



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-04019

Application	General Data
Project Name: Property of Michael Mekibib Tax Map 122, Parcel 23 Location: 400 feet north of the intersection of Riverview Road and Riverview Road West Applicant/Address: Michael Mekibib 1234 Massachusetts Avenue NW Washington, DC 20005	Date Accepted: 09/28/04
	Planning Board Action Limit: N/A
	Plan Acreage: 0.46
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Proposed Dwelling Square Footage: 2,300
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 214SW01

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.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 12/30/04
	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-04015
Property of Michael Mekibib, Tax Map 122, Parcel 23

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 before December 1, 1985. 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 0.46-acre property in the R-R/L-D-O Zones is approximately 400 feet north of the intersection of Riverview Road with Riverview Road West and is located within the Chesapeake Bay Critical Area. The 100-foot-wide critical area primary buffer and expanded buffer do not occur on the property. There are no streams, wetlands, 100-year floodplain, or steep slopes on the site. The site contains no woodland. 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 the Department of Environmental Resources. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Sassafras series. The site is in the Developing Tier according to the General Plan.

FINDINGS:

On October 22, 2004, 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; however, some technical changes were required. Revised plans were accepted on December 15, 2004. This site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site is within the Chesapeake Bay Critical Area. Based upon information provided by the State of Maryland, 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. The maximum amount of impervious surfaces permitted per Section 27-548.17, footnote 4 A(ii) of the Zoning Ordinance is 25 percent of the gross tract area or 5,027 square feet. The proposed amount of impervious surfaces is 2,300 square feet or 11.6 percent. The maximum percentage of lot coverage permitted by the Zoning Ordinance for the property, per Section 27-442, Table II of the Zoning Ordinance, is 25 percent of the contiguous net tract area or 5,027 square feet. The proposed percentage of lot coverage is 2,300 square feet or 11.6 percent. In conformance with the

Chesapeake Bay Critical Area Conservation Manual the plan provides tree planting equivalent to 15 percent of the gross tract (3,016 square feet) cover. A stormwater design plan has been approved by the Prince George's County Department of Environmental Resources. No variances are needed for this proposed development.

RECOMMENDATION:

APPROVAL of CP-04019.