



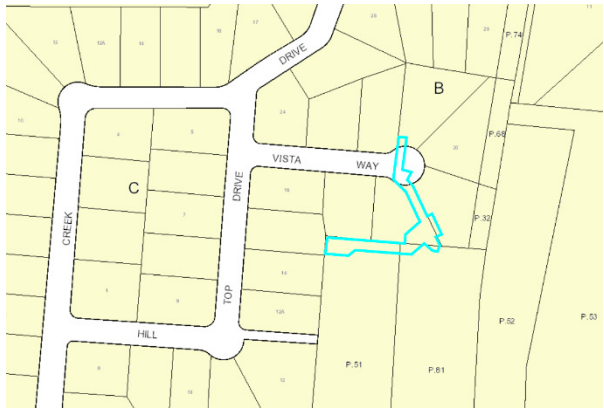
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Critical Area Conservation Plan CP-20004

408 Vista Way Stormdrain Improvement Project

REQUEST		STAFF RECOMMENDATION	
Conservation Plan for the installation of a stormdrain in the CBCA.		APPROVAL	

Location: 408 Vista Way, approximately 380 feet east of the intersection Vista Way and Hill Top Drive.				
Gross Acreage:	0.40 acres			
Zone:	R-R/L-D-O R-O-S/R-C-O			
Gross Floor Area:	N/A			
Lots:	N/A			
Parcels:	5			
Planning Area:	80			
Council District:	08			
Election District:	05			
Municipality:	N/A			
200-Scale Base Map:	214SW01			
Applicant/Address: Prince George's County Department of the Environment 1801 McCormick Drive, Suite 500 Largo, MD 20774		Planning Board Date:		N/A
Staff Reviewer: DeAndrae Spradley Phone Number: 301-952-4976 Email: DeAndrae.Spradley@ppd.mncppc.org		Planning Board Action Limit:		N/A
		Staff Report Date:		12/30/2020
		Date Accepted:		10/30/2020
		Informational Mailing:		N/A
		Acceptance Mailing:		N/A
		Sign Posting Deadline:		11/17/2020

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PLANNING DIRECTOR DECISION

Minor Chesapeake Bay Critical Area Conservation Plans

Application No: Chesapeake Bay Critical Area Conservation Plan CP-20004

Project Name: 408 Vista Way Stormdrain Improvement

Reviewer's Name: DeAndrae Spradley, Planner Coordinator, Subdivision and Zoning Section
Development Review Division

1. **Request:** The subject project area covers approximately 0.40 acre within the Rural Residential (R-R) and Reserved Open Space (R-O-S) Zones. The site is also partially located in the Chesapeake Bay Critical Area (CBCA) Limited Development Overlay (L-D-O) and CBCA Resource Conservation Overlay (R-C-O) Zones. The applicant proposes to perform a capital improvement project to alleviate the severe flooding conditions at the residential structure at 408 Vista Way, Fort Washington, MD 20744 (Lot 18, Block B). This linear stormdrain project impacts parts of the following properties: Lots 18, 19, and 21, Block B of Broadwater Estates recorded in Plat Book WWW 28-99; Parcel 51 and 81 (Maryland-National Capital Park and Planning Commission- (MNCPPC) owned parkland) recorded in Liber 3562 at folios 722 and 726, respectively; and the public right-of-way, Vista Way. The applicant proposes to remove and replant 14 existing on-site trees at a 1:1 ratio. The replacement plantings are to be located within the project area (Lots 18, 19, and 21, Block B), as shown on the conservation plan.
2. **Site Description:** The subject property is located at 408 Vista Way, approximately 380 feet east of the intersection Vista Way and Hill Top Drive. The proposed work area consists of yard areas between abutting properties connected to the cul-de-sac at the end of Vista Way. There are no streams, wetlands, or their associated buffers located on-site.

The project contains 0.01-acre of existing woodlands and a driveway. No CBCA buffers or regulated streams are located inside the project area. According to PGAtlas, the current house locations and driveways began construction in 1965 and were all constructed by 1993. The homes have remained the same. The project area contains five specimen trees. Three Specimen Trees, ST-1, ST-3, and ST-5 are proposed to be removed. In addition to the three specimen trees, eleven additional trees are to be removed within the project area. The soil types found on-site, according to the United States Department of Agriculture, Natural Resources Conservation Services, Web Soil Survey, are Sassafras and Croom soils, and Liverpool and Piccowaxen soils. Marlboro Clay and Christiana clays do not occur on or in the vicinity of this project. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program

and used on PGAtlas, there are no rare, threatened, or endangered species found to occur within the project area. This project is in the Broad Creek subwatershed that flows into the Potomac River basin. Lots 18, 19, and 21, Block B, have frontage on Vista Way, which is not identified as either a Master Plan roadway or as a designated historic roadway. The project area is located within the Environmental Strategy Area 4 of the Regulated Environmental Protection Areas Map, as designated by the 2014 *Plan Prince George's 2035 Approved General Plan*. According to the *Countywide Green Infrastructure Plan* of the *Approved Prince George's County Resource Conservation Plan*, (May 2017), portions of the project area are identified as Regulated Area and Evaluation Area.

3. **History:** On December 22, 1988, the Prince George's County Planning Board approved Conservation Plan CP-88020 for Lot 18, Block B. Lot 21, Block B also has a previously approved Conservation Plan, CP-91006, which was approved by the Planning Board on October 24, 1991. Both CP-88020 and CP-91006 were approved for single-family residential development on the subject lots.
4. **2010 Prince George's County Landscape Manual:** This application is exempt from Sections 4.1, 4.2, 4.3, 4.6, 4.7, 4.8, 4.9, and 4.10 of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), in accordance with Section 1.1(d), Applicability, because the proposal does involve an increase of impervious surface or gross floor area. Section 4.4, Screening Requirements, of the Landscape Manual does not apply to the proposed improvements.
5. **Recommended Findings:**
 - a. Comments were received from the Critical Area Commission, by letter dated December 3, 2020, incorporated by reference herein. The Commission provided the following comments:
 - (1) Please have the applicant clarify the limit of disturbance (LOD) on the conservation plan. The conservation plan notes state that the LOD is 0.40 acre, but the tables on the plan note the LOD is 0.34 acre.
 - (2) Because the proposed project is linear, mitigation for tree clearing on both the MNCPPC-owned land and the privately owned land must occur at a rate of 1:1 and must conform with the nursery stock credits, as per Section 5B-121, Table (g)(2) –Nursery Stock Credit of the Prince George's County Code. Please have the applicant submit this plan to our office for review and comment.

On December 21, 2020, the applicant submitted revised plans to address the above comments, and the Critical Area Commission staff confirmed that the above had been addressed by email dated December 28, 2020.
 - b. The plan set is appropriately labeled as a conservation plan and contains all required information, such as existing and proposed conditions, lot coverage calculations, and required notes.
 - c. This application does not require a CBCA variance for the proposed development.

- d. A Chesapeake Bay Conservation and Planting Agreement is typically required for the subject application type; however, this is a County project and the recording of such easement will be at the discretion of the County, and is the responsibility of the individual property owners affected by this application.
- e. A Conservation Easement will not be required for this site. The site does not contain any woodland that is to remain.
- f. The maximum percentage of lot coverage allowed by the Zoning Ordinance (Section 27-442(c) and Section 27-548(b)) for this application is as follows:
 - R-R Zone – 25 percent
 - R-O-S Zone – 10 percent
 - CBCA L-D-O Zone – 15 percent
 - CBCA R-C-O Zone – 15 percent

The applicant is proposing to install public underground stormdrain facilities. The minor ground level impervious areas associated with the stormdrain meets the requirements of the Zoning Ordinance for the land area included in this application. The applicant's proposal does not have an adverse effect on the lot coverage requirements from previously approved conservation plans for the land area included in this application.

- g. The minimum front, side, and rear yard setbacks required by Section 27-442, Table IV, were reviewed for the subject application. This application does not include the review and approval of any new buildings, which would be subject to the setback requirements.
- h. The proposed conservation plan is in conformance with Subtitle 5B and Subtitle 27 of the Prince George's County Code. The following referrals were received in support of this application and are incorporated by reference herein:
 - (1) Environmental Planning Section, dated December 28, 2020 (Nickle to Spradley)
 - (2) Urban Design Section, dated December 15, 2020 (Bossi to Spradley)
 - (3) AT&T, dated November 20, 2020 (Wigfield to Lee)
 - (4) State of Maryland Critical Area Commission Chesapeake and Atlantic Coastal Bays, dated December 3, 2020 (Harris to Spradley) and email, dated December 28, 2020 (Harris to Nickle)
 - (5) Department of Parks and Recreation, dated December 10, 2020 (Sun to Spradley)

- 6. **Recommendation:** APPROVAL of Chesapeake Bay Critical Area Conservation Plan CP-20004, 408 Vista Way Stormdrain Improvement.

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APPROVED BY AUTHORITY OF:

Date: 12/30/2020

By: _____
Andree Green Checkley, Esq.
Planning Director