



MAYOR AND CITY COUNCIL OF LAUREL
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT



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DATE March 9, 2020

AGENDA ITEM NO. 7

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Robert Love, Deputy Director

CASE: Detailed M-X-T Site Plan for Westside Residential Application No. 902

GENERAL INFORMATION

APPLICANT: Strittmatter Contee LLC
9102 Owens Drive
Manassas Park, VA 20111

OWNER: Strittmatter Contee LLC
9102 Owens Drive
Manassas Park, VA 20111

LOCATION: 13601 & 14501 Westside Boulevard
Laurel, MD 20707

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

REQUESTED ACTION: Detailed M-X-T Site Plan Approval for Westside Residential

PREVIOUS ACTION: **July 23, 2012:** Annexation into City of Laurel (*Annexation effective 9/6/2012*)
January 28, 2013: M-X-T Conceptual Plan Approved for 39.87 acres (Ord. No. 1764)
April 22, 2013: M-X-T Conceptual Plan Approved for 19.89 acres (Ord. No. 1770)
June 11, 2013: M-X-T Final Site Plan Design Approved on Parcel C for 484 Multi-Family Units (Resolution No. 13-10-PC)
May 12, 2015: Final Site and Landscape Plan Approved for Westside Townhouses (Resolution No. 15-10-PC)
December 8, 2015: Final Subdivision Plat Approved for 56 townhouse units (Resolution No. 15-13-PC)
July 22, 2019: M-X-T Conceptual Plan Approved (Ordinance No. 1940)
November 19, 2019: Preliminary Subdivision Plan Approved (Resolution No. 19-13-PC)

BACKGROUND INFORMATION:

The Applicant (Strittmatter Contee LLC) is seeking Detailed M-X-T Site Plan Approval for Westside Residential to develop eighty-one (81) individual townhomes. The site is part of the larger development known as Westside. 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.

Below the following Agencies and City Departments were notified.

Department of Agency	Comments Received
City of Laurel Department of Public Works	See Comments Below (4/14/2020)
City of Laurel Police Chief	“Would like to see a traffic light at Westside Blvd. and Van Dusen Rd.” (3/17/2020)
City of Laurel Department of Parks and Recreation.	No Issues with the project (4/8/2020)
City of Laurel Fire Marshal	“Would like to see an additional traffic light at Van Dusen Rd. and Westside Blvd.” (3/9/2020)
Laurel Emergency Services Commission	No Issues with the project (3/9/2020)
Laurel Volunteer Fire Department	No Comments Received
Laurel Volunteer Rescue Squad	No Comments Received

Comments from the Department of Public Works:

The proposed roadways in the townhouses area will be maintained privately by the homeowner association (HOA). It is our understanding that the refuse and recycling collection will be provided by this Department. As a result, the roadways must be built to allow our trucks to safely traverse these roadways, turn around during the collection and to be constructed of a minimum of a 4-inch base course and a 2-inch surface course to ensure sufficient pavement strength to allow the City’s trucks to drive upon them. The pavement section for these private roads need to be greater than or equal to the County’s standard 100.07. In addition, this Department reserves the right to restrict additional street parking on these private roads where we experience refuse and recycle collection difficulty.

The MUTCD standard STOP signs need to be placed at all intersections along the minor street sides.

If any roadway closures or public sidewalk closures is needed on a City street, the Applicant must contact this Department for approval prior to the start of work. If any utility cuts are performed on a City street, the restoration work must follow the City’s standards that require the permanent patches in the cut area with a 2" mill and overlay from curb-to curb and a minimum of 25-feet in each direction of the cut. The Applicant is responsible for all the damage within the public right-of-way, which may include but is not limited to concrete sidewalks and ramps, concrete

curbing, asphalt pavements, street signs, street trees, street lights, and decorative crosswalks. The scope of the restoration work will be determined by this Department.

Below is an overhead of the subject properties.



ANAYLSIS:

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.

RECOMMENDATION:

Staff recommends that the City of Laurel Planning Commission **APPROVE** the Detailed M-X-T Site Plan for Westside Residential Application No. 902 with the following conditions:

- (1) All construction shall conform to Ordinance No. 1940, 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.

ATTACHMENTS:

- Detailed Site and Landscape Plan
- Statement of Justification

SUBMITTED:

Christian Pulley
Christian L. Pulley
Director

