

**RESOLUTION NO. 20-04-PC
GRANTING
DETAILED M-X-T SITE PLAN APPROVAL FOR WESTSIDE SHOPPES, LOT 3**

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 Shoppes, Lot 3 to develop one (1) 10,000 sq. ft. retail building and associated site amenities inclusive of drive aisles, sidewalks, site lighting, parking, and SWM facilities to be constructed on property currently known as Westside Shoppes 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. 19-12-PC for the Preliminary Subdivision Plan application for the proposed commercial 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 one (1) 10,000 sq. ft. retail building and associated site amenities inclusive of drive aisles, sidewalks, site lighting, parking, and SWM facilities located in area known as Westside Shoppes. There will be two (2) vehicle access points from West Side Blvd. and four (4) vehicle access points from the proposed townhouse community into the commercial area. The entire Westside Shoppes shopping plaza will be 40,000 sq. ft. of retail.

PARKING

Section 20-16.5 of the Unified Land Development Code (ULDC) requires one (1) parking space per 200 sq. ft. of Gross Leasable Area (GLA). Lot 3 will include a 10,000 sq. ft. retail building which will require 50 parking spaces. The Applicant will provide 65 parking spaces for Lot 3 which includes four (4) ADA spaces. The Applicant will also provide an additional 26 parking spaces for the benefit of Lot 1 and Lot 2 for a total of 91 parking spaces for this application.

LANDSCAPING

The Applicant is required to provide one (1) shade tree for every 20 parking spaces for non-residential parking lot internal landscaping. For this portion of the project, the Applicant is required to provide five (5) shade trees based on the 91 parking spaces. The Applicant will be providing 11 shade

trees along with other landscaping on the various islands and areas of the sidewalk which meets city standards.

The Applicant will also be providing nine (9) shade street trees along Private Road F. Per code they are required to provide a street at no more than 40 feet apart. With a linear frontage of 355 feet, they will be meeting the requirement of nine (9) street trees.

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 Shoppes, Lot 3 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) The Manual on Uniform Traffic Control Device (MUTCD) standard STOP sign and stop bar needs to be placed at both entrances prior exiting to West Side Boulevard.
- (4) 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.
- (5) 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:

Brooke Quillen
Secretary
City of Laurel Planning Commission

Mitzi Betman
Chairwoman
City of Laurel Planning Commission