



*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-88007/05

Application	General Data
<b>Project Name:</b> Indian Queen South Lots 150-155, Block D  <b>Location:</b> East side of Wenzel Lane approximately 150 feet north of its intersection with Parrot Drive.  <b>Applicant/Address:</b> McDaniels Development LLC 9470 Annapolis Road, Suite 226 Lanham, MD 20706	Date Accepted: 05/13/03
	Planning Board Action Limit: N/A
	Plan Acreage: 1.66
	Zone: R-R/L-D-O
	Dwelling Units: 6
	Planning Area: 80
	Council District: 8
	Municipality: N/A
	200-Scale Base Map: 213SW01

Purpose of Application	Notice Dates
This Chesapeake Bay Critical Area conservation plan requires Planning Board approval prior to the issuance of a Building Permit. CP-88007/05 serves as a major revision to CP-88007/01. The currently approved conservation plan shows no development on lots 150-155, Block D. The proposal is for the construction of six single-family detached dwellings on these lots.	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: 05/23/03
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation		Staff Reviewer: Jim Stasz	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			

Agenda Date: 06/12/03

Agenda Item:

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-88007/05  
Indian Queen South, Lots 150-155, Block D

Council District: 8      Planning Area: 80      Municipality: none

OVERVIEW:

The proposal is for the construction of six single-family detached dwellings on lots within the Chesapeake Bay Critical Area. A Chesapeake Bay Critical Area conservation plan is required prior to the issuance of any permit by the Prince George's County Department of Environmental Resources. The Planning Board is the final approving authority for Chesapeake Bay Critical Area conservation plans.

A Chesapeake Bay Critical Area conservation plan, CP-88007/01, was approved for Indian Queen South on March 30, 1989. CP-88007 was withdrawn before being heard by the Planning Board. CP-88007/01 included the subject properties, along with 93 other lots and 4 parcels. CP-88007/02 revised the plan to bring it into conformance with the approvals of 4-91011 and DSP-91004. CP-88007/03 was a staff-level revision to the impervious surface table that transferred impervious surface from Parcel P to lots 67-71, Block C. CP-88007/04 was a staff-level revision to the impervious surface table to transfer impervious surface from lots 51-66, Block C to lots 150-155, Block D.

By letter dated March 13, 2003, M. Andre Green, Associate Council, notes that lots 150-155, Block D, were inappropriately rezoned by CB-42-1998 from R-R to R-O-S and that the official zoning maps should be revised to indicate their correct zoning as R-R. CP-88007/05 serves as a major revision to CP-88007/01. The currently approved conservation plan shows no development on lots 150-155, Block D. The proposal is for the construction of six single-family detached dwellings on these lots.

SITE DESCRIPTION:

The six lots are on the east side of Wenzel Lane, approximately 150 feet north of its intersection with Parrot Drive. There are no streams or wetlands on the property. There is no floodplain on the property. Current air photos indicate that the site is mostly 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 general region. A stormwater design plan has been approved by the Prince George's County Department of Environmental Resources. The *Prince George's County Soils Survey* indicates that the principal soils on the site are in the Aura series. The site is in the Developing Tier according to the General Plan.

## FINDINGS:

This site is not subject to the provisions of the Woodland Conservation Ordinance because the entire site is within the Chesapeake Bay Critical Area. The maximum impervious surface for each of lots 150-155, Block D, is 3,000 square feet. The impervious surface calculations vary from 2,240 square feet to 2,270 square feet. The maximum net lot coverage for each of lots 150-155, Block D, is 3,017.15 square feet. The net lot coverage calculations vary from 2,240 square feet to 2,270 square feet.

Lots 20-24, Block D, are not a subject of this application; however, these lots are the subject of approved Detailed Site Plan DSP-91004 and are shown on the sheet that is the subject of this application. Approval of this revision to the conservation plan will revise the sheet containing all of the lots included in DSP-91004. In consultation with staff of the Urban Design Section, it has been determined that the proposed changes to the approved detailed site plan are minor in nature and would typically be reviewed and approved at staff level.

On May 23, 2003, the Subdivision Review Committee determined that the conservation plan was in general conformance with the requirements of the R-R Zone, the L-D-O Zone, and the *Conservation Manual*. This plan will replace sheet CP-4A of 5 (sheet 6 of 22 in the full set). Some minor technical changes have been made to bring the plan into complete conformance with all regulations. The revised plan accepted by the Prince George's County Department of Environmental Resources on May 28, 2003, has been determined to meet all applicable requirements.

Recommendation: APPROVAL.