

Summary of Actions

Riverdale Park Mixed-Use Town Center Design Review Committee

December 6, 2017

APPROVED JANUARY 3, 2018

The Riverdale Park Mixed-Use Town Center (RP M-U-TC) Design Review Committee held its regularly scheduled hearing on December 6, 2017 in the Riverdale Park Town Hall, Town Council Chambers, 5008 Queensbury Road, Riverdale Park, MD 20737. Chair Thompson called the meeting to order at 7:45 p.m.

Committee Members Present: Chair Alan K. Thompson, Melissa Anderson, Michael Arnold, Marsha Dixon, Jeffrey Yorke

Committee Members Absent: Salvadore Lopez

Staff Present: **M-NCPPC**
Daniel Sams, Riverdale Park M-U-TC Staff Liaison

Town of Riverdale Park
Jonathan Green, Inspector

Chair Thompson asked for a motion to approve the agenda. Ms. Anderson moved to approve the agenda, moving Items E.1. and E.3. to the beginning of the order of business. Ms. Dixon seconded the motion. The motion passed unanimously in a vote of 4-0.

Chair Thompson asked for a motion to approve the meeting summary of November 1, 2017. Mr. Arnold moved to approve the meeting summary as submitted. Ms. Anderson seconded the motion. The motion passed unanimously in a vote of 4-0.

E. NEW BUSINESS

1. **Burtens Grill and Bar, 4440 Van Buren Street** – Gary Brent – Install three wall signs and one blade sign.

Applicant: Mr. Brent, representing MG Permits, presented the application, noting that the wall signs were back-lit channel letters.

Staff: Mr. Sams stated the findings of M-NCPPC's staff memorandum that the proposal was found to be in conformance with the Riverdale Park Town Center Development Plan, M-U-TC Zone (Cafritz Property at Riverdale Park).

Committee Members: Ms. Dixon moved to approve the application as submitted. Mr. Arnold seconded the motion. The motion passed unanimously in a vote of 4-0.

3. **Town of Riverdale Park, Riverdale Park Town Center** – Jonathan Green – Install a bike rack and fix station.

Applicant: Mr. Green, representing the Town of Riverdale Park, explained that bike racks evoking the 1920s were being suggested by his office as appropriate, and that the city has a grant of \$35,000 to install one new bike rack and replace another.

Staff: Mr. Sams stated that having determined the installation of a bike rack and/or fix station did not require a permit from DPIE or M-NCPPC, and that there were no standards in the development plan regulating these fixtures, a staff memorandum was not prepared, and this item should be consider to be an informational presentation for which the committee's thoughts and recommendations are being sought.

Committee Members: Mr. Arnold spoke to the prolific bike racks at Riverdale Park Station [Cafritz Property] and noted that bike racks are not permanent and can be moved to address needs as they arise. He noted he would like to see more bike racks and have them located deeper within the square at the Town Center. A discussion ensued. Chair Thompson summarized that the committee recommendation is to put a new rack near the cemetery and another in the location as proposed. The committee recommends a comprehensive approach be take with the installation of racks and that a bike rack policy be developed.

D. OLD BUSINESS

1. **MOD Pizza** – Nina Moazzami – Move previously approved rear wall sign to top of rear wall.

Applicant: Ms. Moazzami, representing Econo Sign, Inc., presented the application.

Staff: Mr. Sams stated the findings of M-NCPPC's staff memorandum that the proposal was found not to be in conformance with the Riverdale Park Town Center Development Plan, M-U-TC Zone (Cafritz Property at Riverdale Park), specifically a portion of Signage Standard 7: that signs shall be located above a storefront or adjacent to a door.

Committee Members: Ms. Dixon stated that she didn't think that the fact that the standards are silent on rear signage means they are prohibited. Discussion ensued regarding aesthetics vs. what was in the standards, and what the meaning of the word "adjacent" was. The committee asked if the door shown on the elevation was a rear public entrance to the restaurant. Signage standards in the Riverdale Park Mixed-Use Town Center Development Plan were discussed; they are identical to those in the Cafritz plan. Chair Thompson noted that the application could be deferred for 30 days in order to seek an interpretation of the standard. Mr. Arnold moved to defer the application for 30 days in order for the committee to request a legal interpretation of Signage Standard 7 from M-NCPPC's legal department and for the applicant to provide information on a rear public entrance, if any. Mr. Yorke seconded the motion. The motion passed unanimously in a vote of 4-0.

E. NEW BUSINESS

2. **District Taco, 6710 45th Street** – Frank Cavanagh – Install one sign on the back of the building.

Applicant: The applicant was not present.

Staff: Mr. Sams stated the findings of M-NCPPC's staff memorandum that the proposal was found not to be in conformance with the Riverdale Park Town Center Development Plan, M-U-TC Zone (Cafritz Property at Riverdale Park), specifically a portion of Signage Standard 7: that signs shall be located above a storefront or adjacent to a door.

Committee Members: A discussion ensued regarding the signage standards and if the proposed sign was a "sign" or an "entry sign." Mr. Arnold moved to defer the application for 30 days in order for the committee to request a legal interpretation of Signage Standard 7 from M-NCPPC's legal department and for the applicant to provide information on a rear public entrance, if any. Ms. Anderson seconded the motion, and asked if the committee could issue a variance on the application. Chair Thompson and Mr. Sams said no. The motion passed unanimously in a vote of 4-0.

E. ADMINISTRATIVE BUSINESS

There was no administrative business

F. ADJOURNMENT

With there being no further business, Mr. Arnold moved to adjourn the meeting at 9:47 p.m. Ms. Anderson seconded the motion. The motion passed unanimously in a vote of 4-0.

Submitted by Daniel Sams, M-NCPPC Staff Liaison