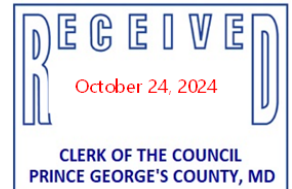




CORRECTED LETTER

October 24, 2024



ATAPCO BELTSVILLE LLC
One South Street, Suite 2800
Baltimore, MD 21202

Re: Notification of Planning Board Action on
Departure From Sign Design Standards - DSDS-24001
Parcels 69 & 70 Steeplechase Business Park

Dear Applicant:

This is to advise you that, on **October 17, 2024**, 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 (**October 24, 2024**) 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, Acting Chief
Development Review Division

By: Todd Price 10/21/2024
Reviewer

Attachment: PGCPB Resolution No. **2024-100**

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

PGCPB No. 2024-100

File No. DSDS-24001

R E S O L U T I O N

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

WHEREAS, pursuant to Section 27-1903(b) of the Zoning Ordinance, certain proposals or permit applications may utilize the prior Zoning Ordinance to obtain required development approvals; and

WHEREAS, the applicant, Ritchie Interchange, LLC has elected to have this application for a Departure from Sign Design Standards (DSDS-24001) reviewed under the requirements of the prior Zoning Ordinance; and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application in conjunction with an application for Detailed Site Plan (DSP-05044-14) approval under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, in consideration of evidence presented at a public hearing on September 26, 2024, the Planning Board finds:

- Request:** A departure from sign design standards (DSDS) is for an additional 157.5 square feet of building-mounted signage.
- Development Data Summary:**

	EXISTING	EVALUATED
Zone(s)	IE (prior I-1)	I-1
Use(s)	Vacant	Retail
Gross Tract Acreage	2.03	2.03
Parcels	2	2
Gross Floor Area (GFA)	0 sq. ft.	15,150 sq. ft.

Sign Design Data—Building-Mounted Signage Area

Lineal feet of width at front of the building	Maximum Area Permitted	Area Requested	Departure Approved
190 feet	380 sq. ft.	537.5 sq. ft.	157.5 sq. ft.

- Location:** The subject site consists of 2.03 acres and is located on Parcels 69 and 70 within the Steeplechase Business Park, recorded in the Prince George's County Lands Records in Plat Book SJH 250, Plat No. 9. Specifically, it is located on the south side of Alaking Court, approximately 1,000 feet east of its intersection with Hampton Park Boulevard. The subject site address is

9221 and 9241 Alaking Court, Capital Heights, Maryland. The subject property is in Planning Area 75A and Council District 6.

4. **Surrounding Uses:** The site lies within the Steeplechase Business Park. It is bound to the north by Alaking Court, and beyond by retail and industrial uses in the Industrial Employment (IE) Zone. To the east is a hotel, which is under construction, in the IE Zone, and beyond is I-495 (Capital Beltway). To the west is a credit union, and beyond is retail use in the IE Zone. To the south is an exit ramp associated with the interchange of the Capital Beltway and Ritchie Marlboro Road.
5. **Previous Approvals:** Preliminary Plan of Subdivision (PPS) 4-03113 was approved by the Prince George's County Planning Board on March 11, 2004 (PGCPB Resolution No. 04-49), for an overall development titled Steeplechase Business Park, containing 110.26 acres in the prior Light Industrial (I-1) Zone. PPS 4-03113 approved 28 lots, 4 parcels, and 1 outparcel for development of an industrial/business park consisting of approximately 850,000 square feet of space including a bank, restaurants, a gas station, and office, retail, and warehouse space. PPS 4-03113 was approved subject to 11 conditions, of which the conditions relevant to the review of this proposed amendment are analyzed within Finding 9 of this resolution.

In 2006, the Prince George's County District Council approved DSP-05044 for the 33.04-acre retail portion of the development along Alaking Court, which includes the subject property, approving the general site design without approving architecture for the proposed buildings.

In 2007, the District Council approved DSP-05044-01, which included architecture for several parcels, but not for the subject parcels. In conjunction with DSP-05044-01, the Planning Board and District Council also approved DSDS-641 for freestanding and building-mounted signage.

DSP-05044-02 was approved by the Planning Board in 2009 for a bank on former Parcel 18, now Parcel 34.

Four other Prince George's County Planning Director-level revisions were subsequently approved for minor site and architectural changes.

In 2015, the Planning Board approved DSP-05044-07 for a multi-tenant retail building on Parcel 49, now Parcel 63.

In 2017, the Planning Board approved DSP-05044-08 to develop a hotel building and amenities.

Three Planning Director-level revisions were subsequently approved for minor site and architectural changes.

In 2023, DSP-05044-12 was withdrawn by the applicant.

DSP-05044-13 was a Planning Director-level revision approved in 2022, for the installation of two new electric charging stations and three new parking spaces.

A Stormwater Management (SWM) Concept Plan (8004290-2000-09) and letter approved by the Prince George's County Department of Permitting, Inspection and Enforcement (DPIE) were submitted with the subject application.

COMPLIANCE WITH EVALUATION CRITERIA

6. **Departure from Sign Design Standards DSDS-24001:** The approved DSDS increases the building-mounted signage for the overall building from the allowed 380 square feet to 537.5 square feet. Section 27-612 of the prior Zoning Ordinance and 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 increasing and enhancing sign visibility and readability. The approved building-mounted signage is appropriate and standard, in terms of quantity and location within the Steeplechase Business Park, which has been

almost fully developed. The subject application seeks to continue to provide a high-quality identity and image that will attract quality businesses and create a solid image that can be appreciated by diverse users, tenants, and patrons. The additional building-mounted signage area provides for adequate identification and advertisement in a manner that is compatible with the business park land use. The signage will support the purposes of Section 27-589(a), Purposes, by guiding orderly growth and encouraging the appropriate use of land without being unsightly, unsafe, or hazardous.

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

The Planning Board finds the departure to be the minimum necessary to provide visibility of signs for each tenant from the nearby road frontages and adjacent employment uses. The Board finds that the approved size, design, and location of the signs will be consistent with signage on other buildings and sites within the retail area of Steeplechase Business Park. For these reasons, the Board finds that the departure is 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 site has an unusual orientation which is visible from Alaking Court as well as the exit ramp from the Capital Beltway. Furthermore, being within the overall Steeplechase Business Park, which is inclusive of Ritchie-Marlboro Road, Hampton Park Boulevard, and Alaking Court, buildings within the business park are visible from a myriad of streets. The subject multi-tenant building will need to provide building-mounted signage for each tenant that can be visible from multiple orientations. This combination of circumstance is unique to the site and justifies approval of an increase in the maximum area of building-mounted signage.

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

The approved departure assists in the overall effort to provide safe, attractive signage. The additional signage area provided for adequate identification and advertisement is consistent with the land use. The departure will not impair the visual, functional, or environmental quality or integrity of the surrounding neighborhood or nearby community. By contrast, it fits in with the overall commercial and industrial character of the immediate neighborhood.

Based on the analysis above, the Planning Board approved DSDS-24001 for the building-mounted signage, which is designed at an appropriate scale for the size and type of development within the existing Steeplechase Business Park.

7. **Community Feedback**—As of the writing of this resolution, the Planning Board did not receive any inquiries or feedback from the community regarding the subject DSP.

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 certificate approval of detailed site plan, DSP-05044-14, the following revisions shall be made:
 - a. Provide a general note stating that Departure from Sign Design Standards DSDS-24001 has been approved.


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.

* * * * *

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 Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, and Shapiro voting in favor of the motion, and with Commissioners Bailey and Geraldo absent at its regular meeting held on Thursday, September 26, 2024, in Largo, Maryland.

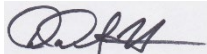
Adopted by the Prince George's County Planning Board this 17th day of October 2024.

Peter A. Shapiro
Chairman

By 
Jessica Jones
Planning Board Administrator

PAS:JJ:TP:tr

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: October 16, 2024