



Chesapeake Bay Critical Area Conservation Plan

CP-11003-01

Application	General Data	
Project Name: Tantallon North Lot 14N Location: East side of Donnybrook Drive, approximately 350 feet north of Swan Creek Road. Applicant/Address: Chander S. Dhalwala 9403 Wooded Glen Avenue Burke, VA 22015 Owner/Address: Chander S. Dhalwala 9403 Wooded Glen Avenue Burke, VA 22015	Planning Board Hearing Date:	N/A
	Staff Report Date:	08/09/17
	Date Accepted:	05/18/17
	Planning Board Action Limit:	N/A
	Most Recent Revision:	03/14/12
	Plan Acreage:	0.53
	Zone:	R-R/L-D-O
	Proposal:	SFD
	Planning Area:	80
	Council District:	08
	Municipality:	N/A
	200-Scale Base Map:	215SW01

Purpose of Application	Notice Dates	
Request to build a single-family dwelling in the Chesapeake Bay Critical Area (CBCA).	Adjoining Property Owners: (CB-15-1998)	N/A
	Previous Parties of Record: (CB-13-1997)	N/A
	Sign(s) Posted on Site:	7/12/17
	Variance(s):	Not required

Staff Recommendation		Staff Reviewer: Taslima Alam Phone Number: 301-952-4976 E-mail: Taslima.Alam@ppd.mnccppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PLANNING DIRECTOR DECISION

Minor Chesapeake Bay Critical Area Conservation Plans

Application No: Chesapeake Bay Critical Area Conservation Plan CP-11003-01

Project Name: Tantallon North, Lot 14, Block N

Reviewer's Name: Taslima Alam, Senior Planner, Subdivision and Review Section
Development Review Division

- A. **Nature of the Applicant's Request:** This proposal is to construct a single-family detached dwelling within the Rural-Residential/Chesapeake Bay Critical Area Limited Development Overlay (R-R/L-D-O) Zones. A conservation plan is required on the site due to its location in the Chesapeake Bay Critical Area (CBCA).
- B. **Site Description:** The subject 0.54-acre site is located on the east side of Donnybrook Drive approximately 275 feet north of its intersection with Swan Creek Road. The entire site is within the Chesapeake Bay Critical Area (CBCA) and covered by the Limited Development Overlay (L-D-O) Zone. The site is within the Environmental Strategy Area (ESA 4) of the *Plan Prince Georges 2035 Approved General Plan*. The site does not contain any critical area buffer, 100-year floodplain, wetland or streams. According to available information, Marlboro clay and Christiana complexes are not found to occur on this property. According to the Maryland Department of Natural Resource Natural Heritage Program, there are no rare threatened or endangered species present. There are not scenic or historic roads located on or adjacent to this property. All surrounding properties consist of single-family detached dwellings in the R-R/L-D-O Zones. No variances are required for the proposed development.
- C. **History:** The original Conservation Plan CP-11003, was approved on March 14, 2012 in conjunction with the Preliminary Plan 4-11020 of this lot. The subject plan is submitted to reduce the roof area, include new requirements to the owner's/developer's certification and make changes to predominant soil type tables. These revisions are minor in nature.
- D. **The 2010 Prince George's County Landscape Manual:** The development proposal for a new single-family detached home is subject to the 2010 *Prince George's County Landscape Manual* (Landscape Manual) because the application is for new construction. The Landscape Manual applies as follows:

Section 4.1—Residential Requirements

Comment: The plan provides the schedule and plantings showing the requirements of Section 4.1 being met for lots between 20,000 and 39,999 square feet through the planting of shade trees and ornamental trees.

Section 4.7—Buffering Incompatible Uses

Comment: The submitted plans note that all of the surrounding properties are either vacant R-R-zoned property or single-family detached homes, which are compatible uses and would not require a buffer per Section 4.7.

Section 4.9—Sustainable Landscaping Requirements

Comment: The correct Section 4.9 schedule and notes were not provided on the plan. However, it appears that all of the provided plants are native species. The correct schedule should be provided.

Tree Canopy Coverage Ordinance

The entire subject property is located within the Chesapeake Bay Critical Area and is exempt from the requirements of the Tree Canopy Coverage (TCC) Ordinance in accordance with Section 25-127(b)(1)(E) of the Prince George's County Code. A note should be provided on the plan indicating the exemption.

E. **Recommended Findings:** The Environmental Planning Section reviewed the Chesapeake Bay Critical Area Plan, CP-11003-01, stamped as received by the Environmental Planning Section on July 7, 2017. This application qualifies as a Planning Director review per Section 5B-116(e) of the Prince George's County Code. The following comments are provided for consideration:

1. A conservation easement is required for the natural woodland that is to remain undisturbed per Section 5B-114(e)(3)(B) of the County Code. The area required to be included in a conservation easement has not changed from the previous approval of CP-11003. No revision or additional information is needed with respect to the conservation easement.
2. A Chesapeake Bay Conservation and Planting Agreement is required to be recorded prior to certification of the plan. The proposed planting has not changed from the previous approval of the CP-11003. No revision or information is needed with respect to the Conservation and Planting Agreement.
3. The minimum net lot area required by Section 27-442, Table I, of the Zoning Ordinance is 20,000 square feet. The net lot area is 23,486 square feet.
4. The maximum amount of lot coverage per Section 27-548.17(b)(2) of the Zoning Ordinance is 15 percent of the net lot area or 3,523 square feet. The proposed critical area lot coverage is 2,758 square feet or approximately 11.7 percent.
5. The maximum percentage of lot coverage permitted by the Zoning Ordinance (Section 27-442, Table II) is 25 percent of the net tract area or 5,872 square feet. The proposed percentage of lot coverage is 2,689 square feet or approximately 11.4 percent.
6. The application was forwarded to the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays for their review and comment. No comments have been received.
7. The site plan should provide R-R Zone Regulations, such as maximum building height and minimum lot widths at front building line and front street line. A note listing these regulations should be added to the "General Site Notes" section of the plan.

8. The minimum lot width at the front street line permitted by Section 27-442(d), Table III, of the Zoning Ordinance is 70 feet. The lot width at the front street line is approximately 142 feet.
9. The minimum lot width at the front building line permitted by Section 27-442(d), Table III, Footnote 2 of the Zoning Ordinance is 80 feet. The lot width at the front building line is approximately 142 feet.
10. The minimum front yard setback permitted by Section 27-442(e), Table IV, of the Zoning Ordinance is 25 feet for single-family detached dwellings. The proposed front yard setback is 27 feet to the proposed single-family dwelling.
11. The minimum side yards permitted by Section 27-442(e), Table IV, of the Zoning Ordinance are a total of 17 feet with a minimum of eight feet for either yard. The total side yard setbacks total 86 feet with minimum side yard setback of 13 feet.
12. The minimum rear yard required by Section 27-442(e), Table IV, of the Zoning Ordinance is 20 feet. The proposed rear yard setback is approximately 92 feet.
13. A Stormwater Management Concept Plan, 20830-2012, was approved for the property by the Department of Public Works and Transportation (DPW&T) on April 11, 2011.
14. The site is subject to Section 4.1, 4.7, and 4.9 of the 2010 *Prince George's County Landscape Manual*. The 4.9 schedule must be shown on the site plan.

F. **Recommendation: APPROVAL** of Chesapeake Bay Critical Area Conservation Plan CP-11003-01, Tantallon North, Lot 14, Block N, subject to the following conditions:

1. Prior to the signature of approval of CP-11003-01, the applicant shall:
 - a. Provide schedule and notes demonstrating conformance with the requirements of Section 4.9 of the 2010 *Prince George's County Landscape Manual*.
 - b. Add a note to the plan indicating the applicable exemption from the Tree Canopy Coverage Ordinance (TCC).
 - c. Revise the Graphic Scale to match the site plan drawing to one inch=30 feet.
 - d. Provide correct approval block with '01' revisions.
 - e. Revise Site Analysis Note 3 to provide a note listing the relevant R-R zoning regulations for the subject property; such as maximum building height and minimum lot widths at front building line and front street line.
 - f. Provide an approval sheet.

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APPROVED BY AUTHORITY OF:
Andree Green Checkley, Planning Director

Date: _____

By: _____
Christina Pompa
Acting Subdivision and Zoning Supervisor