

November 13, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Jill Kosack, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-12061
Franklin Park at Greenbelt Station

Based upon the City of Greenbelt's letter dated November 4, 2013, staff would recommend the following additional finding language and conditions of approval (underlined):

Additional Finding Language under Finding 7, page 7

As far as the two existing building-mounted signs, staff research indicates that they were not previously permitted. They could possibly be considered real estate identification signs per Section 27-602 of the Zoning Ordinance, which reads (in part) as follows:

- (a) Types of signs exempt from sign permit, when all applicable Design Standards of Division 3, Subdivision 3, of this Part are met:**
- (3) Real estate, identification: Temporary signs advertising the prospective sale or lease of real estate, located on the premises being advertised.**

The referenced Division 3, Subdivision 3, includes Section 27-632, which lists design standards for real estate identification signs as follows:

- (a) Area.**
- (1) Maximum area - 6 square feet.**

(b) Location.

- (1) The signs shall be placed on the property being advertised.**

(c) Quantity.

- (1) Maximum number - 1 per each street frontage.**

The two existing building-mounted signs cannot be considered legal real estate identification signs under Section 27-602 because there is more than one per street frontage, as both are located facing Edmonston Road, and each is larger than 6 square feet, at approximately 250 square feet.

If the two signs are to remain on the subject property, they either have to fully meet the requirements of Section 27-632, by removing one sign and reducing the size of the remaining sign to a maximum of six square feet, or they have to be shown and approved on this DSP and fully meet all applicable D-D-O standards, as the only requested amendment to a signage standard is recommended for disapproval. If the latter option is chosen, staff would recommend that they only be approved for temporary display, as allowing such signs to be permanent would be contrary to the goals of the sector plan. A condition has been included in the Recommendation section of this report regarding this issue.

Additional Conditions

1. Prior to certification, the applicant shall revise the plans as follows or provide the specified documentation:
 - a. Revise the detailed site plan (DSP) as follows:
 - (9) Revise the proposed pole banner signs to remove the Victorian architectural elements, and incorporate elements similar in design style to the proposed monument signs.
 - (10) Provide landscape plans for the proposed monument signs, with review by the City of Greenbelt, and approval by the urban Design Section as designee of the Planning Board.
 - (11) For the two existing building-mounted banner signs, do one of the following:
 - (a) Label both to be removed from the property, as they are not legal;
 - (b) Redesign them to meet the requirements of Section 27-632 of the Zoning Ordinance and label on the DSP the one that will remain as a real estate identification sign per Section 27-602; or
 - (c) Redesign them to meet all of the applicable D-D-O (Development District Overlay) standards and label them as temporary displays, for a maximum of six months.