



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

August 2, 2017

**RECEIVED**

**AUG - 3 2017**

Redis C. Floyd  
Clerk of the Council  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

CLERK OF THE COUNCIL  
PRINCE GEORGE'S COUNTY MARYLAND

Re: Notification of Planning Board Action on  
**City of Laurel Annexation Petition**  
**LAP-171-2017**

Dear Ms. Floyd:

On Thursday, July 27, 2017 the Planning Board reviewed the attached Technical Staff Report for Laurel Annexation Petition 171-2017 and voted to adopt the findings and recommendation of the Technical Staff. In accordance with the procedures established by the District Council and Planning Board for review of annexation requests and pursuant to Maryland Local Government Code Annotated §4-416, the Technical Staff Report is hereby transmitted to the District Council.

Sincerely,  
Whitney Chellis, Acting Chief  
Development Review Division

By:   
Reviewer

cc: Martin Flemion, III, City Administrator, City of Laurel  
Christian Pulley, Director of Economic and Community Development, City of Laurel

The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530



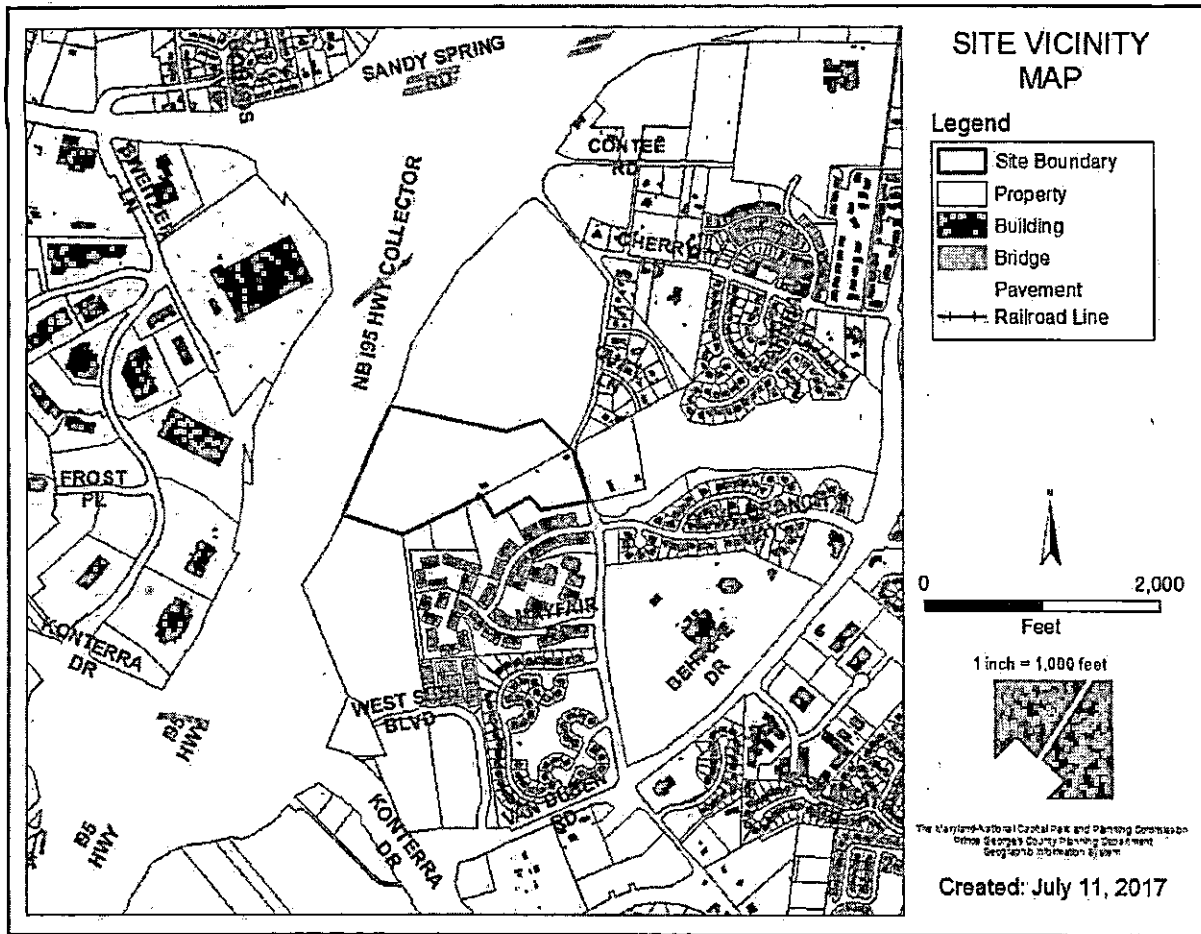
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

## Laurel Annexation Petition No. 171-2017

Application	General Data	
<b>Project Name:</b> Laurel Annexation Petition No. 171-2017  <b>Location:</b> The west side of Contee Road, approximately 2,400 feet north of the intersection of Contee Road and Van Dusen Road.  <b>Applicant/Address:</b> City of Laurel 8103 Sandy Spring Road Laurel, MD 20707  <b>Property Owner:</b> Strittmatter Contee, LLC c/o Robert Strittmatter 888 Bestgate Road, Suite 402 Annapolis, MD 21401	Planning Board Hearing Date:	07/27/17
	Staff Report Date:	07/17/17
	Date Accepted:	06/23/17
	Planning Board Action Limit:	N/A
	Annexation Acreage:	32.68
	Zone:	R-18C / R-R
	Gross Floor Area:	N/A
	Lots:	N/A
	Parcels:	2
	Planning Area:	60
	Council District:	01
	Election District:	10
	Municipality:	N/A
200-Scale Base Map:	219NE06	

Purpose of Application	Notice Dates	
Annexation of property into the City of Laurel, rezoning 26.626 acres from Prince George's County's R-18C Zone to the City of Laurel's R-T Zone, and rezoning 6.083 acres from Prince George's County's R-R Zone to the City of Laurel's R-5 Zone.	Informational Mailing	N/A
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	N/A

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Christina Pompa, AICP <b>Phone Number:</b> 301-780-2222 <b>E-mail:</b> Christina.Pompa@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
X			



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT:**

**TO:** The Prince George's County Planning Board

**FROM:** Christina Pompa, Acting Planning Supervisor, Subdivision and Zoning Section,  
Development Review Division

**SUBJECT:** Laurel Annexation Petition No. 171-2017

**REQUEST:** Annexation of property into the City of Laurel and rezoning from Prince George's  
County's R-18C and R-R Zones to the City of Laurel's R-T and R-5 Zones.

**RECOMMENDATION:** Approval

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## FINDINGS

- A. **Location and Field Inspection:** The property is located on the west side of Contee Road, approximately 2,400 feet from the intersection of Contee Road and Van Dusen Road. The 26.626-acre parcel appears to be a former sand and gravel operation, while the 6.083-acre parcel contains a single-family home. Contee Road between Van Dusen Road and Mayfair Drive/Olive Branch Way is characterized by single-family attached and detached homes. North of Mayfair Drive and Olive Branch Way, Contee Road becomes more rural with mostly undeveloped property to the west and older single-family residential homes to the east on property zoned Rural Residential (R-R).
- B. **Current Zone:** The 26.626-acre parcel is located in the Multifamily Medium Density Residential-Condominium (R-18C) Zone and the 6.083-acre parcel is located in the Rural Residential (R-R) Zone.
- C. **Area:** ±32.709 acres
- D. **Request:** Annexation of property into the City of Laurel and rezoning of 26.626 acres from Prince George's County's R-18C Zone to the City of Laurel's R-T Zone, and rezoning 6.083 acres from Prince George's County's R-R Zone to the City of Laurel's R-5 Zone.
- E. **Surrounding Uses:** The site is surrounded by the following uses:
- North—** Undeveloped land in the One-Family Detached Residential (R-80) Zone within Prince George's County.
  - West—** The Capital Beltway (I-95/495)
  - South—** Multifamily dwelling units in the City of Laurel, single-family attached dwelling units zoned Residential Medium Development (R-M) within Prince George's County, and single-family detached dwelling units zoned Rural Residential (R-R) within Prince George's County.
  - East—** Vacant land and single-family detached dwelling units zoned R-R within Prince George's County.
- F. **Discussion:**
1. **Procedures—**Maryland Local Government Code Ann. §4-416 permits a municipal corporation to enlarge its corporate boundaries provided that:  
  
"Different land use or density. -- Without the express approval of the county commissioners or county council of the county in which the municipality is located, for 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."

2. **Master Plan Issues**—The property is located in the North Beltsville Living Area in the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* (Subregion 1 Master Plan and SMA). The relevant policy in the master plan is to preserve and maintain the living environment, and the relevant strategy is to establish guidelines that ensure that new development is compatible with R-R-zoned properties (page 126).
3. **Zoning**—A total of 26.626 acres of land is currently in the Prince George's County Multifamily Medium-Density Residential-Condominium (R-18C) Zone and 6.083 acres of land is currently in the Prince George's County Rural Residential (R-R) Zone. The petitioner has proposed annexing this land into the City of Laurel and rezoning the R-18C portion of land to the City of Laurel R-T Zone, and rezoning the R-R portion of land to the City of Laurel R-5 Zone.

According to Section 27-437(a)(1)(A) of the Prince George's County Zoning Ordinance, one purpose of R-18C zoning is to make available suitable sites for multifamily condominium development of low and moderate density and building bulk. The residential density permitted in the R-18C Zone, in the Prince George's County Zoning Ordinance (see Section 27-442(h)) is 6.7 dwelling units per acre for single-family detached units and between six to 20 dwelling units per acre for other residential types such as townhouses or multifamily.

According to Section 27-428(a)(1) of the Prince George's County Zoning Ordinance, two purposes of the R-R Zone are to provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots in order to better utilize the natural terrain, and to facilitate the planning of one-family residential developments with moderately large lots and dwelling of various sizes and styles. In general, the residential density permitted in the R-R Zone in the Prince George's County Zoning Ordinance (see Section 27-442(h)) is 2.17 dwelling units per acre for single-family detached units.

The City of Laurel's R-T Zone permits Townhouse and Plex dwelling units at a maximum residential density of 10 dwelling units per acre.

The City of Laurel's R-5 Zone permits 1-Family dwelling units at a maximum residential density of 2.9 dwelling units per acre.

4. **Transportation**—The Transportation Planning Section has reviewed the information provided concerning LAP-171-2017. The application involves the annexation of an area adjacent to the City of Laurel approximately 2,500 feet north of Konterra Drive between I-95 and Contee Road. The area being proposed for annexation is a total of 32.68 acres of land. Approximately 26.63 acres are in the R-18 Zone, and the remainder is in the R-R Zone. Approximately 26.63 acres are proposed to be placed in the City's R-T Zone, and the remainder would be placed in the City's R-5 Zone.

The following is noted:

- a. The property appears to be unsubdivided. No potential yield is given in the documentation. The following table has been developed to offer a comparison of the yields and trip generation for the existing and proposed zoning:

<b>Comparison of Estimated Trip Generation, Annexation 171-2017, 32.68 acres</b>							
<b>Zoning or Use</b>	<b>Yield: Residences</b>	<b>AM Peak-Hour Trips</b>			<b>PM Peak-Hour Trips</b>		
		<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
<b>Existing Zoning</b>							
<b>R-18: 26.63 ac.</b>	159 townhouses	22	89	111	83	45	128
<b>R-R: 6.05 ac.</b>	13 SF detached	2	8	10	8	4	12
<b>Total Current Zoning</b>		24	97	121	91	49	140
<b>Proposed Zoning</b>							
<b>R-T: 26.63 ac.</b>	266 townhouses	37	149	186	138	74	212
<b>R-5: 6.05 ac.</b>	17 SF detached	3	10	13	10	5	15
<b>Total Proposed Zoning</b>		40	159	199	148	79	227
<b>Difference Existing/Proposed Zoning</b>		<b>+16</b>	<b>+62</b>	<b>+78</b>	<b>+57</b>	<b>+30</b>	<b>+87</b>
Current zoning yields are based on maximum dwelling units per net acre as shown in "Guide to Zoning Categories." Proposed zoning yields are based on maximum density per acre as shown in Section 20-6.16 of the Unified Land Development Code of the City of Laurel.							

- b. It is believed that the primary impacts of the site will occur at the following intersections: Van Dusen Road/Contee Road, Van Dusen Road/Cherry Lane, Van Dusen Road/Olive Branch Way, Van Dusen Road/Konterra Drive, and intersections within the I-95/Konterra Drive interchange. It is noted that recent construction projects have produced considerable traffic capacity in the immediate area, including several of the intersections noted above. The Transportation Planning Section has not recently reviewed traffic impact studies that cover the intersections noted above.
- c. Public street access was an issue in the past, but the entire site proposed for annexation has sufficient frontage along Contee Road for public street access. It is noted that access to the west-onto I-95 is fully controlled by the Maryland State Highway Administration (SHA).
- d. The site is adjacent to I-95, a master plan freeway facility. No further right-of-way requirement is recommended along this facility.
- e. Contee Road along the site's frontage is a substandard roadway. It was previously a master plan collector roadway, and was dedicated and constructed to that standard south of the subject property. It is currently undesignated on the master plan. However, the master plan also identifies bicycle lanes along this section of Contee Road, and it is strongly suggested that any frontage improvements to Contee Road include bicycle lanes or similar appropriate facilities.

- f. Near the site, a hard surface trail is recommended south of Bear Branch to connect Contee Road and the Westside community south of the subject site. As a means of moving this trail toward implementation, consideration should be given to routing this trail through the subject site with a trail crossing of the Bear Branch to connect into the Westside community.

These issues, particularly the access issue, should be given consideration during the review of the petition.

- G. **Conclusion:** The Subregion 1 Master Plan and SMA recommends low-medium density residential for the subject site. The City of Laurel's R-T Zone permits residential development at a density of ten dwelling units per acre, which is considered medium density, and the City of Laurel R-5 Zone permits residential development at a density of 2.9 dwelling units per acre, which is considered low density.

The proposed R-T and R-5 Zones do not permit residential density that is substantially higher than the densities permitted by the County's R-18C and R-R Zones. Based on the information provided by the City of Laurel, staff believes that the proposed annexation and rezoning are within the limits established in the Maryland Local Government Code Ann. §4-416.



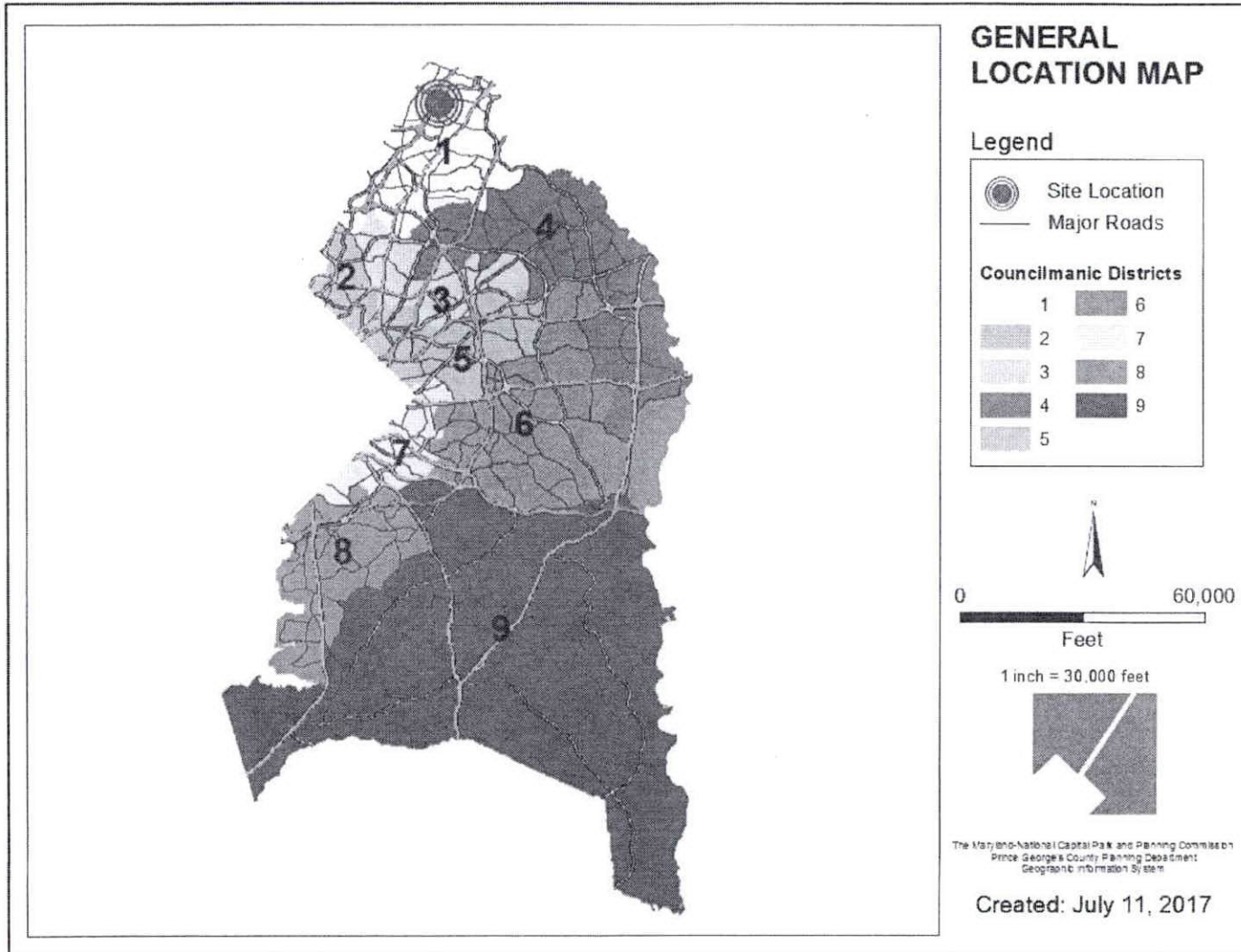
**ITEM:**

**CASE: LAP-171-2017**

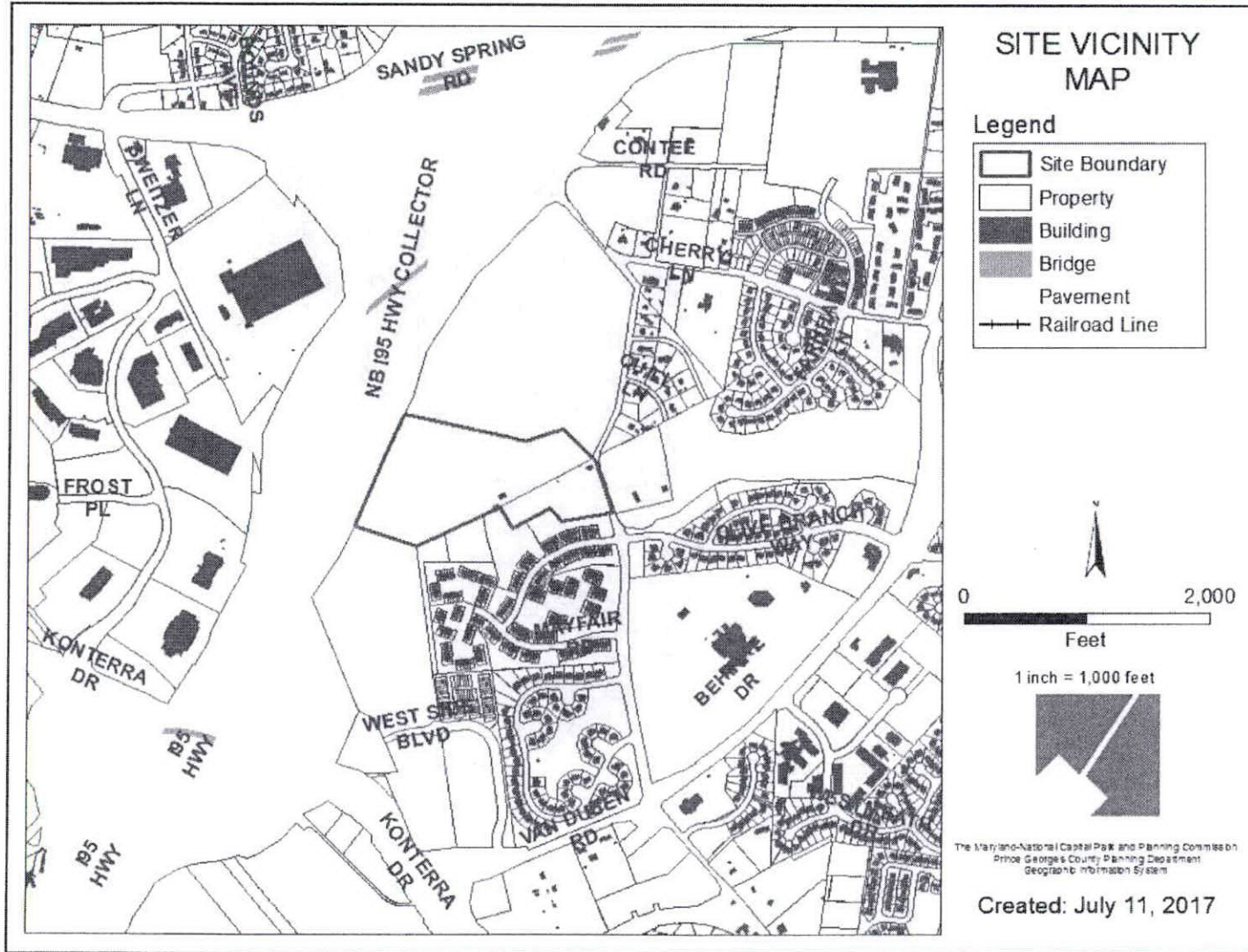
# **LAUREL ANNEXATION PETITION 171-2017**



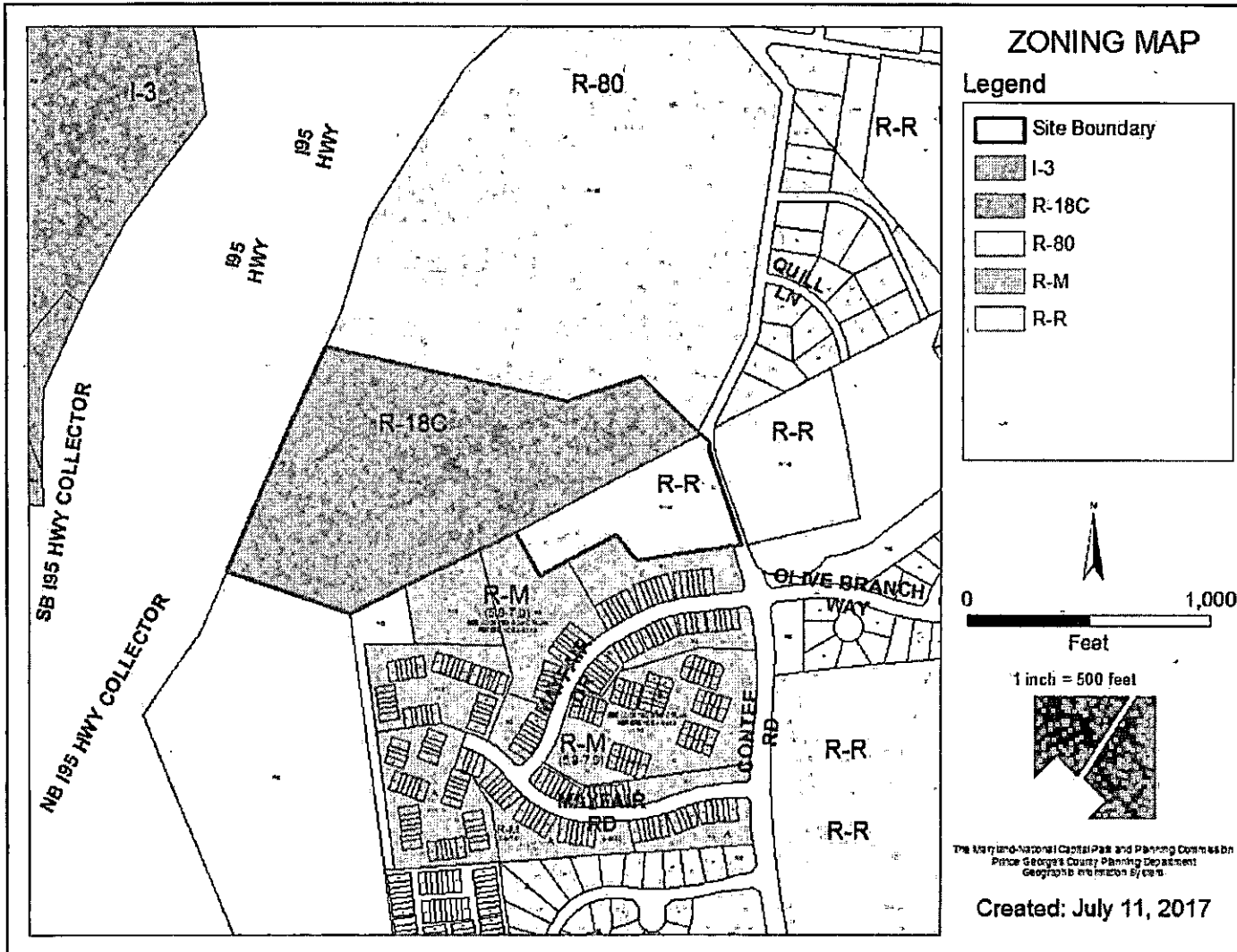
# GENERAL LOCATION MAP



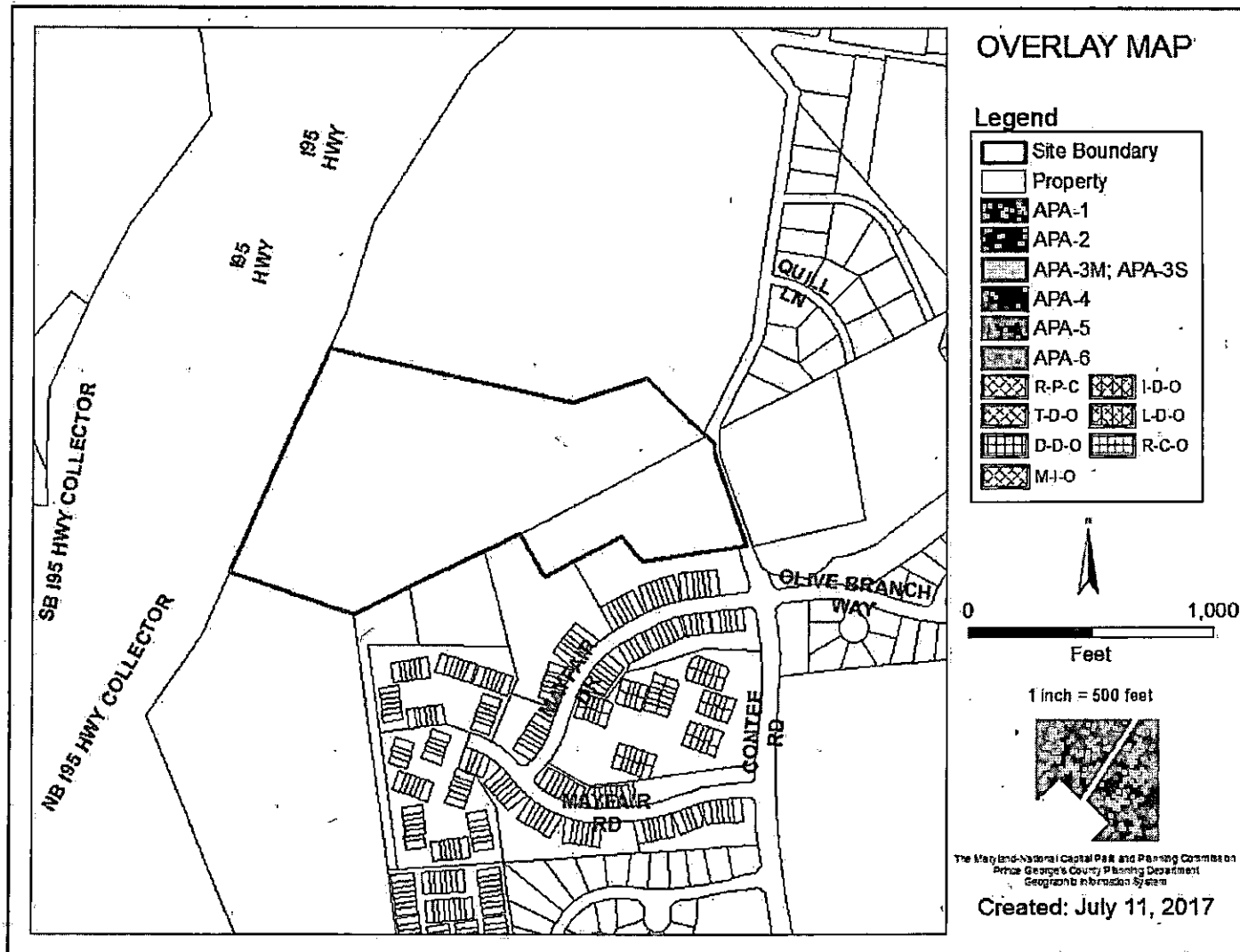
# SITE VICINITY



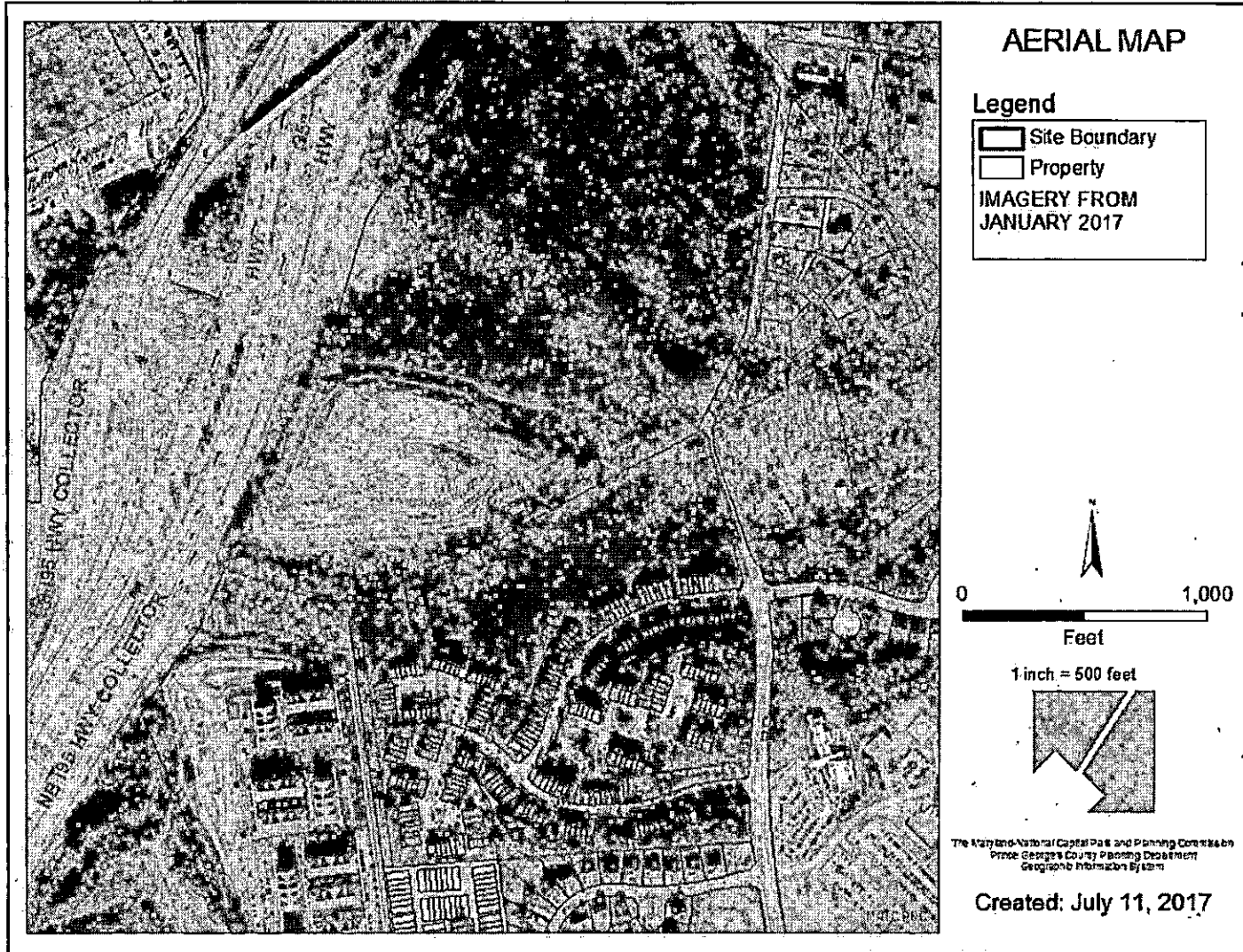
# ZONING MAP



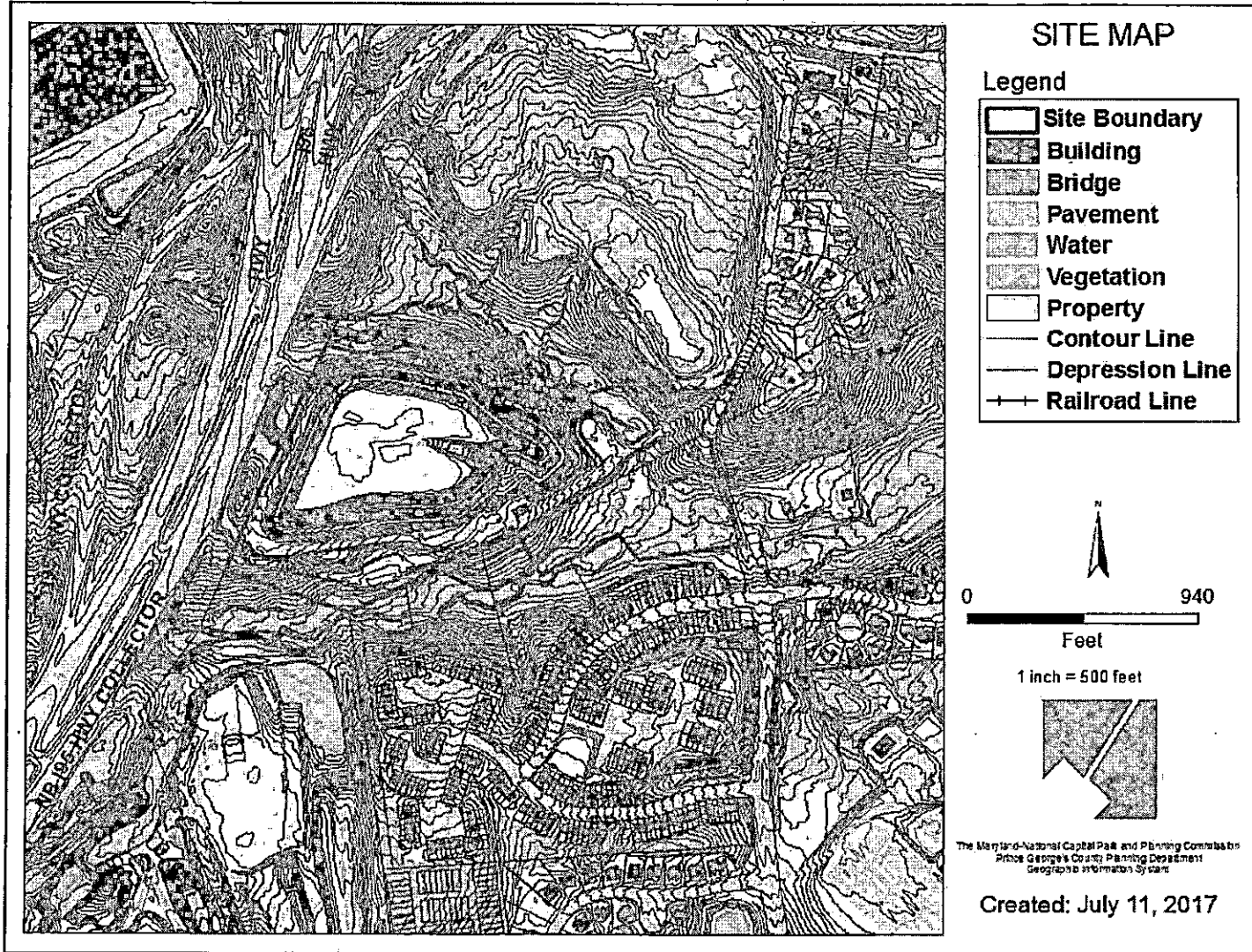
# OVERLAY MAP



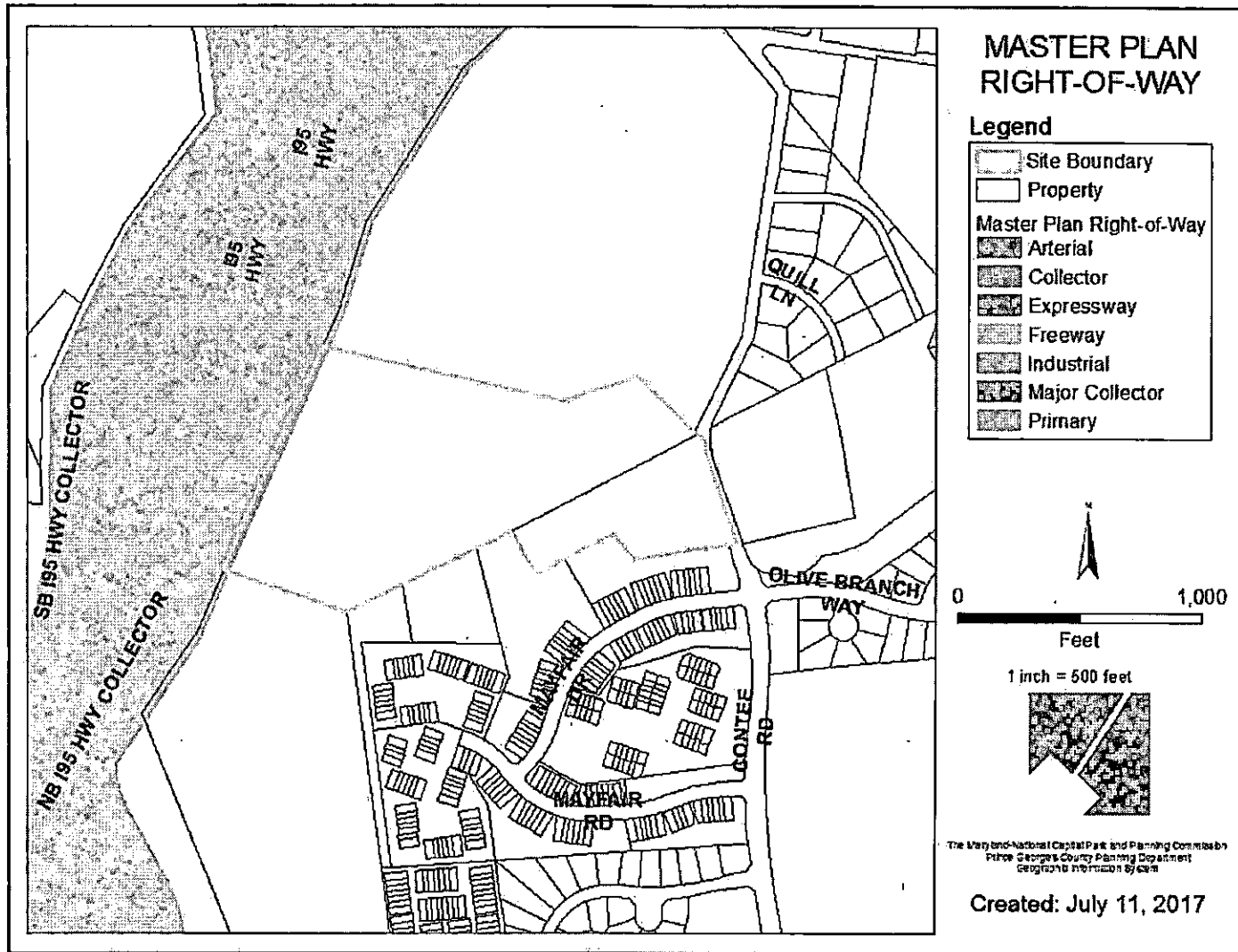
# AERIAL MAP



# SITE MAP

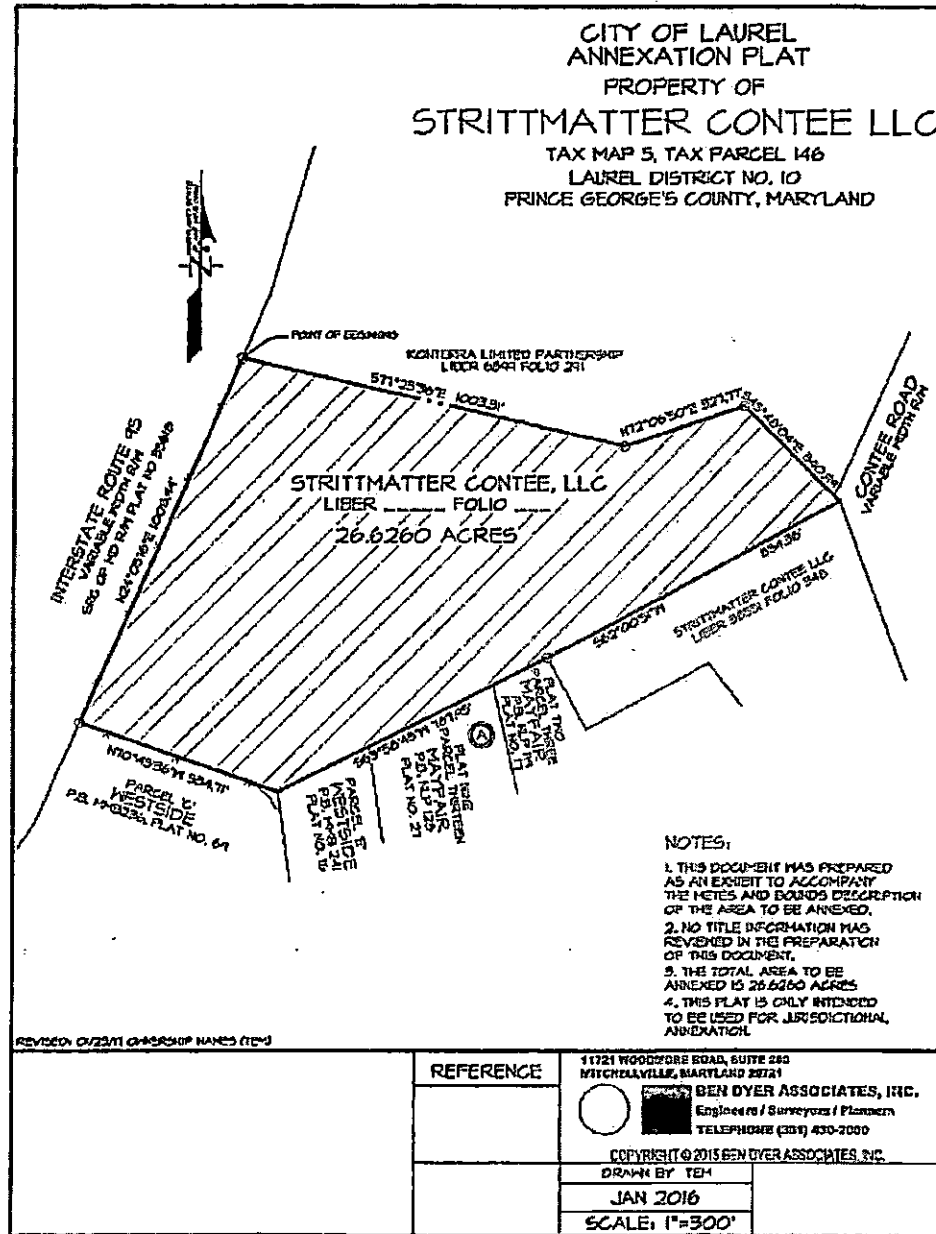


# MASTER PLAN RIGHT-OF-WAY MAP

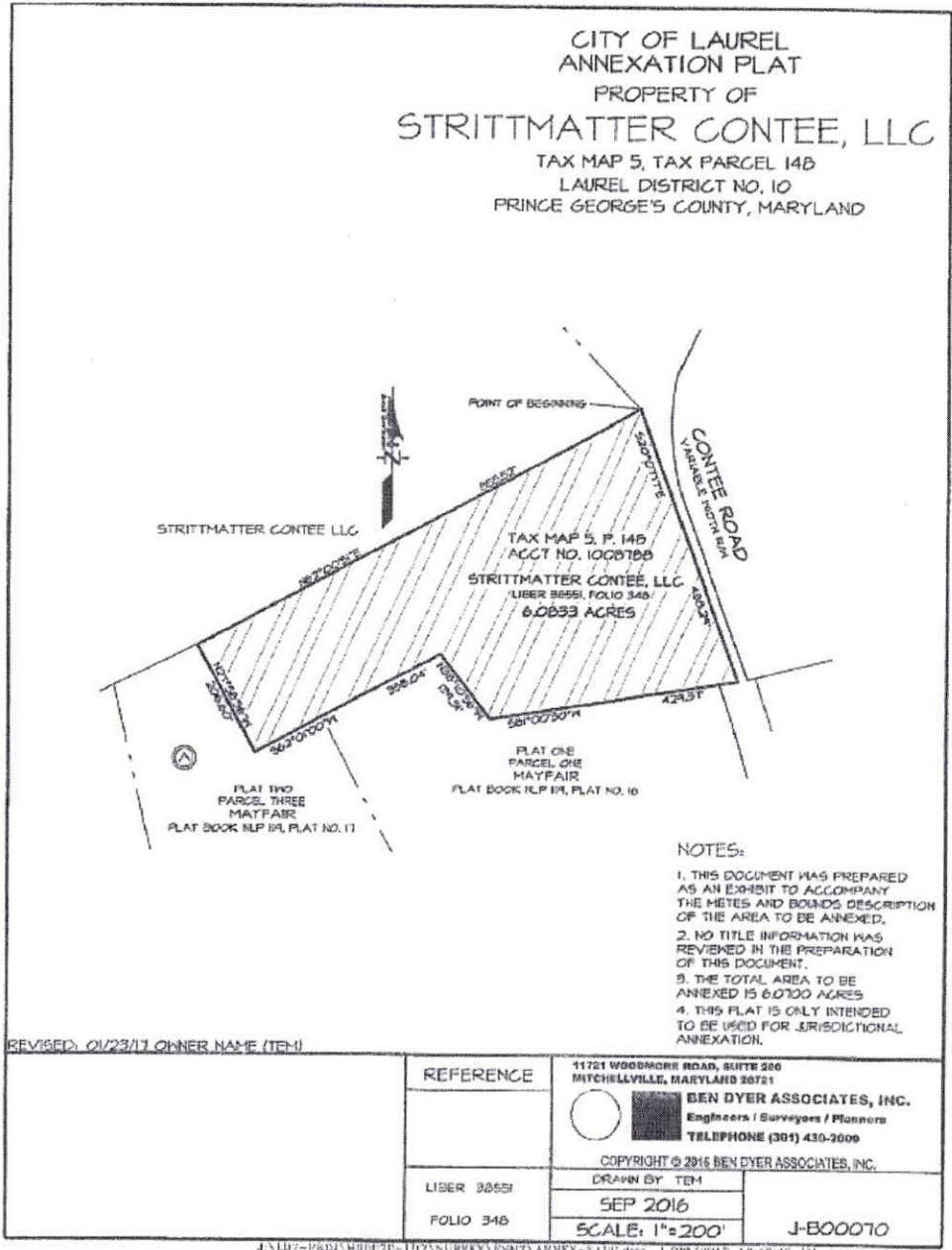




# PLAT



# PLAT





**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

Prince George's County Planning Department  
Countywide Planning Division, Transportation Planning Section

(301) 952-3680  
www.mncppc.org

July 6, 2017

**MEMORANDUM**

TO: Christina Pompa, Zoning Section, Development Review Division  
FROM: Tom Masog, Transportation Planning Section, Countywide Planning Division  
SUBJECT: Annexation Petition 171-2017, City of Laurel

The Transportation Planning Section has reviewed the information provided concerning the petition referenced above. The application involves the annexation of an area adjacent to the City of Laurel approximately 2,500 feet north of Konterra Drive between I-95 and Contee Road. The area being proposed for annexation is a total of 32.68 acres of land. Approximately 26.63 acres are in the R-18 Zone, and the remainder is in the R-R Zone. Approximately 26.63 acres are proposed to be placed in the City's R-T Zone, and the remainder would be placed in the City's R-5 Zone.

The following is noted:

- 1. The property appears to be unsubdivided. No potential yield is given in the documentation. The following table has been developed to offer a comparison of the yields and trip generation for the existing and proposed zoning:

Comparison of Estimated Trip Generation, Annexation 171-2017, 32.68 acres							
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<b>Proposed Zoning</b>							
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<b>Total Proposed Zoning</b>		40	159	199	148	79	227
<b>Difference Existing/Proposed Zoning</b>		+16	+62	+78	+57	+30	+87
Current zoning yields are based on maximum dwelling units per net acre as shown in "Guide to Zoning Categories." Proposed zoning yields are based on maximum density per acre as shown in Section 20-6.16 of the Unified Land Development Code of the City of Laurel.							

2. It is believed that the primary impacts of the site will occur at the following intersections: Van Dusen Road/Contee Road, Van Dusen Road/Cherry Lane, Van Dusen Road/Olive Branch Way, Van Dusen Road/Konterra Drive, and intersections within the I-95/Konterra Drive interchange. It is noted that recent construction projects have produced considerable traffic capacity in the immediate area, including several of the intersections noted above. The Transportation Planning Section has not recently reviewed traffic impact studies that cover the intersections noted above.
3. Public street access was an issue in the past, but the entire site proposed for annexation has sufficient frontage along Contee Road for public street access. It is noted that access to the west onto I-95 is fully controlled by the Maryland State Highway Administration.
4. The site is adjacent to I-95, a master plan freeway facility. No further right-of-way requirement is recommended along this facility.
5. Contee Road along the site's frontage is a substandard roadway. It was previously a master plan collector roadway, and was dedicated and constructed to that standard south of the subject property. It is currently undesignated on the master plan. However, the master plan also identifies bicycle lanes along this section of Contee Road, and it is strongly suggested that any frontage improvements to Contee Road include bicycle lanes or similar appropriate facilities.
6. Near the site, a hard surface trail is recommended south of Bear Branch to connect Contee Road and the Westside community south of the subject site. As a means of moving this trail toward implementation, consideration should be given to routing this trail through the subject site with a trail crossing of the Bear Branch to connect into the Westside community.

These issues, particularly the access issue, should be given consideration during the review of the petition.

MN  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



Prince George's County Planning Department  
Community Planning Division

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
(301) 952-3972

July 7, 2017

**MEMORANDUM**

**TO:** Christina Pompa, Acting Supervisor, Zoning Section, Development Review Division  
**VIA:** Scott Rowe, AICP, CNU-A, Acting Division Chief, Community Planning Division *SR*  
Frederick Stachura, Supervisor, North Section, Community Planning Division *FS for Fred Stachura*  
**FROM:** Valecia Wilson, Senior Planner, North Section, Community Planning Division *VW*  
**SUBJECT:** Laurel Annexation Petition 171-2017

**BACKGROUND**

**Location:** West of Contee Road between Quill Lane and Olive Branch Way  
**Size:** 32.68 ac  
**Existing Uses:** Vacant  
**Proposal:** Annexation – Proposed development includes a townhouse community with recreational space

**GENERAL PLAN, MASTER PLAN, AND SMA**

**General Plan:** This site is an *established community* and adjacent to the Konterra Local Town Center. The vision for established communities is context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

**Master Plan:** The 2010 *Approved Subregion I Master Plan and SMA* recommends that residential compatibility be preserved in the North Beltsville Living Area (p. 126), and include medium- and low-density residences.

**Planning Area/  
Community:** 60 – Northwestern Area

Aviation/MIOZ: N/A

SMA/Zoning: R-18C (Multifamily Medium Residential) and R-R (Rural Residential)

Under the jurisdiction of Prince George's County, this site is currently zoned R-18C and R-R, and will transfer to compatible zones as part of the City of Laurel, the R-T zone and R-5 zone, respectively.

#### **PLANNING ISSUES**

There are no planning issues related to the annexation of this site; however, per the response to community outreach efforts, it is recommended that the City of Laurel continue to encourage compatible residential development at this site.

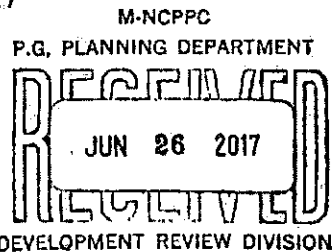
c: Long-range Agenda Notebook



# THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council  
(301) 952-3600

June 23, 2017



Ms. Elizabeth Hewlett, Chairman  
Prince George's County Planning Board  
County Administration Building  
Upper Marlboro, Maryland 20772

RE: **Laurel First 2017 Annexation,  
Charter Resolution No. 171**

Dear Ms. Hewlett:

Transmitted herewith is an annexation request for the City of Laurel. The proposed annexation petition provides for "...enlarging the corporate boundaries of the City of Laurel by annexing into the City of Laurel contiguous properties known as 7041 Contee Road, Laurel, MD and 7051 Contee Road, Laurel, MD owned by Strittmatter Contee, LLC consisting of approximately 32.68 acres; properties of Strittmatter Land, LLC recorded in the Land Records of Prince George's County, Maryland at Liber 36121 Folio 487 containing approximately 26.6260 acres of land; as well as property of Stittmatter Land LLC, recorded among the Land Records of Prince George's County, Maryland at Liber 38511, Folio 348 containing approximately 6.0833 acres of land;" placement of the 26.6260 acres of land in the R-T Zone, with the remainder of the property to be placed in the R-5 Zone; and adoption of Annexation Plan Resolution 10-17 for the subject properties.

In accordance with procedures endorsed by the County Council on February 14, 1984, the Clerk is required to refer the petition for annexation to the Maryland-National Capital Park and Planning Board for review and recommendation. A staff report is requested within 45 days from the date of transmittal.

Should you have any additional questions or need further information, please do not hesitate to contact my office.

Sincerely,  
  
Redis C. Floyd  
Clerk of the Council

Enclosure

cc: ~~Christina Pompa, M-NCPPC~~  
Robert J. Williams, Jr., Council Administrator  
Karen Zavakos, Legislative Officer  
Craig A. Moe, Mayor, City of Laurel

County Administration Building – Upper Marlboro, Maryland 20772



**MAYOR AND CITY COUNCIL OF LAUREL  
OFFICE OF THE CITY ADMINISTRATOR**

8103 Sandy Spring Road Laurel, Maryland 20707 (301) 725-5300  
Internet Address [www.cityoflaurel.org](http://www.cityoflaurel.org)  
Fax (301) 490-5068 or (410) 792-2108

**RECEIVED**

June 13, 2017

JUN 21 2017

Prince George's County  
Office of the Clerk of the Council  
Ms. Redis C. Floyd, Clerk  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

CLERK OF THE COUNCIL  
PRINCE GEORGE'S COUNTY MARYLAND

Re: City of Laurel First 2017 Annexation, Annexation Plan, and Charter Resolution  
No. 171

Dear Ms. Floyd:

Notice is hereby given that the Mayor and City Council of Laurel, a Maryland municipal corporation, has received a petition for annexation as described below:

An Annexation Resolution No. 11-17 and Charter Resolution No. 171, to amend the Charter of the City of Laurel by the addition thereto of Section No. 251 entitled "First 2017 Annexation," enlarging the corporate boundaries of the City of Laurel by annexing into the City of Laurel contiguous properties known as 7041 Contee Road, Laurel, MD and 7051 Contee Road, Laurel MD owned by Strittmatter Contee, LLC consisting of approximately 32.68 acres. Properties of Strittmatter Land, LLC recorded in the Land Records of Prince George's County, Maryland at Liber 36121 Folio 487 containing approximately 26.6260 acres of land: As well as property of Strittmatter Land LLC, recorded among the Land Records of Prince George's County, Maryland at Liber 38511, Folio 348 containing approximately 6.0833 acres of land: The 26.6260 acres of land shall be placed in the R-T Zone with the remainder of the Property to be placed in the R-5 Zone. Annexation Plan Resolution 10-17, for the subject properties shall be adopted as well.

Enclosed, please find the legal description of the properties proposed for annexation, proposed annexation plan and a draft copy of Charter Resolution No. 171.



The Mayor and City Council of Laurel introduced the proposed annexation plan and resolution, annexation resolution, and charter resolution at their regular meeting held on Monday, June 12, 2017.

The tentative public hearing schedule regarding this Annexation is as follows:

**Monday, July 10, 2017- 6:00 p.m.- Mayor and City Council Public Hearing**

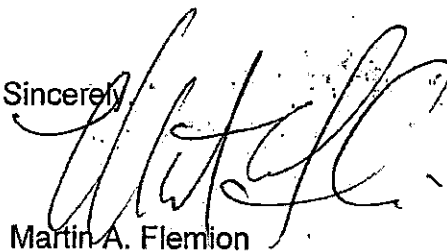
**Tuesday, July 11, 2017- 7:00 p.m.- Planning Commission Hearing**

**Monday, July 24, 2017- 6:00 p.m.- Mayor and City Council Public Hearing**

All meetings are open to the public. Members of the public may testify in person, or may submit written comments at or before meetings to Ms. Christian L. Pulley, Acting Director, Department of Economic and Community Development, 8103 Sandy Spring Road, Laurel, Maryland 20707.

A copy of the advertisement for the scheduled public hearings regarding the proposed annexation is enclosed. Further, the City will provide a copy of the certificate of publication to you when available from the Prince George's County Sentinel.

Sincerely,



Martin A. Flemion  
City Administrator

Enclosures (4)

*The City of Laurel Government to the People Program provides extended business hours to the citizens and businesses of Laurel. The Departments of Budget and Personnel Services, Office of the Fire Marshal and Permit Services, and Parks and Recreation will be open from 5:00 – 7:00 P.M. every Tuesday.*

## ANNEXATION PLAN

### FOR THE ANNEXATION OF THE STRITTMATTER CONTEE, LLC PROPERTY

#### **I. Property Description and Land Use Pattern for the Area.**

The Annexation Area includes approximately 32.68 acres of land and consists of Parcel 0146 shown on Prince George's County Tax Map 05, also known as 7041 Contee Road, Laurel, Maryland 20707 (26.61 acres) and Parcel 0148 shown on Prince George's County Tax Map 05, also known as 7051 Contee Road, Laurel, Maryland 20707 (6.07 acres) (see Attachment #1).

Parcel 0146 of the Annexation Area is zoned R-18C (Multi-family Medium Density Residential Condominium). Parcel 0148 of the Annexation Area is zoned R-R (Rural Residential). The overall character associated with this portion of the planning area is Residential Low Density. The Master Plan's Municipal Growth Element, Proposed Annexation Areas Map shows the subject property within one of the four areas identified for proposed annexation, Analysis Area "B".

The proposed land use for the Annexation Area is a townhouse community with public streets and an athletic field with accessory surface parking. The topography is flat; the Annexation Area is situated on the upper elevations of the Bear Branch Creek, which begins as a stream north of the Annexation Area. The majority of this designation lies west and south of Parcel 316. The property is not within a 100-year floodplain. Beltsville silt loam soil is present with 2 to 5 percent slopes and is moderately eroded.

This annexation is within the growth limits identified in the City's Master Plan Municipal Growth Area and is therefore consistent with the general growth and development pattern of the City. The annexation is consistent with the land use recommendations and policies of the City of Laurel Master Plan as it provides a variety of housing options for residents of the City of Laurel.

#### **II. Availability of Public Facilities and Services**

##### **A. Water and Sewer**

The Annexation Area lies within Category 5 for water service and Category 5 for sewer service shown on the Prince George's County Water and Sewer Plan Map. The property is inside the Sewer Envelope that is eligible for public water and sewer service, but should not be developed until adequate public facilities; including water and sewer lines are available to the proposed development. The Washington Suburban Sanitary Commission (WSSC) currently serves the Annexation Area with public water and sewer system. The developer will be responsible for all costs of installing a potable water and a sanitary sewer system on their property and will bear all costs of connecting into WSSC's system. Any Water and Sewer Plan category change will have to be approved by Prince George's County.

##### **B. Electric Service**

The Baltimore Gas and Electric Company (BGE) provides electric service to the Annexation Area.

**C. Public Safety and Fire/Rescue Services**

The Annexation Area is within the service area of the City of Laurel Police Department. Upon the effective date of annexation, the City's Police Department will provide primary police service to the Annexation Area.

Fire engine, basic life support/ambulance personnel and medic personnel will be dispatched from the Laurel Volunteer Fire Department, Station #10 on Van Dusen Road and Cherry Lane, and the response time to the Annexation Area, which is .7 miles from the Station, is acceptable.

**III. Parks and Recreation**

City Ordinance 1463 specifically states that 20% of the gross acreage for the development of more than 21 units requires- 6.536 acres of dedicated parkland for recreational use based on the 32.68 acres on the proposed site plan. In lieu of dedicated parkland, a fee calculated at a rate of \$750.00 per unit, would be another option for the developer. A combination of dedicated land and fee-in-lieu is also acceptable. The Petitioner proposes to construct a multipurpose athletic field and accompanying parking lot and to convey the field and parking lot to the City upon completion to satisfy its requirement in connection with the development of the Annexation Area for the dedication of parkland for recreational use. At the time of Final Site and Landscape Plan application submission, the size, location and configuration of the athletic field and parking lot will be determined.

**IV. Public Works**

The Department of Public Works provides numerous services to the public that are within the City limits and public right-of-way. As the City has grown and expanded in the past few years, more roadways are currently in the process of being transferred from the County to the City. In addition, various new developments are undergoing construction in the City of Laurel area. This Department, therefore, conducted an adequate public facility impact analysis as part of the plan review.

**A. Refuse and Recycle Collection:**

At the time of submission for Subdivision Plan approval, the Applicant will be required to provide the City with a refuse and recycle collection plan and identify whether the refuse generated by this development will be collected by a private contractor or by the City. If the refuse and the mandatory recycling collection for this development is to be provided by the City, there will be an increase in tipping fees as well as man-hours devoted to this effort.

**B. Street Maintenance:**

At the time of submission for Subdivision Plan approval, the Applicant must identify if the proposed streets will be maintained privately or by the City.

**V. Extension of Municipal Facilities and Services to Annexation Area**

The City will extend all applicable municipal services and facilities to the Annexation Area depicted in Attachment #1 upon the effective date of annexation. At that time, the Charter and Code of the City shall have full force and effect within the Annexation Area.

**VI. Cost to the City in Having to Provide Each Service**

The City will incur increases in operational costs as a result of the annexation, including, but not limited to, the need for increased Public Works personnel for street maintenance and refuse collection. Increased cost will be balanced by City of Laurel Impact Fees and Real Property Taxes.

**Attachments:**

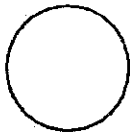
1. Annexation Plats

11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MD 20721

TELEPHONE: 301-430-2000

FAX: 301-430-2001

E-MAIL: bendyer@bendyer.com



**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners

January 23, 2017  
J-B00070-5131  
WO-106863

DESCRIPTION  
PROPERTY TO BE ANNEXED, CITY OF LAUREL  
LANDS OF  
STRITTMATTER CONTEE LLC  
LAUREL DISTRICT NO. 10  
PRINCE GEORGE'S COUNTY, MARYLAND

Being all of the lands conveyed by a deed dated June 10, 2014 from BBB Aggregate, LLC to Strittmatter Land, LLC recorded among the Land Records of Prince George's County, Maryland in Liber 36121 at Folio 487, said land being subsequently conveyed to Strittmatter Contee LLC, and being more particularly described as follows

Beginning for the same at a point on the southeasterly right of way line of Interstate Route 95, variable width right of way, said point also being at the northwesterly end of the fifth (5<sup>th</sup>) or North 77°29'12" West, 1003.02 foot line of Tract Twenty-Two as described in a deed dated April 15, 1987 from BA Associates Limited Partnership to Konterra Limited Partnership recorded among the said Land Records in Liber 6899 at Folio 291, said point also being at the northwesterly end of the first (1<sup>st</sup>) or South 77°28'36" East, 1003.12 foot line as described in the aforesaid Liber 36121 at Folio 487, thence with the first, second and third lines of said Liber 36121 at Folio 487, reversely with the fifth, fourth and third lines of the aforesaid Liber 6899 at Folio 291 as now surveyed

1. South 77°25'36" East 1003.31 feet to an axle found;
2. North 72°06'50" East, 327.77 feet to an iron pipe found; and
3. South 45°48'04" East, 340.99 feet to a point on Contee Road, a variable width right of way, said point being the northeasterly end of the first (1<sup>st</sup>) or South 68°57' West 534.67 foot line of the first tract described in a deed dated November 15, 2013 from Billy A. Rolf, Trustee, et al. to Joshua K. Kauffman recorded among the said Land Records in Liber 35750 at 356; thence with said line and reversely with the first (1<sup>st</sup>) or North 68°57' East, 318.84 foot line of the second tract as described in said Liber 35750 at Folio 356 common with the fourth (4<sup>th</sup>) or South 61°56'22" West, 854.37 foot line as described in the aforesaid Liber 36121 at Folio 487

4. South 62°00'51" West, 854.36 feet to an iron pin found; thence with the fifth (5<sup>th</sup>) or South 63°34'22" West 767.93 foot line of the aforesaid Liber 36121 at Folio 487 common with the northerly line of Parcel Three, Block 'A' as shown on a plat of subdivision entitled "Plat Two, Mayfair" recorded among the said Land Records in Plat Book NLP 119 as Plat No. 17, the northerly line of Parcel Thirteen, Block 'A' as shown on a plat of subdivision entitled "Plat Nine, Mayfair" recorded among the said Land Records in Plat Book NLP 128 as Plat No. 127 and the northerly line of Parcel 'E' as shown on a Plat of Subdivision entitled "Parcels 'D' and 'E', Westside" recorded among the said Land Records in Plat Book MMB 241 as Plat No. 16
5. South 63°38'45" West, 767.95 feet, passing over an iron pipe found at a distance of 747.85 feet thereon, to a point at the easterly end of the northerly line of Parcel 'C' as shown on a plat of subdivision entitled "Final Plat of Subdivision, Parcel 'C', Westside" recorded among the said Land Records in Plat Book MMB 238 as Plat No. 69, thence with said northerly line common with the sixth (6<sup>th</sup>) or North 70°48'38" West, 534.73 foot line as described in the aforesaid Liber 36121 at Folio 487
6. North 70°45'36" West, 534.71 feet, passing over an iron pipe found at a distance of 19.81 feet thereon, to an iron pipe found on the aforesaid southeasterly right of way line of Interstate Route 95; thence with part of said right of way line common with the seventh (7<sup>th</sup>) North 24°01'34" East, 1008.45 foot line as described in the aforesaid Liber 36121 at Folio 487
7. North 24°05'16" East, 1008.94 feet to the place of beginning and containing an area of 26.6260 acres of land.

Said lands lying between Contee Road and Interstate Route 95 approximately 0.14 of a mile northerly along Contee Road from the intersection of Mayfair Drive.

This Description is only intended to be used for jurisdictional annexation.

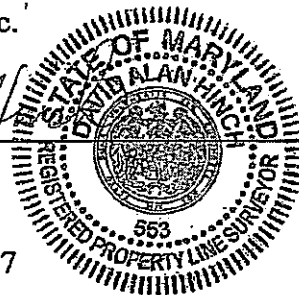
This description and accompanying sketch were prepared by me or under my responsible charge in compliance with requirements set forth in COMAR 09.13.06.12 and I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland.

1-24-2017  
 \_\_\_\_\_  
 Date

Ben Dyer Associates, Inc.

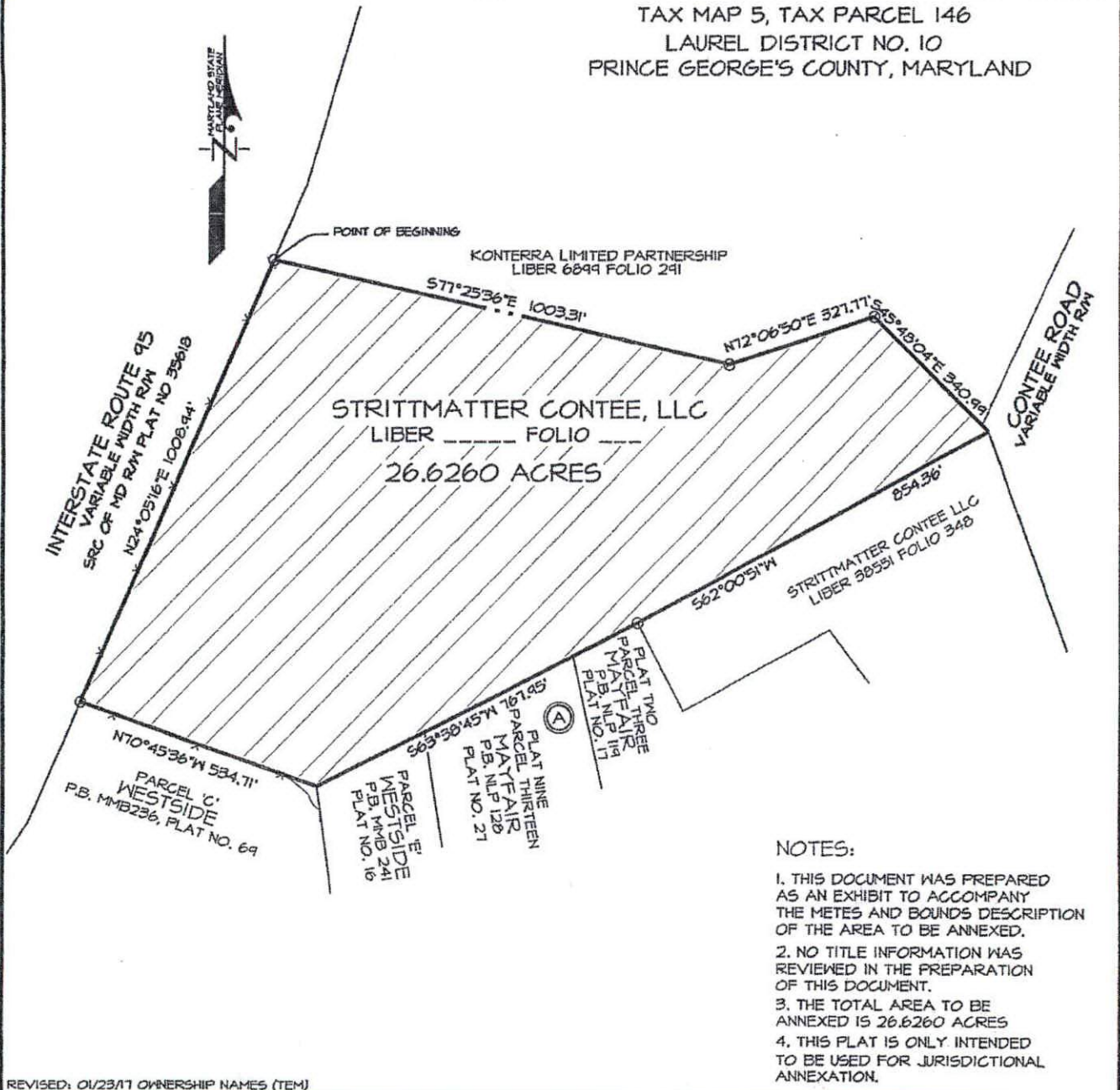
*David A. Hinch*

David A. Hinch  
 Property Line Surveyor  
 MD No. 553  
 License Renews 03/03/17



CITY OF LAUREL  
ANNEXATION PLAT  
PROPERTY OF  
**STRITTMATTER CONTEE LLC**

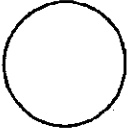
TAX MAP 5, TAX PARCEL 146  
LAUREL DISTRICT NO. 10  
PRINCE GEORGE'S COUNTY, MARYLAND



- NOTES:
1. THIS DOCUMENT WAS PREPARED AS AN EXHIBIT TO ACCOMPANY THE METES AND BOUNDS DESCRIPTION OF THE AREA TO BE ANNEXED.
  2. NO TITLE INFORMATION WAS REVIEWED IN THE PREPARATION OF THIS DOCUMENT.
  3. THE TOTAL AREA TO BE ANNEXED IS 26.6260 ACRES
  4. THIS PLAT IS ONLY INTENDED TO BE USED FOR JURISDICTIONAL ANNEXATION.

REVISED: 01/23/17 OWNERSHIP NAMES (TEM)

REFERENCE	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721	
		<b>BEN DYER ASSOCIATES, INC.</b> Engineers / Surveyors / Planners TELEPHONE (301) 430-2000
	COPYRIGHT © 2015 BEN DYER ASSOCIATES, INC.	
	DRAWN BY TEM	
	JAN 2016	
	SCALE: 1"=300'	



**BEN DYER ASSOCIATES, INC.**  
Engineers / Surveyors / Planners

Revised January 23, 2017  
September 16, 2016  
J-B00070-5131  
WO-106863

DESCRIPTION  
PROPERTIES TO BE ANNEXED CITY OF LAUREL  
LANDS OF STRITTMATTER CONTEE LLC  
LAUREL DISTRICT NO.10  
PRINCE GEORGE'S COUNTY, MARYLAND

Being all of the lands described in a deed dated August 15, 2016 from Joshua K. Kauffman to Strittmatter Contee, LLC recorded among the Land Records of Prince George's County, Maryland in Liber 38551 at Folio 348, AKA Tax Account 1008788;

The same being encompassed within the following metes and bounds as referenced to Maryland State Grid Datum

Beginning for the same at a point on the southwesterly right of way line of Contee Road, a variable width right of way, said point being at the northeasterly corner of the first tract described in the aforesaid deed recorded in Liber-38551 at Folio 348; thence with said southwesterly right of way line of Contee Road with the fourth (4<sup>th</sup>) line of said first tract, reversely

1. South 20° 07' 17" East, 488.29 feet to a point; thence with the northeasterly or North 80° 59' 19" East, 434.25 foot plat line of "Plat One, Lots 1 thru 18 & Parcel One, Block A & Lots 1 thru 19 & Parcel Two, Block B, Mayfair" recorded among said Land Records in Plat Book NLP 119 at Plat No. 16, and with the third (3<sup>rd</sup>) or North 88° 01' East, 429.48 foot line of said first tract, reversely
2. South 81° 00' 30" West, 429.37 feet to a point; thence continuing with the outline of said Plat One, with part of the second (2<sup>nd</sup>) or South 31° 15' East, 349.5 foot line of said first tract, reversely
3. North 38° 10' 56" West, 139.51 feet to a point; thence continuing with the outline of said Plat One, and with the outline of "Plat Two, Lots 19 thru 30, Parcel 3, Block A, Lots 20 thru 25, Parcel 4, Block B, Mayfair" recorded among said Land Records in Plat Book NLP 119 at Plat no. 17, with part of the third (3<sup>rd</sup>) or South 68° 57' West, 358.04 foot line of the second tract described in the aforesaid Liber 38551 at Folio 348



4. South 62° 01' 00" West, 358.04 feet to a point; thence continuing with the outline of said Plat Two, Mayfair, with the fourth (4<sup>th</sup>) or North 21° 03' West, 206.46 foot line of said second tract
5. North 27° 58' 56" West, 206.60 feet to an iron pipe found on the line of division between the aforesaid Lands of Strittmatter Contee LLC and the Lands conveyed to Strittmatter Contee LLC from Strittmatter Land, LLC and recorded among said Land Records in Liber 14545 at Folio 112, thence with said line of division
6. North 62° 00' 51" East, 855.52 feet to the place and point of beginning, containing 6.0833 acres of land.

The above description intended to be used only for jurisdictional annexation.

This description and accompanying sketch were prepared by me or under my responsible charge in compliance with requirements set forth in COMAR 09.13.06.12 and I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland.

Ben Dyer Associates, Inc.

1-24-2017  
Date

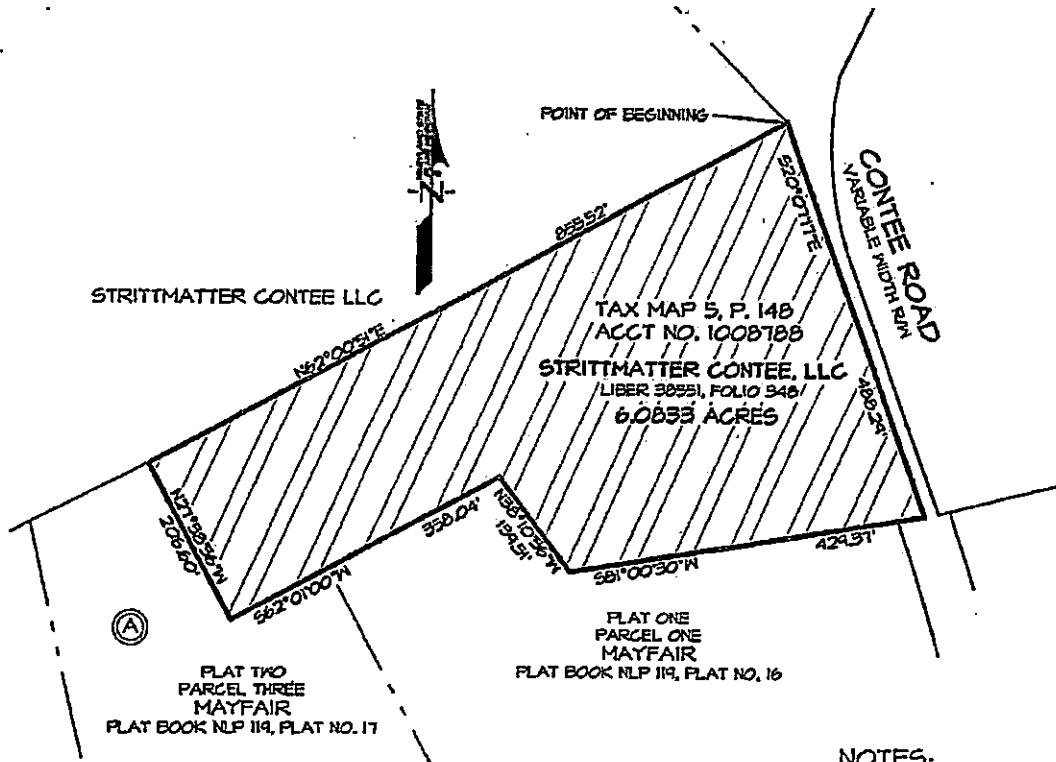
*David A. Hinch*

David A. Hinch  
Property Line Surveyor  
MD No. 553  
License Renews 03/03/17



7.Desc.Strittmatter1.DAH.0123/col


CITY OF LAUREL  
ANNEXATION PLAT  
PROPERTY OF  
**STRITTMATTER CONTEE, LLC**  
TAX MAP 5, TAX PARCEL 148  
LAUREL DISTRICT NO. 10  
PRINCE GEORGE'S COUNTY, MARYLAND



**NOTES:**

1. THIS DOCUMENT WAS PREPARED AS AN EXHIBIT TO ACCOMPANY THE METES AND BOUNDS DESCRIPTION OF THE AREA TO BE ANNEXED.
2. NO TITLE INFORMATION WAS REVIEWED IN THE PREPARATION OF THIS DOCUMENT.
3. THE TOTAL AREA TO BE ANNEXED IS 6,0700 ACRES
4. THIS PLAT IS ONLY INTENDED TO BE USED FOR JURISDICTIONAL ANNEXATION.

REVISED: 01/23/17 OWNER NAME (TEM)

	<b>REFERENCE</b>	11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20721  <b>BEN DYER ASSOCIATES, INC.</b> Engineers / Surveyors / Planners TELEPHONE (301) 430-2000 COPYRIGHT © 2016 BEN DYER ASSOCIATES, INC.
	LIBER 38551 FOLIO 348	DRAWN BY TEM SEP 2016 SCALE: 1"=200' J-B00070

**CITY OF LAUREL  
NOTICE OF PUBLIC HEARING  
ON PROPOSED ANNEXATION**

**Annexation No. 1-2017  
Annexation Plan Resolution No. 10-17  
Annexation Resolution No. 11-17  
Charter Resolution No. 171**

Notice is hereby given that the Mayor and City Council of Laurel, a Maryland municipal corporation, has received a petition for annexation as described below:

An Annexation Resolution No. 11-17 and a Charter Resolution No. 171, to amend the Charter of the City of Laurel by the Addition thereto of Section No. 251 Entitled "First 2017 Annexation," enlarging the corporate boundaries of the City of Laurel by Annexing into the City of Laurel contiguous properties known as 7041 Contee Road, Laurel, MD and 7051 Contee Road, Laurel MD owned by Strittmatter Contee, LLC consisting of approximately 32.68 acres. The Strittmatter Land, LLC recorded in the Land Records of Prince George's County, Maryland at Liber 36121 Folio 487 containing approximately 26.6260 acres of land: As well as property of Strittmatter Land LLC, recorded among the Land Records of Prince George's County, Maryland and Liber.38511, Folio 348 containing approximately 6.0833 acres of land: The 26.6260 acres of land shall be placed in the R-T Zone with the remainder of the Property to be placed in the R-5 Zone. Annexation Plan Resolution 10-17, for the subject properties shall be adopted as well.

The exact legal description of the above properties are on file with the City of Laurel Department of Economic and Community Development, at the address below and is available for inspection during normal business hours.

The proposed hearing schedule for Annexation No. 1-2017, Annexation Plan Resolution No. 10-17, Annexation Resolution No. 11-17 and Charter Resolution No. 171 is below:

**Monday, July 10, 2017- 6:00 p.m. - Mayor and City Council Public Hearing**

**Tuesday, July 11, 2017- 7:00 p.m. - Planning Commission Public Hearing**

**Monday, July 24, 2017- 6:00 p.m. - Mayor and City Council Public Hearing with Possible Action**

All hearings referenced above will be held in the Council Chambers of the Laurel Municipal Center, 8103 Sandy Spring Road, Laurel, Maryland 20707. All hearings are open to the public. Public testimony will be received by the Mayor and City Council at all hearings held on this matter. Written comments may be presented at those hearings or submitted prior to a hearing to Ms. Christian L. Pulley, Acting Director, Department of Economic and Community Development, 8103 Sandy Spring Road, Laurel, Maryland 20707.

Information regarding such public hearings, as well as the dates, times and places of any City Council work sessions at which this petition will be discussed, may be obtained by contacting the Clerk to the City Council at (301) 725-5300, Extension 2121.

Martin A. Flemion  
City Administrator  
Laurel Municipal Center  
8103 Sandy Spring Road  
Laurel, Maryland 20707  
(301) 725-5300

CHARTER AMENDMENT RESOLUTION NO. 171  
FIRST 2017 ANNEXATION

A CHARTER AMENDMENT RESOLUTION AMENDING THE CHARTER OF THE CITY OF LAUREL, ARTICLE 200 "CORPORATE LIMITS" TO ADD SECTION NO. 251 "FIRST 2017 ANNEXATION" TO INCLUDE WITHIN THE DESCRIPTION OF THE CORPORATE LIMITS OF THE CITY ALL OF THE LAND ANNEXED INTO THE CITY VIA ANNEXATION RESOLUTION NO. 11-17, WHICH PROPERTY IS KNOWN AS 7041 AND 7051 CONTEE ROAD AND CONSISTS OF 32.68 ACRES OF LAND MORE OR LESS

*Sponsored by the President at the request of the Administration.*

WHEREAS, via Annexation Resolution No. 11-17, the Mayor and City Council of Laurel, a Maryland municipal corporation (hereinafter "the City") annexed certain lands owned by Strittmatter Contee, LLC, known as 7041 and 7051 Contee Road, Laurel, Maryland consisting of 32.68 +/- acres, which is more particularly described in legal descriptions and plats of the properties attached hereto as Exhibits A and B respectively; and

WHEREAS, the corporate boundaries of the City are contained in City Charter, Article 200 "Corporate Boundaries;" and

WHEREAS, the corporate boundaries of the City contained in the City Charter must be amended to reflect the recently annexed property, which annexation will be effective September 7, 2017; and,

WHEREAS, the Mayor and City Council of Laurel, Maryland desire to amend City Charter, Article 200 accordingly.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Laurel, that the Charter of the City, Article 200 "Corporate Boundaries" be and is hereby amended to add Section 251 to be titled "First 2017 Annexation" to read as follows:

**Section 251. - First 2017 Annexation**

**Beginning for the same at a point on the southeasterly right of way line of Interstate Route 95, variable width right of way, said point also being at the northwesterly end of the fifth (5<sup>th</sup>) or North 77°29'12" West, 1003.02 foot line of Tract Twenty-Two as described in a deed dated April 15, 1987 from BA Associates Limited Partnership to Konterra Limited Partnership recorded among the said Land Records in Liber 6899 at Folio 291, said point**

---

Language that is underlined and bold: Indicates language added to the City Charter.

also being at the northwesterly end of the first (I<sup>S</sup>) or South 77°28'36" East, 1003.12 foot line as described in the aforesaid Liber 36121 at Folio 487, thence with the first, second and third lines of said Liber 36121 at Folio 487, reversely with the fifth, fourth and third lines of the aforesaid Liber 6899 at Folio 291 as now surveyed

1. South 77°25'36" East 1003.31 feet to an axle found;
2. North 72°06'50" East, 327.77 feet to an iron pipe found; and
3. South 45°48'04" East, 340.99 feet to a point on Contee Road, a variable width right of way, said point being the northeasterly end of the first (I<sup>S</sup>) or South 68°57' West 534.67 foot line of the first tract described in a deed dated November 15, 2013 from Billy A. Rolf, Trustee, et al. to Joshua K. Kauffman recorded among the said Land Records in Liber 35750 at 356; thence with said line and reversely with the first (I<sup>S</sup>) or North 68° 57' East, 318.84 foot line of the second tract as described in said Liber 35750 at Folio 356 common with the fourth (4<sup>th</sup>) or South 61° 56'22" West, 854.37 foot line as described in the aforesaid Liber 36121 at Folio 487
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5. South 63° 38'45" West, 767.95 feet, passing over an iron pipe found at a distance of 747.85 feet thereon, to a point at the easterly end of the northerly line of Parcel 'C' as shown on a plat of subdivision entitled "Final Plat of Subdivision, Parcel 'C', Westside" recorded among the said Land Records in Plat Book MMB 238 as Plat No. 69, thence with said northerly line common with the sixth (6<sup>th</sup>) or North 70°48'38" West, 534.73 foot line as described in the aforesaid Liber 36121 at Folio 487
6. North 70°45'36" West, 534.71 feet, passing over an iron pipe found at a distance of 19.81 feet thereon, to an iron pipe found on the aforesaid

southeasterly right of way line of Interstate Route 95; thence with part of said right of way line common with the seventh (7<sup>th</sup>) North 24°01'34" East, 1008.45 foot line as described in the aforesaid Liber 36121 at Folio 487

7. North 24°05'16" East, 1008.94 feet to the place of beginning and containing an area of 26.6260 acres of land.

Said lands lying between Contee Road and Interstate Route 95 approximately 0.14 of a mile northerly along Contee Road from the intersection of Mayfair Drive.

Further, beginning for the same at a point on the southwesterly right-of-way line of Contee Road, a variable width right of way, said point being at the northeasterly corner of the first tract described in the aforesaid deed recorded in Liber 38551 at Folio 348; thence with said southwesterly right of way line of Contee Road with the fourth (4<sup>th</sup>) line of said first tract, reversely

1. South 20°07'17" East, 488.29 feet to a point; thence with the northeasterly or North 80°59'19" East, 434.25 foot plat line of "Plat One, Lots 1 thru 18 & Parcel One, Block A & Lots 1 thru 19 & Parcel Two, Block B, Mayfair: recorded among said Land Records in Plat Book NLP 119 at Plat No. 16, and with the third (3<sup>rd</sup>) or North 88°01' East, 429.48 foot line of said first tract, reversely
2. South 81°00'30" West, 429.37 feet to a point; thence continuing with the outline of said Plat One, with part of the second (2<sup>nd</sup>) or South 31°15' East, 349.5 foot line of said first tract, reversely
3. North 38°10'56" West, 139.51 feet to a point; thence continuing with the outline of said Plat One, and with the outline of "Plat Two, Lots 19 thru 30, Parcel 3, Block A, Lots 20 thru 25, Parcel 4, Block B, Mayfair" recorded among said Land Records in Plat Book NLP 119 at Plat no. 17, with part of the third (3<sup>rd</sup>) or South 68°57' West, 358.04 foot line of the second tract described in the aforesaid Liber 38551 at Folio 348
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5. North 27°58'56" West, 206.60 feet to an iron pipe found on the line of division between the aforesaid Lands of Strittmatter Contee LLC and the Lands conveyed to Strittmatter Contee LLC from Strittmatter Land, LLC and recorded among said Land Records in Liber 14545 at Folio 112, thence with said line of division

Article of the Annotated Code of Maryland, and any other applicable law.

ADOPTED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF LAUREL,  
MARYLAND, this 24<sup>th</sup> day of July, 2017.

\_\_\_\_\_  
**KIMBERLY A. RAU, MCC**  
Clerk to the City Council

\_\_\_\_\_  
**MICHAEL R. LESZCZ**  
President of the City Council

**APPROVED** this 24<sup>th</sup> day of July, 2017.

\_\_\_\_\_  
**CRAIG A. MOE**  
Mayor