



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

CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-07010

Application	General Data
Project Name: Waterside Subdivision Lot 10 Location: 8209 Waterside Court Fort Washington, MD 20744 Applicant/Address: Susan L. and Samuel M. Todd 8209 Waterside Court Fort Washington, MD 20744	Date Accepted: 08/14/07
	Planning Board Action Limit: N/A
	Most Recent Revision: 01/22/08
	Plan Acreage: 0.52
	Zones: R-R/L-D-O
	Dwelling Units: 1
	Proposed New Impervious Surfaces: 0
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 211SW01

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 pier on a property in the Chesapeake Bay Critical Area. This is a companion to DSP-86116/14.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 01/08/08
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Jim Stasz	
APPROVAL	APPROVAL WITH CONDITION	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-07010
Waterside Subdivision, Lot 10

Council District: 8 Planning Area: 80 Municipality: N/A

OVERVIEW

The proposal is for the construction of a boat pier 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-86116/14, must be approved before the conservation plan because that application addresses the zoning requirements of the R-R and L-D-O Zones.

SITE DESCRIPTION

The 0.52-acre property in the R-R and L-D-O Zones is located on the west side of Waterside Court in the Chesapeake Bay Critical Area. There are no streams or wetlands on the property. The property abuts the Potomac River and contains the 100-foot Chesapeake Bay Critical Area buffer. 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 not 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. 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 Henson Creek Master Plan that relate to the subject property. The 100-foot Chesapeake Bay Critical Area buffer is designated as a regulated area in the *Countywide Green Infrastructure Plan*.

RECOMMENDED FINDINGS

1. On September 9, 2007, the Subdivision Review Committee determined that the conservation plan could not be reviewed until a revision to the existing detailed site plan was accepted. The applicant subsequently filed DSP-86116/14 to address that issue. The application for the revision to the DSP was accepted on November 20, 2007. Staff of the Chesapeake Bay Critical Area Commission provided comments by letter dated December 12, 2007. Revised plans were accepted on January 22, 2008. 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 proposed pier does not require any changes to the existing stormwater management methods.
3. All other provisions relating to lot coverage, setbacks, and the use and zoning requirements of the R-R and L-D-O Zones are presented in the staff report for Detailed Site Plan DSP-86116/14.

RECOMMENDATION

Staff recommends approval of CP-07010 with the following conditions:

1. Prior to signature of the conservation plan, all changes to the plan required by DSP-8611/14 must be completed.