



**MAYOR AND CITY COUNCIL OF LAUREL**  
**DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

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**DATE** December 27, 2021

**AGENDA ITEM NO. 4**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission

**FROM:** Andrea Brown, Deputy Director

**CASE:** Detailed M-X-T Site Plan for Westside Commercial, Lot 4 Application No. 923

**GENERAL INFORMATION**

**APPLICANT:** Westside Land Holdings LLC  
9102 Owens Drive  
Manassas Park, VA 20111

**OWNER:** Westside Land Holdings LLC  
9102 Owens Drive  
Manassas Park, VA 20111

**LOCATION:** 14940 Silver Trail Lane  
Laurel, MD 20707

**ZONE:** Mixed Use Transportation Oriented (M-X-T)

**REQUESTED ACTION:** Detailed M-X-T Site Plan Approval for Westside Commercial, Lot 4

**PREVIOUS ACTION:** **July 23, 2012:** Annexation into City of Laurel (*Annexation effective 9/6/2012*)  
**January 28, 2013:** M-X-T Conceptual Plan Approved for 39.87 acres (Ord. No. 1764)  
**April 22, 2013:** M-X-T Conceptual Plan Approved for 19.89 acres (Ord. No. 1770)  
**June 11, 2013:** M-X-T Final Site Plan Design Approved on Parcel C for 484 Multi-Family Units (Resolution No. 13-10-PC)  
**May 12, 2015:** Final Site and Landscape Plan Approved for Westside Townhouses (Resolution No. 15-10-PC)  
**December 8, 2015:** Final Subdivision Plat Approved for 56 townhouse units (Resolution No. 15-13-PC)  
**July 22, 2019:** M-X-T Conceptual Plan Approved (Ordinance No. 1940)  
**November 19, 2019:** Preliminary Subdivision Plan Approved (Resolution No. 19-12-PC)

**May 12, 2020:** Detailed Site Plan for 81 townhomes Approved (Resolution No. 20-03-PC)

**July 14, 2020:** Record Plat approved (Resolution No. 20-09-PC)

**BACKGROUND INFORMATION:**

The Applicant (Westside Holdings LLC) is seeking Detailed M-X-T Site Plan Approval for Westside Commercial Lot 4 to construct a 4,800 sq. ft. commercial building that includes a Starbucks restaurant with a drive-thru and for lease retail space. The site is part of the larger development known as Westside. The current zoning of the property is Mixed Use Transportation Oriented (M-X-T). The property was annexed into the City in July of 2012.

**The following Agencies and City Departments were notified:**

<b>Department of Agency</b>	<b>Comments Received</b>
City of Laurel Department of Public Works	See Comment Below
City of Laurel Police Chief	No issues with the project (12/9/2021)
City of Laurel Department of Parks and Recreation	No issues with the project (12/13/2021)
City of Laurel Fire Marshal and Permitting Services	No issues with the project. (12/27/2021)
Prince George's County Health Department	See attached memo. (12/23/2021)
Maryland State Highway Administration	No comments received
Maryland Department of Permitting, Inspections and Enforcement	No comments received
Washington Suburban Sanitary Commission	“This project is part of an approved Hydraulic Planning Analysis (HPA) project submitted to WSSC, DA6876Z20. The proposed development shown in the site plan matches what was proposed in the HPA.  I have attached a copy of the Letter of Findings and Approved Sketch, for your information. There are no capacity issues with this project.”  See attached memo. (12/14/2021)
Baltimore Gas and Electric Company	No comments received
Verizon	No comments received

**Department of Public Works Comments:**

*If any utility cuts are performed on a City Street, the restoration work must follow the City's standards that require the permanent patches in the cut area with a 2" mill and overlay from curb-to-curb and a minimum of 25-feet in each direction of the cut. The Applicant is responsible for all the damage within the public right-of-way. The scope of the restoration work will be determined by this Department.*

*All the hazardous waste from the site such as anti-freeze, tires, and various oils, etc. must be disposed of properly.*

*Street light designs and illumination will be coordinated with DPW.*

*DPW will be made aware of any necessary changes to stormwater/drain systems that may impact city streets and right of ways.*

*If it is anticipated that any refuse/recycling collection will be performed by this Department, please contact us as soon as the determination is made.*

**Below is an overhead of the subject properties.**

**ANAYLSIS**

This Detailed M-X-T Site Plan seeks approval for Westside Commercial Lot 4 to construct a 4,800 sq. ft. commercial building that includes a Starbucks restaurant with a drive-thru and for lease retail space. The Starbucks restaurant with a drive-thru will encompass 2,496 sq. ft. while the retail space will cover 2,304 sq. ft. The drive-thru window will be located on the left side of the building when facing the property. It will be located on what was approved as Lot 4 on the recent Preliminary Plan of Subdivision and Final Record Plat.

**PARKING**

A total of 36 spaces are proposed on the Site Plan package submitted with this Application for the entire lot. The Starbucks is proposed to have 37 seats, which requires 25 parking spaces.

The parking breakdown for the lot is as follows:

<b>Parking Type</b>	<b>Number of Spaces</b>
Standard	21
Compact	13
ADA	2

Regarding traffic, no new Traffic Impact Analysis is required at this time, however, a memorandum updating the initial transportation adequacy findings (dated October 6, 2021) has been filed with the Application. The update includes the submission of the traffic signal warrant analysis (November 29, 2019), a request for a right-turn into the Westside Shoppes commercial development from Van Dusen Road (approved by the State Highway Administration), and a queuing analysis for the drive-thru component.

**LANDSCAPING**

An extensive landscape plan has been provided. The rear of the building will be screened from the adjoining residential townhomes by site-tight fencing and landscaping. The site-tight fence will be six feet in height with landscaping installed between the fence and the shared access drive which runs along the north side of Lots 3 and 4. The site will have a green area of 34% which includes various shade trees and shrubs.

**RECOMMENDATION:**

Staff recommends that the City of Laurel Planning Commission **APPROVE** the Detailed M-X-T Site Plan for Westside Shoppes, Lot 4 Application No. 923 with the following conditions:

- (1) All construction shall conform to Ordinance No. 1940, as well as the Detailed M-X-T Site and Landscape Plan as approved by the City of Laurel Planning Commission.
- (2) Applicant must obtain all required City of Laurel permits.

(3) The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the Property.


(4) A traffic signal must be installed at the intersection of Westside Boulevard, Van Dusen Road, and Anderson Way. Signal installation must be completed, and the signal must be operational prior to the issuance of a Use & Occupancy permit for the site.

(5) Approval of Detailed M-X-T Site Plan Application No. 923 is contingent upon approval of Special Exception Application No. 921 by the Board of Appeals.

**ATTACHMENTS:**

- Detailed Site and Landscape Plan
- Statement of Justification
- Updated Traffic Impact Analysis

**SUBMITTED:**



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Robert Love  
Director