



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-03013

Application	General Data
Project Name: Boccabello Property Tax Map 142, Parcel 50 Location: West side of Indian Head Highway approximately 1,000 feet south of Piscataway Creek Applicant/Address: Michael & Ayanna Fowlkes. 12001 Clear Creek Drive Fort Washington, MD 20744	Date Accepted: 10/10/03
	Planning Board Action Limit: N/A
	Plan Acreage: 1.86
	Zone: O-S/R-C-O
	Dwelling Units: 1
	Proposed Dwelling Square Footage: 4,300
	Planning Area: 80
	Council District: 9
	Municipality: N/A
	200-Scale Base Map: 218SE01

Purpose of Application	Notice Dates
This Chesapeake Bay Critical Area Conservation Plan requires Planning Board approval prior to the issuance of a Building Permit. This application is for the construction of a single-family residence in the Chesapeake Bay Critical Area. No variances are required.	Adjoining Property Owners: N/A (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	Sign(s) Posted on Site: 01/18/05
	Variance(s): Adjoining Property Owners: N/A

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

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-03013
Boccabello Property, Tax Map 142, Parcel 50

Council District: 8 Planning Area: 80 Municipality: None

OVERVIEW

The proposal is for the construction of a single-family detached dwelling on a lot within the Chesapeake Bay Critical Area. A Chesapeake Bay Critical Area Conservation Plan is required prior to the issuance of any 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.

1. **Site Description**

The 1.86-acre property in the O-S/R-C-O Zones is on the west side of MD 210 approximately 1,000 feet south of Piscataway Creek and is located within the Chesapeake Bay Critical Area. The 100-foot-wide critical area primary buffer and expanded buffer occur on the property. There are no streams, wetlands or steep slopes on the site. 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. A stormwater design plan has been approved by DER. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Matapeake series. The site is in the Developing Tier according to the General Plan.

2. **Background**

The property was created by deed prior to December 1, 1985, as noted in the Prince George's County Land Records. This site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site is within the Chesapeake Bay Critical Area. The plan correctly indicates there are no threatened or endangered species, no colonial waterbird nesting sites, no forests with interior-dwelling bird species, no Natural Heritage Areas, no waterfowl staging areas, no anadromous fish spawning streams, no wetlands, and no tributary streams. The gross tract is 80,975 square feet, the area of 100-year floodplain is 41,440 square feet, and the net tract is 39,395 square feet; however, the plan notes the net lot area as 28,535 square feet. The maximum amount of impervious surface area permitted per Section 27-548.17, footnote 4.A(ii) of the Zoning Ordinance is 15 percent of the gross tract area or 12,146.25 square feet. The proposed impervious surface area is 4,300 square feet or 5.31 percent. The maximum percentage of lot coverage permitted by the Zoning Ordinance per Section 27-442 Table I, footnote 4, is 25 percent of the contiguous net tract area or 9,848.75 square feet; however, the plan improperly notes the maximum lot coverage permitted as 15 percent. The proposed percentage of lot coverage is 4,300 square feet or 10.9 percent. The plan proposes the clearing of 11,150 square feet of the

existing 80,975 square feet of forest. The plan meets the afforestation requirements of the Chesapeake Bay Critical Area by providing 872 square feet of on-site planting and a fee-in-lieu of \$4,111.20. The Maryland State Highway Administration has granted permission for this property to be served by connection to the existing service road to Indian Head Highway.

3. **Summary**

On October 24, 2003, the Subdivision Review Committee determined that the conservation plan was in general conformance with the requirements of the R-C-O Zone and the Conservation Manual; however, the plans did not show conformance with restrictions set by the Zoning Ordinance, and Maryland State Highway permission was required for the driveway to access the existing service road for Indian Head Highway. Revised plans were accepted for processing on December 27, 2004. The revised plans with meet the requirements of the Conservation Manual, the R-C-O Zone and the O-S Zone after minor corrections are made.

RECOMMENDATION:

APPROVAL of CP-03013 subject to the following condition:

Prior to signature of the conservation plan, the plan shall be revised to:

- a. Correct the net tract area to read 39,395 square feet.
- b. Note the proposed impervious surface areas are 5.31 percent of the gross tract.
- c. Correct the permitted percentage of lot coverage to 25 percent of the net tract (9,848.75 square feet).
- d. Note the proposed percentage of lot coverage is 4,300 square feet (10.9 percent).