



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

**8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
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RESOLUTION NO. 24-09-PC

A RESOLUTION OF THE CITY OF LAUREL PLANNING COMMISSION APPROVING AMENDED SITE AND LANDSCAPE PLAN APPLICATION REQUEST BY JOSEF RUBEN-CRUZ TO MAKE EXTERIOR SITE ALTERATIONS TO THE CHICK-FIL-A RESTAURANT, WHICH WILL INCLUDE EXTENDING DRIVE-THRU LANES, MINOR GRADING, PAVING, CURB AND GUTTER AND RELOCATION OF EXISTING TRASH ENCLOSURE LOCATED AT 13600 BALTIMORE AVENUE, LAUREL, MD 20707

WHEREAS, on August 30, 2024, the Applicant Mr. Josef Ruben-Cruz for the property submitted an application for an Amended Site & Landscape Plan for approval to make exterior site alterations; and

WHEREAS, letters advising of the public hearing before the City of Laurel Planning Commission were sent to all contiguous property owners by first-class mail; and

WHEREAS, a sign was posted on the Property, advising the public of the public hearings of the City of Laurel Planning Commission; and

WHEREAS, a hearing was held on October 22, 2024, by the City of Laurel Planning Commission, at which time public testimony was heard; and

WHEREAS, in consideration of the evidence presented at a public hearing on October 22, 2024 regarding an Amended Site and Landscape Plan application for 13600 Baltimore Avenue, Laurel, MD 20707, the Planning Commission finds:

FINDINGS OF FACT AND ANALYSIS

The applicant is seeking an Amended Site and Landscape plan approval to make exterior site alterations. The alterations will include extending the existing drive-thru lanes 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 relocating 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). The site will maintain the required parking spaces of twenty-four (24).

SITE CHARACTERISTICS

Parcel Size:	41,758 square feet
Zoning:	C-SH
Proposed Lot Coverage:	35,792 feet (85.71%)
Proposed Green Space on Lot:	5,966 square feet (14.29%)

THEREFORE BE IT RESOLVED, by the City of Laurel Planning Commission that the Amended Site & Landscape Plan Application Concept Site & Landscape Plan Application for 14805 Baltimore Avenue, Laurel, MD 20707, is hereby APPROVED with the following conditions:

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

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect upon its passage.

PASSED this 22nd day of October 22, 2024.

APPROVED:

Brooke Quillen
Secretary
City of Laurel Planning Commission

John R. Kish
Vice-chair
City of Laurel Planning Commission