



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-05014

Application	General Data
Project Name: Tantallon on the Potomac Lot 26 Location: 12518 Monterey Circle Applicant/Address: Emerge Homes, Inc. 1025 Connecticut Avenue SW, Suite 1012 Washington, DC 20036	Date Accepted: 10/26/05
	Planning Board Action Limit: N/A
	Plan Acreage: 0.60
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage of Proposed Structure: 3,000
	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: 01/03/06
	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-05014
Tantallon on the Potomac, Lot 26

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 0.60-acre property in the R-R/L-D-O Zones is on the north side of Monterey Circle approximately 200 feet west of its intersection with Settles Court 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 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 Keyport series. The site is in the Developing Tier according to the General Plan.

FINDINGS:

On November 18, 2005, 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 Chesapeake Bay Critical Area Conservation Manual; however, technical errors were found. Revised plans were accepted on January 3, 2006. 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 per Section 27-548.17, footnote 4A(ii) of the Zoning Ordinance is 15 percent of the gross tract area or 3,946.5 square feet. The plan proposes total impervious surface areas of 3,945.0 square feet, or 14.9 percent. The maximum percentage of lot Coverage permitted by the Zoning Ordinance for Lot 26, per Section 27-442

Table II of the Zoning Ordinance, is 25 percent of the contiguous net tract area, or 6,577 square feet. The proposed percentage of lot coverage is 5,720 square feet, or 21.7 percent. 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