



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

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DATE June 23, 2020

AGENDA ITEM NO. 4

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Robert Love, Deputy Director

CASE: Westside Commercial- Final Record Plat of Subdivision (Res. 20-10-PC)

GENERAL INFORMATION

APPLICANT: Strittmatter Land, LLC
9102 Owens Drive
Manassas, VA 20111

OWNER: Strittmatter Land, LLC
9102 Owens Drive
Manassas, VA 20111

LOCATION: 13601 and 14501 West Side Boulevard
Laurel, MD 20707

ZONE: Mixed-Use Transit Oriented (M-X-T)

REQUESTED ACTION: Final Record Plat of Subdivision Approval

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 M-X-T Site Plan for Westside Shoppes, Lot 3 Approved (Resolution 20-04-PC)

BACKGROUND INFORMATION:

The Applicant is seeking Final Record Plat of Subdivision approval to create parcels for the development of four (4) commercial lots and one (1) open space lot on the property known as Westside. The subject property consists of 7.78 acres of land and is zoned Mixed-Use Transit Oriented (M-X-T).

ANALYSIS:

The site will be divided into four (4) individual commercial lots that total 298,475 sq. ft., and one (1) open space lot labeled as Parcel H-1 Open Space (40,290 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): Commercial and Open Space Areas

Tracts Area: 7.78 acres

Number of Commercial Lots: 4

Number of Open Space Lots: 1

Plat One: Commercial Lot 1-4, Parcel H-1

RECOMMENDATION:

Staff recommends that the City of Laurel Planning Commission **APPROVE** Final Record Plat of Subdivision for the development of the Westside project for commercial lots 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, 20-04-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.
4. The owner or their designee shall maintain the land known as Parcel H-1 in perpetuity.

ATTACHMENTS:

1. Record Plat Plans

SUBMITTED:

Christian L. Pulley
Christian L. Pulley
Director