

# WELCOME

City of Laurel Department of  
Economic and Community  
Development

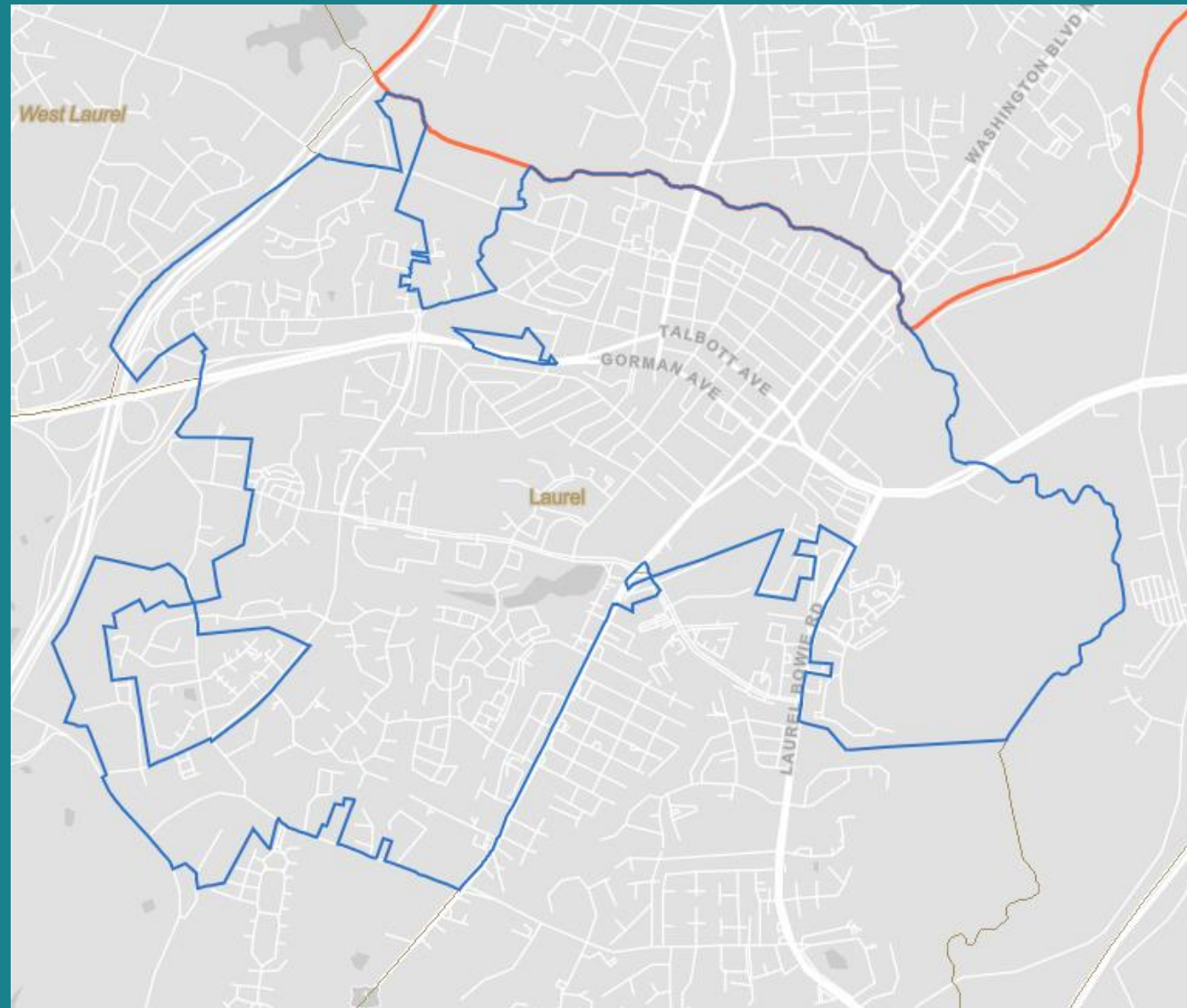


# CITY OF LAUREL MASTER PLAN



CONNECTING COMMUNITIES





City of Laurel  
5 mile radius



# City of Laurel Maryland

- Streets
- Municipal Boundary
- Patuxent River
- Historic District
- Wetlands

0 0.125 0.25 0.5 0.75 1 Miles

- 1 **Laurel Municipal Center**  
8103 Sandy Spring Road  
Laurel, MD 20707  
(p) 301-725-5300  
  
<http://www.laurel.md.us>  
  
Dept. of Parks & Recreation  
(p) 301-725-7800
- 2 **Department of Public Works**  
305-307 First Street  
Laurel, MD 20707  
(p) 301-725-0088
- 3 **Department of Parks and Recreation  
Maintenance Facility**  
7705 Sandy Spring Road  
Laurel, MD 20707  
(p) 301-725-5300 x2233
- 4 **Laurel Police Department**  
811 Fifth Street  
Laurel, MD 20707  
911 – emergency  
301-498-0092 – nonemergency
- 5 Laurel Post Office (20707)
- 6 Laurel Marc Station
- 7 Laurel Volunteer Fire Dept. (LVFD)
- 8 Laurel Volunteer Rescue Squad (LVRS)
- 9 Robert J. DiPietro Community Center
- 10 Anderson Murphy Community Center
- 11 Prince George's County Library  
(Laurel Branch – Temporary Location)
- 12 Laurel High School
- 13 Laurel Elementary School
- 14 Scotchtown Hills Elementary School
- 15 St. Vincent Pallotti High School
- 16 St. Mary's of the Mill Church and School

Source: City of Laurel  
Department of Community Planning and Business Services





# Background

- City of Laurel was incorporated in 1870
- October 15, 1962, 1<sup>st</sup> Master Plan adopted
- October 22, 1962, 1<sup>st</sup> Zoning Ordinance adopted
- March 28, 2011, all land development regulations were adopted as a Unified Land Development Code (ULDC)
- In July 2016, the City adopted the latest Master Plan



# Master Plan

A master plan outlines detailed recommendations for a specific subregion or planning area. It addresses various aspects, including land use, environmental concerns, historic preservation, housing, commercial and employment zones, economic development, urban design, transportation, and public facilities. The primary goal of the plan is to promote sustainable, organized, and equitable development.



# VISION

This plan's vision is to preserve and strengthen the communities of the City of Laurel by enhancing existing community resources and increasing connectivity and safety in the public realm.



## Development Since 2016

- Patuxent Greens — Greenview Drive
- Westside — Westside Boulevard
- Avalon — Van Dusen Road
- Evolution — 4<sup>th</sup> Street
- Laurel Overlook — Overlook Way
- Avery Place — Van Dusen Road



## Development Since 2016

### Under Construction

1. Anderson's Green – Contee Road

### Need Additional Approvals

1. Corridor Center – Contee Road
2. Oak of Laurel – Park Center Drive







# City of Laurel New Development Map

Corridor Center  
(293 Homes)

Park Center Drive  
(82 Townhomes)

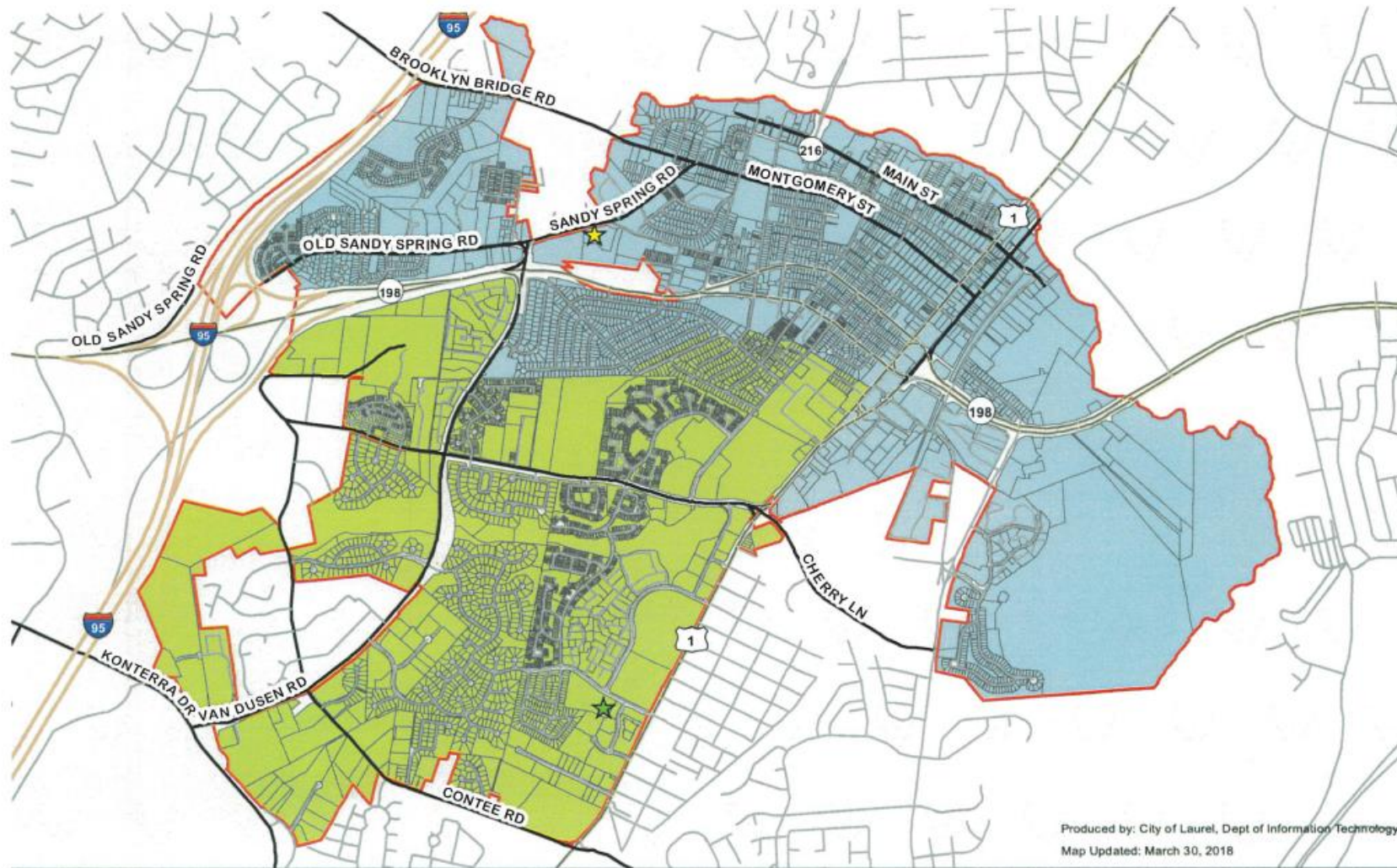
Avalon

Avery Place

- |   |  |   |   |   |
|---|--|---|---|---|
|  Patuxent Greens |  Westside |  Laurel Overlook |  Laurel Hospital |  Andersons Green |
| 121 Single-Family homes<br>329 Townhouses   | 81 Townhouses<br>WaWa<br>Starbucks<br>Multi-tenant retail bldg.                              | 180 Townhouses  | Not currently in City Limits.   | 63 Townhouses   |







# City of Laurel

## Polling Locations

★ Laurel Municipal Center  
(Early Voting Location)

★ Robert J. DePietro  
Community Center

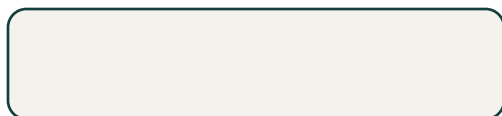
Ward 1

Ward 2



# Demographics

## Laurel Residents



Population  
**29,581**

Unemployment Rate 4.5%

Poverty Rate  10.7%

Non-Citizens 12.8%

 POLL

What one word or phrase best describes the people who live in your area?

Based on 34 responses

[Report](#)

Diverse 62%

Hispanics, African Americans, & Caucasians. 15%

Family oriented 12%

[More](#) ▾

## Laurel Demographics

### Education Levels

National

Master's degree or higher	23%	13%
Bachelor's degree	22%	21%
Some college or associate's degree	26%	28%

[More](#) ▾

### Racial Diversity

African American	50%
Hispanic	18%
White	17%
Asian	10%
Two or more races	5%
American Indian or Alaska native	0%
Other race	0%
Hawaiian or other Pacific Islander	0%

[Hide](#) ▲

### Gender

Female	55%
Male	45%

### Age

<10 years	13%
10-17 years	11%
18-24 years	9%
25-34 years	16%
35-44 years	15%
45-54 years	15%
55-64 years	11%
65+ years	11%

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# Demographics

## Income

Median Household Income

**\$92,035**

National \$75,149

Median Individual Income

**\$50,403**

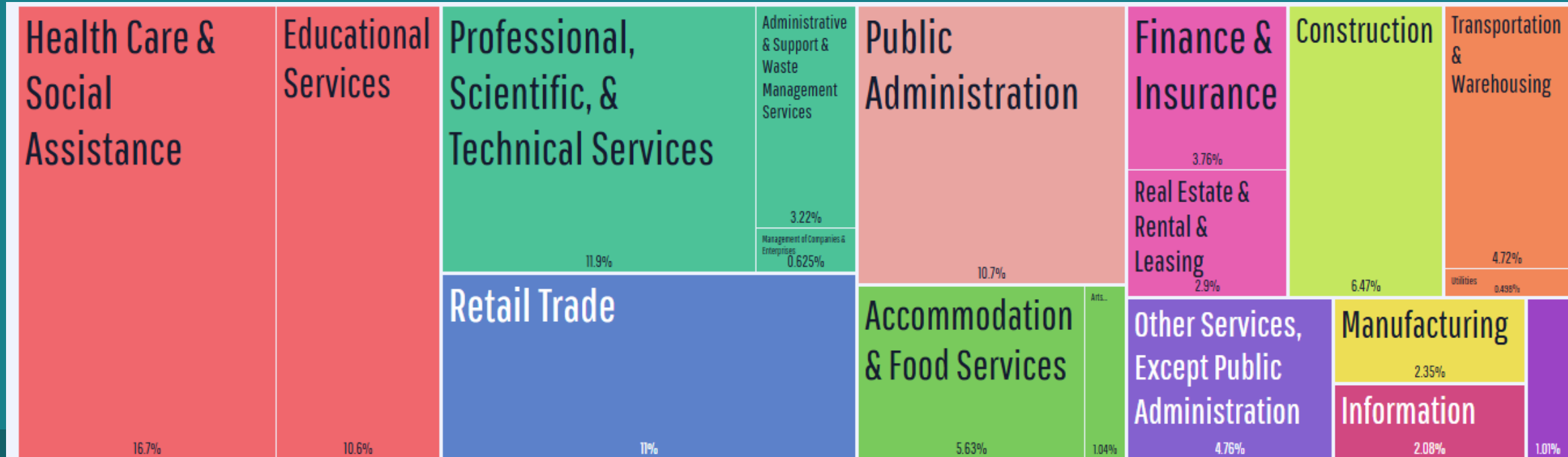
National \$37,585

### Household Income Brackets

<\$25k	11%
\$25-\$44k	10%
\$45-\$74k	17%
\$75-\$149k	38%
\$150k+	24%

### Individual Income Brackets

<\$15k	20%
\$15-\$34k	18%
\$35-\$64k	24%
\$65k+	38%

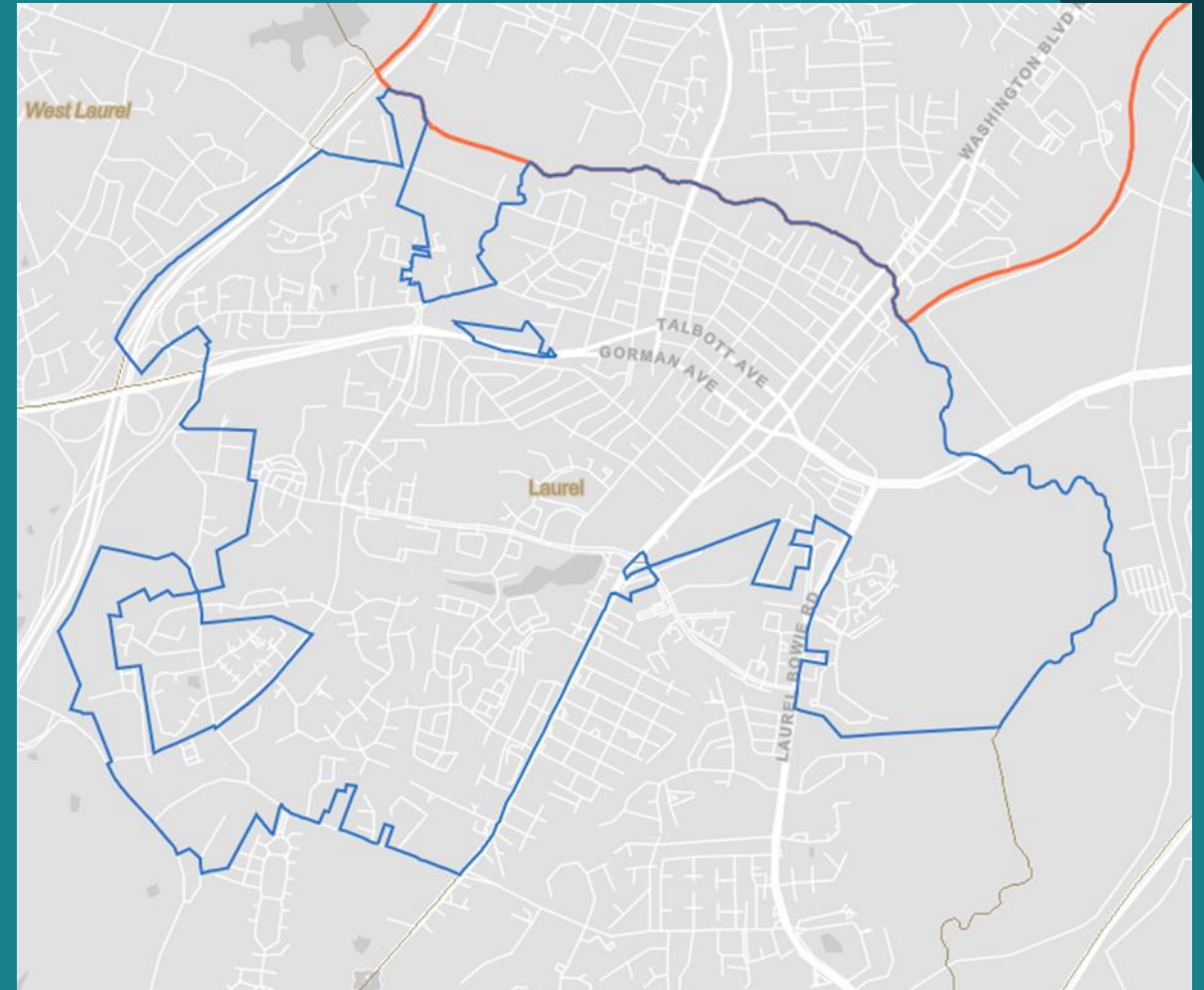




# Zoning

Zoning indicates how a property can be used and developed

1. Specific uses
2. Physical characteristics of buildings (height, distance from a street)
3. Site design (parking, landscaping)
4. Zoning is a tool to implement adopted plans



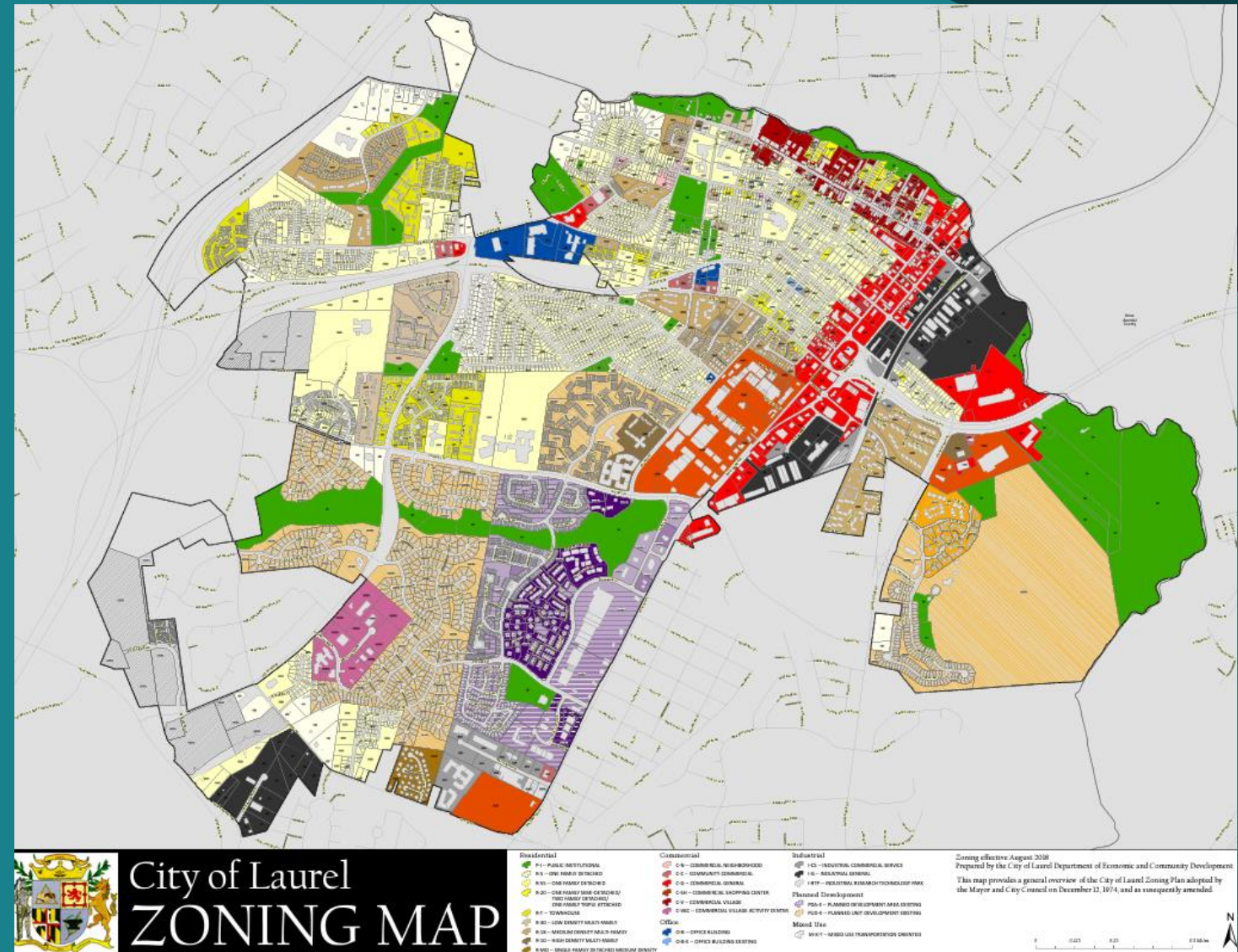


# Zoning Map

- Zoning Map: Assigns a zoning district to each property
- City of Laurel has 23 different zones
  - (5) five general zoning classifications.

## These districts are:

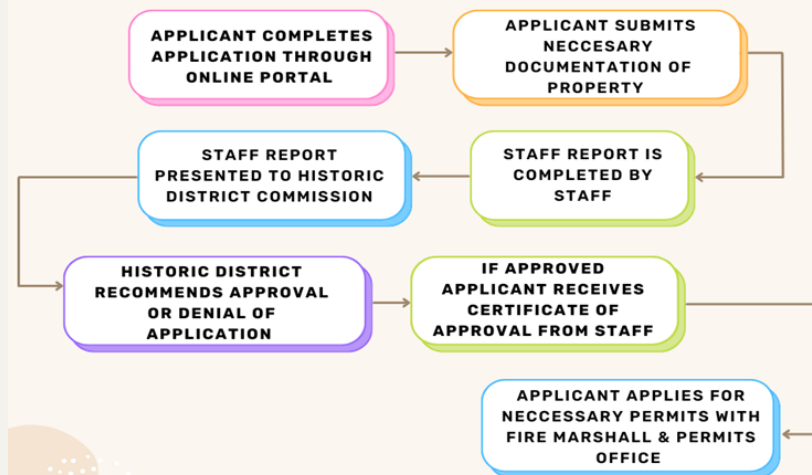
- Residential - 10 Zoning Classes
- Commercial - 6 Zoning Classes
- Office - 2 Zoning Classes
- Industrial - 3 Zoning Classes
- Planned Development - 2 Zoning Classes







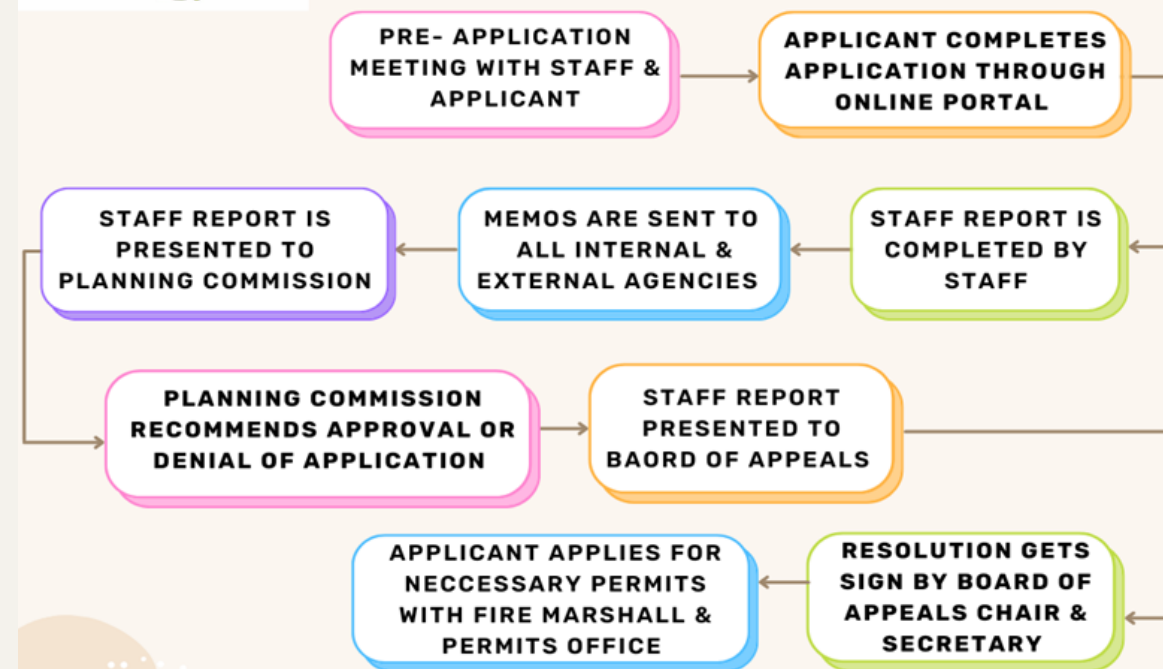
## HISTORIC DISTRICT COMMISSION APPLICATION



# Zoning Application



## SPECIAL EXCEPTION APPLICATION



## AMENDED SITE & LANDSCAPE PLAN







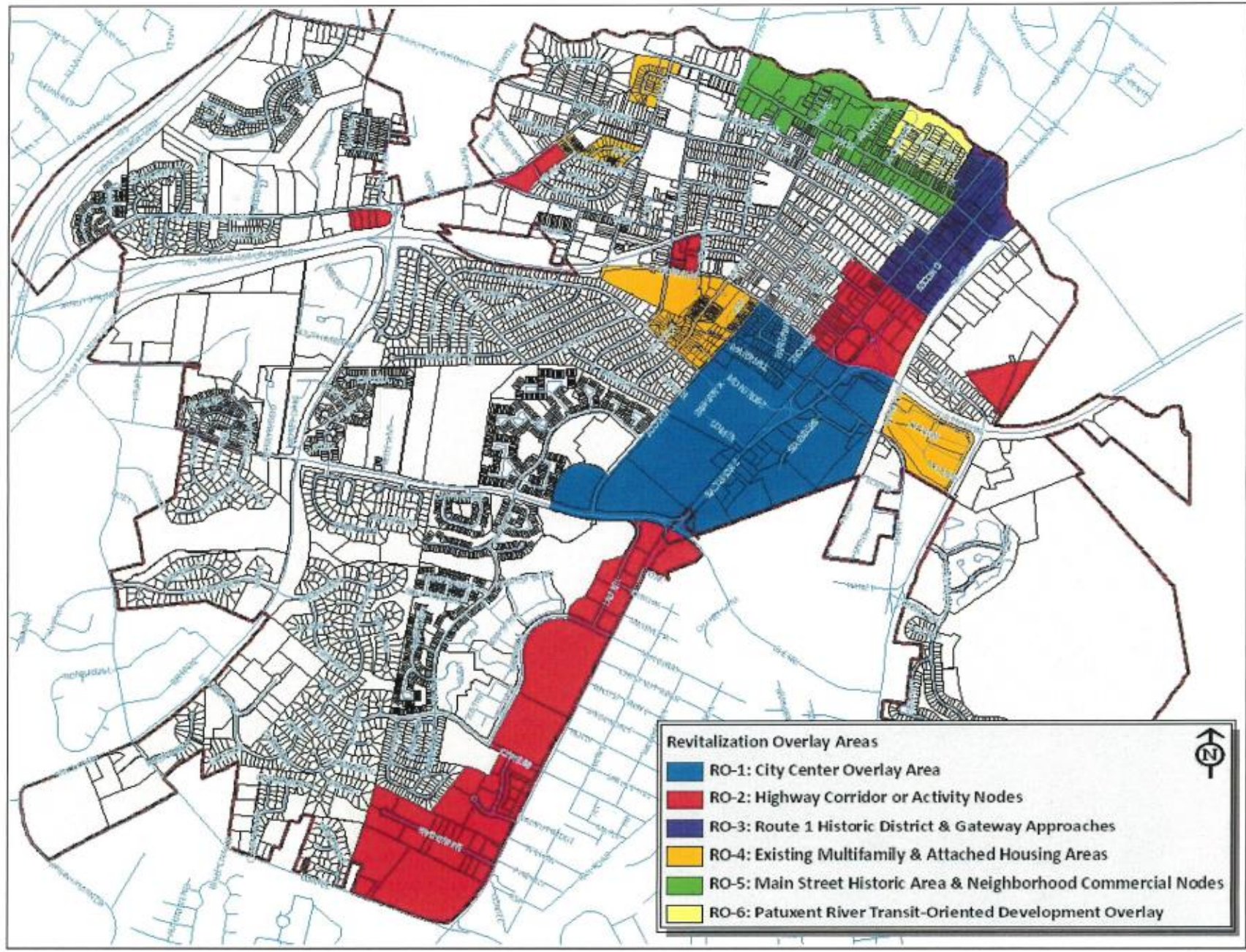
# City of Laurel ZONING MAP

- | Residential   | Commercial  | Industrial  |
|---|---|---|
|  <b>P-1 - PUBLIC INSTITUTIONAL</b><br>P-1 - PUBLIC INSTITUTIONAL                               |  <b>C-1 - COMMERCIAL, NON-SHOPPING</b><br>C-1 - COMMERCIAL, NON-SHOPPING                     |  <b>I-1 - INDUSTRIAL/COMMERCIAL SERVICE</b><br>I-1 - INDUSTRIAL/COMMERCIAL SERVICE             |
|  <b>P-2 - SINGLE-FAMILY DETACHED</b><br>P-2 - SINGLE-FAMILY DETACHED                           |  <b>C-2 - COMMERCIAL GENERAL</b><br>C-2 - COMMERCIAL GENERAL                                 |  <b>I-2 - INDUSTRIAL RESEARCH/TECHNOLOGY PARK</b><br>I-2 - INDUSTRIAL RESEARCH/TECHNOLOGY PARK |
|  <b>P-3 - CARE FAMILY (SEN. &amp; MED. ELDERLY)</b><br>P-3 - CARE FAMILY (SEN. & MED. ELDERLY) |  <b>C-3 - COMMERCIAL SHOPPING CENTER</b><br>C-3 - COMMERCIAL SHOPPING CENTER                 |   |
|  <b>P-4 - CARE FAMILY (SEN. &amp; MED. ELDERLY)</b><br>P-4 - CARE FAMILY (SEN. & MED. ELDERLY) |  <b>C-4 - COMMERCIAL VILLAGE</b><br>C-4 - COMMERCIAL VILLAGE                                 |  <b>PLANNED DEVELOPMENT</b><br>PLANNED DEVELOPMENT   |
|  <b>P-5 - SINGLE-FAMILY ATTACHED</b><br>P-5 - SINGLE-FAMILY ATTACHED                           |  <b>C-5 - COMMERCIAL VILLAGE ACTIVITY CENTER</b><br>C-5 - COMMERCIAL VILLAGE ACTIVITY CENTER |  <b>PL-1 - PLANNED DEVELOPMENT AREA SETTING</b><br>PL-1 - PLANNED DEVELOPMENT AREA SETTING     |
|  <b>R-1 - LOW-DENSITY MULTI-FAMILY</b><br>R-1 - LOW-DENSITY MULTI-FAMILY                       |  <b>Office</b><br>Office   |  <b>PL-2 - PLANNED UNIT DEVELOPMENT SETTING</b><br>PL-2 - PLANNED UNIT DEVELOPMENT SETTING     |
|  <b>R-2 - MEDIUM-DENSITY MULTI-FAMILY</b><br>R-2 - MEDIUM-DENSITY MULTI-FAMILY                 |  <b>O-1 - OFFICE BUILDING</b><br>O-1 - OFFICE BUILDING                                       |  <b>M-1 - MIXED-USE TRANSPORTATION ORIENTED</b><br>M-1 - MIXED-USE TRANSPORTATION ORIENTED     |
|  <b>R-3 - HIGH-DENSITY MULTI-FAMILY</b><br>R-3 - HIGH-DENSITY MULTI-FAMILY                     |  <b>O-2 - OFFICE BUILDING SETTING</b><br>O-2 - OFFICE BUILDING SETTING                       |   |
|  <b>MD - MEDIUM-DENSITY COMMERCIAL DENSITY</b><br>MD - MEDIUM-DENSITY COMMERCIAL DENSITY       |   |   |

This map provides a general overview of the City of Laurel Zoning Plan adopted by the Mayor and City Council on December 12, 1974, and as subsequently amended.

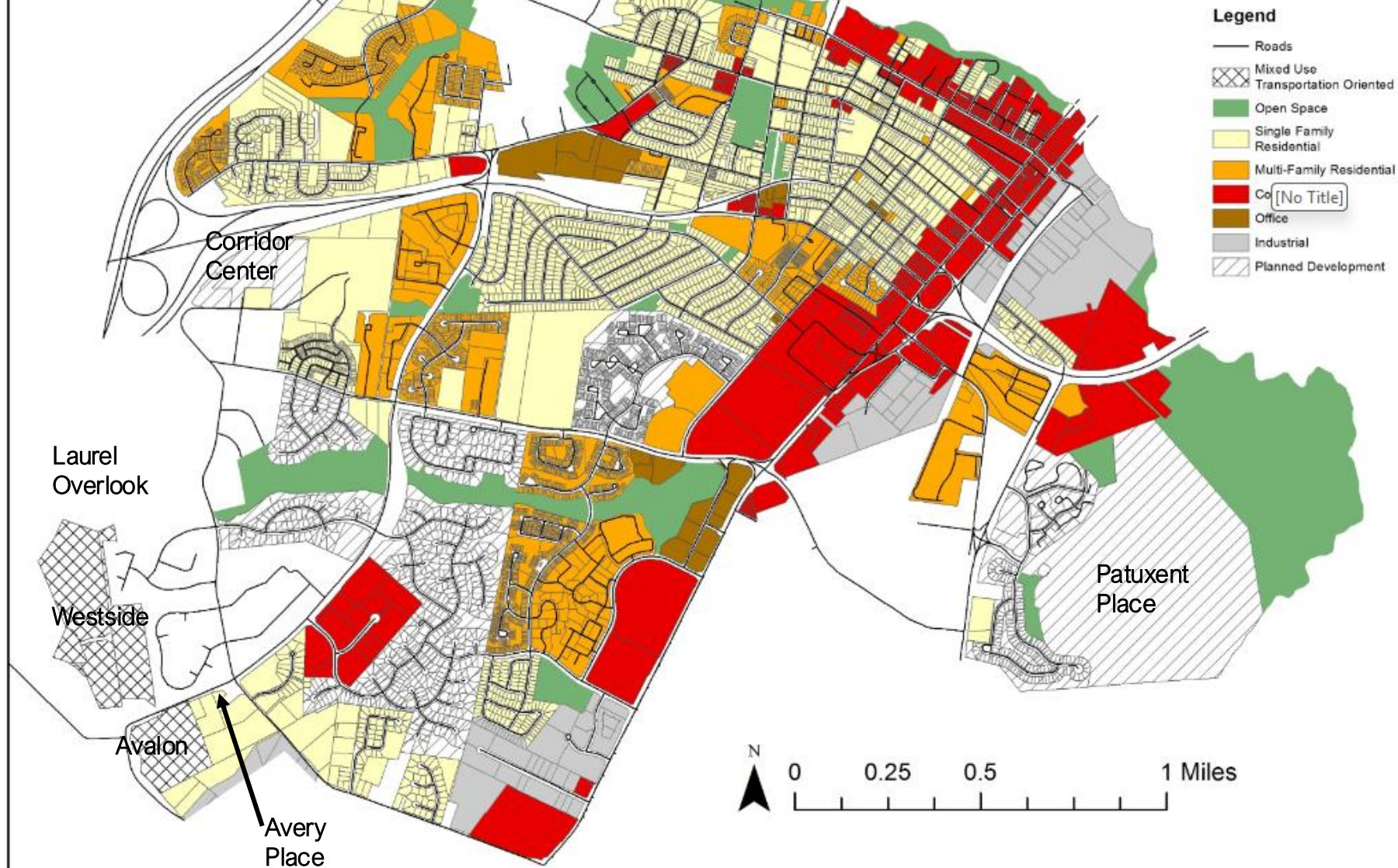






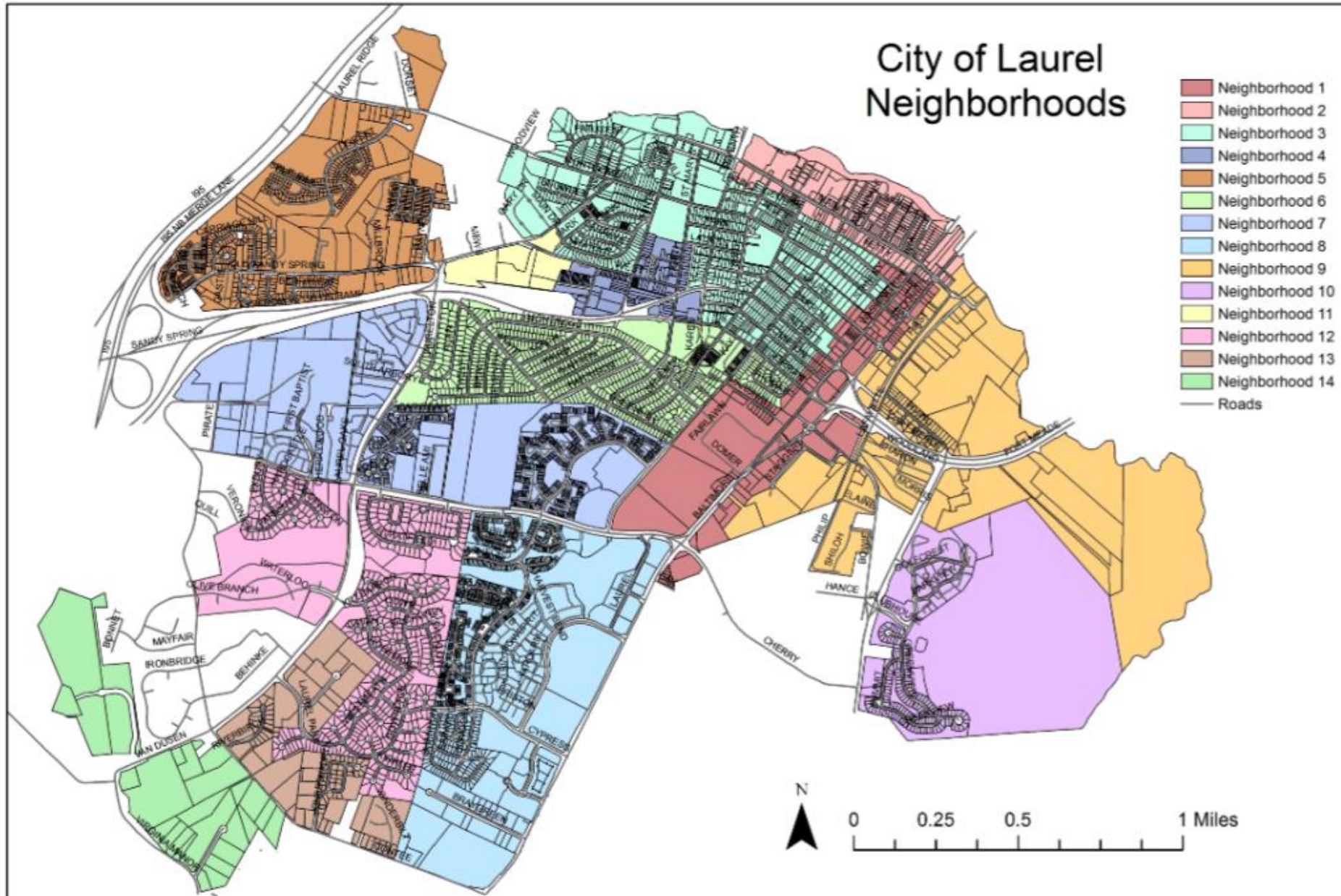


## City of Laurel Existing Land Use



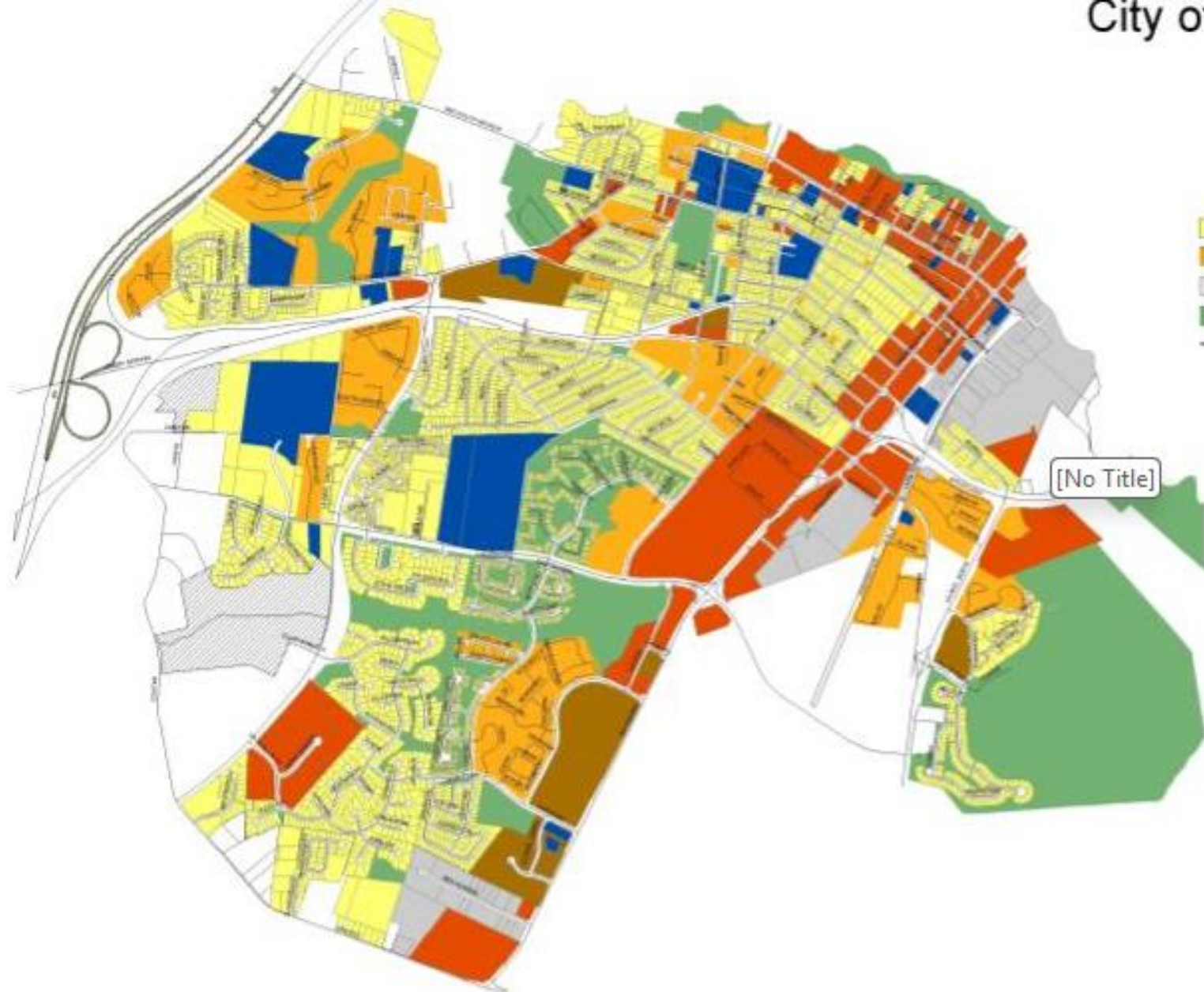


# City of Laurel Neighborhoods





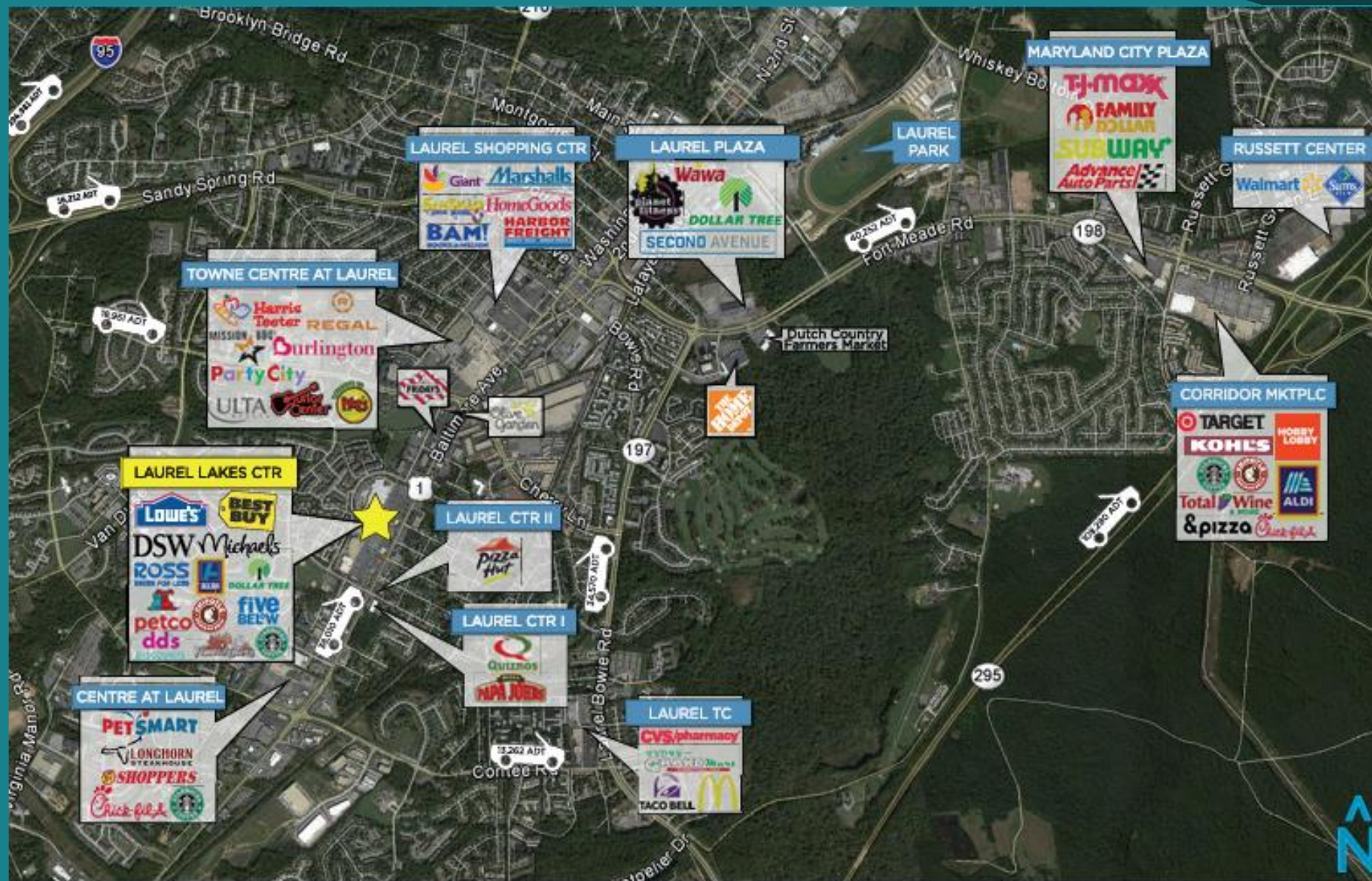
# City of Laurel Existing Land Use



## LEGEND

- |                           |                          |
|---------------------------|--------------------------|
| SINGLE FAMILY RESIDENTIAL | COMMERCIAL               |
| MULTI-FAMILY RESIDENTIAL  | INDUSTRIAL               |
| PLANNED DEVELOPMENT       | OFFICE                   |
| OPEN SPACE                | INSTITUTIONAL/GOVERNMENT |
| FREEWAY                   | ARTERIAL STREET          |









# ROSENTHAL

## BOULEVARD SHOPS

14601 - 14635 Baltimore Avenue, Laurel, Maryland

www.rosenthalproperties.com



UNIT	SQ FT	TENANT
1	6,878	Kabuto Japanese Seafood
2	1,540	Mango's Grill Restaurant
3	1,470	AVAILABLE 12/1/2021 (Lanny's Sub Shop)
4	2,380	Ledo Pizza & Pasta
5	5,355	Verizon Wireless
6	1,189	Galaxy Nail & Spa
7	2,351	Jimmy John's
8	1,800	Domino's Pizza
9	1,800	Wing Stop
10	1,785	The UPS Store

UNIT	SQ FT	TENANT
11	1,124	Custom Tailor
12-13	6,046	Covenant Food & Drugs
14	4,836	Mattress Firm
15	3,193	America's Best

	Population	Avg HH Income	Daytime Population
1 Mile	25,553	\$86,888	13,243
3 Miles	87,995	\$102,177	44,986
5 Miles	163,270	\$111,424	79,582

CONTACT Brian Greene or Billy Orlove | Phone: 703.893.5141 | Email: leasing@rosenthalproperties.com

### Laurel Plaza

#	Tenant	SQ FT
1	2nd Ave Value Stores	81,550
2	Laurel Nail Spa	2,074
3	Family Dollar	10,155
4	Super Clean Laundromat	7,683
5	Dollar Tree	13,253
6	JB Atlantic Restaurant & Grill	6,000
7	Laurel Plaza Liquors	3,050
8	Planet Fitness	21,000
10	Grand E Buffet & Grill	12,709
11	Wawa	4,670





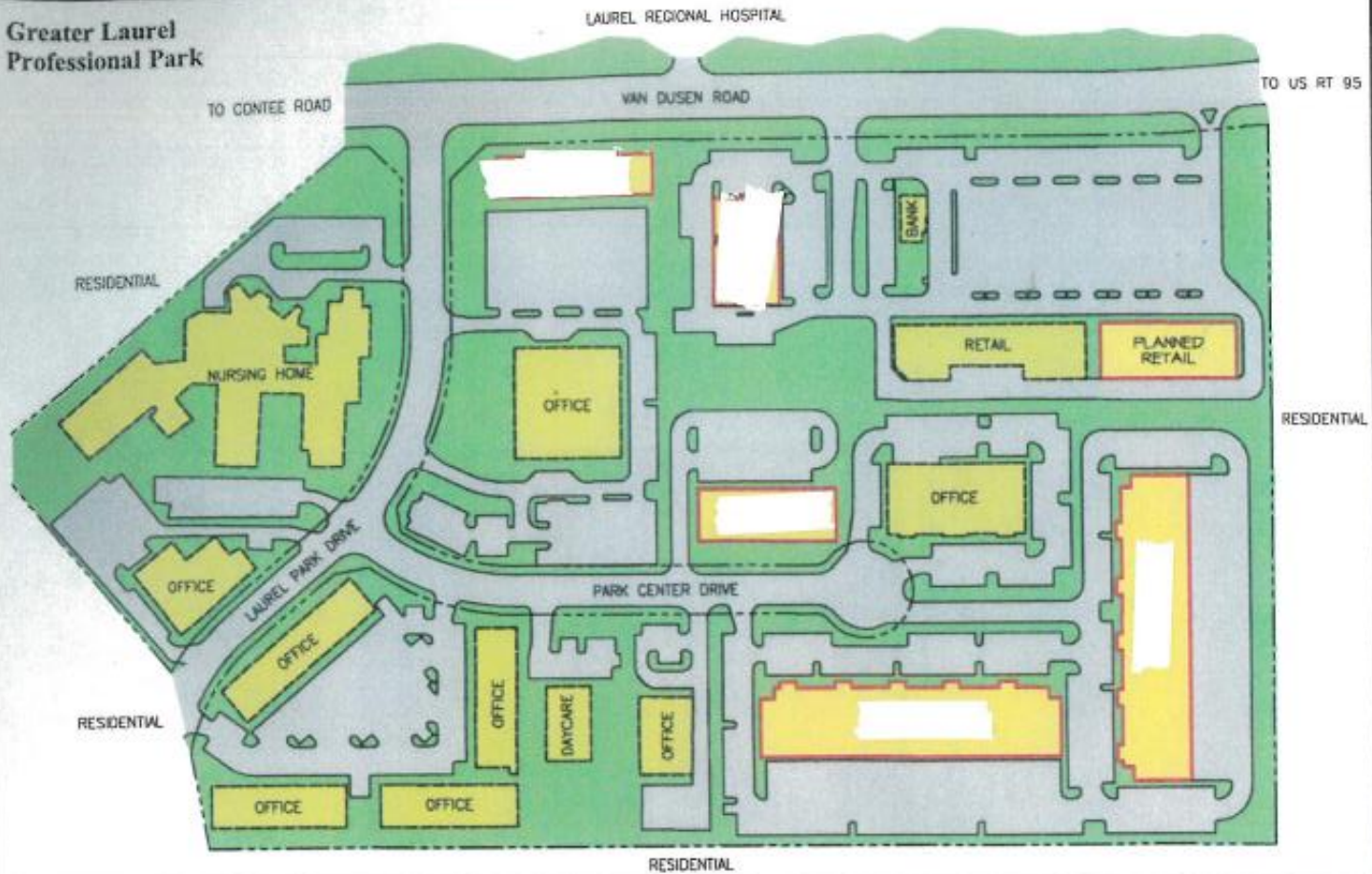




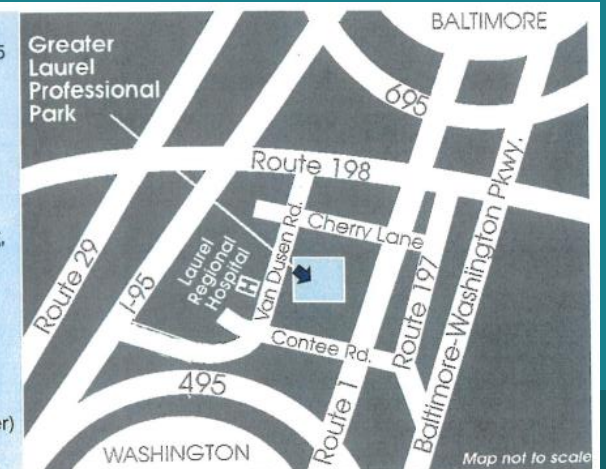




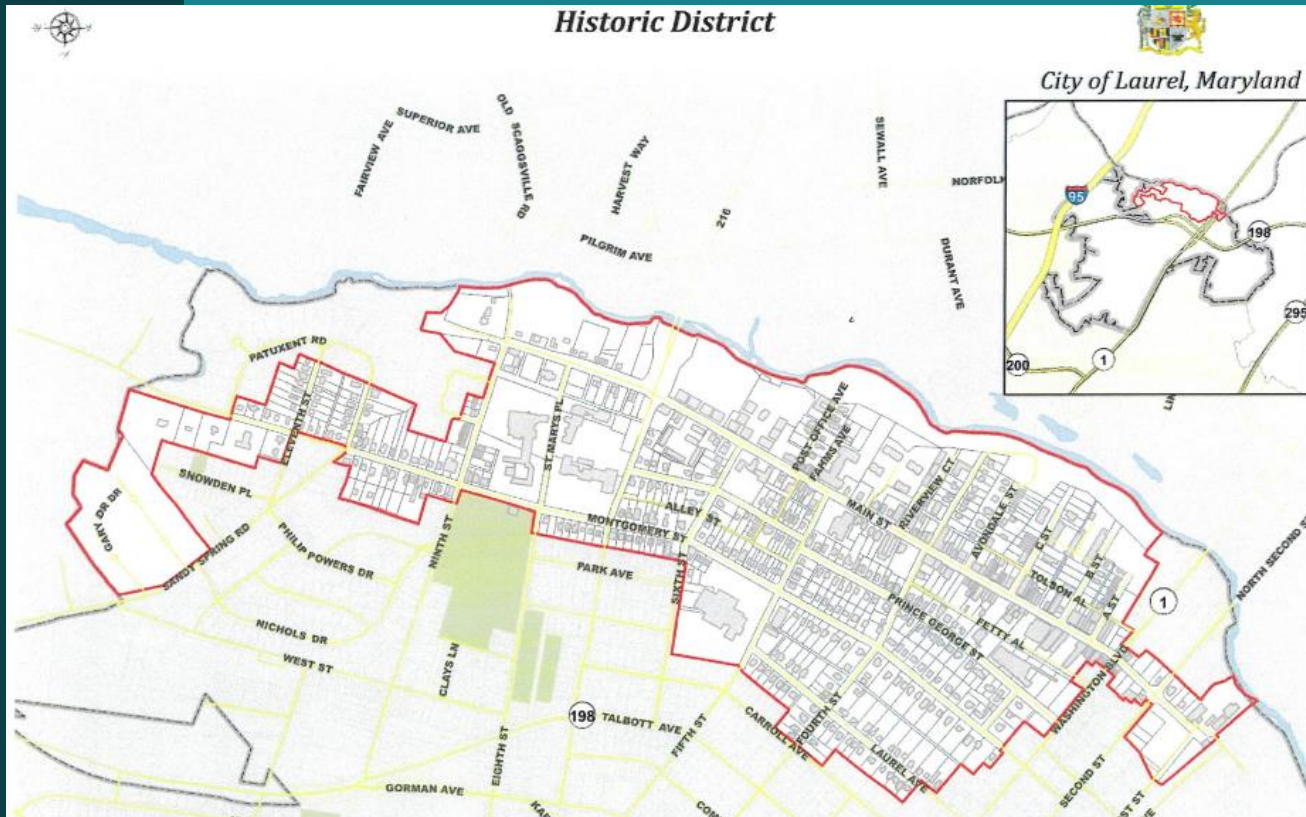
## Greater Laurel Professional Park



- Minutes to I-95, Route 1 and 295
- Easy access to BWI Airport
- Directly across from Laurel Regional Hospital
- Convenient to housing, shopping, restaurants, daycare and recreational facilities
- Served by public transportation
- Located in the City of Laurel
- Zoned VAC (Village Activity Center)

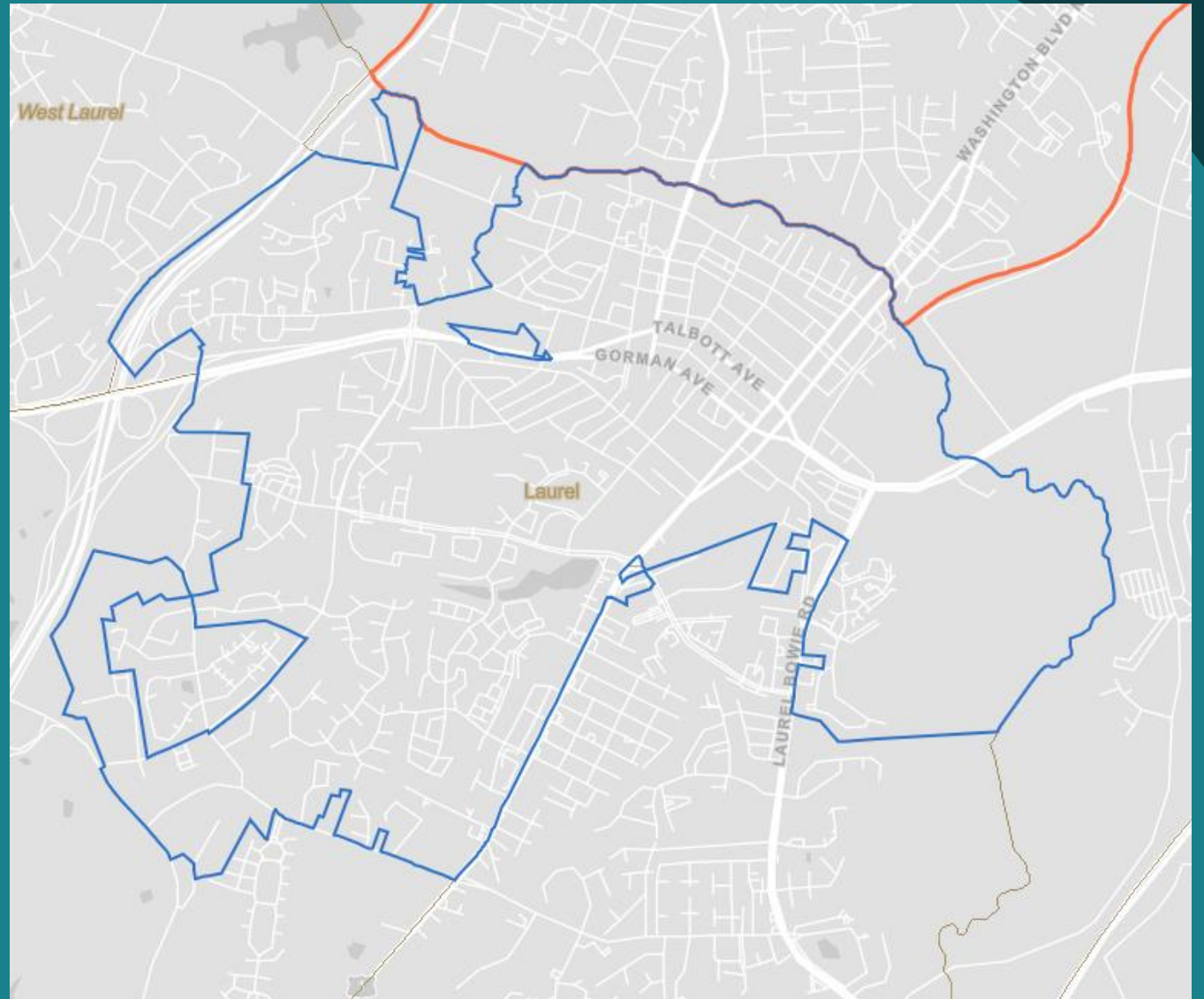




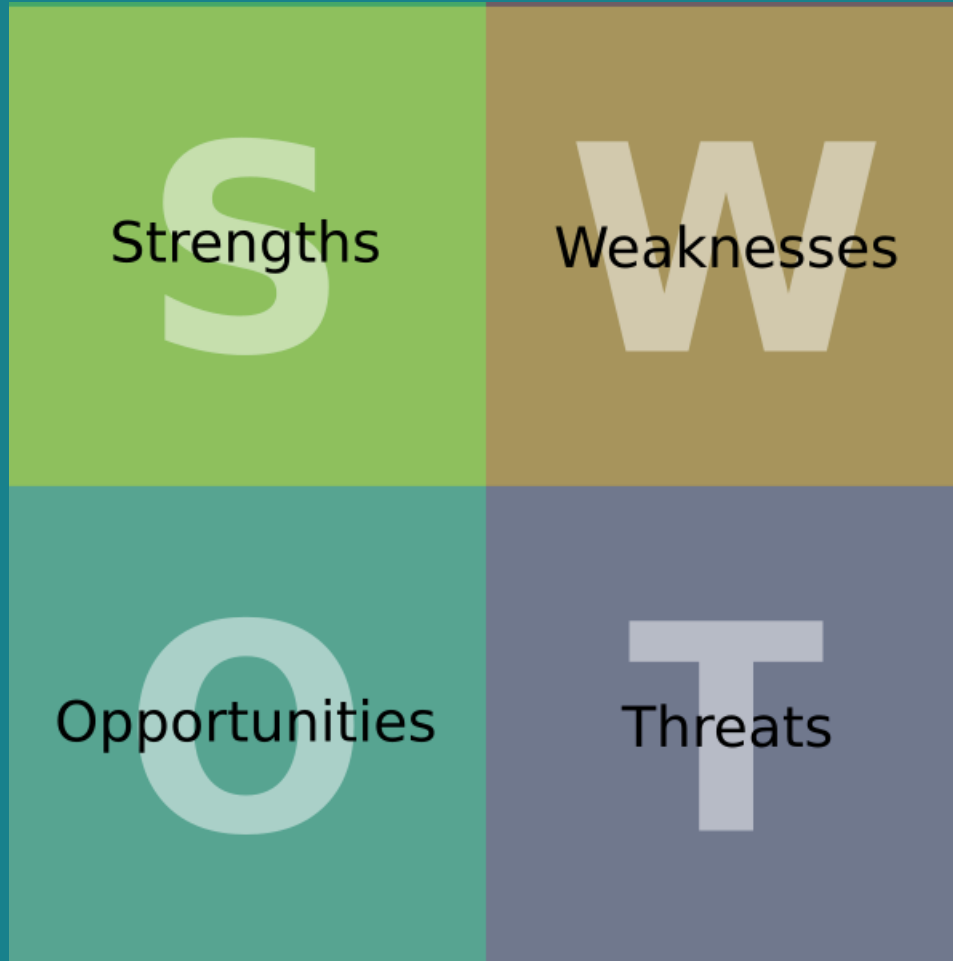




# Future of the City?







- *Strengths*: What do we want to build on
- *Weaknesses*: What do we need to shore up
- *Opportunities*: What do we want to capitalize on
- *Threats*: What do we need to mitigate



# Areas of Focus

- Existing Conditions
- Development / Redevelopment / Revitalization Areas
- Neighborhood Preservation Areas
- Future Land Use
- Sustainability
- Annexation
- Youth Movement



## 2036 Master Plan Timeline

**A** **Project Initiation**

- Define specific goals, objectives, and deliverables
- Conduct initial meetings with stakeholders
- Evaluate any constraints and opportunities

**Phase 1**  
January – April 2025

**B** **Engage the Community**

- Develop a public engagement plan
- Builds trust, ensures inclusivity, and reflects community needs

**C** **Existing Conditions Analysis**

- Conduct a comprehensive analysis
- Analyze current zoning: Identify underutilized or problematic areas.
- Current Future Land Use Maps: Show desired zoning changes and growth areas.

**Phase 2**  
May – September 2025

**D** **Future Land Use & Development Plan**

- Identify challenges and opportunities for future land use and development
- Address sustainability, economic growth, and equity
- Collect and evaluate data (demographic, geographic, economic, and infrastructure)

**E** **Transportation & Mobility Planning**

- Improve and enhance current transportation and mobility infrastructure
- Multimodal solutions for transportation
- Make the city more walkable and bikeable
- Promote pedestrian friendly infrastructure and neighborhood quality

**Phase 3**  
October 2025 - February 2026

**F** **Economic Development Strategy**

- Strategies for economic growth, job creation
- Invest in education and training to develop the workforce
- Increase small business growth by 10% in 20 years

**G** **Sustainability & Environmental Planning**

- Promote public awareness about water usage and issues
- Promote more green infrastructure and initiatives
- Utilize our green spaces, parks, and trails

**Phase 4**  
March - May 2026

**H** **Implementation and Phasing Plan**

- Translate plan into action
- Identify funding sources
- Establishing public-private, community partnerships



# Thank you

Monta Burrough, Director

301-725-5300 ext.2301

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[www.firstupconsultants.com](http://www.firstupconsultants.com)