



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



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DATE March 9, 2020

AGENDA ITEM NO. 6

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Robert Love, Deputy Director

CASE: Detailed M-X-T Site Plan for Westside Shoppes, Lot 3 Application No. 903

GENERAL INFORMATION

APPLICANT: Strittmatter Contee LLC
9102 Owens Drive
Manassas Park, VA 20111

OWNER: Strittmatter Contee LLC
9102 Owens Drive
Manassas Park, VA 20111

LOCATION: 13601 & 14501 Westside Boulevard
Laurel, MD 20707

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

REQUESTED ACTION: Detailed M-X-T Site Plan Approval for Westside Shoppes, Lot 3

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)

BACKGROUND INFORMATION:

The Applicant (Strittmatter Contee LLC) is seeking Detailed M-X-T Site Plan Approval for Westside Shoppes Lot 3 to construct a 10,000 sq. ft. retail building. 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.

Below the following Agencies and City Departments were notified.

Department of Agency	Comments Received
City of Laurel Department of Public Works	See Attached Comments (4/14/2020)
City of Laurel Police Chief	“Would like to see a traffic light at Westside Blvd. and Van Dusen Rd.” (3/17/2020)
City of Laurel Department of Parks and Recreation.	No Issues with the project (4/8/2020)
City of Laurel Fire Marshal	“Would like to see an additional traffic light at Van Dusen Rd. and Westside Blvd.” (3/9/2020)
Laurel Emergency Services Commission	No Issues with the project (3/9/2020)
Laurel Volunteer Fire Department	No Comments Received
Laurel Volunteer Rescue Squad	No Comments Received

Comments from the Department of Public Works:

All proposed work will be in the private right-of-way, including the roadways that will be maintained privately. A MUTCD standard STOP sign and stop bar needs to be placed at both entrances prior exiting to West Side Boulevard.

The Applicant needs to provide a refuse and recycling collection plan to this Department for review as soon as possible. If this area is to have refuse and recycling collection provided by this Department, the roadway needs to be built to allow our trucks to safely turn around during these collections.

If any roadway closures or public sidewalk closures are needed on a City street, the Applicant must contact this Department for approval prior to the start of work. 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, which may include but is not limited to concrete sidewalks and ramps, concrete curbing, asphalt pavements, street signs, street trees, street lights, and decorative crosswalks. The scope of the restoration work will be determined by this Department.

Below is an overhead of the subject properties.



ANAYLSIS:

The Applicant (Strittmatter Contee LLC) is seeking a Detailed M-X-T Site Plan approval to develop one (1) 10,000 sq. ft. retail building and associated site amenities inclusive of drive aisles, sidewalks, site lighting, parking, and SWM facilities located in area known as Westside Shoppes. There will be two (2) vehicle access points from West Side Blvd. and four (4) vehicle access points from the proposed townhouse community into the commercial area. The entire Westside Shoppes shopping plaza will be 40,000 sq. ft. of retail.

PARKING

Section 20-16.5 of the Unified Land Development Code (ULDC) requires one (1) parking space per 200 sq. ft. of Gross Leasable Area (GLA). Lot 3 will include a 10,000 sq. ft. retail building which will require 50 parking spaces. The Applicant will provide 65 parking spaces for Lot 3 which includes four (4) ADA spaces. The Applicant will also provide an additional 26 parking spaces for the benefit of Lot 1 and Lot 2 for a total of 91 parking spaces for this application.

LANDSCAPING

The Applicant is required to provide one (1) shade tree for every 20 parking spaces for non-residential parking lot internal landscaping. For this portion of the project, the Applicant is required to provide five (5) shade trees based on the 91 parking spaces. The Applicant will be providing 11 shade trees along with other landscaping on the various islands and areas of the sidewalk which meets city standards.

The Applicant will also be providing nine (9) shade street trees along Private Road F. Per code they are required to provide a street at no more than 40 feet apart. With a linear frontage of 355 feet, they will be meeting the requirement of nine (9) street trees.

RECOMMENDATION:

Staff recommends that the City of Laurel Planning Commission **APPROVE** the Detailed M-X-T Site Plan for Westside Shoppes, Lot 3 Application No. 903 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 Manual on Uniform Traffic Control Device (MUTCD) standard STOP sign and stop bar needs to be placed at both entrances prior exiting to West Side Boulevard.
- (4) The Applicant must apply for a traffic signal permit with the State Highway Administration (SHA) within 60 days of the passage of the Westside Residential Application No. 902 or Westside Shoppes, Lot 3 Application No. 903 (whichever is first) and must install a traffic signal at the Van Dusen Road/ Westside Blvd./ Anderson Way intersection within seven (7) months of the final State Highway Administration (SHA) permit issuance for the installation of the traffic signal.
- (5) The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the Property.

ATTACHMENTS:

- Detailed Site and Landscape Plan
- Statement of Justification

SUBMITTED:

Christian L. Pulley

Christian L. Pulley
Director

