

AGENDA
Joint Public Hearing
Board of County Commissioners of Calvert County &
Calvert County Planning Commission
Tuesday, July 31, 2012 at 7:00 p.m.
South Engine Bay of the St. Leonard Volunteer Fire Department
200 Calvert Beach Road, St. Leonard, Maryland
St. Leonard Town Center Master Plan

The purpose of the hearing is to gather comments on the proposed St. Leonard Town Center Master Plan. Article 66B of the Annotated Code of Maryland authorizes the Planning Commission to make and approve a plan which the commission then recommends to the local legislative body for adoption. The plan shall serve as a guide to public and private actions and decisions to insure the development of public and private property in appropriate relationships. Article 66B grants the Board of County Commissioners the authority to adopt, amend, and execute the plan.

TOPICS OF HEARING:

The current St. Leonard Town Center Master Plan, adopted in 1995 and subsequently amended in 1998, is proposed to be repealed and replaced with a reorganized and updated master plan. The proposed master plan has been reorganized to be consistent with the format of the Calvert County Comprehensive Plan. The update includes numerous proposed changes to text, maps, and figures, including but not limited to changes to goals, objectives, land use development districts, actions, and the Town Center boundary – adjustment of the northern boundary and expansion of the southern boundary to include St. Leonard Elementary School. The hearing will be on the Planning Commission's recommended draft Master Plan, dated May, 2012.

The Following Procedures Will Be Followed During the Hearing:

1. Hearing opened by President of Board of County Commissioners, and then turned over to Chairman of Planning Commission.
2. Staff's presentation of the proposed St. Leonard Town Center Master Plan.
3. Public comments. Comments from individuals will be limited to a maximum of two minutes. Comments from persons representing organizations will be limited to a maximum of five minutes.
4. Staff's concluding comments.
5. Action by Planning Commission (*may be deferred to next meeting*).
6. Action by County Commissioners (*to be determined after Planning Commission takes action*).

The *Procedures for Public Comment* is attached.

Submit written comments to:
Calvert County Planning Commission
150 Main Street, Suite 300, Prince Frederick, MD 20678
E-mail: pz@co.cal.md.us
Fax: 410-414-3092

St. Leonard Town Center Master Plan, Reorganized and Updated
Summary of Substantive Changes from Second Draft Master Plan (May, 2010)
to Third Draft Master Plan (May, 2012), Draft for the Public Hearing

Note: All page references are to the May, 2012 Draft Master Plan.

Boundaries of the Town Center and Land Use Districts

- Proposes to expand the Town Center boundary, originally established in 1984, to include the St. Leonard Elementary School property, which was purchased in 1994, and to modify the northern boundary, which was based upon a tree line that has changed since the establishment of the St. Leonard Town Center (refer to Figure 2 on Page 3 and Action II-5 on Page 57).
- Proposes to split the current Village District into two districts: Mixed Use District (residential with some commercial) and Core District (refer to Page 18 and Figure 6 Town Center District Map on Page 19), and to create new district boundaries for the Mixed Use, Core, and Residential Districts (refer to Figures 6, 7, 12, and 28 on Pages 19, 21, 26, and 28).

Development Patterns and Potential

- Deletes discussion about the survey from the focus meeting on development patterns, including discussion regarding densities and build-out scenarios (build-outs of an additional 80, 180, 350, 700 and 870 dwellings).
- Reduces the upper number of the potential additional dwellings from 860 (which assumes sewer service) to 340 (which assumes four dwelling units per acre on septic systems). Four dwellings per acre is the density allowed by the County Zoning Ordinance for Residential Districts within a 1-mile radius of a Town Center (Page 15, last paragraph).
- Retains the goal and action to explore the feasibility of providing an upgraded water system (Pages 12 and 43).
- 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” (Page 12).
- Adds discussion of the Calvert County Comprehensive Water and Sewerage Plan, including descriptions of the water and sewer categories within the Town Center (Pages 42-43).
- Retains action to “Explore sewerage alternatives that will provide sewerage services while maintaining the small town size and scale of the Town Center” (Page 43).
- Deletes the actions regarding what would happen if a public sewerage system is determined to be economically feasible and to meet Calvert County Comprehensive Plan requirements. Previous draft stipulated that if the system were feasible, then the Town Center Zoning Ordinance would be revised to reduce/eliminate the minimum lot size and a maximum dwelling unit per acre density would be set.
- Adds a policy to not designate Agricultural Preservation Districts within the Town Center (Page 16).
- Includes a new policy in the Residential District to require sidewalks and street trees for new development and redevelopment (Page 29).
- Deletes discussion and recommendation in the current Village District to locate houses on each lot to allow for later infill.

Form-Based Code

- Deletes the action to consider establishing a form-based code for the previously proposed commercial core (currently Village Subarea B).

Height

- Deletes previous proposal to increase height to three stories plus a habitable roof (Option B in the May, 2010 draft).

Transportation

- Deletes proposed connection of the north and south segments of Calvert Drive in the Road Plan (refer to May, 2012 draft, Figure 17).
- Updates the transit section based upon current County bus service (Page 37).
- Includes additional actions regarding sidewalks and bikeways (Actions I-37 d-h on Page 38).
- Adds proposed sidewalks to the sidewalk map (Figure 21 on Page 39).
- Adds a map showing existing and proposed bikeways (Figure 22 on Page 40).

Environment and Economic Development

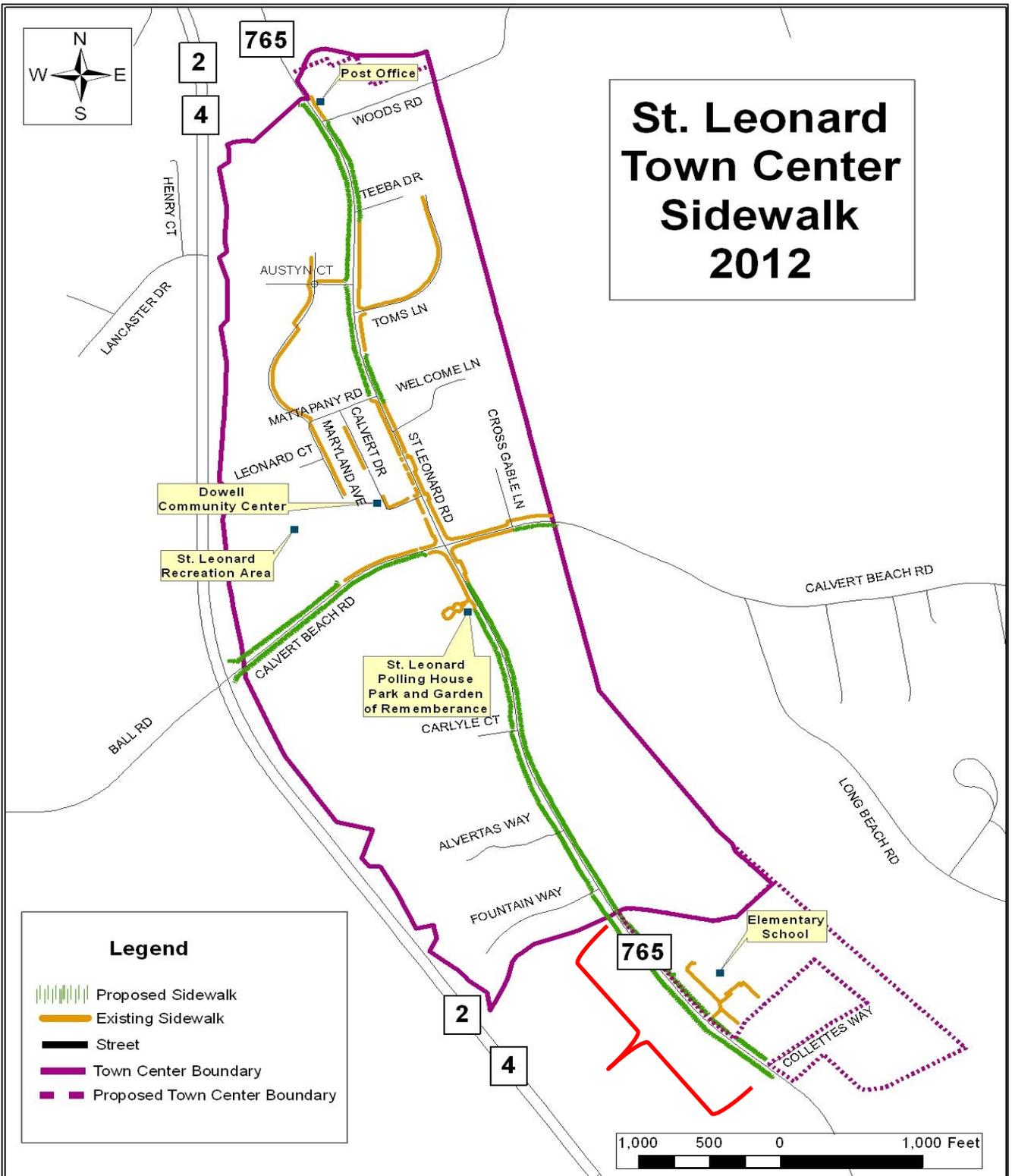
- Modifies goal about maintaining a high level of environmental quality by adding statement, “while balancing economic development in the Town Center” (Goal #3, Page 12).
- Adds an action in to consider requiring different environmental standards in the Town Center to balance the need for economic development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

Data

- Adds 2010 Census data (Pages 52, 54-55).
- Adds information on Priority Funding Areas and includes a map of Calvert County’s Priority Funding Areas and Priority Preservation Areas (Page 7 and Figure 4 on Page 8).
- Includes a land use map showing building types (Figure 5 on Page 14).
- Revises the estimated number of dwelling units in the Town Center in 2008 to an actual count in 2010 (Page 15, fourth paragraph).

Prepared by the Calvert County Community Planning and Building Department, July 11, 2012

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Proposed sidewalk on west side of MD 765 proposed for deletion

Figure 21 Sidewalk Map
Page 39, May, 2012 draft