

**RESOLUTION NO. 20-03-PC  
GRANTING  
DETAILED M-X-T SITE PLAN APPROVAL FOR WESTSIDE RESIDENTIAL**

**WHEREAS**, on February 25, 2020, Strittmatter Contee LLC (Applicant), 9102 Owens Drive, Manassas Park, VA 20111, submitted a Detailed M-X-T Site Plan application for Westside Residential to develop eighty-one (81) townhomes and associated site amenities inclusive of drive aisles, sidewalks, site lighting, parking, and SWM facilities to be constructed on property currently known as Westside located at 13601 & 14501 Westside Blvd., Laurel, MD 20707; and

**WHEREAS**, property known as Westside was annexed into the City in 2012; and

**WHEREAS**, on July 22, 2019, the Mayor and City Council approved Ordinance No. 1940 to revise the conceptual siteplan on the subject property.; and

**WHEREAS**, on November 19, 2019, the Planning Commission approved Resolution No. 19-13-PC for the Preliminary Subdivision Plan application for the proposed townhome development; and

**WHEREAS**, on May 12, 2020, the Planning Commission meeting in regular session heard the Detailed M-X-T Site Plan application for the proposed development and approved the application; and

**WHEREAS**, in consideration of evidence presented at a public hearing on May 12, 2020, regarding a Detailed M-X-T Site Plan application for the proposed development, the Planning Commission finds:

**FINDINGS OF FACT AND ANALYSIS**

The Applicant (Strittmatter Contee LLC) is seeking a Detailed M-X-T Site Plan approval to develop eighty-one (81) townhomes and associated site amenities inclusive of drive aisles, sidewalks, site lighting, parking, and SWM facilities. The amenities include a pavilion area, tot lot, and dog park. There will be vehicle access points from West Side Blvd., access to the commercial area, and six (6) private roads within the residential area.

**PARKING**

Per the Unified Land Development Code, three (3) parking spaces are required per dwelling unit for a total of 243 parking spaces. Each townhouse will be providing four (4) parking spaces for a total of 324 parking spaces. In total, there will be 428 parking spaces for the residential area.

**LANDSCAPING**

The proposed landscaping meets the requirements of the Unified Land Development Code and City of Laurel landscaping manual. This includes the landscaping along internal roadways and within the community.

## **PAVILION AREA**

At the June 11, 2019 Planning Commission Meeting, the Revised Conceptual Site Plan was approved. During this meeting and the previous held on April 9, 2019, it was agreed upon by the developer that they would build a clubhouse facility, to be used by the existing townhouse residents as well as the new residents of the proposed townhouse community, should it be approved by the existing townhouse residents Home Owners Association. After meetings and discussion by the members of the Homeowners Association, an agreement could not be reached for the clubhouse. The Applicant is proposing an 864 sq. ft. pavilion with a roof, no walls and an open grass area.

## **FEE-IN-LIEU REDUCTION**

The Applicant is seeking a reduction in the amount owed for the mandatory fee-in-lieu for open space as allowed per Sec. 20-29.10 of the Unified Land Development Code. While there will be various open spaces provided, these will be privately owned and maintained by a homeowner's association to be created for this development. Sec. 20-29.10(f) does allow for reduction of fee-in-lieu if the Planning Commission finds that it is in the public interest to do so. The Unified Land Development Code does not state how to go about coming up with the reduction amount for private open space. Per the recommendation of the City Solicitor, the Applicant will be able to propose a reduction in the fee-in-lieu in the amount of three (3) percent of the assessed value of the proposed private open space areas. Resolution 19-13-PC was approved on November 19, 2019 which included a condition that required a fee-in-lieu payment of \$101,250.00. Three (3) percent of the assessed value of the proposed pavilion area, dog park, and tot lot is \$15,585.03. If approved, the fee-in-lieu will be reduced to \$85,664.97.

The Department of Economic and Community Development submitted a Technical Staff Report dated March 9, 2020, which recommended **Approval** of the Detailed M-X-T Site Plan. 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 Detailed M-X-T Site Plan for Westside Residential application with the following conditions:

- (1) All construction shall conform to this ordinance, as well as the Detailed M-X-T Site and Landscape Plan as approved by the City of Laurel Planning Commission.
- (2) Applicant must obtain all required City of Laurel permits.
- (3) All roadways must be constructed per City of Laurel Public Works standards as stated in the Detailed M-X-T Site Plan.
- (4) The Manual on Uniform Traffic Control Device (MUTCD) standard STOP signs need to be placed at all intersections along the minor street sides.
- (5) The Applicant must apply for a traffic signal permit with the State Highway Administration (SHA) within 60 days of the passage of the Westside Residential Application No. 902 or Westside Shoppes, Lot 3 Application No. 903 (whichever is first) and must install a traffic signal at the Van Dusen

Road/ Westside Blvd./ Anderson Way intersection within seven (7) months of the final State Highway Administration (SHA) permit issuance for the installation of the traffic signal.

(6) The Applicant is granted a reduction in payment for the mandatory open space fee-in-lieu, reducing the amount owed to \$85,664.97.

(7) Prior to the issuance of the first building permit, the Applicant shall create a Homeowners Association, and provide documents to the City in connection with the Homeowners Association demonstrating that the private open space, and all equipment, furniture and other improvements within the private open space, shall be privately owned and maintained by the Homeowners Association in perpetuity.

(8) Prior to the issuance of the first building permit, the Applicant shall submit to the City a recorded Declaration of Covenants running with the land, in favor of the current owner(s) of the private open space, its successors and assigns, that includes a provision restricting the use of the private open space to park and recreational purposes in perpetuity. Said Declaration of Covenants shall also include a provision that said covenants can be amended, defeated or eliminated only with the consent of the Mayor and City Council of Laurel.

(9) 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 12th day of May 2020.

**ATTEST:**

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Brooke Quillen  
Secretary  
City of Laurel Planning Commission

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Mitzi Betman  
Chairwoman  
City of Laurel Planning Commission