



# 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:**

| <b>Department or Agency</b>                                       | <b>Comments Received</b>                       |
|---|--|
| City of Laurel Police Department                                  | No issues with the application<br>(12/28/2023) |
| City of Laurel Department of Parks and Recreation                 | No issues with the application<br>(12/28/2023) |
| City of Laurel Department of the Fire Marshal and Permit Services | No issues with the application<br>(12/28/2023) |
| City of Laurel Department of Public Works                         | No issues with the application<br>(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<br>(12/21/2023) |
| Prince George's County Health Department                          | See attached comments<br>(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*

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Robert Love  
Director