

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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

Detailed Site Plan

DSP-13016







Application	General Data	
Project Name: Save A Lot Food Stores Location: Approximately 137 yards south of the intersection of Annapolis Road and 85th Avenue. Applicant/Address: Save A Lot Food Stores 100 Corporate Drive Earth City, MO 63045	Planning Board Hearing Date:	07/18/13
	Staff Report Date:	07/02/13
	Date Accepted:	05/09/13
	Planning Board Action Limit:	07/18/13
	Plan Acreage:	22.56
	Zone:	M-X-T/T-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	175,267 sq. ft. (existing)
	Planning Area:	69
	Tier:	Developed
	Council District:	03
	Election District:	20
	Municipality:	New Carrollton
200-Scale Base Map:	206NE07	

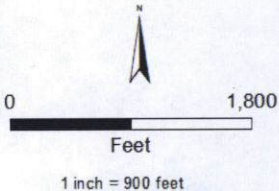
Purpose of Application	Notice Dates	
Request for approval of business identification signage for a grocery store.	Informational Mailing:	04/15/13
	Acceptance Mailing:	05/08/13
	Sign Posting Deadline:	06/18/13

Staff Recommendation		Staff Reviewer: Sherri Moseley Phone Number: 301-952-3168 E-mail: Sherri.Moseley@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



**SITE VICINITY
MAP**

- Legend**
-  Site Boundary
 -  Property
 -  Building
 -  Bridge
 -  Pavement
 -  Railroad Line



The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Geographic Information System

Created: March 21, 2013

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-13016
Save A Lot Food Stores, New Carrollton Shopping Center

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Prince George's County Zoning Ordinance.
- b. Conformance to the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment*.
- c. Conformance to the *Prince George's County Landscape Manual*.
- d. Conformance to the Woodland and Wildlife Habitat Conservation Ordinance.
- e. Conformance to the Tree Canopy Coverage Ordinance.
- f. Referrals.

FINDINGS

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

1. **Request:** The subject application is a request to add business identification signage for Save A Lot Food Stores.
2. **Location:** The subject site is located on the south side of Annapolis Road, approximately 137 yards south of its intersection with 85th Avenue in Council District 3 and Planning Area 69 in the Developed Tier.

3. **Surrounding Uses:** The subject property is bounded to the north by Annapolis Road; to the east by 85th Avenue and a gas station in the Mixed Use–Transportation Oriented (M-X-T) Zone; to the west by a gas station and other commercial properties in the M-X-T Zone; and to the south by residential condominiums in the M-X-T Zone. All of the adjoining uses are also within the Transit District Overlay (T-D-O) Zone.
4. **Previous Approvals:** The subject site is currently improved as a commercial (integrated) shopping center. The property, Parcel 6, was recorded in 1961 in Plat Book WWW 40 @ 26 for Parcels 1 through 7, known as Carrollan. In 2010, the property was rezoned from the Commercial Shopping Center (C-S-C) Zone to the M-X-T Zone by the *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment* (New Carrollton TDDP and TDOZ).

5. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-X-T/T-D-O	M-X-T/T-D-O
Use(s)	Commercial Shopping Center Detached Dwelling	Commercial Shopping Center
Acreage	12.54	12.54
Parcels	1	1
Gross Floor Area	175,267 sq. ft.	175,267 sq. ft.

6. **Design Features:** The subject detailed site plan (DSP) proposes to add tenant signage to an existing shopping center building for Save A Lot Food Stores. Two building-mounted signs are proposed, one on the front façade and one on the rear façade of the existing building. The building-mounted signage consists of red and blue, plastic formed, channel lettering with fluorescent down-lighting instead of internal illumination. A new tenant panel sign with the same color and design scheme is also proposed on the existing pylon sign for the overall shopping center although it does not require DSP approval.
7. **Conformance to the applicable sections of the Zoning Ordinance:** The DSP is in conformance with the Zoning Ordinance, specifically, Section 27-543 which governs permitted uses in mixed-use zones and Section 27-544 regarding regulations for development in mixed-use zones. The regulations regarding signage in the M-X-T Zone are as follows:

Section 27-613. Attached to a building or canopy.

(f) Mixed Use Zones.

- (1) **In the Mixed Use Zones, the design standards for all signs attached to a building shall be determined by the Planning Board for each individual development at the time of Detailed Site Plan review. Each Detailed Site Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign attachment, and other information the Planning Board requires. 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 uses 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).**

Comment: The applicant has filed this DSP request for approval by the Planning Board as required. The proposed Save A Lot Food Stores signage is in keeping with the existing shopping center signage in which a variety of colors, text styles, and business logos are used. The proposed signage conforms to the site's former C-S-C zoning requirements regarding signage size. Staff recommendations regarding establishing size requirements for this application and future signage applications for the subject site are further discussed in Finding 12 below. The design standards for the proposed signage are governed by the New Carrollton TDDP, and are further discussed in Finding 8.

8. **Conformance to the 2010 Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment:** The following development standards and guidelines regarding signage are applicable:

Standards

1. **Basic Building Sign Design Requirements:** Building signs shall be constructed of quality materials. Signs shall be simply designed, contain only essential information, and shall serve to identify the name, business type, company logo, and street address of the business establishment.
2. **Building Sign Placement:** The placement of the sign shall be integrated into the overall architectural design of the building. The materials, colors, type, style, and size of a sign shall be coordinated with the other architectural features of the building.
3. **Prohibition of Temporary Building Signs:** Temporary signs attached to the building façade shall not be permitted.
4. **Signs for Multi-tenant Buildings:** Signs for multi-tenant buildings shall be coordinated in terms of design, placement, size, materials, and color.
5. **Required Building Sign Clearances:** Building signs shall not project more than two feet into the public right-of-way and shall allow a minimum vertical clearance of ten feet.
6. **Size Restriction on Building Signs in Windows:** Window signs shall not occupy more than 25 percent of the window in which they are mounted.
7. **Prohibition of Animated Building Signs:** Flashing or blinking signs shall not be permitted.
8. **Prohibition of External Carnival-Style Decorative Devices:** Pennants, pinwheels, and similar carnival-type devices attached to or strung between buildings and other site features shall not be permitted.
9. **Prohibition of Back-Lit Signs:** Signs must be externally lit and designed to illuminate the sign face only. Box signs are prohibited.

Guidelines

1. **Window signs should not obscure the interior view of a business/retail establishment.**

Comment: The Save A Lot Food Stores signage proposed in this application conforms to all applicable design standards and guidelines set forth by the TDDP. A condition of approval has been included in the Recommendation section of this report that all design standards and guidelines listed above be included as notes on the signage plans.

9. **Conformance to the Prince George's County Landscape Manual:** Pursuant to Section 1.1(d), the proposal to add signage to the existing building does not subject this site to the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), except for the screening requirements of Section 4.4 for which there are no exemptions. A condition has been included in the Recommendation section of this report requiring the plans be revised to identify all existing loading spaces, outdoor merchandise storage, trash and recycling facilities, and/or mechanical equipment, and to provide the required screening pursuant to Section 4.4 of the Landscape Manual.
10. **Conformance to the Woodland and Wildlife Habitat Conservation Ordinance:** The subject site is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance. However, the applicant must obtain a standard letter of exemption for submission with this DSP application. A condition of approval has been included in the Recommendation section of this report requiring the applicant to provide a standard letter of exemption prior to certification of this DSP.
11. **Conformance to the Tree Canopy Coverage Ordinance:** The requirements of the Tree Canopy Coverage Ordinance are not applicable to the site as there is no proposed grading on the subject property.
12. **Referral Comments:**
 - a. **Permit Review Section**—In a memorandum dated June 11, 2013, the Permit Review Section offered the following comments:
 - (1) The proposed sign square footage for each Save a Lot sign should be on the sign detail sheets, not just the dimensions of each sign.
 - (2) There should be a note or chart on the site plan showing the maximum square footage of sign area permitted for each unit in the overall shopping center, or at least for this unit on the site plan.
 - (3) Signs for multi-tenant buildings shall be coordinated in terms of design, placement, size, materials, and color. Will there be an overall sign plan for this shopping center with a list of permitted colors, materials, location on the building and maximum sign area permitted for each unit located within the shopping center for when other tenants come in for signs or will each tenant have to get a separate DSP approval?
 - (4) Will there be any window signs or blade signs? If so, submit a sign detail sheet showing the signs with the proposed square footages.

Comment: Conditions regarding the plan deficiencies outlined by the Permit Review Section have been incorporated into the Recommendation section of this report.

- b. **Community Planning Division**—In a memorandum dated May 29, 2013, the Community Planning Division made the following determinations:

General Plan: This application is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developed Tier.

Sector Plan: This application is in conformance with the mixed-use recommendations of the 2010 New Carrollton TDDP and TDOZ. The sector plan's vision is for infill mixed-use development to create a moderate density along Annapolis Road.

The Community Planning Division also noted the following planning issues:

The subject site is located within the New Carrollton TDDP. The applicant is meeting the intent and requirements of the TDDP's sign standards; however, there are no size standards for signage in the TDDP. Section 27-613 of the Zoning Ordinance applies to the proposed application in the M-X-T Zone.

Because the proposed site was previously in the C-S-C Zone and the TDDP requires that proposed signage complement existing signage in the area, staff recommends utilizing the following commercial zone sign size standard from the Zoning Ordinance. Staff further recommends that the proposed sign dimensions conform to this standard to ensure the size is appropriate.

Section 27-613. Attached to a building or canopy.

(c) **Area.**

(3) **Commercial Zones (except the C-O Zone) and Industrial Zones (except the I-3 and U-L-I Zones).**

(C) **In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building that is located within an integrated shopping or industrial center or office building complex, the following applies:**

(i) **The area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building measured along the wall containing the principal entrance of each individual place of business to a maximum of four hundred (400) square feet.**

Comment: A condition has been included in the Recommendation section of this report to establish the sign size requirements for the New Carrollton Shopping Center in accordance with Section 27-613 of the Zoning Ordinance, which governs the area for signs in commercial zones.

- c. **Historic Preservation Section**—In a memorandum dated May 9, 2013, the Historic Preservation Section found that the subject application to establish criteria for business signage standards will have no effect on identified historic sites, resources, or districts.
 - d. **City of New Carrollton**—At the time of the writing of this staff report, a referral response from the City of New Carrollton had not been received.
13. As required by Section 27-548.08(c) of the Zoning Ordinance for a detailed site plan in the T-D-O Zone, the following findings are required:
- (A) **The Transit District Site Plan is in strict conformance with any mandatory requirements of the Transit District Development Plan;**
 - (B) **The Transit District Site Plan is consistent with, and reflects the guidelines and criteria for development contained in, the Transit District Development Plan;**
 - (C) **The Transit District Site Plan meets all of the requirements of the Transit District Overlay Zone, and applicable regulations of the underlying zones;**
 - (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;**
 - (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 signage proposed in the application is in conformance with the signage design standards and guidelines set forth in the TDDP, which are further outlined in Finding 8 above.

RECOMMENDATION

Based upon 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-13016, Save A Lot Food Stores, subject to the conditions below:

- 1. Prior to certification, the applicant shall:
 - a. Revise the site plan to identify all existing loading spaces, outdoor merchandise storage, trash and recycling facilities, and/or mechanical equipment, and provide the required screening pursuant to Section 4.4 of the *Prince George's County Landscape Manual*.
 - b. Revise the signage detail sheets to include the proposed square footage for each sign.
 - c. Revise the signage plan to include a signage chart which establishes the maximum square footage of sign area permitted for each unit in the overall shopping center in accordance with the requirements for the Commercial Shopping Center (C-S-C) Zone under Section 27-613 of the Zoning Ordinance. In the chart, provide the square footage of the proposed

Save A Lot Food Stores signs. All future tenant sign applications shall adhere to the maximum sign area established by this condition, and the allowed maximum and proposed sign areas shall be added to the signage chart.

- d. Add a note to the signage plan that all future building-mounted signs shall adhere to the requirements for the Commercial Shopping Center (C-S-C) Zone under Section 27-613 of the Zoning Ordinance.
- e. Add a note to the signage plan that all future signage applications shall meet the design standards and guidelines outlined in the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment* (New Carrollton TDDP and TDOZ). All design standards and guidelines listed in the TDDP shall also be listed on the signage plan.
- f. Provide a standard letter of exemption from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance for the record file for this application.

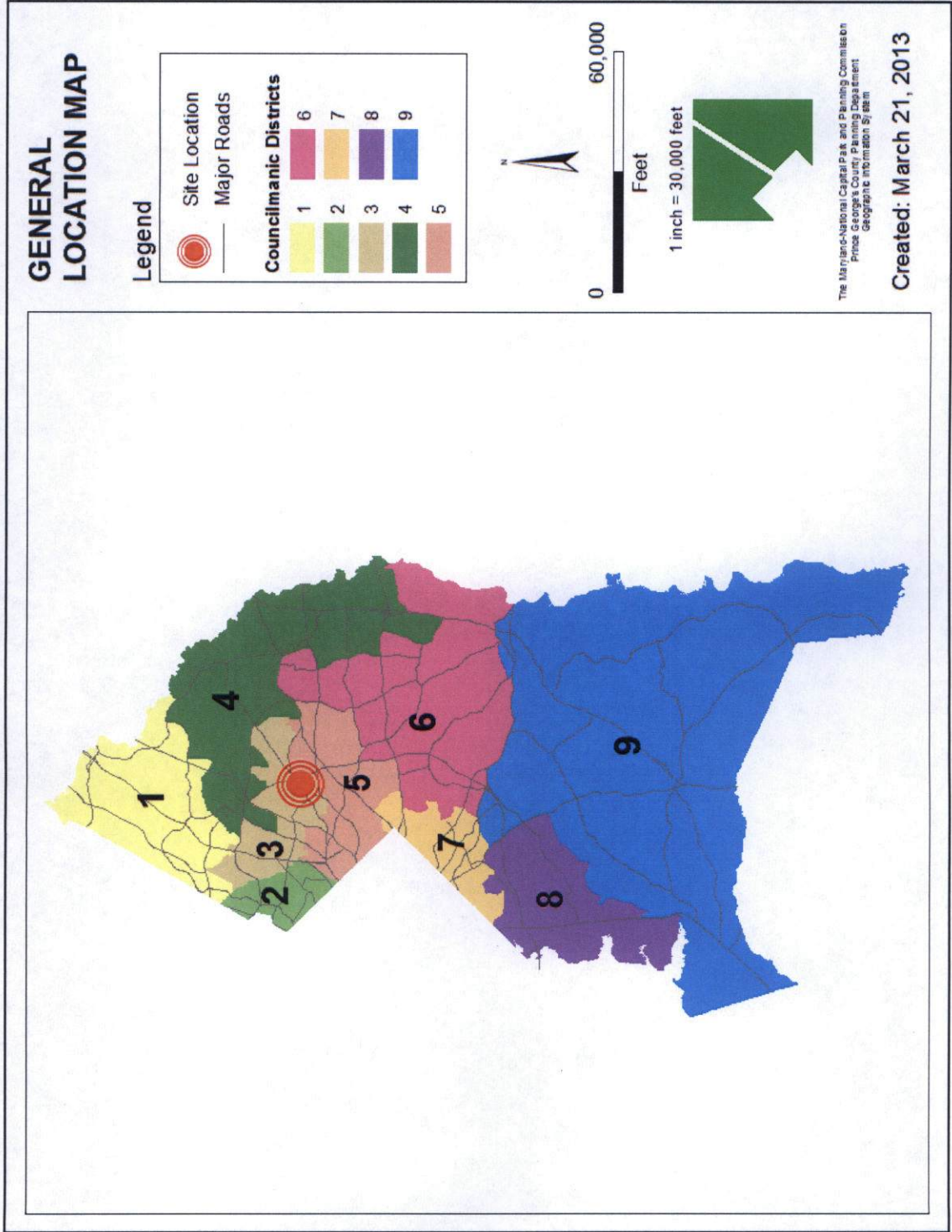
ITEM:

CASE: DSP-13016

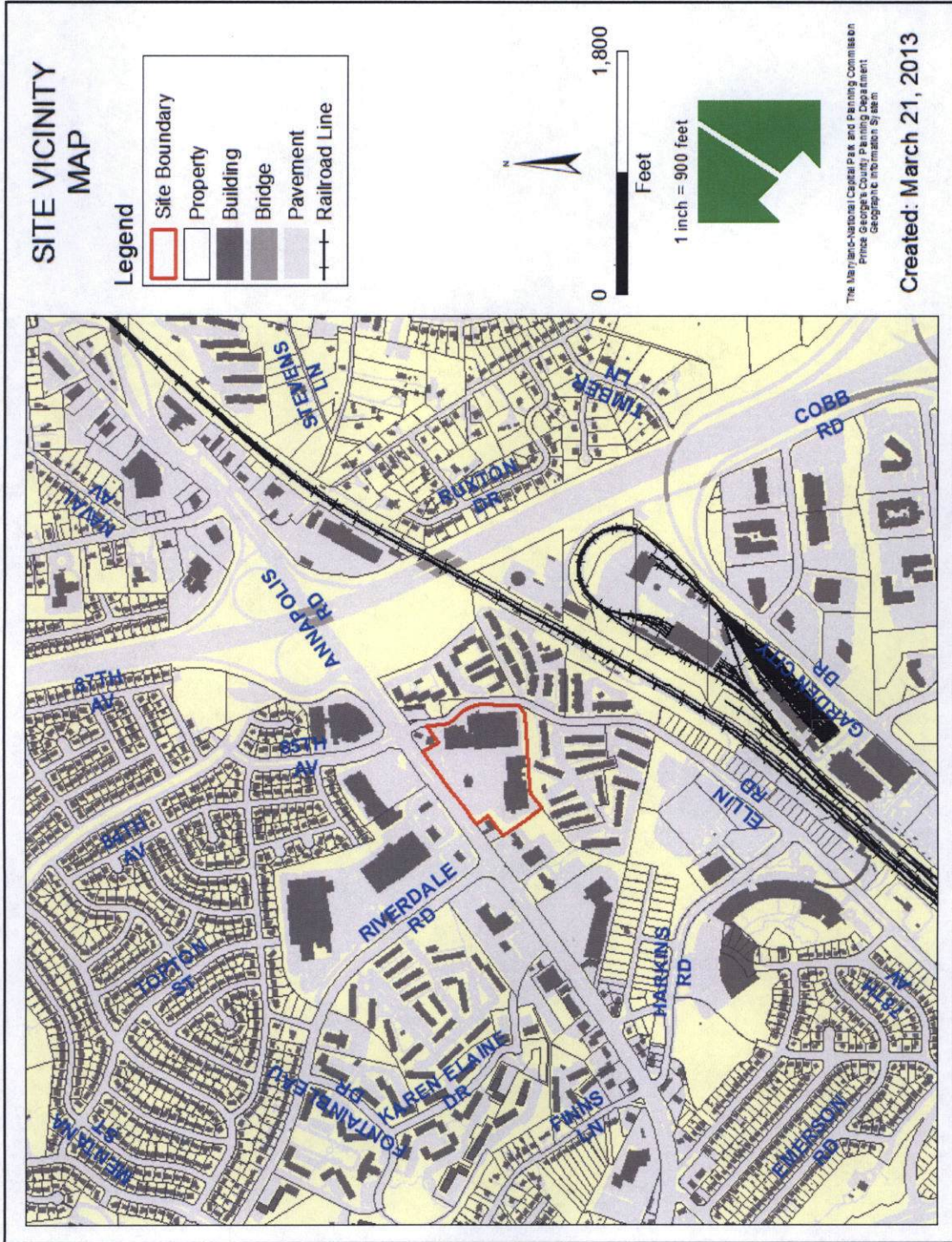
SAVE A LOT GROCERY



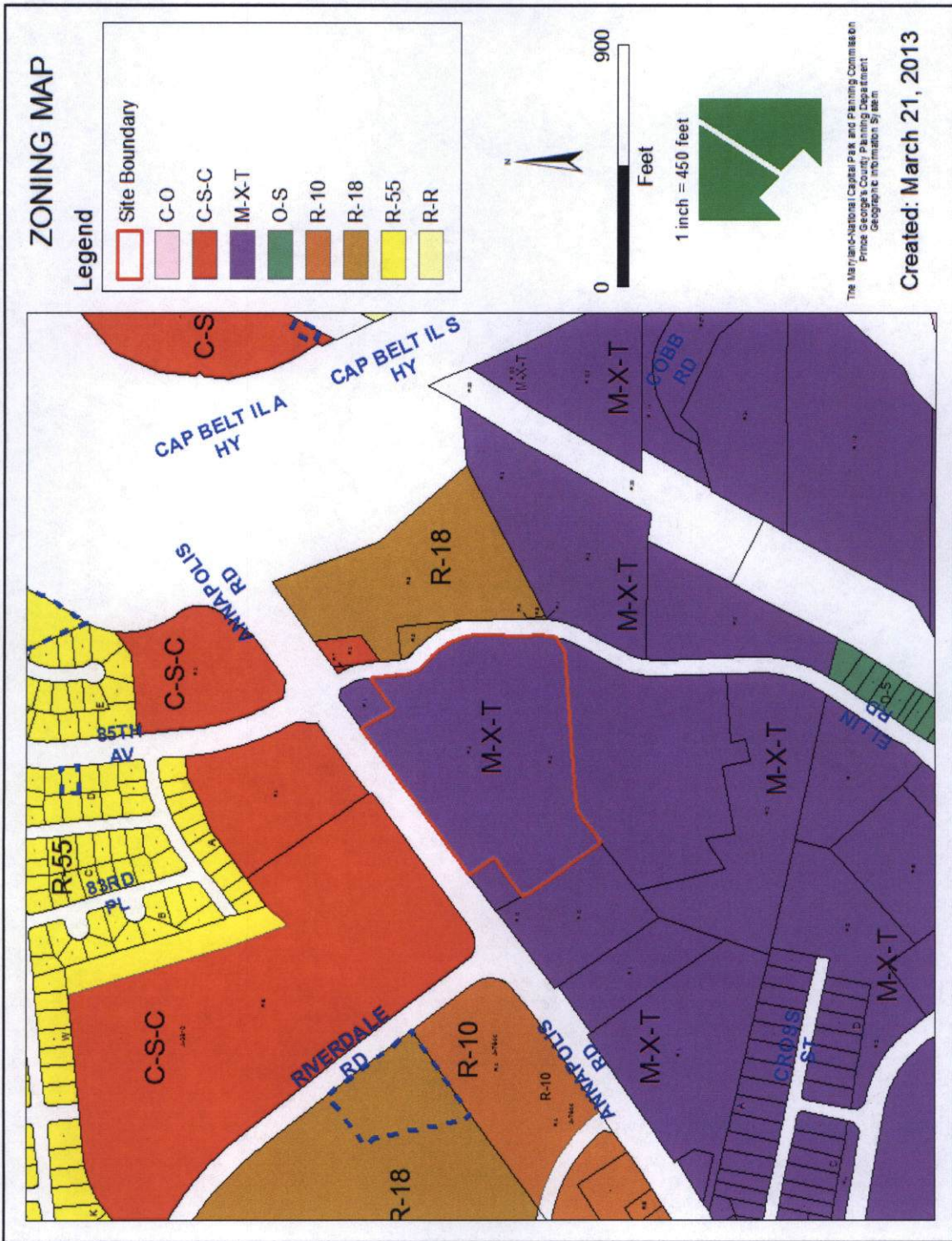
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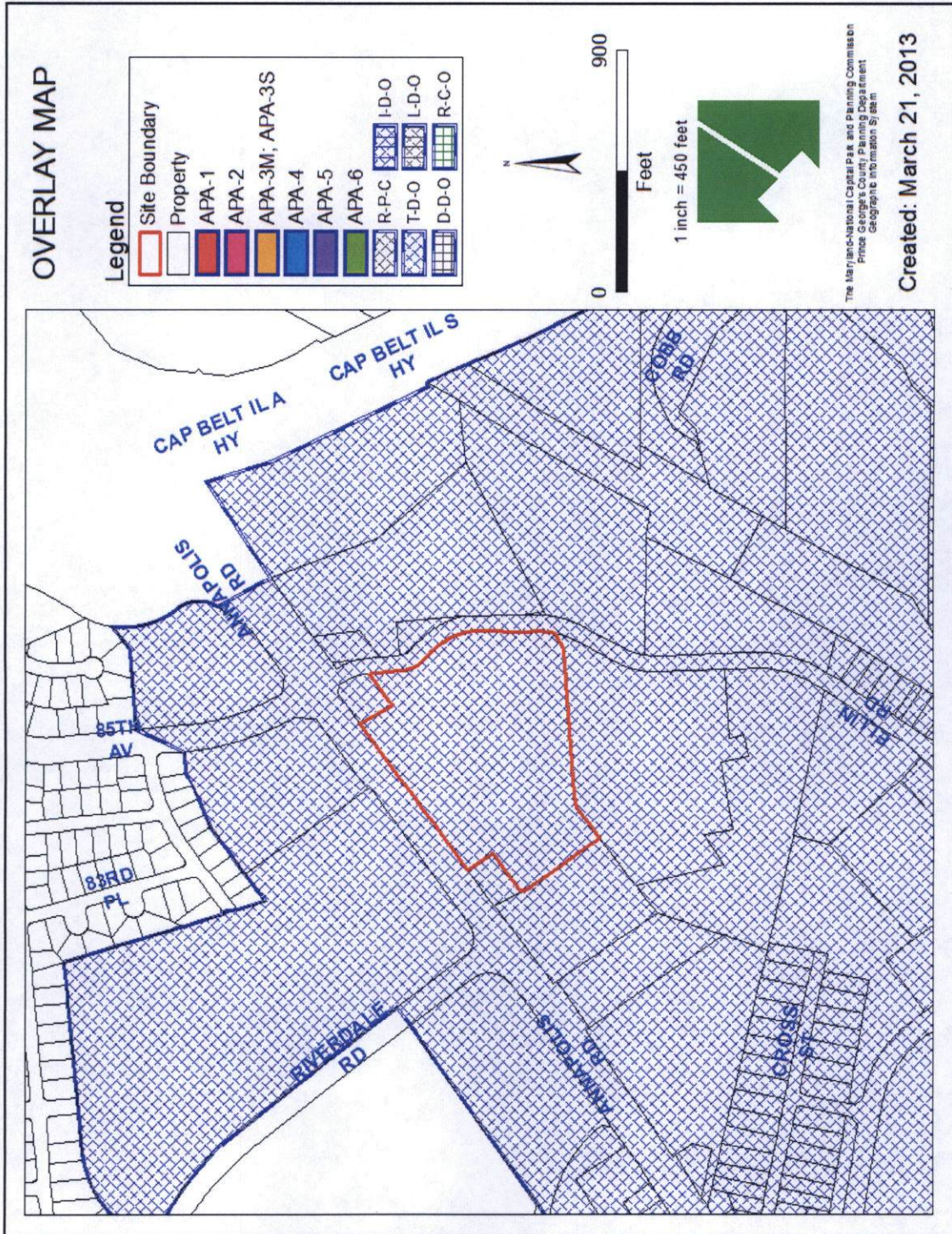
SITE VICINITY



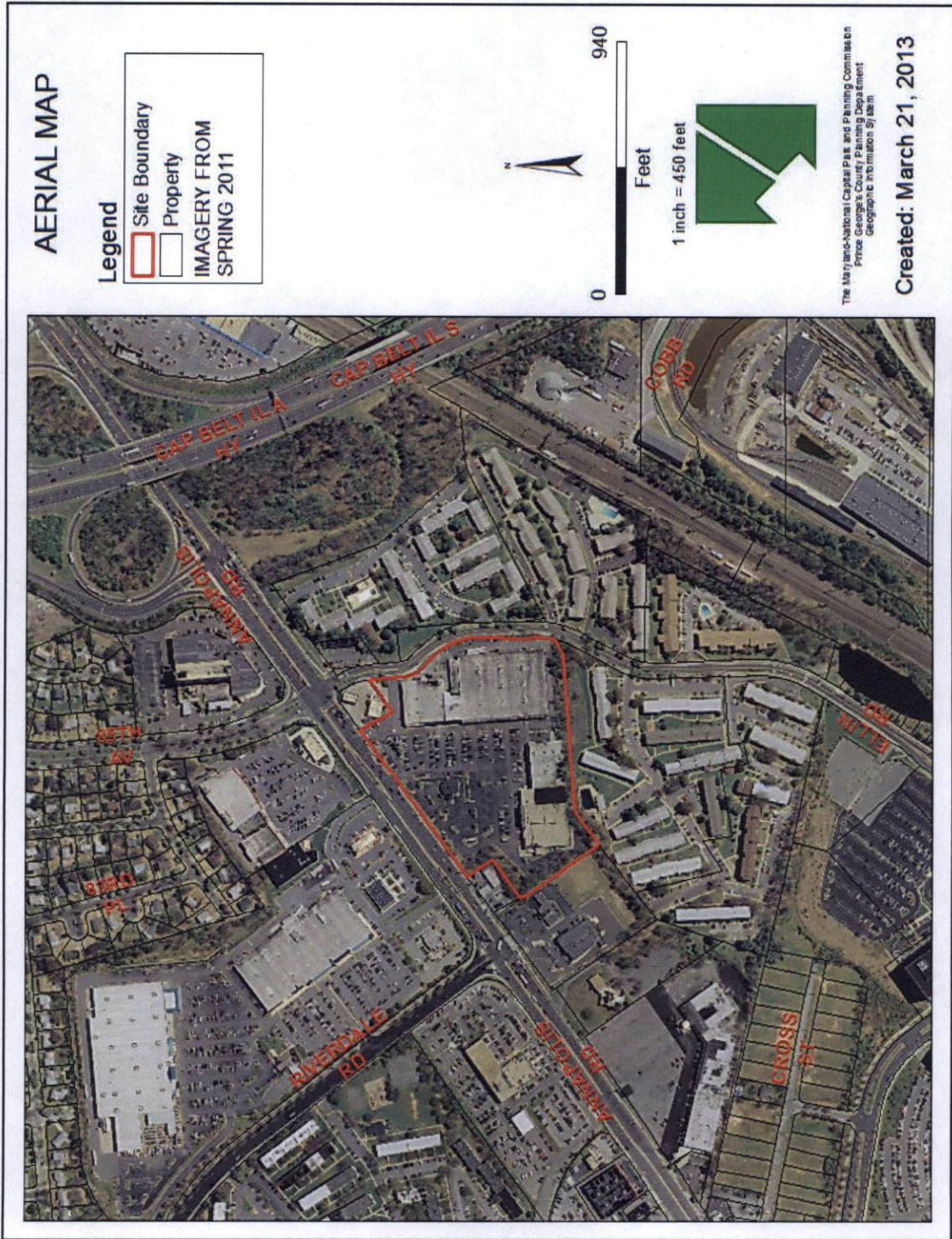
ZONING MAP



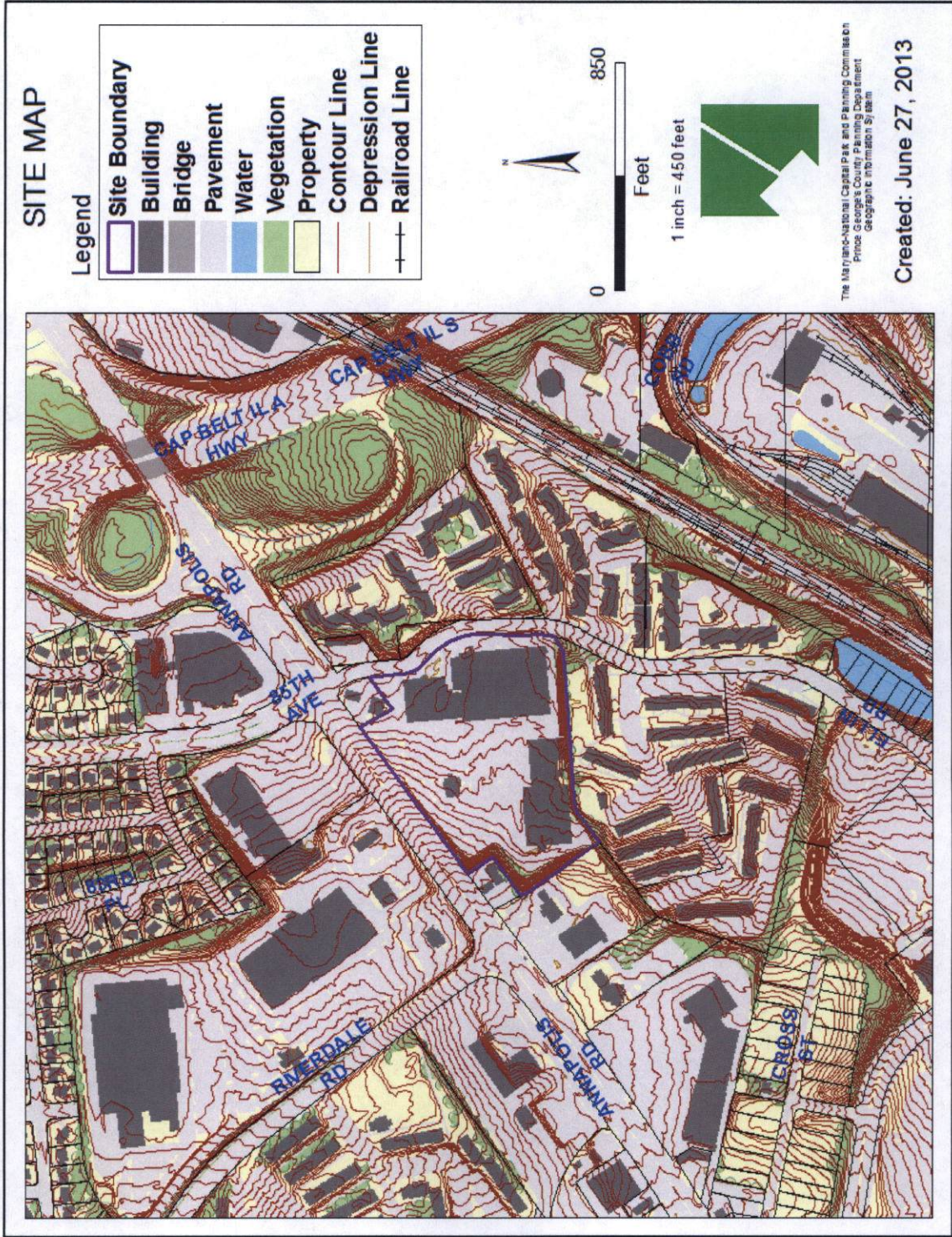
OVERLAY MAP



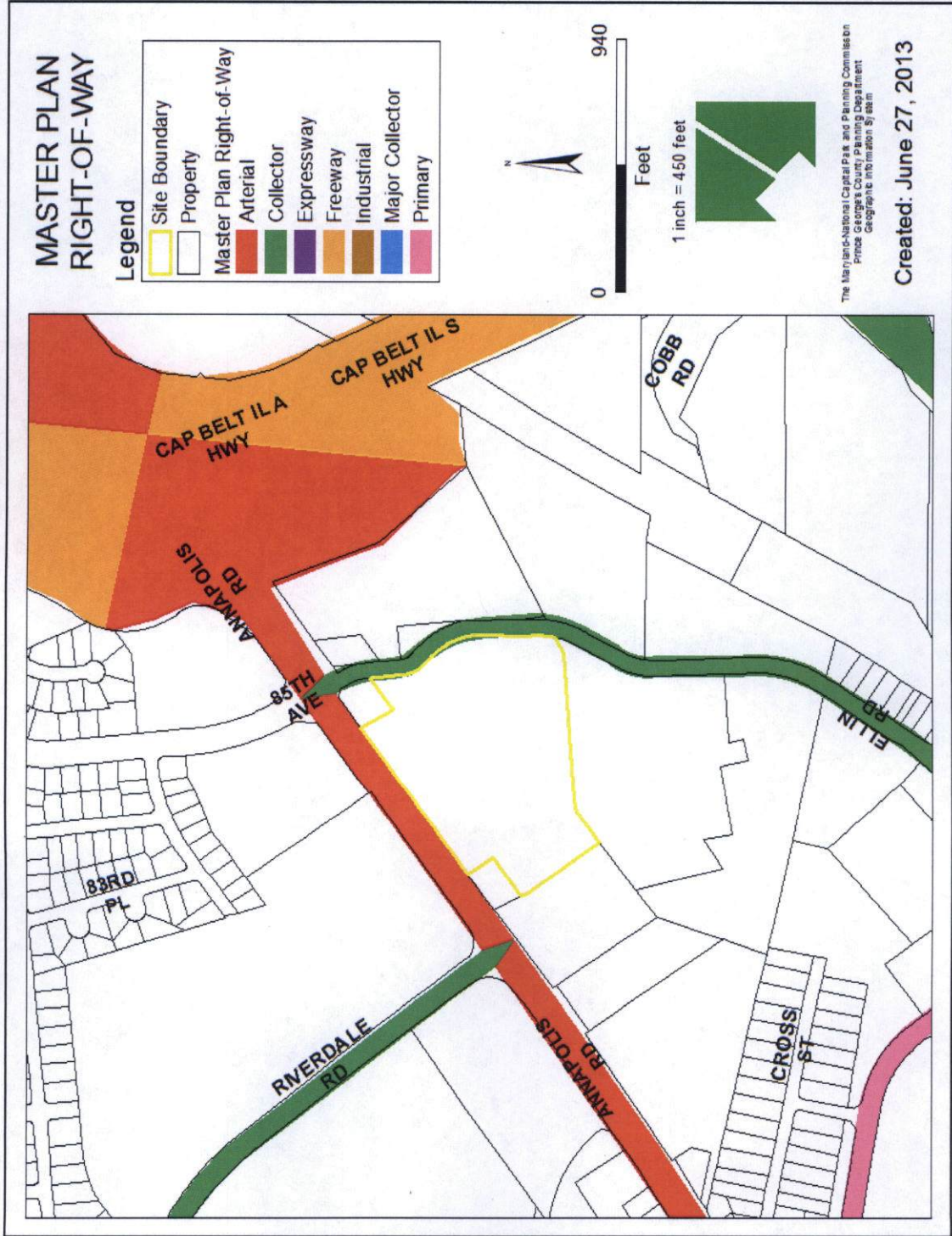
AERIAL MAP



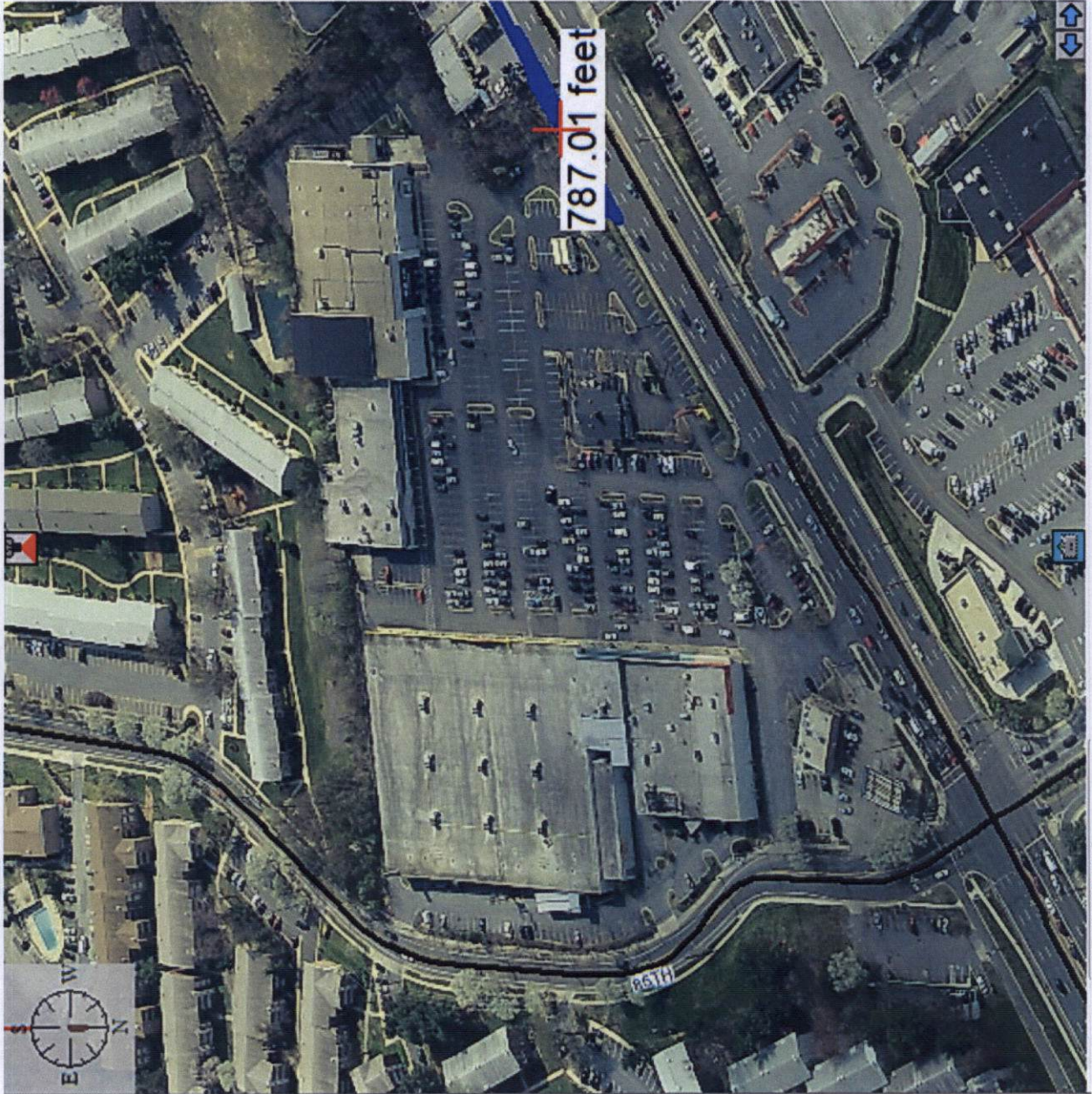
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW



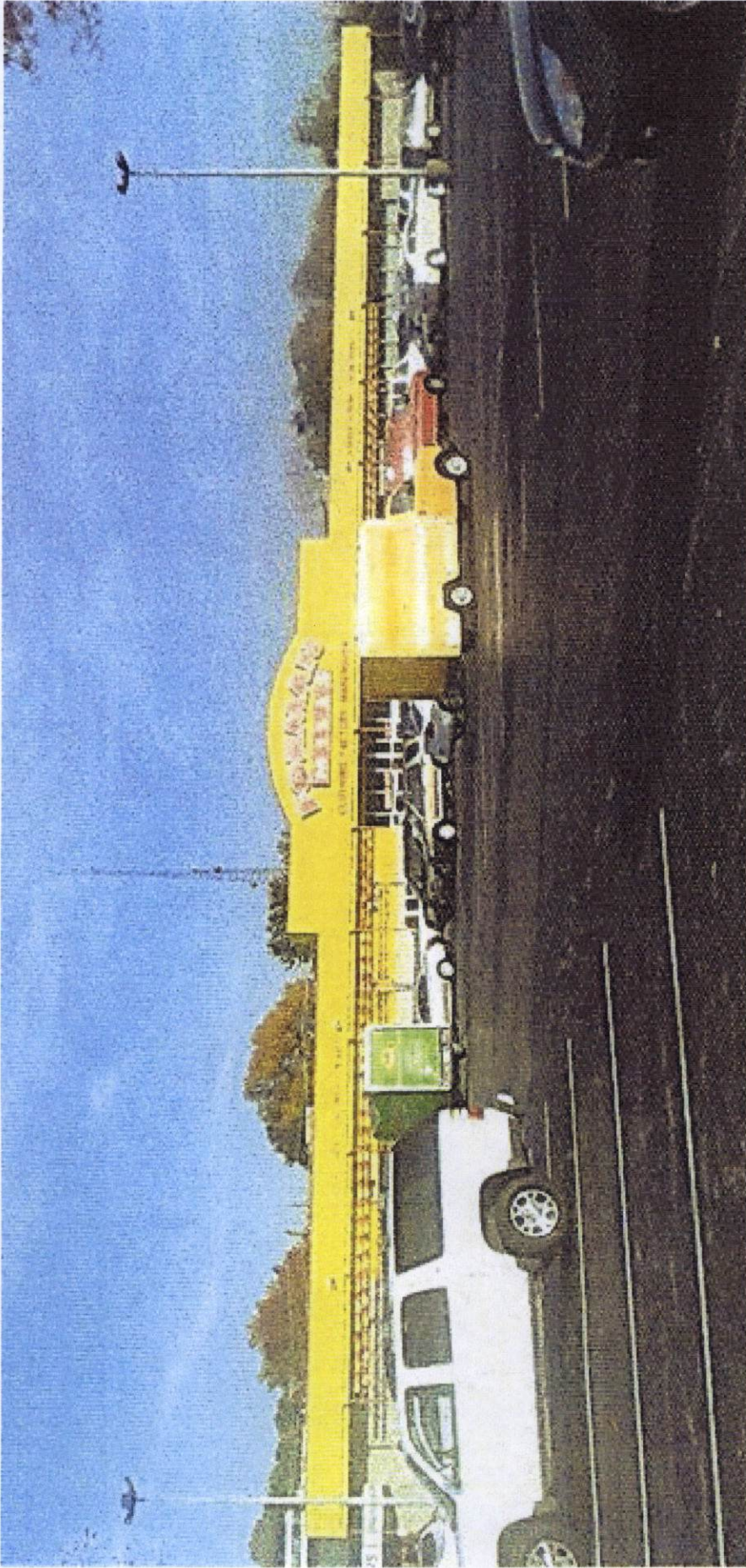
7/2/2013

Slide 9 of 17

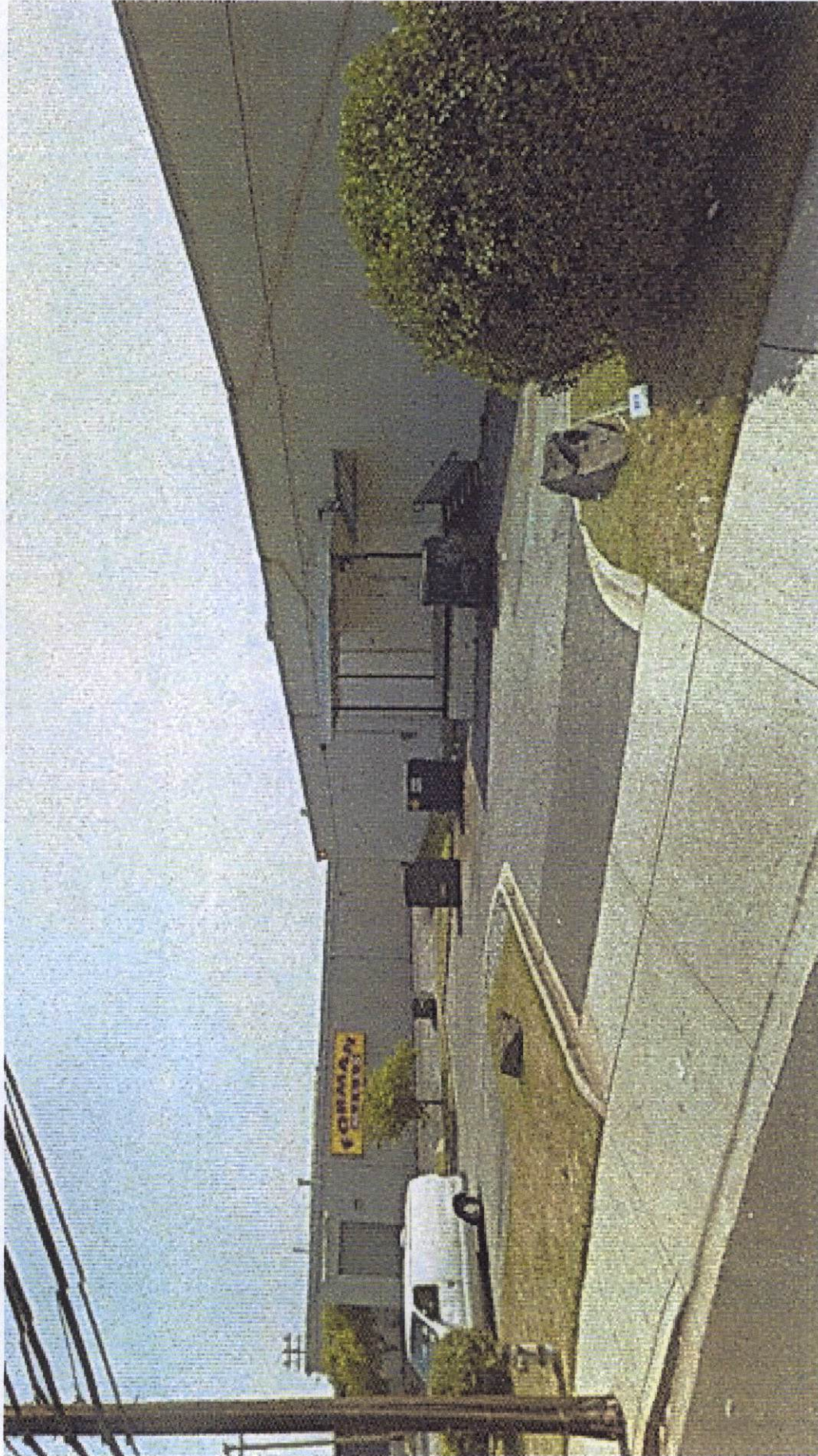
EXISTING CONDITIONS FROM ANNAPOLIS ROAD



EXISTING FRONT FACADE



EXISTING REAR FAÇADE FROM 85TH AVENUE

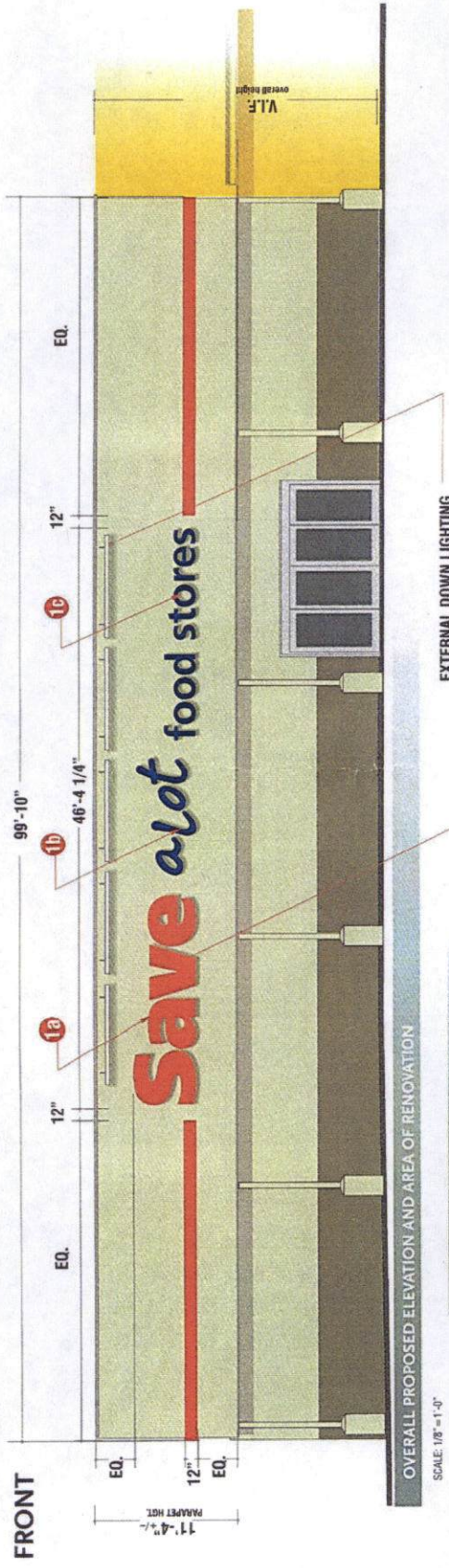


Case # DSP-13016

EXISTING REAR/SIDE FAÇADE FROM 85TH AVENUE



PROPOSED FRONT FAÇADE SIGNAGE



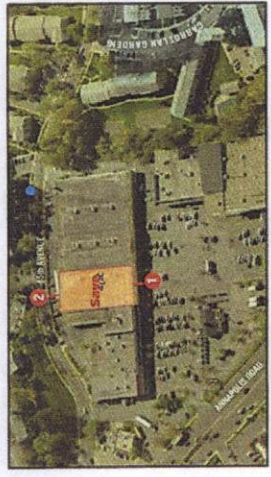
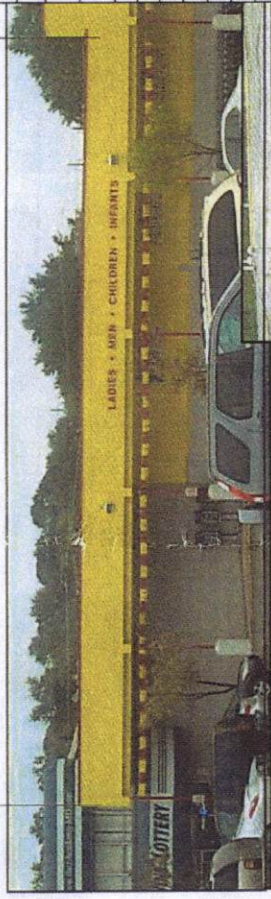
SCALE: 1/8" = 1'-0"

WORK SCOPE
 FABRICATE & INSTALL 5'-0" NON-ILLUMINATED CHANNEL LETTERS (LINEAR)
 W/20" HIGH FORMED PLASTIC "FOOD STORE" LETTERS

EXTERNAL DOWN LIGHTING
 ACTUAL FIXTURES TBD

100' +/-
 AREA OF RENOVATION

M-NCPPC APPROVALS			
PROJECT NAME: Save A Lot Grocery (Signage)			
PROJECT NUMBER: DSP-13016			
For Conditions of Approval See Site Plan Cover Sheet or Approval Sheet: Revisions Listed Below Apply to This Sheet			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date



ALL DIMENSIONS & CONDITIONS TO BE FIELD VERIFIED PRIOR TO MANUFACTURING

EXISTING BUILDING CONDITION

AERIAL SITE LOCATION PLAN

SERVICE SELECT INC
 400 MACK DRIVE
 CROYDON, PA 19021
 PH: 215.786.3998
 FAX: 215.786.7588

Save a Lot
 Client:

SS-50743-R4

Date: 11/14/12
 Scale: AS SHOWN
 Drawn By: RJA
 Meters #: 12744

Description: STOREFRONT ELEVATION

Changes made to this revision:
 Rev: 12.04.12 RJA
 4. 4.30.13 RJA

This drawing is submitted for review with a project being planned by Service Select, Inc. It is not to be used for construction, nor is it to be used, reproduced, copied or otherwise disseminated without the expressed permission of Service Select, Inc.



PROPOSED REAR FAÇADE SIGNAGE



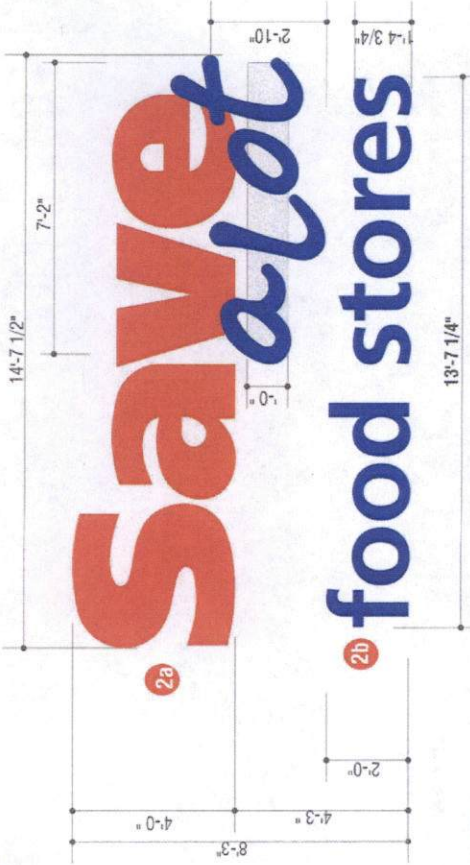
FLUORESCENT DOWN LIGHTING

REAR ELEVATION-SIGN PLACEMENT

WORK SCOPE

FABRICATE & INSTALL NON-ILLUMINATED 4'-0" CHANNEL LETTERS (STACKED) W/24" HIGH FORMED PLASTIC "FOOD STORE" LETTERS

M-NCTPPC APPROVALS			
PROJECT NAME: Save A Lot Grocery (Signage)			
PROJECT NUMBER: DSP-13016			
For Conditions of Approval, See Plan Cover Sheet or Approval Sheet			
Expenditures Listed Below Apply to This Project			
Approval or Revision #	Approval Date	Reviewer's Initials	Certification Date



2 4' NON-ILLUMINATED CHANNEL LETTERS (STACKED) W/ 24" HIGH FORMED PLASTIC "FOOD STORE" COPY SCALE: 3/8" = 1'-0"



Location: 8401 ANNAPOLIS RD, NEW CARROLLTON, MD 20784

Date: 11/14/12
Scale: AS SHOWN
Drawn By: RM
Metric #: 12744

Sign Details

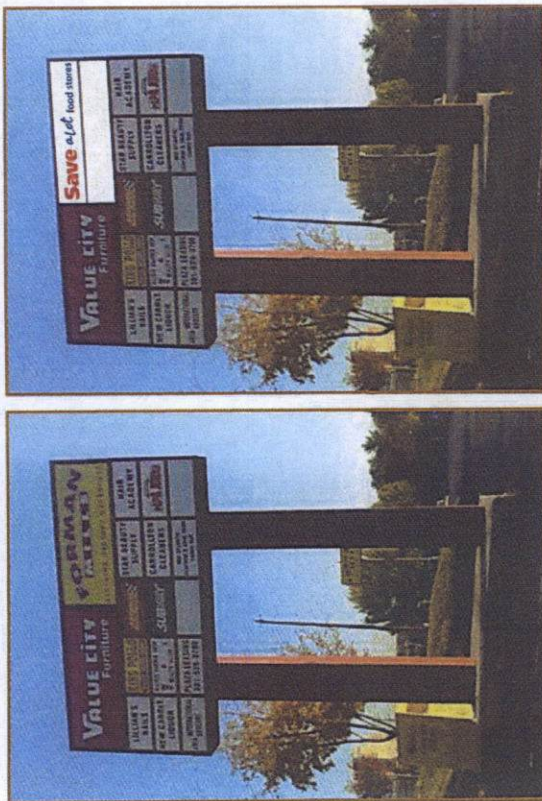
Revised: 12/04/12 RM
4/30/13 RM

Changes made to this revision:

This drawing is submitted for your exclusive use, in connection with the project shown. It is not to be shown to anyone outside your organization without the written permission of Service Select, Inc.



PROPOSED MONUMENT SIGNAGE



TENANT SPACE IN EXISTING CONDITION

PROPOSED NEW FACES



3 INSTALL NEW WHITE LEXAN FACES TO BOTH SIDHS OF D/F TENANT PANEL
NEW PANELS TO BE SEPARATED BY DIVIDER BAR

- 3M TRANS. VINYL #3630-33 RED
- 3M TRANS. VINYL #3630-157 SULTAN BLUE
- WHITE LEXAN

M-NCPPC APPROVALS		
PROJECT NAME: Save A Lot Grocery (519992)		
PROJECT NUMBER: DSP-13016		
For Conditions of Approval See Site Plan Cover Sheet or Approval Sheet		
For Conditions of Approval See Site Plan Cover Sheet or Approval Sheet		
Approval or Revision #	Approval Date	Reviewer's Initials Date

400 MACK DRIVE
CROYDON, PA 19021
PHE: 215-788-3898
FAX: 215-788-7588

SS#50743-R4
Location: 8401 ANNAPOLIS RD. NEW CARROLLTON, MD 20784

Date: 11.14.12
Scale: AS SHOWN
Drawn By: RJA
Metric #: 12744

Description: SIGN DETAILS

Rev. 12/04/12 RHM

1	4:30:13 RHM
2	
3	
4	
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6	
7	

Changes made to this revision:

This drawing is submitted for your exclusive use in connection with a project being planned by Save A Lot. It is not to be shown to anyone outside your organization, nor is it to be used in any way without the express permission of Service Select, Inc.



June 11, 2013

MEMORANDUM

TO: Sherri Moseley, Urban Design, Development Review Division

FROM: Tempy Chaney, Permit Review Section, Development Review Division

SUBJECT: Referral Comments for Save a Lot Grocery, DSP-13016

1. The propose sign square footage for each Save a Lot sign should be on the sign detail sheets, not just the dimensions of each sign.
2. There should be a note/chart on the site plan showing the maximum square footage of sign area permitted for each unit in the overall shopping center or at least this unit on the site plan.
3. *Signs for multi-tenant buildings shall be coordinated in terms of design, placement, size, materials and color.* Will there be an overall sign plan for this shopping center with a list of permitted colors, material, location on the building and maximum sign area permitted for each unit located within the shopping center for when other tenants come in for signs or will each tenant have to get a separate DSP approval?
4. Will there be any window signs or blade signs? If so, submit sign detail sheet showing the signs with the proposed square footages.

Prince George's County Planning Department
Community Planning Division



May 29, 2013

MEMORANDUM

TO: Sherri Moseley, Planning Technician, Urban Design
VIA: Cynthia Fenton, Acting Supervisor, Community Planning Division *al*
FROM: Hyojung Garland, LEED AP, Senior Planner, Community Planning Division
SUBJECT: DSP-13016, Save A Lot Grocery

DETERMINATIONS

General Plan: This application is consistent with the 2002 Approved General Plan Development Pattern policies for the Developed Tier.
Sector Plan: This application is in conformance with the mixed-use recommendations of the 2010 *Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment*. The sector plan's vision is for infill mixed-use development to create a moderate density along Annapolis Road.

BACKGROUND

Location: The subject property is located 137 yards south of the intersection of Annapolis Road and 85th Avenue, in the New Carrollton Shopping Center.
Size: 22.56 acres
Existing Use: The site is currently operating as a department store, within an integrated shopping center.
Proposal: The applicant is proposing a grocery store that will occupy space that is currently within the existing department store. The applicant is proposing new signage for the store and requesting size standards in conformance with the M-X-T Zone.

GENERAL PLAN, SECTOR PLAN AND SMA

2002 General Plan: This application is located in the Developed Tier. The vision for the Developed Tier is a network of sustainable transit supporting, mixed-use, pedestrian-oriented, medium- to high-density neighborhoods.

Sector Plan:	2010 <i>Approved New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment.</i>
Planning Area/ Community:	69/Bladensburg/New Carrollton and Vicinity
Land Use:	Mixed-use
Environmental:	Refer to the Environmental Planning Section referral for conformance with the Environmental chapter of the 2010 Approved TDDP and the 2005 <i>Approved Countywide Green Infrastructure Plan.</i>
Historic Resources:	None identified on the subject property.
Transportation:	Access is provided from Annapolis Road which is designated as an arterial in the 2010 approved TDDP.
Public Facilities:	None identified on or adjacent to the subject property.
Parks & Trails:	The 2010 approved TDDP proposed pedestrian/bicycle sidepaths and green pedestrian links along Annapolis Road.
Aviation:	This site is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The site is within Imaginary Surface C establishing a height limit of 500 feet above the runway surface. This site is outside of the 65 and below dBA noise contours, so noise attenuation is not required. The property is not in an Accident Potential Zone, so no controls on use or density are required. These categories do not prevent any of the proposed development and should be noted on the Detailed Site Plan.
SMA/Zoning:	The 2010 approved TDDP rezoned this property from C-S-C to the M-X-T Zone.

PLANNING ISSUES

The subject site is located within the New Carrollton TDDP. The applicant is meeting the intent and requirements of the 2010 TDDP's sign standards; however, there are no size standards for signage in the TDDP. The following section in Part 12 (Signs) of the zoning ordinance, applies to the proposed application in the M-X-T zone:

Sec. 27-613. Attached to a building or canopy.

(f) Mixed Use Zones.

(1) In the Mixed Use Zones, the design standards for all signs attached to a building shall be determined by the Planning Board for each individual development at the time of Detailed Site Plan review. Each Detailed Site Plan shall be accompanied by plans, sketches, or photographs indicating the design, size, methods of sign attachment, and other information the Planning Board requires. 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 uses 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).

Because the proposed site was previously in the C-S-C zone and the TDDP requires that proposed signage complement existing signage in the area, staff recommends utilizing the following commercial zone sign size standard from the zoning ordinance. Staff further recommends that the proposed sign dimensions conform to this standard to ensure the size is appropriate.

Sec. 27-613. Attached to a building or canopy.

(c) Area.

(3) Commercial Zones (except the C-O Zone) and Industrial Zones (except the I-3 and U-L-I Zones).

(C) In all Commercial Zones (except the C-O Zone) and all Industrial Zones (except the I-3 and U-L-I Zones), if all of the permissible sign area is to be used on any building that is located within an integrated shopping or industrial center or office building complex, the following applies:

- (i) The area of all of the signs on a building shall be not more than two (2) square feet for each one (1) lineal foot of width along the front of the building measured along the wall containing the principal entrance of each individual place of business to a maximum of four hundred (400) square feet.

c: Ivy A. Lewis, Chief, Community Planning Division
Long-range Agenda Notebook

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May 9, 2013

Referral Request – Response

The Historic Preservation Section review of DSP-08067/02 – Save a Lot Grocery found the subject application to establish criteria for business signage standards will have no effect on identified Historic Sites, Resources, or Districts.

Cecelia Garcia Moore
Principal Planning Technician
Historic Preservation Section
301-952-3756