

**RESOLUTION NO. 20-09-PC
GRANTING
FINAL RECORD PLAT OF SUBDIVISION**

WHEREAS, on June 9, 2020, Strittmatter Land LLC, 9102 Owens Drive, Manassas, VA 20111, submitted a Final Record Plat of Subdivision parcels for the development 81 residential townhouse lots and two (2) open space lots on the property known as Westside located at 13601 & 14501 West Side Boulevard., Laurel, MD 20707; and

WHEREAS, property known as 13601 & 14501 West Side Boulevard., Laurel, MD 20707 was annexed into the City in 2012; and

WHEREAS, on May 12, 2020, the Planning Commission meeting in regular session approved a Detailed M-X-T Site Plan application for the proposed development; and

WHEREAS, in consideration of evidence presented at a public hearing on July 14, 2020, regarding final record plats of subdivision plan application for the proposed development, the Planning Commission finds:

FINDINGS OF FACT AND ANALYSIS

The Applicant is seeking Final Record Plat of Subdivision approval to create parcels for the development of 81 residential townhouse lots and two (2) open space lots on the property known as Westside. The subject property consists of ten (10) acres of land and is zoned Mixed-Use Transit Oriented (M-X-T).

The site will be divided into 81 individual residential lots that total 155,947 sq. ft., and two (2) open space HOA lots labeled as HOA Lot A Open Space (36,134 sq. ft.) and HOA Lot B Open Space (243,435 sq. ft.). There will be one (1) plat that must be recorded Prince George’s County Department of Land Records. According to the Unified Land Development Code (Sec. 20-3.3), final plat must be recorded within 180 days of the Planning Commission’s approval.

PROJECT DATA AND PLAT BREAKDOWN:

Existing Land Use: Vacant

Proposed Land Use(s): Residential Townhouse Community and Open Space Areas

Tracts Area: 10 acres

Number of Residential Lots: 81

Number of Open Space Lots: 2

Plat One: Lots 1-81, HOA Lot A, HOA Lot B

The Department of Economic and Community Development submitted a Technical Staff Report dated June 23, 2020, which recommended **Approval** of the Final Record Plat of Subdivision. The Planning Commission hereby adopts such Technical Staff Report as part of the record.

NOW THEREFORE, BE IT RESOLVED, the City of Laurel Planning Commission **adopted** the findings contained herein and **Approved** the Final Record Plat of Subdivision application with the following conditions:

1. The Applicant shall have the Record Plat recorded among Prince George’s County Land Records within 180 days of approval.
2. The Applicant shall adhere to the conditions outlined in Detailed M-X-T Site Plan Resolution, 20-03-PC.
3. Any modifications to the Final Record Plat of Subdivision shall require new Final Record Plat application approval by the City of Laurel Planning Commission.

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage.

PASSED this 14th day of July 2020.

ATTEST:

Brooke Quillen
Secretary
City of Laurel Planning Commission

Mitzi Betman
Chairwoman
City of Laurel Planning Commission