



MAYOR AND CITY COUNCIL OF LAUREL

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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DATE: 6.30.2025

AGENDA ITEM NO. 4

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Monta Burrough, Director

CASE: Preliminary Subdivision Plan Application No. 972
Westside Commercial, Lot 1

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: 13601 and 14501 West Side Boulevard
Laurel, MD 20707

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

REQUESTED ACTION: The Applicant is seeking Preliminary Subdivision approval to subdivide Lot 1 into two (2) lots, one of which is to house a Panda Express restaurant and drive-thru.

BACKGROUND INFORMATION:

The Applicant (Westside Holdings LLC) is seeking Preliminary Subdivision Plan approval to divide what is currently Lot 1 on the Westside property, consisting of approximately 2.032 acres, into two (2) lots, proposed Lots 5 and 6, consisting of 1.0838 acres and 0.9477 acres respectively, for the purpose of constructing a commercial building on proposed Lot 5 that will house a Panda Express with a drive-thru.. 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.

The adjacent property zoning designations are as followed:

- **North:** M-X-T (Mix Use Transportation Oriented)
- **South:** M-X-T (Mix Use Transportation Oriented)
- **East:** Not in City Limits
- **West:** Not in City Limits

The following Agencies and City Departments were notified:

Department of Agency	Comments Received
City of Laurel Department of Public Works	See comments below. (6/26/25)

Department of Public Works Comments:

Re-subdivision of Lot 1, into Lots 5 and 6 on behalf of the DPW and offer the following condition of approval:

- *When Lot # 5 is developed, the developer shall ensure that a 110 v/20 amp service is provided from the proposed building's electric panel at no cost to the City in a 2" PVC conduit to the City's LED Monumental sign along Van Dusen Road, terminating with an above ground disconnect. It shall be the developer's responsibility to provide for and pay for the electric to the sign as maybe required, in perpetuality, as long as the sign remains. It shall be the City's responsibility to make the connection from the Developer's property line/disconnect to the sign within the right-of-way of Van Dusen Road.*
- *While they state the traffic study is still sufficient from 2019, it would be interesting to see the comparison of today's traffic, six (6) years later, and after Covid, but I will defer to ECD on that or maybe it is re-analyzed when the use for the last lot is proposed..*
- *DPW has no other comments or objections to this currently, as to the Resubdivision of Lot#1 into two Lots.*

Below is an overhead of the subject properties.



ANAYLSIS

The applicant, Strittmatter, is seeking a Preliminary Plan of Subdivision approval to re-subdivide what is currently the 2.032-acre Lot 1 on the Westside property into two (2) new lots, Lot 5 (1.0843 acres) and Lot 6 (0.9477 acres). A Panda Express restaurant that will include a drive-thru is to be constructed on proposed Lot 6. The property is zoned as Mixed-Use Transportation (M-X-T).

The current Lot 1 was approved in anticipation of a larger store on that entire lot, but market conditions have resulted in a determination that two smaller lots, housing the proposed Panda Express on the new Lot 6, and likely another small restaurant or store on Lot 5, are more marketable, and can be uses that will still serve the Westside community. Since the findings for Lot 1, which could house a larger commercial establishment have already been made, the smaller commercial establishment on Lot 6 will also meet the required findings for adequacy of public facilities.

However, as part of the Final Site and Landscape plan approval for any use on Lot 5, an updated traffic study must be submitted, evaluated by the City's Department of Public Works, and approved prior to the approval of said plan.

RECOMMENDATION:

Staff recommends that the City of Laurel Planning Commission **recommend** to the City of Planning Commission that the re-subdivision of Lot 1 into two (2) lots (Lots 5 and 6), be approved with the following conditions:

- (1) Prior to the approval of any grading or building permit for Lots 5 or 6, the applicant, its successors and/or its assigns shall ensure that a 110v/20 amp service is provided from the electrical panel in the proposed building on the applicable lot, at no cost to the City, in a 2-inch PVC conduit to the City's LED Monumental sign along Van Dusen Road, terminating with an above-ground disconnect. It shall be the responsibility of the applicant, its successors and/or its assigns to provide for and pay for electricity to the sign in perpetuity, as long as the sign remains standing. The City shall have the responsibility

to make the connection from the subject property line/disconnect to the sign with the right-of-way of Van Dusen Road.

- (2) As part of the submittal of the Final Site and Landscape Plan for any use on the second of the two lots created by this re-subdivision to be developed, the applicant, its successors and/or assigns shall submit an updated traffic study to be evaluated by the Department of Public Works, and approved prior to the approval of said Final Site and Landscape Plan.
- (3) Applicant must obtain all required City of Laurel permits.
- (4) The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the Property.

ATTACHMENTS:

1. Plat Plan
2. Statement of Justification

SUBMITTED:

Monta Burrough

Monta Burrough
Director