

The Maryland-National Capital Park and Planning Commission  
 Prince George's County Planning Department  
 Countywide Planning Division  
 301-952-3650



*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-07011

Application	General Data
<b>Project Name:</b> Riverbend Estates  <b>Location:</b> 8801 Fort Foote Road  <b>Applicant/Address:</b> Friendship Greens on the Potomac, LLC 11 Center Way, Suite 202 Greenbelt, MD 2077029	Date Accepted: 10/24/07
	Planning Board Action Limit: N/A
	Most Recent Revision: 11/05/07
	Plan Acreage: 4.78
	Zone: R-R/R-C-O
	Square Footage of Proposed Structure: None in R-C-O
	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 approval of a Preliminary Plan. This Conservation Plan is a companion to 4-07047. No disturbance is proposed on any land within the R-C-O zone.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 11/17/07
	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 CP-07011  
Riverbend Estates

Council District: 8      Planning Area: 80      Municipality: Colmar Manor

**OVERVIEW:** The proposal is for the subdivision of a parcel that is partially within the Chesapeake Bay Critical Area. This plan accompanies a preliminary plan of subdivision, 4-07047, for a parcel containing 12.81 acres. A Conservation Plan, for the 4.78 acres within the R-C-O zone, is required prior to approval of any subdivision within the Chesapeake Bay Critical Area by the Planning Board. The Planning Board is the final approving authority for Chesapeake Bay Critical Area Conservation Plans.

**SITE DESCRIPTION**

The 12.81-acre property in the R-R/R-C-O zones is located on the northwest side of Fort Foote Road approximately 5,000 feet southwest of its intersection with Oxon Hill Road. There are no streams or 100-year floodplain on the property. An isolated wetland occurs on the property. According to the *Prince George's County Soil Survey* the principal soils are in the Aura, Beltsville, Chillum and Leonardtown series. Marlboro clay is not found to occur in the vicinity of this property. According to information obtained from the Maryland Department of Natural Resources Natural Heritage Program, no rare, threatened, or endangered species occur in the vicinity of this property. There are no designated scenic or historic roads in the vicinity of the property. This property is located in the Potomac River watershed.

**RECOMMENDED FINDINGS**

1. 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.
2. The Countywide Green Infrastructure Plan designates the R-C-O area as a Regulated Area and the remainder of the site is within a designated Evaluation Area. The plan proposes no development within the R-C-O.
3. This R-C-O portion of the site is not subject to the provisions of the Woodland Conservation and Tree Preservation Ordinance, because it is within the Chesapeake Bay Critical Area. The portion outside of the R-C-O zone has a Tree Conservation Plan associated with Preliminary Plan 4-07047.
4. The maximum amount of impervious surface areas permitted per Section 27-548.17, footnote 4 A

(ii) of the Zoning Ordinance is 15 percent of the gross tract area or 31,252.5 square feet. The plan proposes no disturbance and no impervious surface areas.

5. All other provisions of the Chesapeake Bay Critical Area regulations have been met on-site.

### **Summary**

On November 2, 2007, the Subdivision Review Committee determined that the conservation plan was not in conformance with the requirements of the R-C-O Zone and the "Chesapeake Bay Critical Area Conservation Manual" because it proposed the installation of stormwater management facility to support adjacent development. Revised plans were accepted for processing on December 17, 2007. The revised plans show no disturbance to any portion of the Chesapeake Bay Critical Area on the property.

### **RECOMMENDATION:**

APPROVAL of CP-07011 subject to the following condition:

1. Prior to signature, the Conservation Plan shall be revised to include the following notes:
  - a. "No development is proposed. Any future proposed disturbance will require review and approval by the Planning Board."
  - b. "Only passive recreation is permitted within the R-C-O."