



MAYOR AND CITY COUNCIL OF LAUREL

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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December 18, 2023

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Robert Love, Director

CASE: Amended Final M-X-T Site Plan No. 954
Lot 3 at Westside Shoppes

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: 14930 Silver Trail Lane
Laurel, MD 20707

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

REQUESTED ACTION: The Applicant is seeking Amended Final M-X-T Site Plan approval to alter the previously approved commercial building on Lot 3 to construct drive-thru.

PREVIOUS ACTION(S): **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)

May 12, 2020: Detailed Site Plan for retail building Approved (Resolution No. 20-04-PC)

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

January 11, 2022: Special Exception with detailed site plan for WaWa gas station with convenience store Approved (Resolution No. 22-02-BOA)

January 11, 2022: Special Exception with detailed site plan for Starbucks restaurant with drive thru Approved (Resolution No. 22-03-BOA)

BACKGROUND INFORMATION:

The Applicant (Westside Holdings LLC) is seeking an Amended Final M-X-T Site Plan approval to alter the previously approved commercial building on Lot 3 to construct drive-thru. 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), which was annexed into the City in July of 2012.

The following comments from City Departments and external agencies were received:

Department or Agency	Comments Received
City of Laurel Police Department	No issues with the application (12/28/2023)
City of Laurel Department of Parks and Recreation	No issues with the application (12/28/2023)
City of Laurel Department of the Fire Marshal and Permit Services	No issues with the application (12/28/2023)
City of Laurel Department of Public Works	No issues with the application (12/28/2023)
Laurel Volunteer Fire Department	No response received
Laurel Volunteer Rescue Squad	No response received
Laurel Emergency Services Commission	No issues with the application (12/21/2023)
Prince George's County Health Department	See attached comments (12/14/2023)
Maryland State Highway Administration	No response received

Maryland Department of Permitting, Inspections and Enforcement	No response received
Washington Suburban Sanitary Commission	See attached comments (12/21/2023)
Baltimore Gas and Electric Company	No response received
Verizon	No response received
Prince George's County Public Schools	No response received

Below is an overhead of the subject properties.



ANALYSIS

The Applicant (Westside Holdings LLC) is seeking an Amended Final M-X-T Site Plan approval to alter the previously approved commercial building on Lot 3 to construct drive-thru. The original building was approved on May 12, 2020 with Detailed M-X-T Site Plan Application No. 903 which included a 10,000 sq ft. retail building. The original building will increase to 10,231 sq. ft. with the addition of the drive-thru. The drive-thru lane will be 12' wide and will start at the right side of the building with the drive-thru window being located on the left side of the building.

- **Traffic & Parking:** A comprehensive traffic study was conducted by the applicant and submitted with the application. A total of 52 standard parking spaces are provided in the application along with 4 ADA spaces. This will meet the ULDC parking requirement.

Parking Type	Number of Spaces
Standard (9'x19' min.)	52
ADA (10' x19' min. w/ 5' access aisle)	2
Van Accessible (8'x19' min. w/ 8' access aisle)	2

- **Green Area:** The Applicant will meet the ULDC 10% green space minimum.

STAFF RECOMMENDATION

Staff recommends that the City of Laurel Planning Commission **APPROVE** Amended Final M-X-T Site Plan No. 954, with the following conditions:

1. The Applicant shall obtain all required City of Laurel permits from the Department of the Fire Marshal and Permit Services.
2. The Applicant shall obtain approval for Special Exception No. 955 prior to issuance of the first building permit.
3. The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the Property.

ATTACHMENTS

1. Site & Landscape Plan
2. Traffic Study
3. Statement of Justification
4. Prince George's County Health Department Memo
5. WSSC Memo

REVIEWED BY:

Robert Love

Robert Love
Director