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CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN CP-07012

Application	General Data
Project Name: Swan Creek Club Development Lot 16 Location: 1316 Swan Harbour Road Fort Washington, MD 20744 Applicant/Address: Casas Del Sol, Inc. c/o Mr. Harry Pitt 8200 Potomac Avenue College Park, MD 20740	Date Accepted: 12/26/07
	Planning Board Action Limit: N/A
	Most Recent Revision: 4/08/08
	Plan Acreage: 0.62
	Zone: R-R/L-D-O
	Dwelling Units: 1
	Square Footage of Proposed Addition: 650
	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 an addition to 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: 4/08/08
	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-07012
Swan Creek Club Development, Lot 16

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

OVERVIEW

The proposal is for the construction of an addition to a single-family detached dwelling on a property in the R-R/L-D-O zones recorded before December 1, 1985. The approval of a Conservation Plan by the Planning Board is required prior to the issuance of permits in the Chesapeake Bay Critical Area. The Planning Board is the final approving authority for Chesapeake Bay Critical Area Conservation Plans.

SITE DESCRIPTION

The 0.62-acre property in the R-R and L-D-O zones is located on the south side of Swan Harbour Road at the intersection with Hatton Point Road in the Potomac River basin. There are no streams, wetlands 100-year floodplain on the property. The steep slopes in the southern portion of the property are part of the secondary buffer designated by the "Chesapeake Bay Critical Area Conservation Manual". The property is developed with a single-family detached residential structure and is partially 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 in the general region. A Stormwater Design Plan is required. The "Prince George's County Soils Survey" indicates that the principal soils on the site are in the Keyport soil series.

Environmental Issues Addressed in the Henson Creek Master Plan.

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 Master Plan that relate to the subject property.

Countywide Green Infrastructure Plan

The Green Infrastructure Plan indicates that the steep slopes are a Regulated Area and the remainder of the property is a Network Gap. No disturbance to the steep slopes is proposed.

RECOMMENDED FINDINGS

1. On January 11, 2007, the Subdivision Review Committee determined that the Conservation Plan was generally in conformance with the L-D-O zone and the R-R zone; however, minor technical changes were required. Revised plans were received on April 8, 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 maximum amount of impervious surfaces permitted per Section 27-548.17, footnote 4 A(ii) of the Zoning Ordinance is 15% of the gross tract area or 4,051.5 square feet. The plan proposes to add 820 square feet of impervious surfaces and remove 75 square feet of impervious surfaces to yield total impervious surfaces of 4,000 square feet or 14.8%.
3. The minimum net lot area required by Section 27-442 Table I of the Zoning Ordinance is 20,000 square feet. The net lot area as indicated in the Land Records at 125-11 is 27,010 square feet.
4. The maximum Percentage of Lot Coverage permitted by Section 27-442 Table II of the Zoning Ordinance is 25% of the contiguous net tract area or 6,752.5 square feet. The proposed Percentage of Lot Coverage is 4,000 square feet or 14.8%.
5. The minimum lot width at the street frontage permitted by Section 27-442 Table III of the Zoning Ordinance is 70 feet. The lot width at the street frontage is 124.0 feet.
6. The minimum lot width at the building line permitted by Section 27-442 Table III of the Zoning Ordinance is 100 feet. The lot width at the proposed building line is 124.0 feet.
7. The minimum front yard setback permitted by Section 27-442 Table IV of the Zoning Ordinance is 25 feet; however, Record Plat 125-11 requires a 50-foot setback. The proposed front yard setback is 52 feet.
8. The minimum side yards permitted by Section 27-442 Table IV of the Zoning Ordinance are a total of 17 feet with a minimum of 8 feet. The proposed side yards are 25 and 27 feet for a total of 52 feet.
9. The minimum rear yard required by Section 27-442 Table IV of the Zoning Ordinance is 20 feet. The proposed rear yard is 94 feet.
10. The maximum height permitted by Section 27-442 Table V of the Zoning Ordinance is 35 feet. The height of the existing house is 28 feet and the height of the proposed addition is 25 feet.
11. The site contains more than 7,000 square feet of existing woodland which exceeds the 15% threshold of 4,5051.5 square feet required by the "Chesapeake Bay Critical Area Manual". No woodland will be removed.
12. A Stormwater Design Plan is not required by the Department of Public Works and Transportation because of the limited additional development.

13. The “Prince George’s County Soils Survey” indicates that the principal soils on the site are in the Keyport series. Keyport soils are highly erodible and may have impeded drainage and a high water table. Prince George’s County will require a soils report in conformance with CB-94-2004 during the permit process review.
14. Staff of the Chesapeake Bay Critical Area Commission have reviewed the plan and have determined that the plan meets the impervious surface requirements for a single-family structure in the L-D-O zone.

RECOMMENDATION

Staff recommends approval of CP-07012 subject to the following condition:

Prior to signature, the plan shall be revised to show the location of the secondary buffer designated by the “Chesapeake Bay Critical Area Conservation Manual” and note the locations of the two evergreen trees to be planted to satisfy the “Landscape Manual”.