



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

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DATE: June 17, 2025

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission
FROM: Monta Burrough, Director
CASE: Plat of Consolidation – 14251 and 14275 Park Center Drive

GENERAL INFORMATION

APPLICANT: Stanley Martin Homes, LLC, c/o Shawn Day
6404 Ivy Lane
Laurel, MD 20707

ENGINEER: Charles P. Johnson & Associates, Inc.
1751 Elton Road
Silver Spring, Maryland 20903

OWNER: Greater Laurel Professional Park LLLP
612 Main Street
Laurel, MD 20723

REQUESTED ACTION: Plat of Consolidation: Consolidate two parcels into one

LOCATION: 14251 Park Center Drive, Laurel, Maryland 20707
14275 Park Center Drive, Laurel, Maryland 20707

ZONING: C-VAC (Commercial Village Activity Center)

BACKGROUND INFORMATION

The Applicant is seeking Plat of Consolidation approval to consolidate two (2) parcels into one (1) parcel. The properties are zoned C-VAC (Commercial Village Activity Center).

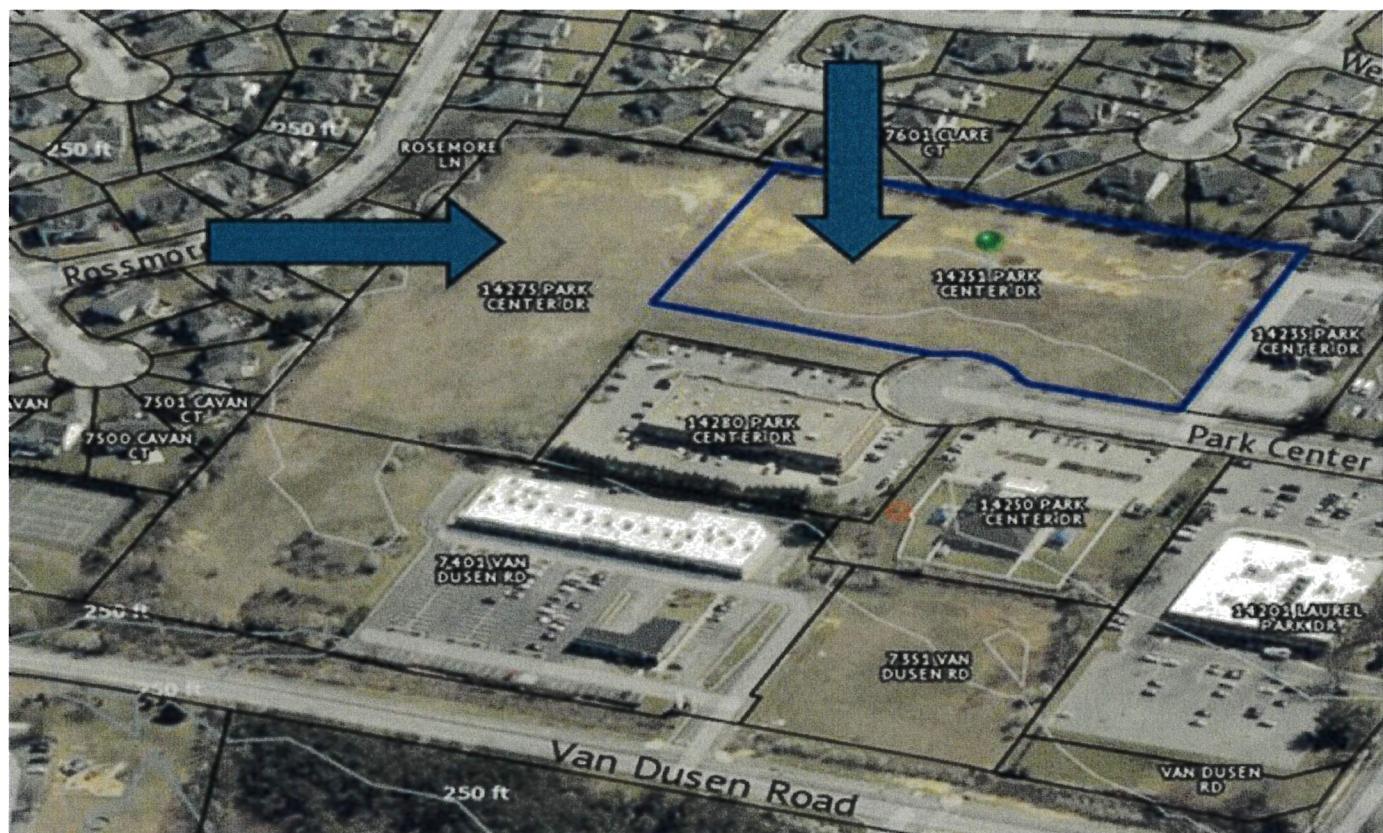
The adjacent property zoning designations are as followed:

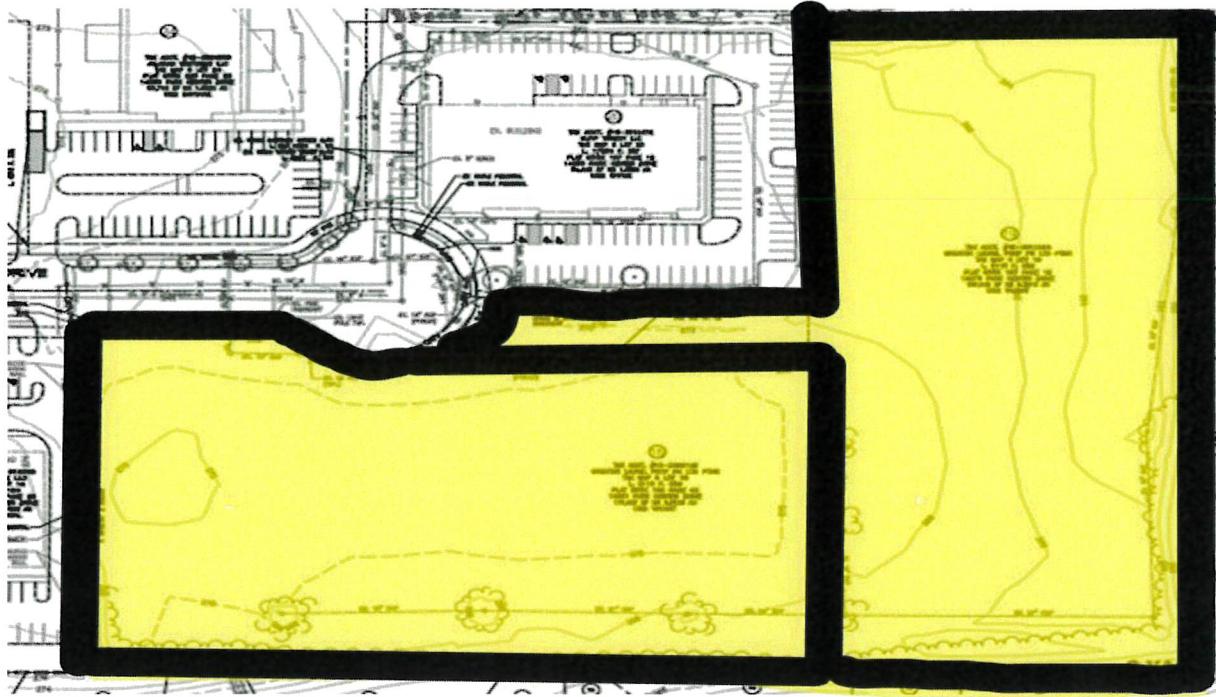
- **North:** PUD-E (Planned Unit Development Existing)
- **South:** C-VAC (Commercial Village Activity Center)
- **East:** C-VAC (Commercial Village Activity Center)
- **West:** PUD-E (Planned Unit Development Existing)

The following Departments and Agencies were notified of the application and comments were requested. Any responses received are written in the chart below.

Department of Agency	Comments Received
City of Laurel Department of Public Works	No issues with the project. (6/16/25)

Below is an overhead of the subject properties.





ANALYSIS

The Applicant is seeking Plat of Consolidation approval to consolidate two (2) parcels into one (1) parcel. The Applicant is seeking to consolidate Lots 18 & 19, parcel A-J. The new consolidated lot “Oaks @ Laurel” will house eighty-two (82) individual townhouse dwellings. Lot eighteen (18) encompasses 3.91 acres (170,427 square feet), while Lot nineteen (19) covers 4.35 acres (189,530 square feet). Together, the two lots total 8.26 acres (359,957 square feet).

RECOMMENDATION

It is recommended that the City of Laurel Planning Commission **APPROVE** the Plat of Consolidation Record Plat for 14251 and 14275 Park Center Drive with the following condition:

1. The Applicant shall have the Record Plat recorded among Prince George’s County Land Records within 180 days of approval.
2. Any modifications to the Final Record Plat of Subdivision shall require new Final Record Plat application approval by the City of Laurel Planning Commission.

ATTACHMENTS

-Plat of Consolidation Plan

Reviewed:

Monta Burrough

Monta Burrough, Director