

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
1997 Legislative Session

Resolution No. _____ CR-40-1997
Proposed by _____ Council Member Maloney
Introduced by _____
Co-Sponsors _____
Date of Introduction _____

RESOLUTION

A RESOLUTION concerning

Zoning Classification of Annexed Property

For the purpose of declining to approve the placement of land annexed into the City of Laurel in the City's R-55 Zone.

WHEREAS, Section 19, Article 23A, Annotated Code of Maryland permits a municipal corporation to extend its boundaries through annexation; and

WHEREAS, Section 9(c), Article 23A, Annotated Code of Maryland provides that no municipality annexing land may for a period of five years following annexation, place that land in a zoning classification which permits a land use substantially different from the use for the land specified in the current and duly adopted master plan or plans of the county prior to its annexation without the express approval of the County Council; and

WHEREAS, the City of Laurel has initiated an annexation of approximately 32.76 acres of land along both sides of Old Sandy Spring Road in the vicinity of Dorset Road and Carriage Hill Drive, Charter Resolution No. 110, First 1997 Annexation, which includes a request to place the annexed land into the City's R-55 Zone; and

WHEREAS, the Prince George's County Planning Board reviewed the City's Annexation Petition and determined that the Master Plan for Subregion I (March 1990) recommends that the entire area of the proposed annexation be developed residentially at suburban density with a density range of 2.7 to 3.5 dwelling units per acre, that the City's R-55 Zone provides for a minimum lot size of 6,500 square feet and 5.7 dwelling units per acre, that the County's R-55

Zone, which is an implementation zone for areas recommended for medium suburban density, and the City's R-55 Zone are essentially the same, and that the difference between uses permitted in the R-80 Zone and the R-55 Zone is not significant; and

WHEREAS, the District Council finds that the maximum allowed density of 5.7 dwelling units per acre for the annexed area in the City's R-55 Zone is substantially more than the maximum allowed density range of 2.7 to 3.5 dwelling units per acre permitted in the Master Plan for Subregion I.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that pursuant to Section 9(c), Article 23A, Annotated Code of Maryland, approval is not granted to the City of Laurel for the placement of land proposed for annexation by the City in Charter Resolution No. 110, First 1997 Annexation, in the City's R-55 Zone.

Adopted this _____ day of _____, 1997.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART
OF THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Dorothy F. Bailey
Chair

ATTEST:

Joyce T. Sweeney
Clerk of the Council