



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-05009

Application	General Data
Project Name: Treasure Cove Lots 15-18 Location: 1309 Greenway Trail Fort Washington, MD 20744 Applicant/Address: Damien and Donna Downing 8504 Osprey Court Fort Washington, MD 20744-6014	Date Accepted: 06/21/05
	Planning Board Action Limit: N/A
	Most Recent Revision: 01/28/08
	Plan Acreage: 0.43
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage of Proposed House: 3,160
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 216SW01

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: 5/08/08
	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 CP-05009
Treasure Cove, Lots 15-18
Council District: 8 Planning Area: 80 Municipality: N/A

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. The approval of a Conservation Plan by the Planning Board is required prior to the issuance of permits in the Chesapeake Bay Critical Area. The Planning Board is the final approving authority for Chesapeake Bay Critical Area Conservation Plans.

SITE DESCRIPTION

The 0.43 acre property is on the north side of Greenway Trail and is located within the Chesapeake Bay Critical Area. The gross tract area is approximately 18,779 square feet and the net tract area is approximately 18,779 square feet. There are no streams, wetlands or 100-year floodplain on the property. There are no steep slopes on the property. There is no Critical Area Buffer on the property. Current air photos indicate that the site completely 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 in the general region. 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.

Environmental Issues Addressed in the Henson Creek Master Plan.

Except for noting that the property is within the Chesapeake Bay Critical Area, there are no specific recommendations pertaining to the environmental elements of the Master Plan that relate to the subject property.

Countywide Green Infrastructure Plan

The subject property is identified as a Network Gap on the approved Countywide Green Infrastructure Plan. The reforestation of areas where trees are removed for construction will address conformance with the Green Infrastructure Plan.

RECOMMENDED FINDINGS

1. On July 15, 2005, the Subdivision Review Committee determined that the Conservation Plan was

generally in conformance with the L-D-O zone and the R-R zone; however, technical changes were required. Revised plans were received on June 22, 2005, February 8, 2007, December 4, 2007 and January 14, 2008. Comments on the plans were provided in memos dated July 15, 2005 and February 23, 2007. 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.

2. The maximum amount of impervious surfaces permitted per Section 27-548.17, footnote 4 A(ii) of the Zoning Ordinance is 25% of the gross tract area or 5,163 square feet. The plan proposes total impervious surfaces of 4,300 square feet or 22.9%.
3. The minimum net lot area required by Section 27-442 Table I of the Zoning Ordinance is 15,000 square feet. The net lot area as indicated on the plan is 18,778 square feet.
4. The maximum Percentage of Lot Coverage permitted by Section 27-442 Table II of the Zoning Ordinance is 25% of the contiguous net tract area or 4,964.68 square feet. The proposed Percentage of Lot Coverage is 4,300 square feet or 22.9%.
5. The minimum lot width at the street frontage permitted by Section 27-442 Table III of the Zoning Ordinance is 70 feet. The lot width at the street frontage is 175.2 feet.
6. The minimum lot width at the building line permitted by Section 27-442 Table III of the Zoning Ordinance is 100 feet. The lot width at the proposed building line is 175.2 feet.
7. Record Plat 3-62, recorded on August 26, 1927, contains 25-foot building restriction lines parallel to all streets abutting the subject application. These building restriction lines are identical to those required by Section 27-442 Table IV of the Zoning Ordinance. The proposed front yard setback is 25 feet.
8. The minimum side yard setbacks permitted by Section 27-442 Table IV of the Zoning Ordinance are a total of 17 feet with a minimum of 8 feet. The proposed side yards are not shown on the plan, but they scale at 41 and 69 feet for a total of 110 feet.
9. The minimum rear yard setback required by Section 27-442 Table IV of the Zoning Ordinance is 20 feet. The proposed rear yard is 20 feet.
10. The maximum height permitted by Section 27-442 Table V of the Zoning Ordinance is 35 feet. The proposed height is 25 feet.
11. The plan proposes clearing 10,903 square feet of woodland. The "Chesapeake Bay Critical Area Manual" requires mitigation in the form of on-site planting or the use of fee-in lieu for woodland removal. The plan does not indicate how the mitigation requirement will be met and a condition has been proposed to ensure this requirement is met.
12. A Stormwater Design Plan, SD #21923-2005-00, has been approved by the Department of Public Works and Transportation. The site will use an oversized drywell to control runoff.

13. The “Prince George’s County Soils Survey” indicates that the principal soils on the site are in the Aura series. Aura soils are highly erodible but pose no other special problems for development. Prince George’s County will require a soils report in conformance with CB-94-2004 during the permit process review.
14. Staff of the Chesapeake Bay Critical Area Commission have reviewed the plan and have determined that the plan meets the impervious surface requirements for a single-family structure in the L-D-O zone.
15. Access to this property will require a permit from the Department of Public Works and Transportation for the construction of a driveway within the Greenway Trail right-of-way. Clearing of woodland will require mitigation.

RECOMMENDATION

Staff recommends approval of CP-05009 subject to the following condition:

Prior to signature, the plan shall be revised to:

- a. show and label actual side yard setbacks
- b. show access and associated clearing for the driveway
- c. indicate how woodland clearing on the lot and for the driveway will be mitigated
- d. add the following note:

“Access to this property will be provided via a driveway within the right-of-way for Greenway Trail per approval of the Department of Public Works and Transportation.”