

RESOLUTION NO. 25-04-PC

GRANTING

PREMILINARY SUBDIVISION

WHEREAS, on April 28, 2025, Westside Land Holdings LLC, 9102 Owens Drive, Manassas, Virginia 20111, submitted a Preliminary Subdivision Plan to subdivide Lot 1 into two (2) lots: one which is to house a Panda Express restaurant and drive-thru on the property known as Westside located at 13601 & 14501 Westside Boulevard, Laurel, MD 20707; and

WHEREAS, on June 11, 2019, the City of Laurel Planning Commission approved Resolution 19-03-PC approving revised conceptual site plan for an M-X-T zone-Westside, reducing the retail area to a maximum of 40,000 sq. ft. and adding 81 townhouses; and

WHEREAS, in consideration of evidence presented at a public hearing on July 15, 2025, regarding the Preliminary Subdivision Plan application for the proposed development, the Planning Commission finds:

FINDINGS OF FACT AND ANALYSIS

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.

NOW THEREFORE, BE IT RESOLVED, the City of Laurel Planning Commission adopted the findings contained herein and Approve 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 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.

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage.

PASSED this 15th day of July 2025.

ATTEST:

Brooke Quillen

Secretary

City of Laurel Planning Commission

Rick Wilson

Chairman

City of Laurel Planning Commission