



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-04007

Application	General Data
Project Name: George Thorne Estate Lot 12 Location: South side of Sandy Bar Drive, west of its intersection with Indian Princess Drive Applicant/Address: George Campbell 1200 Sandy Bar Drive Fort Washington, MD 20744	Date Accepted: 4/14/04
	Planning Board Action Limit: N/A
	Plan Acreage: 0.47
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage: 5,089.5
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 213SW01

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 additions to of a single-family residence in the Chesapeake Bay Critical Area. No variances are requested.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 08/31/04
	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-04007
George Thorne Estate, Lot 12

Council District: 8 Planning Area: 80 Municipality: none

OVERVIEW:

The proposal is for additions to 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.

Site Description

The 20,362-square-foot property in the R-R/L-D-O Zones is on the south side of Sandy Bar Drive, west of its intersection with Indian Princess Drive and is located within the Chesapeake Bay Critical Area. The 100-foot-wide Critical Area Primary Buffer is not located on the property. There are no streams, wetlands or 100-year floodplain on the property. There are no steep slopes on the property. Current air photos indicate that the site is developed with a single-family detached residential structure. 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 Magnolia series. The site is in the Developing Tier according to the General Plan.

Background

The Final Plat of Subdivision was approved on January 27, 1947, as shown on Record Plat BB 14-92 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.

Findings

1. 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, no tributary streams and no Critical Area buffers on the site.
2. The gross tract is 20,362 square feet and the net tract is 20,262 square feet. The maximum amount of impervious surfaces permitted per Section 27-548.17, footnote 4A(ii), of the Zoning

Ordinance is 25 percent of the gross tract area or 5,090.5 square feet. The proposed amount of impervious surfaces is 5,089.5 square feet or 24.9 percent.

3. The maximum Percentage of Lot Coverage permitted by the Zoning Ordinance for Lot 9, per Section 27-442 Table II of the Zoning Ordinance, is 25 percent of the contiguous net tract area or 5,090.5 square feet. The proposed Percentage of Lot Coverage is 5,089.5 square feet or 24.9 percent.
4. The plan meets the Chesapeake Bay Critical Area requirement for afforestation by providing on-site planting.

Summary

On May 7, 2004, the Subdivision Review Committee determined that the Conservation Plan was in general conformance with the requirements of the L-D-O Zone and the Conservation Manual; however, the plan needed some technical changes. Revised plans were accepted for processing on June 28, 2004. The revised plans meet the requirements of the Conservation Manual, the L-D-O Zone and the R-R Zone.

RECOMMENDATION:

APPROVAL of CP-04007.