



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

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May 26, 2023

**AGENDA ITEM NO. 4**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission

**FROM:** Emily Cline-Gibson, Planner I

**CASE:** Amended Site and Landscape Plan Application  
307 Compton Ave  
Laurel, MD 20707

**GENERAL INFORMATION**

**APPLICANT:** Legends Group, LLC  
307 Compton Ave  
Laurel, MD 20707

**OWNER:** Same as applicant

**REQUESTED ACTION:** Approval of Amended Site and Landscape Plan

**LOCATION:** 307 Compton Ave  
Laurel, MD 20707

**ZONING:** C-G (Commercial General)

**BACKGROUND INFORMATION**

The applicant is seeking Amended Site and Landscape plan approval to expand the existing parking lot located at 307 Compton Avenue to have a total of fifteen (15) parking spaces. The lot size is 10,125 square feet. The building located on the property is 1,850 square feet and is currently used as an office building. The applicant's reason for expanding the existing parking lot is to accommodate the building's Use and Occupancy parking requirements as well as provide additional parking spaces for a proposed daycare facility located on the property to the left.

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

NORTH: C-G, Commercial General

EAST: C-G, Commercial General

SOUTH: C-G, Commercial General

WEST: C-G, Commercial General

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>Comments are below. (5/24/23)</i>
City of Laurel Police Department	<i>No issue with proposal. (5/31/23)</i>
City of Laurel Department of Parks and Recreation	<i>No issue with proposal. (5/17/23)</i>
City of Laurel Department of the Fire Marshal and Permit Services	<i>Comments are below. (5/19/23)</i>
Washington Suburban Sanitary Commission (WSSC)	<i>Comments are attached. (5/26/23)</i>
Maryland State Highway Administration (SHA)	<i>No issue with proposal. (5/17/23)</i>
Maryland Department of Planning	No comments received.
Maryland-National Park and Planning Commission (MNPPC)	No comments received.
Prince George's County Department of Public Schools – Department of Capital Programs	No comments received.
Baltimore Gas and Electric (BGE)	No comments received.
Verizon	No comments received.

Department of Permitting, Inspection & Enforcement (DPIE)	No comments received.
Prince George's County Health Department	No comments received.

**Below are comments received from the Department of the Fire Marshal and Permit Services dated May 19, 2023:**

*At 307 Compton, the handicap parking space is shown in the rear of the building and is at the end of the driveway that serves this address. Per the Americans with Disabilities Act Accessibility Guidelines (ADAAG), the handicap parking space must be located as close to the building as possible and the route from the parking spot must be accessible. The cross slope of an accessible route cannot be more than 2%. Since the plat does not show elevation contours, I cannot confirm that this space meets ADAAG requirements.*

*For this reason, I am requesting that the civil engineer resubmit showing the space as close to the building as possible along with the accessible route.*

**Below are comments received from the Department of Public Works dated May 24, 2023:**

- 1. There are no grades shown on the plan or grading. How can flow patterns be analyzed or points of concentrated flows on to neighboring property owners be determined without grading, both existing and proposed?*
- 2. Please delineate and add to the Legend a symbol for proposed paving and sidewalks.*
- 3. Please show the entire street in front of #307 and apron to the entrance.*
- 4. As the drive lane is indicated as One-Way, please indicate Do Not Enter and other signage as appropriate for the site and proper traffic flow.*
- 5. A City of Laurel ROW permit is required for all work within the Public ROW.*
- 6. Screening of parked vehicles should be considered between the sidewalk and space C-14.*

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



- The dark black line represents the property line for 307 Compton Ave.
- The blue arrow indicates the existing parking area.
- The green arrow indicates the proposed location for a daycare facility at 311 Compton Ave that will be sharing five (5) proposed spaces on the 307 Compton Ave property.

### **ANALYSIS**

The applicant is seeking Amended Site and Landscape approval to construct additional parking spaces on the property. There are currently six (6) existing parking spaces located on a lot behind the building. The applicant proposes to use new and existing pavement to create a total of fifteen (15) spaces on the property.

**Section 20-16.5 of the Unified Land Development Code (ULDC)** states that an office building must have one (1) parking space for every 200 square feet of gross floor area. This means that ten (10) parking spaces are required for the 1,850 square foot office building on the property. Additionally, **Section 20-16.6 (b) of the ULDC** states that a group of buildings occupied by two (2) or more uses, operating normally during the same hours, shall provide spaces for not less than the sum of the spaces required for each use.

The proposed site plan for the daycare facility located at 311 Compton Ave does not provide enough space on their lot for all the required parking. It is for this reason that the applicant proposes constructing five (5) additional parking spaces on their property to share with the neighboring business.

On the existing lot (307 Compton Avenue), the applicant proposes to keep five (5) parking spaces where the current spaces are located, one (1) of which will be an ADA space, and one (1) will be a compact space. Two (2) parallel parking spaces will be added on the pavement directly behind the building (see plat attachment).

For the proposed parking area (307 Compton Avenue), the applicant will construct eight (8) additional parking spaces (see plat attachment). The existing conditions of the unpaved areas consist of turfgrass. Four (4) parallel spaces and two (2) compact spaces will be located on the front left side of the property, and one (1) compact and one (1) standard space will be located on a new lot behind the existing rear lot (see plat attachment). The total area of the new proposed parking area to be constructed is 1,797 square feet, which would bring the total overall parking area to 6,022 square feet. **Per Section 20-7.11 of the ULDC**, the minimum net lot green area required for the C-G zone is 10%. Combining all existing and proposed pavement square footage along with building square footage, the applicant is within the green space requirements. One (1) tree will be removed near the left rear property line. The proposed spaces located in the front of the property are the spaces that will be shared with the daycare facility.

There will be a total of four (4) standard parking spaces with the dimensions of 9’x19’, four (4) compact spaces with the dimensions of 8’x15’, six (6) parallel spaces with the dimensions of 8x22 feet, and one (1) ADA space with the dimensions of 16’x19’. **Per Section 20-16.3 (f) of the ULDC**, compact parking spaces may not exceed forty (40) percent of total parking required. The proposed number of compact spaces is within the required limit.

**SITE CHARACTERISTICS**

<b>Parcel Size:</b>	10,125 sq. ft.
<b>Zoning:</b>	C-G
<b>Existing Lot Coverage:</b>	5,673 sq. ft.
<b>Proposed Lot Coverage:</b>	7,440 sq. ft.
<b>Existing Green Space:</b>	44%
<b>Proposed Green Space:</b>	26.5%

**RECOMMENDATION**

Staff recommends that the City of Laurel Planning Commission **APPROVE** the Amended Site & Landscape Plan for 307 Compton Avenue with the following conditions:

1. The Applicant shall obtain all appropriate City of Laurel permits for completion of this project.
2. The Applicant shall comply with all applicable local, state, and federal laws and regulations in the development of the property.

**ATTACHMENTS:**

1. Plat
2. Comments received from Washington Suburban Sanitary Commission

Reviewed:



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Robert Love  
Director