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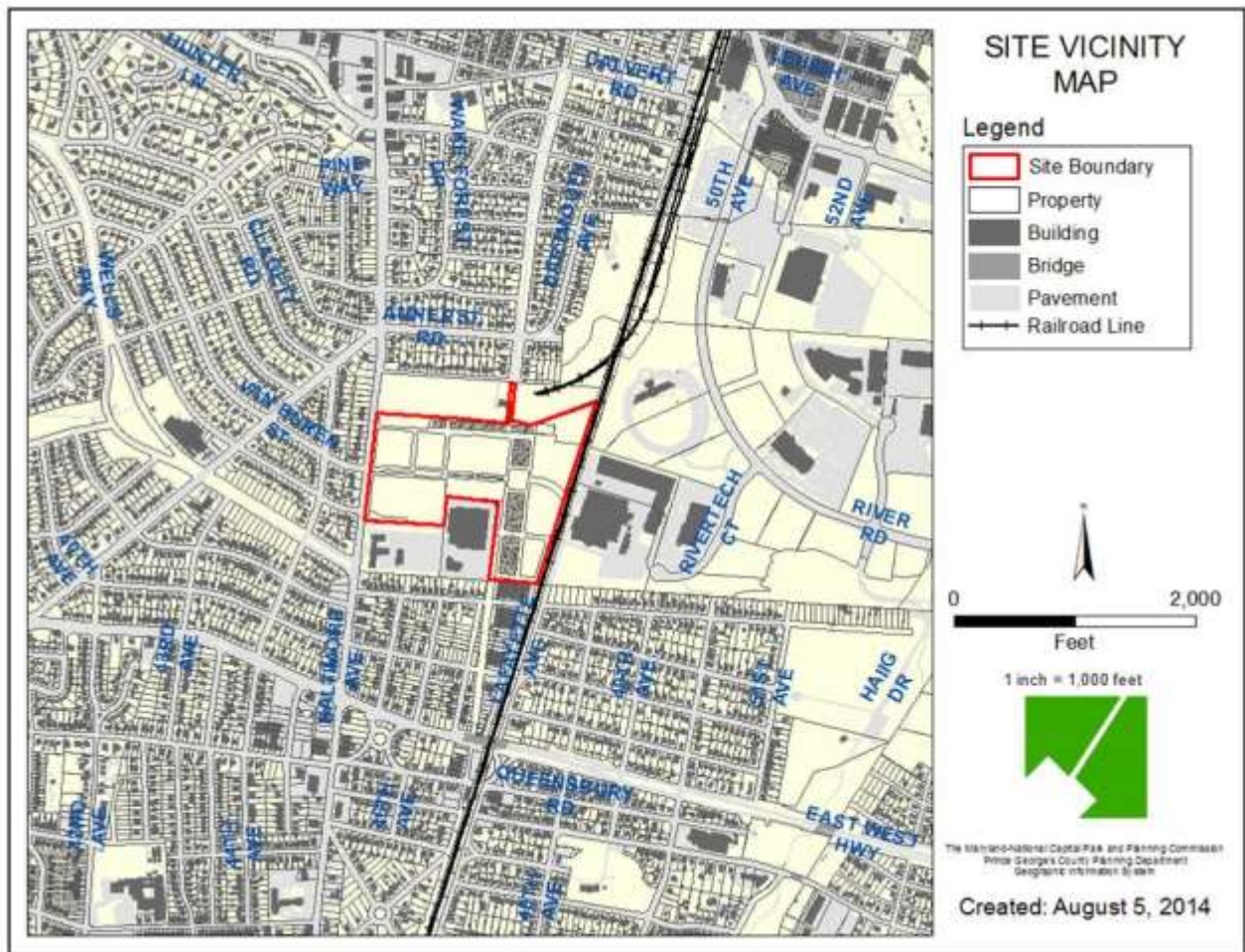
Secondary Amendment

SA-130001-01

Application	General Data	
Project Name: Cafritz Property at Riverdale Park Town Center Development Plan Location: Approximately 1,400 feet north of the intersection of Baltimore Avenue (US 1) and East-West Highway (MD 410), on the east side of Baltimore Avenue. Applicant/Address: Calvert Tract, LLC 1828 L Street NW, Suite 703 Washington, DC 20036 Property Owner: Same as applicant	Planning Board Hearing Date:	11/06/14
	Staff Report Date:	10/21/14
	Date Accepted:	10/06/14
	Plan Acreage:	37.73
	Zone:	M-U-TC/R-55
	Lots:	N/A
	Parcels:	39±
	Planning Area:	68
	Council District:	03
	Election District:	19
	Municipality:	Riverdale Park and College Park
	200-Scale Base Map:	208NE04

Purpose of Application	Notice Dates	
Secondary Amendment to the Cafritz Property at Riverdale Park Town Center Development Plan for the purpose of amending the design standards for freestanding signs.	Certificate of Mailing:	09/11/14
	Sign Posting Deadline:	10/07/14

Staff Recommendation		Staff Reviewer: Susan Lareuse, RLA Phone Number: 301-952-4277 E-mail: Susan.Lareuse@ppd.mnccppc.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: Secondary Amendment SA-130001-01
Cafritz Property at Riverdale Park Town Center Development Plan

The Urban Design staff has reviewed the subject application and appropriate referral comments. The following evaluation and findings lead to a recommendation of APPROVAL as described in the Recommendation section of this report.

EVALUATION

The secondary amendment application was reviewed and evaluated for compliance with the following criteria:

- a. The requirements for a Secondary Amendment in Section 27-546.14 of the Prince George's County Zoning Ordinance;
- b. The requirements of the 2012 *Cafritz Property at Riverdale Park Town Center Development Plan*; and
- c. Referral comments.

FINDINGS

Based upon the analysis of this subject secondary amendment request (SA-130001-01), and in connection with, and as part of, the detailed site plan (DSP) application for development of the property known as the Cafritz Property at Riverdale Park, being application number DSP-13009-03, the Urban Design staff recommends the following findings:

**Secondary Amendment
Zoning Ordinance Compliance and Findings:**

1. **Requirements of the Zoning Ordinance:** The revisions to the 2012 *Cafritz Property at Riverdale Park Town Center Development Plan* (Development Plan) apply to the entire 37.73-acres. The request described below conforms to the requirements for amendments to development plans per Section 27-546.14 of the Prince George's County Zoning Ordinance, which states the following:

Section 27-546.14 Amendments to Development Plan

(a) Primary amendments.

- (1) All primary amendments of approved Development Plans shall be made in accordance with the provisions for initial approval of the Plan.**
- (2) Primary amendments are any changes to the boundary of the approved Development Plan.**

(b) Secondary amendments.

- (1) Secondary amendments are any amendments other than an amendment made pursuant to Section 27-546.14(a).**

The applicant has submitted a request to amend the 2012 Development Plan. The Development Plan amended the 2004 *Approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* (Town of Riverdale Park M-U-TC Zone Development Plan) by expanding the boundary and creating standards and guidelines for the M-U-TC (Mixed Use Town Center) zoned portion of the Cafritz property. The proposed amendments to the Development Plan have been requested by the applicant, Calvert Tract LLC, in order to amend the signage requirements on the property located approximately 1,400 feet north of the intersection of Baltimore Avenue (US 1) and East-West Highway (MD 410), on the east side of Baltimore Avenue. This amendment does not propose to change the M-U-TC Zone boundary; therefore, the request meets the definition of a secondary amendment per Section 27-546.14(b)(1), above.

- (2) An application for an amendment of an approved Development Plan, other than an amendment pursuant to Subsection (a), may be submitted to the Planning Board by any owner (or authorized representative) of property within the M-U-TC Zone, a municipality within which the zone is located, the Planning Board, or the District Council and shall be processed in accordance with the following regulations.**

The application has been submitted by Calvert Tract LLC, the owner of the property, and as indicated by the signature on the application, represented by Calvin Cafritz, Manager.

- (3) All applications shall be typed, except for signatures, submitted in triplicate, and shall include the following information (see attached application):**
 - (A) The name, address, and telephone number of the applicant, and an indication of the applicant's status as contract purchaser, agent, or owner;**

The application has been submitted appropriately by the applicant/owner who is listed as:

Calvert Tract, LLC
1828 L Street NW, Suite 703
Washington, DC 20036

- (B) The street address of the property owned within the Development Plan; name of any municipality the property is in; name and number of the Election District the property is in;**

The overall property has a street address of 6667 Baltimore Avenue, Riverdale, Maryland, 20737. The property is located within the Town of Riverdale Park and the City of College Park, and Election District 19.

- (C) A statement enumerating each requested change and its effect upon the remainder of development in the approved Development Plan;**

The applicant provided one statement enumerating the requested amendments and claims that the amendment will not have an effect on the remaining portion of the development.

- (D) The name, address, and signature of each owner of record of the property. Applications for property owned by a corporation shall be signed by an officer empowered to act for the corporation;**

The limited liability corporation is owned by Calvin Cafritz who has signed the application.

- (E) The name, address, and telephone number of the correspondent;**

The correspondent is listed in the application as:

Lawrence N. Taub
O'Malley, Miles, Nylan & Gilmore, P.A.
11785 Beltsville Drive, 10th Floor
Calverton, MD 20705
(301) 572-3274

- (F) A statement of justification in support of the request. The statement shall set forth the legal basis by which the requested amendment can be approved and a description of the existing components of the Development Plan and proposed changes thereto. This statement may be accompanied by three (3) copies of any material which (in the applicant's opinion) is necessary to clarify the typewritten statement. This additional material, if not foldable, shall be not larger than eighteen (18) by twenty-four (24) inches;**

The applicant has submitted a statement of justification for the requested amendment, which is included in the findings below.

- (G) The proposed amendment to be appended to or incorporated into the Development Plan;**

The proposed secondary amendment is as described in the enumerated statement of the request, as referenced above. The Prince George's County Planning Board's decision on the requested secondary amendment will be incorporated into the Development Plan.

- (H) **A signed certificate stating that the applicant, on or before the date of filing such application, sent by certified mail a copy of the application for an amendment and all accompanying documents to each municipality in which any portion of the property which is the subject of the application is located, and each municipality located within one (1) mile of the property which is the subject of the application. The certificate shall specifically identify each municipality to which the application was mailed and the date it was mailed.**

Included in the secondary amendment application is a Certificate of Mailing certifying that Lawrence N. Taub, Esquire, sent by certified mail, a copy of the application for the originally submitted amendments and all accompanying documents to each of the municipalities listed below on September 11, 2014:

- Town of Riverdale Park
- Town of University Park
- City of College Park
- City of Hyattsville
- Town of Edmonston

The application was also sent by staff to the same municipalities upon acceptance of the case for processing.

- (4) **Upon completing an application, the applicant shall pay to the Planning Board a fee to help defray the costs related to processing the application. A reduction in the fee may be permitted by the Planning Board if it finds that payment of the full amount will cause an undue hardship upon the applicant.**

An application filing fee was not assessed for this secondary amendment application as fees for secondary amendments are not specified within Section 27-125.02, Fee Regulations, of the Zoning Ordinance, or within the Planning Board's established schedule of fees.

- (5) **In addition to the filing fee, a fee of Thirty Dollars (\$30.00) shall be paid for the posting of each public notice sign to be posted by the Planning Board. No part of a fee shall be refunded or waived, unless the Planning Board determines that one of the following applies:**

A fee of \$30.00 was paid for each public notice sign posted to advertise the public hearing, in conjunction with the companion DSP application.

- (6) **The Planning Board shall review the requested secondary amendment for compliance with this Section and shall follow the same procedure required for the Conceptual Site Plan approval as found in Sections 27-276(a)(1), (3), (4), (5), (6); 27-276(c)(1), (2); and 27-276(d). Review by the District Council shall follow the procedures in Section 27-280.**

The Planning Board will review the application for the proposed secondary amendment on November 6, 2014 at a regularly scheduled public hearing.

2. Section 27-546.14(b)(6) of the Zoning Ordinance references Planning Board procedures for a requested secondary amendment. The procedure is the same as a conceptual site plan, but limited to Section 27-276(a)(1), (3), (4), (5), (6); Section 27-276(c)(1), (2); and Section 27-276(d). The following is extracted from the Zoning Ordinance, but the term [*Secondary Amendment*] is added for the reader's clarity.

Section 27-276 Planning Board Procedures

(a) General

- (1) Prior to approval of any preliminary plan of subdivision or Detailed Site Plan, or the issuance of any grading, building, or use and occupancy permit, for the development or use of any land for which a Conceptual Site Plan [*Secondary Amendment*] is required, the applicant shall obtain approval of a Conceptual Site Plan [*Secondary Amendment*] from the Planning Board.**

The application for the DSP is predicated on the approval of the proposed secondary amendment. If the secondary amendment is not approved or is modified, the DSP will include conditions that require the plans to be modified to adhere to the approved or modified secondary amendment.

- (3) The Planning Board shall give due consideration to all comments received from other agencies.**

Notification letters and copies of the secondary amendments were transmitted to several Prince George's County agencies for review and comment prior to the public hearing. That information will be reviewed by the Planning Board and considered, and will be incorporated into the final decision.

- (4) The Planning Board shall only consider the Plan at a regularly scheduled meeting after a duly advertised public hearing.**

Public hearing notice signs were posted within the M-U-TC and R-55 (One-Family Detached Residential) Zone boundary on October 7, 2014, as evidenced by the sign posting affidavit.

- (5) The Planning Board shall approve, approve with modification, or disapprove the Conceptual Site Plan [*Secondary Amendment*], and shall state its reasons for the action.**

The application for the secondary amendments will be presented to the Planning Board for a decision of approval, approval with modification, or disapproval on November 6, 2014.

- (6) The Planning Board's decision shall be embodied in a resolution adopted at a regularly scheduled public meeting, a copy of which shall be sent to all persons of record (in the Conceptual Site Plan [Secondary Amendment] approval process) and the District Council.**

The Planning Board's decision on the application will be embodied in a resolution that is planned to be adopted at a regularly scheduled public hearing date. A copy of the resolution will be sent to all persons of record and the District Council.

(c) Time limits for action

- (1) The Planning Board shall take action on the Conceptual Site Plan [Secondary Amendment] within seventy (70) days of its submittal. The month of August and the period between and inclusive of December 20 and January 3 shall not be included in calculating this seventy (70) day period.**

The secondary amendment application was accepted on October 6, 2014 and was reviewed and is anticipated to be acted on by the Planning Board on November 6, 2014, which is 31 days from the acceptance date.

- (2) If no action is taken within seventy (70) days, the Conceptual Site Plan shall be deemed to have been approved. The applicant may (in writing) waive the seventy (70) day requirement to provide for some longer specified review period.**

The Planning Board's 70-day limit to take action on this secondary amendment application is anticipated to be complied with in the review of this application.

(d) Notification of applicant

- (1) If a Conceptual Site Plan [Secondary Amendment] is not approved, the Planning Board shall notify the applicant (in writing), stating what changes are required for approval.**

The Planning Board will comply with the above if the application is not approved.

Section 27-280 Appeal of the Planning Board's Decision

- (a) The Planning Board's decision on a Conceptual Site Plan or amendment of the Development District Standards for an approved Development District Overlay Zone may be appealed to the District Council upon petition by any person of record. The petition shall specify the error which is claimed to have been committed by the Planning Board and shall also specify those portions of the record relied upon to support the error alleged. The petition shall be filed with the Clerk of the Council within thirty (30) days after the date of the notice of the Planning Board's decision. The District Council may vote to review the Planning Board's decision on its own motion within thirty (30) days after the date of the notice.**

- (b) **The Clerk of the Council shall notify the Planning Board of any appeal or review decision. Within seven (7) calendar days after receiving this notice, the Planning Board shall transmit to the District Council a copy of the Conceptual Site Plan, all written evidence and materials submitted for consideration by the Planning Board, a transcript of the public hearing on the Plan, and any additional information or explanatory material deemed appropriate.**
- (c) **The District Council shall schedule a public hearing on the appeal or review.**
- (d) **Within sixty (60) days after the close of the Council's hearing, the Council shall affirm, reverse, or modify the decision of the Planning Board, or return the Conceptual Site Plan to the Planning Board to take further testimony or reconsider its decision. Where the Council approves a Conceptual Site Plan, it shall make the same findings which are required to be made by the Planning Board. If the Council fails to act within the specified time, the Planning Board's decision is automatically affirmed.**
- (e) **The Council shall give its decision in writing, stating the reasons for its action. Copies of the decision shall be sent to the all persons of record, and the Planning Board.**

This section of the Zoning Ordinance outlines the procedure for review by the District Council if a person of record appeals the Planning Board's decision on the application, or if the District Council votes to review the decision within 30 days after the Planning Board's decision.

3. **Request for Secondary Amendment:** The applicant submitted the following request for a secondary amendment to the Cafritz Property at Riverdale Park Town Center Development Plan, and the following is the applicant's justification statement for the secondary amendment:

"This request for a Secondary Amendment to a Development Plan is set forth in, and legally permitted by Sec. 27-546.14 of the Prince George's County Zoning Ordinance, and is in connection, and part of, the Detailed Site Plan and for the development of the property known as the Cafritz Property at Riverdale Park (the 'Development'), with this application being noted as DSP-13009/03 and SP-130002/01.

"Within the Approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan for the Cafritz Property at Riverdale Park ('Development Plan'), within the section entitled 'Signage', under No. 2 states as follows:

"2. Commercial signs shall be building mounted only. Freestanding signs shall not be allowed, unless they provide directional information marking the way to parking, historic sites, maps of the area, and other amenities. In these cases, such signage may only be provided in coordination with the Town of Riverdale Park and other applicable agencies and may not include commercial or product information.

"The following amendment to this Standard is proposed as follows:

"2. Commercial signs shall generally be building-mounted, but freestanding signs shall be permitted to provide identification of the development and/or certain businesses within the development, as well as directional information marking

the way to parking, historic sites, maps of the area, and other amenities. In the case of freestanding signs for directional information, said signage may only be provided in coordination with the Town of Riverdale Park and other applicable agencies.”

Applicant’s Justification:

“Given the above-described findings for approval of the M-U-TC Zone, as well as the purposes of the M-U-TC Zone, the requested Secondary Amendment is justified for the following reasons. The Development, as approved through Zoning Map Amendment No. A-10018, Preliminary Plan of Subdivision No. 4-13002, Detailed Site Plan No. DSP-13009 (including all approved revisions to date), Special Permit No. SP-130002, and Secondary Amendment No. SA-130001, is a community that will include 119 townhouses, 855 multifamily units (a portion of which will require additional detailed site plan approval), approximately 186,676 square feet of commercial space, and a hotel (that will require approval of a special exception). As can be seen from the above-referenced approvals, as well as the approval of the Development Plan, this is intended to be a cohesive and coordinated community, with a significant amount of commercial space. Allowing freestanding signs at appropriate locations will, among other things, assure that the Development will successfully ‘ensure a mix of compatible uses that compliments (sic) concentrations of retail and service uses...’; ‘provide a mix of commercial and residential uses which establish a safe and vibrant twenty-four hour environment’, ‘encourage compatible development...that will enhance the Town Center’, and ‘provide a flexible regulatory environment that will support redevelopment and development interests in the area....’ Freestanding signs at appropriate locations will not only help to emphasize the identity and cohesive nature of the Development as a whole, but also help to identify the existence of significant commercial establishments within the Development. The identification of such businesses within the Development is often a requirement of such businesses, which will not locate within developments such as this without this type of signage. The existence of freestanding signs at appropriate locations within the Development, therefore, is not only helpful to establish the character of the Development and the location of significant commercial establishments within the Development, but is actually crucial to the commercial success of the Development.

“It is also important to note the ‘Intent’ of the ‘Signage’ section of the Development Plan, which states as follows:

“Encourage a positive and attractive identity for businesses and the town center and make the street more interesting for pedestrians. Allow creative commercial expression and visual variety without creating clutter or overwhelming streetscape.

“The proposed freestanding signs (as shown on the accompanying application for a Revision to the approved Detailed Site Plan) will, in fact, implement a positive and attractive identity for businesses and the town center as intended by the Development Plan, and they will thus be consistent with the intent of the signage element of the Development Plan. Quite frankly, a development of the size and scope such as that which has been previously approved for this Development could not be successful without allowing certain freestanding signs, as proposed through this application, as well as the proposed 03 Revision to DSP-13009.

“For all of the above-stated reasons, the applicant herein submits that proposed Secondary Amendment that would allow freestanding signs at specified locations within the Development is in compliance with the requirements for the approval of the Development Plan, is in conformance with the purposes of the M-U-TC Zone, and fulfills the original intent of the signage element of the Development Plan, and for these reasons, requests that it be approved.”

4. Section 27-546.14 (b) (7) of the Zoning Ordinance states:

(7) The Planning Board may only approve a requested secondary amendment of a Development Plan if it make the following findings:

(A) The requested secondary amendment is in compliance with the requirements for the approval of a Development Plan;

The approval of this secondary amendment to the Development Plan requires compliance with the original approval of the Development Plan, A-10008, which does not have any prohibition of freestanding signage in the conditions of approval. Staff finds that the secondary amendment is consistent with the requirements of the Development Plan as was determined in the original rezoning of the property in the Primary Amendment. This secondary amendment is needed to provide for a reasonable regulatory framework to allow for freestanding signage to ensure the success of the commercial development in the future.

(B) The requested secondary amendment is in conformance with the purposes of the M-U-TC Zone;

The purposes of the M-U-TC Zone are set forth in Section 27-546.09(a) of the Zoning Ordinance, as follows:

- (1) To create with the community a development framework that can capitalize on the existing fabric of the County’s older commercial/mixed use centers and corridors.**
- (2) To promote reinvestment in, and the appropriate redevelopment of, older commercial areas, to create attractive and distinctive community centers for shopping, socializing, entertaining, living, and to promote economic vitality.**
- (3) To promote the preservation and adaptive reuse of selected buildings in older commercial areas.**
- (4) To ensure a mix of compatible uses which compliments (sic) concentrations of retail and service uses, including institutional uses, encourages pedestrian activity, and promotes shared parking.**
- (5) To provide a mix of commercial and residential uses which establish a safe and vibrant twenty-four hour environment.**

- (6) To establish a flexible regulatory framework, based upon community input, to encourage compatible development and redevelopment, including shared parking facilities that will enhance the Town Center.**
- (7) To preserve and promote those distinctive physical characteristics that are identified by the community as essential to the community's identity, including building character, special landmarks, small parks and other gathering places, and wide sidewalks.**

Staff finds that the secondary amendment is in conformance with the purposes of the M-U-TC Zone because this change will continue to provide a development framework that can capitalize on the existing fabric of the county's older commercial/mixed-use centers and corridors. The freestanding signage will promote investment in the commercial core of the community. This secondary amendment will allow signage to draw customers into the development and contribute to the realization of the center for shopping, socializing, entertaining, living, and to promote economic vitality. This secondary amendment will not detract from the sense of history of the larger community through limited freestanding signage and will not impact the older historic portion of the town center, which is not affected by this Development Plan. The secondary amendment does not detract from the intent of the Development Plan to ensure a mix of compatible and complementary uses, and to create a concentration of retail, service, and institutional uses, that encourages pedestrian activity, and promotes shared parking and a vibrant 24-hour environment. The approval of this amendment will create a flexible regulatory framework based upon community input that encourages compatible development. Further, the secondary amendment will not have an impact on the previous finding in the review of the original Development Plan that it will preserve and promote those distinctive physical characteristics that are considered by the community to be essential to its identity, including building character, special landmarks, small parks and other gathering places, and wide sidewalks.

- (C) The original intent of the Development Plan element or mandatory requirement being amended is still fulfilled with the approval of the requested secondary amendment.**

The purpose of the modifications to the Development Plan through the approval of the proposed secondary amendment is consistent with the intent of the Development Plan that amended the Town of Riverdale Park M-U-TC Zone Development Plan. Additionally, Section 27-546.13 of the Zoning Ordinance states the following:

- (a)(2) The Development Plan shall consider the evolution of development regulations and the existing development character and create more appropriate standards and development guidelines that will encourage investment that supports the purposes of the zone.**

This secondary amendment is a result of the evolution of the overall project as it moves through the development review process in response to market forces. The language above recognizes that the Development Plan will evolve in this process and that it needs to be a flexible regulatory tool. This secondary amendment recognizes the need for freestanding signage for purposes of advertisement of the proposed commercial uses within the development, and does not vary greatly from the original concept plans.

5. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Community Planning Division**—The Community Planning Division provided the following summarized comments for the application:

This application is located within the county’s Innovation Corridor and is within a designated employment area. Employment areas are described as “areas commanding the highest concentrations of economic activity in four targeted industry clusters-healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government.” The Innovation Corridor is a prioritized employment area described by *Plan Prince George’s 2035 Approved General Plan* (Plan Prince George’s 2035) as follows:

Innovation Corridor

The second transformative Plan Prince George’s 2035 recommendation is designating parts of the City of College Park, the City of Greenbelt, the Town of Riverdale Park, the Town of Edmonston, the Town of Berwyn Heights, and areas along the Baltimore Avenue (US 1) corridor and around the University of Maryland, College Park, and the Beltsville Agricultural Research Center (BARC) as the Innovation Corridor. This area has the highest concentrations of economic activity in our four targeted industry clusters and has the greatest potential to catalyze future job growth, research, and innovation in the near- to mid-term. This area is well positioned to capitalize on the synergies that derive from businesses, research institutions, and incubators locating in close proximity to one another and on existing and planned transportation investment, such as the Purple Line.

The development program approved for the site consists of a mix of retail, office, residential, and recreational land uses and is in conformance with the overall vision, goals, policies, and strategies of both Plan Prince George’s 2035 and the Riverdale Park Mixed-Use Town Center Development Plan. There are no general plan or master plan issues with this application.

The northeastern portion of this application is located under the traffic pattern for a small general aviation airport (College Park Airport). This area is subject to Aviation Policy Area (APA) regulations adopted by County Council Bill CB-51-2002 (DR-2) as Sections 27-548.32 through 27-548.48 of the Zoning Ordinance. Specifically, the subject property is located in APA-6. The APA regulations contain additional height requirements in Section 27-548.42 and purchaser notification requirements for property sales in Section 27-548.43 that are relevant to the evaluation of this application. No building permit may be approved for a structure higher than 50 feet in APA-6 unless the applicant demonstrates compliance with Federal Aviation Regulations (FAR) Part 77; however, none of the free standing signs are over 50 feet in height.

- b. **Prince George’s County Police Department**—The Police Department provided comment on the subject application indicating that there are no crime prevention through environmental design (CPTED) related issues.

- c. **Prince George’s County Health Department**—At the time of the writing of this technical staff report, the Health Department has not offered comments on the subject application.
 - d. **Town of Riverdale Park**—At the time of the writing of this technical staff report, the Town of Riverdale Park has not offered comments on the subject application.
 - e. **Town of University Park**—At the time of the writing of this technical staff report, the Town of University Park has not offered comments on the subject application.
 - f. **City of College Park**—At the time of the writing of this technical staff report, the City of College Park has not offered comments on the subject application.
 - g. **City of Hyattsville**—At the time of the writing of this technical staff report, the City of Hyattsville has not offered comments on the subject application.
 - h. **Town of Edmonston**—At the time of the writing of this technical staff report, the Town of Edmonston has not offered comments on the subject application.
6. The DSP for the case was reviewed and approved by the District Council (Order affirming the Planning Board’s decision) and their decision included the following condition:
- 16. Monument signs as described in the Detailed Site Plan submittal require a secondary amendment. Signage is governed by the 2012 Cafritz Property at Riverdale Park Town Center Development Plan, *Design Standards / Site Design*, “Signage,” Paragraph 5, which states, in pertinent part, that “[u]nique neon signs, internally lit signs, and signs with moving parts or blinking lights may only approved for creative value that enhances the town center in areas outside of the historic core.” Because the applicant’s proposed signage was submitted as part of DSP-13009, and not through a secondary amendment as contemplated by the Development Plan, we reverse, and deny the Planning Board’s approval of monument signs as part of DSP-13009. All monument signs must follow the Development Plan guidelines or seek a secondary amendment.**

This secondary amendment request directly relates to the condition above and follows the process set forth by the District Council in their directions to the applicant regarding the process.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommends that the Planning Board APPROVE Secondary Amendment SA-130001-01.