



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-03005

Application	General Data
Project Name: Riverbend Estates Lot 31, Block E Location: South side of River Bend Road approximately 150 feet west of its intersection with Cagle Place Applicant/Address: Gregory & Michael Lyons 11 Musicmaster Court Silver Spring, MD 20904	Date Accepted: 03/11/03
	Planning Board Action Limit: N/A
	Plan Acreage: 0.58
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage: 3,442
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 211SW01

Purpose of Application	Notice Dates
This Chesapeake Bay Critical Area Conservation Plan requires Planning Board approval prior to the issuance of a building permit. Construction of a single-family residence in the Chesapeake Bay Critical Area.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 04/08/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Jim Stasz	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

Agenda Date: 04/24/03

Agenda Item:

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Chesapeake Bay Critical Area
Conservation Plan and Conservation Agreement CP-03005
Riverbend Estates, Lot 31, Block E

Council District: 8 Planning Area: 80 Municipality: none

OVERVIEW:

The proposal is for the construction of a single-family detached dwelling on a property in the R-R/L-D-O Zones recorded prior to December 1, 1985. A Critical Area Conservation Plan is required prior to the issuance of a permit by the Prince George's County Department of Environmental Resources. The Planning Board is the final approving authority for Chesapeake Bay Critical Area Conservation Plans.

SITE DESCRIPTION:

The 0.58-acre property is on the south side of River Bend Road approximately 150 feet west of its intersection with Cagle Place. There are no streams or wetlands on the property. There is no floodplain on the property. Current air photos indicate that the site is mostly wooded. No Historic or Scenic roads are affected by this proposal. There are no significant nearby noise sources and the proposed use is not expected to be a noise generator. No species listed by the State of Maryland as rare, threatened or endangered are known to occur in the general region. According to the sewer service and water service maps produced by DER, the property is in categories S-3 and W-3. A stormwater design plan is under review by DER. The Prince George's County Soils Survey indicates that the principal soils on the site are in the Aura series. The site is in the Developing Tier according to the General Plan.

FINDINGS:

On March 28, 2003, the Subdivision Review Committee determined that the Conservation Plan was in general conformance with the requirements of the R-R Zone, the L-D-O Zone and the Conservation Manual. Some minor technical changes have been made to bring the plan into complete conformance with all regulations. The revised plan, accepted by the Prince George's County Department of Environmental Resources on April 7, 2003, has been determined to meet all applicable requirements.

RECOMMENDATION: APPROVAL.