



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

# CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-05016

Application	General Data
<b>Project Name:</b> First Baptist Church of North Brentwood and the Town of North Brentwood  <b>Location:</b> 40th Street/Wallace Road/ Church Street—South of Allison Street  <b>Applicant/Address:</b> First Baptist Church Inc. 4000 Wallace Road North Brentwood, MD 20721	Date Accepted: 06/20/05
	Planning Board Action Limit: 05/04/06
	Plan Acreage: 2.47 acres
	Zone: R-55/I-D-O/D-D-O
	Dwelling Units: N/A
	Square Footage of Proposed Structure: N/A
	Planning Area: 68
	Council District: 2
	Municipality: North Brentwood
	200-Scale Base Map: 206/NE03

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 parking facility in the Chesapeake Bay Critical Area. No variances are needed.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 4/5/06
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Bob Metzger	
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-05016  
First Baptist Church of Brentwood, Parcel "A" and Lots 15-24, Block C

Council District: 2      Planning Area: 68      Municipality: North Brentwood

**OVERVIEW:**

The subject property is currently developed and operates as a church. The applicant seeks approval for the construction of a parking facility on a property in the R-55/I-D-O/D-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 subject property is located on the south side of Allison Street, fronting 40<sup>th</sup> Avenue to the west, Wallace Road to the north and south, and Church Street and Windom Street to the east. The site is relatively flat, sloping towards the north, and drains into the Anacostia River within the Anacostia River Watershed. There are no streams, wetlands or 100-year floodplains identified on the subject property. The predominant soil types on the site are Codorus and Elsinboro. These soil series generally exhibit moderate to severe limitations to development due to flood hazard, high water table, and impeded drainage. Based on the proposed use of the site for the construction of a church, it is unlikely that major limitations will occur. There are no Marlboro clays or scenic or historic roads located on or adjacent to the subject property. There are no known rare, threatened, or endangered species in the general region listed by the State of Maryland. No noise concerns have been identified related to this site.

**FINDINGS:**

On February 24, 2006, the Subdivision Review Committee determined that the Conservation Plan was in general conformance with R-55 Zone, the I-D-O Zone, the D-D-O Zone and the Chesapeake Bay Critical Area Conservation Manual. Some minor technical changes have been made to bring the plan into complete conformance. The revised plan accepted by the Prince George's County Department of Environmental Resources on April 19, 2006, has been determined to meet all applicable requirements.

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 by Section 27-548.17 of the Zoning Ordinance is 100 percent of the gross tract area. The existing amount of impervious surfaces is 54,668 or 51 percent of the site. The proposed impervious surface is 75,142 square feet or 70 percent. The maximum amount of

net lot coverage permitted by the Gateway Arts District D-D-O Zone is 100 percent—making this requirement moot. A Stormwater Concept Plan (CSP 35549-2005-00) has been approved by the Prince George's County Department of Environmental Resources. No variances are needed for this proposed development. A Letter of Exemption, dated February 16, 2006, has been issued by the Environmental Planning Section. A copy of this Letter of Exemption must be submitted at time of building permit application.

**RECOMMENDATION:** Staff recommends approval of CP-05016 with the following condition:

Prior to signature approval of the conservation plan, it shall be signed and dated using blue ink to confirm an original signature and date.