



STAFF REPORT
Planning and Zoning Commission
January 17, 2023 at 4:00 p.m.

Video of Meeting Available on YouTube Channel: Town of Leonardtown

Case No. 83-21 **Dairy Queen**
Request for Final Site Plan review and approval.

Owner: Burch Oil Company, Inc.
Surveyor: Little Silences Rest, Inc. C/O Darren Jones / Wayne Hunt
Property: 22875 Washington Street
SDAT: Tax Map 0127, Grid 0022, Parcel 0286
Land Area: 1.27 acres
Zoning: Commercial Business (C-B)

The applicant is requesting Final Site Plan Approval to construct of a 2,662 sq. foot Dairy Queen. The property currently contains a 3,125 sq. ft. car wash facility which is proposed to be demolished.

The consultant has revised the architectural renderings which have been included with the staff report for your review and approval.

The applicant submitted on December 20, 2021 a concept plan providing 42 parking spaces and 18 stacking spaces for the drive-thru. Staff believed at that time that the stacking spaces are more applicable to this site than the parking spaces and recommended accepting the reduction of 11 regular spaces in exchange for the 13 extra stacking spaces over the required 53 spaces. The consultant has since revised the concept site plan to address concerns about travel lanes around the proposed site for ingress and egress. As a result of this revision the parking spaces allotted for this project have been reduced to a total of 39 parking spaces with an additional reduction of 3 spaces. The Staff has met with the consultant and has communicated with the owner our concerns in reference to the additional reduction in parking spaces. The owner intends on constructing with the participation of the Community Bank an additional eight over flow parking spaces along the existing 22' Common Driveway Easement which is adjacent to Lawrence Avenue. The additional 8 parking spaces would bring the project up to a total of 47 spaces. The consultant and owner would like to obtain approval for the existing plan and address design of the additional 8 parking spaces as a revision, allowing the project to continue to move forward.

The project has been reviewed by Soil Conservation District, Department of Public Works and Transportation, the State Highway Administration and Leonardtown Volunteer Fire Department. To date, approvals have been received by all required agencies. The Leonardtown Planning Department had three minor comments that need to be addressed. These three comments should not hinder the approval process of this project.

To date the Town Planning Department has not received an approval from the fire marshal for the architectural plans for the proposed Dairy Queen. These plans are not needed for final site plan approval; however, no

building permit can be issued until such time that the fire marshal issues a letter of approval for the construction of the proposed facility.

Action Needed Today: The applicant is requesting final site plan and architectural plan approval for the construction of a 2,662 sq. ft. Dairy Queen. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny a decision.

Sample Motion: I move to (approve, approve with conditions, delay or deny) the request for Case No. 83-21, Final Site Plan and Architectural Plan Approval for a 2,662 sq. ft. Dairy Queen.

Case No. 83-21 - Dairy Queen Staff Report Attachments:

- Final Site Plan Submittal Set
 - P&Z Meeting Minutes December 20, 2021
 - P&Z Meeting Minutes January 18, 2022
 - Original Conceptual Facade Rendering
 - Revised Conceptual Facade Renderings
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- **Case No. 47-22 – Southern Maryland Orthopedics – Adjusted Parcel 2 – Plat 72-042 – Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).** The owner is requesting Concept Approval for a 69,172 sq. ft. medical facility and a 5,000 sq. ft. daycare facility.

Owner: Charles B. Hayden, Trustee.
Client: SOMD Orthopedics and Sports Medicine
Property: Property located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245).
SDAT: Tax Map 032, Grid 0012, Parcel: 340
Land Area: 8.21 Acres+/-
Zoning: Commercial Office (L-CO)

The subject property is located at the northwest corner of Leonard’s Grant Parkway and the west side of Hollywood Road (MD 245). The property consists of 8.21 acres. The existing property is currently vacant. The current condition of the property is field grass with and an existing stormwater management facility along Leonard’s Grant Parkway.

The client is proposing a 69,172 square foot building that will house medical office space in a two-story section connected by a lobby to a surgical center. The proposed project will have a separate 5,000 square foot daycare facility for employees of the medical facility. The proposed site is required to have 246 parking spaces as required by Chapter 155-55, Chart B of the Town Zoning Code. The Americans with Disabilities Act Part 36 – Appendix A, requires seven (7) handicap spaces. The site development plan is proposing a total of 289 parking spaces which includes twenty-six (26) handicap spaces. The proposed parking lot exceeds requirements by forty-three (43) parking spaces. To address stormwater management the site development plan is proposing an expansion of the existing stormwater management facility to accommodate for the impervious surface created by the proposed infrastructures. The site is proposing to tie into existing Leonardtown water and sewer system located along Leonard’s Grant Parkway. Per Town Landscaping Zoning Code Chapter 155-54 the site is required to provide 10% of the impervious surface for parking, access drives, aisles, and walkways in landscaping. The total proposed impervious surface for the site is 208,010 square feet. This area would require 20,801 square feet of landscaping. The proposed site development plan has proposed 31,500 square feet of landscaping.

The site has three (3) proposed entrances. There is a proposed entrance on Maryland Route 245 (Hollywood Road). This entrance will be a right turn only into the proposed site and a right turn only exiting the site. The second entrance is located on Leonard's Grant Parkway. This entrance will be a full access entrance with the ability to enter and exit by turning left or right. The third entrance is proposed at the rear of the site adjacent to the proposed daycare facility and appears to be utilizing the existing asphalt road constructed for Lot two, the property of the Board of County Commissioners said property also known as the Leonardtown Library. The third proposed entrance will need to obtain all necessary permits from the County Commissioners to utilize the existing asphalt road along the western property line.

The proposed project was presented to the Town Council on December 12, 2022 to approve 17 EDU's for the proposed medical facility and daycare in accordance with Ordinance No. 132, section 2d. as a public health, welfare and safety benefit to the citizens of Leonardtown and St. Mary's County. The Town Council approved the allocation of the 17 EDU's and signed the Town Council minutes on January 09, 2023. The site development plan was submitted to St. Mary's County Department of Public Works & Transportation (DWP&T) for review on November 1, 2022. DPW&T had seven (7) minor comments that needed to be addressed for concept site plan approval. State Highway provided an email dated January 09, 2023 stating they have no objection to the referenced project going to the Town Planning Commission. The Town Planning & Zoning Department issued concept review comments on November 30, 2022. The Town Planning and Zoning Department has reviewed the revised concept plan and finds that the project adequately addresses minimum requirements for concept approval subject to DPW&T's final approval.

Preliminary architectural plans have been provided for review; however, no action is required at this time.

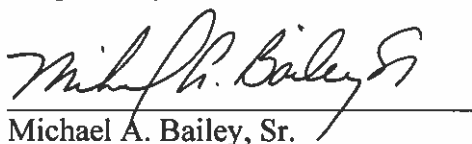
Action Needed Today: The applicant is requesting Concept Site Plan Approval for the Southern Maryland Orthopedics Medical Facility and Daycare Facility. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny.

Sample Motion: I move to (approve, approve with conditions, delay or deny) the request for Case No. 47-22, Concept Site Plan Approval for the Southern Maryland Orthopedics Medical Facility and Daycare Facility.

Case No. 47-22 -- Southern Maryland Orthopedics - Staff Report Attachments:

- Concept Site Plan Submittal Set
- Department of Public Works & Transportation Minor Comments
- Conceptual Facade Renderings

Respectfully Submitted,



Michael A. Bailey, Sr.
Town Planning Coordinator