

April 24, 2014

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division

FROM: John Ferrante, Senior Planner, Zoning Review Section, Development Review Division

SUBJECT: Chesapeake Bay Critical Area Conservation Plan CP-12002
Indian Queen Estates, Lot 1, Block A (Casey Property)

The conservation plan application was originally heard by the Prince George's County Planning Board on February 20, 2014, and was continued to May 15, 2014 in order to allow adequate time for the applicant, Sonia Casey, to address minor discrepancies that were identified on the conservation plan at the time of the writing of the staff report and that were further discussed at the public hearing.

A revised conservation plan was submitted by the applicant on March 31, 2014. In an e-mail dated April 21, 2014, the Environmental Planning Section stated the following concerning the revised conservation plan:

Environmental Planning Section

The Environmental Planning Section has reviewed revised Chesapeake Bay Critical Area Conservation Plan CP-12002, stamped as received on April 3, 2014. This application was previously heard by the Planning Board on February 20, 2014 and was continued to the May 15, 2014 public hearing. Two conditions were previously recommended by the Environmental Planning Section in the original staff report.

The current plan submission has adequately addressed Conditions 1(a) through (d). The Environmental Planning Section still recommends that the remaining conditions, Conditions 1(e) through (g) and Condition 2, be addressed prior to certification of the conservation plan. In closing, the Environmental Planning Section recommends approval of CP-12002 subject to Conditions 1(e) through (g) and Condition 2, as contained in the original staff report.

This e-mail supersedes the Environmental Planning Section's previous memorandum dated January 13, 2014.

The following conditions were recommended in the original staff report for CP-12002. Additional comments have been added to address any changes that may be necessary to these conditions due to submission of the revised conservation plan and the updated memorandum received from the Environmental Planning Section on April 21, 2014.

1. Prior to certification, the following minor revisions shall be made to the conservation plan:
 - a. Show the correct dimensions for all existing structures and impervious surfaces on-site including, but not limited to, the front walkway and front porch, the rear deck and ramp, and the brick planter. The existing lot coverage amount shall not exceed 15 percent of the gross tract area.
 - b. Revise Table A to remove the lot coverage amount for the porch (73 square feet) and remove all references to the porch as being covered on the site plan.
 - c. Update the lot coverage tables to account for all impervious surfaces.
 - d. Show the location of the existing bamboo stand and label it as being removed.

Comment: The above conditions have been fully addressed on the revised conservation plan and are no longer recommended.

- e. Provide a five-year invasive species management plan to ensure eradication of bamboo from the site.
- f. Provide an evaluation report prepared and signed by a certified arborist to document the health of the five large trees located in the backyard. At a minimum, the evaluation shall include a professional opinion on the long-term survivability of each tree and a five-year management plan for each individual tree. This report shall be submitted to the Environmental Planning Section of The Maryland-National Capital Park and Planning Commission (M-NCPPC). The five-year management plan for each tree shall be added to the plan.
- g. Should it be determined that any tree on-site needs to be removed for safety purposes, each tree shall be replaced at a 1:1 basis with a two-inch caliper native tree species.

Comment: There is no need for the applicant to hire a certified arborist to address Conditions 1(e) through (g) until the conservation plan has been approved by the Planning Board. Therefore, Conditions 1(e) through (g) are still recommended and will be addressed prior to certification of the conservation plan.

2. Prior to certification of the conservation plan, a Chesapeake Bay Conservation and Planting Agreement shall be recorded in Prince George's County Land Records.

Comment: This condition is a standard requirement for all conservation plan applications and will be addressed prior to certification of the conservation plan.

RECOMMENDATION

Based on the above findings, it is recommended that Chesapeake Bay Critical Area Conservation Plan CP-12002 for Indian Queen Estates, Lot 1, Block A (Casey Property), be APPROVED subject to Conditions 1(e) through (g) and Condition 2 as noted above.