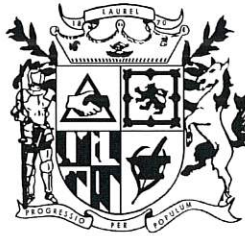


Frederick Smalls, Chairman
Michelle Keating, Vice-chair
David D. Johnston, Esquire
Maria Clifford
Stephen Wallace
Ursula Gnan, Alternate



Lawrence N. Taub, Esquire
City Solicitor

CITY OF LAUREL BOARD OF APPEALS

8103 Sandy Spring Road • Laurel, MD 20707 • 301-725-5300 • Fax: 410-792-2108

Board Meets Fourth Thursday of Each Month

THREE HUNDRED EIGHTY SECOND MEETING- REGULAR THURSDAY, DECEMBER 19, 2024- 6:00 P.M. AGENDA

**This meeting will be conducted in-person in the Council Chambers. To sign up to speak, pre-register here: <https://cityoflaurel.org/register-to-speak> or use the sign in sheet to the left of the door in the Council Chambers prior to the meeting. There will be a two (2) minute limit for each speaker. If you cannot attend but wish to submit comments for the record, please email them to ecd@laurel.md.us*

1. Roll Call
2. Approval of Minutes **June 27, 2024**
3. **Special Exception Application No. 963, Resolution No. 24-06-BOA, for 349 Main Street**, filed by **Temitope Popoola**, seeking approval to add live entertainment to the establishment, Myste Lounge.
 - Public Hearing on Application
 - Final Action
4. **Special Exception Application No. 964, Resolution No. 24-07-BOA, for 13600 Baltimore Avenue Suite 400**, filed by **Fredy Salmoran**, seeking approval to add live entertainment to establishment, Amigo's Mexican Grill.
 - Public Hearing on Application
 - Final Action
5. **Special Exception Application No. 965, Resolution No. 24-08-BOA, for 14933 Baltimore Avenue**, filed by **Carter Law**, seeking approval to add live entertainment to the establishment, La Fogata Tequila Bar & Mexican Kitchen.
 - Public Hearing on Application
 - Final Action
6. Adjourn

**THREE HUNDRED EIGHTY FIRST MEETING
CITY OF LAUREL BOARD OF APPEALS
THURSDAY, JUNE 27, 2024 – REGULAR MEETING**

*****This meeting was conducted in-person in the Council Chambers *****

Convened: 6:06 P.M.

Board Members Present (During Roll):

Frederick Smalls, Chair
Michelle Keating, Vice-chair
David Johnston
Maria Clifford
Stephen Wallace
Ursula Gnan, Alternate

Staff Present:

Monta Burrough, Deputy Director, ECD
Brooke Quillen, Senior Administrative Assistant, ECD
Charlotte Freedberg, Communications

Citizens Present: Approximately: Two (2)

The minutes of the January 25, 2024, meeting were approved as written on motion by Ms. Keating and seconded by Mr. Johnston, carried on a roll call vote of all other members present, with Ms. Gnan abstaining.

The next agenda item was Special Exception Application No. 957 located at 120 Second Street Laurel, Maryland 20707, filed by Jamil Hishmeh, 706 Ludlow Street Takoma Park, Maryland 20912. Mr. Burrough completed the reading of the record for the administrative approval process and presented the technical staff report dated March 4, 2024. The applicant, Jamil Hishmeh, is seeking approval to add two (2) dwelling units to a commercial building. The building currently contains three (3) existing dwelling units and one (1) office unit. The subject property is zoned C-G (Commercial General). No exterior additions will be performed on the property.

Chairman Smalls opened the public hearing at 6:09 p.m.

There was discussion among the Board, staff members and the applicant regarding how many dwelling units were already at the location. The applicant stated he understands the need for affordable housing, and it is his intension to provide reasonable pricing.

Chairman Smalls closed the public hearing at 6:15 p.m.

On a motion by Mr. Johnston seconded by Ms. Keating and carried on with a unanimous vote by all members present, Special Exception Application No. 957 and Resolution No. 24-02-BOA were **approved** as presented in the Technical Staff Report.

Next on the agenda was Special Exception Application No. 958 located at 14504 Greenview Drive Unit 500 Laurel, Maryland 20708, filed by Davonia Bryant, Maryland Family Scholar House, 8101 Sandy Spring Road, Suite 300 Laurel, Maryland 20707. The applicant, Davonia Bryant, is seeking Special Exception approval to establish and operate a Type 1 Publicly Funded Nonpublic School (The Maryland Family Scholar House) located on the fifth floor of the building. The property is zoned as Planned Unit Development Existing (PUD-E), and the current use of the property is office use. The property has previously received approval for residential uses. The fifth floor is 16,531 square feet and is currently vacant.

Chairman Smalls opened the public hearing at 6:21 p.m.

There was discussion among the Board, applicants and staff. The applicant stated she plans for 15-20 students; however, it may go up to 40 students maximum in the future. If more than that she would have to come back for additional approval. Ms. Bryant explained the program is not just for City of Laurel students, but to Prince George's County students. These children are under the Federal Disability Codes Under the Individuals with Disabilities Education Act, furthermore, they are referred to her program through the school and the Maryland State Department of Education. Additionally, the focus is on ninth grade students only but eventually with more staffing over time they can expand to other grades. The applicant added the current plan and operation is to advocate for not only the children but the parents as well. The Board thanked the applicant for bringing this type of business to the City and wished her the best of luck.

Chairman Smalls opened the public hearing at 6:28 p.m.

On a motion by Mr. Wallace seconded by Ms. Gnan and carried on with a unanimous vote by all members present, Special Exception Application No. 958 and Resolution No. 24-03-BOA were **approved** as presented in the Technical Staff Report.

Chairman Smalls welcomed new alternate member to the Board, Ms. Ursula Gnan, who gave a brief introduction.

Adjourn: 6:36 P.M.

APPROVED:

DATE:

The Honorable G. Rick Wilson, Chair
John R. Kish, Vice Chairman
Council President Clark, Ex Officio Member
Bill Wellford
Dennis Grant
Stanley Spalding
Roy Smith, Alternate



Christian Pulley, Executive Officer

Monta Burrough, Director
Department of Economic and Community Services

CITY OF LAUREL PLANNING COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • 301-725-5300 • Fax: 410-792-2108

Commission Meets Second Tuesday of Each Month

December 11, 2024

To: City of Laurel Board of Appeals
From: City of Laurel Planning Commission- BQ
Subject: Special Exception Application No. 963- 349 Main Street Laurel Maryland 20707

At the regular meeting of the City of Laurel Planning Commission, held on December 10, 2024, the following action was taken on the subject zoning application: "The Commission, on motion by Mr. Wellford, seconded by Mr. Grant, and carried on a roll call vote of all members present, voted to **recommend approval** of Special Exception for 964 at 349 Main Street Laurel, Maryland 20707, as stated in the Technical Staff Report to the Board of Appeals."

cc: S.E. File
Planning Commission File
Board of Appeals File



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

8103 Sandy Spring Road • Laurel, Maryland 20707 (301) 725-5300 extension 2303

<http://www.cityoflaurel.org> • email – ecd@laurel.md.us Fax (301) 490-5068

November 18, 2024

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission
FROM: Taylor Harvey, Planner I
CASE: **Special Exception No. 963**
349 Main Street, #1
Laurel, MD 20707

GENERAL INFORMATION

APPLICANT: Temitope Popoola
OWNER: Temitope Popoola
349 Main Street
Laurel, MD 20707
LOCATION: 349 Main St.
Laurel, MD 20707
ZONE: Commercial Village (C-V)
REQUESTED ACTION: Special Exception Approval for live entertainment, DJ, and a band.
PREVIOUS ACTION: Special Exception approval to operate a Smoking Lounge.

BACKGROUND INFORMATION:

The Applicant is seeking special exception approval to add live entertainment to Myste Smoking Lounge. The property is zoned Commercial Village (CV). Myste Smoking Lounge currently operates in the space.

THE PROPERTY IS SURROUNDED BY THE FOLLOWING ZONING CLASSIFICATIONS:

- North: C-V (Commercial Village) / R-20 (One Family Detach, Two Family Detach, One Family Triple Detach)
- South: C-V (Commercial Village)
- East: C-V (Commercial Village)
- West: C-V (Commercial Village)

The following Departments and Agencies were notified of the application and comments were requested. See below for responses:

| Department of Agency | Comments Received |
|--|---|
| City of Laurel Department of Public Works | No issues with the request. (11/13/2024) |
| City of Laurel Police Chief | <ol style="list-style-type: none">1. There is a possible concern regarding the possible noise complaints.2. The applicant must adhere to Division 3 Section 9-85. - Noise level and noise disturbance violations. & Section 9-92. - Commercial establishments adjacent to residential property. (11/13/24) |
| City of Laurel Department of Parks and Recreation. | No issues with the request. (11/6/24) |
| City of Laurel Fire Marshal | There is a possible concern regarding the potential for overcrowding. (11/13/24) |
| Washington Suburban Sanitary Commission (WSSC) | No issues with the request. (11/12/2024) |
| Prince George's County Health Department | No issues with the request. (11/12/2024) |
| Maryland State Highway Administration (SHA) | No issues with the request. (11/7/2024) |
| Maryland Department of Planning | No issues with the request. (11/6/2024) |

| | |
|---|---|
| Maryland-National Park and Planning Commission (MNPPC) | No issues with the request. (11/6/2024) |
| Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) | No comments received. |
| Baltimore Gas and Electric (BGE) | No comments received. |
| Verizon | No issues with the request. (11/7/2024) |
| Prince George's County Public Schools Capital Programs | No comments received. |

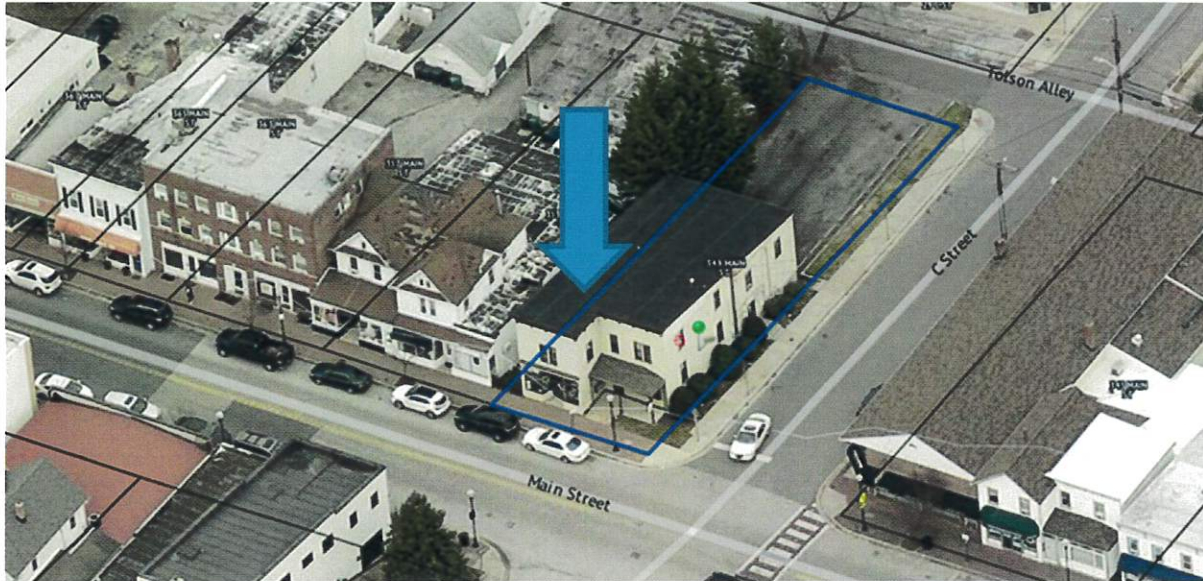
ANAYLSIS:

The Applicant is seeking special exception approval to add live entertainment to Myste Smoking Lounge. The Applicant (Myste Lounge) is looking to expand their operating hours to the following times:

- Monday: 12pm - 12am
- Tuesday: 12pm - 12am
- Wednesday: 12pm – 12am
- Thursday: 12pm – 12am
- Friday: 12pm – 2am
- Saturday: 12pm– 2am
- Sunday: 12pm – 12am

The expanded hours will allow Myste Lounge to support the growing need for private events even when the business is closed to the public. During the hours of operation, Myste Lounge will have a controlled environment which includes, an equipped alarm system, ID checks at the entrance, the playing of moderate music and late night and security checks, to ensure the health, safety and welfare of the Laurel residents as well as the workers. Myste Lounge will be staffed with approximately one (1) employee and one (1) manager each day. Staffing may scale depending on the volume of business.

The below photograph illustrates the building for the proposed Smoking Lounge location.



Parking:

| USE | PARKING SPACES REQUIRED | TOTAL PARKING SPACES FOR THE SITE |
|---------------------------|----------------------------|--------------------------------------|
| Smoking Lounge and Retail | 7 | 18 |

According to the Code, Sec. 20-16.5 and Sec. 20-16.6. - Schedule of parking requirements requires: one (1) parking space per 200 sq. ft. of the first 3,000 sq. ft. of Gross Floor Area (GFA). The property is located in a Parking Modification Zone which allows for a 60% reduction for retail uses under 5,000 sq. ft.

There are eighteen (18) parking spaces on-site. The parking area is located in the rear of the building.

Sec. 20-21.01 of the *Unified Land Development Code (Code)* lists five criteria for special exceptions generally, which include:

- (1) The proposed use is in harmony with the purpose and intent of the comprehensive master plan, as embodied in this chapter and in any master plan or portion thereof adopted or proposed as part of such comprehensive master plan.**

As intended with the Commission, outlined in the Comprehensive Master Plan, Myste will preserve the historic exterior structure of the property as a link to the city's past maintaining its structural integrity. Myste Lounge aligns with the intent of the master plan by contributing to the revitalization of Main Street, energizing the community by injecting life, tourism, customers and business opportunities.

- (2) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

Myste Lounge will have a controlled environment which includes moderate music, an equipped alarm system, security staff, and adequate internal ventilation to prevent objectionable fumes and odors. There will also be 24 hour operated security cameras located internally and externally on the premises to monitor the welfare of our establishment to ensure the health, safety and welfare of the Laurel residents as well as the workers.

- (3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity;**

The controlled environment of Myste Lounge will include moderate music which would not be detrimental to the peaceful enjoyment, economic value and development of the surrounding properties or the general neighborhood. Adequate internal ventilation will be installed to prevent objectionable fumes and odors within the property.

- (4) Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements; and**

Myste Lounge will not hold any activities which will interfere with or overburden existing public services and facilities or which would be detrimental to the economic value, development of surrounding properties or general neighborhood.

- (5) The proposed use meets the definition and specific standards set forth elsewhere in this article for such particular use.**

After reviewing the additional sections outlined in the standards, we conclude the following:

- Section 20-21.2: Reviewed and confirmed understanding.
- Section 20-21.3: Procedures outlined will be followed in accordance with the standard.

Section 20-7.8 (jj):

Retail sales of cigars, flavored tobacco, hookahs and accessories. Hookah/shishas is a water pipe used to smoke tea, herbs and/or flavored tobacco. It can have single or multiple hoses and tips to share among a group.

A retail store and smoking lounge is subject to the following conditions:

All lounge patrons and occupants must be at least twenty-one (21) years of age.

- All patrons and occupants must be at least twenty-one (21) years of age to enter Myste Lounge. Patrons and occupants that are under the age of twenty-one (21) years of age will not be permitted entry. Myste Lounge staff will verify IDs before providing service.

Smoking lounge can only sell pre-packaged snacks such as chips and nuts no on-site food

preparation.

- No on-site food preparation will be allowed at this time. Prepackaged will be sold.

Live performance by a band or other performing group permitted, no dancing allowed. Performances limited to two (2) events per month. The business owner shall give written notice seven (7) days before the event to the Department of Economic and Community Development. The notice shall include the band or group in order for the Laurel Police Department to determine security needs.

- We understand and concur with requirements to fulfill these criteria.

Sec. 20-22.38 – Entertainment uses.

(a) Within the C-G—Commercial General, S-SH—Commercial Shopping Center, C-V—Commercial Village, I-CS—Industrial-Commercial Services, and as required, within an M-X-T—Mixed Use-Transportation Oriented Zone, and specified Revitalization Overlay Areas.

(b) Access:

1. **If freestanding, buffering by a wall and/or landscaping will be provided in a manner, which physically separates and restricts access from the establishment, and it is required parking area to nearby Residential Zones or areas.**

The property is an existing freestanding building buffered by a wall and by landscaping which physically separates and restricts access from the establishment, and it is required parking area to nearby Residential Zones or areas.

2. **All patron entrances will be well lit and clearly visible to patrons from the parking lot or a public street.**

The patron entrance is currently well lit and clearly visible to patrons from the parking lot or a public street.

(c) The applicant has provided written evidence that all sound resulting from business activities will be contained within the building.

The patron entrance is currently well lit and clearly visible to patrons from the parking lot or a public street.

(d) The applicant shall provide hours of operation for the establishment and shall notify the City if the operating hours are changed.

- The current hours of operation are as follows:
 - Monday: Closed
 - Tuesday: Closed
 - Wednesday: 5:30p – 12a
 - Thursday: 5:30p – 12a
 - Friday: 5:30p – 2a
 - Saturday: 5:30p – 2a
 - Sunday: 4:00p – 12a

- In addition, Myste Lounge is looking to expand its current hours of operations to support the growing demand for business into the following proposed hours:
 - Monday: 12pm - 12am
 - Tuesday: 12pm - 12am
 - Wednesday: 12pm – 12am
 - Thursday: 12pm – 12am
 - Friday: 12pm – 2am
 - Saturday: 12pm– 2am
 - Sunday: 12pm – 12am
- The expanded hours will allow Myste Lounge to support the growing need for private events even when the business is closed to the public.

- (e) The applicant has provided written public safety plan which the City Police Department and the City Fire Marshal have recommended and submitted as part of the application, as well as hours of operation.**

Myste Lounge will have a controlled environment which includes moderate music, an equipped alarm system, security staff, and adequate internal ventilation to prevent objectionable fumes and odors. There will also be 24-hour security cameras located internally and externally on the premises to monitor the welfare of our establishment to ensure the health, safety and welfare of the Laurel residents as well as the workers.

- (f) The applicant has provided a written lighting plan, which addresses exterior lighting on and surrounding the property.**

Myste Lounge will have a well-lit exterior environment consisting of streetlights and a light in front of the building. The property is an existing freestanding building with exterior lighting surrounding the property.

- (g) The applicant shall provide written exterior refuse control plan, which must be approved by the Department of Economic and Community Development and the Department of Public Works.**

Myste Lounge has an exterior refuse dump which is approved by the Department of Economic and Community Development and the Department of Public Works and managed through Waste Management (WM).

- (h) The applicant has provided a floor plan, which identifies the areas for the primary use and for ancillary functions, which include but are not limited to patron dancing areas and/or stages for performances.**

Please see submitted and attached floor plan with designated areas.

- (i) The plan shall demonstrate to the satisfaction of the Director of the Department of Economic and Community Development and the Director of the Department of Public Works, that the level of service on all streets accessed by the use shall be acceptable and not cause a reduction in the levels of service (LOS) identified within the required traffic study submitted in conjunction with the special exception application.**

The plan will not negatively impact the level of service on all streets accessed by the use and not cause a reduction in the levels of service (LOS) identified within the required traffic study submitted in conjunction with the special exception application.

- (j) **If the Director of the Department of Economic and Community Development determine that additional parking analysis is necessary the applicant shall provide a detailed parking needs study based on comparable establishments.**

Myste Lounge understands this requirement.

- (k) **The applicant has provided any additional information required by City staff in order to evaluate the impacts of the proposed use upon the area.**

Myste Lounge has provided all necessary information.

- (l) **The following operational standards must be met by the use throughout its operations:**

- (1) **All external doors shall be closed but not locked during business hours.**
- (2) **No external speakers will be permitted on the premises of a use permitted under this section.**
- (3) **The applicant/operator shall comply with all plans approved as provided herein.**
- (4) **Nonconformance with the provisions of the granting of the special exception shall be grounds for review by the City staff and recommended for hearing to the Board of Appeals for revocation.**
- (5) **The applicant must comply with all other applicable laws and ordinances of the City, or other agency having jurisdiction.**

Myste Lounge understands and agrees to these requirements

The Applicant understands the operational standards that come with the Special Exception approval process. The Applicant has sufficiently addressed the criterion for granting a Special Exception of the proposed use. According to Section 20-21.1 and Section 20-22.38 of the *Unified Land Development Code*, the proposed use would meet the requirements for Special Exception approval.

RECOMMENDATION:

It is recommended that the Planning Commission **RECOMMEND APPROVAL** of Special Exception Application No. 963, to the City of Laurel Board of Appeals, with the following conditions:

1. The Applicant shall obtain all required City of Laurel permits.
2. All lounge patrons and occupants must be at least twenty-one (21) years of age.
3. The Applicant shall comply with all federal, state and local laws and regulations for protection of the use of the property.
4. Smoking lounge can only sell pre-package snacks such as chips and nuts, no on-site food preparation.
5. The Applicant shall adhere to the regulations set forth by the City of Laurel Noise Ordinance at all times of operation.
6. No external speakers for live or prerecorded entertainment shall be permitted.

7. The Applicant shall adhere to the approved hours of operation stated in the Technical Staff Report, and if changed shall notify the City.
8. The Applicant shall install a proper ventilation system to ensure that all smoke is contained in the designated smoking area of the establishment.
9. The Applicant shall install carbon monoxide detectors.
10. The Applicant shall ensure that all smoke and noise is contained in the designated smoking establishment and shall not be detected in the adjoining apartments, businesses, and surrounding buildings.

ATTACHMENTS:

1. Floor Plan
2. Application
3. Description Narrative

REVIEWED

Monta Burrough

Monta Burrough, Director



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

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address <http://www.cityoflaurel.org> • E-mail: ecd@laurel.md.us

Date Filed: _____
EnerGov No.: _____
Application No.: _____
Planner: _____
Zoning Sign: _____
PC Hearing: _____
PC Recommendation: _____
BOA Hearing: _____
BOA Decision: _____
Resolution No.: _____

SPECIAL EXCEPTION APPLICATION

APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY. APPLICATION WILL NOT BE PROCESSED UNLESS ALL ITEMS IN THE CHECKLISTS ARE ADDRESSED.*

☐ RESIDENTIAL ☒ COMMERCIAL

*Check one.

1. SUBJECT PROPERTY

Project Name: Myste Lounge
Street Address: 349 Main Street, Unit 1, Laurel, MD 20707
Zoning: CG Lot: 13 Block: 39
Subdivision Name: 4600
Tax Identification No.: 1710 1127018

2. APPLICANT

Name: OCPS LLC
Street Address: 349 Main Street Suite No.: 1
City: Laurel State: MD Zip Code: 20707
Work Phone: 443-802-3058 Home Phone: 301-717-1329
Email: Info@mystelounge.com

3. PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)

Name: 349 Main Street LLC
Street Address: 349 Main Street Suite No.: _____
City: Laurel State: MD Zip Code: 20707
Work Phone: _____ Home Phone: _____
Email: abello@bbenvir.com

4. ENGINEER/SURVEYOR

Name: Gregory C. Benefiel, Survey's Inc.
Street Address: 350 Main Street Suite No.: _____
City: Laurel State: MD Zip Code: 20707
Work Phone: 301-776-0561 Home Phone: _____
Email: _____

5. SPECIAL EXCEPTION DESCRIPTION NARRATIVE
Describe the nature of the special exception requested in detail.

Please See Attachment - Special Exception Description Narrative Responses.docx

6. SPECIAL EXCEPTION SUBMISSION CHECKLIST

The following items **MUST** be included with the special exception application.

- | | |
|---|--|
| 1. STATEMENT OF JUSTIFICATION addressing the criteria listed in Section 20-21.1 of the Unified Land Development Code (see "Criteria for Granting Special Exceptions" below) | <input checked="checked" type="checkbox"/> |
| 2. EXISTING CONDITIONS SITE PLAN OR SURVEY PLAT including all existing structures with setbacks, landscaping, and exterior elevations. Plans must be scaled; preferred scale is 1" = 30' Required plan size- 24"X36". Plans must be folded to 8½ x 11". | <input checked="checked" type="checkbox"/> |
| 3. PROPOSED SITE PLAN OR SURVEY PLAT including both existing and proposed structures with setbacks, exterior elevations of proposed structures, and a description of any proposed use. Plans must be scaled; preferred scale is 1" = 30' | <input checked="checked" type="checkbox"/> |

4. Two (2) mylar originals with the following Signature Blocks:



City of Laurel Board of Appeals

Approved: _____

Date

Chairman

Secretary



DATE RECEIVED BY DPW: _____

DATE RETURNED TO ECD: _____

DPW REVIEWER: _____

DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____

DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

7. CRITERIA FOR GRANTING SPECIAL EXCEPTIONS:

The City of Laurel Board of Appeals is authorized to grant a *special exception* based up on the criteria set forth in Sec. 20-21.1 of the Unified Land Development Code (ULDC). Sec. 20-22 of the ULDC contains additional criteria specific to certain individual uses.

Sec. 20-21.1

- (a) A special exception may be granted when the Board of Appeals, as the case may be, finds from a preponderance of the evidence of record that the proposed use:
- (1) The proposed use is in harmony with the purpose and intent of the comprehensive master plan, as embodied in this chapter and in any master plan or portion thereof adopted or proposed as part of such comprehensive master plan.
 - (2) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;
 - (3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity;
 - (4) Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements; and
 - (5) Meets the definition and specific standards set forth elsewhere in this article for such particular use.
- (b) The applicant for a special exception shall have the burden of proof which shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Board of Appeals.

Special Exception requests not meeting all five criteria plus any additional criteria specified in Sec. 20-22 cannot be legally granted by the Board of Appeals. Each of the criteria must be addressed individually in the Statement of Justification.

I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT:

Signature: _____

Date: 10/22/24

Print Name Temitope Popoola

PROPERTY OWNER (if different than applicant)

Signature: _____

Date: 10/22/24

Print Name: Bellz and Bellz, LLC - Adebayo Bello(agent)

Complete the chart below:

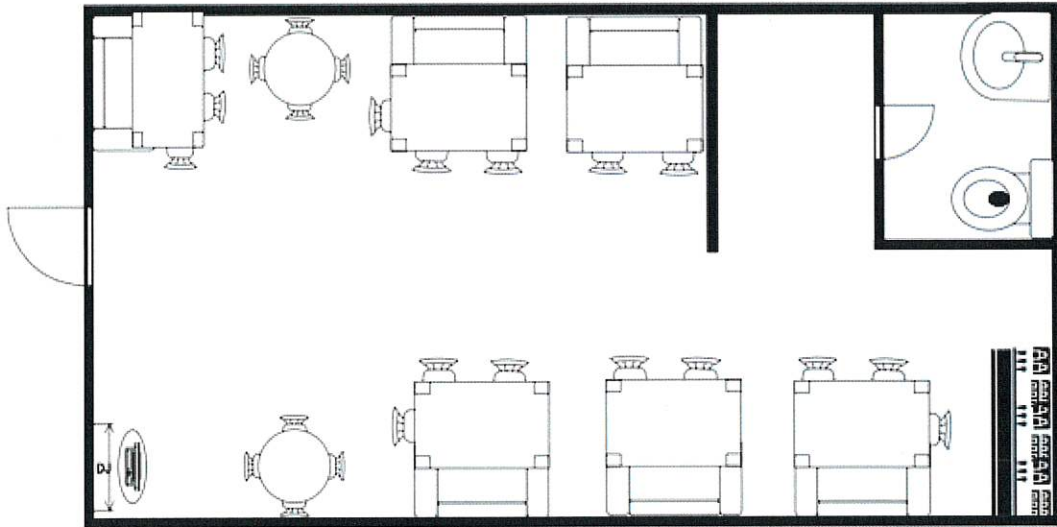
| <u>Fees</u> (see separate schedule) | <u>Amount</u> | <u>Account #</u> |
|-------------------------------------|------------------|------------------|
| Filing Fee | \$2100.00 | 10-43105 |
| Legal Advertisement | \$100.00 | 10-20203 |
| Zoning Sign | \$30.00 | 10-43105 |
| <u>Total:</u> | \$2230.00 | |

*More than (1) sign will be extra for larger projects

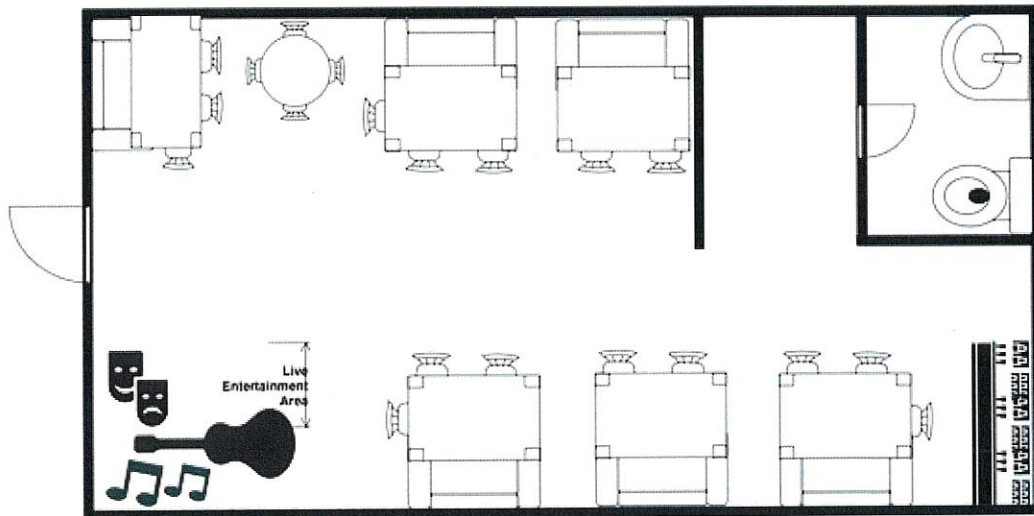
-All materials and fees are due at time of submittal. Staff will review and invoice you once confirmed.
-Special Exceptions granted by the Board of Appeals must be established within one (1) year from the date of passage.

Myste Lounge Floor Plan

Existing Floor Plan



Proposed Floor Plan



5. Special Exception Description Narrative

OPS LLC, DBA Myste Lounge, is seeking a special exception from the City of Laurel Board of Appeals to obtain an Entertainment license, for the purpose of hosting private / ticketed events, Karaoke, DJ services and live bands in the lounge throughout the duration of the stated business hours. Myste Lounge's aims to develop its growing footprint within the community by fostering a fun, lively and safe environment, enhancing the culture of the City of Laurel while creating job opportunities and providing additional tax revenues.

Myste Lounge customers will enjoy a relaxing atmosphere, filled with great music and food while enjoying the highest quality hookah and cigars on the market. Absolutely no marijuana or illegal substances will be permitted inside the lounge. Also, no on-site food preparation will be allowed at this time. Prepackaged / catered food will be served if permitted.

The address of the property, 349 Main Street, is an existing development and currently operates during the following hours:

Monday: Closed
Tuesday: Closed
Wednesday: 5:30p – 12a
Thursday: 5:30p – 12a
Friday: 5:30p – 2a
Saturday: 5:30p – 2a
Sunday: 4:00p – 12a

In addition, Myste Lounge is looking to **expand its current hours of operations** to support the growing demand for business into the following **proposed** hours:

Monday: 12pm - 12am
Tuesday: 12pm - 12am
Wednesday: 12pm – 12am
Thursday: 12pm – 12am
Friday: 12pm – 2am
Saturday: 12pm– 2am
Sunday: 12pm – 12am

The expanded hours will allow Myste Lounge to support the growing need for private events even when the business is closed to the public.

During the hours of operation, Myste Lounge will have a controlled environment which includes, an equipped alarm system, ID checks at the entrance, the playing of moderate music and late-night security checks, to ensure the health, safety and welfare of the Laurel residents as well as the workers. Myste Lounge will be staffed with approximately a minimum (1) employee and one (1) manager each day. Staffing may scale depending on the volume of business.

Myste Lounge will not hold any activities which will interfere with existing public services and facilities or which would be detrimental to the economic value, development of surrounding

properties or general neighborhood. Myste Lounge would inherit the available community street parking vacancies and the corresponding payment regulations for our customers. Myste Lounge will ensure minimal impact to existing public services.

Sec. 20-21.1

Board of appeals authorized to grant special exceptions, upon certain findings.

(1) The proposed use is in harmony with the purpose and intent of the Master Plan, as embodied in this article and in any Master Plan or portion thereof adopted or proposed as part of such Master Plan;

- **Response:**

- As intended with the Commission, outlined in the Comprehensive Master Plan (City of Laurel Master Plan, 2019, July, 25th, https://planning.maryland.gov/Documents/OurWork/compplans/16_CMP_Laurel, pg 92) outlined, Myste will preserve the historic exterior structure of the property as a link to the city's past maintaining its structural integrity;
- Myste Lounge aligns with the intent of the master plan by contributing to the revitalization of Main Street, energizing the community by injecting life, tourism, customers and business opportunities.
- Parking: There is no onsite parking available. However, Myste Lounge will be leveraging existing parking in the public parking lot on C street as well as public street parking available on C and Main Street.

(2) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;

- **Response:**

- Myste Lounge will have a controlled environment which includes moderate music, an equipped alarm system, security staff, and adequate internal ventilation to prevent objectionable fumes and odors. There will also be 24 hour operated security cameras located internally and externally on the premises to monitor the welfare of our establishment to ensure the health, safety and welfare of the Laurel residents as well as the workers.

(3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity;

- **Response:**

- The controlled environment of Myste Lounge will include moderate music which would not be detrimental to the peaceful enjoyment, economic value and development of the surrounding properties or the general neighborhood. Adequate internal ventilation will be installed to prevent objectionable fumes and odors within the property.

(4) Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements; and

- **Response:**

- Myste Lounge will not hold any activities which will interfere with or overburden existing public services and facilities or which would be detrimental to the economic value, development of surrounding properties or general neighborhood.

(5) Meets the definition and specific standards set forth elsewhere in this article for such particular use.

- **Response:**

- After reviewing the additional sections outlined in the standards, we conclude the following:
 - Section 20-21.2: Reviewed and confirmed understanding.
 - Section 20-21.3: Procedures outlined will be followed in accordance with the standard.

Section 20-7.8 (jj):

Retail sales of cigars, flavored tobacco, hookahs and accessories. Hookah/shishas is a water pipe used to smoke tea, herbs and/or flavored tobacco. It can have single or multiple hoses and tips to share among a group.

A retail store and smoking lounge is subject to the following conditions:

- All lounge patrons and occupants must be at least twenty-one (21) years of age.
 - **Response:**
 - All patrons and occupants must be at least twenty-one (21) years of age to enter Myste Lounge. Patrons and occupants that are under the age of twenty-one (21) years of age will not be permitted entry. Myste Lounge staff will verify IDs before providing service.
- Smoking lounge can only sell pre-packaged snacks such as chips and nuts no on-site food preparation.
 - **Response:**
 - No on-site food preparation will be allowed at this time. Prepackaged / catered food will be sold if permitted by the Board.
- Live performance by a band or other performing group permitted, no dancing allowed. Performances limited to two (2) events per month. The business owner shall give written notice seven (7) days before the event to the Department of Economic and Community Development. The notice shall include the band or group in order for the Laurel Police Department to determine security needs.
 - **Response:**
 - We understand and concur with requirements to fulfill these criteria.

The Honorable G. Rick Wilson, Chair
John R. Kish, Vice Chairman
Council President Clark, Ex Officio Member
Bill Wellford
Dennis Grant
Stanley Spalding
Roy Smith, Alternate



Christian Pulley, Executive Officer

Monta Burrough, Director
Department of Economic and Community Services

CITY OF LAUREL PLANNING COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • 301-725-5300 • Fax: 410-792-2108

Commission Meets Second Tuesday of Each Month

December 11, 2024

To: City of Laurel Board of Appeals
From: City of Laurel Planning Commission- BQ
Subject: Special Exception Application No. 964- 13600 Baltimore Avenue Suite 400
Laurel Maryland 20707

At the regular meeting of the City of Laurel Planning Commission, held on December 10, 2024, the following action was taken on the subject zoning application: "The Commission, on motion by Mr. Grant, seconded by Mr. Wellford, and carried on a roll call vote of all members present, voted to **recommend approval** of Special Exception for 964 at 13600 Baltimore Avenue Suite 400 Laurel, Maryland 20707, as stated in the Technical Staff Report to the Board of Appeals."

cc: S.E. File
Planning Commission File
Board of Appeals File



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

8103 Sandy Spring Road • Laurel, Maryland 20707 (301) 725-5300 extension 2303

<http://www.cityoflaurel.org> • email – ecd@laurel.md.us Fax (301) 490-5068

November 1, 2024

AGENDA ITEM NO. 4

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Justin Thornton, Planner II

CASE: **Special Exception No. 964**
13600 Baltimore Ave., #400,
Laurel, MD 20707

GENERAL INFORMATION

APPLICANT: Amigos Mexican Grill

OWNER: Fredy Salmoran
13600 Baltimore Ave, Unit 400
Laurel, MD 20707

LOCATION: 13600 Baltimore Ave, Unit 400
Laurel, MD 20707

ZONE: Commercial Shopping Center

REQUESTED ACTION: Special Exception Approval live entertainment, DJ, and a small band.

PREVIOUS ACTION:

BACKGROUND INFORMATION:

The Applicant is seeking special exception approval to have live entertainment, DJ, and a small band. The property is zoned Commercial Shopping Center. Amigos Mexican Grill currently operates on this property.

The adjacent property zoning designations are as follows:

- North: I-CS (Industrial Commercial Service)
- South: Not within the City Limits
- East: I-CS (Industrial Commercial Service)
- West: I-CS (Industrial Commercial Service)

The following Departments and Agencies were notified of the application and comments were requested. See below for responses:

| Department of Agency | Comments Received |
|---|---|
| City of Laurel Department of Public Works | No comments received. |
| City of Laurel Police Chief | No issues with the request. (11/17/24) |
| City of Laurel Department of Parks and Recreation. | No objections (11/4/2024) |
| City of Laurel Fire Marshal | No comments received. |
| Washington Suburban Sanitary Commission (WSSC) | No comments. Water and sewer are not being impacted. (11/12/2024) |
| Prince George's County Health Department | No comments or recommendations (11/7/2024) |
| Maryland State Highway Administration (SHA) | No comments or objections (11/7/2024) |
| Maryland Department of Planning | No comments received. |
| Maryland-National Park and Planning Commission (MNPPC) | No comments received. |
| Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) | No comments received. |
| Baltimore Gas and Electric (BGE) | No comments received. |
| Verizon | No comments received. |
| Prince George's County Public Schools Capital Programs | No comments received. |

ANAYLSIS:

The Applicant is seeking special exception approval to have live entertainment, DJ, and a live band to be located at 13600 Baltimore Ave, Unit 400. The entertainment nights will be as follows:

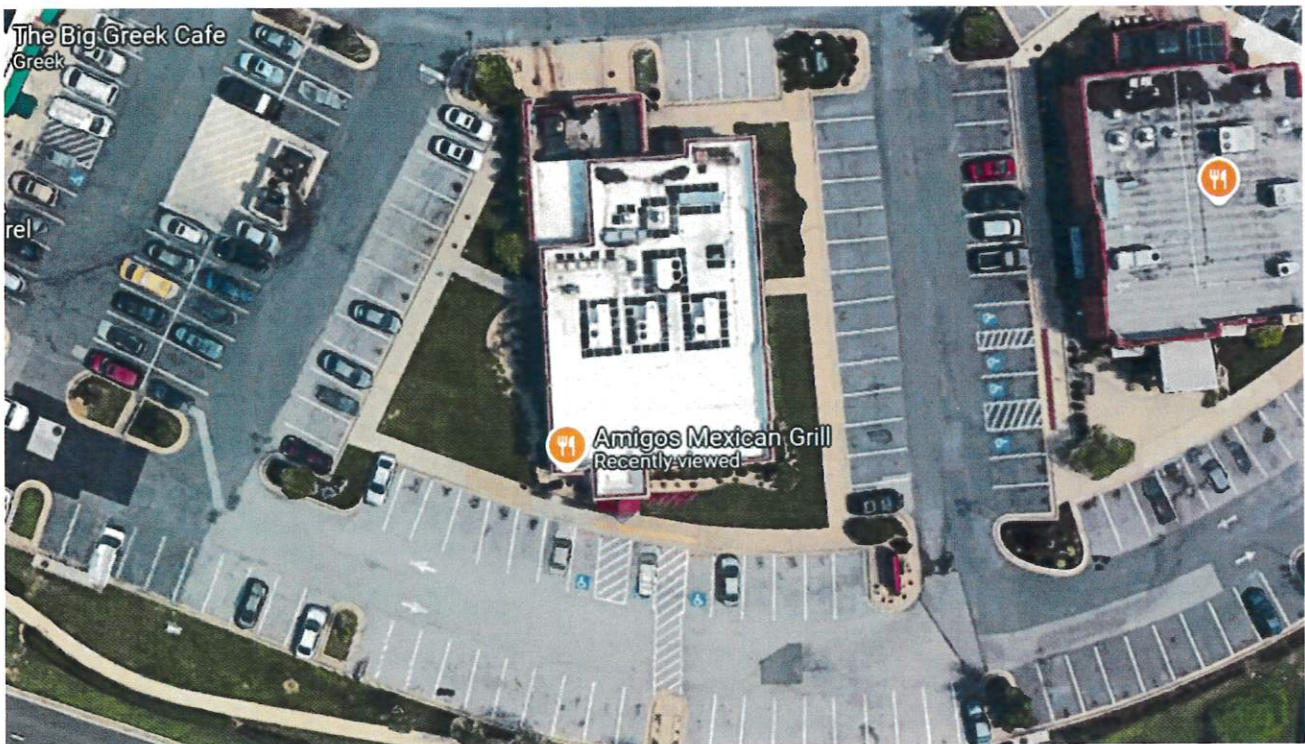
- **Thursday (2 AM closing):** Karaoke, trivia, or game night, employing one (1) civilian security officer starting at 10 PM.
- **Friday and Saturday (2 AM closing):** Small bands or DJ performances with one (1) civilian security officer employed from 10 PM until closing.

All entertainment will occur solely in the bar/high-top area, with careful monitoring of access to ensure no one under 21 is present. The last call will be 30 minutes before closing on these nights. The applicant proposes to have security personnel during this time that will perform the following duties:

- Checking IDs at the door to discourage underage drinking and turning in false or altered IDs to the police.
- Notifying police if anyone is found to have a weapon on their person.
- Monitoring the entrance and exit, keeping them clear.
- Enforcing Amigos Mexican Grill's policies and procedures.
- Reporting intoxicated / unruly customers to management or police.

Civilian security will monitor the interior and the exterior and parking lot area. Amigos Mexican Grill is located in a shopping center that provides lighting in the parking lot at night, and multiple cameras are located within the restaurant. The applicant meets supplemental criteria set forth in the Unified Land Development Code (ULDC) Section 20-22.60 – *Restaurant, standard, permitted dancing, live, and recorded entertainment.*

The below photograph illustrates the building for the proposed Amigos Mexican Grill location.



Parking:

The shopping center provides ample parking spaces for its patrons, with shared parking spaces that remain largely unused during the late hours when live entertainment will be held. The available parking will be sufficient to accommodate the expected number of patrons without causing any overflow into nearby areas or affecting adjacent businesses.

Sec. 20-21.1 A special exception may be granted when the Board of Appeals, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

- (1) The proposed use is in harmony with the purpose and intent of the comprehensive master plan, as embodied in this chapter and in any master plan or portion thereof adopted or proposed as part of such comprehensive master plan.**

Amigos Mexican Grill in Laurel opened in late 2023. The restaurant offers Mexican cuisine and is in the southern part of Laurel, providing a safe environment for patrons and guests.

- (2) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

The establishment of live entertainment will not endanger public health, safety, or welfare. Providing a safe and secure environment is our top priority. Our employees and security personnel work as a team in every phase of security implementation to ensure all areas of the property are safe and secure at all times.

- (3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity;**

We understand the importance of maintaining harmony with neighboring businesses and properties. Our events, which include karaoke, trivia, game night, small bands, or DJs, will be scheduled 2-4 times per month, with all entertainment focused in the bar area, which is separated from the restaurant by a partition. These events will be monitored, and precautions will be taken to minimize any potential impact on surrounding establishments. The events will complement the diverse offerings in the shopping center and promote community engagement.

- (4) Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements; and**

Amigos Mexican Grill is in an established shopping center with adequate infrastructure, including utilities, drainage, and access roads. The introduction of live entertainment will not place any additional strain on these facilities.

- (5) Meets the definition and specific standards set forth elsewhere in this article for such particular use.**

Adequate ingress and egress already exist for the property. Traffic flow within the shopping center will not be significantly impacted by the entertainment offerings, as events will be scheduled to avoid peak traffic times. We will work closely with local authorities to monitor traffic during events and adjust as needed to ensure minimal disruption.

Sec. 20-22.38 – Entertainment uses.

(a) Within the C-G—Commercial General, S-SH—Commercial Shopping Center, C-V—Commercial Village, I-CS—Industrial-Commercial Services, and as required, within an M-X-T—Mixed Use-Transportation Oriented Zone, and specified Revitalization Overlay Areas.

(b) Access:

- 1. If freestanding, buffering by a wall and/or landscaping will be provided in a manner, which physically separates and restricts access from the establishment, and it is required parking area to nearby Residential Zones or areas.**

Amigos Mexican Grill is a freestanding building, and we will provide appropriate buffering through a combination of walls and landscaping to restrict access to the establishment and parking area, ensuring separation from nearby residential zones.

- 2. All patron entrances will be well lit and clearly visible to patrons from the parking lot or a public street.**

The restaurant is located in a large shopping center that provides street lighting as well as lighting in front of each storefront.

(c) The applicant has provided written evidence that all sound resulting from business activities will be contained within the building.

The live entertainment will not negatively impact the environment. Noise levels will be controlled through sound management techniques, and events will be scheduled to limit disruption to the surrounding area. The entertainment will focus on creating a positive cultural experience.

(d) The applicant shall provide hours of operation for the establishment and shall notify the City if the operating hours are changed.

Amigos Mexican Grill plans to offer the following weekly events:

- Thursday (2 AM closing): Karaoke, trivia, or game night, employing 1 civilian security officer starting at 10 PM.
- Friday and Saturday (2 AM closing): Small bands or DJ performances with 1 civilian security officer employed from 10 PM until closing.

(e) The applicant has provided a written public safety plan which the City Police Department and the City Fire Marshal have recommended and submitted as part of the application, as well as hours of operation.

Security is paramount at Amigos Mexican Grill. Civilian security personnel will be employed to oversee the safety of customers inside and outside the premises, particularly during events. Security personnel will be responsible for checking IDs, monitoring entrances and exits, and ensuring underage patrons do not access the bar area. A 27-channel digital video surveillance system is in place, ensuring continuous monitoring of critical areas, including the dining, bar, kitchen, and exterior sections of the property.

Sworn officers may be contracted for events requiring additional security measures. They will handle any criminal matters, intoxicated or unruly patrons, and enforce parking and traffic regulations after hours if necessary.

(f) The applicant has provided a written lighting plan, which addresses exterior lighting on and surrounding the property.

Existing Exterior Lighting

Our restaurant is located within a commercial shopping center that is equipped with ample exterior lighting. The existing lighting infrastructure provides comprehensive coverage across the entire center, including:

Parking Lot Lighting: The parking area is well lit with multiple overhead lights that ensure visibility across all parking spaces. This lighting is automatically activated as daylight fades, maintaining consistent coverage throughout the evening and nighttime hours.

Entrances and Exits: The entry and exit points to Amigos Mexican Grill are illuminated to ensure clear visibility for patrons entering and leaving the premises, as well as for security personnel monitoring these areas. While the commercial shopping center provides sufficient lighting, Amigos Mexican Grill will implement additional lighting measures as part of our commitment to safety during live entertainment events:

Supplementary Lighting: We will install additional exterior lighting if necessary to ensure that any areas not covered by the shopping center's lighting system are adequately illuminated, especially near the main entrance and around the patio area. This will enhance the visibility for patrons and staff during peak entertainment hours.

Emergency Lighting: We will ensure that all emergency exits and pathways are clearly illuminated to facilitate safe and quick egress in case of emergencies.

Safety and Security

The well-lit exterior of our building, combined with regular monitoring by our staff and security personnel, will contribute to a safe environment for all patrons attending live entertainment events. The combination of the shopping center's lighting and any supplementary lighting ensures that all entry points, exits, and parking areas will remain highly visible throughout the night.

Compliance with Local Regulations

We will submit our detailed lighting plan to the City of Laurel's Department of Economic and Community Development for approval, ensuring compliance with local safety and zoning requirements. Should any adjustments to the lighting plan be made, we will promptly implement them to ensure full compliance.

(g) The applicant shall provide a written exterior refuse control plan, which must be approved by the Department of Economic and Community Development and the Department of Public Works.

Trash Disposal Procedures: Dedicated Trash Receptacle: We have a designated commercial trashcan located at the back of the building. All trash generated during events, including live entertainment nights, will be promptly disposed of in this trash can by our staff. The trashcan is maintained regularly to prevent overflow, and we have a scheduled waste management service to ensure timely disposal and sanitation.

Litter Control in Surrounding Areas: Parking Lot and Surrounding Facility Monitoring: Our staff will conduct regular sweeps of the parking lot and the surrounding areas during and after events to ensure that no litter is left behind. This includes picking up any refuse from patrons who may have dropped items in the parking lot or near the entrances and exits of our facility.

No External Food or Drinks Policy: To minimize the likelihood of litter, Amigos Mexican Grill enforces a strict policy that prohibits patrons from taking drinks or food outside the designated areas. This policy will be strictly

monitored, especially during live entertainment events, which will reduce the chances of trash accumulation outside the building.

Trash Management During Live Entertainment Events

Continuous Monitoring During Events: During live entertainment nights, our staff will continuously monitor both the interior and exterior areas of the restaurant, including the bar and patio, to promptly address any trash-related issues. Staff will ensure that trash is disposed of properly and that no refuse is left behind by patrons, especially in the parking lot or adjacent areas.

Post-Event Clean-Up: After every live entertainment event, a thorough post-event clean-up will be conducted by our team. This includes emptying all trash cans inside the restaurant, ensuring that the designated trash receptacle at the back of the building is secure and not overflowing, and conducting a final check of the parking lot and surrounding areas to ensure no trash remains.

Coordination with the Department of Public Works: We will coordinate with the City of Laurel's Department of Public Works to ensure our trash management practices align with local ordinances and regulations. We will also adhere to any requirements regarding waste disposal and refuse control that the city may specify as part of our live entertainment special exception.

Sanitation: We will regularly clean and sanitize the trash disposal area to prevent any unpleasant odors or pest infestations, ensuring a clean and sanitary environment for our staff and patrons.

(h) The applicant has provided a floor plan, which identifies the areas for the primary use and for ancillary functions, which include but are not limited to patron dancing areas and/or stages for performances.

The applicant provided a draft floor plan as well as several photos of the interior of the restaurant. The photos include entrance and exit areas, the main dining area, the kitchen, and pathways throughout the restaurant.

(i) The plan shall demonstrate to the satisfaction of the Director of the Department of Economic and Community Development and the Director of the Department of Public Works, that the level of service on all streets accessed by the use shall be acceptable and not cause a reduction in the levels of service (LOS) identified within the required traffic study submitted in conjunction with the special exception application.

Based on the expected volume of traffic during our entertainment hours, we do not anticipate any reduction in the Level of Service (LOS) for Baltimore Ave or the streets accessing the shopping center. Since our events occur after peak business hours, the existing infrastructure is well-suited to handle the additional patron traffic without causing congestion or delays.

(j) If the Director of the Department of Economic and Community Development determine that additional parking analysis is necessary the applicant shall provide a detailed parking needs study based on comparable establishments.

The applicant has provided a parking analysis.

(k) The applicant has provided any additional information required by City staff in order to evaluate the impacts of the proposed use upon the area.

The applicant has provided detailed information about the proposed live entertainment use, and staff have evaluated this use to not greatly impact the surrounding area.

(I) The following operational standards must be met by the use throughout its operations:

1. All external doors shall be closed but not locked during business hours.
2. No external speakers will be permitted on the premises of a use permitted under this section.
3. The applicant/operator shall comply with all plans approved as provided herein.
4. Nonconformance with the provisions of the granting of the special exception shall be grounds for review by the City staff and recommended for hearing to the Board of Appeals for revocation.
5. The applicant must comply with all the other applicable laws and ordinances of the City, or other agency having jurisdiction.

The Applicant understands the operational standards that come with the Special Exception approval process. The Applicant has sufficiently addressed the criterion for granting a Special Exception of the proposed use. According to Section 20-21.1 and Section 20-22.38 of the *Unified Land Development Code*, the proposed use would meet the requirements for Special Exception approval.

RECOMMENDATION:

It is recommended that the Planning Commission **RECOMMEND APPROVAL** of Special Exception Application No. 964, to the City of Laurel Board of Appeals, with the following conditions:

1. The Applicant shall obtain all required City of Laurel permits.
2. All lounge patrons and occupants must be at least twenty-one (21) years of age.
3. The Applicant shall comply with all federal, state and local laws and regulations for protection of the use of the property.
4. The Applicant shall adhere to the regulations set forth by the City of Laurel Noise Ordinance at all times of operation.
5. No external speakers for live or prerecorded entertainment shall be permitted.
6. The Applicant shall adhere to the approved hours of operation stated in the Technical Staff Report, and if changed shall notify the City.

ATTACHMENTS:

1. Floor Plan
2. Application
3. Statement of Justification
4. Security Plan
5. Letter of Intent
6. Lighting Plan
7. Exterior Refuse Control Plan
8. Traffic Study
9. Parking Management

REVIEWED

Monta Burrough

Monta Burrough, Director



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

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address <http://www.cityoflaurel.org> • E-mail: ecd@laurel.md.us

Date Filed: _____
EnerGov No.: _____
Application No.: _____
Planner: _____
Zoning Sign: _____
PC Hearing: _____
PC Recommendation: _____
BOA Hearing: _____
BOA Decision: _____
Resolution No.: _____

SPECIAL EXCEPTION APPLICATION

APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY. APPLICATION WILL NOT BE PROCESSED UNLESS ALL ITEMS IN THE CHECKLISTS ARE ADDRESSED.*

☐ RESIDENTIAL ☒ COMMERCIAL

*Check one.

1. SUBJECT PROPERTY

Project Name: Amigos Mexican Grill
Street Address: 13600 Baltimore Ave Suite 400, Laurel MD 20707
Zoning: C-SH (Commercial Shopping Center) Lot: _____ Block: _____
Subdivision Name: _____
Tax Identification No.: 1004894

2. APPLICANT

Name: Fredy Salmoran
Street Address: 1886 Severn Grove Road Suite No.: _____
City: Annapolis State: MD Zip Code: 21401
Work Phone: 443-822-6019 Home Phone: _____
Email: fredysalmoran@gmail.com

3. PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)

Name: KRG CENTRE AT LAUREL LLC
Street Address: 2405 York Road Suite No.: 201
City: Timonium State: MD Zip Code: 21093
Work Phone: _____ Home Phone: _____
Email: _____

4. ENGINEER/SURVEYOR

Name: _____
Street Address: _____ Suite No.: _____
City: _____ State: _____ Zip Code: _____
Work Phone: _____ Home Phone: _____
Email: _____

5. SPECIAL EXCEPTION DESCRIPTION NARRATIVE

Describe the nature of the special exception requested in detail.

We are requesting a Special Exception for Amlgos Mexican Grill, located at 13600 Baltimore Avenue Unit 400, Laurel Maryland. We are seeking approval to host live entertainment and occasional DJ performances, to enhance the dining experiance with cultural and community-based entertainment.

6. SPECIAL EXCEPTION SUBMISSION CHECKLIST

The following items **MUST** be included with the special exception application.

- | | |
|---|--------------------------|
| 1. STATEMENT OF JUSTIFICATION addressing the criteria listed in Section 20-21.1 of the Unified Land Development Code (see "Criteria for Granting Special Exceptions" below) | <input type="checkbox"/> |
| 2. EXISTING CONDITIONS SITE PLAN OR SURVEY PLAT including all existing structures with setbacks, landscaping, and exterior elevations. Plans must be scaled; preferred scale is 1" = 30' Required plan size- 24"X36". Plans must be folded to 8½ x 11". | <input type="checkbox"/> |
| 3. PROPOSED SITE PLAN OR SURVEY PLAT including both existing and proposed structures with setbacks, exterior elevations of proposed structures, and a description of any proposed use. Plans must be scaled; preferred scale is 1" = 30' | <input type="checkbox"/> |

4. Two (2) mylar originals with the following Signature Blocks:



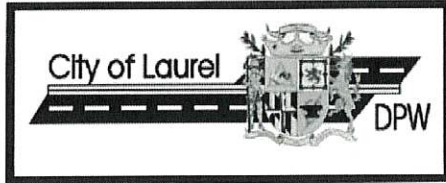
City of Laurel Board of Appeals

Approved: _____

Date

Chairman

Secretary



DATE RECEIVED BY DPW: _____

DATE RETURNED TO ECD: _____

DPW REVIEWER: _____

DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____

DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

7. CRITERIA FOR GRANTING SPECIAL EXCEPTIONS:

The City of Laurel Board of Appeals is authorized to grant a *special exception* based up on the criteria set forth in Sec. 20-21.1 of the Unified Land Development Code (ULDC). Sec. 20-22 of the ULDC contains additional criteria specific to certain individual uses.


Sec. 20-21.1

- (a) A special exception may be granted when the Board of Appeals, as the case may be, finds from a preponderance of the evidence of record that the proposed use:
- (1) The proposed use is in harmony with the purpose and intent of the comprehensive master plan, as embodied in this chapter and in any master plan or portion thereof adopted or proposed as part of such comprehensive master plan.
 - (2) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;
 - (3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity;
 - (4) Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements; and
 - (5) Meets the definition and specific standards set forth elsewhere in this article for such particular use.
- (b) The applicant for a special exception shall have the burden of proof which shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Board of Appeals.

Special Exception requests not meeting all five criteria plus any additional criteria specified in Sec. 20-22 cannot be legally granted by the Board of Appeals. Each of the criteria must be addressed individually in the Statement of Justification.


I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT:

Signature: 
Print Name Fredy Salmoran

Date: 10/29/2024

PROPERTY OWNER (if different than applicant)

Signature: 
Print Name: Sherrie L. Little

Date: 10/29/2024

Complete the chart below:

| <u>Fees</u> (see separate schedule) | <u>Amount</u> | <u>Account #</u> |
|-------------------------------------|---------------|------------------|
| Filing Fee | | 10-43105 |
| Legal Advertisement | \$100.00 | 10-20203 |
| Zoning Sign | \$30.00 | 10-43105 |
| <u>Total:</u> | | |

*More than (1) sign will be extra for larger projects

-All materials and fees are due at time of submittal. Staff will review and invoice you once confirmed.
-Special Exceptions granted by the Board of Appeals must be established within one (1) year from the date of passage.

Revised 9/1/22- bq



Amigos Mexican Grill
13600 Baltimore Ave,
Suite 400,
Laurel, Maryland 20707

Exterior Refuse Control Plan

Amigos Mexican Grill – 13600 Baltimore Ave, Unit 400, Laurel, MD 20707

At Amigos Mexican Grill, we are committed to maintaining a clean and orderly environment both inside and outside our premises. This Exterior Refuse Control Plan outlines the specific measures we will implement to manage refuse and debris effectively during and after all events, including live entertainment.

Trash Disposal Procedures

- **Dedicated Trash Receptacle:** We have a designated commercial trashcan located at the back of the building. All trash generated during events, including from live entertainment nights, will be promptly disposed of in this trashcan by our staff. The trashcan is maintained regularly to prevent overflow, and we have a scheduled waste management service to ensure timely disposal and sanitation.

Litter Control in Surrounding Areas

- **Parking Lot and Surrounding Facility Monitoring:** Our staff will conduct regular sweeps of the parking lot and the surrounding areas during and after events to ensure that no litter is left behind. This includes picking up any refuse from patrons who may have dropped items in the parking lot or near the entrances and exits of our facility.
- **No External Food or Drinks Policy:** To minimize the likelihood of litter, Amigos Mexican Grill enforces a strict policy that prohibits patrons from taking drinks or food outside the designated areas. This policy will be strictly monitored, especially during live entertainment events, which will reduce the chances of trash accumulation outside the building.

Trash Management During Live Entertainment Events

- **Continuous Monitoring During Events:** During live entertainment nights, our staff will continuously monitor both the interior and exterior areas of the restaurant, including the bar and patio, to promptly address any trash-related issues. Staff will ensure that trash is disposed of properly and that no refuse is left behind by patrons, especially in the parking lot or adjacent areas.
- **Post-Event Clean-Up:** After every live entertainment event, a thorough post-event clean-up will be conducted by our team. This includes emptying all trash cans inside the restaurant, ensuring that the designated trash receptacle at the back of the building is secure and not overflowing, and conducting a final check of the parking lot and surrounding areas to ensure no trash remains.

Compliance with Local Regulations

- **Coordination with the Department of Public Works:** We will coordinate with the City of Laurel's Department of Public Works to ensure our trash management practices align with local ordinances and regulations. We will also adhere to any requirements regarding waste disposal and refuse control that the city may specify as part of our live entertainment special exception.
- **Sanitation:** We will regularly clean and sanitize the trash disposal area to prevent any unpleasant odors or pest infestations, ensuring a clean and sanitary environment for our staff and patrons.

Summary

By implementing these measures, Amigos Mexican Grill is committed to maintaining a clean, safe, and enjoyable environment for all patrons, guests, and the surrounding community. Our comprehensive refuse control procedures, combined with proactive monitoring by our staff, will ensure that litter and waste are effectively managed during all live entertainment events.



Amigos Mexican Grill
13600 Baltimore Ave,
Suite 400,
Laurel, Maryland 20707

Letter of Intent for Special Exception Application

To: City of Laurel, Maryland Planning Commission

Subject: Special Exception Request for Live Entertainment at Amigos Mexican Grill

Address: 13600 Baltimore Ave, Unit 400, Laurel, MD 20707

Dear Commissioners,

We are submitting this letter of intent to formally request a special exception for our restaurant, Amigos Mexican Grill, located at 13600 Baltimore Ave, Unit 400, Laurel, MD. The request seeks approval to host live entertainment and occasional DJ performances, enhancing the dining experience with cultural and community-based entertainment.

Applicant Background

Amigos Mexican Grill in Laurel opened in late 2023. The restaurant offers Mexican cuisine and is located in the southern part of Laurel, providing a safe environment for patrons and guests. The restaurant is owned and operated by Fredy Salmoran, and members of his family who have extensive experience in the restaurant industry, having successfully operated six restaurants in the City of Annapolis, Anne Arundel County, and Queen Anne's County.

Mr. Salmoran's career began in 1999, where he has worked in various roles including sous chef, head baker and maanger. He launched his first restaurant, Mi Lindo Cancun Grill, in 2015, followed by the successful opening of multiple other establishments, including Señor Chile, which earned local recognition as a premier destination for authentic Mexican cuisine.

With more than 25 years of experience, Mr. Salmoran has demonstrated the ability to operate establishments that adhere to strict regulations while providing enjoyable and safe environments for patrons. Señor Chile Cantina in Arnold, MD, already operates with an entertainment license, so this will not be his first venture into hosting live entertainment.



Amigos Mexican Grill
13600 Baltimore Ave,
Suite 400,
Laurel, Maryland 20707

Statement of Justification

We believe that adding live entertainment aligns with the purpose and spirit of the City of Laurel's Unified Land Development Code. The restaurant aims to provide cultural and community engagement opportunities through live music and performances that celebrate Mexican and Latin traditions.

1. Public Health, Safety, and Welfare (§ 21.26.050.A)

The establishment of live entertainment will not endanger public health, safety, or welfare. Providing a safe and secure environment is our top priority. Our employees and security personnel work as a team in every phase of security implementation to ensure all areas of the property are safe and secure at all times. On event days, we will employ trained civilian security personnel and work with local law enforcement to ensure compliance with all safety regulations. The restaurant reserves the right to contact the Prince George's County Police Department, and the City of Laurel Police Department if sworn officers are needed. Additionally, the restaurant will implement noise management strategies to ensure sound levels remain within acceptable limits.

2. Impact on Surrounding Properties (§ 21.26.050.B)

We understand the importance of maintaining harmony with neighboring businesses and properties. Our events, which include karaoke, trivia, game night, small bands, or DJs, will be scheduled 2-4 times per month, with all entertainment focused in the bar area, which is separated from the restaurant by a partition. These events will be monitored, and precautions will be taken to minimize any potential impact on surrounding establishments. The events will complement the diverse offerings in the shopping center and promote community engagement.

3. Orderly Development (§ 21.26.050.C)

The live entertainment proposed will not impede the normal and orderly development of surrounding properties or businesses. The shopping center is home to various establishments, and our entertainment offerings align with the district's mixed-use character. Our intent is to enhance, rather than disrupt, the business environment by offering unique cultural experiences.

4. Infrastructure and Facilities (§ 21.26.050.D)

Amigos Mexican Grill is located in an established shopping center with adequate infrastructure, including utilities, drainage, and access roads. The introduction of live entertainment will not place any additional strain on these facilities.

5. Traffic and Congestion (§ 21.26.050.E)

Adequate ingress and egress already exist for the property. Traffic flow within the shopping center will not be significantly impacted by the entertainment offerings, as events will be scheduled to avoid peak traffic times. We will work closely with local authorities to monitor traffic during events and make adjustments as needed to ensure minimal disruption.



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6. Consistency with Regulations and Comprehensive Plan (§ 21.26.050.F)

We are committed to adhering to all local zoning regulations and applicable use provisions. Our entertainment events will comply with all relevant standards set forth by the City of Laurel and will be consistent with the broader goals of the Comprehensive Plan.

7. Environmental Impact (§ 21.26.050.G)

The live entertainment will not negatively impact the environment. Noise levels will be controlled through sound management techniques, and events will be scheduled to limit disruption to the surrounding area. The entertainment will focus on creating a positive cultural experience.

Community Engagement and Benefits

We have engaged with local patrons and neighbors, who have expressed support for the introduction of live entertainment. Our goal is to foster a sense of community pride while promoting local artists and celebrating Mexican culture. We believe this special exception will enhance the dining experience and contribute positively to the cultural fabric of the area.

Security and Surveillance

Security is paramount at Amigos Mexican Grill. Civilian security personnel will be employed to oversee the safety of customers inside and outside the premises, particularly during events. Security personnel will be responsible for checking IDs, monitoring entrances and exits, and ensuring underage patrons do not access the bar area. A 27-channel digital video surveillance system is in place, ensuring continuous monitoring of critical areas, including the dining, bar, kitchen, and exterior sections of the property.

Sworn officers may be contracted for events requiring additional security measures. They will handle any criminal matters, intoxicated or unruly patrons, and enforce parking and traffic regulations after hours if necessary.

Event Schedule and Entertainment Nights

Amigos Mexican Grill plans to offer the following weekly events:

- Thursday (2 AM closing): Karaoke, trivia, or game night, employing 1 civilian security officer starting at 10 PM.
- Friday and Saturday (2 AM closing): Small bands or DJ performances with 1 civilian security officer employed from 10 PM until closing.

All entertainment will occur solely in the bar/high-top area, with careful monitoring of access to ensure no one under 21 is present. Last call will be 30 minutes before closing on these nights.



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Conclusion

In summary, the addition of live entertainment at Amigos Mexican Grill will enhance the customer experience and contribute to the vibrancy of the Laurel community. We have taken steps to ensure all events are designed with public safety and community harmony in mind, and we will work closely with local authorities to ensure compliance with all regulations. We respectfully request approval of this special exception and look forward to your consideration.

Thank you for your time and attention.

**Sincerely,
Fredy Salmoran
Owner, Amigos Mexican Grill
13600 Baltimore Ave, Unit 400, Laurel, MD 20707**



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Lighting Plan

Amigos Mexican Grill – 13600 Baltimore Ave, Unit 400, Laurel, MD 20707

At Amigos Mexican Grill, ensuring the safety and comfort of our patrons is a top priority. This Lighting Plan outlines our approach to maintaining sufficient exterior lighting to promote safety and visibility around our establishment during live entertainment events.

Existing Exterior Lighting

Our restaurant is located within a commercial shopping center that is equipped with ample exterior lighting. The existing lighting infrastructure provides comprehensive coverage across the entire center, including:

- **Parking Lot Lighting:** The parking area is well-lit with multiple overhead lights that ensure visibility across all parking spaces. This lighting is automatically activated as daylight fades, maintaining consistent coverage through the evening and nighttime hours.
- **Entrances and Exits:** The entry and exit points to Amigos Mexican Grill are illuminated to ensure clear visibility for patrons entering and leaving the premises, as well as for security personnel monitoring these areas.

Additional Lighting Measures

While the commercial shopping center provides sufficient lighting, Amigos Mexican Grill will implement additional lighting measures as part of our commitment to safety during live entertainment events:

- **Supplementary Lighting:** We will install additional exterior lighting if necessary to ensure that any areas not covered by the shopping center's lighting system are adequately illuminated, especially near the main entrance and around the patio area. This will enhance the visibility for patrons and staff during peak entertainment hours.
- **Emergency Lighting:** We will ensure that all emergency exits and pathways are clearly illuminated to facilitate safe and quick egress in case of emergencies.

Safety and Security

The well-lit exterior of our building, combined with regular monitoring by our staff and security personnel, will contribute to a safe environment for all patrons attending live entertainment events. The combination of the shopping center's lighting and any supplementary lighting ensures that all entry points, exits, and parking areas will remain highly visible throughout the night.

Compliance with Local Regulations

We will submit our detailed lighting plan to the City of Laurel's Department of Economic and Community Development for approval, ensuring compliance with local safety and zoning requirements. Should any adjustments to the lighting plan be requested, we will promptly implement them to ensure full compliance.



Amigos Mexican Grill
13600 Baltimore Ave,
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Traffic Study

Amigos Mexican Grill – 13600 Baltimore Ave, Unit 400, Laurel, MD 20707

This traffic study is designed to demonstrate that the proposed live entertainment events at Amigos Mexican Grill will not negatively impact traffic flow or reduce the levels of service (LOS) on streets accessed by the establishment. We will take all necessary measures to maintain acceptable traffic conditions in coordination with the City of Laurel's Department of Economic and Community Development.

Location and Traffic Conditions

Amigos Mexican Grill is located on Baltimore Ave (US-1), a busy highway that experiences moderate to heavy traffic during peak daytime hours. The restaurant is part of a commercial shopping center that is home to various tenants. Most businesses within the center close earlier in the evening, leaving the parking lot and surrounding areas largely unused during the hours when our live entertainment will take place.

Expected Traffic Impact

Live entertainment at Amigos Mexican Grill is scheduled to start late in the evening, typically after 9:00 PM on Thursdays, Fridays, and Saturdays. This is well outside the peak traffic hours for the US-1 corridor and most surrounding businesses in the shopping center.

- **Peak Traffic Hours:** Traffic congestion on Baltimore Ave typically occurs during daytime and early evening hours (between 4:00 PM and 7:00 PM). Our entertainment offerings are designed to avoid these hours entirely, ensuring minimal to no impact on overall traffic flow during these busy times.
- **Late-Night Operations:** As most of the shopping center's tenants close by the evening, the parking spaces and roadways that would typically be used by their customers will be available for patrons attending live entertainment events at our restaurant. Therefore, no significant increase in traffic congestion is expected during our entertainment hours.

Parking Availability and Flow

The shopping center provides ample parking for its patrons, with shared parking spaces that remain largely unused during the late hours when live entertainment will be held. The available parking will be sufficient to accommodate the expected number of patrons without causing any overflow into nearby areas or affecting adjacent businesses.

Access Routes and Traffic Flow

- **Ingress and Egress:** The shopping center has multiple access points to and from Baltimore Ave, which ensures smooth entry and exit for patrons. These access points are



Amigos Mexican Grill
13600 Baltimore Ave,
Suite 400,
Laurel, Maryland 20707

well-maintained and designed to handle the current traffic flow, meaning that there will be no significant impact on local streets due to the late-night entertainment activities at our establishment.

- **Traffic Flow Management:** Should it become necessary, we will work with local authorities and implement measures such as traffic control staff or adjusted entry/exit points to further manage traffic flow during larger events.

LOS (Level of Service)

Based on the expected volume of traffic during our entertainment hours, we do not anticipate any reduction in the Level of Service (LOS) for Baltimore Ave or the streets accessing the shopping center. Since our events occur after peak business hours, the existing infrastructure is well-suited to handle the additional patron traffic without causing congestion or delays.

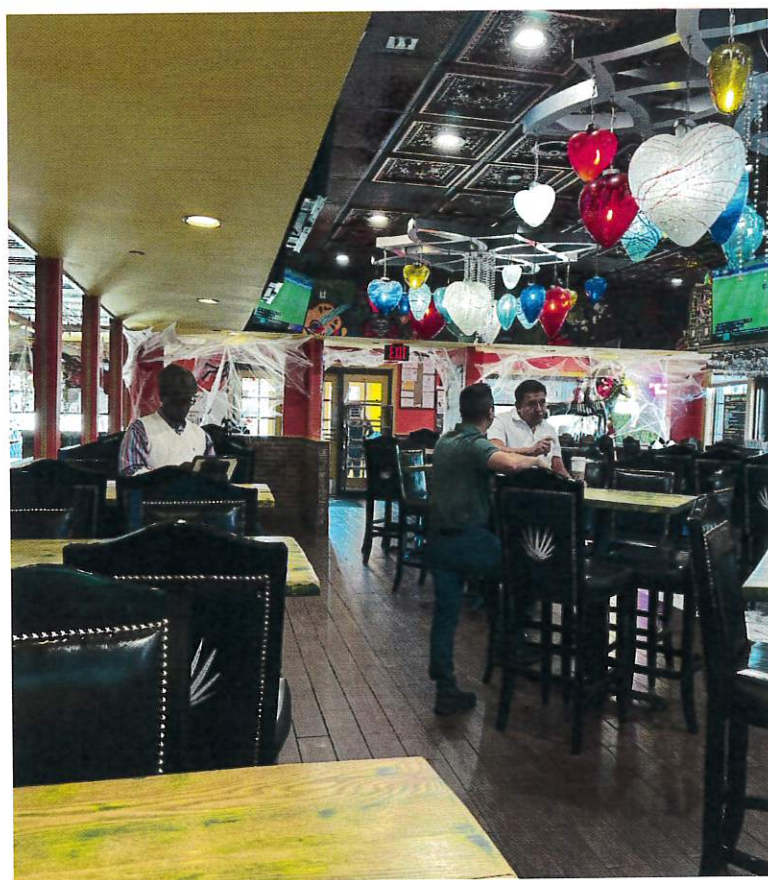
Mitigation Measures

To ensure continued traffic flow and prevent congestion, Amigos Mexican Grill will implement the following measures if needed:

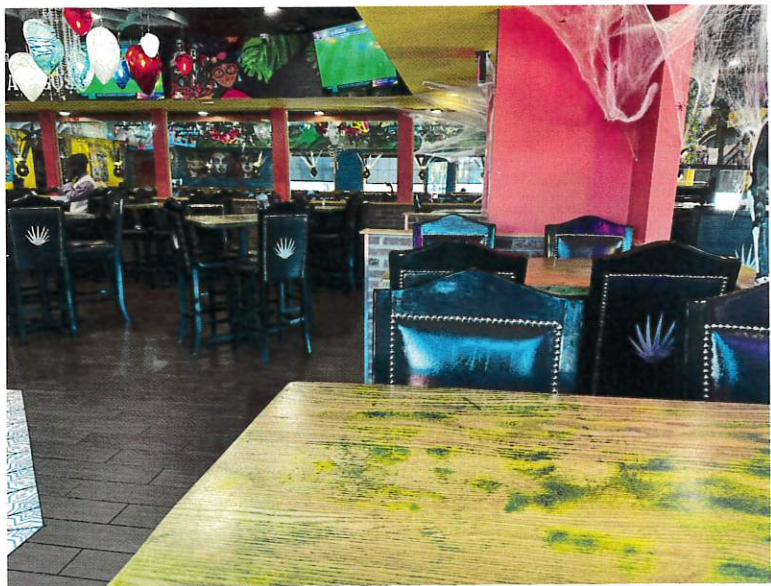
- **Coordination with Local Authorities:** We will work with the City of Laurel's Department of Economic and Community Development and local law enforcement to monitor traffic conditions and make adjustments as necessary.
- **Event Scheduling:** We will continue to schedule live entertainment events to begin after peak traffic hours, minimizing their impact on the existing traffic patterns.
- **Parking Lot Management:** Staff will monitor parking conditions during large events to ensure that the parking lot operates efficiently and does not cause overflow into neighboring areas.

This traffic study outlines our plan to ensure that live entertainment events at Amigos Mexican Grill will not negatively affect traffic or the local level of service. We are confident that, given the late timing of events and the availability of parking and access points, traffic conditions will remain well-managed.



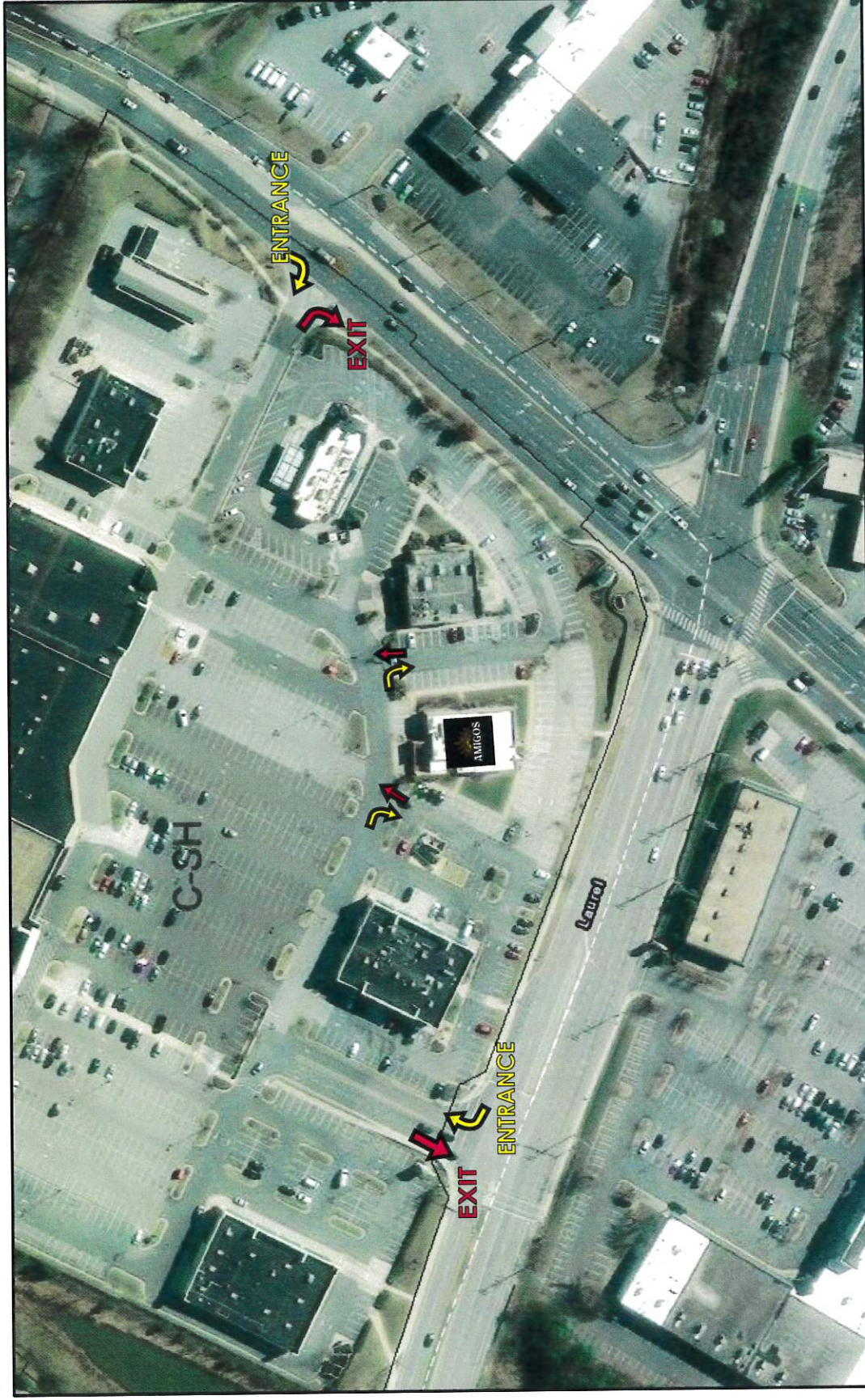








ArcGIS Web Map - Amigos Mexican Grill



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■ ZoningLabels

□ laurelsde.DBO.Parcels_NewUpdateMethod

Address Points

1:2,257
0 0.01 0.03 0.04 0.06 mi
0 0.02 0.04 0.09 km

Maxar, Microsoft, VITA, Esri, HERE, Garmin, iPC

Web AppBuilder for ArcGIS
Maxar, Microsoft | VITA, Esri, HERE, Garmin, iPC |

**Security Plan for L and F Laurel, LLC
t/a Amigo's Mexican Grill**

13600 Baltimore Avenue, Suite 400
Laurel, MD 20707
240-308-8000

➤ Contents

- Sworn Officers: Duties and Assignments
- Civilian Security: Duties and Assignments
- Events: Type, Days, Expected Crowds of Events/Entertainment
- Video Surveillance: Equipment and Locations
- Parking and Traffic Management Plan
- Diagrams

➤ Summary

Amigos Mexican Grill in Laurel opened in late 2023. The restaurant offers Mexican cuisine. The restaurant is located in the southern part of Laurel and provides a safe environment for patrons and guests.

The primary entertainment will be karaoke, trivia, game nights small bands and DJs and will be offered solely in the bar area which is separated from the restaurant via a partition.

Providing a safe and secure environment is management's top priority for the Amigo's Mexican Grill in Laurel. The managers, employees and security personnel work as a team in every phase of security implementation to make sure that all areas of the property are safe and secure at all times. Additional security would be hired if necessary to ensure that everyone has a safe and enjoyable visit.

➤ Sworn Officers

At this time, there are no Sworn Officers working at this location. The restaurant reserves the right to continually assess its needs and will contact the Prince George's County Police Department and the Police Department for the City of Laurel in the event that uniformed officers are required in addition to the civilian security. In that event, duties and responsibilities would include:

- Officers will be in uniform while working
- Handle all matters related to crimes and unruly/intoxicated customers
- Make arrests, if warranted
- Maintain control and clearance of all parking areas after closing to ensure an orderly and traffic flow
- Enforce posted no loitering on property

➤ Civilian Security

Civilian Security are responsible for overseeing the security and safety of customers inside and outside of the Amigos Mexican Grill (Laurel). **Security personnel will be dressed in a polo shirt which will be vibrant in color with the restaurant logo on the front and "STAFF" on the back.**

Security personnel must always be polite and friendly to customers, demonstrate good judgment skills and have a keen sense of observation.

Duties and assignments of security personnel will include:

- Checking I.D.'s at events to prohibit underage drinking.
- Using a metal detector or wand, **if warranted**, and checking bags and/or purses prior to entering.
- Performing pat-down searches as needed.
- Contacting the local police department if anyone is found to have a weapon in their possession.
- Monitoring the entrance and exits keeping them clear.
- Reporting intoxicated / unruly customers to management.
- Early civilian security and banquet managers check the entire contracted banquet rooms, restaurant and lounge area to ensure that all table, chairs and bar stools are in proper place, aisles are clear and exit doors work properly one half hour prior to opening.
- Denying entry to any incoming customer who appears intoxicated or impaired.
- Monitoring the bar area and circulating and observing the crowd.
- Maintaining a professional and calm demeanor when communicating with customers.
- Summoning a sworn officer when encountering a person who should be removed from the premises.
- During emergency evacuation, reporting to assigned exits and assisting patrons out of the building. Security will ensure that everyone makes a safe exit.
- At closing, all security personnel take their assigned positions to ensure a safe and orderly exit of patrons.
- After closing, security personnel perform a final walk through of the premises to ensure that all customers and guests have departed
- Never attempting to detain any person, but rather notifying sworn officers.

➤ Weekly Events

- Mondays: No scheduled events. No sworn officers.
- Tuesdays: No scheduled events. No sworn officers.
- Wednesdays: No scheduled events. No sworn officers.
- Thursdays: As contracted, on occasion there will be karaoke, trivia or a game night. Contract between licensee and entertainer(s). Events can be between 1-61 patrons. One (1) civilian security officer will be employed starting at 10:00 pm until closing and will circulate within the premises to ensure the peace and safety of the premises. No sworn officers.
- Fridays: As contracted, on occasion there will be a small band or DJ. Contract between licensee and entertainer(s). Events can be between 1 - 61 guests. One (1) civilian security officer will be employed starting at 10:00 pm until closing and will circulate within the premises to ensure the peace and safety of the premises. No sworn officers.
- Saturday: As contracted, on occasion there will be a small band or DJ. Contract between licensee and entertainer(s). Events can be between 1-61 guests. One (1) civilian security

officer will be employed starting at 10:00 pm until closing and will circulate within the premises to ensure the peace and safety of the premises. No sworn officers.

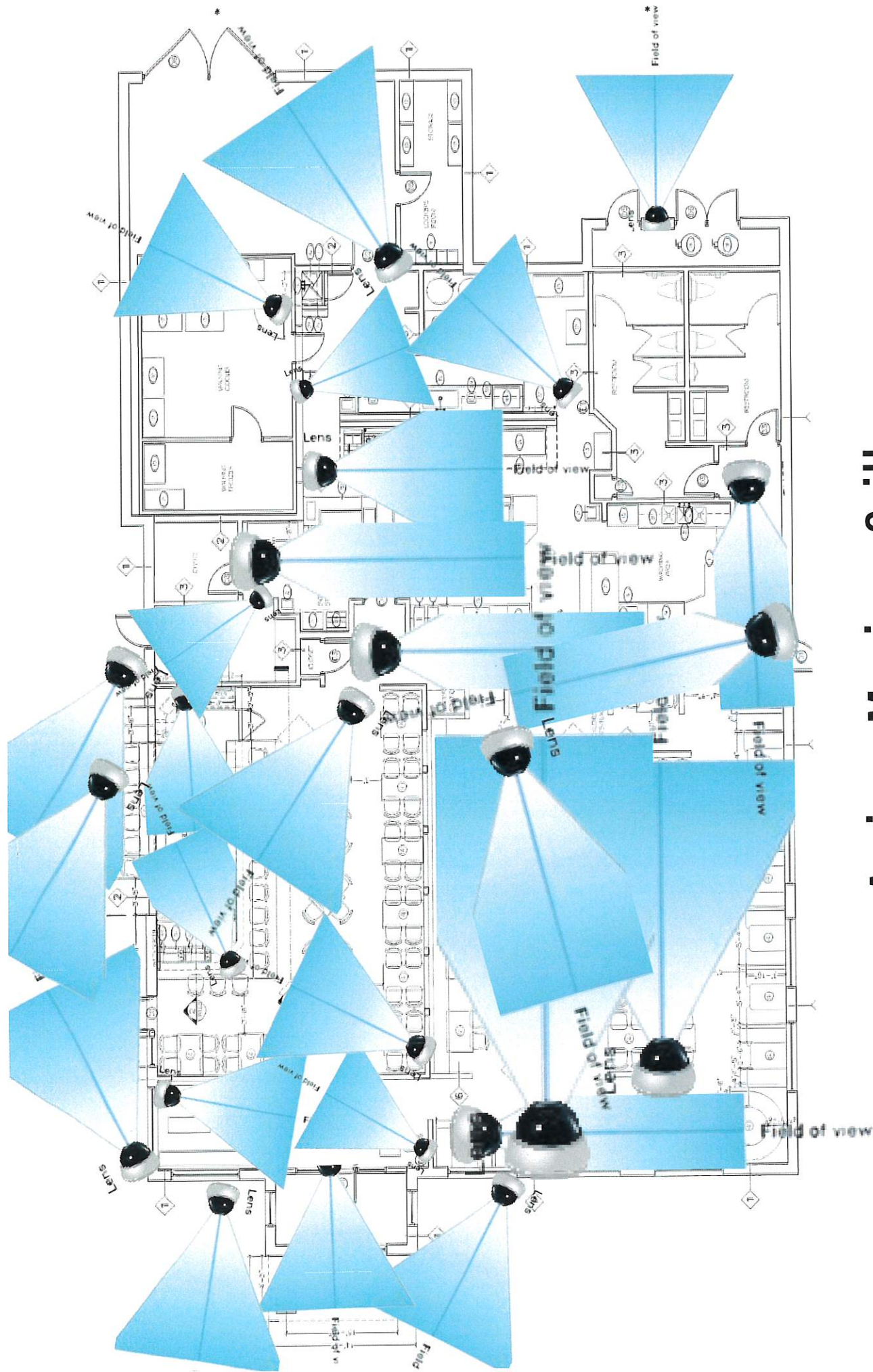
- Sunday: No scheduled events at this time.

➤ **Video Surveillance System**

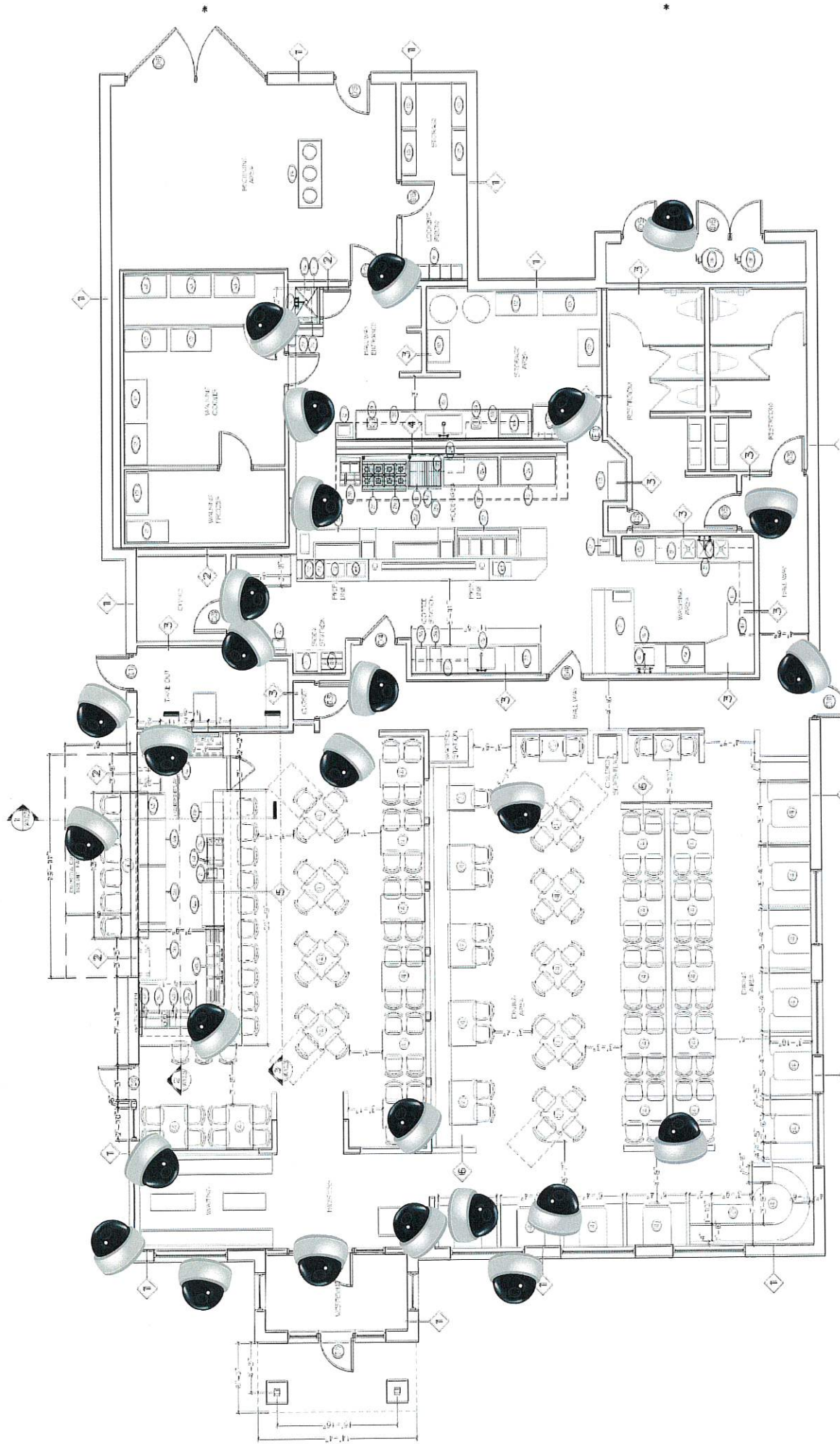
Amigos Mexican Grill is equipped with a 27 – channel digital video recorder system that includes a 32 inch monitor located in the main office. Surveillance cameras are high resolution and are capable of recording in low light situation. Cameras are strategically located to cover critical areas of the interior and exterior of the facility. The management staff has access to the digital recorder and can make a copy of the recording on the premises for investigative purposes. Management retains copies of all video recording for thirty (30) days. The locations of the cameras are listed below:

1. Camera 1 exterior view of the patio
2. Camera 2 bar area
3. Camera 3 bar area
4. Camera 4 Exterior view of entrance
5. Camera 5 Interior view of entrance
6. Camera 6 Bar and seating area
7. Camera 7 bar area
8. Camera 8 take out area
9. Camera 9 kitchen and walk in cooler
10. Camera 10 exterior entrance
11. Camera 11 interior entrance
12. Camera 12 dining area
13. Camera 13 dining area
14. Camera 14 take out area
15. Camera 15 kitchen
16. Camera 16 kitchen
17. Camera 17 receiving area
18. Camera 18 exterior
19. Camera 19 dining area
20. Camera 20 dining area
21. Camera 21 dining area
22. Camera 22 dining area
23. Camera 23 dining area and hallway
24. Camera 24 walkway
25. Camera 25 hallway to restrooms
26. Camera 26 storage area
27. Camera 27 exterior back of building

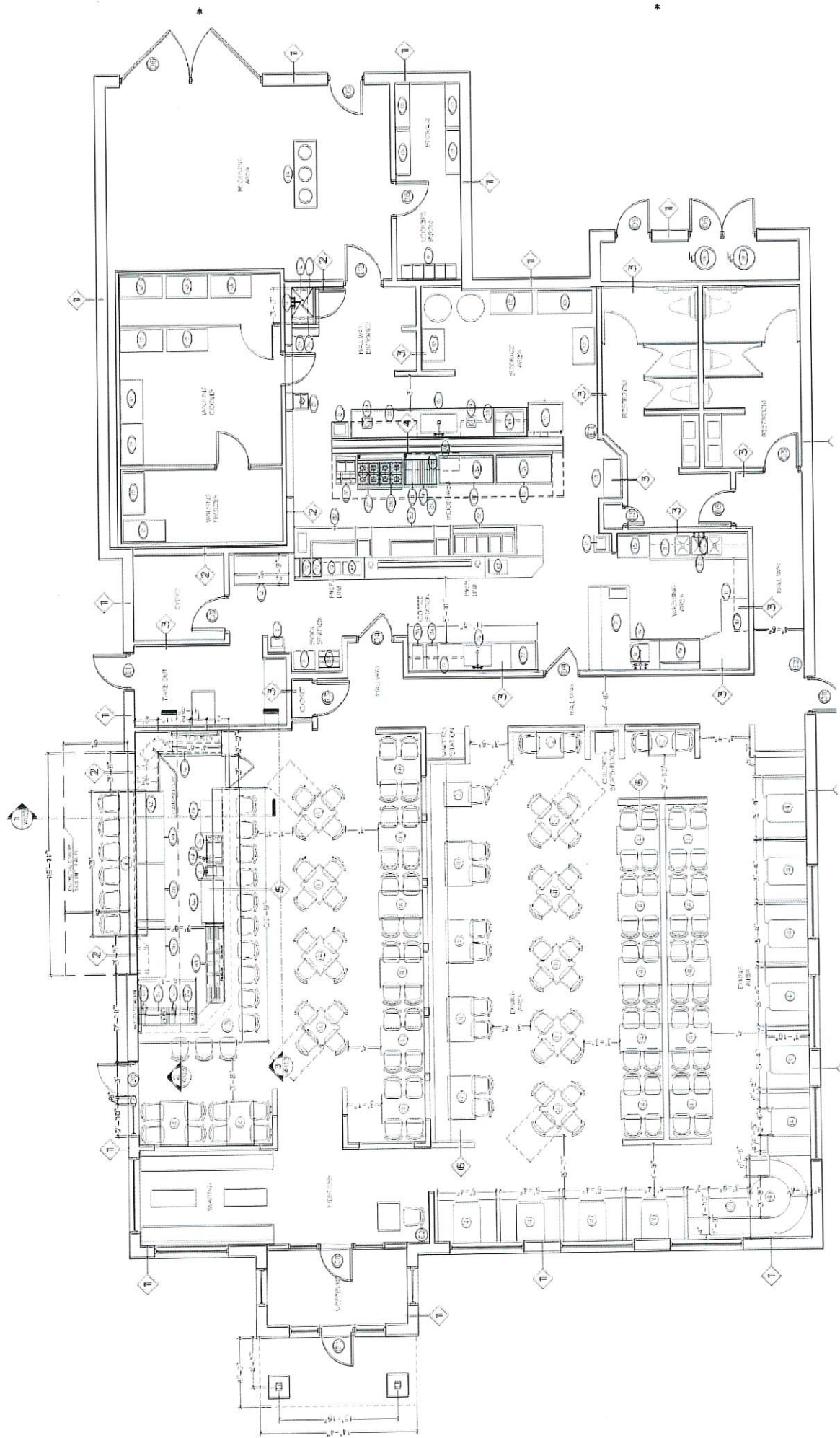
➤ **Diagram of Camera Placement – See Next Pages**



Amigos Mexican Grill Camera Map With Direction



Amigos Mexican Grill
Camera Map - No Direction



Amigos Mexican Grill Layout

➤ **Parking and Traffic Management Plan**

Amigos Mexican Grill is located in a shopping center and shares parking with other businesses in the center. The building exterior and parking lots are well-lighted. These lights provide sufficient illumination so that security staff can observe activity anywhere in the parking lot. There is additional lighting at the main entrance and rear door consisting of 400-watt wall pack lights. The flow of traffic coming in from Baltimore Avenue will be directed to the east parking area then to the side parking lot as a reserve. Exit traffic flow will be directed out onto Baltimore Avenue and to the traffic signal for vehicles that go on Baltimore Avenue. The other way into the shopping center is from Baltimore Avenue onto Contee Road. Police and security personnel will also enforce no-loitering policy in the parking areas after the business has closed for the evening.

PROJECT:

Anigos
Mexican Grill

13000 BALTIMORE BLVD.
LAUREL, MD 20707

LEGEND

- ① EQUIPMENT DESIGNATION
- ② DOOR DESIGNATION
- ③ WALL PARTITION DESIGNATION
- ④ SECTION REFERENCE
- ⑤ EXTINGUISHER
- ⑥ THERMOSTAT
- ⑦ SPEAKER
- ⑧ EXIT LIGHT SIGN
- ⑨ PENDANT LIGHT FIXTURE
- ⑩ RECESSED LIGHT FIXTURE
- ⑪ WALL EMERGENCY LIGHTS
- ⑫ CEILING EMERGENCY LIGHTS
- ⑬ ELECTRIC HEATER
- ⑭ EXHAUST FAN
- ⑮ FLUORESCENT LIGHT
- ⑯ CEILING SUPPLY AIR DIFFUSER
- ⑰ CEILING RETURN
- ⑱ SMOKE PULL
- ⑲ STATION PLATE

DESIGN:

Splendor

PROFESSIONAL SERVICES INC
PH 410 693 0951
2569 AMBLING CIR
CROFTON, MD 21114

DRAWING DATE: JANUARY 17, 2023

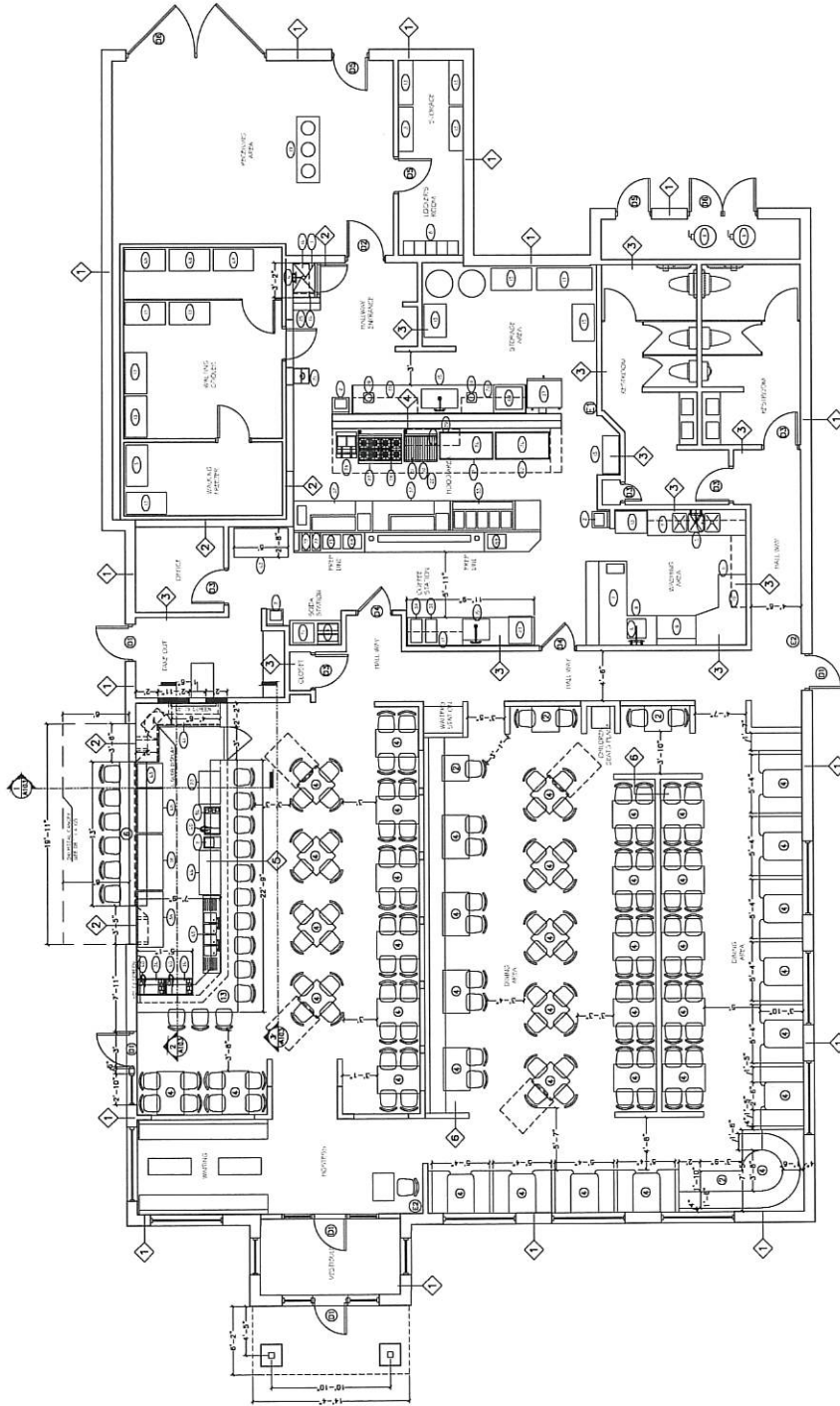
DRAWING SCALE: 3/16" = 1'-0"

DRAWING TITLE:
FLOOR PLAN
PROPOSED INTERIOR BAR ELEVATIONS
EXISTING FOOD SERVICE EQUIPMENT SCHEDULE

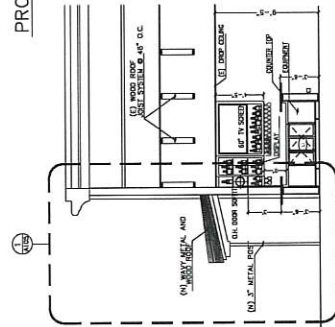
A103

| Item | Location | Equipment | Manufacturer | Model | Notes |
|------|----------|-----------|--------------|---------|-------------------------------|
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| 2 | 1.00 | OVEN | GE | JEP5000 | 48" WIDE, 36" DEEP, 6 BURNERS |
| 3 | 1.00 | GRILL | GE | JEP5000 | 48" WIDE, 36" DEEP, 6 BURNERS |
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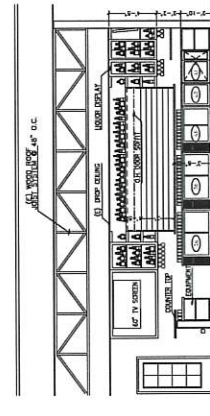
* Measurements taken from center of wall to center of wall.



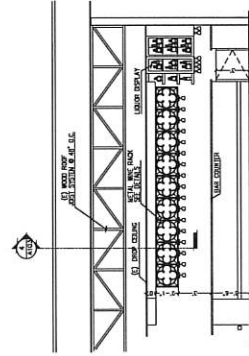
PROPOSED FLOOR PLAN
SCALE 3/16" = 1'



BAR SERVICE ELEVATION
SCALE 3/16" = 1'



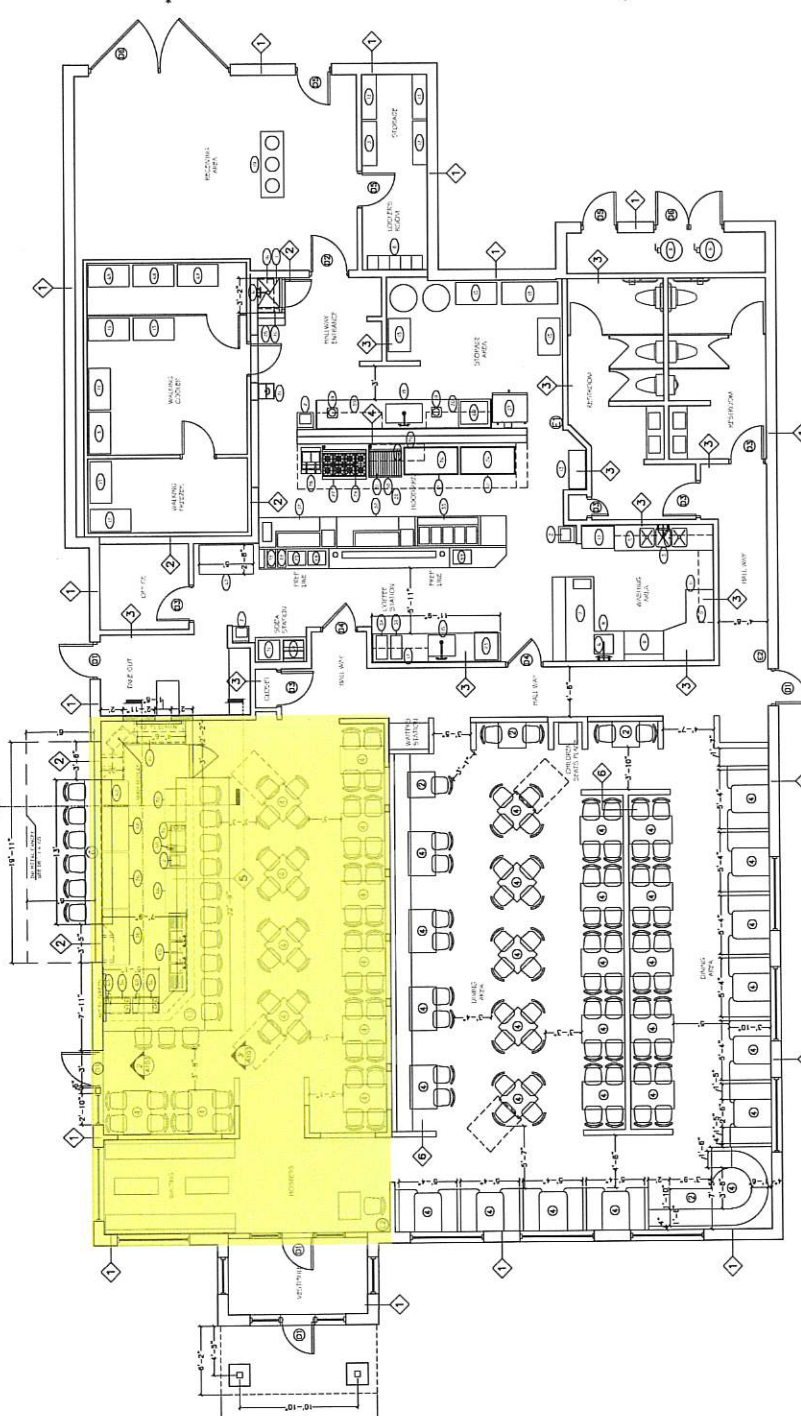
BAR SERVICE ELEVATION
SCALE 3/16" = 1'



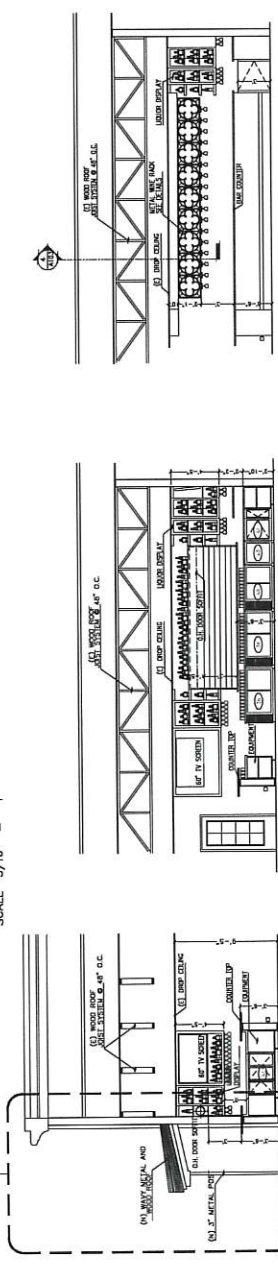
BAR SERVICE ELEVATION
SCALE 3/16" = 1'

Entertainment - Bar Area Only

| NO. | DESCRIPTION | QTY | MANUFACTURER | MODEL | DATE |
|-----|--------------------------------|-----|--------------|----------------|--------|
| 1 | 1/2" DIA. STAINLESS STEEL SINK | 1 | AMERICAN | 1/2" DIA. SINK | 1/1/21 |
| 2 | 1/2" DIA. STAINLESS STEEL SINK | 1 | AMERICAN | 1/2" DIA. SINK | 1/1/21 |
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PROPOSED FLOOR PLAN
SCALE 3/16" = 1'



BAR SERVICE ELEVATION
SCALE 3/16" = 1'

BAR SERVICE ELEVATION
SCALE 3/16" = 1'

BAR SERVICE ELEVATION
SCALE 3/16" = 1'

PROJECT:

Anigos Mexican Grill

13600 BALTIMORE BLVD.
LAUREL, MD 20707

LEGEND

- ① EQUIPMENT DESIGNATION
- ② DOOR DESIGNATION
- ③ WALL PARTITION DESIGNATION
- ④ SECTION REFERENCE
- ⑤ EXTINGUISHER
- ⑥ THERMOSTAT
- ⑦ SPEAKER
- ⑧ EXIT LIGHT SIGN
- ⑨ PENDANT LIGHT FIXTURE
- ⑩ RECESSED LIGHT FIXTURE
- ⑪ WALL EMERGENCY LIGHTS
- ⑫ CEILING EMERGENCY LIGHTS
- ⑬ ELECTRIC HEATER
- ⑭ EXHAUST FAN
- ⑮ FLUORESCENT LIGHT
- ⑯ CEILING SUPPLY AIR DIFFUSER
- ⑰ CEILING RETURN AIR GRILL
- ⑱ REMOTE PULL
- ⑲ STATION PLATE

DESIGN:

Splendor

PROFESSIONAL SERVICES INC

PH 410 693 0921
2555 ANNELEIGH CIR
CROFTON, MD 21114

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DRAWING DATE: JANUARY 17 2023

DRAWING SCALE: 3/16" = 1'-0"

DRAWING TITLE:
PROPOSED FLOOR PLAN
PROPOSED INTERIOR BAR ELEVATIONS
EXISTING FOOD SERVICE EQUIPMENT SCHEDULE

A103

**Security Plan for L and F Laurel, LLC
t/a Amigo's Mexican Grill**

13600 Baltimore Avenue, Suite 400
Laurel, MD 20707
240-308-8000

➤ **Contents**

- Sworn Officers: Duties and Assignments
- Civilian Security: Duties and Assignments
- Events: Type, Days, Expected Crowds of Events/Entertainment
- Video Surveillance: Equipment and Locations
- Parking and Traffic Management Plan
- Diagrams

➤ **Summary**

Amigos Mexican Grill in Laurel opened in late 2023. The restaurant offers Mexican cuisine. The restaurant is located in the southern part of Laurel and provides a safe environment for patrons and guests.

The primary entertainment will be karaoke, trivia, game nights small bands and DJs and will be offered solely in the bar area which is separated from the restaurant via a partition.

Providing a safe and secure environment is management's top priority for the Amigo's Mexican Grill in Laurel. The managers, employees and security personnel work as a team in every phase of security implementation to make sure that all areas of the property are safe and secure at all times. Additional security would be hired if necessary to ensure that everyone has a safe and enjoyable visit.

➤ **Sworn Officers**

At this time, there are no Sworn Officers working at this location. The restaurant reserves the right to continually assess its needs and will contact the Prince George's County Police Department and the Police Department for the City of Laurel in the event that uniformed officers are required in addition to the civilian security. In that event, duties and responsibilities would include:

- Officers will be in uniform while working
- Handle all matters related to crimes and unruly/intoxicated customers
- Make arrests, if warranted
- Maintain control and clearance of all parking areas after closing to ensure an orderly and traffic flow
- Enforce posted no loitering on property

➤ **Civilian Security**

Civilian Security are responsible for overseeing the security and safety of customers inside and outside of the Amigos Mexican Grill (Laurel). **Security personnel will be dressed in a polo shirt which will be vibrant in color with the restaurant logo on the front and "STAFF" on the back.**

Security personnel must always be polite and friendly to customers, demonstrate good judgment skills and have a keen sense of observation.

Duties and assignments of security personnel will include:

- Checking I.D.'s at events to prohibit underage drinking.
- Using a metal detector or wand, **if warranted**, and checking bags and/or purses prior to entering.
- Performing pat-down searches as needed.
- Contacting the local police department if anyone is found to have a weapon in their possession.
- Monitoring the entrance and exits keeping them clear.
- Reporting intoxicated / unruly customers to management.
- Early civilian security and banquet managers check the entire contracted banquet rooms, restaurant and lounge area to ensure that all table, chairs and bar stools are in proper place, aisles are clear and exit doors work properly one half hour prior to opening.
- Denying entry to any incoming customer who appears intoxicated or impaired.
- Monitoring the bar area and circulating and observing the crowd.
- Maintaining a professional and calm demeanor when communicating with customers.
- Summoning a sworn officer when encountering a person who should be removed from the premises.
- During emergency evacuation, reporting to assigned exits and assisting patrons out of the building. Security will ensure that everyone makes a safe exit.
- At closing, all security personnel take their assigned positions to ensure a safe and orderly exit of patrons.
- After closing, security personnel perform a final walk through of the premises to ensure that all customers and guests have departed.
- Never attempting to detain any person, but rather notifying sworn officers.

➤ **Weekly Events**

- Mondays: No scheduled events. No sworn officers.
- Tuesdays: No scheduled events. No sworn officers.
- Wednesdays: No scheduled events. No sworn officers.
- Thursdays: As contracted, on occasion there will be karaoke, trivia or a game night. Contract between licensee and entertainer(s). Events can be between 1-61 patrons. One (1) civilian security officer will be employed starting at 10:00 pm until closing and will circulate within the premises to ensure the peace and safety of the premises. No sworn officers.
- Fridays: As contracted, on occasion there will be a small band or DJ. Contract between licensee and entertainer(s). Events can be between 1 - 61 guests. One (1) civilian security officer will be employed starting at 10:00 pm until closing and will circulate within the premises to ensure the peace and safety of the premises. No sworn officers.
- Saturday: As contracted, on occasion there will be a small band or DJ. Contract between licensee and entertainer(s). Events can be between 1-61 guests. One (1) civilian security

officer will be employed starting at 10:00 pm until closing and will circulate within the premises to ensure the peace and safety of the premises. No sworn officers.

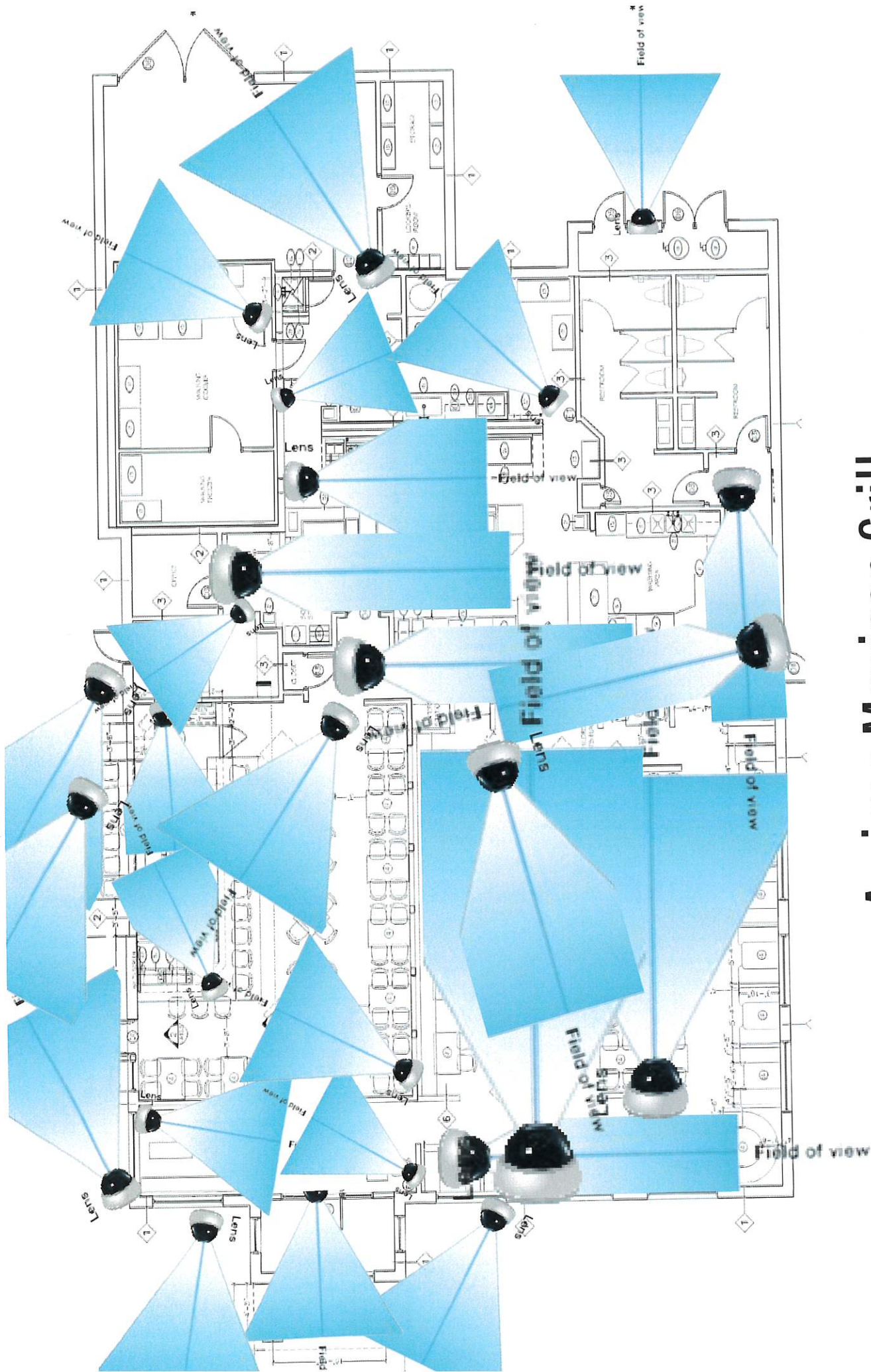
- Sunday: No scheduled events at this time.

➤ **Video Surveillance System**

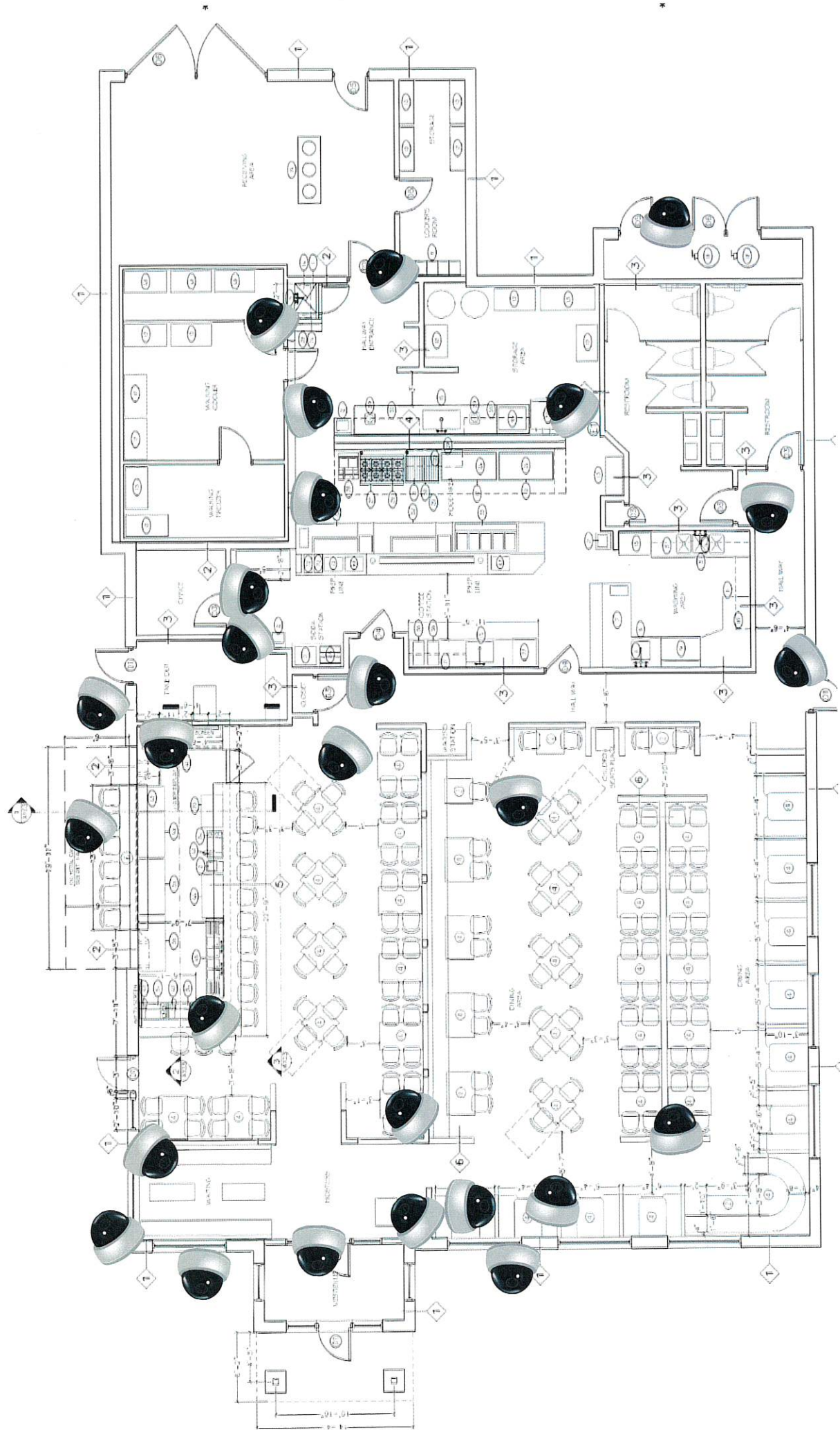
Amigos Mexican Grill is equipped with a 27 – channel digital video recorder system that includes a 32 inch monitor located in the main office. Surveillance cameras are high resolution and are capable of recording in low light situation. Cameras are strategically located to cover critical areas of the interior and exterior of the facility. The management staff has access to the digital recorder and can make a copy of the recording on the premises for investigative purposes. Management retains copies of all video recording for thirty (30) days. The locations of the cameras are listed below:

1. Camera 1 exterior view of the patio
2. Camera 2 bar area
3. Camera 3 bar area
4. Camera 4 Exterior view of entrance
5. Camera 5 Interior view of entrance
6. Camera 6 Bar and seating area
7. Camera 7 bar area
8. Camera 8 take out area
9. Camera 9 kitchen and walk in cooler
10. Camera 10 exterior entrance
11. Camera 11 interior entrance
12. Camera 12 dining area
13. Camera 13 dining area
14. Camera 14 take out area
15. Camera 15 kitchen
16. Camera 16 kitchen
17. Camera 17 receiving area
18. Camera 18 exterior
19. Camera 19 dining area
20. Camera 20 dining area
21. Camera 21 dining area
22. Camera 22 dining area
23. Camera 23 dining area and hallway
24. Camera 24 walkway
25. Camera 25 hallway to restrooms
26. Camera 26 storage area
27. Camera 27 exterior back of building

➤ **Diagram of Camera Placement – See Next Pages**

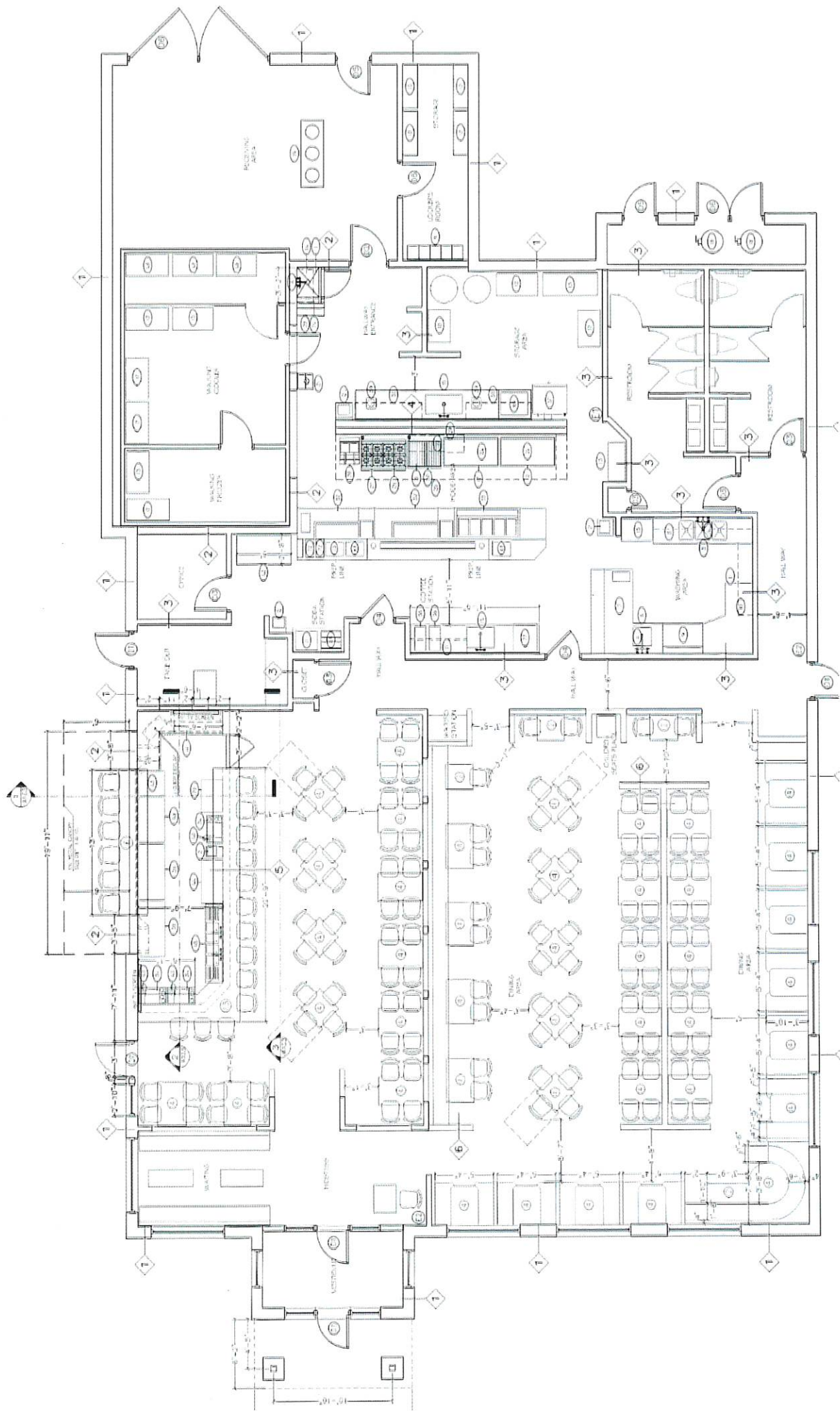


Amigos Mexican Grill Camera Map With Direction



Amigos Mexican Grill

Camera Map - No Direction



Amigos Mexican Grill Layout

➤ **Parking and Traffic Management Plan**

Amigos Mexican Grill is located in a shopping center and shares parking with other businesses in the center. The building exterior and parking lots are well-lighted. These lights provide sufficient illumination so that security staff can observe activity anywhere in the parking lot. There is additional lighting at the main entrance and rear door consisting of 400-watt wall pack lights. The flow of traffic coming in from Baltimore Avenue will be directed to the east parking area then to the side parking lot as a reserve. Exit traffic flow will be directed out onto Baltimore Avenue and to the traffic signal for vehicles that go on Baltimore Avenue. The other way into the shopping center is from Baltimore Avenue onto Contee Road. Police and security personnel will also enforce no-loitering policy in the parking areas after the business has closed for the evening.

The Honorable G. Rick Wilson, Chair
John R. Kish, Vice Chairman
Council President Clark, Ex Officio Member
Bill Wellford
Dennis Grant
Stanley Spalding
Roy Smith, Alternate



Christian Pulley, Executive Officer

Monta Burrough, Director
Department of Economic and Community Services

CITY OF LAUREL PLANNING COMMISSION

8103 Sandy Spring Road • Laurel, MD 20707 • 301-725-5300 • Fax: 410-792-2108

Commission Meets Second Tuesday of Each Month

December 11, 2024

To: City of Laurel Board of Appeals
From: City of Laurel Planning Commission- BQ
Subject: Special Exception Application No. 965- 14933 Baltimore Avenue Laurel Maryland 20707

At the regular meeting of the City of Laurel Planning Commission, held on December 10, 2024, the following action was taken on the subject zoning application: "The Commission, on motion by Mr. Wellford, seconded by Mr. Grant, and carried on a roll call vote of all members present, voted to **recommend approval** of Special Exception for 965 at 14933 Baltimore Avenue Laurel, Maryland 20707, as stated in the Technical Staff Report to the Board of Appeals."

cc: S.E. File
Planning Commission File
Board of Appeals File



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

8103 Sandy Spring Road • Laurel, Maryland 20707 (301) 725-5300 extension 2303

<http://www.cityoflaurel.org> • email – ecd@laurel.md.us Fax (301) 490-5068

November 20, 2024

AGENDA ITEM NO. 5

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Justin Thornton, Planner II

CASE: **Special Exception No. 965**
14933 Baltimore Ave
Laurel, MD 20707

GENERAL INFORMATION

APPLICANT: La Fogata Tequila Bar & Mexican Kitchen

OWNER: Fredy Salmoran
13600 Baltimore Ave, Unit 400
Laurel, MD 20707

LOCATION: 14933 Baltimore Ave
Laurel, MD 20707

ZONE: Commercial General

REQUESTED ACTION: Special Exception Approval live entertainment, DJ, and a small band.

PREVIOUS ACTION:

BACKGROUND INFORMATION:

The Applicant is seeking special exception approval to have live entertainment, DJ, and a small band. The property is zoned Commercial General. La Fogata Tequila Bar & Mexican Kitchen currently operates on this property.

The adjacent property zoning designations are as follows:

- North: C-G (Commercial General)
- South: I-G (Industrial General)
- East: C-G (Commercial General)
- West: C-SH (Commercial Shopping Center)

The following Departments and Agencies were notified of the application and comments were requested. See below for responses:

| Department of Agency | Comments Received |
|---|---|
| City of Laurel Department of Public Works | No issue with proposal. (11.27.24) |
| City of Laurel Police Chief | No issue with proposal. (11.27.24) |
| City of Laurel Department of Parks and Recreation. | No comments received. |
| City of Laurel Fire Marshal | No comments received. |
| Washington Suburban Sanitary Commission (WSSC) | No comments. Water and sewer are not being impacted. (11/12/2024) |
| Prince George's County Health Department | No comments received. |
| Maryland State Highway Administration (SHA) | No comments or objections (11/7/2024) |
| Maryland Department of Planning | No comments received. |
| Maryland-National Park and Planning Commission (MNPPC) | No comments received. |
| Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) | No comments received. |
| Baltimore Gas and Electric (BGE) | No comments received. |
| Verizon | No comments received. |
| Prince George's County Public Schools Capital Programs | No comments received. |

ANAYLSIS:

The Applicant is seeking special exception approval to have live entertainment, a DJ, and a live band to be located at 14933 Baltimore Ave, Laurel, MD 20707.

The applicant proposes the following hours of entertainment:

Monday: 9:00 PM – 2:00 AM (Possible Private Event if Scheduled)
Tuesday: 9:00 PM – 2:00 AM (Possible Private Event if Scheduled)
Wednesday: 9:00 PM – 2:00 AM (Possible Private Event if Scheduled)
Thursday: 9:00 PM – 2:00 AM (Possible Private Event if Scheduled)
Friday: 9:00 PM – 2:00 AM (Possible Private Event if Scheduled)
Saturday: 9:00 PM – 2:00 AM (Possible Private Event if Scheduled)
Sunday: 9:00 PM – 2:00 AM (Possible Private Event if Scheduled)

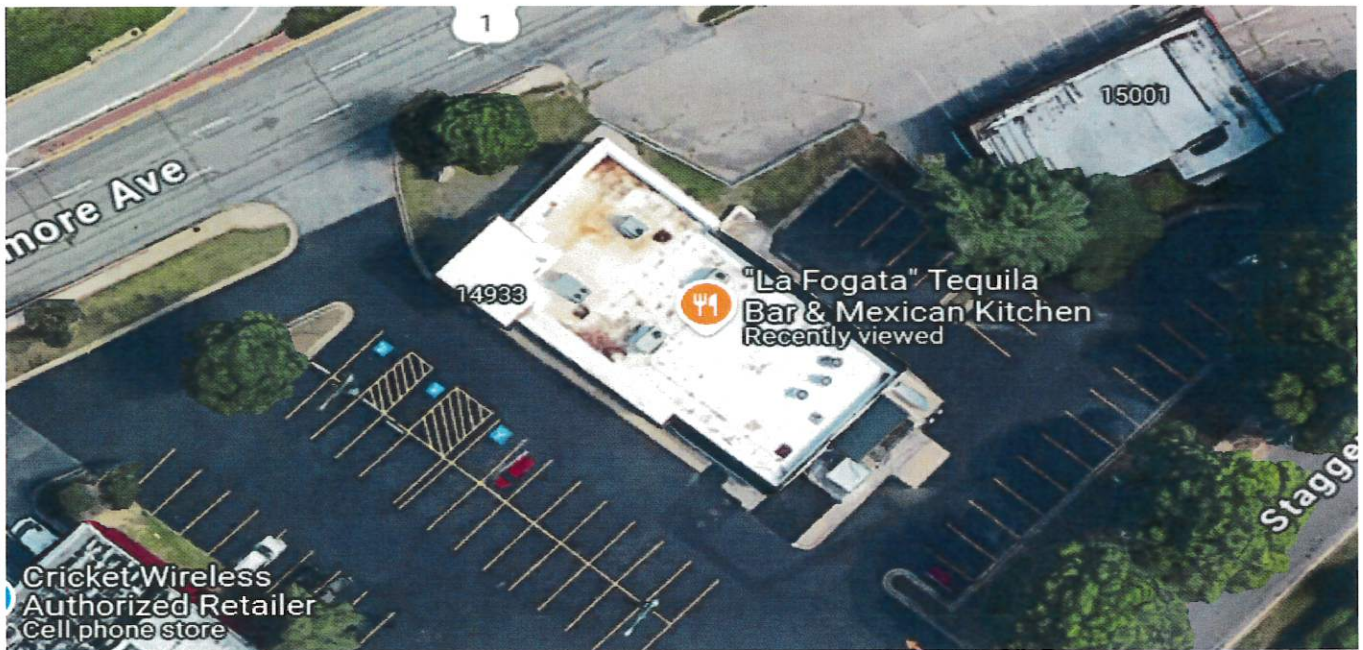
The applicant states that the city will be notified immediately if there are any changes to these hours.

The applicant will employ security staff on both levels of the establishment, with additional security deployed after 9:00 PM on entertainment nights. The following are duties and assignments of security personnel include:

- a) Monitor Entrances and Exits
- b) Checking ID
- c) Ensuring Underage Patrons do Not Access Restricted Areas
- d) Report intoxicated/unruly guests to public officials
- e) Direct/enforce parking policy
- f) Surveillance of property for suspicious activity
- g) Notify public safety officials if a crime is committed
- h) Prevent criminal activity by constant foot and mobile patrol

The Laurel Police Department and Fire Marshal will be consulted to ensure all public safety measures are in place. The flow of traffic coming in from Baltimore Avenue will be directed to the parking area and then to the side parking lot as a reserve. La Fogata will be installing 30 digital video camera system. Surveillance cameras are high-resolution color and can record in low-light situations. Cameras will be strategically located to cover critical areas of the exterior and interior of the premises.

The below photograph illustrates the building for the proposed Amigos Mexican Grill location.



Parking:

La Fogata Tequila Bar & Mexican Kitchen has parking on site for 65 cars. These spaces are provided in front and on the side of the building. Exterior lighting is provided by two commercial pole lights located in the parking lot. These lights provide sufficient lighting so that security staff can observe activity anywhere in the parking lot.

Sec. 20-21.1 A special exception may be granted when the Board of Appeals, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

- (1) The proposed use is in harmony with the purpose and intent of the comprehensive master plan, as embodied in this chapter and in any master plan or portion thereof adopted or proposed as part of such comprehensive master plan.**

La Fogata Tequila Bar & Mexican Kitchen is a well-established, freestanding Mexican restaurant serving the Laurel community. We offer an extensive menu of traditional Mexican dishes and an inviting atmosphere for family dining.

- (2) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;**

The safety and well-being of our patrons and staff is our top priorities. We will implement strict security measures, including ID checks at the entrance and trained security personnel stationed on both levels of the restaurant. Security will be present throughout the entertainment hours to maintain a safe and enjoyable environment. Additionally, we will comply with noise management protocols to keep sound levels within acceptable limits and prevent disturbances to neighboring properties.

- (3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

As a freestanding building, La Fogata Tequila Bar & Mexican Kitchen is somewhat isolated from other businesses, minimizing the impact of any potential noise or disturbances. Additionally, our events will primarily take place indoors, further reducing any impact on surrounding establishments. We will work closely with local authorities to ensure minimal disruption to the surrounding community.

- (4) Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements; and**

The proposed entertainment will not interfere with the normal and orderly development of surrounding properties. The restaurant is in a well-established area, and the addition of live entertainment will complement the existing business environment. The lower-level expansion will enhance the overall functionality and appeal of the establishment without causing undue strain on the surrounding infrastructure.

- (5) Meets the definition and specific standards set forth elsewhere in this article for such particular use.**

We are committed to adhering to all local zoning regulations and use provisions. Our entertainment offerings will comply with the City of Laurel's Unified Land Development Code, and we will ensure that our plans align with the Comprehensive Plan. Our events are intended to promote cultural engagement and enhance the vibrancy of the Laurel community.

Sec. 20-22.38 – Entertainment uses.

- (a) Within the C-G—Commercial General, S-SH—Commercial Shopping Center, C-V—Commercial Village, I-CS—Industrial-Commercial Services, and as required, within an M-X-T—Mixed Use-Transportation Oriented Zone, and specified Revitalization Overlay Areas.**

- (b) Access:**

- 1. If freestanding, buffering by a wall and/or landscaping will be provided in a manner, which physically separates and restricts access from the establishment, and it is required parking area to nearby Residential Zones or areas.**

Freestanding Building & Buffering: La Fogata Tequila Bar & Mexican Kitchen is a freestanding building, and we will provide appropriate buffering through a combination of walls and landscaping to restrict access to the establishment and parking area, ensuring separation from nearby residential zones.

- 2. All patron entrances will be well lit and clearly visible to patrons from the parking lot or a public street.**

All patron entrances will be well lit and clearly visible from the parking lot and Baltimore Avenue. This will ensure safety and ease of access for patrons, especially during evening entertainment events.

- (c) The applicant has provided written evidence that all sound resulting from business activities will be contained within the building.**

We will ensure that all sound resulting from business activities, including live entertainment, will be contained within the building. Our interior design and sound management strategies will prevent sound from disturbing nearby areas, ensuring compliance with local noise ordinances.

- (d) The applicant shall provide hours of operation for the establishment and shall notify the City if the operating hours are changed.**

We propose the following hours of operation for entertainment:

Sunday – Saturday - 9:00 PM – 2:00 AM with potential private events to be scheduled

We will notify the city immediately if there are any changes to these hours.

- (e) The applicant has provided a written public safety plan which the City Police Department and the City Fire Marshal have recommended and submitted as part of the application, as well as hours of operation.**

We have developed a comprehensive public safety plan, which includes the following measures:

Security Personnel: We will employ security staff on both levels of the establishment, with additional security deployed after 9:00 PM on entertainment nights. Security will monitor entrances and exits, perform ID checks, and ensure underage patrons do not access restricted areas.

Coordination with Local Law Enforcement: We will collaborate with the City Police Department and Fire Marshal to ensure all public safety measures are in place and will submit our safety plan as part of the special exception application.

- (f) The applicant has provided a written lighting plan, which addresses exterior lighting on and surrounding the property.**

Our written lighting plan will include existing sufficient exterior lighting around the building and parking areas to ensure the safety of patrons and staff. This plan will be submitted for approval to the City of Laurel's Department of Economic and Community Development.

- (g) The applicant shall provide a written exterior refuse control plan, which must be approved by the Department of Economic and Community Development and the Department of Public Works.**

We will provide a detailed exterior refuse control plan to the Department of Economic and Community Development and the Department of Public Works. This plan will ensure that the premises remain clean and free of debris during and after entertainment events.

- (h) The applicant has provided a floor plan, which identifies the areas for primary use and for ancillary functions, which include but are not limited to patron dancing areas and/or stages for performances.**

A detailed floor plan will be provided, identifying the primary dining areas and the spaces designated for live entertainment. This includes the lower level, which will open for entertainment after 9:00 PM from Monday through Sunday. The basement will serve as an additional space for live performances and dancing, complementing the main entertainment area on the first floor.

- (i) The plan shall demonstrate to the satisfaction of the Director of the Department of Economic and Community Development and the Director of the Department of Public Works, that the level of service on all streets accessed by the use shall be acceptable and not cause a reduction in the levels of service (LOS) identified within the required traffic study submitted in conjunction with the special exception application.**

We will ensure that traffic levels associated with our entertainment offerings do not negatively impact on the surrounding area. A traffic study will be submitted, and any necessary adjustments to access routes or parking arrangements will be made to maintain acceptable levels of service (LOS).

- (j) **If the Director of the Department of Economic and Community Development determines that additional parking analysis is necessary the applicant shall provide a detailed parking needs study based on comparable establishments.**

If required, we will provide a detailed parking needs study based on comparable establishments. This study will ensure that sufficient parking is available for patrons and that our entertainment events do not cause parking or traffic congestion.

- (k) **The applicant has provided any additional information required by City staff in order to evaluate the impacts of the proposed use upon the area.**

Any additional information required by City staff to evaluate the impacts of our entertainment use will be promptly submitted. We are committed to full transparency and cooperation in this process.

- (l) **The following operational standards must be met by the use throughout its operations:**

- Doors: All external doors will remain closed but unlocked during business hours to ensure sound containment while allowing easy egress in the event of an emergency.
- No External Speakers: We will not install any external speakers on the premises. All sound and music will be confined within the building to avoid disturbances to neighboring properties.
- Compliance with Plans: We will strictly adhere to all approved plans regarding security, safety, sound containment, and operations as outlined in this application.
- Nonconformance: We understand that noncompliance with the provisions of the special exception could result in a review by City staff and possible revocation of the special exception. We are committed to always maintaining full compliance.
- Other Applicable Laws: La Fogata Tequila Bar & Mexican Kitchen will comply with all other applicable local laws and ordinances, as well as any additional regulations set by other agencies with jurisdiction over our operations.

The Applicant understands the operational standards that come with the Special Exception approval process. The Applicant has sufficiently addressed the criterion for granting a Special Exception of the proposed use. According to Section 20-21.1 and Section 20-22.38 of the *Unified Land Development Code*, the proposed use would meet the requirements for Special Exception approval.

RECOMMENDATION:

It is recommended that the Planning Commission **RECOMMEND APPROVAL** of Special Exception Application No. 965, to the City of Laurel Board of Appeals, with the following conditions:

1. The Applicant shall obtain all required City of Laurel permits.
2. The Applicant shall comply with all federal, state and local laws and regulations for protection of the use of the property.
3. The Applicant shall adhere to the regulations set forth by the City of Laurel Noise Ordinance at all times of operation.
4. No external speakers for live or prerecorded entertainment shall be permitted.
5. The Applicant shall adhere to the approved hours of operation stated in the Technical Staff Report, and if changed shall notify the City.

ATTACHMENTS:

1. Floor Plan
2. Application
3. Statement of Justification
4. Security Plan
5. Letter of Intent
6. Lighting Plan
7. Exterior Refuse Control Plan
8. Traffic Study
9. Parking Management

REVIEWED

Monta Burrough

Monta Burrough, Director



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

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300
Internet Address <http://www.cityoflaurel.org> • E-mail: ecd@laurel.md.us

Date Filed: _____
EnerGov No.: _____
Application No.: _____
Planner: _____
Zoning Sign: _____
PC Hearing: _____
PC Recommendation: _____
BOA Hearing: _____
BOA Decision: _____
Resolution No.: _____

SPECIAL EXCEPTION APPLICATION

APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY. APPLICATION WILL NOT BE PROCESSED UNLESS ALL ITEMS IN THE CHECKLISTS ARE ADDRESSED.*

☐ RESIDENTIAL ☒ COMMERCIAL

*Check one.

1. SUBJECT PROPERTY

Project Name: La Fogata Mexican Tequila Bar & Mexican Kitchen
Street Address: 14933 Baltimore Avenue, Laurel Maryland 20707
Zoning: C-G (Commercial General) Lot: _____ Block: _____
Subdivision Name: _____
Tax Identification No.: 1107762

2. APPLICANT

Name: Fredy Salmorán
Street Address: 1886 Severn Grove Road Suite No.: _____
City: Annapolis State: MD Zip Code: 21401
Work Phone: 443-822-6019 Home Phone: _____
Email: fredysalmoran@gmail.com

3. PROPERTY OWNER (IF DIFFERENT FROM APPLICANT)

Name: 14933 BALTIMORE LLC
Street Address: 1606 UNIVERSITY BLVD Suite No.: _____
City: HYATTSVILLE State: MD Zip Code: 20783
Work Phone: _____ Home Phone: _____
Email: _____

4. ENGINEER/SURVEYOR

Name: _____
Street Address: _____ Suite No.: _____
City: _____ State: _____ Zip Code: _____
Work Phone: _____ Home Phone: _____
Email: _____

5. SPECIAL EXCEPTION DESCRIPTION NARRATIVE

Describe the nature of the special exception requested in detail.

We are submitting this request for a Special Exception for La Fogata Tequila & Mexican Kitchen, located at 14933 Baltimore Avenue, Laurel Maryland 20707. We are requesting approval to host live entertainment, utilizing both the main dining area and a newly developed lower level, transforming the venue into a two-level entertainment space. Our aim is to enhance the dining experience with live music, cultural performances, and DJ events. Additionally, we will offer the basemen space for private events, such as birthdays, Quinceañeras, and bookable rooms.

6. SPECIAL EXCEPTION SUBMISSION CHECKLIST

The following items MUST be included with the special exception application.

- | | |
|---|--------------------------|
| 1. STATEMENT OF JUSTIFICATION addressing the criteria listed in Section 20-21.1 of the Unified Land Development Code (see "Criteria for Granting Special Exceptions" below) | <input type="checkbox"/> |
| 2. EXISTING CONDITIONS SITE PLAN OR SURVEY PLAT including all existing structures with setbacks, landscaping, and exterior elevations. Plans must be scaled; preferred scale is 1" = 30' Required plan size- 24"X36". Plans must be folded to 8½ x 11". | <input type="checkbox"/> |
| 3. PROPOSED SITE PLAN OR SURVEY PLAT including both existing and proposed structures with setbacks, exterior elevations of proposed structures, and a description of any proposed use. Plans must be scaled; preferred scale is 1" = 30' | <input type="checkbox"/> |

4. Two (2) mylar originals with the following Signature Blocks:



City of Laurel Board of Appeals

Approved: _____

Date

Chairman

Secretary



DATE RECEIVED BY DPW: _____

DATE RETURNED TO ECD: _____

DPW REVIEWER: _____

DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____

DATE: _____

APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

7. CRITERIA FOR GRANTING SPECIAL EXCEPTIONS:

The City of Laurel Board of Appeals is authorized to grant a *special exception* based up on the criteria set forth in Sec. 20-21.1 of the Unified Land Development Code (ULDC). Sec. 20-22 of the ULDC contains additional criteria specific to certain individual uses.


Sec. 20-21.1

- (a) A special exception may be granted when the Board of Appeals, as the case may be, finds from a preponderance of the evidence of record that the proposed use:
- (1) The proposed use is in harmony with the purpose and intent of the comprehensive master plan, as embodied in this chapter and in any master plan or portion thereof adopted or proposed as part of such comprehensive master plan.
 - (2) The proposed use will not adversely affect the health, safety, or welfare of residents or workers in the area;
 - (3) Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity;
 - (4) Will not, in conjunction with existing development in the area and development permitted under existing zoning, overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements; and
 - (5) Meets the definition and specific standards set forth elsewhere in this article for such particular use.
- (b) The applicant for a special exception shall have the burden of proof which shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Board of Appeals.

Special Exception requests not meeting all five criteria plus any additional criteria specified in Sec. 20-22 cannot be legally granted by the Board of Appeals. Each of the criteria must be addressed individually in the Statement of Justification.

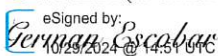
I DO SOLEMNLY DECLARE AND AFFIRM UNDER PENALTIES OF PERJURY THAT THE CONTENTS OF THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT:

Signature:  **Date:** 10/29/2024

Print Name Fredy Salmoran

PROPERTY OWNER (if different than applicant)

Signature:  **Date:** 10/29/2024

GERMAN ESCOBAR

Print Name: _____

Complete the chart below:

| <u>Fees</u> (see separate schedule) | <u>Amount</u> | <u>Account #</u> |
|-------------------------------------|---------------|------------------|
| Filing Fee | | 10-43105 |
| Legal Advertisement | \$100.00 | 10-20203 |
| Zoning Sign | \$30.00 | 10-43105 |
| <u>Total:</u> | | |

*More than (1) sign will be extra for larger projects

-All materials and fees are due at time of submittal. Staff will review and invoice you once confirmed.
-Special Exceptions granted by the Board of Appeals must be established within one (1) year from the date of passage.



Exterior Refuse Control Plan - La Fogata Tequila Bar & Mexican Kitchen – 14933 Baltimore Avenue, Laurel, MD

At La Fogata Tequila Bar & Mexican Kitchen, maintaining cleanliness and ensuring a pleasant environment for our patrons and neighbors is a top priority. This Exterior Refuse Control Plan outlines the procedures we will follow to manage waste and ensure the surrounding areas remain free of litter, particularly during and after live entertainment events.

Private Trash Disposal

La Fogata has its own private trash receptacles located at the rear of the establishment. All trash generated during daily operations and live entertainment events will be promptly disposed of in these dedicated trashcans, ensuring that waste is securely contained and removed from public view.

- **Trash Removal:** Our staff will regularly collect and dispose of trash from the restaurant and bar areas into these private trashcans, ensuring that waste does not accumulate in common areas or create unsightly conditions.
- **Waste Management Services:** We work closely with a waste management provider to ensure regular and timely collection of trash from our private receptacles, preventing overflow and maintaining cleanliness.

Parking Lot and Exterior Monitoring

We are committed to keeping the exterior areas of La Fogata, including the parking lot and any outdoor spaces, free of litter. Our staff will conduct routine checks of the area during and after entertainment events to ensure that any trash is promptly picked up.

- **Staff Monitoring:** Designated staff will monitor the parking lot and areas around the restaurant to pick up any trash that may have been left behind by patrons. This will include thorough inspections at the end of each live entertainment event to ensure the area is left in pristine condition.
- **No Outside Drinks Policy:** To minimize litter, La Fogata enforces a strict no outside drinks or containers policy. Patrons will not be allowed to bring drinks or food outside the restaurant, which will significantly reduce the possibility of litter in the surrounding areas.



LA FOGATA
TEQUILA BAR & MEXICAN KITCHEN

14933 Baltimore Ave,
Laurel, Maryland 20707

Refuse Prevention During Live Entertainment

During live entertainment events, we expect an increase in the number of patrons; therefore, additional measures will be taken to manage refuse:

- **Trash Receptacles Inside the Venue:** Adequate trash cans will be placed inside the venue to encourage patrons to dispose of their waste properly.
- **Frequent Trash Collection:** During events, our staff will be instructed to frequently monitor and empty trash cans, ensuring they do not overflow and that refuse is contained within the restaurant and patio areas.

Compliance and Environmental Responsibility

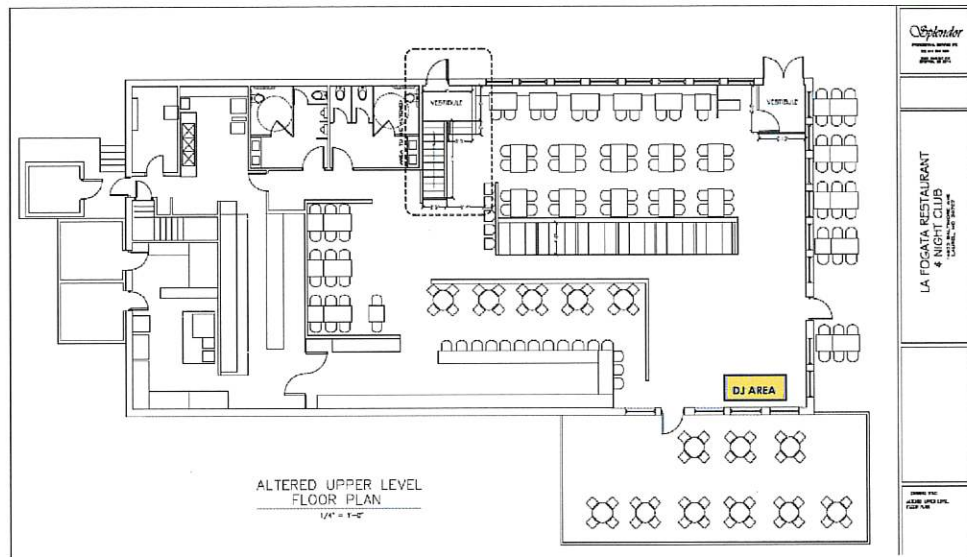
We are committed to complying with all local regulations regarding waste disposal and cleanliness. La Fogata will work with the City of Laurel to ensure that all refuse control measures meet local standards and contribute to a clean and welcoming community environment.

Conclusion

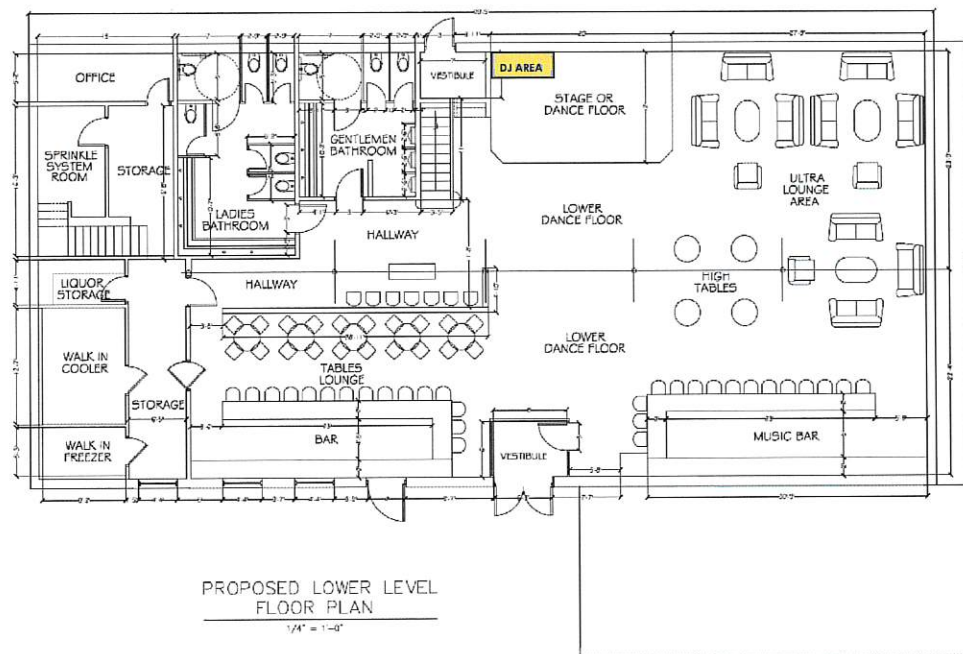
Our Exterior Refuse Control Plan at La Fogata Tequila Bar & Mexican Kitchen demonstrates our commitment to maintaining a clean, litter-free environment both within our establishment and around the property. With private trashcans, diligent staff monitoring, and a no-drinks-outside policy, we ensure that waste is properly managed during all events and daily operations.

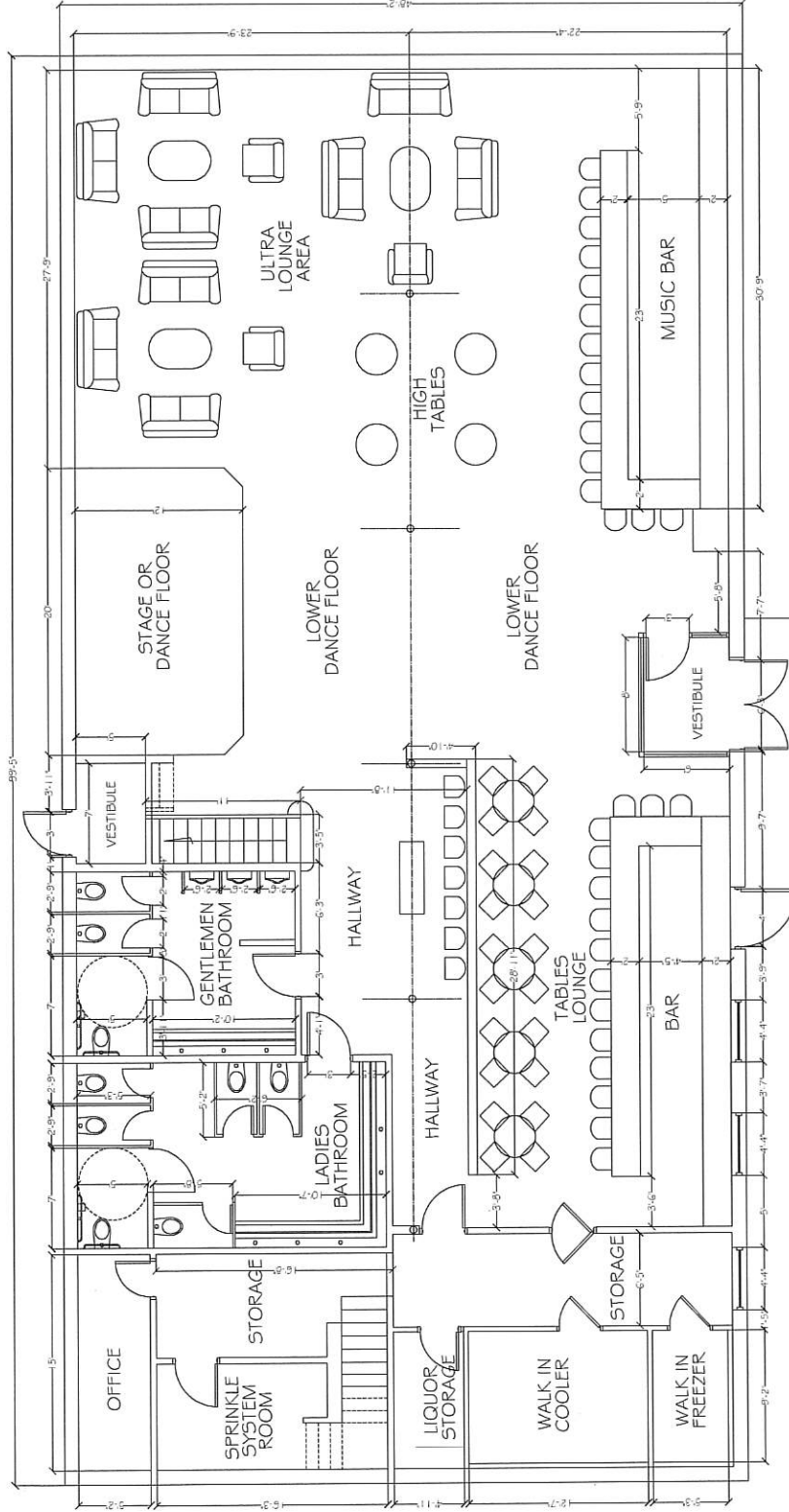
➤ Floor Plan:

UPPER LEVEL

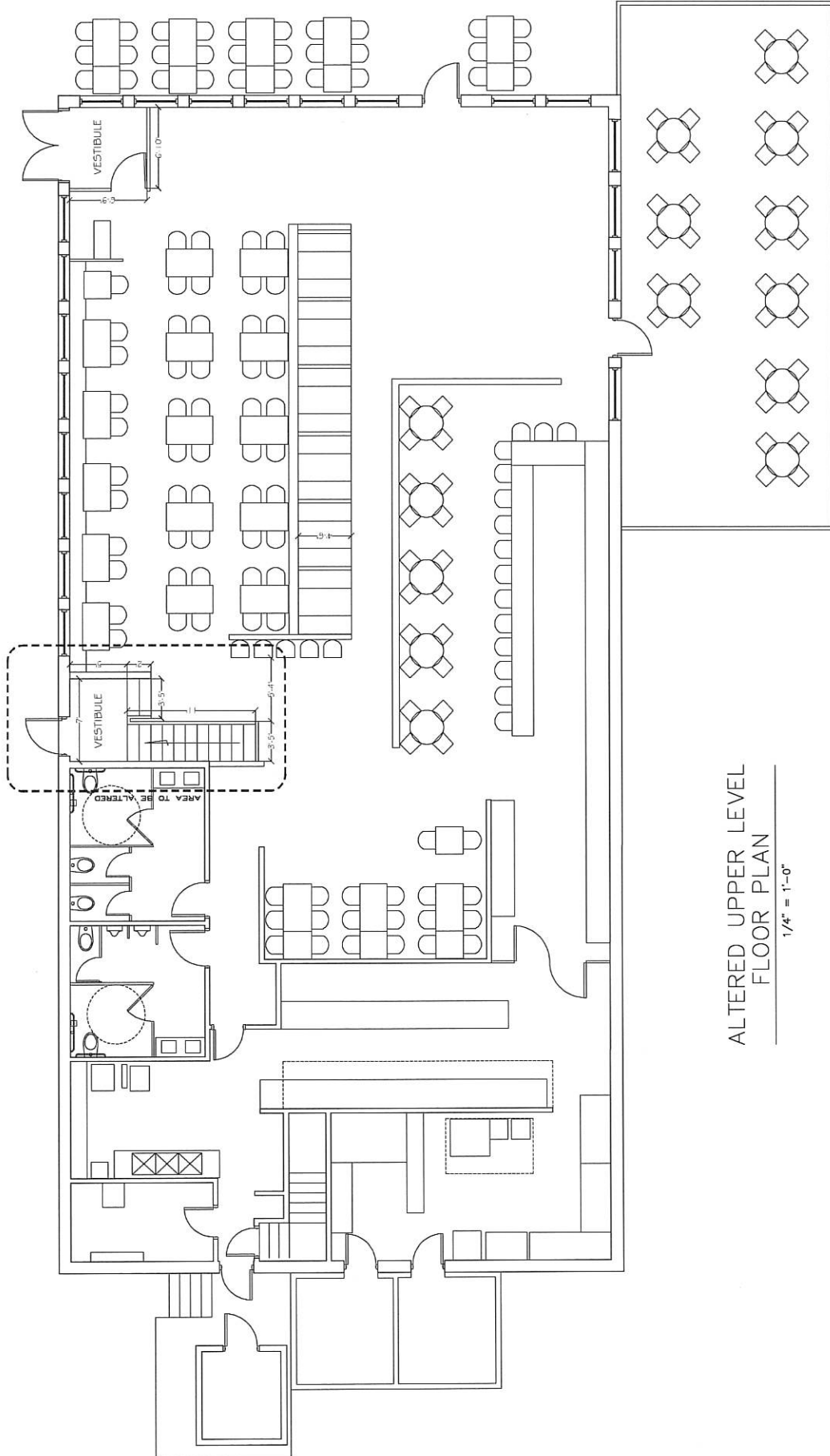


LOWER LEVEL





PROPOSED LOWER LEVEL
FLOOR PLAN
1/4" = 1'-0"



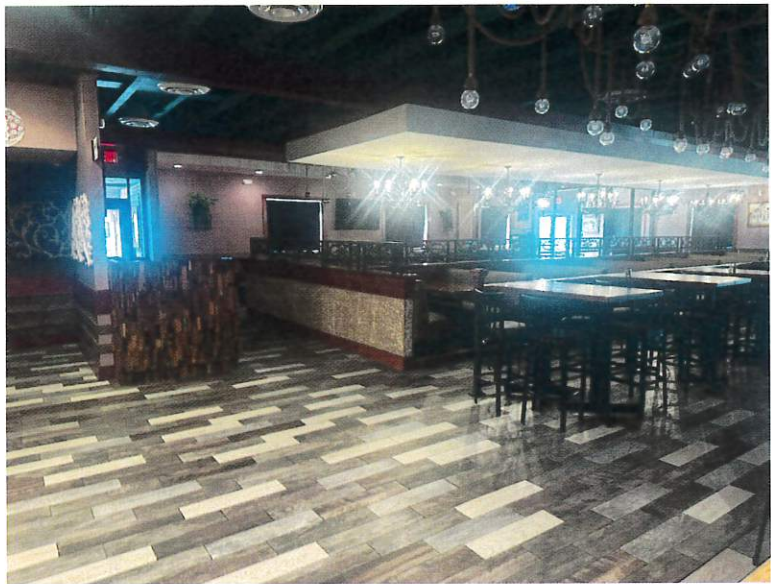
ALTERED UPPER LEVEL
FLOOR PLAN
1/4" = 1'-0"













Letter of Intent for Special Exception Application

To: City of Laurel, Planning and Zoning

Subject: Special Exception Request for Live Entertainment at La Fogata Tequila Bar & Mexican Kitchen

Address: 14933 Baltimore Avenue, Laurel, MD 20707

Dear Commissioners,

We respectfully submit this letter of intent to formally request a special exception for La Fogata Tequila Bar & Mexican Kitchen, located at 14933 Baltimore Avenue, Laurel, MD. Our request seeks approval to host live entertainment, utilizing both the main dining area and a newly developed lower level, adding a second-level entertainment space with a dance floor and adding a DJ to the existing space on the first floor. We aim to enhance the dining experience with live music, cultural performances, and DJ events. Additionally, we will offer the lower level space for private events, such as birthdays, Quinceañeras, and other events.

Applicant Background

La Fogata Tequila Bar & Mexican Kitchen is a well-established, freestanding Mexican restaurant serving the Laurel community. We offer an extensive menu of traditional Mexican dishes and an inviting atmosphere for family dining. We seek to expand our service offerings to include live entertainment on select evenings, aiming to create a vibrant cultural hub for the community. We propose to host entertainment in the main dining room and a new basement space, which is currently used for storage but will be converted into an additional entertainment venue. Live entertainment will be scheduled from Monday through Sunday, and the lower level will be opened at 8:00 PM on those days to accommodate additional patrons. Security measures approved by both the City and County Police¹, will be in place on both levels to ensure a safe environment for all guests.

Statement of Justification

The proposed live entertainment at La Fogata Tequila Bar & Mexican Kitchen aligns with the purpose and spirit of the City of Laurel's Unified Land Development Code. Our goal is to foster cultural and community engagement through live performances, which will support local artists and promote community bonding.

Public Health, Safety, and Welfare (21.26.050.A)

The safety and well-being of our patrons and staff are our top priorities. We will implement strict security measures, including ID checks at the entrance and trained security personnel stationed on both levels of the restaurant. Security will be present throughout the entertainment hours to

¹ The Board of License Commissioners for Prince George's County requires County Police approval for Special Entertainment Permit



maintain a safe and enjoyable environment. Additionally, we will comply with noise management protocols to keep sound levels within acceptable limits and prevent disturbances to neighboring properties.

Impact on Surrounding Properties (21.26.050.B)

As a freestanding building, La Fogata Tequila Bar & Mexican Kitchen is somewhat isolated from other businesses, minimizing the impact of any potential noise or disturbances. Additionally, our events will primarily take place indoors, further reducing any impact on surrounding establishments. We will work closely with local authorities to ensure minimal disruption to the surrounding community.

Orderly Development (21.26.050.C)

The proposed entertainment will not interfere with the normal and orderly development of surrounding properties. The restaurant is located in a well-established area, and the addition of live entertainment will complement the existing business environment. The lower level expansion will enhance the overall functionality and appeal of the establishment without causing undue strain on the surrounding infrastructure.

Infrastructure and Facilities (21.26.050.D)

La Fogata Tequila Bar & Mexican Kitchen is situated in a freestanding building with existing infrastructure capable of supporting our live entertainment plans. Adequate utilities, drainage, and access roads are already in place. Converting the lower level into an entertainment space with dance floors will not place any additional strain on these facilities, as the space has been designed to accommodate increased patron capacity.

Traffic and Congestion (21.26.050.E)

Adequate ingress and egress already exist for the property, and traffic flow is well-managed. Events will be scheduled to avoid peak traffic times, and we will work with local law enforcement to manage any potential traffic increases during entertainment hours. Our venue's location provides easy access to major roads, reducing the likelihood of congestion during events.

Consistency with Regulations and Comprehensive Plan (21.26.050.F)

We are committed to adhering to all local zoning regulations and use provisions. Our entertainment offerings will comply with the City of Laurel's Unified Land Development Code, and we will ensure that our plans align with the Comprehensive Plan. Our events are intended to promote cultural engagement and enhance the vibrancy of the Laurel community.

Environmental Impact (21.26.050.G)

We will control noise levels and schedule events to minimize disruption. The lower level space will be developed with environmental considerations in mind, and we will make efforts to reduce any negative impacts.

**Security Plan**

To ensure the safety and comfort of our guests, we will implement a comprehensive security plan, which includes:

ID Checks: Patrons entering during entertainment hours will show valid ID to ensure age compliance.

Security Personnel: Trained staff will be stationed on both the Upper Level and Lower Level starting at 9:00 PM and remaining until closing.

Crowd Control: Security personnel will be positioned at key areas, including entrances and exits, to monitor behavior and manage traffic flow.

Video Surveillance System

We will install a 30-camera digital surveillance system covering all key areas of the restaurant. The footage will be retained for 30 days to ensure constant monitoring and documentation for safety purposes.

This Statement of Justification is presented in compliance with the City of Laurel's Unified Land Development Code. We believe that our proposal for live entertainment at La Fogata Tequila Bar & Mexican Kitchen meets the necessary criteria to create a safe, engaging, and culturally enriching environment for our community.



As part of our special exception application for La Fogata Tequila Bar & Mexican Kitchen, located at 14933 Baltimore Avenue, Laurel, MD, we wish to address the specific criteria outlined in Sec. 20-22.38 of the Unified Land Development Code regarding entertainment uses. Our intent is to create a vibrant, safe, and compliant environment for live entertainment at our establishment, and we are committed to adhering to the standards set forth in the Code. Below is a detailed response to each section of the Code:

a) Zoning Districts:

Our establishment is located in a C-G—Commercial General Zone, which permits entertainment uses under the appropriate conditions. We are confident that our entertainment offerings will contribute positively to the community while complying with all relevant zoning requirements.

b) Access:

- **Freestanding Building & Buffering:** La Fogata Tequila Bar & Mexican Kitchen is a freestanding building, and we will provide appropriate buffering through a combination of walls and landscaping to restrict access to the establishment and parking area, ensuring separation from nearby residential zones.
- **Well-Lit Entrances:** All patron entrances will be well-lit and clearly visible from the parking lot and Baltimore Avenue. This will ensure safety and ease of access for patrons, especially during evening entertainment events.

c) Sound Containment:

We will ensure that all sound resulting from business activities, including live entertainment, will be contained within the building. Our interior design and sound management strategies will prevent sound from disturbing nearby areas, ensuring compliance with local noise ordinances.

d) Hours of Operation:

We propose the following hours of operation for entertainment:

Sunday – Saturday - 9:00 PM – 2:00 AM with potential private events to be scheduled

We will notify the City immediately if there are any changes to these hours.

e) Public Safety Plan:

We have developed a comprehensive public safety plan, which includes the following measures:

- **Security Personnel:** We will employ security staff on both levels of the establishment, with additional security deployed after 9:00 PM on entertainment nights. Security will monitor entrances and exits, perform ID checks, and ensure underage patrons do not access restricted areas.
- **Coordination with Local Law Enforcement:** We will collaborate with the City Police Department and Fire Marshal to ensure all public safety measures are in place and will submit our safety plan as part of the special exception application.



f) Lighting Plan:

Our written lighting plan will include existing sufficient exterior lighting around the building and parking areas to ensure the safety of patrons and staff. This plan will be submitted for approval to the City of Laurel's Department of Economic and Community Development.

g) Exterior Refuse Control Plan:

We will provide a detailed exterior refuse control plan to the Department of Economic and Community Development and the Department of Public Works. This plan will ensure that the premises remain clean and free of debris during and after entertainment events.

h) Floor Plan:

A detailed floor plan will be provided, identifying the primary dining areas and the spaces designated for live entertainment. This includes the lower level, which will open for entertainment after 9:00 PM from Monday through Sunday. The basement will serve as an additional space for live performances and dancing, complementing the main entertainment area on the first floor.

i) Traffic and Levels of Service:

We will ensure that traffic levels associated with our entertainment offerings do not negatively impact the surrounding area. A traffic study will be submitted, and any necessary adjustments to access routes or parking arrangements will be made to maintain acceptable levels of service (LOS).

j) Parking Analysis:

If required, we will provide a detailed parking needs study based on comparable establishments. This study will ensure that sufficient parking is available for patrons and that our entertainment events do not cause parking or traffic congestion.

k) Additional Information:

Any additional information required by City staff to evaluate the impacts of our entertainment use will be promptly submitted. We are committed to full transparency and cooperation in this process.

l) Operational Standards:

- **Doors:** All external doors will remain closed but unlocked during business hours to ensure sound containment while allowing easy egress in the event of an emergency.
- **No External Speakers:** We will not install any external speakers on the premises. All sound and music will be confined within the building to avoid disturbances to neighboring properties.
- **Compliance with Plans:** We will strictly adhere to all approved plans regarding security, safety, sound containment, and operations as outlined in this application.
- **Nonconformance:** We understand that noncompliance with the provisions of the special exception could result in a review by City staff and possible revocation of the special exception. We are committed to maintaining full compliance at all times.

- Other Applicable Laws: La Fogata Tequila Bar & Mexican Kitchen will comply with all other applicable local laws and ordinances, as well as any additional regulations set by other agencies with jurisdiction over our operations.

Conclusion:

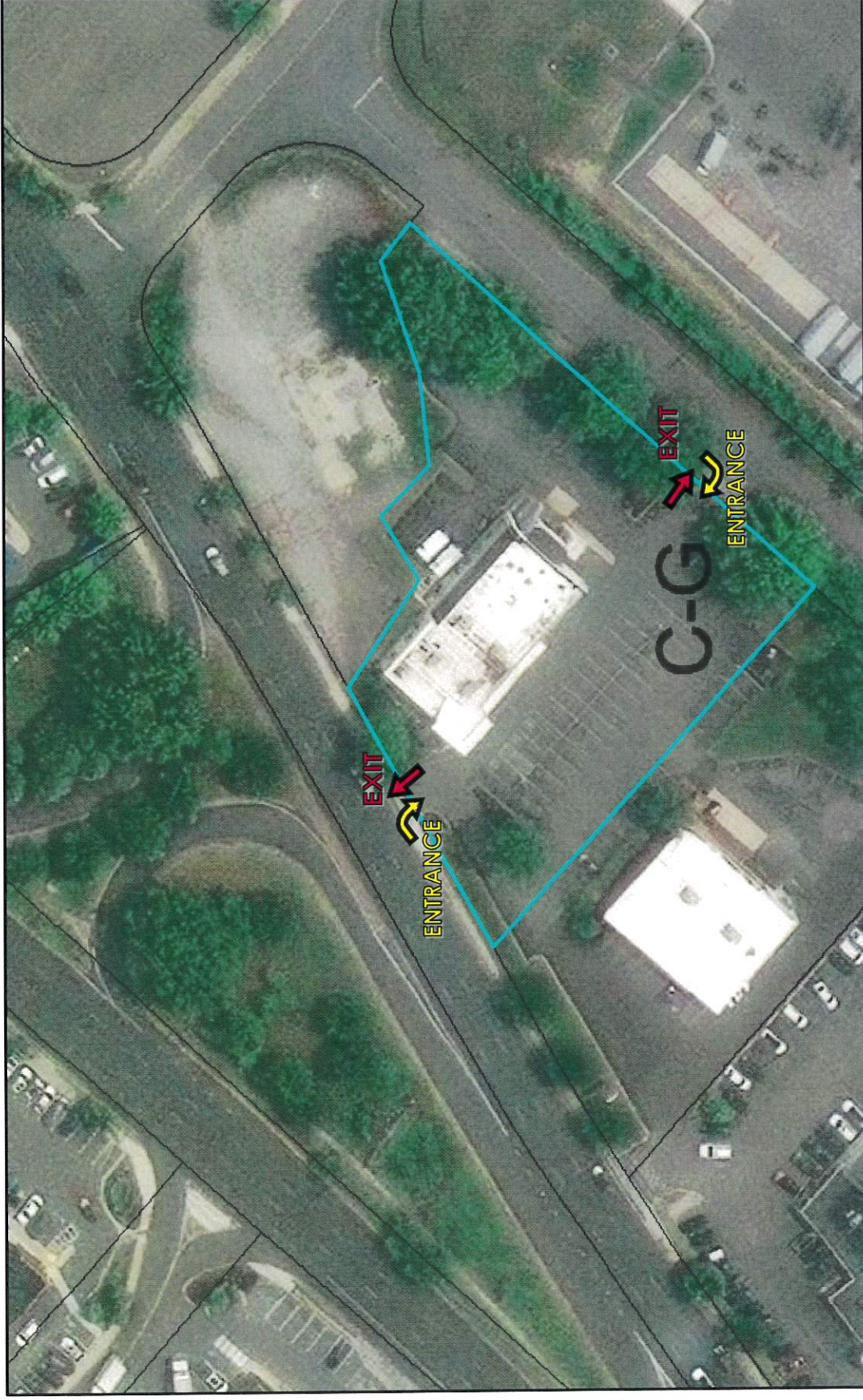
We believe that our proposal for live entertainment at La Fogata Tequila Bar & Mexican Kitchen aligns with the goals of the City of Laurel's Unified Land Development Code, and we look forward to working closely with City staff to ensure the success of this initiative. Thank you for your consideration of our special exception application.

Thank you for your time and attention.

Sincerely,

La Fogata Tequila Bar & Mexican Kitchen
14933 Baltimore Avenue, Laurel, MD 20707

ArcGIS Web Map - La Fogata

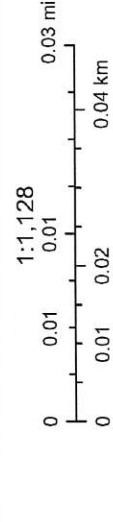


10/28/2024, 11:30:19 AM

 ZoningLabels

 laurelsde.DBO.Parcels_NewUpdateMethod

 Address Points



Maxar, Microsoft, VITA, Esri, HERE, Garmin, IPC
Web AppBuilder for ArcGIS
Maxar, Microsoft | VITA, Esri, HERE, Garmin, IPC |



LA FOGATA

TEQUILA BAR & MEXICAN KITCHEN

14933 Baltimore Ave,
Laurel, Maryland 20707

Traffic Study - La Fogata Tequila Bar & Mexican Kitchen – 14933 Baltimore Ave, Laurel, MD

This traffic study is designed to demonstrate that the proposed live entertainment events at La Fogata Tequila Bar & Mexican Kitchen will not negatively impact traffic flow or reduce the levels of service (LOS) on streets accessing the establishment. We are committed to maintaining acceptable traffic conditions, and any necessary measures will be coordinated with the City of Laurel's Department of Economic and Community Development.

Location and Traffic Conditions

La Fogata Tequila Bar & Mexican Kitchen is located on Baltimore Avenue (US-1), a heavily traveled highway that experiences consistent traffic flow throughout the day, particularly during peak commuting hours. The restaurant is part of a commercial corridor with other businesses, most of which have earlier closing hours.

Expected Traffic Impact

Live entertainment at La Fogata will take place during the late evening hours, starting from 9:00 PM and extending into the early morning on certain nights. As most of the surrounding businesses will have closed by this time, the traffic generated by entertainment events at our establishment is not expected to overlap with peak traffic hours or cause congestion in the area.

- **Peak Traffic Hours:** The busiest traffic hours along Baltimore Ave typically occur between 4:00 PM and 7:00 PM. Our entertainment events will begin well after these peak hours, thus minimizing any potential traffic impact during the high-congestion times.
- **Late-Night Operations:** As our live entertainment will take place later in the evening and after most nearby businesses have closed, we do not expect any significant increase in traffic or disruption to the local streets. The traffic generated by our patrons will be easily absorbed by the existing road network and parking facilities.

Parking Availability and Flow

La Fogata has access to a large shared parking lot that services the entire commercial center. With the closing of surrounding businesses during our entertainment hours, ample parking will be available for patrons of our live entertainment events, reducing the risk of parking overflow or competition for spaces.

- **Sufficient Parking:** The commercial center's parking facilities are more than adequate to accommodate the expected volume of vehicles during our events. We anticipate no overflow into residential or surrounding areas.
- **Parking Lot Flow:** The parking lot is designed to manage traffic efficiently, with multiple entry and exit points, ensuring that vehicles can move in and out without causing bottlenecks.

Access Routes and Traffic Flow

- **Ingress and Egress:** The commercial center is well-served by multiple access points onto Baltimore Ave. These entry and exit routes are sufficient to handle the volume of traffic expected during our entertainment hours and allow for smooth traffic flow in and out of the center.
- **Impact on Local Streets:** Given that our events will occur after peak traffic times and the center's parking lot will have more availability, the additional traffic generated by our live entertainment is not expected to place any additional strain on the surrounding road network.

LOS (Level of Service)

The Level of Service (LOS) for Baltimore Ave and the surrounding streets is expected to remain within acceptable limits due to the timing of our events and the availability of infrastructure. The off-peak nature of our entertainment ensures that there will be minimal to no impact on the LOS for Baltimore Ave or the local streets providing access to our establishment.

Mitigation Measures

In the event that traffic congestion does arise, La Fogata Tequila Bar & Mexican Kitchen will implement the following mitigation measures:

- **Coordination with Local Authorities:** We will work closely with the City of Laurel's Department of Economic and Community Development and local law enforcement to monitor traffic patterns and make adjustments if necessary. This includes coordinating with law enforcement to manage traffic for larger events or during high-demand times.
- **Scheduling Considerations:** Live entertainment events will be scheduled to start after the evening rush, avoiding conflicts with peak traffic times and ensuring smooth traffic conditions.
- **Parking Management:** Our staff will monitor parking conditions during larger entertainment events to ensure proper usage of the parking lot and prevent any issues with overflow or congestion.

Conclusion

Based on our analysis, we do not expect any negative impact on traffic flow or Level of Service (LOS) for the streets providing access to La Fogata Tequila Bar & Mexican Kitchen. The timing of our live entertainment events, along with the ample parking and well-designed access routes, ensures that traffic will be well-managed and that our entertainment uses will not strain local infrastructure. This Traffic Study outlines our strategy to ensure that live entertainment at La Fogata Tequila Bar & Mexican Kitchen will not negatively affect traffic or local levels of service. Through careful planning, event timing, and collaboration with local authorities, we are confident that traffic flow will remain smooth and manageable during entertainment events.