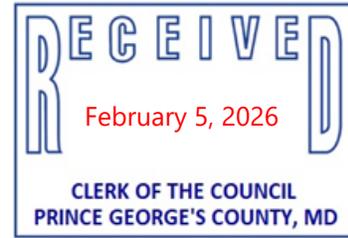




February 5, 2026



Lord Charter Six, LLC  
2560 Lord Baltimore Drive  
Baltimore, MD 21244

Re: Notification of Planning Board Action on  
**Departure from Sign Design Standards DSDS-  
25001**  
**Maryland 95 Corporate Park Redevelopment  
Lot 20**

Dear Applicant:

This is to advise you that, on **January 29, 2026**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to the Prince George's County Planning Board's Rules of Procedure, the Planning Board's decision will become effective 30 calendar days after the date of this notice (**February 5, 2026**) of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days, the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,

Sherri Conner, Planning Division Chief  
Development Review Division  
By: Dexter E. Cofield  
Reviewer

Attachment: PGCPB Resolution No. **2026-003**

cc: Donna J. Brown, Clerk of the County Council  
Persons of Record

PGCPB No. 2026-003

File No. DSDS-25001

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Departure from Sign Design Standards DSDS-25001, Maryland 95 Corporate Park, Redevelopment of Lot 20, requesting APPROVAL. in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Industrial, Employment Zone (IE); and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, development applications submitted and accepted as complete before April 1, 2022, but still pending final action as of that date, may be reviewed and decided in accordance with the Zoning Ordinance in existence at the time of submission and acceptance of the application; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, after consideration of the evidence presented at the public hearing on January 8, 2026, the Prince George's County Planning Board finds:

1. **Request:** The subject Design from Sign Design Standards (DSDS) is requested from standards in Section 27-614(b)(1) and Section 27-614(c)(4) of the prior Prince George's County Zoning Ordinance. It is companion to Detailed Site Plane DSP-98039-04, which was approved by the Prince George's County Planning Board (Resolution No. 2026-002) for the development of a 12,750-square-foot day care for approximately 200 children and site improvements for a future 2,000-square-foot eating and drinking establishment, with drive-through service,
2. **Development Data Summary:**

|  | <b>EXISTING</b>        | <b>EVALUATED</b>   |
|--|------------------------|--|
| Zone(s)  | IE                     | I-3  |
| Use(s)   | Office                 | Office,<br>Day care and Restaurant with<br>drive-through service |
| Gross/Net Tract Acreage  | 9.15                   | 9.15<br>(Lot 21: 6 acres; Lot 22: 3.15 acres)                    |
| Total Lots   | 1                      | 2  |
| <b>Total Gross Floor Area</b>  | <b>128,113 sq. ft.</b> | <b>142,863 sq. ft.</b>   |
| Office Building (Lot 21)*  | 128,113 sq. ft.        | 128,113 sq. ft.  |
| Day care for Children (Lot 22)   | --                     | 12,750 sq. ft.   |
| Eating and drinking establishment<br>with drive-through service (Lot 22) | --                     | 2,000 sq. ft.  |

**Note:** \*The existing office building on Lot 21 was approved under DSP-98039. However, this DSP amendment includes revisions to the existing parking lot and driveway access improvements on Lot 21.

**Parking Requirement** (per Section 27-568(a) of the prior Prince George’s County Zoning Ordinance)

| Description  | Square Footage | Rate   | Number of Spaces Required (min.) | Number of Spaces Provided |
|--|----------------|--|----------------------------------|---------------------------|
| <b>Existing Office Building (Lot 21)</b>                             | 128,113        | 1 space per 250 sq. ft. of GFA of the first 2,000 sq. ft.<br>1 space per 400 sq. ft. of GFA above the first 2,000 sq. ft.  | <b>324*</b>                      | <b>393**</b>              |
|  |                | Standard Parking Spaces (9.5 ft. x 19 ft.)   | --                               | 297                       |
|  |                | Accessible Parking (per Section 27-566(b)(1))  | 8                                | 9                         |
|  |                | Compact Parking<br>Up to 1/3 of parking spaces (8 ft.x16.5ft.)   | 107 (max.)                       | 87                        |
| <b>Day care (Lot 22)</b>   | 12,750         | 1 space per 8 children (200 children enrollment)   | <b>25</b>                        | <b>33</b>                 |
|  |                | Standard Parking Spaces (9.5 ft. x 19 ft.)   | --                               | 30                        |
|  |                | Accessible Parking (per Section 27-566(b)(1))  | 1                                | 3                         |
| <b>Eating and drinking establishment with drive-through (Lot 22)</b> | 2,000          | 1 space per 3 seats<br>1 space per 50 sq. ft. of GFA (excluding storage and patron seating (21 seats & 700 sq. ft. of GFA) | <b>21</b>                        | <b>21</b>                 |
|  |                | Standard Parking Spaces (9.5 ft. x 19 ft.)   | --                               | 19                        |
|  |                | Accessible Parking (per Section 27-566(b)(1))  | 1                                | 2                         |
| <b>Total</b>   |                |  | <b>370*</b>                      | <b>447*</b>               |

**Note:** \*The site plan indicates the required parking spaces are 323 spaces; however, any fractional spaces calculated above 323 must be rounded to the next full space. A condition is included herein to revise the parking requirements reflected on the site plan.

\*\*The provided plans omit six parking spaces that are not depicted on Lot 21 and are excluded from the overall parking calculation. The applicant shall revise the plans to accurately document the parking provided. A corresponding condition is included herein.

**Loading Spaces** (per Section 27-582(a) of the prior Zoning Ordinance)

| Description                                | Square Footage | Rate   | Required (min.) | Provided               |
|--|----------------|--|-----------------|------------------------|
| Existing Office Building (Lot 21)          | 128,113        | 1 loading space per 100,000 sq. ft.<br>1 Loading space for each additional 100,000 sq. ft. or fraction   | 2               | 2<br>(12 ft. x 33 ft.) |
| Day care (Lot 22)                          | 12,750         | Not Applicable   | Not Applicable  | Not Applicable         |
| (Future) Drive-through Restaurant (Lot 22) | 2,000          | 1 loading space per 10,000 sq. ft.<br>1 loading space for 10,000 sq. ft. to 100,000 sq. ft.<br>1 for each additional 100,000 sq. ft. or fraction | 1               | 1<br>(12 ft. x 33 ft.) |
| <b>Total</b>                               |                |  | <b>3</b>        | <b>3</b>               |

**Building Coverage and Green Area** (per Section 27-474(b) and (e) of the prior Prince George's County Zoning Ordinance)

| Items  | Required (min.)  | Provided                          |  |
|--|--|-----------------------------------|--|
|  |  | Lot 21, Existing Office Building* | Lot 22, Day care & Future eating and drinking establishment with drive-through |
| Setback from street (All Except Freeway)                   | 30 ft.<br>(footnotes 9,10, 11)                           | 34 ft.                            | 35 ft.   |
| Setback from adjoining land in any nonresidential zone     | 20 ft.<br>(footnotes 2, 3, 10, 11)                       | 20 ft.                            | 44 ft.   |
| Setback between unattached buildings                       | The height of the taller building<br>(footnotes 8,10,11) | 191 ft.                           | 84 ft.   |
| Minimum Net Lot Area                                       | 87,120 sq. ft.<br>(2.0 acres) (footnote 1)               | 6.0 acres                         | 3.15 acres   |
| Minimum Lot Frontage (on a Street other than a cul-de-sac) | 150 ft.  | 441.7 ft.                         | 173.43 ft.   |
| Building coverage (Maximum % of net lot area)              | 45 (footnote 2)  | 12.2                              | 10.8   |
| Green area (Minimum % of net lot area)                     | 25   | 35.1                              | 60.1   |

**Note:** \*The existing office building on Lot 21 was approved under DSP-98039 and as the property is now approved to be divided into two lots, the building coverage and green area are calculated to demonstrate continued conformance of Lot 21 containing the existing office building, in conformance with the requirements of Section 27-474(e) of the prior Zoning Ordinance.

**Footnotes** (applicable per Section 27-474, Regulations, of the prior Zoning Ordinance):

**(b) Table 1 – SETBACKS (Minimum in Feet)**

- 2 Plus one (1) foot for each foot of building height up to a maximum of seventy-five (75) feet required.**
- 3 Including surface parking and loading areas, except that fifty percent (50%) of this additional required yard (created under Footnote 1 or 2) may be used for surface parking.**
- 8 With a minimum of twenty-five (25) and a maximum one hundred fifty (150) feet required.**
- 9 Applies to surface parking and loading area.**
- 10 Towers, whips, poles, and antennae and supporting structures, excluding guy wires, shall be set back one-half (1/2) foot for each foot of structure height.**
- 11 For property located within one (1) mile of any land owned by the Washington Metropolitan Area Transit Authority and used as a rail transit station with the exception of property located in a Development District Overlay Zone or a Transit District Overlay Zone, the minimum setback from any street except a Freeway, in all yards from adjoining land in any non-residential zone and the minimum setback between unattached buildings shall be ten (10) feet.**

**(c) TABLE II – NET LOT AREA (Minimum in Square Feet)**

- 1 The net lot area may be less than that required, if the lot was classified in the I-3 Zone either before October 31, 1977, or by a Sectional Map Amendment, provided the owner does not own abutting undeveloped property zoned I-3 that could be used to satisfy the required area.**

**(e) TABLE IV - BUILDING COVERAGE AND GREEN AREA**

- 2 For property located within one mile of any land owned by the Washington Metropolitan Area Transit Authority and used as a rail transit station with the exception of property located in a Development District Overlay Zone or a Transit District Overlay Zone, the maximum percentage of building coverage shall be ninety**

**percent (90%) and the minimum green area shall be ten percent (10%). (CB-15-2008)**

The approved development conforms to the setback, net lot area, building coverage and green area requirements of the prior Zoning Ordinance as set forth in the table and applicable footnotes above.

3. **Location:** The subject property is located at the northwest corner of the intersection of Konterra Drive and Sweitzer Lane, in Planning Area 60 and Council District 1. The subject 9.15-acre property is located in Tax Map 5, Grids B-4, and C-4. The property consists of two approved lots, known as Lot 21 and Lot 22.
4. **Surrounding Uses:** The site is surrounded by properties in the Industrial, Employment (IE) Zone (formerly the Planned Industrial/Employment Park (I-3) Zone). To the north is a 249,800-square-foot office building within the IE (formerly I-3) Zone. To the east is Sweitzer Lane and beyond are Washington Suburban Sanitary Commission's (WSSC) headquarters and the Konterra office building, formerly Citizen Bank and now SunTrust Bank, which are also within the IE (formerly I-3) Zone. The southern boundary is defined by Konterra Drive. To the west lies a parcel owned by Baltimore Gas & Electric (BG&E), developed with power lines and is located in the IE (formerly I-3) Zone.
5. **Previous Approvals:** Conceptual Site Plan CSP-85072 was approved by the Prince George's County Planning Board on September 12, 1985 (PGCPB Resolution No. 85-282), for the development of the I-95 Executive Park, encompassing approximately 40 acres within the I-3 Zone.

On February 13, 1986, the Planning Board also approved PPS 4-85172 (PGCPB Resolution No. 86-45) for 14 lots within the Maryland 95 Corporate Park. This approval was subsequently modified by PGCPB Resolution No. 89-238 and its amendment, PGCPB Resolution No. 89-238(A), on November 4, 1993.

The original Detailed Site Plan, DSP-98039, was approved by the Planning Board on November 5, 1998 (PGCPB Resolution No. 98-284), for development of a 120,000-square-foot office building on 9.15 acres in the prior I-3 Zone. A subsequent amendment, DSP-98039-01, approved by the Planning Director on March 5, 1999, revised the approved architecture and increased the gross floor area by 8,000 square feet.

On May 28, 2002, CSP-85072-01 and DSP-98039-02 were approved by the Planning Director to facilitate a land exchange involving 1.845 acres between prior Lot 10 of the Maryland 95 Corporate Park and Lot 1 of the Sweitzer Lane Property. The resulting lot configuration was recorded in the Prince George's County Land Records in Plat Book REP 195, Plat No. 37, re-establishing the property as Lot 20, totaling 9.15 acres.

The most recent amendment, DSP-98039-03, was approved by the Planning Director on April 19, 2022, for revisions to the building-mounted and freestanding signage.

PPS 4-24037 (PGCPB Resolution No. 2025-042) was approved by the Planning Board on May 29, 2025, to allow Lot 20 to be subdivided into two lots, for an additional 14,750 square feet of institutional/educational and commercial development. The associated Certificate of Adequacy, ADQ-2024-071, was approved by the Planning Director on May 22, 2025.

6. **Design Features:** The overall 9.15-acre site fronts Sweitzer Lane to the east and contains two access points. The northern access driveway on Lot 21 will remain. The approved southern access driveway is on Lot 22 and reflects an existing access point that is to be shifted north and widened. The two access points along Sweitzer Lane connect to an internal drive that serves parking areas throughout the property.

The site is currently improved with an existing 128,113-square-foot office building located on the northeastern portion of the property, on approved Lot 21. The approved day care and eating and drinking establishment with drive-through service are situated on approved Lot 22, along the southwestern portion of the development.

The day care facility will be a single-story building with parking in front and an outdoor play area, extending the full length of the rear façade of the building. The 7,500-square-foot outdoor play area is enclosed by a 6-foot-tall fence. The play area is divided into two separate sections by internal fencing. Both areas will feature turf playing surfaces, play equipment, and shade structures, while one section will also include a concrete bicycle loop. Internal vehicular and pedestrian circulation is supported by driveways, sidewalks, and crosswalks linking the buildings and parking areas. A dedicated dumpster area, with dumpster enclosure for the day care, is positioned at the northern corner of its parking lot.

Although the building for the eating and drinking establishment with drive-through service is not being provided at this time, the application includes all necessary infrastructure improvements, including curbs, paving, stormwater management (SWM) facilities, parking and loading areas, and a dumpster area located in the southwest corner of the site. The site layout accommodates anticipated drive-through operations, with full vehicular circulation around the pad and parking provided along the northern side of the location of the future building.

### **Signage**

The subject DSP includes three freestanding signs, two of which are new and one existing sign that will remain, as shown on Sheet 7 of the plan set. The first proposed sign, titled Konterra Drive Sign, will be located on Lot 22 adjacent and visible from the intersection of Konterra Drive and Sweitzer Lane. This sign, supported by two metal posts, stands 30 feet tall and features a 9-foot, 6-inch-wide display panel with multiple tenant panels for business identification and the St. John Properties logo is prominently displayed at the bottom of the panel.

The second proposed sign, titled Sweitzer Lane Sign, will be positioned along Sweitzer Lane, south of the proposed southern access point of the development, on Lot 22. This sign measures 10 feet in height and 5 feet, 11 inches in width, providing a more compact profile while maintaining the same design elements and color scheme of the existing sign for the development. The St. John Properties logo is displayed at the bottom of the sign panel above the brick base, consistent with the layout of the existing sign.

The third sign, an existing sign located at 14400 Sweitzer Lane on Lot 21, measures 12 feet, 3 inches in height and 10 feet in width. The sign establishes the visual identity that the two proposed signs continue, including black sign panels with red framing and the St. John Properties logo positioned at the bottom, mounted on a brick base. The brick base matches the cladding of both the existing and proposed buildings of this DSP.

A detail is provided for building mounted signage on Sheet 9 of the site plan, which consists of a single panel sign with illuminated channel lettering to identify building tenants. This signage is consistent with that approved for the existing office building. Sheet 9 identifies the possible locations of building-mounted signage on the architectural elevations for the day care center building. The elevation reflects locations for possible signage of multiple tenants, in consideration that the building may be occupied by one or more tenants in the future, other than just the day care. The proposed building-mounted signage meets the requirements of Section 27-613 of the prior Zoning Ordinance.

**COMPLIANCE WITH EVALUATION CRITERIA**

7. **Departure from Sign Design Standards DSDS-25001:** Section 27-614 of the prior Zoning Ordinance establishes standards for freestanding signs. Specifically, the requirements of height and area are summarized in the table below.

| <b>Requirements for the I-3 Zone</b> |  | <b>Allowed</b>    |                                     | <b>Provided</b>   |                                   |
|--------------------------------------|--|-------------------|-------------------------------------|---|-----------------------------------|
| <b>Height</b>                        | <b>Section 27-614(b)(1)</b><br>Not greater than the lowest point of the roof of any building in the employment park.<br><br><i>Among the three buildings, the approved day care center is the lowest building (no greater than 15 ft.).</i>  | Max. 15 ft.       | Lot 21                              | Existing sign: 12 ft., 3 in.  |                                   |
|                                      |  |                   | Lot 22                              | Konterra Dr. sign: 30 ft.*<br><br>Sweitzer Ln. sign: 10 ft.             |                                   |
| <b>Area</b>                          | <b>Section 27-614(c)(4)</b><br>The area of the sign shall be not more than one (1) square foot for each five (5) lineal feet of street frontage along the street on which the sign faces<br><br><i>The total linear feet of the Sweitzer Lane frontage are approximately 615.2 LF (173.5'+441.7').</i> | Max. 88.3 sq. ft. | Lot 21<br>(441.7 LF/5=88.3 sq. ft.) | Existing sign: 94.1 sf.   |                                   |
|                                      |  |                   | Max. 92.8 sq. ft. (Perceived)**     | Lot 22 (286 LF Sweitzer Lane + 178 LF Konterra Drive/5 = 92.8 sq. ft.** | Konterra Dr. sign: 90.0 sq. ft.** |
|                                      |  |                   | Max. 34.7 sq. ft.                   | Lot 22<br>(173.5 LF/5=34.7 sq. ft.)                                     | Sweitzer Ln. sign: 34.4 sq. ft.   |
|                                      |  |                   | <b>Total</b>                        | <b>123 sq. ft. (Perceived 215.8')</b>                                   | <b>218.5 sq. ft.</b>              |

**Notes:** \*Departure DSDS-25001 is requested with DSP-98039-04 for both height and area of the sign.

\*\*Based on frontage that is perceived from the street, not actual street frontage of the lot. The calculation of the perceived street frontage is for informational purposes only and the additional sign area approved for this frontage requires a departure.

Per Section 27-614 (d)(3), in the I-3 Zone, the number of permitted freestanding on-site signs shall be determined by the Planning Board at the time of DSP review.

The applicant proposes two new freestanding signs on Lot 22, the Konterra Drive sign and Sweitzer Lane sign. An existing sign is located along Sweitzer Lane and has been included as part of the overall request for a Departure from Design Standards (DSDS).

The applicant seeks approval to permit three freestanding signs on Lots 21 and 22, in which one is existing and exceeds the maximum sign area for new Lot 21, but was previously approved. One proposed sign (Sweitzer Lane sign) meets the requirements, and the other (Konterra Drive sign) exceeds the maximum height and sign area standards established under the prior I-3 Zone.

The sign area requirement, found in Section 27-614(c)(4), limits the maximum size of sign area to 1-square-foot of sign area for every 5 feet of street frontage. The total linear feet of street frontage along Sweitzer Lane is 615.2 linear feet. When assessed based on each lot's frontage, Lot 21 has 441.7 linear feet of frontage, allowing a maximum sign area of 94.1 square feet. The existing sign to remain is located on Lot 21, and provides 94.1 square feet of sign area, exceeding the allowable sign area for Lot 21. This sign was previously approved under DSP-98039-03 which, at the time of approval, was Lot 20 and encompassed the overall site. Therefore, the sign area calculation was for the total street frontage of Sweitzer Lane, allowing a maximum allowable sign area of 123.04 square feet, to which the existing sign was in conformance at the time of approval. However, the allowable sign area is reduced with the subject application due to subdivision approval of the property into two lots, and the existing sign on Lot 21 now exceeds the maximum allowable sign area by 5.8 square feet.

Lot 22 has 173.5 linear feet of frontage, allowing a maximum sign area of 34.7 square feet. Both approved signs, Sweitzer Lane and Konterra Drive, are located on Lot 22. The Sweitzer Lane sign provides 34.4 square feet of sign area, within the allowable amount of sign area.

The Konterra Drive sign is to be located on Lot 22, but outside the street frontage of Sweitzer Lane and though the name suggests, the development does not have frontage on Konterra Drive. The sign is more specifically located at the higher elevated, southeastern corner of the site, where Lot 22 has no frontage along Sweitzer Lane or Konterra Drive, and where a parcel dedicated for utility lies between the subject site and rights-of-way. With the absence of street frontage, the sign area is being evaluated based on the "perceived" street frontage. Perceived frontage being the amount of frontage to which the applicant believes the sign will be viewed from and the basis to which the maximum sign area is being evaluated. The evaluated perceived frontage for Konterra Drive is 178 linear feet and for Sweitzer Lane is 286 linear feet, for a perceived frontage total of 464 linear feet, allowing a maximum sign area of 92.8 square feet. The square footage of

the approved sign is 90 square feet and, if considering the perceived frontage, is within the maximum sign area. While the sign does not meet strict standards based on actual lot frontage, the Planning Board finds the perceived frontage to be an appropriate analysis for considering the requested departure from sign design standards.

Furthermore, the Konterra Drive sign exceeds the allowable height standard. Under Section 27-614(b)(1), freestanding signs in the I-3 Zone cannot be taller than the lowest roofline of any building in the employment park. The roof elevation of the day care building (shortest building in the employment park) on-site is 15 feet, which sets the height limit. The approved sign has a height of 30 feet, resulting in the top of the sign being 15 feet higher than allowed.

The applicant has requested a DSDS, in accordance with Section 27-612 of the prior Zoning Ordinance. Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance provides that in order for the Planning Board to grant the departure, it shall make the following findings:

- (i) **The purposes of this Subtitle will be equally well or better served by the applicant's proposal.**

Section 27-589(a) of the prior Zoning Ordinance contains the following purposes for regulating signs:

- (1) **To promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**
- (2) **To encourage and protect the appropriate use of land, buildings, and structures;**
- (3) **To regulate unsightly and detrimental signs which could depreciate the value of property and discourage quality development in the Regional District;**
- (4) **To regulate signs which are a hazard to safe motor-vehicle operation;**
- (5) **To eliminate structurally unsafe signs which endanger a building, structure, or the public;**
- (6) **To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and**
- (7) **To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.**

In general, the purposes of the sign regulations are to promote the health, safety, and welfare of residents, workers, and motorists, by limiting signage while providing adequate identification for uses. The existing sign was previously approved to meet the

purposes of the sign regulations. The approved Sweitzer Lane sign is dimensionally smaller than the existing sign, so as not to detract from attractiveness of the development, while also providing needed awareness to the approved uses of a day care center for children and eating and drinking establishment with drive-through. The Konterra Drive sign further provides awareness of the approved uses on the property to the motorists at the intersection of Sweitzer Lane and Konterra Drive and Interstate 95 and MD 200 (the Intercounty Connector) beyond. The extended height and sign area allow motorists to safely view the sign from roadways without detracting from the qualities of the landscaping in the area for which it is located.

**(ii) The departure is the minimum necessary, given the specific circumstances of the request.**

The applicant states in their statement of justification that the requested departures represent the minimum necessary to accommodate the existing and approved uses on the property. The existing sign was previously approved and, at the time, was in conformance with the sign regulations. The subdivision creating Lot 21 revised the lot frontage and thus the associated maximum amount of sign area allowed to 88.3 square feet. The existing sign is approved to remain without alteration, with a sign area of 94.1 square feet, though now exceeding the maximum sign area allowed by 5.8 square feet. The existing sign provides appropriate identification of the existing office building for which no additional signage is being provided.

The applicant further asserts that the approved 30-foot height of the Konterra Drive sign represents the minimum necessary to ensure adequate visibility and legibility of the sign, with the 40-mile-per-hour speed limit on Konterra Drive, distance of the sign from the roadway, and the existing tall vegetation to remain around the sign. Though Lot 22 does not actually abut Konterra Drive, due to the adjacent lot configuration, the applicant takes into consideration the “perceived” frontage, from both Sweitzer Lane and Konterra Drive. This perceived frontage takes into account the frontage along Sweitzer Lane and Konterra Drive, if not for the abutting lots which form a narrow strip of land between Lots 22 and the right-of-way. The site’s topography creates a circumstance in which the elevation at the intersection of Sweitzer Lane and Konterra Drive is higher than the existing and approved buildings, impeding upon the awareness and identification of the development from the intersection and, as the applicant believes, contributes to the vacancy of the existing office building in the development. The Planning Board finds that provided signage that departs from the standards represents the minimum necessary, given the specific circumstances of the request.

**(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949.**

The departure takes into consideration the site’s topographical conditions. The elevation at the intersection of Sweitzer Lane and Konterra Drive is higher than the elevations of both the existing and approved buildings. As a result, the uses on the site have limited visibility and awareness for passersby. The applicant has provided cross sections

illustrating the existing unique site grade changes. The exhibit shows the approved Konterra Drive sign positioned at a higher elevation, due to the topography, than the existing and approved buildings. Furthermore, the unique positioning of the abutting lot causes the frontage of Lot 22 to be minimized. This minimization has created the consideration of perceived frontage for the Konterra Drive sign on Lot 22. The Planning Board finds these unique circumstances provide a reasonable basis for the requested departure.

**(iv) The departure will not impair the visual, functional or environmental quality or integrity of the site or of the surrounding neighborhood.**

The applicant asserts that the provided signage departures will not result in significant environmental impacts, as the site design preserves at least 15 percent of the existing woodlands in compliance with the 2024 Woodland and Wildlife Habitat Conservation Ordinance. The subject property is located within an established commercial employment park where freestanding signage is common, and the provided sign height and area are compatible with surrounding institutional and commercial uses. No incompatible uses, such as residential development, are located adjacent to the site. Based on the information provided, the Planning Board finds that the requested departure will not impair the visual, functional, or environmental quality or integrity of the site or the surrounding neighborhood.

Based on the analysis above, the Planning Board approves DSDS-25001 for the provided freestanding signage, which is designed at an appropriate scale for visibility and activation of the development.

**8. Referral Comments:** The subject application was referred to the concerned agencies and divisions. The Planning Board has reviewed and adopted referral comments that are incorporated herein by reference and are summarized as follows:

- a. **Permit Review**—In comments, provided October 31, 2025, it was noted that a technical correction was required, and is included as a condition herein.
- b. **Community Feedback**—The Prince George’s County Planning Department did not receive any written correspondence from the community for this subject application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George’s County Code, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the above-noted application, subject to the following conditions:

1. Prior to certification of the detailed site plan, the following revisions shall be made, or information shall be provided:
  - a. Provide dimensions on elevations.

- b. Provide location and details of the building-mounted light fixtures for the proposed day care center for children, in conformance with Section 27-562 and 27-274(a)(3)(A) of prior Prince George’s County Zoning Ordinance.
  - c. Correct landscape manual schedule 4.7-1(D) to indicate the impact of the adjoining development and proposed development to low impact.
  - d. Revise minimum parking requirement for Lot 21.
  - e. Label the location of the existing dumpster for the office building on the plans.
  - f. Revise site plans and the parking exhibit to accurately reflect all parking spaces on-site, including the approximately six omitted spaces. The updated exhibit shall clearly demonstrate the correct percentage of parking located within the yard facing the building’s main entrance.
  - g. Provide all bearings and distances for all lot lines to be clearly shown on the site plan.
  - h. Provide setbacks for all proposed freestanding signage.
  - i. Provide continental-style crosswalk and American with Disabilities Act (ADA) compliant curb ramps at the northern access point along Sweitzer Lane.
  - j. Provide continental-style crosswalks within the parking lot of the existing office building to facilitate pedestrian movement from Sweitzer Lane.
  - k. Provide a circulation plan demonstrating sufficient circulation for large delivery and emergency vehicles.
2. Prior to the certification of Type 2 Tree Conservation Plan TCP2-2025-0071 documents for the required woodland conservation easements shall be prepared and submitted to the Environmental Planning Section (EPS) for review by the Office of Law, and submission to the Office of Land Records for recordation in conformance with Section 25-122(d) of the Prince George’s County Code. After the easement is recorded, update Note 10 to add the easement recording information.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council for Prince George’s County, Maryland within thirty (30) days of the final notice of the Planning Board’s decision.

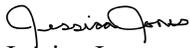
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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Okoye, with Commissioners Geraldo, Okoye, and Barnes voting in favor of the motion at its regular meeting held on Thursday, January 8, 2026, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of January 2026.

Darryl Barnes  
Chairman

By   
Jessica Jones  
Planning Board Administrator

DB:JJ:DC:ac

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner  
M-NCPPC Legal Department  
Date: January 28, 2026