



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

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September 19, 2024

**AGENDA ITEM NO. 3**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission

**FROM:** Justin Thornton, Planner II

**CASE:** Amended Site and Landscape Plan Application  
13600 Baltimore Ave Suite 600  
Laurel, MD 20707

**GENERAL INFORMATION**

**APPLICANT:** Josef-Ruben Cruz  
13461 Sunrise Valley Drive, Suite 500  
Herndon, VA 20171

**OWNER:** KRG Centre at Laurel LLC  
2405 York Road, Suite 201  
Timonium, MD 21093

**REQUESTED ACTION:** Approval of Amended Site and Landscape Plan to make exterior alterations.

**LOCATION:** 13600 Baltimore Ave Suite 600  
Laurel, MD 20707

**ZONING:** C-SH (Commercial Shopping Center)

## **BACKGROUND INFORMATION**

The applicant is seeking Amended Site and Landscape Plan approval to extend drive through line at an existing Chick-fil-A. The applicant will also include minor grading, paving, curb & gutter, and relocating an existing trash enclosure, which is located on the side of the property.

## **THE PROPERTY IS SURROUNDED BY THE FOLLOWING ZONING CLASSIFICATIONS:**

NORTH: IC-S, Industrial-Commercial Service

EAST: Not in Jurisdiction

SOUTH: Not in Jurisdiction

WEST: IC-S, Industrial-Commercial Service

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

Department or Agency	Comments Received
City of Laurel Department of Public Works	<i>No issue with proposal. (9/30/2024)</i>
City of Laurel Police Department	<i>No issue with proposal. (9/26/2024)</i>
City of Laurel Department of Parks and Recreation	<i>No issue with proposal. (9/30/2024)</i>
City of Laurel Department of the Fire Marshal and Permit Services	<i>No issue with proposal. (9/23/2024)</i>
Washington Suburban Sanitary Commission (WSSC)	<i>No issue with proposal. (9/23/2024)</i>
Maryland State Highway Administration (SHA)	<i>No issues with proposal. (9/19/2024)</i>
Maryland Department of Planning	Comments below (10/3/2024
Maryland-National Park and Planning Commission (MNPPC)	<i>No comments received.</i>

Prince George's County Department of Public Schools – Department of Capital Programs	<i>No comments received.</i>
Baltimore Gas and Electric (BGE)	<i>No comments received.</i>
Verizon	<i>No issue with proposal. (9/23/2024)</i>
Department of Permitting, Inspection & Enforcement (DPIE)	<i>No comments received.</i>
Prince George's County Health Department	<i>No issue with proposal. (9/24/2024)</i>

**Prince George's County Planning Department Comments Below**

The subject property is located within the City limits of Laurel, and across Baltimore Avenue from property in Prince George's County boundaries. Based on the submitted development plans, the proposed work will impact the streetscape of Baltimore Ave.

After review of this file, the Prince George's County Planning Department offers the following comments:

- This property is within the City of Laurel but does front on a master-planned roadway and trail. Please review the Master Plan of Transportation for recommendations.
- Recommend the accessory structure be located in the rear of the property to better screen the use and limit sight distance issues at the entrance to the shopping center and Baltimore Avenue.
- We would suggest moving the trash enclosure to the northwest corner of the property where parking would be less likely used given the conflicts with the drive-through. The existing vegetation and green area in this location could also be modified to accommodate the structure and provide additional screening.
- The plans also do not show what will happen to the existing freestanding sign, but if retained this may add to the sight distance concerns. If it is to be reconstructed and the new trash enclosure remains in the current location the sign should be incorporated into the enclosure's design to limit impact.

**Below is an overhead of the subject property:**



## **ANALYSIS**

The applicant is seeking an Amended Site and Landscape plan approval to make exterior alterations. The alterations will include extending the existing drive thru lanes resulting into two queuing lanes. Alterations will also encompass minor grading, paving, curb & gutter, and a trash enclosure relocation for Chick-fil-A.

### **Parking Lot and Dumpster Enclosure**

The applicant proposes to relocate the existing trash enclosure. The proposed enclosure will be ten (10) feet long and thirty-four (34) feet wide. It will be located on the North-east side of the site. The enclosure will take away four (4) parking spaces. An offsite temporary construction easement is being coordinated for the work involved with the relocation of the existing trash enclosure and associated concrete apron. The portion of the existing concrete apron that is offsite will be milled and overlaid with asphalt. No utility improvements are proposed within the project scope. Parking will be reduced from fifty-two (52) parking spaces to thirty-nine (39) parking spaces. The site will maintain the required parking spaces of twenty-four (24).

## **SITE CHARACTERISTICS**

<b>Parcel Size:</b>	41,758 sq. ft.
<b>Zoning:</b>	C-SH
<b>Proposed Lot Coverage:</b>	35,792 ft. (85.71%)
<b>Proposed Green Space on Lot:</b>	5,966 sq. ft. (14.29%)

## **RECOMMENDATION**

Staff recommends that the City of Laurel Planning Commission **APPROVE** the Amended Site & Landscape Plan for 13600 Baltimore Ave Suite 600 with the following conditions:

1. The Applicant shall obtain all appropriate City of Laurel permits.
2. The Applicant shall comply with all applicable local, state, and federal laws and regulations.

## **ATTACHMENTS:**

1. Site Plans
2. Renderings
3. Justification Letter
4. Application

Reviewed:

*Monta Burrough*

Monta Burrough  
Director