

Case No. DSP-12061  
Franklin Park at Greenbelt Station

Applicant: Franklin Park at Greenbelt Station

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

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 13-135, to approve with conditions a detailed site plan for the addition of two new freestanding monument signs, two new building-mounted banner signs, and 27 freestanding pole banner signs within an existing multifamily residential development in the Mixed Use-Infill (M-U-I) and Development District Overlay (D-D-O) Zones, located in the northeastern quadrant of the intersection of Breezewood Drive and Cherrywood Lane, within the City of Greenbelt, in Planning Area 67, Council District 4, and the Developed Tier, is:

AFFIRMED, subject to the District Council's original jurisdiction pursuant to §27-132(f)(1) of the Zoning Ordinance and its authority to modify the decision of the Planning Board pursuant to 27-290(d) of the Zoning Ordinance.

As the basis for this action, the District Council, pursuant to §27-132(f)(1) and §27-290 of the Zoning Ordinance, adopts and incorporates by reference as if fully stated herein, the findings and conclusions stated by the Planning Board in its Resolution, PGCPB No. 13-135, except as otherwise stated herein.

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

- A. The Planning Board APPROVED the alternative development district standard for:

1. Page 229—A maximum of one freestanding or monument sign permitted for each residential development exceeding 200 dwelling units (to allow two new aquatic center monument signs and an additional 21 new freestanding pole banner signs).
- B. The Planning Board DISAPPROVED the alternative development district standard for:
1. Page 229—The maximum gross area of building-mounted signage shall not exceed ten percent of the façade area of the commercial portion of the building (to allow two proposed building-mounted banners that have an area up to 23 percent of the façade area).
- C. The Planning Board APPROVED Detailed Site Plan DSP-12061 for Franklin Park at Greenbelt Station, subject to the following conditions, as modified in condition 11 by the District Council pursuant to its authority under Section 27-290 of the Zoning Ordinance:
1. Prior to certification, the applicant shall revise the plans as follows or provide the specified documentation:
    - a. Revise the detailed site plan (DSP) as follows:
      - (1) Correct all notes, tables, plans, and labels to consistently indicate the number and types of signs.
      - (2) Revise Sheet 3 to remove all details for signs that are already constructed and not proposed with this DSP.
      - (3) Remove the proposed street sign detail and all reference to it on the plan and in the notes.
      - (4) Label the material, which shall be durable and high-quality, of each sign type on the plan.
      - (5) Label the area of each proposed sign on the detail sheet.
      - (6) Remove the two proposed building-mounted banner signs from the plan.
      - (7) Label each sign's setback from the nearest curb line, which shall be no less than two feet.
      - (8) Revise the freestanding pole banner signs such that there are a maximum of three along Cherrywood Lane, a maximum of three along Breezewood Drive, and a maximum of four along

Edmonston Road. Additionally, pole banner signs along these rights-of-way shall be located a minimum of 500 feet from any monument sign or other pole banner sign.

- (9) Revise the proposed pole banner signs to remove the Victorian architectural elements, and incorporate elements similar in design style to the proposed monument signs.
- (10) Provide landscape plans for the proposed monument signs, with review by the City of Greenbelt, and approval by the Urban Design Section as designee of the Planning Board.
- (11) Redesign the two (2) existing building-mounted banner signs to meet all applicable D-D-O (Development District Overlay) standards; in accordance therewith, label each sign with dimensions that shall not exceed a maximum of 100 feet in area, which is an area equivalent to ten percent (10%) of the façade area of 1,000 feet for the building to which the banner sign is mounted; label facade of building to which banner sign is mounted to reflect the façade as the exterior wall of the commercial portion of the building oriented to the Capital Beltway (I-495/95); add standards specifying parameters for the temporary display period for the two building-mounted banner signs in order to comply with the Sector Plan vision for high-quality development that enhances pedestrian and transit-rider experience, and Section 27-546.19(c) requiring that proposed uses meet applicable development standards approved within the Sector Plan as follows: revise the site plan to label each sign as a “Temporary Building-Mounted Banner Sign,” and indicating the date by which each sign shall be removed that is not later than six (6) months from the date of approval of this Order; an additional four (4) month temporary display period may be evaluated not less than six (6) months after the expiration of the initial six-month temporary display period; and failure to comply with the terms stated herein shall result in enforcement action pursuant to Division 1, Subtitle 28 of the Prince George’s County Code.

Ordered this 12<sup>th</sup> day of May, 2014, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles 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: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council