

R E S O L U T I O N

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 January 6, 2022, regarding Departure from Sign Design Standards DSDS-714 for Steeplechase Business Park, Parcels 65 and 66, the Planning Board finds:

- Request:** This application requests a departure from sign design standards (DSDS) for an additional 137 square feet of building-mounted signage and one additional freestanding sign. The companion detailed site plan, DSP-16009-02, was approved for the construction of a 5,200-square-foot multitenant commercial building for retail, service, and restaurant uses within the Light Industrial (I-1) and Military Installation Overlay (M-I-O) Zone (PGCPB Resolution No. 2022-03).

**2. Development Data Summary:**

	<b>EXISTING</b>	<b>APPROVED</b>
<b>Zone</b>	I-1/M-I-O	I-1/M-I-O
<b>Use(s) (Parcel 66)</b>	Vacant	Retail, service, and restaurant uses
<b>Gross Acreage (Parcels 65 and 66)</b>	2.70	2.70
<b>Total Gross Floor Area (Parcel 66)</b>	0 sq. ft.	5,200 sq. ft.

**OTHER DEVELOPMENT DATA**

**Sign Design Data—Building-Mounted Signage Area**

<b>Lineal feet of width at front of the building</b>	<b>Maximum Area Permitted</b>	<b>Area Requested</b>	<b>Departure Requested</b>
80 feet	160 sq. ft.	297 sq. ft.*	137 sq. ft.

**Note:** \*DSDS-714, for an additional 137 square feet of building-mounted signage, has been requested.

- Location:** The subject property is known as Parcels 65 and 66, located in the northeastern quadrant of the intersection of Hampton Park Boulevard and Alaking Court, in Planning Area 75A and Council District 6.
- Surrounding Uses:** The subject property is bounded to the north by Parcel 54 of the Steeplechase Business Park developed with a warehouse in the I-1 Zone; to the east by a warehouse on

Parcel 53 in the I-1 Zone; to the south by Alaking Court with two multitenant retail buildings and a Chick-fil-A beyond (Parcels 36, 50, and 63 of the Steeplechase Business Park) in the I-1 Zone; and to the west by Hampton Park Boulevard with commercial retail uses on Parcels K, 60, and 24 of the Steeplechase Business Park beyond in the I-1 Zone.

5. **Previous Approvals:** The property was originally subdivided pursuant to a plat of subdivision recorded in Plat Book SJH 244-45. On March 4, 2004, the Prince George's County Planning Board approved Preliminary Plan of Subdivision (PPS) 4-03113, for Steeplechase Business Park (PGCPB Resolution No. 04-49). On July 11, 2006, the Prince George's County District Council approved DSP-05044, for the retail portion of the development along Alaking Court. On July 23, 2007, the District Council approved DSP-05044-01, in conjunction with DSDS-641, for freestanding and building-mounted signage. DSP-05044-02 was approved by the Planning Board on June 25, 2009 (PGCPB Resolution No. 09-11). Four other Planning Director-level amendments have been approved since for minor site and architectural changes: DSP-05044-03 on February 4, 2010; DSP-05044-04 on October 6, 2010; DSP-05044-05 on August 11, 2011; and DSP-05044-06 on May 29, 2013. A seventh amendment, DSP-05044-07, was approved by the Planning Board on January 8, 2015, for a multitenant retail building and a restaurant (PGCPB Resolution No. 15-01).

The 2010 *Glenn Dale Seabrook-Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment* maintained the I-1 zoning on the subject property. On November 10, 2016, the Planning Board approved DSP-16009, for an 8,920-square-foot multitenant retail building on Parcel 65 with an associated DSDS-690 and DPLS-427 (PGCPB Resolution No. 16-133), which has since been constructed and is operational. None of the conditions of this previous approval are applicable to this amendment. DSP-16009-01 was a Planning Director-level amendment approved on March 5, 2021, for additional parking spaces on Parcel 65.

The current Stormwater Management (SWM) Concept Plan, 8004290-2000-09, was approved and is valid through April 23, 2023.

6. **Design Features:** The 2.70-acre site contains an existing 8,920-square-foot multitenant retail and restaurant building on Parcel 65, as approved with DSP-16009. This amendment application proposes the construction of a 5,200-square-foot multitenant commercial building for retail, service, and restaurant uses on Parcel 66 facing Hampton Park Boulevard. Parcel 66 is accessed from Hampton Park Boulevard via a shared access easement with Parcel 65. The site proposes 33 parking spaces surrounding the building including one handicapped-accessible space and two inverted U-shaped bike racks. There will be an enclosed dumpster located in the northern corner of the site. A crosswalk and sidewalk provide a connection to the existing sidewalk within Hampton Park Boulevard.

A drive-through lane is shown wrapping the eastern and northern sides of the building. An alternative site plan sheet is provided showing this drive through being removed from the northern side of the building and additional parking being added. This alternative plan will be built if the future tenant does not need a drive-through lane.

### **Signage**

This site proposes freestanding and building-mounted signs for the future tenants. There is an existing monument sign located on Parcel 65 facing Alaking Court. Parcel 66 will include a 15-foot-high, freestanding sign at the northwestern corner, building-mounted signs on all four sides of the building, and a menu board and clearance bar to accompany the drive through. A sign location plan was provided for Parcel 65, and previously approved with DSP-16009, but one was not included for Parcel 66 with this amendment. A condition has been included herein, requiring the labeling of the locations of the drive-through signage on both the site and landscape plans.

The proposed freestanding and building-mounted signs are the subject of DSDS-714, as discussed in Finding 7 below. This site will maintain similar signage details and locations as the existing building on Parcel 65, which the Planning Board finds acceptable.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **Departure from Sign Design Standards DSDS-714:** The applicant is proposing to increase the building mounting signage from the allowed 160 to 297 square feet and provide one additional freestanding sign on the entire property. The applicant has requested a DSDS, in accordance with Section 27-612 of the Zoning Ordinance. Section 27-239.01(b)(7)(A) of the Zoning Ordinance provides that in order for the Planning Board to grant the departure, it shall make the following findings:

- (i) **The purposes of this Subtitle will be equally well or better served by the applicant's proposal.**

Section 27-589(a) of the Zoning Ordinance contains the following purposes for regulating signs:

- (1) **To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**
- (2) **To encourage and protect the appropriate use of land, buildings, and structures;**
- (3) **To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;**
- (4) **To regulate signs which are a hazard to safe motor-vehicle operation;**
- (5) **To eliminate structurally unsafe signs which endanger a building, structure, or the public;**

- (6) To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and**
- (7) To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.**

In general, the purposes of the sign regulations are to promote the health, safety, and welfare of residents, workers, and motorists by increasing and enhancing sign visibility and readability. The proposed signage on Parcel 66 is appropriate and standard in terms of quantity and location within the Steeplechase Business Park, which has been almost fully developed. The applicant seeks to continue to provide a high-quality identity and image that will attract quality businesses and create a solid image that can be appreciated by diverse users, tenants, and patrons. The additional signage area provides for adequate identification and advertisement in a manner that is compatible with the business park land use. The signage will support the Section 27-589(a) purposes by guiding orderly growth and encouraging the appropriate use of land without being unsightly, unsafe, or hazardous.

- (ii) The departure is the minimum necessary, given the specific circumstances of the request.**

The applicant considers the departure to be the minimum necessary to provide for visibility of signs for each tenant from the nearby road frontages and adjacent employment uses. The Planning Board finds that the proposed sign's size, design, and location will be consistent with signage on other buildings and sites within the retail area of Steeplechase Business Park. For these reasons, the Planning Board finds that the departure is the minimum necessary given the specific circumstances of the request.

- (iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.**

The site has an unusual triangular orientation to two streets: Hampton Park Boulevard and Alaking Court. In addition, the building on Parcel 66 will contain approximately three separate tenants, each of which will reasonably expect separate building-mounted signage. This combination of circumstances is unique to the site and justifies approval of the request for an increase in the maximum area of building-mounted signage. In addition, Parcels 65 and 66 create a long linear strip along Hampton Park Boulevard. It is important to have a freestanding sign at either end of the property to identify the multiple tenants on both parcels for users coming from the north and south.

**(iv) The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood.**

The requested departure assists in the overall effort to provide safe, attractive signage. The additional signage area provided for adequate identification and advertisement is consistent with the land use. The departure will not impair the visual, functional, or environmental quality or integrity of the surrounding neighborhood and nearby community. By contrast, it fits in with the overall commercial and industrial character of the immediate neighborhood.

Based on the analysis above, the Planning Board approved DSDS-714 for the proposed signage, which is designed at an appropriate scale for the size and type of development within the existing Steeplechase Business Park.

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 APPROVE Departure from Sign Design Standards DSDS-714, to allow an additional 137 square feet of building-mounted signage and one additional freestanding sign.

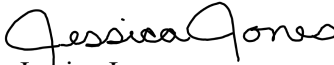
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

\* \* \* \* \*

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, Bailey, Doerner and Hewlett voting in favor of the motion at its regular meeting held on Thursday, January 6, 2022, in Upper Marlboro, Maryland.

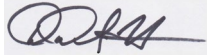
Adopted by the Prince George's County Planning Board this 27th day of January 2022.

Elizabeth M. Hewlett  
Chairman

By   
Jessica Jones  
Planning Board Administrator

EMH:JJ:TB:nz

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner  
M-NCPPC Legal Department  
Date: January 24, 2022