



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Chairman

OCT 3 2016

Derrick Leon Davis

Council Member, District 6

Honorable Craig A. Moe, Mayor
City of Laurel
8103 Sandy Spring Road
Laurel, Maryland 20707

RE: City of Laurel First 2016 Annexation, Petition No. LAP-169-2016

Dear Mayor Moe:

As you are aware, annexation procedures endorsed by the County Council on February 14, 1984, require referral of any petition proposing annexation of land situated within the unincorporated areas of the County to the municipal boundaries of the City of Laurel by the Clerk of the Prince George's County Council to the Prince George's Planning Board of the Maryland-National Capital Park and Planning Commission for a report and recommendation. Accordingly, by letter dated July 21, 2016, the Clerk of the County Council transmitted the proposed City of Laurel First 2016 Annexation, Charter Resolution No. 169 to the Prince George's Planning Board Chairman for review by the technical staff of the Planning Department and a recommendation by the Prince George's Planning Board.

On September 8, 2016, the Prince George's Planning Board considered a technical staff report submitted on or about August 23, 2016, concerning the proposed annexation of County land to the City of Laurel. Upon review and deliberation of the report submitted by the technical staff, the Planning Board voted to adopt those findings and recommendations embodied within the technical staff report as to City of Laurel First 2016 Annexation Petition, Charter Resolution No. 169 (LAP-169-2016), based on prescriptions set forth within Section 4-416 of the Local Government Article, Annotated Code of Maryland, as well as administrative procedures applicable for review of proposals for annexation of County land to the City of Laurel.

According to the Planning Board's endorsed assessment of the technical staff, the subject acreage, consisting of 26.626 acres of land located on the west side of Contee Road, approximately 2,850 feet from the intersection of Contee Road and Van Dusen Road, with a current County zoning classification within the R-18C (Multifamily Medium-Density Residential-Condominium) Zone. Under this proposal, upon the annexation of the subject property into the municipal boundaries of the City of Laurel, the property would be classified within the City's R-T (Residential Townhouse) Zone. Pursuant to the prescriptions of Section 4-416 of the Local Government Article, a public general law applicable to annexations statewide, upon annexation of land into a municipal corporation of the State:

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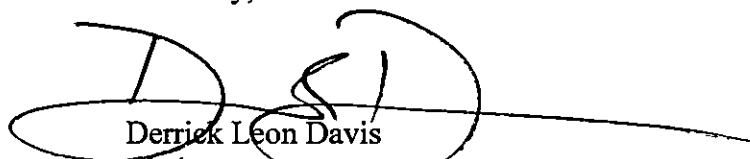
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“[F]or 5 years after an annexation by a municipality, the municipality may not allow development of the annexed land for land uses substantially different than the authorized use, or at a substantially higher density, not exceeding 50%, than could be granted for the proposed development, in accordance with the zoning classification of the county applicable at the time of the annexation.”

According to the recommendation and report issued by the Planning Board, the technical staff reviewed the proposed annexation for compliance with the prescriptions of the Local Government Article to determine whether the proposed annexation would permit a land use substantially different from the use for the land specified in the current comprehensive area master plan approved for the area of the subject property. As to the subject proposal, the technical staff determined, and the Planning Board agreed, that the applicable master plan, *Subregion 1 Master Plan and Sectional Map Amendment*, recommends medium-high density residential uses for the County acreage proposed for annexation into the City of Laurel. In addition, the proposed zoning classification for the proposed acreage upon annexation is R-T (Residential Townhouse) Zone, which limits residential development in that zone to a density of ten (10) dwelling units per acre which, the technical staff determined and the Planning Board agreed, is considered medium density development consistent with the County master plan and in conformance with requirements specified in State law.

On September 20, 2016, the County Council of Prince George’s County, Maryland, convened as the Committee of the Whole for purposes of conducting a public work session to review the recommendation transmitted by the Planning Board concerning the proposed City of Laurel First 2016 Annexation, Charter Resolution No. 169. After orientation by its legal staff and the technical staff of the Planning Department and, after discussion regarding the merits of the subject proposal for annexation, the County Council voted to expressly approve the classification of said property to the City of Laurel R-T Zone for the area proposed to be annexed into the City of Laurel pursuant to City of Laurel First 2016 Annexation, Charter Resolution No. 169, pursuant to the requirements of Section 4-416, Local Government, Annotated Code of Maryland, as well as annexation procedures endorsed by the County Council on February 14, 1984.

Sincerely,



Derriek Leon Davis
Chairman

C: Elizabeth M. Hewlett, Chairman, Prince George’s County Planning Board