

Case No. DSDS 641

Applicant: Atapco Ritchie Interchange, Inc. &
Atapco Ritchie Interchange, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER APPROVING DEPARTURE FROM
SIGN DESIGN STANDARDS

IT IS HEREBY ORDERED, after review of the administrative record, and after hearing oral argument from the applicant, that Application No. DSDS 641, for a departure from sign design standards for commercial freestanding signs on property referred to as Steeplechase 95 Business Park, described as approximately 12.85 acres of land in the I-1 Zone, located in the northwest quadrant of the interchange of I-495 and Ritchie-Marlboro Road, Upper Marlboro, is:

APPROVED, for the following reasons, which are hereby adopted as the findings of fact and conclusions of law of the District Council in this case:

A. The District Council adopts as its own Planning Board findings and conclusions that the proposed monument signs and the proposed building signs on each commercial structure meet Zoning Ordinance standards for departures from sign design standards, under Sections 27-589 (purposes) and 27-239.01 (b) (departures from sign design standards).

B. The Council further concludes, however, that the proposed 75-foot pylon sign on the Capital Beltway and the proposed ground-mounted "R" identification signs in front of individual businesses represent unnecessary sign proliferation and will detract from the quality and appearance of the proposed commercial retail development. Those signs should be removed from the plans.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. The proposed pylon sign on the Capital Beltway and the proposed ground-mounted "R" signs identifying individual business establishments shall be removed from the plans, except one "R" sign for the multi-tenant building. At the time of initial approval of DSDS 641, the pylon sign and the "R" signs are not permitted on the site.
2. On both faces of the retail entry monument sign, no more than one business shall be advertised, on each of the eight individual sign panels.
3. On the face of the business park entry monument sign, no more than one business shall be advertised, on each of the six individual sign panels.
4. Prior to signature approval of the DSDS, the applicant shall:
 - (a) Provide the illuminated sign specifications for the WaWa gas price sign.
 - (b) Provide a materials sample board for the proposed signs.

Material samples shall be securely mounted on one or more lightweight boards not to exceed 8.5" x 14" and shall include:

- Color chips
- Manufacturers cut sheets
- Photographs or samples for applied typeface and logos.

5. Any subsequent tenant signs shall meet the standards set forth herein.

Ordered this 23rd day of July, 2007, by the following vote:

In Favor: Council Members Exum, Bland, Campos, Dean, Dernoga, Harrington, Knotts, Olson and Turner

Opposed:

Abstained:

Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY _____
Camille A. Exum
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council