

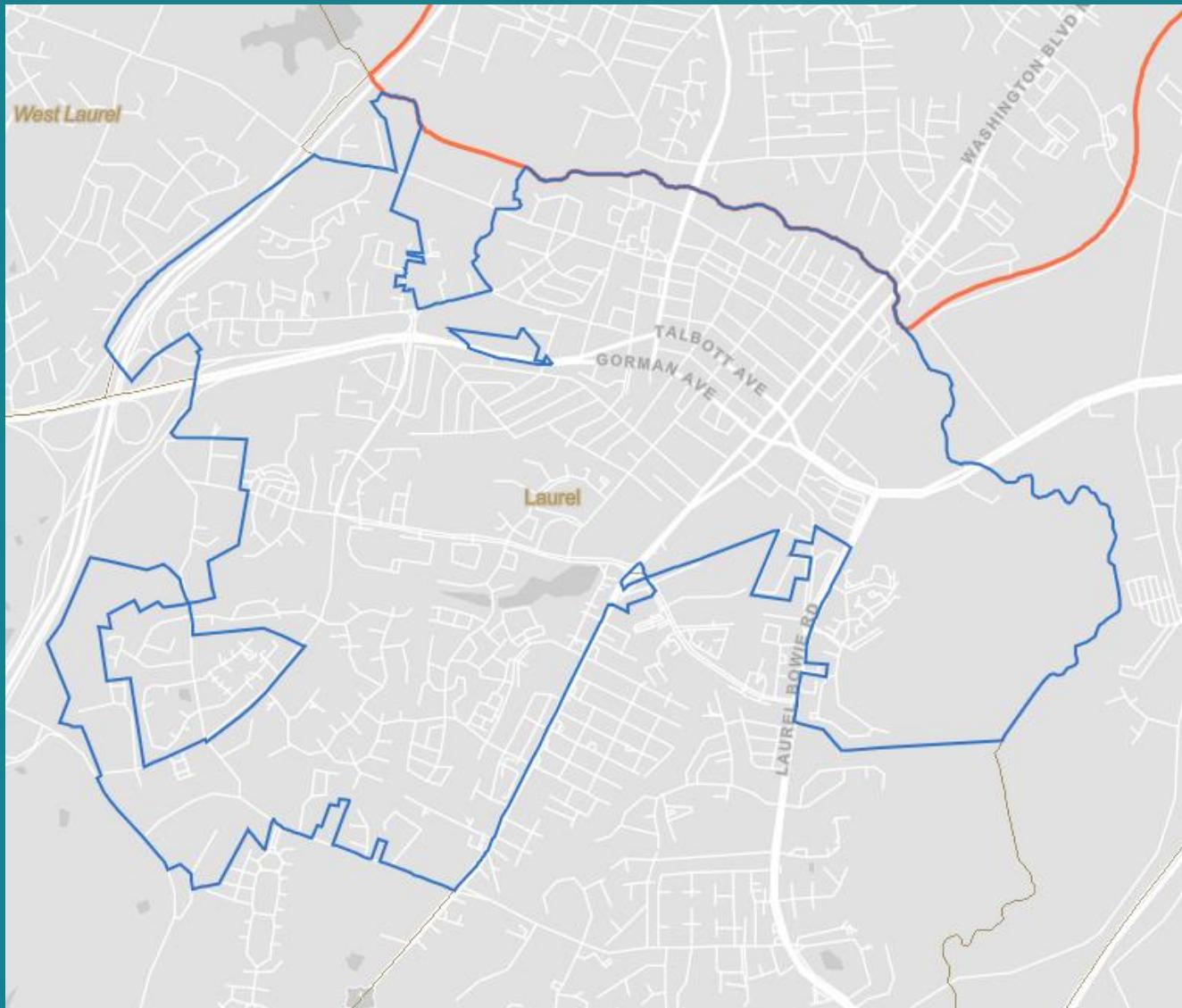
WELCOME

City of Laurel Department of
Economic and Community
Development

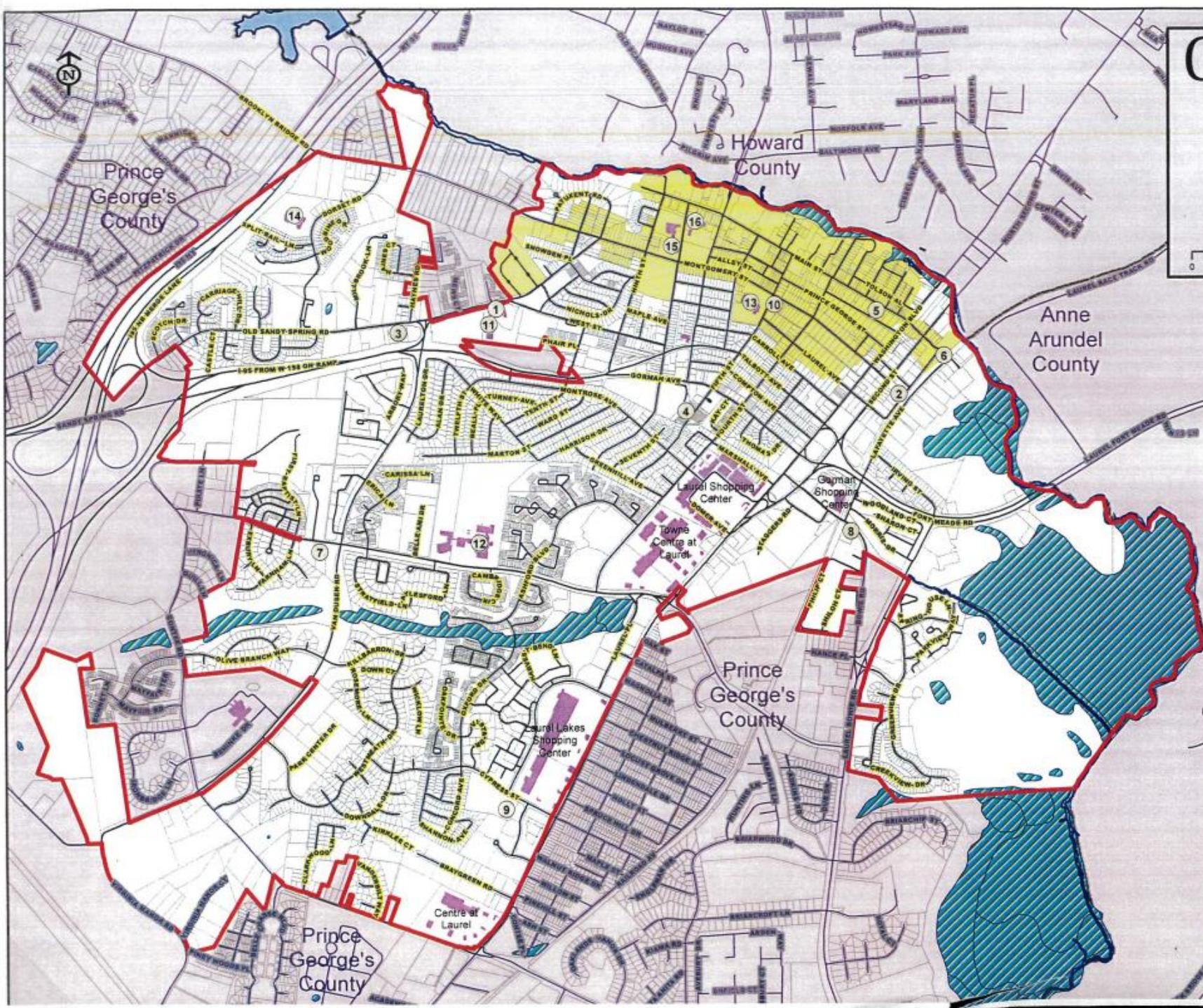
CITY OF LAUREL MASTER PLAN



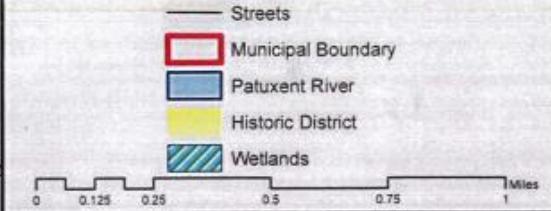
CONNECTING COMMUNITIES



City of Laurel
5 mile radius



City of Laurel Maryland



- 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 (LVRSS)
- 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, 1st Master Plan adopted
- October 22, 1962, 1st 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 – 4th 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

121 Single-Family homes
329 Townhouses

Westside

81 Townhouses
WaWa
Starbucks
Multi-tenant retail bldg.

Laurel Overlook

180 Townhouses

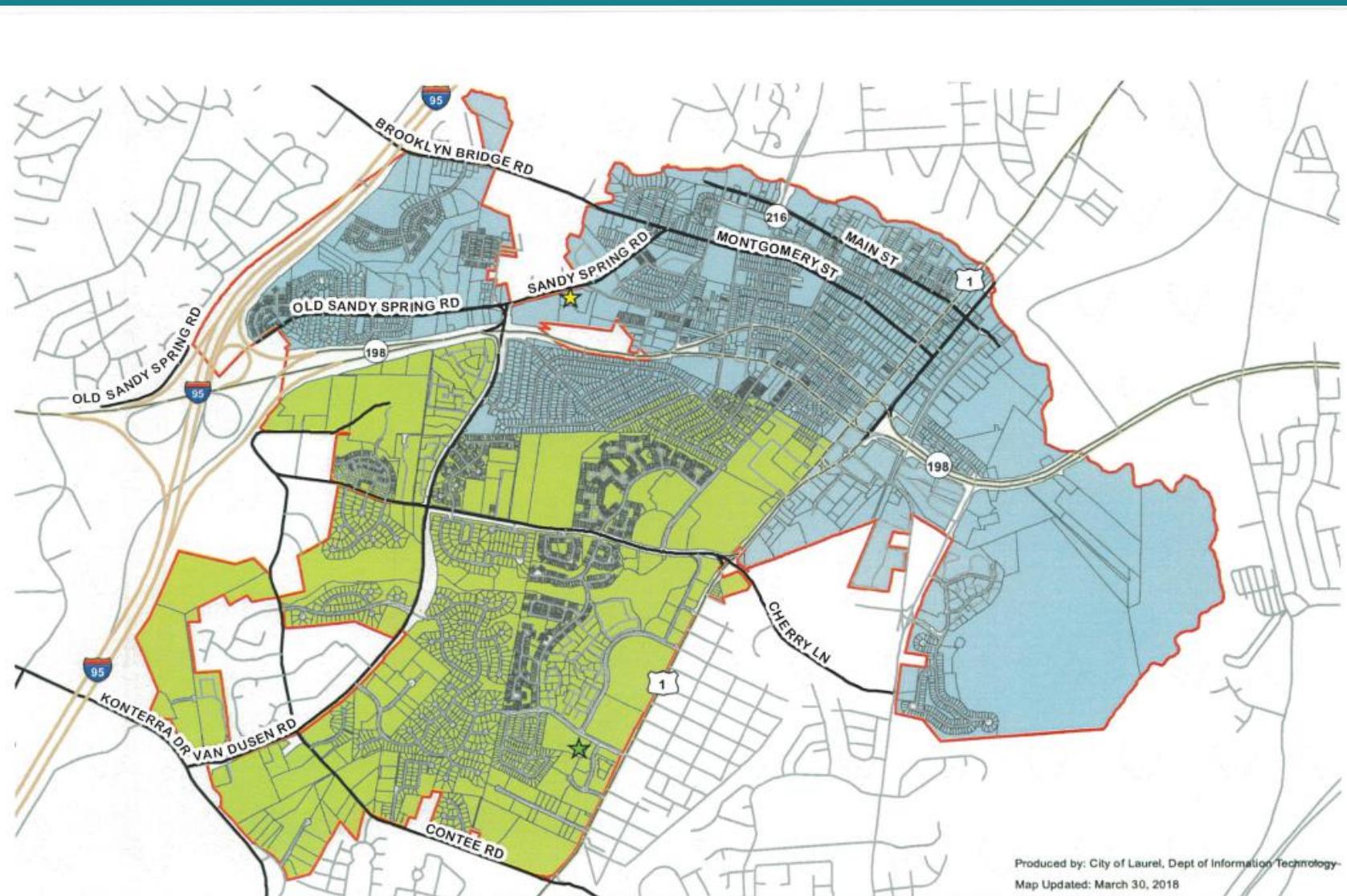
Laurel Hospital

Not currently in City
Limits.

Andersons Green

63 Townhouses



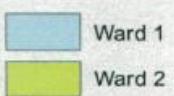


City of Laurel

Polling Locations

★ Laurel Municipal Center
(Early Voting Location)

★ Robert J. DePietro
Community Center



Demographics

Laurel Residents

Population
29,581

Unemployment Rate 4.5%

Poverty Rate 10.7% ?

Non-Citizens 12.8%



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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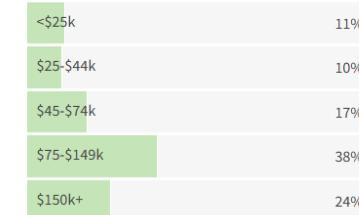
Demographics



Income

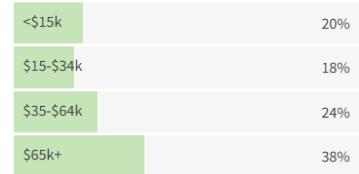
Median Household Income
\$92,035
National \$75,149

Household Income Brackets



Median Individual Income
\$50,403
National \$37,585

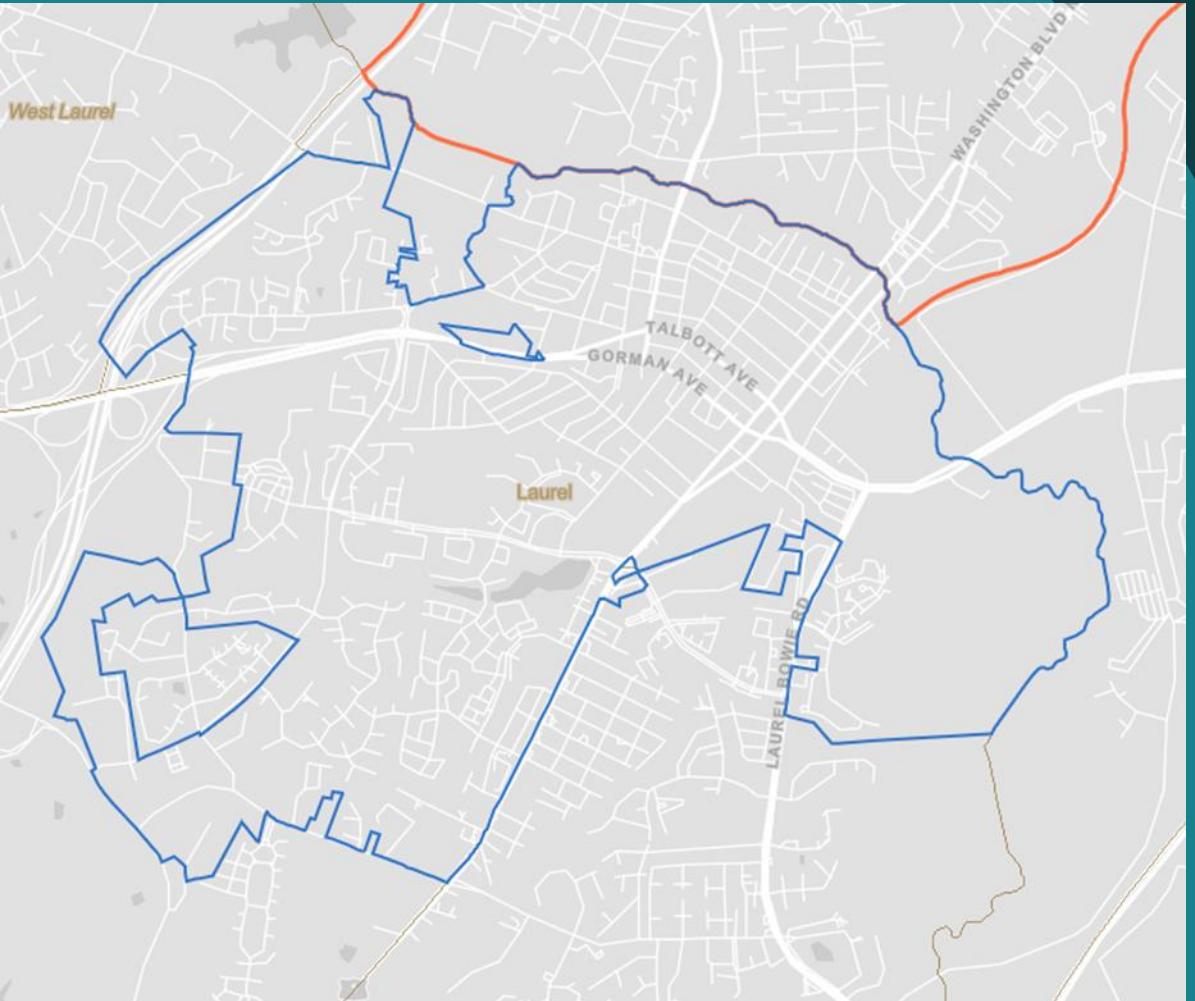
Individual Income Brackets



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

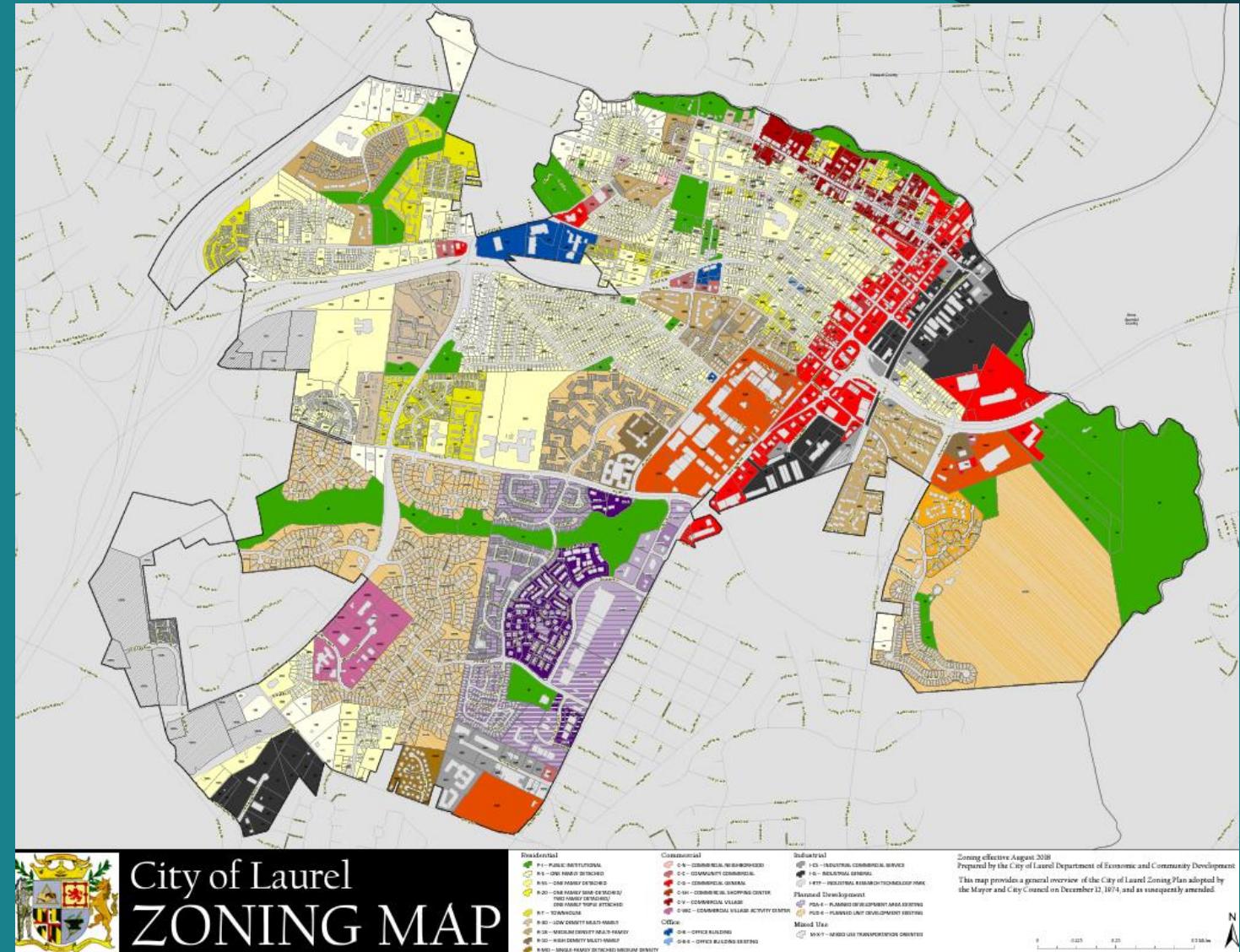


Zoning Map

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

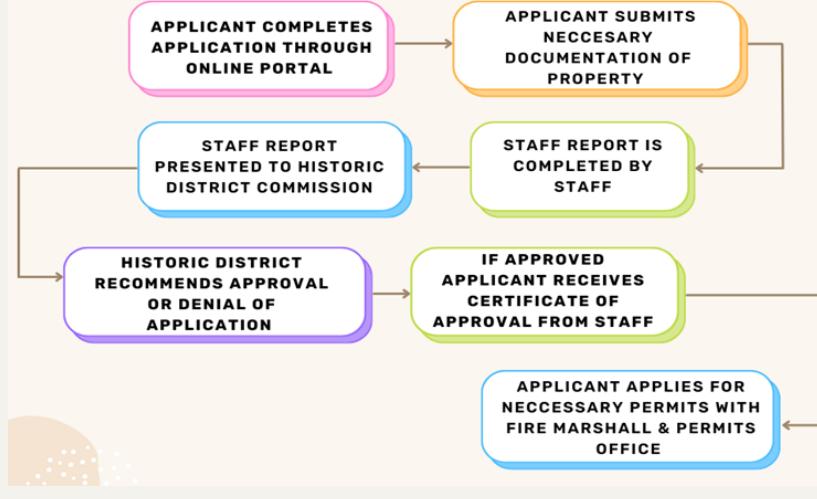
These districts are:

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

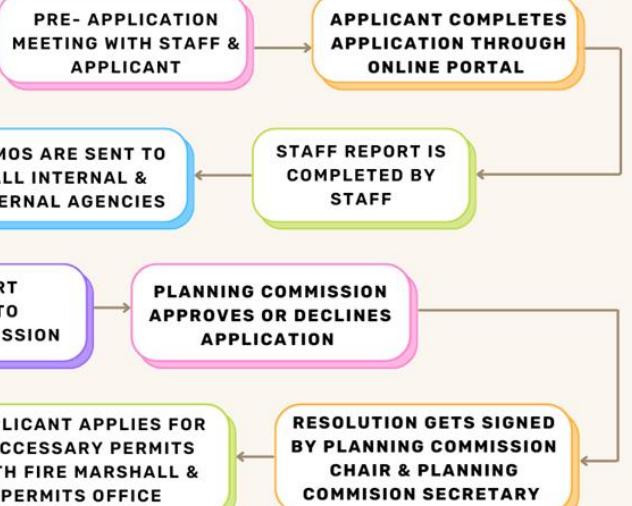




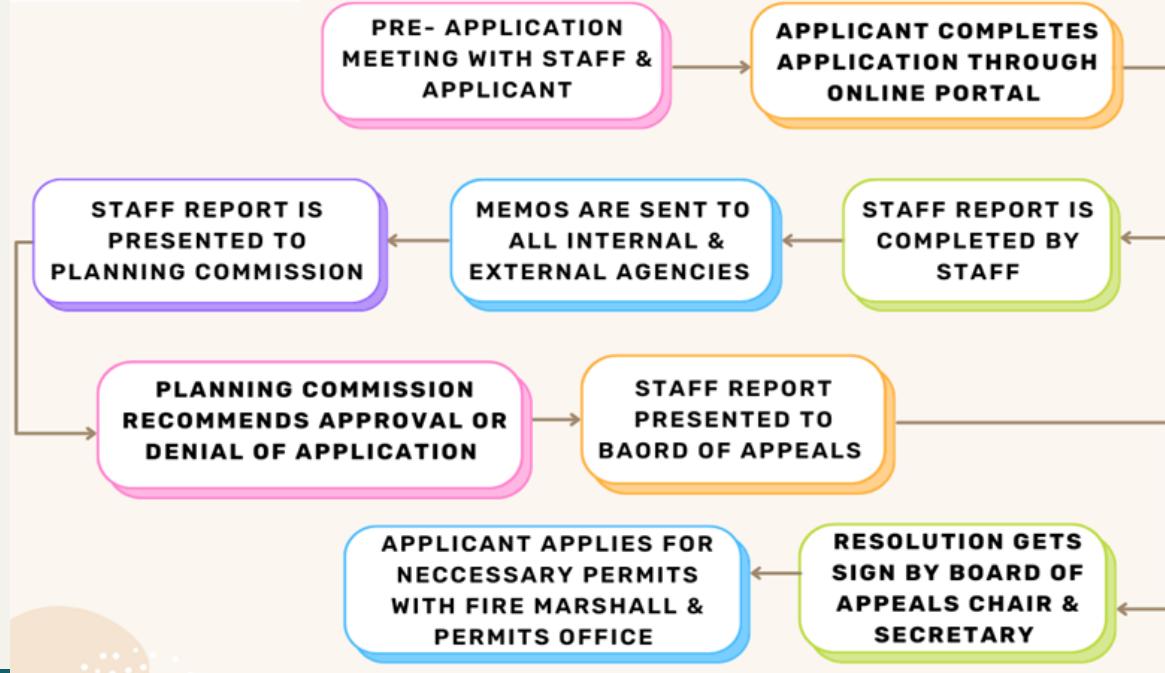
HISTORIC DISTRICT COMMISSION APPLICATION



AMENDED SITE & LANDSCAPE PLAN



SPECIAL EXCEPTION APPLICATION



Zoning Application



City of Laurel ZONING MAP

Residential

- R-1 - PUBLIC INSTITUTIONAL
- R-5 - ONE FAMILY ATTACHED
- R-10 - ONE FAMILY DETACHED
- R-20 - ONE FAMILY MULTI-DETACHED
- R-30 - ONE FAMILY ATTACHED MEDIUM DENSITY
- R-40 - LOW DENSITY MULTI-FAMILY
- R-50 - MEDIUM DENSITY MULTI-FAMILY
- R-60 - HIGH DENSITY MULTI-FAMILY
- R-70 - SINGLE FAMILY ATTACHED MEDIUM DENSITY

Commercial

- C-1 - COMMERCIAL NEIGHBORHOOD
- C-2 - COMMERCIAL GENERAL
- C-3 - COMMERCIAL GENERAL
- C-4 - COMMERCIAL SHOPPING CENTER
- C-5 - COMMERCIAL VILLAGE
- C-6 - COMMERCIAL VILLAGE ACTIVITY CENTER

Industrial

- I-1 - INDUSTRIAL COMMERCIAL SERVICE
- I-2 - INDUSTRIAL GENERAL
- I-3 - INDUSTRIAL RESEARCH TECHNOLOGY PARK

Planned Development

- PDA-1 - PLANNED DEVELOPMENT AREA EXISTING
- PDA-2 - PLANNED UNIT DEVELOPMENT EXISTING

Office

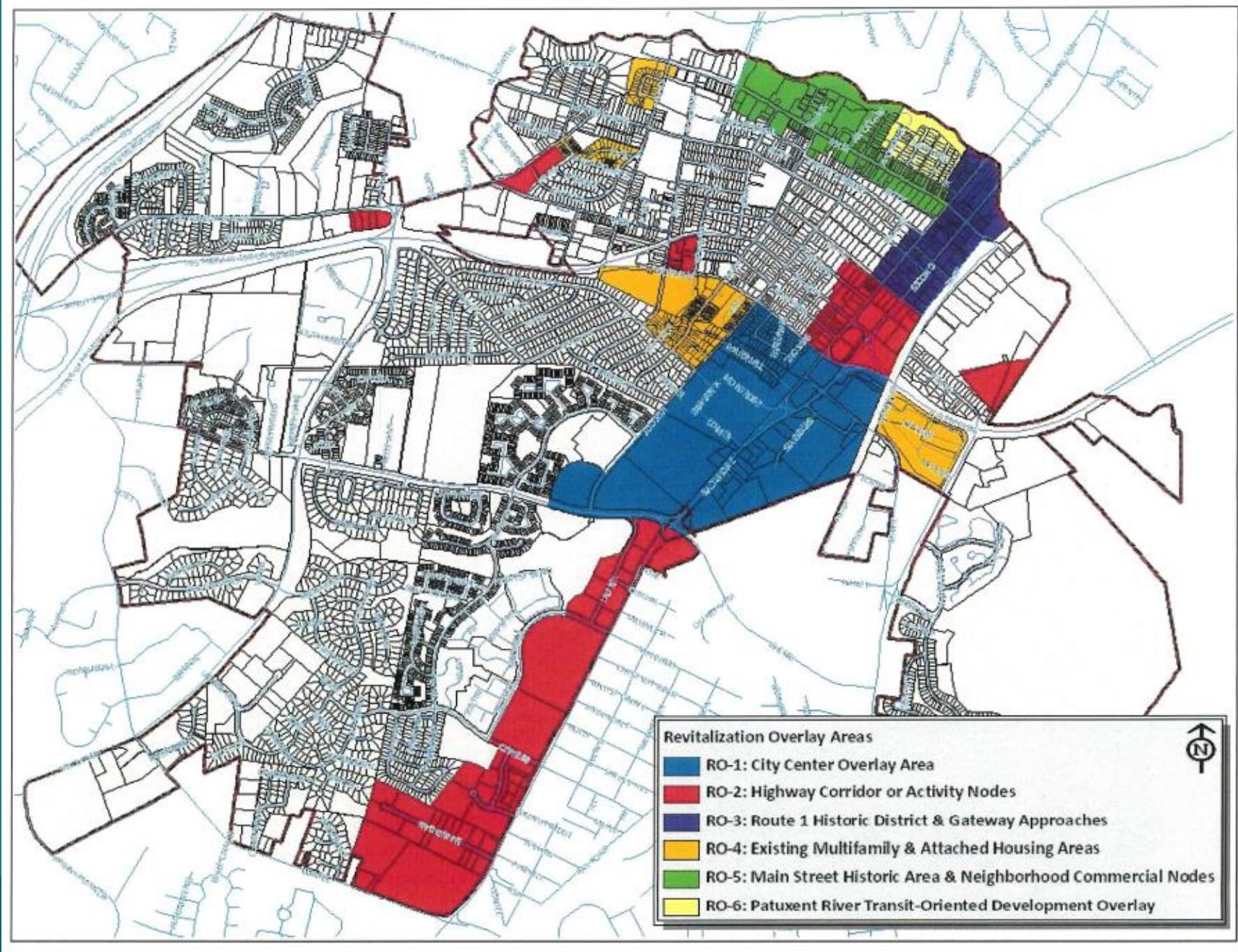
- O-1 - OFFICE BUILDING
- O-2 - OFFICE BUILDING EXISTING

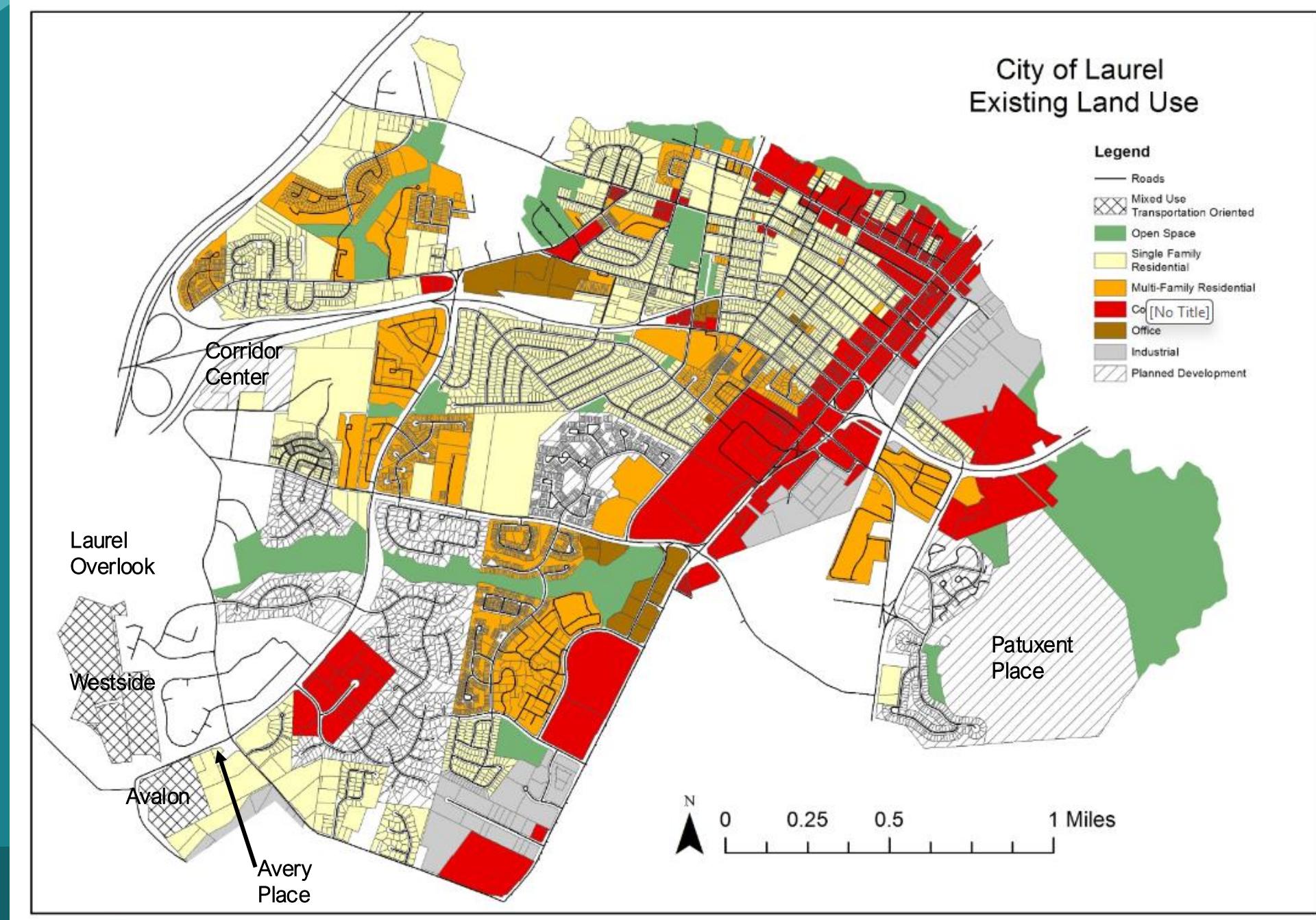
Mixed Use

- MU-1 - MIXED USE TRANSPORTATION ORIENTED

Zoning effective August 2018
Prepared by the City of Laurel Department of Economic and Community Development
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.

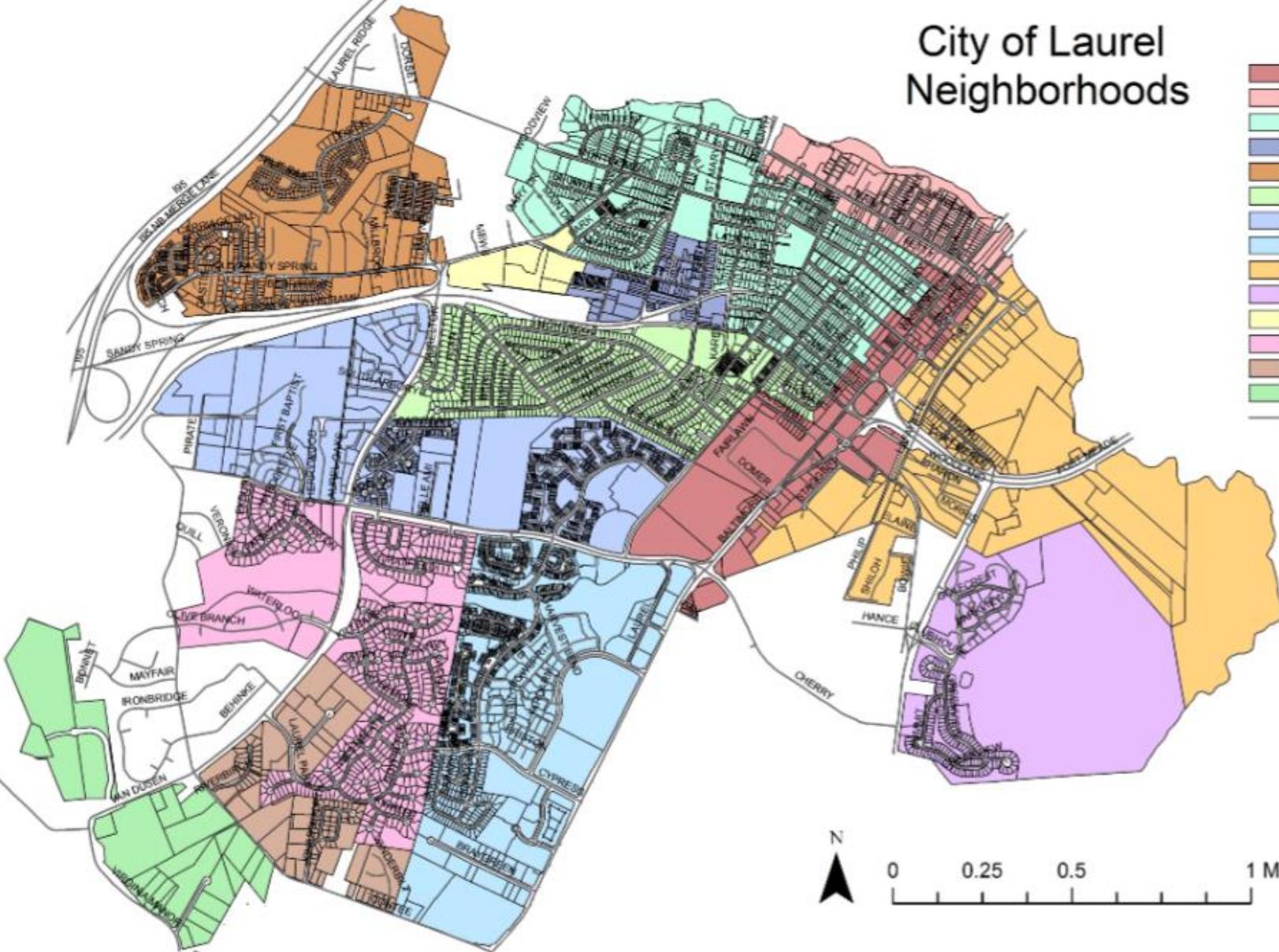
0 0.25 0.5 1 2 Miles





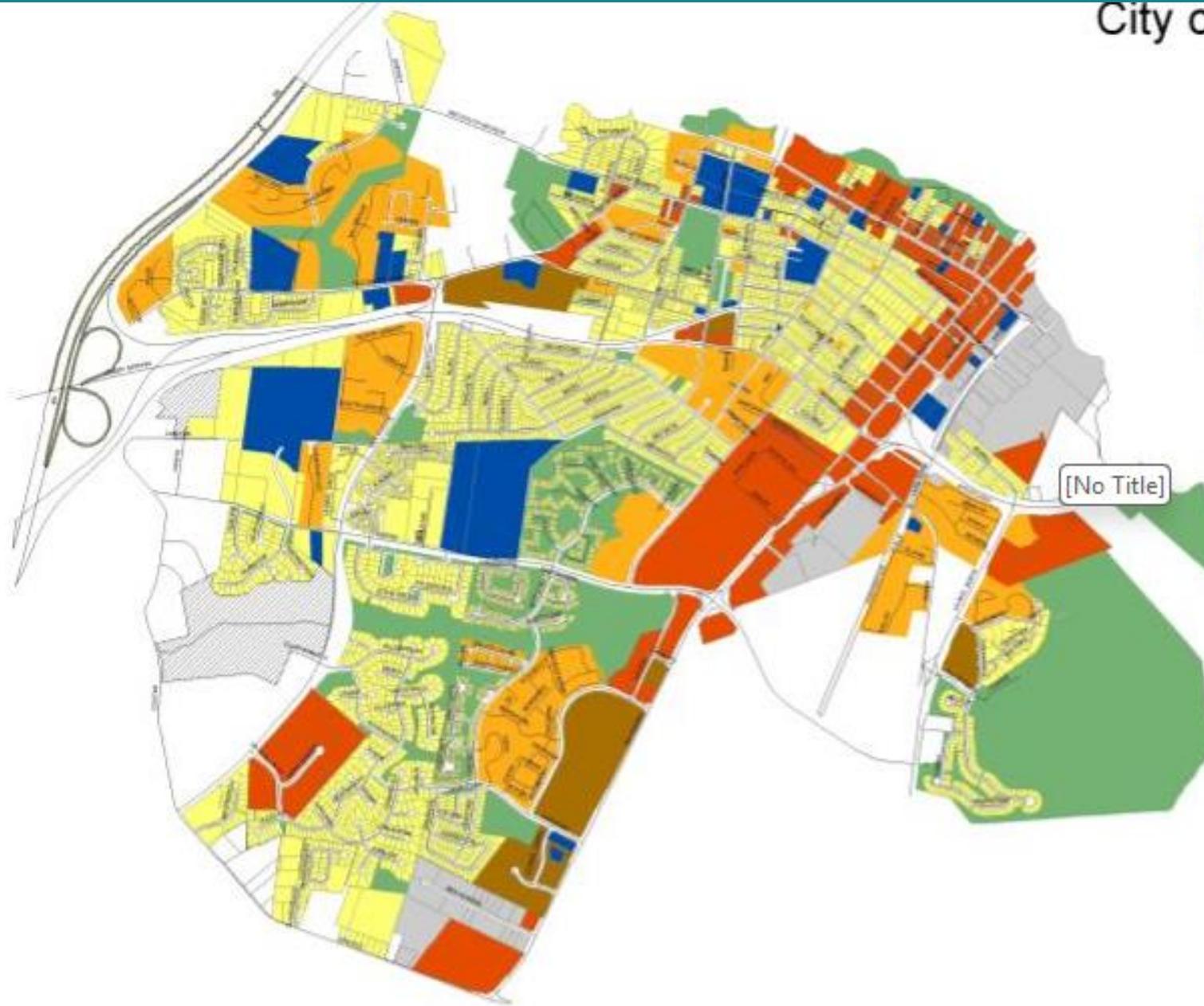
City of Laurel Neighborhoods

- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Neighborhood 4
- Neighborhood 5
- Neighborhood 6
- Neighborhood 7
- Neighborhood 8
- Neighborhood 9
- Neighborhood 10
- Neighborhood 11
- Neighborhood 12
- Neighborhood 13
- Neighborhood 14
- Roads



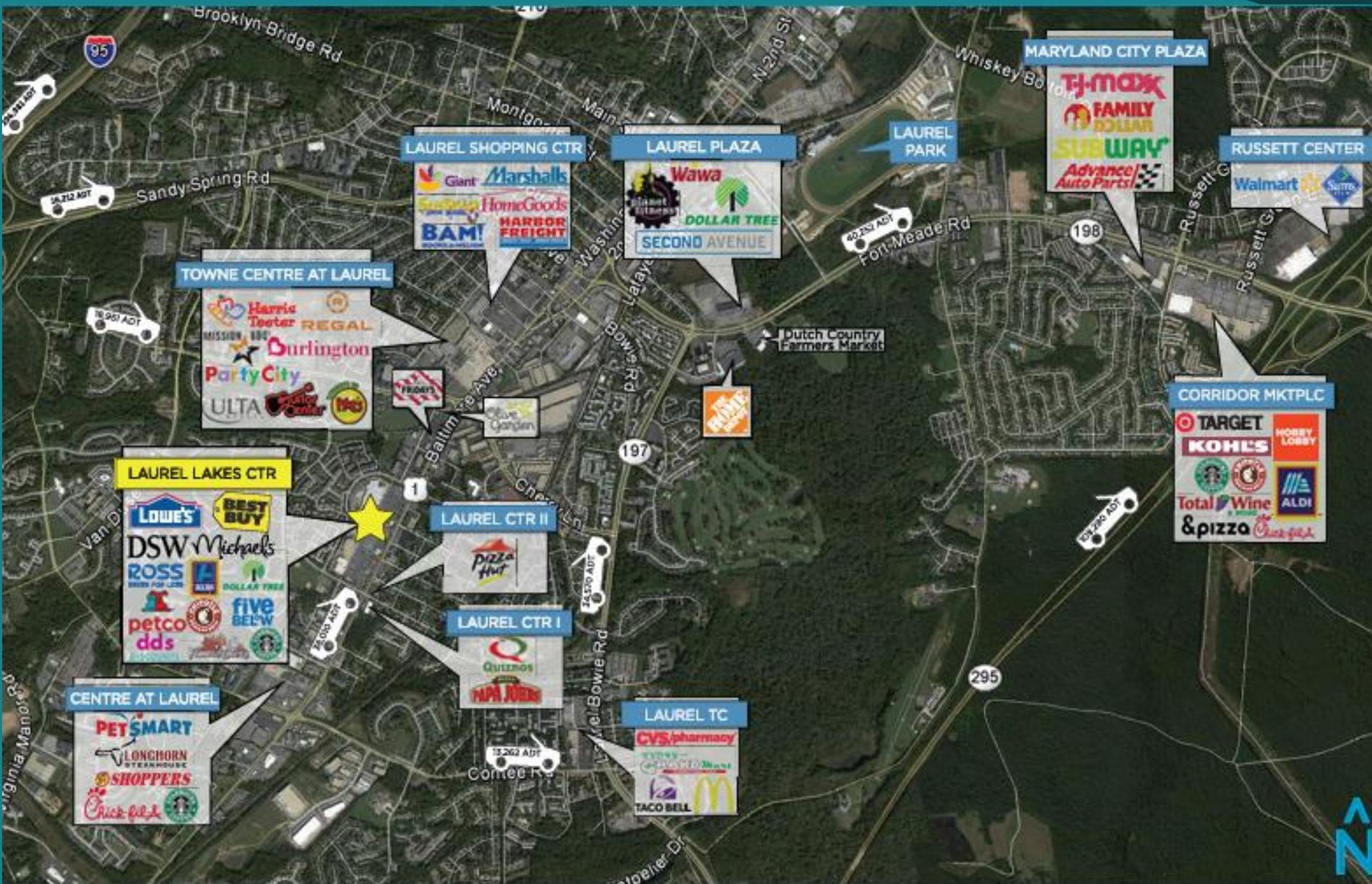
0 0.25 0.5 1 Miles

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





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 Oriole | Phone: 703.893.5141 | Email: leasing@rosenthalproperties.com

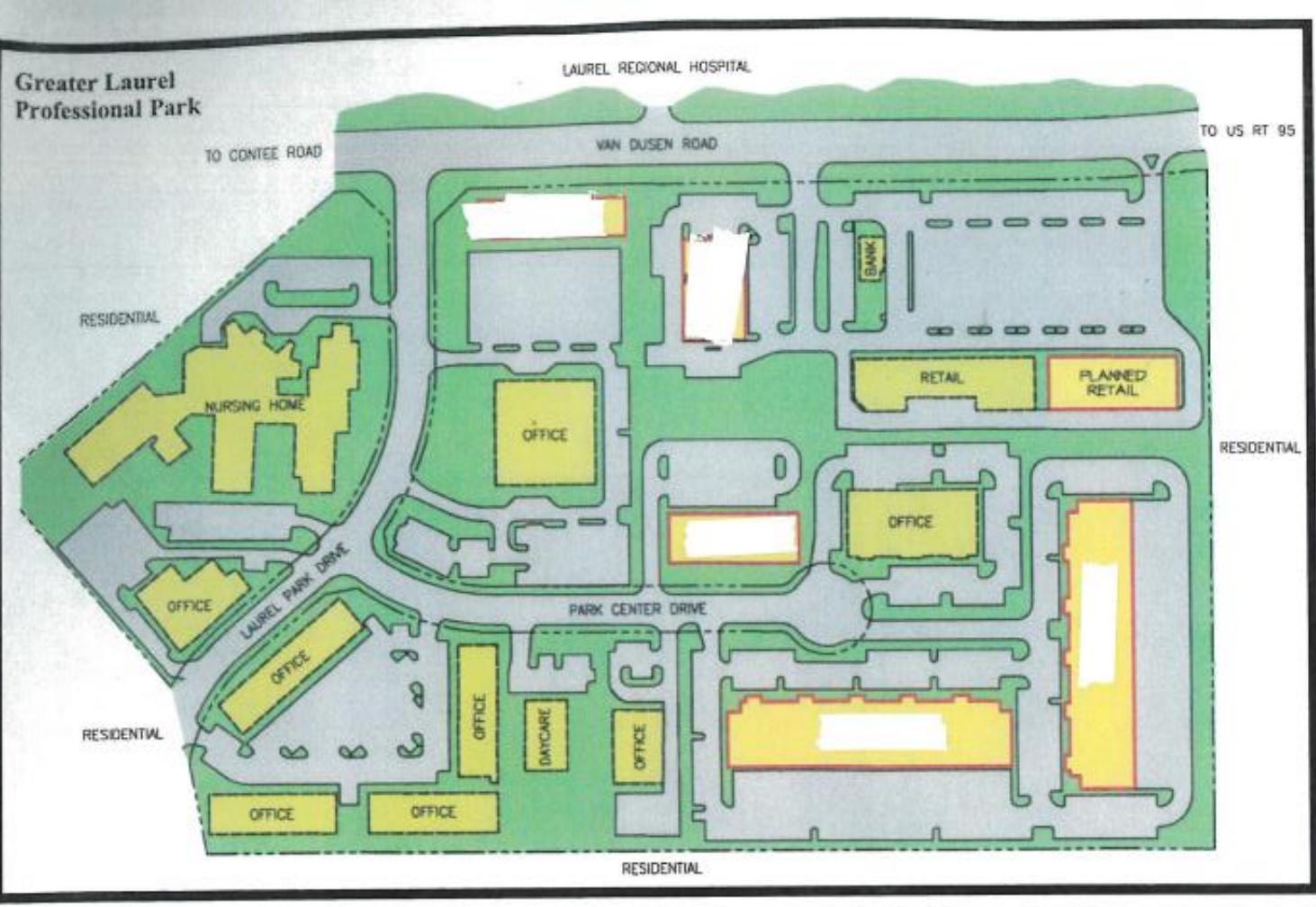


Laurel Plaza

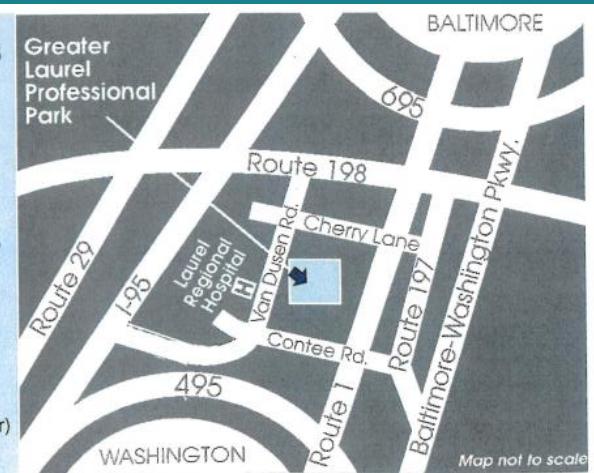
#	Tenant	SQ FT
1	2nd Ave Value Stores	81,550
2	Laurel Nail Spa	2,074
3	Family Dollar	10,155
4	Super Clean Laundromat	7,683
5	Dollar Tree	13,253
6	JB Atlantic Restaurant & Grill	6,000
7	Laurel Plaza Liquors	3,050
8	Planet Fitness	21,000
10	Grand E Buffet & Grill	12,709
11	Wawa	4,670







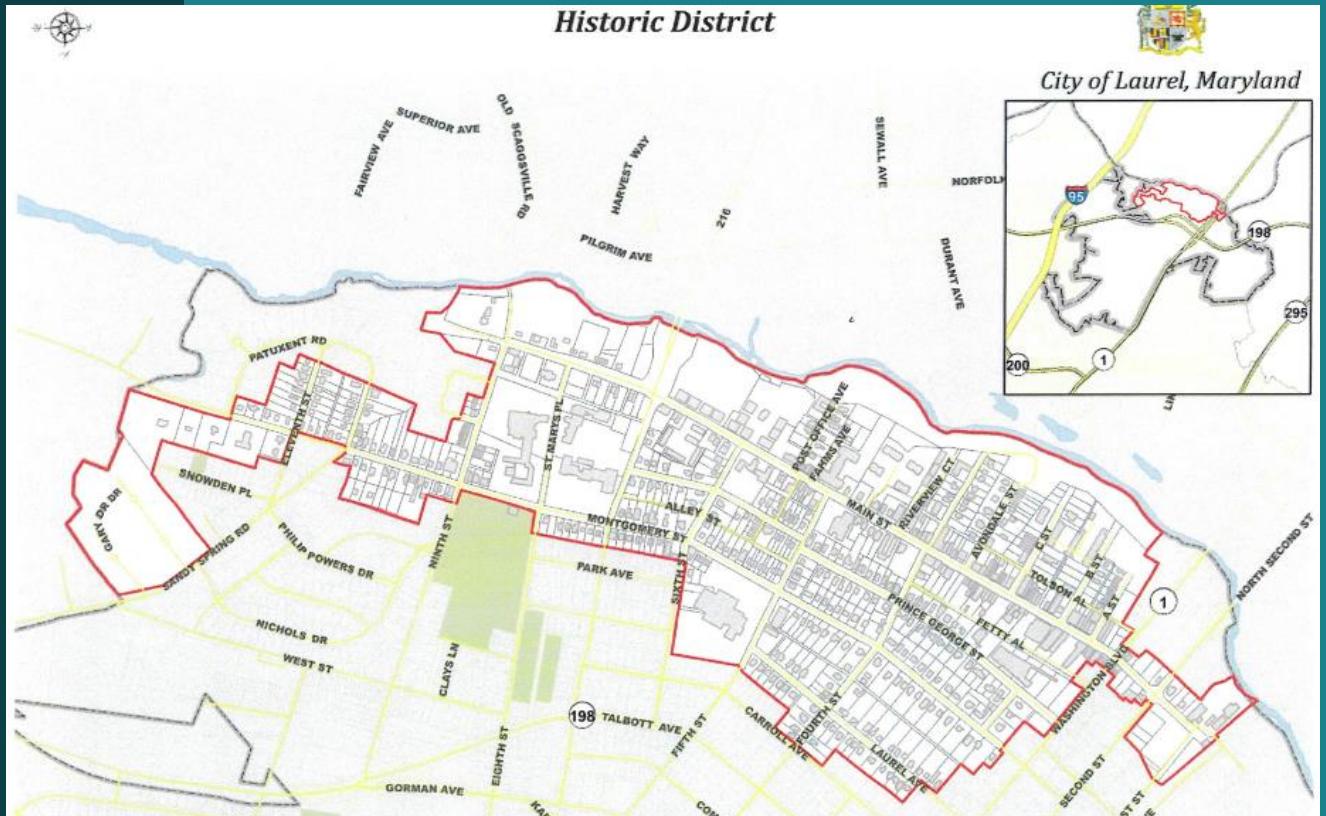
- Minutes to I-95, Route 1 and 295
- Easy access to BWI Airport
- Directly across from Laurel Regional Hospital
- Convenient to housing, shopping, restaurants, daycare and recreational facilities
- Served by public transportation
- Located in the City of Laurel
- Zoned VAC (Village Activity Center)



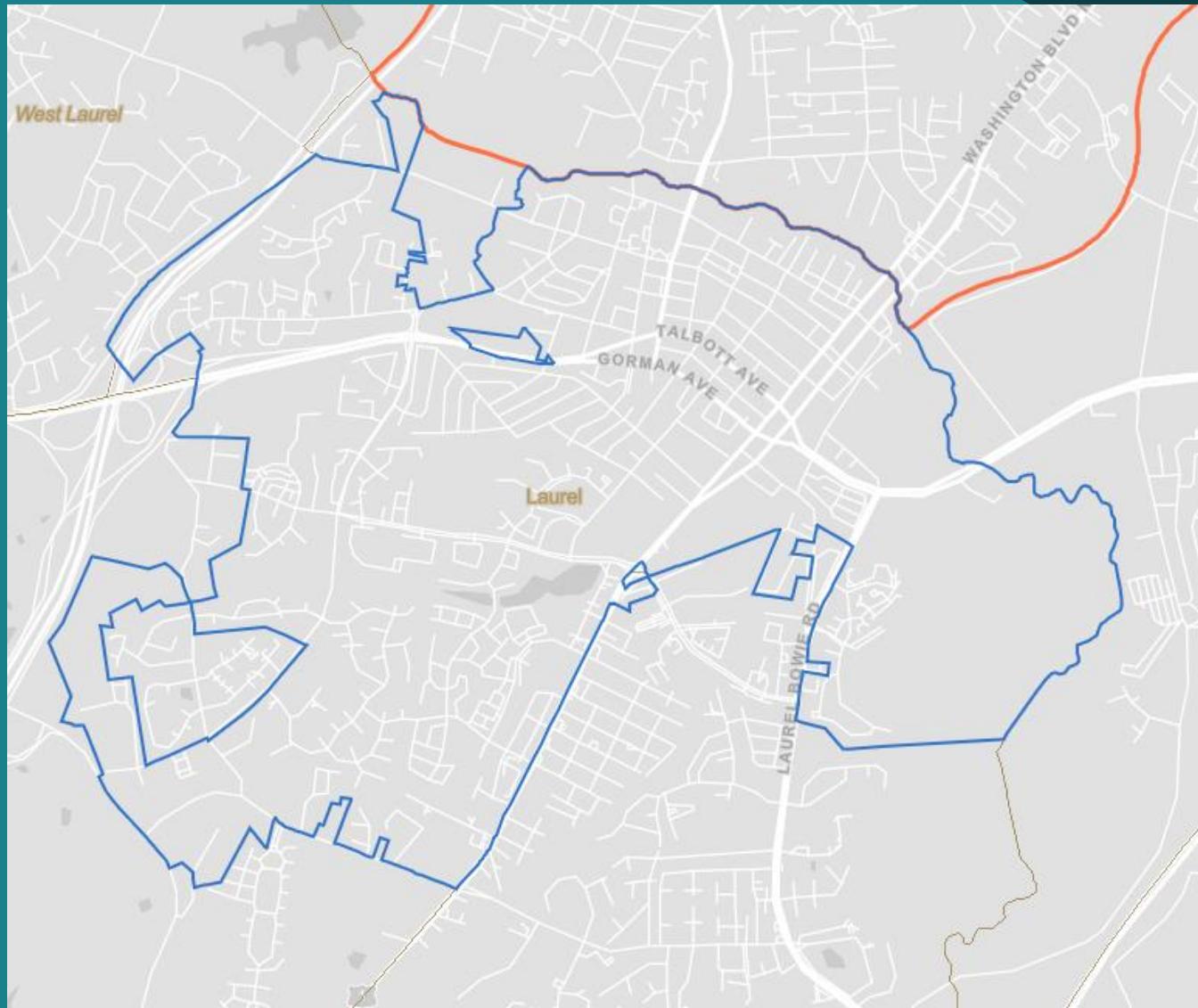
Arts & Entertainment Overlay District

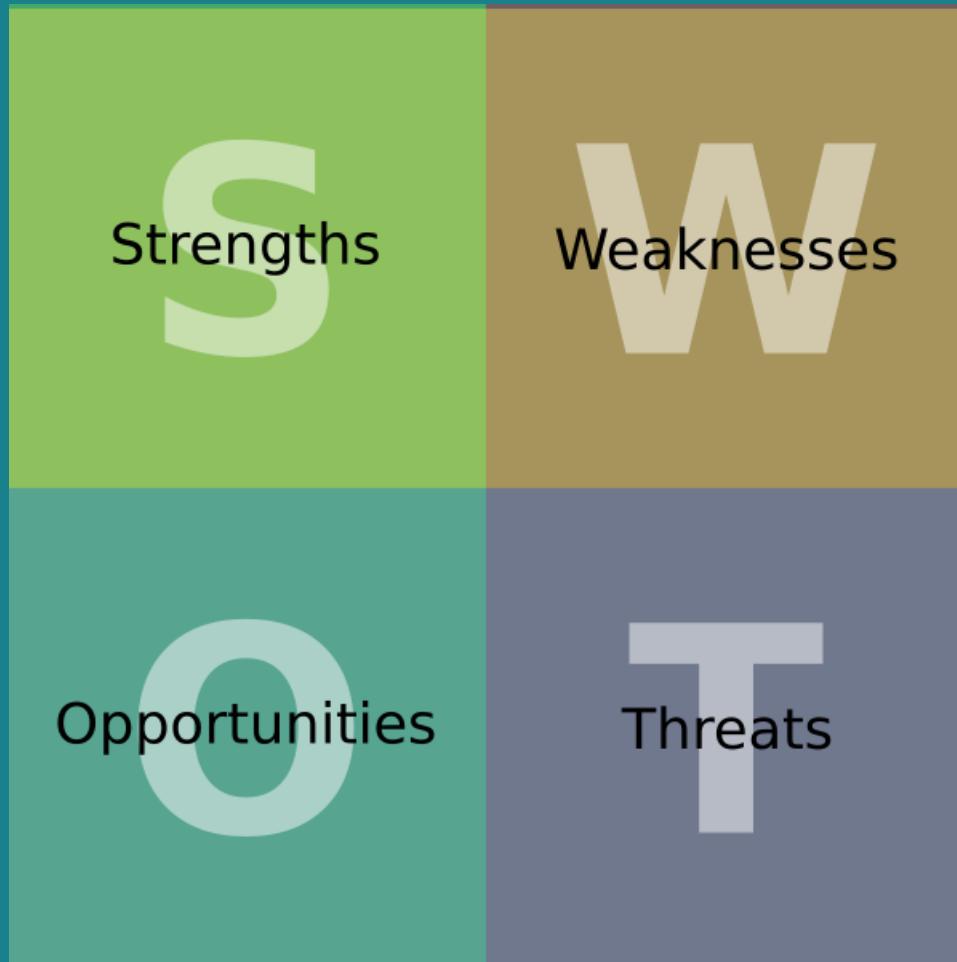


Historic District



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

Engage the Community

B

- 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

Future Land Use & Development Plan

D

- 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

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mburrough@laurel.md.us

www.firstupconsultants.com