



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN

CP-07006

Application	General Data
Project Name: Rogers & Phillips Subdivision Lot 20 Location: 4507 Emerson Street Hyattsville, MD 20781 Applicant/Address: The Modular Building Company 2936 Southhaven Drive Annapolis, MD 21401	Date Accepted: 04/19/07
	Planning Board Action Limit: N/A
	Most Recent Revision: 06/22/07
	Plan Acreage: 0.11
	Zone: R-55/I-D-O
	Dwelling Units: 1
	Square Footage of Proposed Structure: 920
	Planning Area: 68
	Council District: 5
	Municipality: Hyattsville
	200-Scale Base Map: 206NE04

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. This is a companion to DSP-07023 and SP-070004	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 09/17/07
	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-07006
Rogers & Phillips Subdivision, Lot 20

Council District: 5 Planning Area: 68 Municipality: Hyattsville

OVERVIEW

The proposal is for the construction of a single-family detached dwelling on a property in the R-55/I-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 Prince George's County. The Planning Board is the final approving authority for Chesapeake Bay Critical Area conservation plans.

The Detailed Site Plan, DSP-07023 and the Special Permit, SP-070004, must be approved before the Conservation Plan because these applications address the use and zoning requirements of the Gateway Arts District Sector Plan and the R-55 Zone.

SITE DESCRIPTION

The 4,823-square-foot property in the R-55 and I-D-O Zones is located on the south side of Emerson Street approximately 600 feet east of Baltimore Avenue in the Northeast Branch watershed in the Anacostia River basin. There are no streams, wetlands or 100-year floodplain on the property. No buffers designated by the "Chesapeake Bay Critical Area Conservation Manual" occur on the property. The property has 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 on the subject property or on adjacent properties. A stormwater design plan is required. The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Aura soil series, which has no severe limitations to development. There are no specific recommendations pertaining to the environmental elements of the Gateway Arts District Sector Plan that relate to the subject property. Neither the subject property nor any adjacent properties contain any network elements of the *Countywide Green Infrastructure Plan*.

RECOMMENDED FINDINGS

1. On May 4, 2007, the Subdivision Review Committee determined that the conservation plan was not in conformance with the Gateway Arts District Sector Plan because a residential use is not permitted. The applicant subsequently filed applications DSP-07023 and SP070004 in order to address that issue. Revised plans were accepted on June 22, 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 of the Zoning Ordinance is 100 percent of the gross tract area or 4,823 square feet. The plan proposes total impervious surfaces of 1,662 square feet or 34.47 percent.
3. Stormwater management will be accomplished by creating the bioretention area shown on the plan.
4. All other provisions relating to lot coverage, setbacks, and the use and zoning requirements of the Gateway Arts District Sector Plan and the R-55 Zone were reviewed by the Development Review Division as part of the detailed site plan.

RECOMMENDATION

Staff recommends approval of CP-07006 with the following conditions:

1. All conditions required by DSP-07023 and SP-070004 shall become conditions of the conservation plan.
2. Prior to signature, the plan shall be revised to note that the property is in the Intense Development Overlay Zone and not the Limited Development Overlay Zone. Revise Note 9 to indicate that the property is exempt from woodland conservation because it is in the Chesapeake Bay Critical Area.