

St. Leonard Town Center Master Plan  
Summary of Substantive Changes from the Current Adopted Plan to  
Updated Plan Recommended for Adoption

The current St. Leonard Town Center Master Plan, adopted in 1995 and subsequently amended in 1998, is proposed to be repealed and replaced with a reorganized and updated master plan. While there are ten amendment dates listed on the cover of the current *St. Leonard Town Center Master Plan & Zoning Ordinance* cover, the Master Plan was affected by one. Subsequent amendments applied only to the St. Leonard Zoning Ordinance not the St. Leonard Master Plan.

The *St. Leonard Town Center Master Plan, Planning Commission Approved Plan, 2013, Recommended for Adoption by the Calvert County Board of County Commissioners* was reorganized to be consistent with the format of the Calvert County Comprehensive Plan. Three drafts were presented to the public prior to the Planning Commission voting to approve the plan and to recommend its adoption by the Board of County Commissioners.

The plan recommended for adoption builds upon the original plan. Below is a summary of substantive changes from the current, adopted plan to the updated plan recommended for adoption. Page references are to the reorganized and updated plan recommended for adoption. This summary does not describe every change.

Master Plan Goals & Objectives

The current plan has three goals. The plan recommended for adoption has five goals. (Pages 11-12)

- Objectives accomplished since 1995 were not included in the updated plan: safety improvements at the Ball Road/MD 4 intersection, safety improvements at the Calvert Beach Road/MD 765 intersection, and acquisition of an elementary school site near the Town Center.
- A goal that addresses two topics was split into two: aesthetics and environmental quality (new Goals #2 and #3)
- Transportation objectives were added/modified to promote a balanced, complete transportation system and to address pedestrian and bicycle access.
- The objective regarding an architectural review committee was modified from appoint to continue to appoint.
- The environmental quality goal (Goal #3) was modified: new language was added about balancing economic development in the Town Center with maintaining a high level of environmental quality.
- Objectives for the goal “Provide adequate public facilities” were modified:
  - The objective to explore the feasibility of providing a community sewerage system and upgraded water system was modified: community sewerage system was removed from this objective.
  - An objective was added: “Provide public sewerage service and water service in accordance with the adopted Calvert County Comprehensive Water & Sewerage Plan, as amended.”

## Chapter I: Land and Water

### Town Design and Land Use

The master plan recommended for adoption includes actions to consider modifying the Town Center boundary. The Town Center boundary was originally established in 1984. Proposed modifications to the Town Center boundary would be need to be reviewed through a public process, including a public hearing. Boundary changes would be implemented through amendments to the Calvert County Zoning Map and the zoning map in the St. Leonard Zoning Ordinance. Boundary modifications proposed for consideration are the northeastern and southeastern areas of the Town Center.

- The current northern boundary was based upon a tree line that has changed since the establishment of the St. Leonard Town Center. The action calls for modifying the boundary to follow property boundaries and a site plan line. (Page 16)
- The plan calls for expanding the Town Center boundary to include the St. Leonard Elementary School property. The property was purchased for a school in 1994. (Pages 16 & 58)
- The plan includes a discussion of the potential number of additional dwelling units, 340, which assumes four dwelling units per acre on septic systems and that all vacant parcels greater than one acre would develop residentially. If the vacant parcels were developed for other uses (such as commercial), this would reduce the potential number of additional dwelling units. 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 (Pages 14 and 16).
- Includes policy to not designate Agricultural Preservation Districts within the Town Center. (Page 16)

### Land Use Districts

The current plan has two land use districts, the Village District and the Residential District, plus one overlay district, the Employment Overlay District. The Village District is comprised Subarea A and Subarea B. The plan recommended for adoption proposed three districts and no overlay districts. (Pages 17-29)

- Three districts are proposed: Core District, Mixed Use District, and Residential District.
- Boundaries are proposed for the three districts. (Pages 19, 26, and 28)
- The Employment Overlay District is not included in the recommended plan. The current plan states the Employment Overlay District should be located north of the commercial center and should include a roadway connection between MD 2/4 and MD 765. The purpose of the overlay zone would be for the exclusive use of employment generating activities. The St. Leonard Zoning Ordinance specifies the conditions necessary for the Board of County Commissioners to create the Employment Overlay District. The area identified for the overlay zone is approximately 45 acres. Since the adoption of the Master Plan and Zoning Ordinance, about two-thirds of the proposed overlay district has been developed residentially.
- The proposed Core District would include an area approximately ¼-mile from the St. Leonard roundabout at the intersection of MD 765 and Calvert Beach Road, and include much but not all of the land that is currently in the Village District – Subarea B. The

proposed Mixed Use District would include the land that is currently Village District – Subarea A, the northern portion of the Town Center, and expand south to include the residential lots north of Mattapan Road, which are currently part of Subarea A. The Residential District would retain the same name and expand northward to include residences served by Carlyle Court and adjacent parcels to the west, which are currently part of the Village District – Subarea B. (Pages 19-29)

- The recommended plan describes the purpose, policies, and actions for each of the three districts.
  - Core District – This new district continues the existing Village District’s purpose “to allow a wide variety of uses within a traditional and attractive village setting.” (Page 20)
  - Mixed Use District – The purpose of this new district is “to allow a variety of uses that are compatible with residential use within an attractive setting.” (Page 25)
  - Residential District – The purpose of this district is “to allow for residential uses in an attractive small town setting and to limit uses to those that are compatible with residential uses.” (Page 27)
- The plan recommended for adoption includes actions to revise the St. Leonard Town Center Zoning Ordinance to allow smaller lot sizes. The minimum lot size in the current zoning ordinance is 40,000 square feet for the Village and Residential Districts; lot size in the Village District, both Subarea A and B, may be reduced to a minimum of 20,000 square feet with the purchase of Transferable Development Rights (TDRs).
  - The actions in the Core and Mixed Use Districts call for revising the Town Center Zoning Ordinance “to allow a minimum lot size smaller than 40,000 square feet. The minimum lot size should be of a sufficient size to accommodate dwellings on private septic systems, based upon the Health Department’s approval. Maximum residential density should not exceed four units per acre.” (Pages 24 & 27)
  - The action in the Residential District calls for revising the Town Center Zoning Ordinance “to allow a minimum lot size smaller than 40,000 square feet. The minimum lot size should be of a sufficient size to accommodate dwellings on private septic systems, based upon the Health Department’s approval. Maximum residential density should not exceed two units per acre.” (Page 29)
  - Calls for revising the St. Leonard Town Center Zoning Ordinance so that the use of TDRs is based upon density not lot size. This change would bring the St. Leonard Town Center Master Plan in alignment with the County’s other Town Center master plans. (Pages 24, 27 and 29)
- Actions are included in the Mixed Use and Residential Districts to consider decreasing the setbacks from MD 765. Action for the Core District is to continue to require buildings along MD 765 to be located at the “build-to-line” so that buildings located at the edge of sidewalks and to consider waivers to this requirement when environmental constraints preclude compliance. (Page 24)
- A new policy in the Residential District would require sidewalks and street trees for new development and redevelopment (Page 29).
- Deletes discussion and recommendation in the current plan regarding locating houses on each lot to allow for later infill in the Village District.

### Transportation

The recommended plan builds upon the current plan and includes an expanded section on transportation issues. (Pages 29-39)

- Includes an updated Road Plan. (Page 31)
  - Includes roads constructed since 1995.
  - Deletes two current proposed roads: the east-west grid road segment in the southeast quadrant, south of the St. Leonard Roundabout, and the east-west road across from Welcome Lane that would connect MD 765 to Maryland Avenue.
- Includes a discussion of the St. Leonard streetscape project and roundabout (rotary); the current plan calls for the County to explore the feasibility of providing a rotary at the Calvert Beach Road/MD 765 intersection. The rotary was found to be feasible. It was funded by the Maryland State Highway Administration and the County. The ribbon cutting for the streetscape project was held in 2003.
- Includes action to consider the construction of a second access route to MD 765 from the communities east of the Town Center.
- Includes expanded sections on transit users, pedestrians and bicyclists. (Pages 37-39)
- Includes maps of proposed sidewalks and bikeways. (Pages 40 and 41)

### Energy

Following the format of the Calvert County Comprehensive Plan, the recommended St. Leonard Town Center Master Plan includes a new section on energy.

- Includes new actions and policies. (Page 42 and 43)

### Waste Management

- Adds discussion of the Calvert County Comprehensive Water and Sewerage Plan, including descriptions of the water and sewer categories within the Town Center. (Pages 43-44)
- Adds action to address the need for expanded water service in the Town Center. (Page 44)
- Retains the action to explore the feasibility of providing an upgraded water system. (Page 44)
- Retains action to “Explore sewerage alternatives that will provide sewerage services while maintaining the small town size and scale of the Town Center.” (Page 44)

### Land and Water Resources

- Adds discussion of environmental topics, including watershed planning, groundwater, surface water, wetlands, floodplains, steep slopes and highly erodible soils, tree cover, development, runoff from home sites, impervious surfaces, wastewater, air quality, and farming. (Pages 44-50)
- Includes new maps: environmental, steep slopes and streams, and tree cover. (Pages 47-49)
- Adds new actions, including actions to complete watershed management plans, conducting a tree survey, establishing a tree canopy goal, and to consider “requiring different environmental standards in the St. Leonard Town Center Zoning Ordinance to balance the need for economic development with the need for environmental protection.” (Page 50)

### Appearance

The recommended master plan includes new section on appearance. (Pages 50-52)

- Includes actions to require architectural review for certain types of projects and to continue to appoint an Architectural Review Committee. (Page 52)
- Adds actions to establish/maintain an attractive entrance feature, including a sign, at each entrance to the Town Center, and to work with the State to provide signs near the access roads north and south of the MD 2/4-Ball Road intersection to notify drivers of the Town Center's existence. (Page 52)

### Chapter II: People

Following the format of the Calvert County Comprehensive Plan, the recommended St. Leonard Town Center Master Plan includes discussion, policies, and actions on community interaction, health and human services, housing/residential development, human development and life long learning, recreation, public safety and heritage. (Pages 53-65)

- Updates and adds demographic and housing data, including data from the 2010 Census. (Page 53-56)
- Includes actions to consider providing development incentives for desired public benefits, such as preferred uses, public spaces, etc. and encouraging the use of accessory apartments. (Pages 57)
- Includes recreation actions, including actions to acquire land for a town park/village green/town square, develop an in-town trail and bikeway system that connects to greenways, and consider additional recreation activities at the St. Leonard Recreational Area. (Page 61)
- Includes actions regarding St. Leonard's history and historic resources. (Pages 62-65)

### Chapter III: Economy

The recommended St. Leonard Town Center Master Plan includes an economy chapter, following the format of the Calvert County Comprehensive Plan. This chapter includes general policies, discussion, and actions. (Pages 66-67)

- Continues the policy that St. Leonard Town Center is to supply the day to day needs of the surrounding community.
- Includes actions to support and encourage coordinated efforts to market the St. Leonard Town Center, to locate a site within the Town Center for a farmers market, and to encourage the construction of adequate infrastructure to support the current residential and commercial base, where economically feasible.

### Chapter IV: Government

This is a new chapter, which follows the format of the Calvert County Comprehensive Plan. (Pages 68-70)

- Includes general polices. (Page 68)
- Includes lists of public improvements and an implementation section identifying projects as short term (1 to 10 years) or long term (10 to 20 years). (Pages 68-70)