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# DETAILED SITE PLAN VARIANCE APPLICATION

**DSP-02020  
VD-02020**

Application	General Data	
Project Name	Date Accepted	04/24/2002
	Planning Board Action Limit	07/03/2002
Location	Plan Acreage	2.51 Acres
	Zone	I-3
	Dwelling Units	NA
	Square Footage	6,578 Square Feet
	Planning Area	73
Applicant/Address	Council District	5
	Municipality	NA
	200-Scale Base Map	203NE08

Purpose of Application	Notice Dates	
CONSTRUCTION OF A RUBY TUESDAY RESTAURANT IN THE INGLEWOOD RESTAURANT PARK	Adjoining Property Owners (CB-15-1998)	04/23/2002
	Previous Parties of Record (CB-13-1997)	NA
	Sign(s) Posted on Site	06/07/2002
	Variance(s): Adjoining Property Owners	06/17/2002

Staff Recommendation			Staff Reviewer: ZHANG
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



July 30, 2009

MEMORANDUM

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

**VIA:** Steve Adams, Urban Design Supervisor

**FROM:** Henry Zhang, Urban Design Section, Development Review Division

**SUBJECT:** Detailed Site Plan, DSP- 02020, Ruby Tuesday  
Variance Application, VD-02020

The Urban Design staff has reviewed the Detailed Site Plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report.

**EVALUATION**

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Zoning Ordinance.
- b. The requirements of Conceptual Site Plan SP-80034.
- c. The requirements of Preliminary Plan of Subdivision 4-95122.
- d. The requirements of Detailed Site Plan SP-95102.
- e. The requirements of the *Landscape Manual*.
- f. The requirements of the Prince George's County Woodland Conservation Ordinance.

- g. Referral comments.

## FINDINGS

Based upon the evaluation and analysis of the subject Detailed Site Plan, the Urban Design Review staff recommends the following findings:

1. Request: The subject application is for approval of a Detailed Site Plan for a restaurant in the I-3 Zone.
2. Location: The site is located in Planning Area 73, Council District 5. More specifically, it is situated at the southwest corner of the intersection of Landover Road (MD 202) and Lottsford Road.
3. Surroundings and Use: The property in which the subject site is located is part of an assemblage of land known as the Inglewood Restaurant Park. The subject site is part of Lot 36 of Conceptual Site Plan SP-80034. It is also Lot 2 of Preliminary Plan 4-95122 and Lot 49 in an existing record plat, 5-96028, known as ■Section Five,• Lots 48 through 52. In 2001, a resubdivision of Lots 48 and 49 was proposed and approved. This resubdivision application resulted in Lots 53 and 54. Lot 54 is the subject site.

To the northeast of the site is MD 202; to its southeast is Lot 53, which is improved as Outback Steakhouse Restaurant; to its southwest is Lot 50, which is improved as Jaspers (formerly BET Soundstage Restaurant); and to its west is Lot 35 of Conceptual Site Plan SP-80034.

4. Previous Approvals: The subject site has a previously approved Conceptual Site Plan, SP-80034, Preliminary Plan of Subdivision 4-82133, Preliminary Plan of Subdivision 4-95122, and Stormwater Management Concept Plans, #1170-2001 and #12963-2002. The site is exempt from the Prince George's County Woodland Conservation Ordinance by exemption number E-161-95. The exemption will not expire until January 25, 2003.
5. Site Plan Data

<b>Zoning</b>	<b>I-3</b>
<b>Proposed Use</b>	<b>Restaurant</b>
<b>Lot Area</b>	<b>2.51 acres</b>

<b>Proposed Building Area</b>	<b>6,578 square feet</b>
<b>Proposed Building Height</b>	<b>17 feet</b>
<b>Parking Required</b>	<b>102 spaces</b>
Handicapped Parking Space	5 spaces
<b>Parking Provided (Standard)</b>	<b>125 spaces</b>
Handicapped Parking Space	5 spaces
<b>Loading Space Required</b>	<b>1 space</b>
<b>Loading Space Provided</b>	<b>1 space</b>

6. Design Features: The proposed restaurant is a single-story steel frame building with a gross floor area of 6,578 square feet and a building height of 17 feet. It is situated in the middle of the site close to MD 202, with a seating capacity of 302 seats and is surrounded by surface parking lots. The access to the site is provided through both the existing Outback Steakhouse Restaurant site and Jaspers (former BET Soundstage Restaurant) site.

The elevation of the proposed building consists of two major portions in different heights, the entrance tower with awning and the rest of the restaurant building. Both portions have a flat roof with decorative cornices. The entrance tower is finished with Warm Spring stackstone. The dining section is finished with solid stackstone columns and Exterior Insulated Finishing System (EIFS) exterior wall combined with aluminum storefront windows. The accessory section is protected by EIFS columns and wall with decorative incised lines. Both the entrance tower and dining hall sections are decorated with projection framing lights. The cornices of these two sections are also embellished with a continuous clear red neon band in a three-inch channel with a four-inch raceway. The decorative lights and neon band are standard accent architectural features of the Ruby Tuesday corporate franchise design

#### COMPLIANCE WITH EVALUATION CRITERIA:

7. Zoning Ordinance: The subject application has been reviewed for compliance with the requirements in the I-3 Zone and the site plan design guidelines of the Zoning Ordinance.
- a. The subject site is part of a larger restaurant park within the Inglewood Business Community (approximately 82.7 acres) in the I-3 Zone, previously approved as Conceptual Site Plan SP-80034. Per Section 27-473(b), restaurant use is permitted in an industrial park between 25 and 99 acres provided the use meets the requirements prescribed by Footnote 10 as stated below:

- (A) The minimum seating capacity is one hundred fifty (150);
- (B) More than fifty percent (50%) of its revenue is derived from the sale of food;
- (C) The operation is limited to the sale of food and beverages for consumption on the premises;
- (D) Customer service is at table side. No counter service and no cafeteria style service is provided;
- (E) The restaurant is not open to the public before 11:00 a.m.; and
- (F) The establishment is not a fast food restaurant. (CB-21-1987)

Comment: The Detailed Site Plan is in compliance with the requirements of the Zoning Ordinance for development in the I-3 Zone, with the following exceptions for which the applicant has filed a variance application.

- b. Setback: Section 27-474 (b) of the Zoning Ordinance, Setbacks in the I-3 Zone, requires a minimum 20-foot building and surface parking setback from adjoining land in any nonresidential zone. For every one foot of building height there is an additional one foot setback required. But the Ordinance allows 50 percent of this additional required yard to be used for surface parking as specified under Endnote 3 of this section. The proposed restaurant building is 17 feet in height. The required setback in total between the subject site and Lots 50 and 53 will be 28.5 feet for the surface parking and 37 feet for the building. The Ruby Tuesday Restaurant building is in compliance with the yard setback requirements, but the parking lots encroach into the required setback.

The Detailed Site Plan provides a 20.7-foot parking setback from the property lines of Lots 50 and 53 to the south and a 1.6-foot setback from the property line of Lot 53 to the east. The applicant is requesting a variance of 7.8 feet and 26.9 feet, respectively, from the above-mentioned yard setback requirements.

- c. Required Access: Section 27-471 (h) Required Access, states:

**■(1) Each Planned Industrial/Employment Park (including each property in separate ownership) shall have frontage on, and direct vehicular access to, a street having a right-of-way width of at least seventy (70) feet. •**

The current lot configuration shown on the record plat was based on the previous variance approval (V-239-95) and Preliminary Plan of Subdivision 4-95122. A private access easement through Lots 50 and 53 was allowed for vehicular access to Lot 54. Lot 54 was denied access from its frontage street, which is MD 202. Access to MD 202 is prohibited by the State

Highway Administration. A request for utilization of a private access easement to enter Lot 54 in accordance with the provisions of Section 24-128(b)(9) of the Subdivision Ordinance was previously approved (V-11-96). But no action was taken since the approvals on behalf of the applicant and the above two variances expired.

The subject site has some 465.79 linear feet of road frontage on MD 202. The site can be accessed only through Lots 50 and 53. The layout of all access points to the Restaurant Park was reviewed comprehensively and approved by the Planning Board on the BET Soundstage and Inglewood Restaurant Park Infrastructure Detailed Site Plan, SP-95102. The current vehicular access design follows the approved concept. A variance of direct vehicular access to the subject site from the private access easement through Lots 50 and 53 leading to Lot 54 is requested.

- d. Per Section 27-230 of the Zoning Ordinance, a variance may only be granted when the Planning Board finds that:

- (1) **A specific parcel of land has exceptional narrowness, shallowness, or shape, exceptional topographic conditions, or other extraordinary situations or conditions;•**

Comment: The staff believes that the subject site has an extraordinary design situation or condition. The I-3 Zone is the only industrial zone which has many special requirements, such as minimum net lot area, setbacks required for all yards, additional setback for each foot of building height, and so on. That these unique requirements were set for the I-3 Zone was originally based on the expectation that I-3 Zone land use would be utilized as a campus-like industrial or office park. The approval of this restaurant park altered somewhat this contemplation of the I-3 Zone and thus left the subject site in a unique situation.

- (2) **The strict application of this Subtitle will result in peculiar and unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property; and•**

Comment: The strict application of this Subtitle, i.e. 28.5-foot setback of surface parking lots from the respective adjacent property lines, would substantially reduce the possible parking spaces which are needed for this development and result in an inefficient design that would in turn damage the design intent of the entire restaurant park. The strict application of the direct access requirement would make the subject site eventually undevelopable because of lack of access to the site. Therefore, the strict

application of both the setback and direct access requirements in this particular case will result in peculiar and unusual practical difficulty to the owner of the property.

**■(3) The variance will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan.●**

Comment: The subject site is situated inside a partially developed restaurant park. To its southwest on Lot 50 is the existing Jaspers (formerly BET Soundstage Restaurant) quality restaurant with a gross floor area of 11,950 square feet and seating capacity of 363 seats; and to its southeast on Lot 53 is the existing Outback Steakhouse high turnover restaurant with a gross floor area of 6,726 square feet and seating capacity of 220 seats. The immediate portions on Lots 50 and 53 abutting the subject site are the previously approved private access easements per the provisions of Section 24-128(b)(9). The unique character of this restaurant park calls for a design treatment of the property as an entity instead of as individual lots. In fact, under this restaurant park concept each fee simple lot is dependent upon the others for access, circulation and even parking spaces. Because of the character of the existing restaurant park neighborhood, the granting of the variances will not substantially impair the intent, purpose, or integrity of the General Plan or Master Plan. This belief was also confirmed by the referral comment of the Community Planning Division which states that, ■There are no Largo-Lottsford Master Plan (1989) issues raised through the review of this application.●

The proposed restaurant development has a set of extraordinary design circumstances that justify approval of the aforementioned variances. Due to the property being located in an existing restaurant park, which is part of the developed industrial area, Inglewood Business Community, and the existing character of the neighborhood, granting the relief requested would not substantially impair the intent, purpose and integrity of the General Plan or Master Plan, while denying the variance request would result in a peculiar or unusual practical difficulty upon the owner of the property. The staff therefore recommends approval of the variances of setbacks and required access as discussed above.

8. Conceptual Site Plan SP-80034: The Conceptual Site Plan SP-80034, Inglewood Business Community, was approved by the Prince George's County Planning Board on June 26, 1980. The property is zoned I-3 and Section 27-396 of the Zoning Ordinance requires that a conceptual site plan be submitted for review by the Planning Board prior to approval of a Preliminary Plan of Subdivision and Site Development Plan. The Conceptual Site Plan, consisting of 35 lots, was prepared



and approved in accordance with Subtitle 27, Zoning, of the Prince George's County Code.

Condition 1 attached to the approval of Conceptual Site Plan SP-80034, which is applicable to the Detailed Site Plan, requires the following finding:

- 1. The concerns of the Environmental Planning Division and the SHA regarding stormwater management and flood plain delineation shall be addressed on the preliminary plan and/or site development plan.●**

Comment: Preliminary Plan of Subdivision 4-95122 covers five lots and has a stormwater management concept plan, #900077. The Preliminary Plan also has a clear delineation of the floodplain. The subject property of DSP-02020 is Lot 2 of the Preliminary Plan of Subdivision, 4-95122. It is situated at the corner of Lottsford Road and MD 202 adjacent to the floodplain in question. The placement of the restaurant building is approximately 300 feet away from the floodplain to the northwest. The site has a separately approved stormwater management concept plan (SWM) # 12963-2002. The subject Detailed Site Plan is found to be consistent with the above-noted SWM concept plan.

Per Section 27-285(b), Required findings, the Planning Board may approve a Detailed Site Plan if it finds that the Detailed Site Plan is in general conformance with the approved Conceptual Site Plan. A review of the subject Detailed Site Plan indicates that it is in conformance with the previously approved Conceptual Site Plan, SP-80034.

9. Preliminary Plan of Subdivision: The Preliminary Plan of Subdivision, 4-95122, is a resubdivision of Lots 33 and 36 in the Conceptual Site Plan, SP-80034, into Lots 1 to 5, which was approved by the Prince George's County Planning Board on January 18, 1996. Conditions attached to the approval of Preliminary Plan of Subdivision 4-95122 require that the approval of the Detailed Site Plan should be subject to the following:

- 6. Development on this site shall be limited to a 11,950-square foot quality restaurant, 14,000 square feet of high turnover restaurant space, 3,750 square feet of fast food restaurant space and a 12-pump service station with convenience market and car wash within the subject property, or other permitted uses which generate no more than 404 AM and 374 PM peak hour trips as determined under the *Guidelines for the Analysis of the Traffic Impact of Development Proposals* (April 1989). Development beyond the limits set by this condition shall require a new Preliminary Plat of Subdivision and a new finding of adequate public facilities for transportation. To**

**provide evidence of compliance with the overall trip cap of 404 AM and 374 PM peak hour trips, each Detailed Site Plan submitted for development within any portion of the subject property shall indicate the total approved development, stated in square feet of gross floor area, prior to and including the date of the submission of the site plan. The Transportation Planning staff shall analyze each site plan application using the most current estimate of trip generation.●**

Comment: This condition sets a trip cap for the possible developments in the restaurant park. The existing Jaspers (formerly BET Soundstage Restaurant) is the 11,950-square-foot quality restaurant and the existing Outback Steakhouse is a 6,726-square-foot high turnover restaurant. The subject application proposes 6,578 square feet of gross floor area which will be considered as part of the 14,000 square feet of high turnover restaurant space. The proposed restaurant development is well within the trip cap of Condition 6. According to the referral comments of the Transportation Planning Section, the submitted Detailed Site Plan did not identify the total approved development stated in square feet of gross floor area required by the aforesaid condition. A condition has been proposed to require the applicant to address this issue by showing both the approved and the proposed development in square feet of gross floor area on the revised detailed site plan prior to certificate approval of this Detailed Site Plan.

10. Detailed Site Plan, SP-95102: Detailed Site Plan SP-95102 is the first Detailed Site Plan of the Inglewood Restaurant Park. It proposed a BET Soundstage Restaurant on Lot 3 of the restaurant park. But this Detailed Site Plan set one condition that is specifically applicable to the subject site.

**■ Restaurant buildings to be located on Lots 1 and 2 will face inward and will not face toward Landover Road. Building signage for those restaurant buildings will be erected so as not to be placed on the building elevation parallel to and directly facing Route 202.●**

Comment: The application has been carefully reviewed in accordance with this condition. The subject application complies with this condition by siting the proposed restaurant building inwardly away from Landover Road. No building signage is proposed on the building elevation parallel to and directly facing Landover Road (MD 202). The applicant is also well informed about this condition. A note which reads ■No signs allowed on north elevation facing Landover Road per DSP-95102" has been put on the submitted building elevation drawing.

11. Landscape Manual: The proposed development is in the I-3 Zone and is subject to the provisions of Section 4.3, Parking Lot Requirements, of the *Landscape Manual*.

- a. The proposal meets the requirements of Section 4.3(a), Landscape Strip Requirements. Per Section 4.3(a), which governs the landscape strip treatment and planting to be provided on the property between the parking lot and public right-of-way when a parking lot is located adjacent to a public right-of-way, the parking lot should be planted with a minimum of 1 shade tree and 10 shrubs per 35 linear feet of frontage, excluding driveway openings. The site plan has approximately 230 linear feet of parking lot along MD 202 and has provided a 30.5-foot setback (required 30 feet for both building and parking lot) along the property lines fronting onto MD 202 with a total of 19 shade trees, 9 evergreen trees and 202 shrubs.

The applicant also has proposed Section 4.2 landscape strip along this side of the property. Because this property is in the I-3 Zone, Section 4.2 is not applicable. A condition has been proposed to revise the Landscape Plan.

- b. The application is only partially in conformance with the requirements of Section 4.3( b), Perimeter Landscape Requirements. Along its southwest and southeast boundary lines, the subject site is adjacent to Lots 50 and 53, of which Lot 50 is the existing Jaspers Restaurant property and Lot 53 is the existing Outback Steakhouse property. Both lots are approved for restaurant use. Per Section 4.3(b), a minimum five-foot-wide landscape strip between the parking lots and adjacent property line shall be provided. One tree and 3 shrubs are required per 35 linear feet of parking lot perimeter, excluding driveway openings. A ten-foot-wide landscape strip has been proposed along the southwest boundary line of the subject property, which satisfies Section 4.3(b). But the application fails to comply with the requirements along its southeast property line. Alternative Compliance (AC-02013) from this requirement for the portions along the property line of Lot 53 has been requested.
- c. The proposal meets the requirements of Section 4.3(c), Interior Planting. Per Section 4.3(c), the required interior planting area is 5 percent of the total parking area when the parking lot size is between 7,000 and 49,999 square feet, which is 2,701 square feet in this case. The Detailed Site Plan provides an interior planting area of some 4,529 square feet, which is an equivalent of 8.3 percent of the total parking area, with 28 shade trees.

12. Woodland Conservation Ordinance: The property on which the subject site is located is subject to the provisions of the Prince George's County Woodland

Conservation Ordinance because the entire site has over 40,000 square feet of gross tract area and contains more than 10,000 square feet of existing woodland.

- a. The subject site is exempt from the requirements of the Woodland Conservation Ordinance because less than 5,000 square feet of woodland will be disturbed and there is no previously approved Tree Conservation Plan. A Tree Conservation Plan will not be required. There is no Tree Conservation Plan submitted with this Detailed Site Plan.
  - b. The subject site has a numbered Exemption Letter (E-014-02/01) dated May 28, 2002, which was approved for the site based on disturbance of less than 5,000 square feet of woodland. The exemption will expire by May 28, 2004.
13. Referral Comments: The subject application was referred to all concerned agencies and divisions. Major referral comments are summarized as follows:

- a. The State Highway Administration, in a memorandum dated March 18, 2002, has no objection to the proposed improvements as shown on Detailed Site Plan DSP-02020 and Variance Application VD-02020.
- b. The Permit Review Section provided questions concerning the background of the restaurant park, compliance with the applicable regulations and additional information being added to the Detailed Site Plan in a memorandum dated May 6, 2002. The information has been provided and the questions have either been addressed in the review process or included in the Recommendation section of this staff report as conditions.

The Permit Review Section also reviewed the signage of the proposed restaurant. The signage review includes only building signs. In a memorandum dated June 4, 2002, the Permit Review Staff expressed concern with the compliance of the proposed sign designs with the applicable requirements of Section 27-613(a)(2) and Section 27-613 (b)(2) of the Zoning Ordinance regarding the height of the building sign.

Staff Comment: The proposed restaurant building is a standard Ruby Tuesday restaurant 6500 series consisting of two major portions as discussed in Finding 6. The sign in question is the Ruby Tuesday corporate primary identification sign displayed on the entrance tower, which is higher than the roof line of the rest of the building. Section 27-613(b)(2), as illustrated in Figure 65 of the Zoning Ordinance, requires that in the I-3 Zone the sign shall not extend above the lowest point of the roof of the building to which it is attached. The primary corporate identification sign in question on the entrance tower is above the lowest point of the roof. A Departure From Sign Design Standards (DSDS) will be required for

this sign. A condition has been proposed in the Recommendation section of this report.

- c. The subject application was referred to the Transportation Planning Section and in a memorandum dated June 3, 2002, the transportation staff noted that the site plan is acceptable from the standpoint of access and circulation. But the staff found that the site plan fails to meet partially Condition 6 attached to the approval of the Preliminary Plan of Subdivision, 4-95122, which requires that, as quoted by the staff in the referral comment:

**■ ... to provide evidence of compliance with the overall trip cap ..., each Detailed Site Plan submitted for development within any portion of the subject property shall indicate the total approved development, stated in square feet of gross floor area, prior to and including the date of submission of the site plan.●**

The Transportation Planning Staff found that the information required by Condition 6 is not provided.

Staff Comment: The approved and the proposed developments in square feet of gross floor area have not been shown on the revised detailed site plan. The proposed Ruby Tuesday restaurant of 6,578 square feet is a high turnover restaurant which is within the allowable gross floor area. A condition to require the information has been proposed in the Recommendation section.

In a separate memorandum from the Transportation Planning Section dated May 20, 2001, on Detailed Site Plan Review for Master Plan Trail Compliance, the transportation staff concluded that there are no master plan trails issues with this application. The staff notes that the sidewalks shown on the site plan appear to be adequate and should be ramped at all crossing locations.

- d. The Environmental Planning Section, in a memorandum dated May 16, 2002, recommended the approval of the Detailed Site Plan, DSP-02020, without any environmental conditions.
- e. In a memorandum dated May 31, 2001, the Subdivision Section offered three findings regarding the location of signage and compliance of the subject application with the trip cap conditions as discussed in the referral comments from the Transportation Planning Section. A condition of approval based on this memorandum has been proposed in the Recommendation section of this report.

- f. In a memorandum dated May 29, 2001, the Department of Public Works and Transportation of Prince George's County stated that:

**■..Lottsford Court exists and is built to ultimate standards. A DPW&T restoration permit will be required prior to the release of the building permit.●**

- g. In a memorandum dated May 13, 2002, the Department of Environmental Resources/Concept found that the site plan for Ruby Tuesday, DSP-02020, and Variance Application, VD-02020, is consistent with the approved Stormwater Management Concept Plan, #12963-2002.
  - h. In a memorandum dated June 5, 2002, the Special Hazards Section, Bureau of Fire Prevention, the Prince George's County Fire Department, provided all current regulations that are applicable to this application. The staff highlighted the areas on the Detailed Site Plan that shall be designated as no parking zones at all times.
  - i. The City of Glenarden had not responded to the referral request at the time the staff report was written.
14. The Detailed Site Plan, if revised in accordance with the proposed conditions, will represent a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development from its intended uses.

## RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-02020, Ruby Tuesday at Inglewood Restaurant Park, and Variance Application VD-02020, subject to the following conditions:

1. Prior to issuance of any sign permits, the applicant shall receive approval for a Departure From Sign Design Standards (DSDS) for the proposed building sign per Section 27-613(b)(2) of the Zoning Ordinance, as the entire sign is located above the lowest point of the roof to which it is attached; or, alternatively, the applicant shall revise the sign plans to conform with the referenced section of the Zoning Ordinance.
2. Prior to certificate approval of DSP-02020, the applicant shall

- a. Obtain final approval of AC-02013 with the Planning Director acting as the Planning Board's designee.
  - b. Include a copy of the approved BET Soundstage and Inglewood Restaurant Park Infrastructure Detailed Site Plan, SP-95102, in this Detailed Site Plan application package that shows the layout of all access points to the Restaurant Park and the exact location of the freestanding gateway sign.
  - c. Make the following revisions to the Detailed Site Plan and the Landscape Plan:
    - (1) The proposed loading space shall be graphically separated from the trash enclosure and screened pursuant to the provisions of both the Zoning Ordinance and the *Landscape Manual*. No loading docks shall be permitted on any side of a building facing a street.
    - (2) A handicapped van parking space shall be provided and must be labeled as such and broken out separately in the parking schedule.
    - (3) Provide the calculation of parking lot coverage.
    - (4) Delete all Section 4.2 schedules on the Landscape Plan and replace them with Section 4.3(a) schedules.
    - (5) Show the approved and the proposed developments for the entire Inglewood Restaurant Park in square feet of gross floor area on the site plan.
    - (6) Delete word "None" in General Note 5 (A) and replace it with 87,120 square feet.
3. If any freestanding sign for this restaurant is proposed, the sign shall be submitted for review by the Urban Design Section as the designee of the Planning Board.