



CITY OF LAUREL, MARYLAND

ORDINANCE NO. 1993

NEO TRADITIONAL OVERLAY CONCEPT PLAN NO. 924

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO APPROVE NEO TRADITIONAL OVERLAY CONCEPT PLAN NO. 924 TO DEVELOP A 63-UNIT TOWNHOUSE COMMUNITY AT THE PROPERTIES KNOWN AS 7222 & 7302 CONTEE ROAD, LAUREL, MD 20707 SUBMITTED BY RIBERA DEVELOPMENT LLC; AND PROVIDING AN EFFECTIVE DATE.

Sponsored by the President at the request of the Administration.

WHEREAS, on June 16, 2014, pursuant to Charter Annexation Resolution No. 163, First 2014 Annexation, 7222 and 7302 Contee Road, Laurel, MD 20707 (hereinafter referred to as the “Property”) were annexed into the City of Laurel; and

WHEREAS, at the time of its annexation, the Property was simultaneously placed in the One Family Detached (R-5) Zone; and

WHEREAS, on July 12, 2021, Map Amendment No. 914 was approved to rezone the property from One Family Detached (R-5) Zone to Townhouse (R-T) Zone; and

WHEREAS, on January 4, 2022, Neo Traditional Overlay Concept Plan No. 924, a Statement of Justification, Landscape and Lighting Plan, and a Traffic and Circulation Plan were submitted to the City, requesting concept approval to develop a 63-unit townhouse community on 7.45 acres of the Property; and

WHEREAS, the Applicant has requested that the Planning Commission recommend approval of the proposed concept plan and that the Mayor and City Council approve the concept plan for the Property; and

WHEREAS, a letter advising of the application and requesting comments was sent to the Maryland-National Capital Park & Planning Commission; the Prince George’s County Public Schools, Department of Capital Programs; the Maryland State Highway Administration; the Washington Suburban Sanitary Commission; the Prince George’s County Health Department; the Prince George’s County Department of Permitting, Inspections, and Enforcement; Baltimore Gas and Electric Company; Prince George’s County Office of the Clerk of Council; Prince George’s County Council, District 1 Member; and Verizon, comments from the agencies will be incorporated into the technical staff report; and

WHEREAS, letters advising of the public hearing before the City of Laurel Planning Commission and the public hearing before the Mayor and City Council were sent to all contiguous property owners by certified mail; and



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WHEREAS, a sign was posted on the Subject Property, advising the public of the public hearings of the Mayor and City Council, as well as the public hearing of the City of Laurel Planning Commission; and

WHEREAS, a Notice of Public Hearing of the Mayor and City Council will appear in the Prince George's Post, a newspaper of general circulation in Prince George's County and the City of Laurel, on February 17, 2022 and February 24, 2022; and

WHEREAS, the City of Laurel Planning Commission held a public hearing regarding Neo Traditional Overlay Concept Plan No. 924 on February 15, 2022, and recommended approval of the application, subject to certain conditions.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that:

The Mayor and City Council accepts the recommendation of the City of Laurel Planning Commission to approve Neo Traditional Overlay Concept Plan No. 924, and adopts the findings of fact and conclusions of law in the Technical Staff Report for Neo Traditional Overlay Concept Plan No. 924 and related department referrals.

AND, BE IT FURTHER ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that:

The Mayor and City Council hereby approve Neo Traditional Overlay Concept Plan No. 924 subject to the following conditions to ensure compliance with the City of Laurel Unified Land Development Code:

1. The Applicant shall obtain Plat of Consolidation Approval from the City of Laurel Planning Commission.
2. The Applicant shall obtain Forest Conservation Plan Approval from the City of Laurel Planning Commission.
3. The Applicant shall obtain Preliminary Subdivision Plan Approval from the City of Laurel Planning Commission.
4. The Applicant shall conduct a traffic analysis for the proposed development, which shall demonstrate traffic adequacy under appropriate and accepted standards, and which shall be submitted to and approved by the appropriate City Staff prior to Final Neo-Traditional Overlay Plan Approval.
5. The Applicant shall obtain Final Neo-Traditional Overlay Plan Approval from the City of Laurel Planning Commission.



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AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the date of its passage.

PASSED this ____ day of _____, 2022.

ATTEST:

KIMBERLEY A. RAU, MMC
Clerk to the City Council

BRENCIS D. SMITH
President of the City Council

APPROVED this ____ day of _____, 2022.