



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Detailed Site Plan

DSP-08067-02

| Application | General Data | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------|
| Project Name: The Shops at Queens Chillum Location: In the southwestern quadrant of the intersection of Queens Chapel Road (MD 500) and Chillum Road (MD 501). Applicant/Address: Chillum Center LLC 8627 16th Street Silver Spring, MD 20910 | Planning Board Hearing Date: | 04/04/13 |
| | Staff Report Date: | 03/19/13 |
| | Date Accepted: | 01/28/13 |
| | Planning Board Action Limit: | 04/08/13 |
| | Plan Acreage: | 8.135 |
| | Zone: | M-X-T/C-O/T-D-O-Z |
| | Dwelling Units: | N/A |
| | Gross Floor Area: | 78,887 sq. ft. |
| | Planning Area: | 68 |
| | Tier: | Developed |
| | Council District: | 02 |
| | Election District | 17 |
| | Municipality: | N/A |
| | 200-Scale Base Map: | 206NE02 |

| Purpose of Application | Notice Dates | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------|
| Amend the sign design standards of the 2006 <i>Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone</i> (West Hyattsville TDDP). | Informational Mailing: | 10/02/12 |
| | Acceptance Mailing: | 01/28/13 |
| | Sign Posting Deadline: | 03/05/13 |

| | | | |
|-----------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Staff Recommendation | | Staff Reviewer: Ruth Grover, M.U.P., A.I.C.P. Phone Number: 301-952-4317 E-mail address: Ruth.Grover@ppd.mncppc.org | |
| APPROVAL | APPROVAL WITH CONDITIONS | DISAPPROVAL | DISCUSSION |
| | X | | |

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-08067-02
The Shops at Queens Chillum

The Urban Design staff has reviewed the revision to a detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL as described in the Recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of the Zoning Ordinance for the Transit District Overlay (T-D-O), Commercial Office (C-O), and Mixed Use-Transportation Oriented (M-X-T) Zones.
- b. The 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone*.
- c. The requirements of Conceptual Site Plan CSP-08005.
- d. The requirements of Detailed Site Plans DSP-08067 and DSP-08067-01.
- e. The requirements of the 2010 *Prince George's County Landscape Manual*.
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
- g. The requirements of the Tree Canopy Coverage Ordinance.
- h. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

- 1. **Request:** The subject application requests amendments to the sign design requirements of the 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* (West Hyattsville TDDP) to

allow larger signs, of a wider variety of materials, and utilizing forms of lighting other than “externally-lit.” The amendments requested herein would apply exclusively to The Shops at Queens Chillum.

2. **Development Data Summary:**

| | EXISTING | PROPOSED |
|-----------------------------|-----------------------|-----------------------|
| Zone | M-X-T/C-O/T-D-O | M-X-T/C-O/T-D-O |
| Use(s) | Shopping Center | Shopping Center |
| Acreage | 8.135 | 8.135 |
| Parcels | 2 (Parcels 12 and 13) | 2 (Parcels 12 and 13) |
| Lots | 1 (Lot 1) | 1 (Lot 1) |
| Building Square Footage/GFA | 78,887 | 78,887 |

| Area Tabulation | | | |
|--------------------------|-----------------|-----------------------|----------------|
| Parcel/Lot Number | Zone | Square Footage | Acreage |
| Parcel 12 | M-X-T/T-D-O | 68,734 | 1.578 |
| Lot 1 | C-O/T-D-O | 13,478 | 0.309 |
| Parcel 13 | M-X-T/T-D-O | 272,155 | 6.248 |
| Total | M-X-T/C-O/T-D-O | 354,367 | 8.135 |

On-Site Parking Data

Although parking and loading are not directly an issue in the case, and as the applicant did not provide a parking and loading table on the plans, a proposed condition in the Recommendation Section of this technical staff report would require that the applicant add such a table to the plans prior to signature approval.

3. **Location:** The site is in Planning Area 68 and Council District 2. More specifically, it is located in the southwestern quadrant of the intersection of Queens Chapel Road (MD 500) and Chillum Road (MD 501).
4. **Surrounding Uses:** The subject property is bounded to the south by the 30-foot-wide unimproved right-of-way of Volland Terrace and two single-family detached residential units; to the east by Queens Chapel Road (MD 500); to the north by Chillum Road (MD 501); and to the west by the Chillum Road Shopping Center and Six Sac Self-Storage in the Mixed Use-Transportation Oriented (M-X-T) Zone.
5. **Previous Approvals:** The site is the subject of Conceptual Site Plan CSP-08005, approved by the Planning Board on May 7, 2009. On July 9, 2009, the Planning Board adopted PGCPB Resolution No. 09-69 formalizing that approval. Detailed Site Plan DSP-08067 was approved by the Planning Board on July 9, 2009 (PGCPB Resolution No. 09-70). The case was then reconsidered by the District Council on October 26, 2009. Detailed Site Plan DSP-08067-01 was subsequently approved by the Planning Board on October 20, 2011 (PGCPB Resolution No. 11-98).

6. **Applicant's Justification for the Request:** The applicant requests, in accordance with the West Hyattsville TDDP, an amendment through a detailed site plan (DSP) for The Shops at Queens Chillum to amend the TDDP to allow signage that is currently prohibited by the architectural standards of the TDDP. Specifically, the applicant requests a departure for signs that do not comply with TDDP standards and that do not otherwise require a DSP to be reviewed in the site plan process in accordance with the provision on page 39 of the plan that allows such departures.

In support of his argument, the applicant pointed to the facts that:

- “• Many such signs already exist on the site;
- “• That the construction of the shopping center predates the adoption of the TDDP; and
- “• The fact that previous approvals of two such individual signs in this center were approved in DSP-08067-01.”

The applicant then expressed his desire to make that type of approval global for the entire center under the rationale that the shopping center is suburban in nature, with stores set back a distance from the road, and the signs need to be internally lit in order to be visible from the road as the existing building is set back approximately 150 feet. This would enable future tenants to obtain sign permits for signs that deviate from the architectural standards without requiring them to obtain an amendment to the approved DSP for the center. Specifically, the applicant is proposing that the Planning Board approve an amendment to the TDDP that would allow signs in The Shops at Queens Chillum that comply with the following standards:

“Existing building-mounted signage may be replaced with internally-illuminated signage until such time that the property is comprehensively redeveloped. The lettering associated with said signage may exceed 18 inches in height and width and three inches in relief.”

In order to implement the above standard, the applicant requests in the subject application that the following sign standards not apply to the signs at The Shops at Queens Chillum for the aforementioned reasons:

- a. **Sign Lighting: Building signs shall be illuminated with external lighting only. Lighting shall provide full cut-off fixtures to reduce sky glow and glare. Flashing, travelling, animated, or intermittent lighting shall be prohibited on the exterior of any building or building sign whether such lighting is for temporary or long term duration.**
- b. **Sign Specifications: Building signage shall be permitted as board signs, cornice signs, blade signs, and window signs only. All other signage, including freestanding signs, shall be prohibited. Sign specifications, typology, and location standards are as follows:**
- c. **Cornice/Parapet Signs shall be permitted using a masonry or bronze plaque bearing the owner or building's name. These signs shall be placed in the building's cornice/parapet wall or under the eaves and above the upper story windows.**
- d. **Lettering for all signage shall not exceed 18 inches in height or width and 3 inches in relief.**

See Finding 7 below for a full discussion of the application's conformance to the required findings for a detailed site plan in a Transit District Overlay (T-D-O) Zone.

Note that there is a "purpose note" on the DSP/CSP which states: "The purpose of this limited CSP/DSP is to amend the Table of Uses for the Transit District Development Plan for the West Hyattsville Transit District Overlay." As no conceptual site plan (CSP) amendment has been applied for in concert with the subject DSP, all mention of the application being a CSP should be removed from the plan set by recommended condition below. The plan set does not contain a comprehensive parking schedule. A proposed condition in the Recommendation Section of this technical staff report would require that, prior to signature approval, a comprehensive parking schedule be included in the plan set.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Ordinance:** The subject application is for amendments to the signage standards of the 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* (West Hyattsville TDDP). As part of a TDDP, the application is subject to Section 27-548.08, Site Plan, of the Zoning Ordinance, which specifies the following required findings:

(c) **Required findings.**

- (1) **The findings required by Section 27-285(b) shall not apply to the T-D-O Zone. Instead, the following findings shall be made by the Planning Board when approving a Detailed Site Plan in the T-D-O Zone:**

- (A) **The Transit District Site Plan is in strict conformance with any mandatory requirements of the Transit District Development Plan;**

Comment: The subject application requests amendments to the TDDP requirements for signage only and this is discussed in Findings 6 and 8 of this technical staff report.

- (B) **The Transit District Site Plan is consistent with, and reflects the guidelines and criteria for development contained in, the Transit District Development Plan;**

Comment: Further discussion of conformance of the requested signage amendments with the guidelines and criteria of the TDDP are in Findings 6 and 8 of this technical staff report.

- (C) **The Transit District Site Plan meets all of the requirements of the Transit District Overlay Zone, and applicable regulations of the underlying zones;**

Comment: The subject application proposes amendments to the TDDP standards for signage only. Further discussion of conformance of the signage with the purposes of the T-D-O Zone is in Finding 8 below. The regulations for building-mounted signage in the underlying M-X-T Zone, Section 27-613(f)(1) of the Zoning Ordinance, allows that the design standards shall be determined by the Planning Board for each development at the time of DSP review as follows (in part):

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 use 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 proposed signage amendments would result in signs that are appropriate in type and design given the existing shopping center's overall large-scale, automobile-oriented nature, where the buildings are set back from the right-of-way line with significant parking areas in front of them. Additionally, the current site development does not exemplify the type of compact transit-oriented development that is envisioned by the TDDP; therefore, the proposed signage amendments, which would continue the usage of the suburban vehicular-oriented signage design that currently exists within the shopping center, is appropriate for the development.

(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;

Comment: The subject application proposes revisions to the signage standards only. Further discussion of the signage amendment meeting the purposes of the T-D-O Zone are in Findings 6 and 8 of this technical staff report.

(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.

Comment: The subject application does not propose any changes to structures or uses; therefore, this requirement does not apply.

(2) The applicant may ask the Planning Board to apply development standards which differ from mandatory requirements in the Transit District Development Plan, unless the plan provides otherwise. The Board may amend any mandatory requirements except building height restrictions and parking standards, requirements which may be amended by the District Council under procedures in Part 10A, Division 1. The Board may amend parking provisions concerning the dimensions, layout, or design of parking spaces or parking lots.

In approving the Transit District Site Plan, the Planning Board shall find that the mandatory requirements, as amended, will benefit the proposed development and the Transit District and will not substantially impair implementation of the Transit District Development Plan, and the Board shall then find that the site plan meets all mandatory requirements which apply.

Comment: The requested amended requirements are discussed further in Finding 8 below. However, the requested building-mounted signage amendment would benefit the existing shopping center development and the transit district as it will allow an existing automobile-oriented shopping center to add new suburban-style, vehicular-oriented signage and possibly contribute to the center's continued economic viability. The proposed amended sign requirements would not impair the implementation of the TDDP. They would allow the shopping center to deviate from the TDDP sign standards, as suburban automobile-oriented signs are more appropriate for the subject development.

8. **Conformance with the 2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone:** The 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* (West Hyattsville TDDP) places The Shops at Queens Chillum in the Queenstown Neighborhood category. The applicant has requested modifications of the TDDP development standards for all future proposed building-mounted signage on the subject property. The following provides a discussion of the standards to which amendments are requested and a response from both the applicant and staff:

- a. **Sign Lighting: Building signs shall be illuminated with external lighting only. Lighting shall provide full cut-off fixtures to reduce sky glow and glare. Flashing, traveling, animated, or intermittent lighting shall be prohibited on the exterior of any building or building sign whether such lighting is of temporary or long term duration.**

Comment: The shopping center is suburban in nature with the main building on the site set back approximately 150 feet from the road. The signs need to be internally lit in order to be read by people driving by in automobiles. As to full cut-off fixtures, staff and the Prince George's County Health Department support that full cut-off fixtures continue to be provided by the applicant as a means of illuminating the parking area in order to reduce sky glow and glare. Additionally, flashing, traveling, animated, or intermittent lighting should continue to be prohibited on the exterior of any building or building sign whether such lighting is of temporary or long-term duration in order to compensate for the suburban nature of the shopping center or its main building's setback from the adjacent roadway. Therefore, another proposed condition in the Recommendation Section of this technical staff report would retain both the requirement that light fixtures be of full cut-off design so as to reduce sky glow and glare and the prohibition on flashing, traveling, animated, or intermittent lighting on the exterior of any building or building sign whether such lighting is of temporary or long-term duration.

- b. **Sign Specifications: Building signage shall be permitted as board signs, cornice signs, blade signs, door signs, awning signs, and window signs only. All other signage, including freestanding signs, shall be prohibited. Sign specifications, typology, and location standards are as follows:**

Comment: This requirement is more appropriate for pedestrian-scale urban development. The subject shopping center's suburban design makes it impractical to apply such standards until such time as the shopping center parcel is comprehensively redesigned.

The requested building-mounted signage amendments will benefit the existing shopping center development and the Transit District by allowing the retail tenants to update and upgrade their signage while maintaining the visibility needed for viable businesses and the uniformity of building-mounted signage within the shopping center. The proposed amended sign requirements will not substantially impair the implementation of the TDDP as these amendments are for replacement signage only, with no other proposed site improvements, until such time as the entire shopping center is comprehensively redeveloped (per the TDDP) or refaced. A proposed condition in the Recommendation Section of this technical staff report would allow the requested modification to sign design standards until such time as the shopping center is comprehensively renovated.

- c. **Cornice/parapet signs shall be permitted using a masonry or bronze plaque bearing an owner or building's name. These signs shall be placed in the building's cornice/parapet wall or under the eaves and above the upper story windows.**

Comment: This requirement is more appropriate for pedestrian-scale urban development. The subject shopping center's suburban design makes it impractical to apply such standards until such time as the shopping center parcel is comprehensively redesigned.

As to conformance with the goals of the West Hyattsville TDDP, page 1, staff offers the following:

The goal of the West Hyattsville TDDP is to provide a clear and predictable path for transit-oriented development (TOD) within the West Hyattsville TDOZ...The 2002 Prince George's County Approved General Plan (page 44) defines TOD as development that actively seeks to increase the transit use and decrease automobile dependency by:

- **Locating homes, jobs, and shopping closer to transit services;**

Comment: The subject project involves no specific new development so this goal of the West Hyattsville TDDP is inapplicable to the subject project.

- **Locating the mix of critical land uses (living/working/shopping) in closer proximity to one another; and**

Comment: This DSP is not proposing any changes to the shopping center. The sole purpose is to amend the signage requirements contained in the TDDP.

- **Establishing land use/transit linkages that make it easier to use transit (rail and bus).**

Comment: As the subject DSP is proposing no new land uses or transit linkages, this goal is inapplicable to the subject project.

As stated on page 4 of the TDDP:

The main purpose of this plan is to maximize the public benefits from the West Hyattsville Metro Station. The plan sets out primary goals emphasizing the neighborhood, environment, transportation, and low-impact development (LID).

- **Promote TOD near the Metro Station and create a sense of place consistent with the neighborhood character areas.**

Comment: The existing shopping center layout does not promote transit-oriented design. Requiring it to install signage in conformance with the TDDP standards would be inappropriate for this suburban auto-oriented development.

- **Ensure that all new development or redevelopment in the transit district is pedestrian-oriented.**

Comment: The applicant is not proposing any redevelopment of the existing shopping center.

- **Restore, protect, and enhance the environment by protecting environmentally-sensitive areas, minimizing impacts of development, and expanding recreational opportunities and trail and bikeway connections.**

Comment: The subject property has no environmentally-sensitive areas and proposes no new development.

- **Maximize residential development opportunities within walking distance of the Metro Station.**

Comment: Enforcing TDDP signage standards on this site would be an inappropriate effort to create a pedestrian-friendly environment in an existing suburban-style automobile-oriented shopping center with no residential component.

9. **Conformance to Conceptual Site Plan CSP-08005:** The site is the subject of Conceptual Site Plan CSP-08005, approved by the Planning Board on May 7, 2009. On July 9, 2009, the Planning Board adopted PGCPB Resolution No. 09-69 formalizing that approval. The District Council subsequently considered the CSP and issued an order regarding it on October 26, 2009, subject to two conditions, neither of which is relevant to the subject DSP revision.
10. **Conformance to Detailed Site Plans DSP-08067 and DSP-08067-01:** The District Council concerning Detailed Site Plan DSP-08067, approved an Order on October 26, 2009, was subject to two conditions, neither of which is applicable to the subject DSP review. Detailed Site Plan DSP-08067-01, approved by the Planning Board on October 20, 2011, was subject to a single condition, which is not relevant to the review of the subject DSP revision.
11. **Prince George's County Landscape Manual:** The current DSP application is not subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as there is no proposed increase in gross floor area or impervious surface and there is no change of use from a lower to a higher intensity use category. Any future revisions to these plans should be reviewed for conformance to the Landscape Manual if they propose any new physical improvements.

12. **Woodland and Wildlife Habitat Conservation Ordinance:** In a memorandum dated February 25, 2013, the Environmental Planning Section stated that the site is exempt from the Woodland and Wildlife Conservation Ordinance because the site contains less than 10,000 square feet of woodlands.
13. **Tree Canopy Coverage Ordinance:** The subject project is exempt from the requirements of the Tree Canopy Coverage Ordinance because it will not disturb in excess of 1,500 square feet of land area.
14. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Historic Preservation Section**—In a memorandum dated January 29, 2013, the Historic Preservation Section stated that they had reviewed the project and found that the subject application to amend the West Hyattsville TDDP standards to allow internally-lit building signs would have no effect on identified historic sites, resources, or districts.
 - b. **Archeological Review**—In a memorandum dated February 5, 2013, the archeology planner coordinator stated that she would not recommend a Phase I archeological survey on the subject property as a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates that the probability of finding archeological sites within the subject property is low. In conclusion, she stated that the subject proposal would not impact any historic sites, historic resources, documented properties, or known archeological sites.
 - c. **Community Planning Division**—In a memorandum dated February 27, 2013, the Community Planning Division stated that the subject application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for centers in the Developed Tier. Further, they stated that the application conforms to the land use recommendations of the 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* (West Hyattsville TDDP). Noting that the project is located in the Queenstown Neighborhood Community in the TDDP/T-D-O Zone, they offered the following comments regarding conformance with the plan:

The applicant seeks to amend the transit district development standards on signage for The Shops at Queens Chillum shopping center to comply with the following suggested language:

“Existing building-mounted signage may be replaced with internally-illuminated signage until such time that the property is comprehensively redeveloped. The lettering associated with said signage may exceed 18 inches in height and width and three inches in relief.”

The application is consistent with the development pattern policies of the General Plan for regional centers in the Developed Tier. The proposal to amend sign standards and ensure cohesive signage placement and design should help improve the image along major roadways not designated as corridors per Strategy IV on page 33 of the General Plan.

The application conforms to the land use recommendations of the West Hyattsville TDDP, which recommends retail commercial land uses on the subject property (See Map 14: Preferred Land Use Plan on page 36).

The proposal to revise the sign standards of the West Hyattsville TDDP for the subject property does not raise any concerns with regard to plan conformance. The TDDP calls for a lively live/work mixed-use district with new retail on the subject property, as part of the vision for the Queenstown neighborhood, but staff recognizes this vision applies to redevelopment of the subject property at a future date. The current proposal applies only to the existing shopping center, which is suburban in nature and vehicle-oriented.

- d. **Transportation Planning Section**—At the time of this writing, the Transportation Planning Section did not provide comment on the subject project.
- e. **Subdivision Review Section**—The Subdivision Review Section stated that they had no comment on the subject project.
- f. **Trails**—At the time of this writing, the trails coordinator has not provided comment on the subject project.
- g. **Permit Review Section**—In a memorandum dated March 7, 2013, the Permit Review Section suggested that a note be added to the cover sheet of the approved plan listing the approved amendments to the T-D-O-Z standards. A proposed condition to this effect has been included in the Recommendation Section of this technical staff report.
- h. **Environmental Planning Section**—In a memorandum dated February 25, 2013, the Environmental Planning Section stated that they had reviewed the subject detailed site plan and that they recommend approval, with no conditions.

As background, the Environmental Planning Section stated that they had reviewed a Conceptual Site Plan, CSP-08005, and Detailed Site Plans, DSP-08067 and DSP-08067-01, for the 8.135-acre project area. Both the CSP and the DSPs were approved by the Planning Board for a shopping center. Further, they stated that the site is exempt from the Woodland and Wildlife Habitat Conservation Ordinance because the site contains less than 10,000 square feet of woodlands. No new construction is being proposed as part of the subject DSP.

They described the environmental features of the site as follows: A review of the available information indicates that no streams or wetlands are present, but the northwestern portion of the site contains 100-year floodplain. The predominant soils found to occur according to the United States Department of Agriculture, Natural Resources Conservation Service (USDA NRCS), Web Soil Survey are Russet-Christiana-Urban land complex and urban land soil series. According to available information, Marlboro clay does not occur on or in the vicinity of this site. According to the Sensitive Species Project Review Area (SSSPRA) map received from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened, or endangered species found to occur on or near this property. The on-site floodplain system is part of Northwest Branch, which drains to the Anacostia River Basin. The area is comprised of existing asphalt and one building. The site has frontage on Queens Chapel Road (MD 500), a master-planned arterial road, and frontage on Chillum Road (MD 501), a master-planned collector roadway. Only Queens Chapel

Road, an arterial road, is regulated for traffic-generated noise when residential uses are proposed. There is no road within the project area that is designated a scenic or historic roadway. The property is in the Developed Tier as reflected in the adopted General Plan.

The Environmental Planning Section then stated that, though the subject property is located within the West Hyattsville Transit-District-Overlay (T-D-O) Zone, the West Hyattsville Transit District Development Plan TDDP) does not contain any environmental design standards specific to the subject site.

In conclusion, the Environmental Planning Section offered the following review points:

- (1) A Natural Resource Inventory Equivalency Letter, NRI-103-11, in conformance with environmental regulations, was issued on June 21, 2011 and submitted with the current application. No further information regarding the natural resources inventory is required at this time.
- (2) The property is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance because it contains less than 10,000 square feet of existing woodland. A letter of exemption was not included in the submission package and will only be required prior to issuance of any permit for site grading.

Comment: A proposed condition in the Recommendation section of this technical staff report would require that a letter of exemption from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance be submitted prior to issuance of any permit for site grading, though none is envisioned as a result of the subject project.

- (3) According to the USDA NRCS Web Soil Survey, the principal soils on the site are in the Russett-Christiana-Urban land complex and the urban land soil series. According to available information, Marlboro clay does not occur on or in the vicinity of the site. This information is provided for the applicant's benefit. The applicant should also be aware that a soils report may be required by the Prince George's County Department of Environmental Resources during the permit process review.

Comment: As amendments to the sign guidelines of the West Hyattsville TDDP and no construction is contemplated as a result of the subject project, there will be no permit process where a soils report might be requested as an immediate result of the instant application.

- i. **Prince George's County Fire/EMS Department**—At the time of this writing, no comment has been received from the Prince George's County Fire/EMS Department regarding the subject project.
- j. **Department of Public Works & Transportation (DPW&T)**—In a memorandum dated February 5, 2013, DPW&T offered the following:

The application requests an amendment to the West Hyattsville Transit District Development Plan to allow signs that do not currently comply with the existing standards. All signs are to be installed in a location outside the public right-of-way where they do not obstruct motorists' line of sight. In closing, noting that the request is limited to amending the development standards with respect to signs, stormwater management

concept conformance was not an issue.

- k. **Prince George's County Police Department**—At the time of this writing, no comment has been received from the Prince George's County Police Department regarding the subject project.
 - l. **Prince George's County Health Department**—At the time of this writing no comment has been received from the Prince George's County Health Department regarding the subject project.
 - m. **Maryland State Highway Administration (SHA)**—At the time of this writing no comment has been received regarding the subject project from SHA.
 - n. **Verizon**—At the time of this writing, no comment has been received from Verizon regarding the subject project.
 - o. **Potomac Electric Power Company (PEPCO)**—At the time of this writing, no comment has been received from PEPCO regarding the subject project.
 - p. **City of Hyattsville**—At the time of this writing, no comment has been received from the City of Hyattsville regarding the subject project.
 - q. **Town of Brentwood**—At the time of this writing, no comment has been received from the Town of Brentwood regarding the subject project.
 - r. **Town of North Brentwood**—At the time of this writing, no comment has been received from the Town of North Brentwood regarding the subject project.
 - s. **City of Mount Rainier**—At the time of this writing, no comment has been received from the City of Mount Rainier regarding the subject project.
15. The subject application adequately takes into consideration the requirements of the *2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone (West Hyattsville TDDP)*. The requested amendments to the mandatory standards would allow suburban-style, vehicular-oriented signage design that, while incompatible with the purposes of the TDDP, would for these reasons, benefit the proposed development and the transit district as required by Section 27-548.08(c)(2) of the Zoning Ordinance. The subject project therefore meets the Required Findings for a site plan in a TDOZ as required by Section 27-548.08 of the Zoning Ordinance as particularized in Finding 7 of this report.

RECOMMENDATION

Based on the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-08067-02 for The Shops at Queens Chillum, subject to the following conditions:

- 1. The applicant shall make the following revisions to the plans or submit the following additional materials prior to signature approval:

- a. The plans for the project shall be revised to remove the “Purpose Note” which states: “The purpose of this limited CSP/DSP is to amend the table of uses for the Transit District Development Plan for the West Hyattsville Transit District Overlay Zone.”
 - b. A comprehensive parking and loading schedule shall be included in the general notes for the project including each use in the shopping center, the rate of parking required, the total required for each use, the overall total, and the number of handicapped parking, including van-accessible handicapped parking included on the site, the total provided parking of each type, including the number of compact parking spaces, if any, and the number of loading spaces required and provided.
 - c. A note shall be added to the general notes stating that light fixtures shall be of full cut-off design so as to reduce sky glow and glare and prohibiting flashing, traveling, animated, or intermittent lighting on the exterior of any building or building sign whether such lighting is of temporary or long-term duration.
 - d. A note shall be added to the cover sheet of the approved plan listing the approved amendments to the T-D-O-Z standards.
2. Prior to issuance of any permit for site grading, the applicant shall submit to the Planning Board or its designee a letter of exemption from the requirements of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance.
 3. Existing building-mounted signage may be replaced with internally illuminated signage until such time as the property is comprehensively redeveloped per the TDDP or a comprehensive re-facing of the entire shopping center takes place, which would comprise no less than 75 percent of the total front façades of the center. Individual letters attached to a wall or raceway may be employed, with each letter not exceeding 18 inches in height and width. “Cloud” signs incorporating attractive design may also be employed, with the total sign area not to exceed 60 square feet. All signage shall be approved by the Planning Board or its designee, which may include the Permit Review Section of the Development Review Division within The Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Department.