



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

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May 26, 2023

**AGENDA ITEM NO. 3**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission  
**FROM:** Emily Cline-Gibson, Planner I  
**CASE:** Final Site and Landscape Plan Application  
311 Compton Ave  
Laurel, MD 20707

**GENERAL INFORMATION**

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

**OWNER:** Milestone Investment, LLC  
308 Compton Ave  
Laurel, MD 20707

**REQUESTED ACTION:** Approval of Final Site and Landscape Plan with Parking Modification

**LOCATION:** 311 Compton Ave  
Laurel, MD 20707

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

**BACKGROUND INFORMATION**

The applicant is seeking Final Site and Landscape approval to construct a two-story building and a parking lot located at 311 Compton Avenue that will become the new location for an existing daycare facility. The currently vacant lot is 10,125 square feet and the proposed building will be 2,400 square feet. The applicant is also seeking approval for a parking reduction from the required parking spaces for a daycare. The applicant is requesting to reduce the required number of parking spaces from twenty-two (22) to fourteen (14).

**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. (3/30/23)</i>
City of Laurel Police Department	<i>No issue with proposal. (4/25/23)</i>
City of Laurel Department of Parks and Recreation	<i>No issue with proposal. (3/30/23)</i>
City of Laurel Department of the Fire Marshal and Permit Services	<i>Comments are below. (3/31/23)</i>
Washington Suburban Sanitary Commission (WSSC)	<i>Comments are attached. (4/12/23)</i>
Maryland State Highway Administration (SHA)	No comments received.
Maryland Department of Planning	No comments received.
Maryland-National Park and Planning Commission (MNPPC)	<i>No issue with proposal. (4/20/23)</i>
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.

**Below are comments 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.*

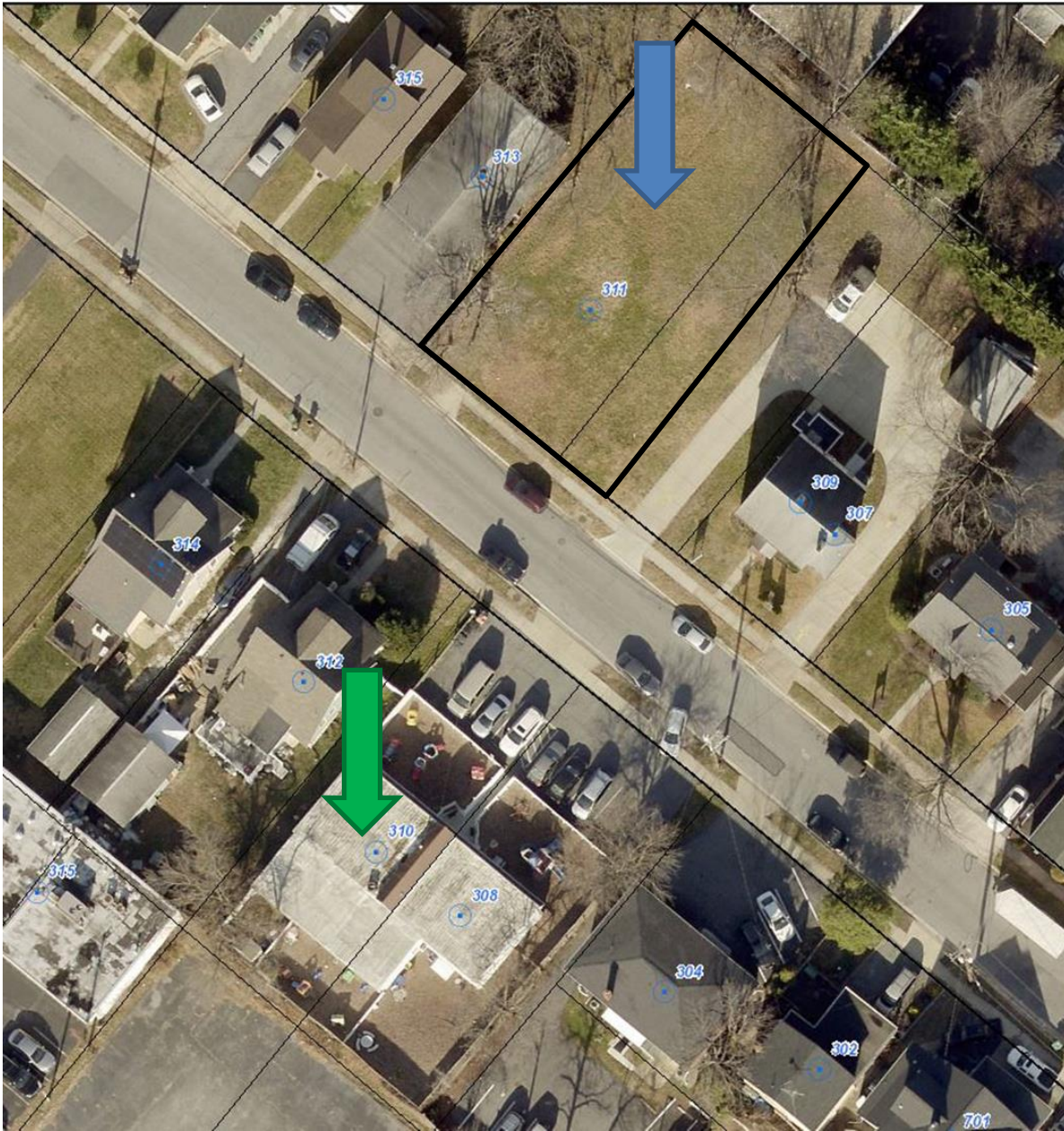
**Below are comments from the Department of the Fire Marshal and Permit Services dated March 31, 2023:**

1. *A Van Accessible H/C sign (mounted 7'ft AFF) along with a 250.00 fine sign is required.*
2. *Since I have not yet reviewed the actual building plan, I'm not sure of what the childcare capacity will be. As a reminder, per COMAR:*

*MD. Code Regs. 13A.17.05.12 - Outdoor Activity Area*

- A. *A childcare facility shall have an outdoor activity area on the premises of, adjacent to, or near and safely accessible to the facility that provides adequate usable activity space for the approved capacity of the facility.*
- B. *A facility for which a notice of intent, filed pursuant to COMAR 13A(1), is received by the office on or after January 1, 2009, shall have an outdoor activity area that provides at least 75 square feet of usable play space for:
  - (1) *One half of the approved capacity of the facility; or*
  - (2) *Each child, if the facility has an approved capacity of 20 or fewer children.**
- C. *Usable activity space may include only the area and the activity equipment approved for use by children in care.*
- D. *The activity area shall be free from potential hazards to child health or safety.*
- E. *All outdoor activity equipment shall be safe, in good repair, clean, and nontoxic.*

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



- The dark black lines represent the property lines for 311 Compton Ave.
- The blue arrow represents the proposed location for the new daycare facility.
- The green arrow represents the existing location of the daycare facility.

**ANALYSIS**

The applicant is seeking Final Site and Landscape approval to construct a two-story building located at 311 Compton Avenue. The building will be the new location of an existing daycare facility currently located across the street at 308 Compton Avenue. The building has a proposed capacity of eighty-nine (89) children and fifteen (15) staff, with eleven (11) maximum staff on the premises at one time, as submitted by the applicant. Final capacities will be determined by the Department of the Fire Marshal and Permit Services (FMPS) during the permitting process. **Section 20-7.9 of the Unified Land Development Code (ULDC)** states that the main

building in a C-G zone may not exceed thirty (30) percent of the total lot area. The proposed 2,400 square foot building is within the required land coverage limit. The proposed building also meets all setbacks and green space requirements as stated in **Section 20-7.11 of the ULDC**.

The applicant also proposes to construct a parking lot for the daycare facility. The proposed parking lot will be located in the front of the building and will have seven (7) standard sized parking spaces with the dimensions of 9'x19', one (1) compact parking space with the dimensions of 8'x15' feet, and one (1) ADA parking space with the dimensions of 16'x19'. The total area of the new parking area will be 2,767 square feet. The proposed daycare will also have an outdoor play area located behind the building. The proposed play area will be 3,375 square feet, which is the minimum size required based on the proposed child capacity, as stated in the FMPS Department comments above. One (1) tree will be removed from the play area.

The required number of parking spaces for this daycare facility is twenty-two (22), but the applicant is requesting to reduce this number to fourteen (14), as addressed in the next section. Along with the proposed nine (9) on-site spaces, the applicant proposes to share the remaining five (5) spaces with a neighboring property located at 307 Compton Ave.

**SITE CHARACTERISTICS**

<b>Parcel Size:</b>	10,125 sq. ft.
<b>Zoning:</b>	C-G
<b>Existing Land Use:</b>	Vacant lot
<b>Proposed Land Use:</b>	Daycare facility
<b>Proposed Green Space:</b>	44%
<b>Proposed Building Lot Coverage:</b>	24%

**PARKING MODIFICATION**

The applicant is seeking a reduction in the number of parking spaces required. **Section 20-16.5 of the ULDC** states that a daycare facility must have one (1) parking space for every eight (8) children and one (1) standard parking space for each employee on the premises at one time. Twenty-two (22) parking spaces are required for the daycare facility. **Section 20-16.6 (g) of the ULDC** allows for a reduction from the minimum number of spaces upon addressing the required findings, as provided by the applicant below:

**The intent of this article will be served by the applicant's request:**

This request is served by the applicant and owner, both properties are involved with parking.

**The departure is the minimum necessary, given the specific circumstances of the request:**

The proposed daycare is currently under operation across the street from this site with undersize parking. The proposed parking spaces are approximately doubled compared to the existing operation.

**The departure is necessary in order to alleviate circumstances which are special to the subject use, given its location, or alleviate circumstance which are prevalent in older areas of the City which were predominantly developed prior to January 1, 1990:**

This site is in an older section of the city. The existing use across the street is undersized (parking). The proposed site will allow more parking for the use, improving the existing situation for all.

**All methods for calculating the number of spaces required have either been used and found to be impractical:**

The city has reviewed multiple layouts to this site for the existing daycare to relocate across the street. The applicant and city have been working together to meet the ordinances to help the daycare make the move across the street to the site purchased by the daycare. We believe the city will be in favor.

**Parking for adjacent residential areas will not be infringed upon if the departure is granted:**

The site is surrounded by Commercial General (C-G) zoning and most sites in the C-G zone are used as such. There are residential properties within 500 feet. Due to the fact that the existing daycare is moving across the street with more parking than they have now, any infringement would be decreased.

**Public Transportation available in the area:**

The site is not far from Southbound Route 1, which public transportation is provided. But in this case, daycare recipients would generally be picked up by the parents or authorized persons.

**Any alternative design solutions to off-street facilities which might yield additional spaces:**

Off-street spaces have been thoroughly reviewed and some may still be available. But working with the city, believe this is the best layout.

**The specific nature of the use (including hours of operations if it is a business) and nature and hours of operation of other (business) uses within five hundred (500) feet of the subject property:**

The specific nature of the use is a daycare for children. The daycare has purchased the property across the street and wishes to construct a new building to relocate the daycare to this site. The hours of operation typically would be during normal operating hours from 8 am to 5 pm, plus or minus. Adjacent businesses would be the same with the exception of those businesses along Route 1. The daycare already exists and has been operating for some time now in the same location. If there are parking issues now, we are providing more spaces than in the current situation, which is only an improvement.

**Below is a table showing current and proposed parking:**

	Number of Employees on Premise at Once	Number of Children	Number of Parking Spaces (Including ADA)
Original Use and Occupancy approved for Milestones Enrichment Center (2002)	7	59	8
Proposed Capacities for new Milestones Enrichment Center building	11	89	14
Percentage Increase	57%	51%	54%

Percentage Increase if Current ULDC Standards Requiring 22 Parking Spaces were Implemented			175%
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**RECOMMENDATION**

Staff recommends that the City of Laurel Planning Commission **APPROVE** the Final Site & Landscape Plan for 311 Compton Avenue with a parking modification and with the following conditions:

1. The Applicant shall obtain appropriate City of Laurel Permits prior to construction of new building
2. The Applicant is responsible for any damages that may occur within the public right-of-way.
3. The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the property.

**ATTACHMENTS:**

1. Plat
2. Prince George’s County Health Department comments
3. Washington Suburban Sanitary Commission comments
4. Milestones Enrichment Center staffing chart
5. Parking Agreement

Reviewed:

  
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Robert Love  
Director