

RESOLUTION NO. 25-06-PC

GRANTING

FINAL RECORD PLAT OF SUBDIVISION

WHEREAS, on June 6, 2025, Stanley Martin Homes LLC c/o Shawn Day, 6404 Ivy Lane, Greenbelt, Maryland 20770, submitted a Final Record Plat of Subdivision parcels for the development 82 residential townhouse lots on the property known as Oaks at Laurel located at 14251 & 14275 Park Center Drive, Laurel, MD 20707; and

WHEREAS, on February 11, 2025, the Planning Commission meeting in regular session approved a Final Site and Landscape Plan application for the proposed development; and

WHEREAS, in consideration of evidence presented at a public hearing on July 15, 2025, regarding final record plats of subdivision plan application for the proposed development, the Planning Commission finds:

FINDINGS OF FACT AND ANALYSIS

The Applicant is seeking Final Record Plat of Subdivision approval to create parcels for the development of 82 residential townhouse lots on the property known as Westside. The subject property consists of 8.2 acres of land and is zoned Commercial Village Activity Zone (C-VAC).

The Applicant is seeking Plat of Consolidation approval to consolidate two (2) parcels into one (1) parcel. The Applicant is seeking to consolidate Lots 18 & 19, parcel A-J.

The new consolidated lot “Oaks @ Laurel” will house eighty-two (82) individual townhouse dwellings. Lot eighteen (18) encompasses 3.91 acres (170,427 square feet), while Lot nineteen (19) covers 4.35 acres (189,530 square feet). Together, the two lots total 8.26 acres (359,957 square feet).

There will be one (1) plat that must be recorded Prince George’s County Department of Land Records. According to the Unified Land Development Code (Sec. 20-3.3), final plat must be recorded within 180 days of the Planning Commission’s approval.

PROJECT DATA AND PLAT BREAKDOWN:

Existing Land Use: Vacant

Proposed Land Use(s): Residential Townhouse Community and Open Space Areas

Tracts Area: 8.2 acres

Number of Residential Lots: 82

Plat One: Lots 1-82, Lot 18, Lot 19

The Department of Economic and Community Development submitted a Technical Staff Report, which recommended Approval of the Final Record Plat of Subdivision. The Planning Commission hereby adopts such Technical Staff Report as part of the record.

NOW THEREFORE, BE IT RESOLVED, the City of Laurel Planning Commission adopted the findings contained herein and Approved the Final Record Plat of Subdivision application with the following conditions:

1. The Applicant shall have the Record Plat recorded among Prince George's County Land Records within 180 days of approval.

2. Any modifications to the Final Record Plat of Subdivision shall require new Final Record Plat application approval by the City of Laurel Planning Commission.

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