



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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PGCPB No. 13-89

File No. DSP-13016

RESOLUTION

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on July 18, 2013, regarding Detailed Site Plan DSP-13016 for Save A Lot Food Stores, the Planning Board finds:

1. **Request:** The subject application is for approval of business identification signage for Save A Lot Food Stores.
2. **Location:** The subject site is located on the south side of Annapolis Road, approximately 137 yards south of its intersection with 85th Avenue in Council District 3 and Planning Area 69 in the Developed Tier.
3. **Surrounding Uses:** The subject property is bounded to the north by Annapolis Road; to the east by 85th Avenue and a gas station in the Mixed Use-Transportation Oriented (M-X-T) Zone; to the west by a gas station and other commercial properties in the M-X-T Zone; and to the south by residential condominiums in the M-X-T Zone. All of the adjoining uses are also within the Transit District Overlay (T-D-O) Zone.
4. **Previous Approvals:** The subject site is currently improved as a commercial (integrated) shopping center. The property, Parcel 6, was recorded in 1961 in Plat Book WWW 40 @ 26 for Parcels 1 through 7, known as Carrollan. In 2010, the property was rezoned from the Commercial Shopping Center (C-S-C) Zone to the M-X-T Zone by the *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment* (New Carrollton TDDP and TDOZ).

5. **Development Data Summary:**

	EXISTING	APPROVED
Zone(s)	M-X-T/T-D-O	M-X-T/T-D-O
Use(s)	Commercial Shopping Center Detached Dwelling	Commercial Shopping Center
Acreage	12.54	12.54
Parcels	1	1
Gross Floor Area	175,267 sq. ft.	175,267 sq. ft.

6. **Design Features:** The subject detailed site plan (DSP) is for approval of tenant signage to an existing shopping center building for Save A Lot Food Stores. Two building-mounted signs are included, one on the front façade and one on the rear façade of the existing building. The building-mounted signage consists of red and blue, plastic formed, channel lettering with fluorescent down-

PGCPB No. 13-89
File No. DSP-13016
Page 2

lighting instead of internal illumination. A new tenant panel sign with the same color and design scheme is also proposed on the existing pylon sign for the overall shopping center although it does not require DSP approval.

7. **Conformance to the applicable sections of the Zoning Ordinance:** The DSP is in conformance with the Zoning Ordinance, specifically, Section 27-543 which governs permitted uses in mixed-use zones and Section 27-544 regarding regulations for development in mixed-use zones. The regulations regarding signage in the M-X-T Zone are as follows:

Section 27-613. Attached to a building or canopy.

(f) Mixed Use Zones.

- (1) In the Mixed Use Zones, the design standards for all signs attached to a building shall be determined by the Planning Board for each individual development at the time of Detailed Site Plan review. Each Detailed Site Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign attachment, and other information the Planning Board requires. In approving these signs, the Planning Board shall find that the proposed signs are appropriate in size, type, and design, given the proposed location and the uses to be served, and are in keeping with the remainder of the Mixed Use Zone development and, in the M-X-C Zone, are in conformance with the sign program as set forth in Section 27-546.04(j).**

The applicant has filed this DSP request for approval by the Planning Board as required. The Save A Lot Food Stores signage is in keeping with the existing shopping center signage in which a variety of colors, text styles, and business logos are used. The signage conforms to the site's former C-S-C zoning requirements regarding signage size. Sign size requirements for this application and future signage applications for the subject site are further discussed in Finding 12 below. The design standards for the signage are governed by the New Carrollton TDDP, and are further discussed in Finding 8.

8. **Conformance to the 2010 Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment:** The following development standards and guidelines regarding signage are applicable:

Standards

1. **Basic Building Sign Design Requirements: Building signs shall be constructed of quality materials. Signs shall be simply designed, contain only essential information, and shall serve to identify the name, business type, company logo, and street address of the business establishment.**

PGCPB No. 13-89
File No. DSP-13016
Page 3

2. **Building Sign Placement:** The placement of the sign shall be integrated into the overall architectural design of the building. The materials, colors, type, style, and size of a sign shall be coordinated with the other architectural features of the building.
3. **Prohibition of Temporary Building Signs:** Temporary signs attached to the building façade shall not be permitted.
4. **Signs for Multi-tenant Buildings:** Signs for multi-tenant buildings shall be coordinated in terms of design, placement, size, materials, and color.
5. **Required Building Sign Clearances:** Building signs shall not project more than two feet into the public right-of-way and shall allow a minimum vertical clearance of ten feet.
6. **Size Restriction on Building Signs in Windows:** Window signs shall not occupy more than 25 percent of the window in which they are mounted.
7. **Prohibition of Animated Building Signs:** Flashing or blinking signs shall not be permitted.
8. **Prohibition of External Carnival-Style Decorative Devices:** Pennants, pinwheels, and similar carnival-type devices attached to or strung between buildings and other site features shall not be permitted.
9. **Prohibition of Back-Lit Signs:** Signs must be externally lit and designed to illuminate the sign face only. Box signs are prohibited.

Guidelines

1. **Window signs should not obscure the interior view of a business/retail establishment.**

The Save A Lot Food Stores signage approved in this application conforms to all applicable design standards and guidelines set forth by the TDDP. A condition of approval requires that all design standards and guidelines listed above be included as notes on the signage plans.

9. **Conformance to the Prince George's County Landscape Manual:** Pursuant to Section 1.1(b) and 1.1(d), the addition of signage to the existing building does not subject this site to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
10. **Conformance to the Woodland and Wildlife Habitat Conservation Ordinance:** The subject site is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance. However, the applicant must obtain a standard letter of exemption for submission with

PGCPB No. 13-89
File No. DSP-13016
Page 4

this DSP application. A condition of approval requires the applicant to provide a standard letter of exemption prior to certification of this DSP.

11. **Conformance to the Tree Canopy Coverage Ordinance:** The requirements of the Tree Canopy Coverage Ordinance are not applicable to the site as there is no proposed grading on the subject property.
12. **Further Planning Board Findings and Comments from Other Entities:** The subject application was referred to concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Permit Review**—The Permit Review Section offered the following comments:
 - (1) The proposed sign square footage for each Save a Lot sign should be on the sign detail sheets, not just the dimensions of each sign.
 - (2) There should be a note or chart on the site plan showing the maximum square footage of sign area permitted for each unit in the overall shopping center, or at least for this unit on the site plan.
 - (3) Signs for multi-tenant buildings shall be coordinated in terms of design, placement, size, materials, and color. Will there be an overall sign plan for this shopping center with a list of permitted colors, materials, location on the building and maximum sign area permitted for each unit located within the shopping center for when other tenants come in for signs or will each tenant have to get a separate DSP approval?
 - (4) Will there be any window signs or blade signs? If so, submit a sign detail sheet showing the signs with the proposed square footages.

Conditions regarding the plan deficiencies outlined by the Permit Review Section have been incorporated into the Planning Board's approval of this application.

- b. **Community Planning**—The Planning Board accepts the following determinations and finds accordingly:

General Plan: This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier.

Sector Plan: This application is in conformance with the mixed-use recommendations of the 2010 New Carrollton TDDP and TDOZ. The sector plan's vision is for infill mixed-use development to create a moderate density along Annapolis Road.

The Community Planning Division also noted the following planning issues:

PGCPB No. 13-89
File No. DSP-13016
Page 5

The subject site is located within the New Carrollton TDDP. The applicant is meeting the intent and requirements of the TDDP's sign standards; however, there are no size standards for signage in the TDDP. Section 27-613 of the Zoning Ordinance applies to this application for signage in the M-X-T Zone.

Because the proposed site was previously in the C-S-C Zone and the TDDP requires that signage complement existing signage in the area, the Planning Board approves utilizing the following commercial zone sign size standard from the Zoning Ordinance. The Planning Board further approves that the sign dimensions conform to this standard to ensure the size is appropriate.

Section 27-613. Attached to a building or canopy.

(c) Area.

(3) Commercial Zones (except the C-O Zone) and Industrial Zones (except the I-3 and U-L-I Zones).

(C) In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building that is located within an integrated shopping or industrial center or office building complex, the following applies:

(i) The area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building measured along the wall containing the principal entrance of each individual place of business to a maximum of four hundred (400) square feet.

A condition has been included with the approval of this application to establish the sign size requirements for the New Carrollton Shopping Center in accordance with Section 27-613 of the Zoning Ordinance, which governs the area for signs in commercial zones.

- c. **Historic Preservation**—The Planning Board finds that the subject application will have no effect on identified historic sites, resources, or districts.
 - d. **City of New Carrollton**—In an e-mail dated July 8, 2013, the City of New Carrollton responded with no objection to the subject application.
13. As required by Section 27-548.08(c) of the Zoning Ordinance for a detailed site plan in the T-D-O Zone, the following findings are required:

PGCPB No. 13-89
File No. DSP-13016
Page 6

- (A) **The Transit District Site Plan is in strict conformance with any mandatory requirements of the Transit District Development Plan;**
- (B) **The Transit District Site Plan is consistent with, and reflects the guidelines and criteria for development contained in, the Transit District Development Plan;**
- (C) **The Transit District Site Plan meets all of the requirements of the Transit District Overlay Zone, and applicable regulations of the underlying zones;**
- (D) **The location, size, and design of buildings, signs, other structures, open spaces, landscaping, pedestrian and vehicular circulation systems, and parking and loading areas maximize safety and efficiency, and are adequate to meet the purposes of the Transit District Overlay Zone;**
- (E) **Each structure and use, in the manner proposed, is compatible with other structures and uses in the Transit District, and with existing and proposed adjacent development.**

The signage approved in the application is in conformance with the signage design standards and guidelines set forth in the TDDP, which are further outlined in Finding 8 above.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-13016, subject to the following conditions:

1. Prior to certification, the applicant shall:
 - a. Revise the signage detail sheets to include the proposed square footage for each sign.
 - b. Revise the signage plan to include a signage chart which establishes the maximum square footage of sign area permitted for each unit in the overall shopping center in accordance with the requirements for the Commercial Shopping Center (C-S-C) Zone under Section 27-613 of the Zoning Ordinance. In the chart, provide the square footage of the proposed Save A Lot Food Stores signs. All future tenant sign applications shall adhere to the maximum sign area established by this condition, and the allowed maximum and proposed sign areas shall be added to the signage chart.
 - c. Add a note to the signage plan that all future building-mounted signs shall adhere to the requirements for the Commercial Shopping Center (C-S-C) Zone under Section 27-613 of the Zoning Ordinance.

PGCPB No. 13-89
File No. DSP-13016
Page 7

- d. Add a note to the signage plan that all future signage applications shall meet the design standards and guidelines outlined in the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment* (New Carrollton TDDP and TDOZ). All design standards and guidelines listed in the TDDP shall also be listed on the signage plan.
- e. Provide a standard letter of exemption from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance for the record file for this application.


BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Bailey, seconded by Commissioner Shoaff, with Commissioners Bailey, Shoaff, Geraldo and Hewlett voting in favor of the motion, and with Commissioner Washington absent at its regular meeting held on Thursday, July 18, 2013, in Upper Marlboro, Maryland.

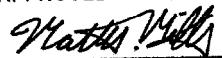
Adopted by the Prince George's County Planning Board this 12th day of September 2013.

Patricia Colihan Barney
Executive Director

By 
Jessica Jones
Planning Board Administrator

PCB:JJ:SM:arj

APPROVED AS TO LEGAL SUFFICIENCY.



M-NCPPC Legal Department
Date 7/25/13