

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Countywide Planning Division
 301-952-3650



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN

CP-05008

| Application | General Data |
|---|---|
| Project Name: Riverview Estates Lot 5 Location: West side of Riverview Road south of Sero Estates Drive Applicant/Address: Frances J. Rollins 12203 Riverview Road Fort Washington, MD 20744-6014 | Date Accepted: 06/22/05 |
| | Planning Board Action Limit: N/A |
| | Plan Acreage: 2.36 |
| | Zone: R-E L-D-O/R-C-O |
| | Dwelling Units: 1 |
| | Square Footage of Proposed Structure: 3,910 |
| | Planning Area: 80 |
| | Council District: 8 |
| | Municipality: N/A |
| | 200-Scale Base Map: 215SW01 |

| 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: 09/04/05 |
| | 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-05008
River Estates, Lot 5

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-E/L-D-O/R-C-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 previously approved CP-93012 and CP-903012/01 for the Riverview Estates development. As part of those approvals, each individual lot is required to have a conservation plan prior to issuance of any building permit. The Planning Board previously approved CP-04003 for the subject property; however, the proposed revisions are of a magnitude that require Planning Board approval. The Planning Board is the final approving authority for Chesapeake Bay Critical Area conservation plans.

SITE DESCRIPTION:

The 2.36-acre property is on the west side of Riverview Road, south of Sero Estates Drive, and is located within the Chesapeake Bay Critical Area. The lot contains an area of land in the L-D-O Zone where the house is proposed to be built, and an area zoned R-C-O, which contains the 100-foot-wide CBCA buffer and the 100-year floodplain. There are no streams or wetlands on the property. The steep slopes on the property are adjacent to the tidal waters and within the critical area buffer. Current air photos indicate that the site is mostly unwooded. 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 is under review by DER. 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 July 15, 2005, the Subdivision Review Committee determined that the conservation plan was in general conformance with the requirements of the R-E Zone, the L-D-O Zone, the R-C-O Zone, and the Conservation Manual; however, some technical changes were required. Revised plans were accepted on August 29, 2005. 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, and no tributary streams on the site. The maximum amount of impervious surface permitted for Lot 5 by CP-93012/01 is 13,215 square feet. The proposed impervious surface is 8,220 square feet. The maximum amount of net lot coverage permitted by the Zoning Ordinance for Lot 5 is 18,020 square feet (20 percent of the net tract). The proposed net lot coverage is 8,220 square feet. 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