



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Departure from Sign Design Standards No. 637

Application	General Data
<b>Project Name:</b> Clinton Plaza, Parcel C-7  <b>Location:</b> Northeast quadrant of Branch Avenue and Woodyard Road, known as 8801 Woodyard Road.  <b>Applicant/Address:</b> Kerley Signs, Inc. 7650 Preston Drive Landover, Maryland 20785	Date Accepted: 05/11/06
	Planning Board Action Limit: N/A
	Plan Acreage: 22.0
	Zone: C-S-C
	Dwelling Units: N/A
	Square Footage: 203,904 S.F.
	Planning Area: 81A
	Tier: Developing
	Council District: 09
	Municipality: N/A
	200-Scale Base Map: 211SE06

Purpose of Application	Notice Dates
REQUEST FOR INDEFINITE CONTINUANCE: Departure of 10 feet from freestanding sign height requirement	Adjoining Property Owners Previous Parties of Record Registered Associations: 04/10/06 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 01/04/2006

Staff Recommendation		Staff Reviewer: Kendra Wright	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

January 19, 2007

MEMORANDUM

**TO:** Prince George's County Planning Board Members

**VIA:** Jimi Jones, Acting Zoning Supervisor

**FROM:** Kendra Wright, Senior Planner

**SUBJECT:** Continuanace request for Departure from Sign Design Standards Application  
DSDS-637

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In the attached letter, dated January 19, 2007, the applicant, Kerley Signs, Inc. has requested an indefinite continuance in the above-referenced plan. On January 4, 2007, the Planning Board approved the applicant's request for a continuance to the February 8, 2007, Planning Board meeting. Departure from Sign Design Standards DSDS-637 is a request for a departure of ten feet from the 25-foot sign height requirement to allow clear view of a new, freestanding Sears sign in the Clinton Plaza Shopping Center. This request was made due to the unresolved issues with regard to the height and location of the sign. The applicant was previously unable to agree with staff on the most appropriate location of the sign. In addition, the owner of the shopping center, Clinton Plaza, LLC, submitted a letter of opposition dated December 29, 2006.

The applicant and the owner of the shopping center have agreed to work together and are in the process of revising the shopping center signage request. It is staff's understanding that once the owner and applicant come to an agreement, the floor will be open for resolution of the unresolved issues. In light of the positive direction of the application, staff supports the continuance request.

The site is located at the corner of Woodyard Road and the elevated Branch Avenue (MD 5). The public hearing notice for this application was posted on December 4, 2006.

RECOMMENDATION

The Development Review Division staff recommends that the request for the continuance of the above item be APPROVED if the Planning Board determines the request is appropriate.