



St. Leonard Town Center Master Plan Update


*Joint Public Hearing
Board of County Commissioners &
Planning Commission*

*St. Leonard Volunteer Fire Department
St. Leonard, Maryland
July 31, 2012*



Tonight's Agenda


- Presentation on the proposed St. Leonard Town Center Master Plan (May, 2012 draft)
- Citizens' comments
- Staff's concluding comments
- Planning Commission action *(may be deferred)*
- Board of County Commissioners action *(to be determined after the Planning Commission takes action)*



Town Center Master Plan Update Process


General Steps

1. Reorganize all Master Plans and Zoning Ordinances – follow format of County Comprehensive Plan & Zoning Ordinance
2. Revise Master Plans
3. Revise Zoning Ordinances



2004 Comprehensive Plan
Calvert County, Maryland
Approved and Adopted
December 2004

St. Leonard Town Center
Master Plan &
Zoning Ordinance





Author: [unreadable]
Editor: [unreadable]
Designer: [unreadable]
Printer: [unreadable]

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St. Leonard Meetings

- Kick-off of Master Plan Update, January 22, 2008
- Results from Kick-off, February 26, 2008
- Walking Tour of Town Center Core, May 7, 2008
- Photo survey by citizens
- Development Patterns Focus Meeting, Oct. 29, 2008
- Master Plan 1st draft presented & Kick-off of Zoning Ordinance Update, May 18, 2009




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St. Leonard Meetings

- Public Forum on Master Plan 2nd draft & presentation of Zoning Ordinance Sets 1 & 2, May 10, 2010
- Public Forums on Zoning Ordinance and Review of Master Plan 2nd Draft, June 7, & July 19, 2010
- Open House, June 15 & 21, 2010
- Public comment period on 2nd Draft Plan and Zoning Ordinance closed Aug. 18, 2010



Town Center Meeting
St. Leonard Town Center Public Forum
Master Plan & Zoning Ordinance Update
 Monday, June 7, 2010 at 7:00 PM
 St. Leonard Elementary School
 6379 St. Leonard Road, St. Leonard, Maryland

The Calvert County Department of Planning & Zoning is holding a public forum on the St. Leonard Town Center Master Plan and Zoning Ordinance update. Staff will provide an overview of the update process and a review of the draft Master Plan and first two sets of the Zoning Ordinance update. Staff will present Set 1 of the Zoning Ordinance (Residential & Commercial Development Requirements).

For more information, please contact the Department of Planning & Zoning at 410-326-1318 or 1-800-667-7333 or visit www.co.calvert.md.us

Approved by the Calvert County Board of County Commissioners and the Planning Commission.


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St. Leonard Master Plan Update Steps


- Planning Commission & staff reviewed comments on 2nd draft
- Planning Commission prepared preliminary 3rd draft and reviewed it with Board of County Commissioners
- 3rd draft finalized & distributed to State & local agencies for review
- Planning Commission & Board of County Commissioners are holding tonight's joint public hearing for comments

St. Leonard Town Center Master Plan
 Reorganized and Updated
 May, 2012 Draft




Recommended Draft (Draft for Public Hearing, July 31, 2012)
 Calvert County Planning Commission

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St. Leonard Master Plan - Background

- St. Leonard designated as a Town Center in 1983
- Town Center boundary adopted in 1984
- St. Leonard Town Center Master Plan and Zoning Ordinance adopted September 19, 1995
- Result of public participation process conducted in mid-1990s



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Draft Plan Reorganized & Updated

Proposed Master Plan

- Mirrors Comprehensive Plan format
- Includes
 - Four chapters: Land and Water, People, Economy and Government
 - Goals, objectives, policies and actions
- Recognizes accomplishments since the 1995 Master Plan




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Review of Substantive Changes Second to Third Draft

- Data
- Town Center Boundaries
- Land Use
 - Districts
 - Development Patterns and Potential
 - Form-Based Code Proposal
 - Height & Setbacks
- Transportation
- Environment & Economic Development


St. Leonard Town
Center Master Plan
Reorganized and Updated
May, 2012 Draft



Recommended Draft (Draft for Public Hearing, July 31, 2012)
Calvert County Planning Commission




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Data

- Adds 2010 Census data
- Adds information on Priority Funding Areas and a map of Calvert County's Priority Funding Areas and Priority Preservation Areas
- Includes a land use map showing building types
- Revises the estimated number of dwelling units in the Town Center in 2008 to an actual count in 2010




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Proposed Town Center Boundary Changes

- Modifies the northern boundary
 - Originally based upon a 1984 tree line
 - Proposal follows boundaries of lots created in 2009 and an approved site plan
- Expands the Town Center boundary south to include the St. Leonard Elementary School property

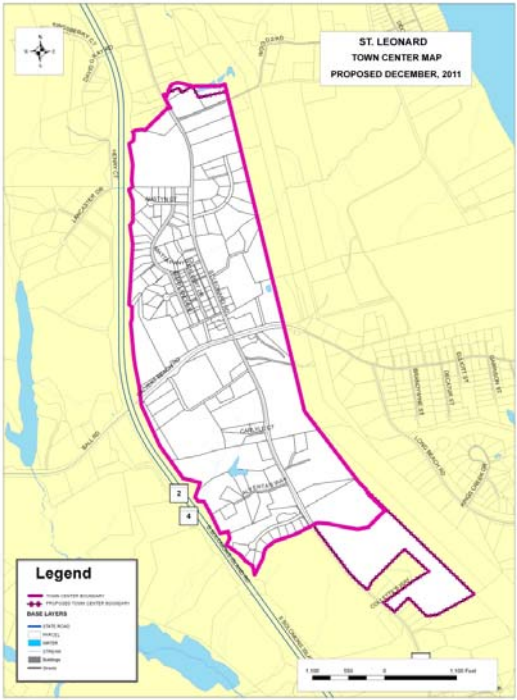


Photograph from Calvert County Public Schools


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Proposed Town Center Boundary




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Land Use Districts


Currently two districts:

- Village District
 - Subarea A
 - Subarea B
- Residential District



ST LEONARD TOWN CENTER ZONING PLAN

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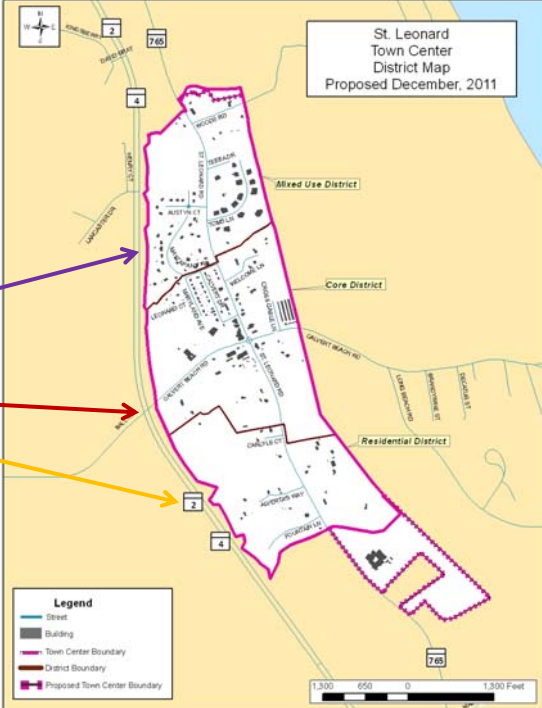


Land Use Districts

Draft plan proposes three districts:

- Mixed Use District
- Core District
- Residential District

Modifies current district & sub-area boundaries



St. Leonard Town Center District Map
Proposed December, 2011

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Mixed Use District


To allow a variety of uses compatible with residential use within an attractive setting





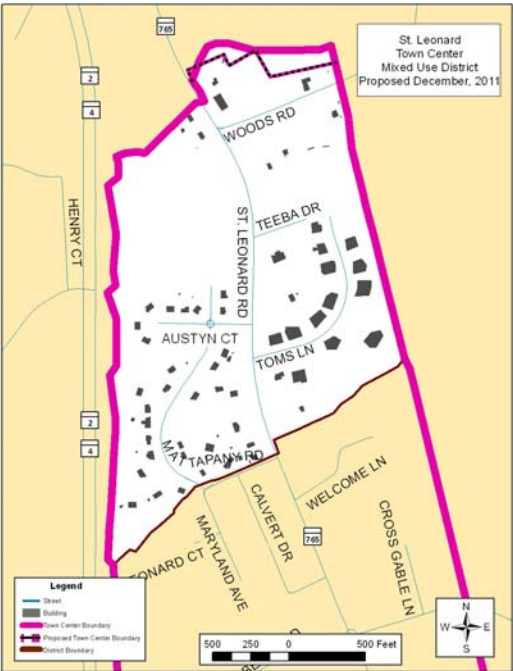



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Mixed Use District Policies

- Permits uses compatible with residential uses
- Continues to allow a maximum height of two stories plus a habitable roof
- Requires sidewalks and street trees for new development and redevelopment
- Encourages building designs with public entrances from the sidewalk/public street



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Core District:


To allow a wide variety of uses within a traditional and attractive village setting





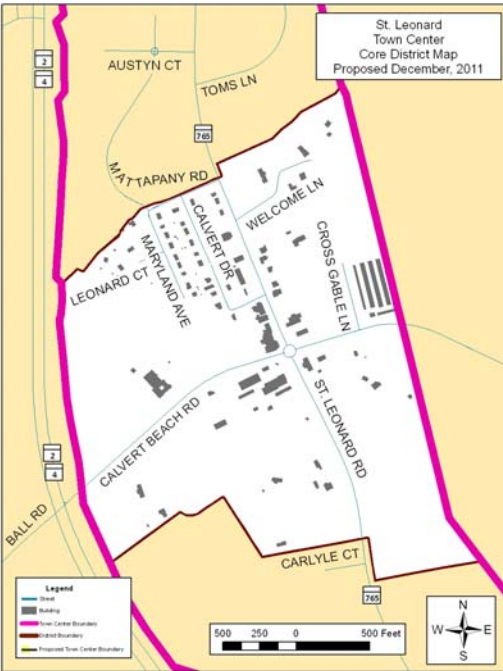



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Core District Policies

- Encourages a mix of uses
- Considers development bonus for public benefit
- Encourages co-location of residential & commercial
- Encourages building designs with public entrances from the sidewalk/public street
- Continues to require buildings along MD 765 to be located at the "build-to-line" and to be two stories
- Requires sidewalks and street trees for new development and redevelopment



St. Leonard Town Center Core District Map Proposed December, 2011

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Residential District


To allow for residential uses in an attractive small town setting and to limit uses to those compatible with residential





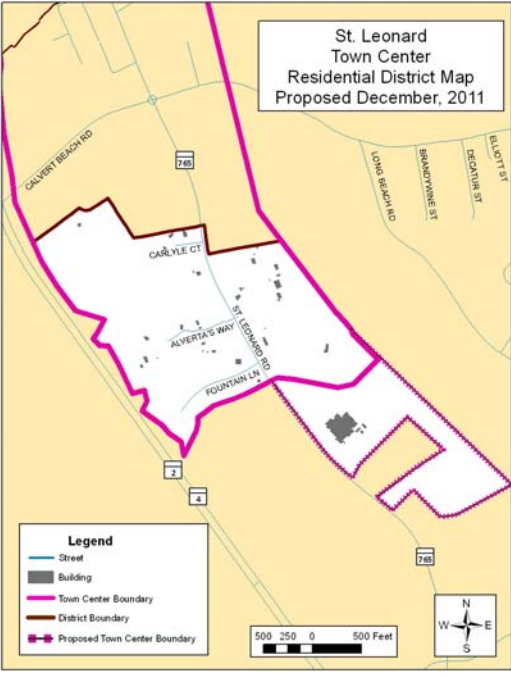



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Residential District Policies

- Permits uses compatible with residential use
- Requires sidewalks and street trees for new development and for redevelopment



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Land Use

Form-Based Code

- Deletes the action to consider establishing a form-based code (proposed for the commercial core of the Village District)

Height

- Deletes previous proposal to increase maximum height to three stories plus a habitable roof in Village District Sub-area B.

Setbacks (retained from 2nd draft)

- Actions to consider decreasing the setback requirements from MD 765 in the Mixed Use and Residential Districts

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Residential Lot Size & Density

Lot Size – All Districts (retained from 2nd draft)

- Revise Zoning Ordinance requirements to allow a minimum lot size smaller than 40,000 square feet. Minimum size should be of a sufficient size to accommodate dwellings on private septic systems.

Maximum Density Proposed

- Mixed Use and Core Districts: Should not exceed four units per acre
- Residential District: Should not exceed two units per acre

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Land Use

Development Patterns and Potential

- Deletes discussion about the survey from the development patterns focus meeting, including discussion regarding densities and build-out scenarios
- Reduces the upper number of the potential additional dwellings from 860 (assumes sewer service) to 340 (assumes four dwelling units per acre on septic systems - the density allowed by the County Zoning Ordinance for Residential Districts within a 1-mile radius of a Town Center)

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Land Use

Development Patterns and Potential

- Deletes the goal and action to explore the feasibility of providing a public sewerage system
- Adds Goal #4 C: "Provide public sewerage service and water service in accordance with the adopted Calvert County Comprehensive Water & Sewerage Plan, as amended"
- Adds discussion of the Calvert County Comprehensive Water and Sewerage Plan, including descriptions of the water and sewer categories within the Town Center

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Land Use

Calvert County Comprehensive Water and Sewerage Plan

- Water: plan categorizes St. Leonard Town Center as W-1 (currently served) and W-3 (improvements/construction given a priority)
- Sewer: plan categorizes St. Leonard as S-5 (improvements/construction of a new shared facility, community and/or multi-use sewerage systems are programmed for the following 6/7 through 10 year period)

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Land Use

Development Patterns and Potential

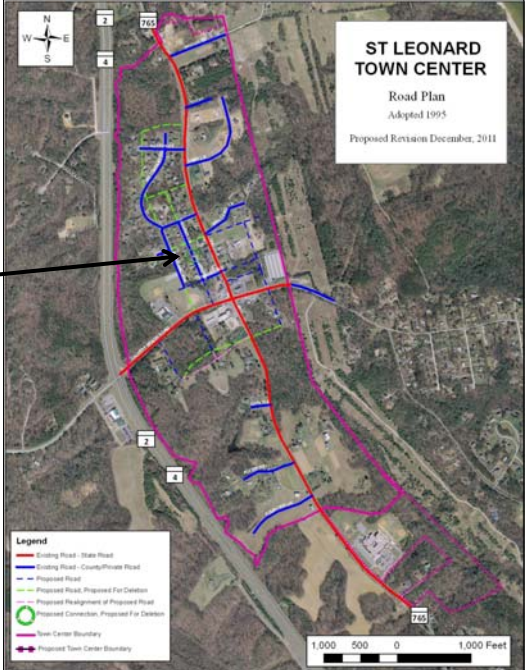
- Retains action: "Explore sewerage alternatives that will provide sewerage services while maintaining the small town size and scale of the Town Center"
- Deletes actions in previous draft to revise Town Center Zoning Ordinance to reduce/eliminate the minimum lot size and set a maximum dwelling unit per acre density, if a public sewerage system is determined to be economically feasible and to meet Calvert County Comprehensive Plan requirements
- Adds a policy to not designate Agricultural Preservation Districts within the Town Center

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Transportation

- Deletes proposed connection of north & south segments of Calvert Drive



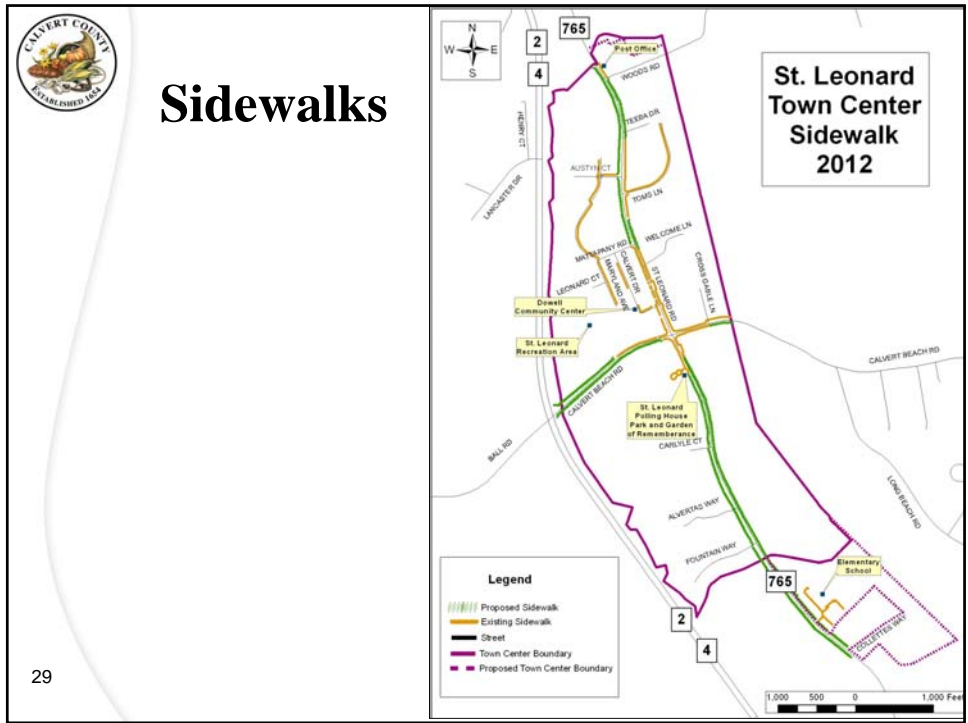
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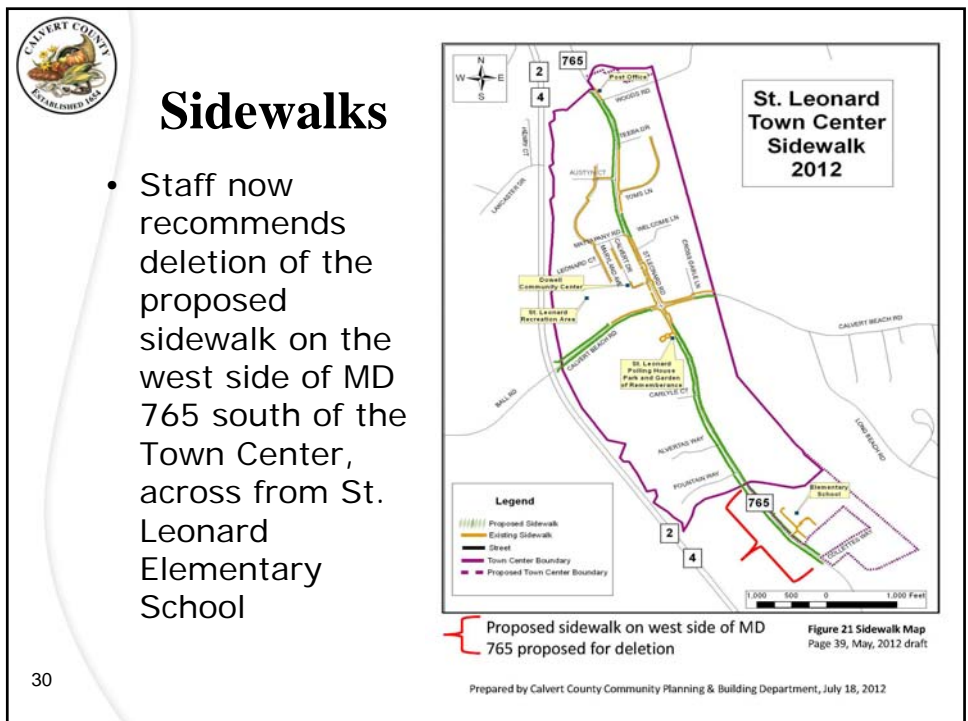
Transportation

- Updates the transit section based upon current County bus service
- Adds actions regarding sidewalks and bikeways
- Adds proposed sidewalks to the sidewalk map
- Adds a map showing existing and proposed bikeways

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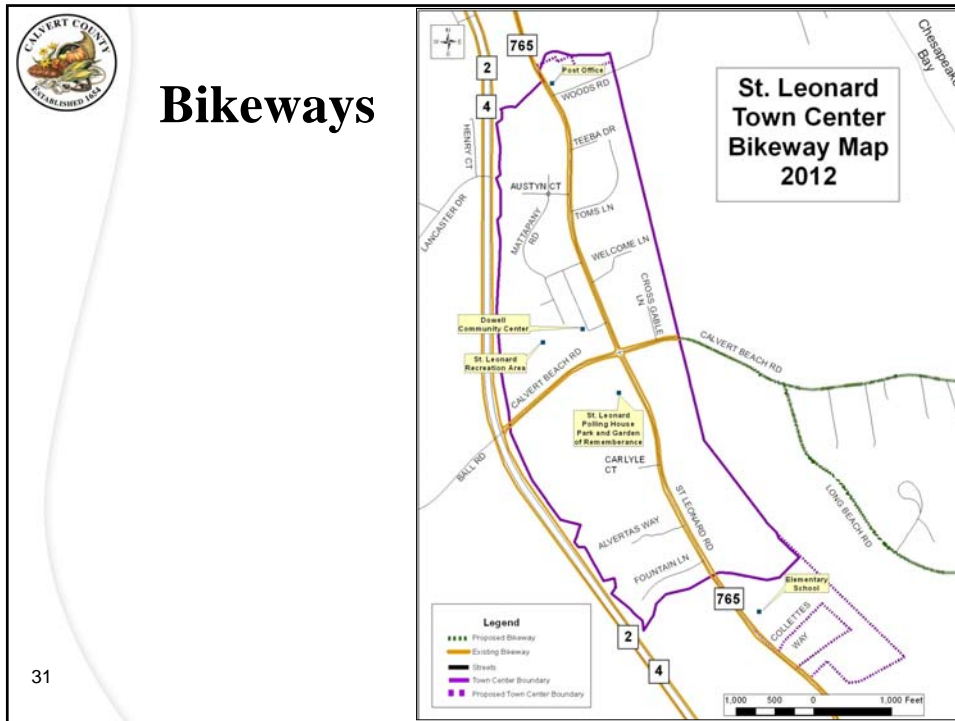
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- Staff now recommends deletion of the proposed sidewalk on the west side of MD 765 south of the Town Center, across from St. Leonard Elementary School

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Proposed sidewalk on west side of MD 765 proposed for deletion
 Figure 21 Sidewalk Map
 Page 39, May, 2012 draft
 Prepared by Calvert County Community Planning & Building Department, July 18, 2012



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Environment & Economic Development

- Modifies goal about maintaining a high level of environmental quality by adding statement, “while balancing economic development in the Town Center” (Goal #3, Page 12)
- Adds action to consider requiring different environmental standards in the Town Center to balance the need for economic development with the need for environmental protection (Action I-54 on Page 49)

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St. Leonard Master Plan Update – Next Steps

- Public comments on the draft plan
- Planning Commission reviews agency comments and public comments
- Planning prepares and votes on an “Approved Plan”
- Board of County Commissioners considers the Planning Commission’s “Approved Plan” and votes on its adoption

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Public Comment

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Staff Recommendation:

Keep the public record
open for 30 days