



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

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**DATE** June 23, 2020

**AGENDA ITEM NO. 5**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission

**FROM:** Robert Love, Deputy Director

**CASE:** Westside Residential- Final Record Plat of Subdivision (Res. 20-09-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. 19-13-PC)  
**May 12, 2020:** Detailed M-X-T Site Plan for Westside Residential Approved (Resolution 20-03-PC)

**BACKGROUND INFORMATION:**

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).

**ANALYSIS:**

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

**RECOMMENDATION:**

Staff recommends that the City of Laurel Planning Commission **APPROVE** Final Record Plat of Subdivision for the development of the Westside project for a residential townhouse community 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.

**ATTACHMENTS:**

1. Record Plat Plans

**SUBMITTED:**

*Christian L. Pulley*  
Christian L. Pulley  
Director