



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 <http://mncppc.iqm2.com/Citizens/Default.aspx>

Specific Design Plan Ternberry Development

SDP-8945-08

REQUEST	STAFF RECOMMENDATION
Development of seven single-family detached dwellings and four single-family attached townhomes.	With the conditions recommended herein: <ul style="list-style-type: none"> • APPROVAL of Specific Design Plan SDP-8945-08

Location: The subject properties are located in the Ternberry development, whose entrance is located on the north side of MD 214 (Central Avenue), approximately 2,300 feet west of southbound US 301 (Robert Crain Highway).	
Gross Acreage:	N/A
Zone:	LCD
Zone Prior:	R-S
Reviewed per prior Zoning Ordinance:	Section 27-1704(e)
Dwelling Units:	11
Gross Floor Area:	N/A
Planning Area:	71B
Council District:	04
Municipality:	Bowie
Applicant/Address: A.R. Builders Inc. 163 Ryan Road Pasadena, MD 21122	
Staff Reviewer: Todd Price Phone Number: 301-952-3994 Email: Todd.Price@ppd.mncppc.org	



Planning Board Date:	06/22/2023
Planning Board Action Limit:	06/28/2023
Staff Report Date:	06/8/2023
Date Accepted:	04/13/2023
Informational Mailing:	01/6/2023
Acceptance Mailing:	03/30/2023
Sign Posting Deadline:	05/23/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-8945-08
Ternberry Development

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

EVALUATION

This property is within the Legacy Comprehensive Design (LCD) Zone. However, this application is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance, pursuant to Section 27-1704(e) of the current Zoning Ordinance. Section 27-1704(e) allows subsequent revisions or amendments to "grandfathered" development approvals to be reviewed and decided under the Zoning Ordinance under which the original development approval was approved. This specific design plan was reviewed and evaluated for conformance with the following criteria:

- a. The requirements of Zoning Map Amendment (Basic Plan) A-9490;
- b. The requirements of Comprehensive Design Plan CDP-8810;
- c. The requirements of Preliminary Plan of Subdivision 4-89077;
- d. The requirements of Specific Design Plan SDP-8945;
- e. The requirements of the prior Prince George's County Zoning Ordinance;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments; and
- j. Community feedback.

FINDINGS

Based upon the analysis of the subject specific design plan, the Urban Design staff recommends the following findings:

- Request:** The subject application is for approval of a specific design plan (SDP) for development of seven single-family detached dwelling units and four single-family attached dwelling units.
- Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	LCD	Prior R-S
Use(s)	Vacant	Single-Family Detached and Attached
Acreage	1.6	1.6
Area within existing 100-year floodplain	0	0
Number of lots	11	11
Minimum lot area (square feet)		
Single-Family Attached	1,300	1,300
Single-Family Detached	8,000	8,000

Other Development Data–Parking:

Dwelling Unit Type	Required*	Proposed
Single-Family Attached (4)	8	9
Single-Family Detached (7)	14	28
Total: 11	22	36

Note: *This is a minimum amount, as the plans did not include a parking table specifying how many parking spaces are provided for each unit type. Staff has conducted the analysis based upon the applicant’s statement of justification regarding the number of garages provided for each unit type, and each driveway is large enough to accommodate at least one parking space. Therefore, a condition is included in the Recommendation section of this staff report requiring clarification.

- Location:** The subject properties are located within the Ternberry development, whose entrance is located on the north side of MD 214 (Central Avenue), approximately 2,300 feet west of southbound US 301 (Robert Crain Highway) and is within Planning Area 71B and Council District 4.
- Surrounding Uses:** The subject properties are surrounded by a mix of single-family detached dwellings and single-family attached townhomes in the Legacy Comprehensive

Design (LCD) Zone, under the current Prince George’s County Zoning Ordinance; and within the Residential Suburban Development (R-S) Zone, under the prior Zoning Ordinance. The subject SDP amendment is within the existing Ternberry development.

The specific area of the subject SDP amendment, for 11 units, is located within the Ternberry development, along Pennsbury Drive, Pengrove Court, and Pasadena Place.

The townhomes adjacent to the proposed townhomes offer red brick and light-colored siding façades, uncovered stoops, bay windows, shutters, and single-car garages with single-car driveways. The existing detached dwellings, in the vicinity, also have a mix of red brick and light-colored siding. They also have cross-gabled roofs, covered porches, two-car garages, and multi-car driveways.

5. Previous Approvals: The previous approvals are as follows:

Zoning Map Amendment (Basic Plan) A-9490—The development, known as Ternberry, which consists of approximately 51.32 acres, was rezoned R-S on January 14, 1985, pursuant to adoption of Basic Plan A-9490.

Comprehensive Design Plans CDP-8310 and CDP-8810—The initial CDP-8310 was approved by the Prince George’s County Planning Board on February 21, 1985. It proposed 167 lots, including 41 single-family detached units and 126 single-family attached units. In 1988, an application to amend CDP-8310 was filed and assigned a new number (CDP-8810). CDP-8810 was approved by the Planning Board on June 1, 1989 (PGCPB Resolution No. 89-261), with 16 conditions. All applicable conditions from the resolution are evaluated within this technical staff report. CDP-8810 carried over the approval of 167 lots for single-family attached and detached dwellings. However, the unit mix was changed to allow 45 single-family detached and 122 single-family attached units.

Preliminary Plan of Subdivision (PPS) 4-89077 was approved by the Planning Board on June 1, 1989, and reconsidered on June 29, 1989 (PGCPB Resolution No. 89-260), subject to five conditions. All of the applicable conditions of the resolution are further evaluated within this technical staff report.

Specific Design Plan SDP-8945 was approved by the Planning Board on October 5, 1989 (PGCPB Resolution NO. 89-510), with 14 conditions. All of the applicable conditions from the resolution are evaluated within this technical staff report. There have been seven previous revisions to SDP-8945, none of which impact the 11 lots subject to this application.

Stormwater Management (SWM) Concept Plan 01-0123-202NE14 was approved by the City of Bowie Public Works Department on January 30, 2023, and has an expiration date of January 30, 2026.

6. Design Features: The subject properties are located within the existing Ternberry development. Three of the single-family detached homes are located within an existing cul-de-sac that contains eight other single-family detached homes. Five single-family detached homes are located along Pennsbury Drive. The remaining lot (Lot 2) is located further west within the Ternberry development and is proposed to be developed with a single-family detached dwelling.

All four of the single-family attached units have frontage along Pennsbury Drive, while one of the end units is accessed from Pasadena Place.

Existing open space and a recreation facility are north of Pennsbury Drive, across from the proposed townhomes.

Architecture

This SDP proposes two single-family detached dwelling models and one row of townhomes. The first single-family detached dwelling model is the “Magnolia.” It offers a façade mix of red brick and light-colored siding, with shutterless windows. It features a covered porch with railings, and a cross-gable roof. The offset two-car garage has a brick façade and two separate garage doors.



Figure 1: The Magnolia

The second single-family detached dwelling model is the “Spruce.” It offers a façade mix of red brick and light-colored siding, with shuttered windows. It has a covered porch with no railing, and a cross-gable roof with vertical siding accent. The offset two-car garage has a brick façade and one double-wide garage door.



Figure 2: The Spruce

The townhomes have a façade mix of brick and light-colored siding, with shuttered windows. Each unit features a covered stoop, bay window, cross-gable roof, and an offset one-car garage.



Figure 3: Townhomes

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment (Basic Plan) A-9490:** The development known as Ternberry, which consists of approximately 51.32 acres, was rezoned R-S on January 14, 1985, pursuant to the adoption of Basic Plan A-9490. This application was approved, subject to four comprehensive design considerations. Staff has evaluated these four considerations and found none to be applicable to this SDP.
8. **Comprehensive Design Plan CDP-8810:** CDP-8810 was approved by the Planning Board on June 1, 1989 (PGCPB Resolution No. 89-261), with 16 conditions. CDP-8810 carried forward the approval of 167 lots from CDP-8310, as previously discussed in this report. However, the unit mix was changed to allow 45 single-family detached and 122 single-family attached units. Staff has evaluated the 16 conditions. Only Condition 5 is applicable, as follows.
 5. **Prior to the issuance of the final building permit(s) for the 167 dwelling units, the applicant, his heirs, or assigns shall design and construct a 500-foot acceleration lane along the northbound median of US 301 at the intersection of US 301 and Pennsbury Drive.**

With the development of this SDP, the applicant will be required to meet this condition, prior to issuance of the final building permit.

9. **Preliminary Plan of Subdivision 4-89077:** The project is subject to PPS 4-89077, which was originally approved by the Planning Board on June 1, 1989, and reconsidered on June 29, 1989 (PGCPB Resolution No. 89-260). This PPS approved 167 lots and 10 parcels for development of 45 single-family detached dwellings and 122 single-family attached dwellings. The subdivision was platted, in accordance with the PPS; and most of the development's approved dwelling units were constructed, in accordance with prior SDP approvals. The proposed development of three sites with single-family detached and attached units is consistent with the approved PPS.

PPS 4-89077 was approved, subject to five conditions and one SDP consideration. The following are relevant to the review of this SDP amendment:

CONDITION

1. **Conformance with all conditions of approval for CDP-8810.**

Comprehensive Design Plan CDP-8810 was approved, subject to 16 conditions. Staff has reviewed the conditions and determined that this SDP is in conformance with CDP-8810, per the analysis provided in Finding 8 above.

CONSIDERATION

1. **Attention shall be paid to ensure the adequate provision of parking for Blocks A2 and A3. In particular, units should either be garage units or should be provided with adequate parking facilities in very close proximity to these units.**

The subject SDP provides garage parking for each dwelling unit, as well as driveway parking. Staff find this consideration to have been met.

10. **Specific Design Plan SDP-8945:** SDP-8945 was approved by the Planning Board on October 5, 1989 (PGCPB Resolution NO. 89-510), with 14 conditions. Staff evaluated these conditions and determined that Condition 5 is applicable and previously addressed in this technical staff report, within Finding 8 above.
11. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the prior R-S Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in conformance with the requirements of Section 27-515(b) of the prior Zoning Ordinance, which governs permitted uses in the R-S Zone. The proposed single-family detached dwellings and single-family attached townhomes are permitted uses within the prior R-S Zone.
 - b. The subject application is in conformance with the requirements of Section 27-511 of the prior Zoning Ordinance, which states the purposes of the R-S Zone.

Section 27-511 - Purposes.

(a) The purposes of the R-S Zone are to:

- (1) Establish (in the public interest) a plan implementation zone, in which (among other things):**
 - (A) Permissible residential density is dependent upon providing public benefit features and related density increment factors;**
 - (B) The location of the zone must be in accordance with the adopted and approved General Plan, Master Plan, Sector Plan, public urban renewal plan, or Sectional Map Amendment Zoning Change; and**
 - (C) Applicable regulations are satisfied for uses authorized pursuant to Section 27-515(b) of this Code.**
- (2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, Sector Plans, public urban renewal plans, or Section Map Amendment Zoning Changes) can serve as the criteria for judging individual development proposals;**
- (3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District;**

- (4) **Encourage amenities and public facilities to be provided in conjunction with residential development;**
- (5) **Encourage and stimulate balanced land development;**
- (6) **Improve the overall quality and variety of residential environments in the Regional District; and**
- (7) **Allow qualifying properties in the R-S Zone to develop with uses in the E-I-A Zone pursuant to Section 27-515(b) of this Code.**

This application is located in the Established Communities Growth Policy Area, which envisions context-sensitive infill and low- to medium-density development. Single-family detached and single-family attached dwellings are permitted uses. The proposed development of the infill lots, by this SDP, is compatible with existing surrounding land uses. Existing amenities and public facilities serve the proposed development, in the form of open space and recreational facilities.

- c. The subject application is in conformance with the requirements of Section 27-512 of the prior Zoning Ordinance, which governs uses in the R-S Zone.

Section 27-512. - Uses.

- (a) **The general principle for land uses in this zone is that uses shall be either residential in nature, or necessary to serve the dominant residential uses. These latter uses shall be integrated with the residential environment without disrupting the residential character or residential activities. The land uses in the zone may also consist of any uses authorized pursuant to Section 27-515(b) of this Code.**
- (b) **The uses allowed in the R-S Zone are as provided for in the Table of Uses (Division 3 of this Part).**

This application proposes single-family detached and single-family attached dwellings, which are permitted uses, as discussed prior.

- 12. **2010 Prince George's County Landscape Manual:** The proposed development is subject to Section 4.1, Residential Requirements, of the Landscape Manual.
 - a. Section 4.1(c)(1)(C) requires single-family detached lots 9,500 to 20,000 square feet to plant three major shade trees and two ornamental or evergreen trees. Section 4.1(c)(2)(A) requires townhouses to plant 1.5 major shade trees per dwelling and 1 ornamental or evergreen tree per dwelling. The landscape plan submitted with this application meets the requirements of the Landscape Manual.
- 13. **2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has three approved Natural Resources Inventory (NRI) Equivalency Letters (NRI-109-2022, NRI-110-2022, and NRI-111-2022), which were issued on May 24, 2022. The lots have been previously graded and are not associated with any

regulated environmental features. The site also has three valid Standard Letters of Exemption (S-110-2022, S-111-2022, and S-112-2022), from the Woodland and Wildlife Habitat Conservation Ordinance (WCO), that expire on May 24, 2024.

14. Prince George’s County Tree Canopy Coverage Ordinance: Subtitle 25, Division 3, of the Prince George’s County Code requires a minimum 15 percent tree canopy coverage on projects that require a grading or building permit for more than 5,000 square feet of disturbance. The schedule shows that the requirement will be met on-site through proposed landscaping.

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

a. **Historic Preservation**—In a memorandum dated April 26, 2023 (Stabler, Smith, Chisholm to Price), the Historic Preservation stated that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates that the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended. The subject property does not contain, and is not adjacent to, any designated Prince George’s County historic sites or resources. Historic Preservation staff recommend approval of SDP-8945-08, Ternberry Development, with no conditions.

b. **Community Planning**—In a memorandum dated April 28, 2023 (Sams to Price), the Community Planning Division found that, pursuant to Subtitle 27, Part 8, Division 4, Subdivision 2, of the prior Zoning Ordinance, master plan conformance is not required for this application.

This application is located in the Established Communities Growth Policy Area, which envisions context-sensitive infill and low- to medium-density development.

c. **Transportation Planning**—In a memorandum dated May 22, 2023 (Yang to Price), Transportation staff found that the site is subject to Condition 5 of CDP-8810 which states that “Prior to the issuance of the final building permit(s) for the 167 dwelling units, the applicant, his heirs, or assigns shall design and construct a 500-foot acceleration lane along the northbound median of US 301 at the intersection of US 301 and Pennsbury Drive.” Analysis regarding conformance with Condition 5 has been provided within Finding 8 above.

The Transportation Planning Section finds that the subject property is in general conformance with prior approvals, and recommends approval of SDP-8945-08.

d. **Subdivision Review**—In a memorandum dated May 22, 2023 (Diaz-Campbell to Price), Subdivision staff found this SDP to be in conformance with approved PPS 4-89077, as embodied in Resolution No. PGCPB 89-260. The Subdivision Section has provided recommended conditions to address technical corrections to the submitted SDP.

e. **Environmental Planning**—In a memorandum dated May 9, 2023 (Rea to Price), Environmental Planning recommended approval of the application, with no conditions.

- f. **Prince George’s County Fire/EMS Department**—As of the writing of this technical staff report, the Fire/EMS Department did not provide comments for this subject application.
 - g. **Prince George’s County Department of Permitting, Inspections, and Enforcement (DPIE)**—In a memorandum dated March 23, 2023 (Branch to Price), DPIE offered referral comments that are incorporated herein by reference.
 - h. **Prince George’s County Police Department**—As of the writing of this technical staff report, the Police Department did not provide referral comments for the subject application.
 - i. **Permit Review**—In a memorandum dated May 3, 2023 (Meneely to Price), the Permit Review Section offered no comments regarding SDP-8945-08.
 - j. **City of Bowie**—As of the writing of this technical staff report, the City of Bowie did not provide referral comments for the subject application.
16. Based on the foregoing analysis, and as required by Section 27-527 of the prior Zoning Ordinance, the SDP demonstrates adequate attention to building and landscape design, and engineering factors.
17. As required by Section 27-528(a)(5) of the prior Zoning Ordinance, prior to approving an SDP, the Planning Board shall find that:
- (5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

This SDP is for the remaining infill lots in the Ternberry subdivision: Lots 28–31, Block B; Lot 2, Block B; and Lots 49–54, Block B. The site has three approved NRI Equivalency Letters (NRI-109-2022, NRI-110-2022, and NRI-111-2022), which were issued on May 24, 2022. The lots have been previously graded and are not associated with any regulated environmental features. The site also has three valid Standard Letters of Exemption (S-110-2022, S-111-2022, and S-112-2022) from the WCO, that expire on May 24, 2024.

18. **Community Feedback:** As of the writing of this technical staff report, Planning staff have not received any community feedback regarding SDP-8945-08.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-8945-08, Ternberry Development, subject to the following conditions:

- 1. Prior to certification of the specific design plan, on the existing conditions plan sheets, label each subject lot with its lot area in square feet, consistent with their respective record plats.

2. All bearings and distances must be clearly shown on the specific design plan and must be consistent with the record plat, or permits will be placed on hold until the plans are corrected
3. Prior to certification of the specific design plan, the applicant shall provide the parking schedule to specify garage parking spaces and driveway parking spaces.
4. Prior to certification of the specific design plan, the applicant shall provide plans that show the townhomes with offset garages.