

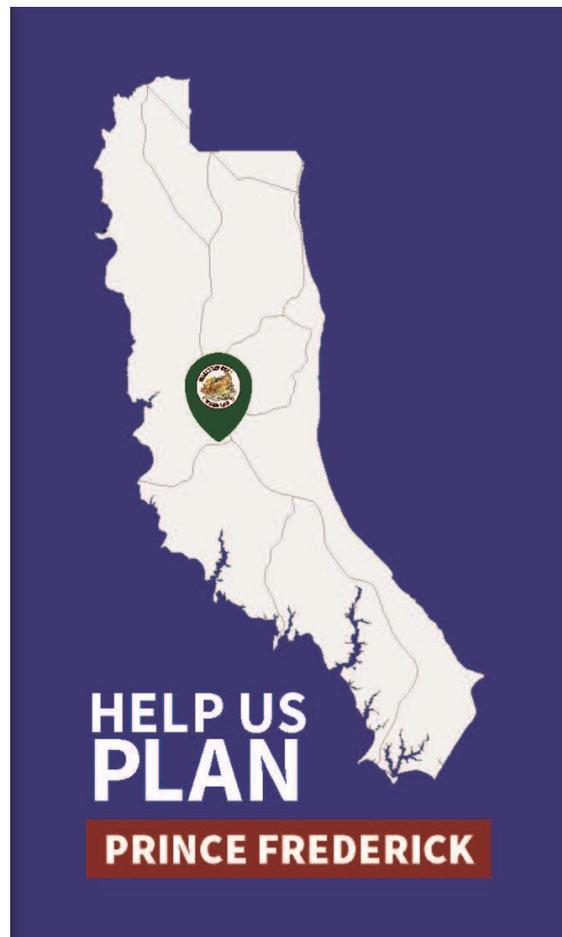
Master Plan and Zoning Ordinance Update

**Calvert County
Planning Commission
Meeting
January 26, 2022**



TOWN CENTER MASTER PLAN

Prince Frederick



Purpose of Meeting

1. Continue consideration of written comments received from agencies and the public through October 1, 2021 and comments of the people who spoke at the Special Meeting on October 27, 2021.
2. Resume the review of the Summary and Staff's Analysis of Comments on Chapter 2 Key Issues and Chapter 3 Land Use. Discuss and vote on what changes to make to the Prince Frederick Town Center Master Plan, July 2021 Draft.

Update Process

We are here

Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Winter 2019/2020 - Fall 2020
(delays due to COVID-19)

Develop Plan

- Draft Plan
- Public Meetings
- Planning Commission Review

Winter 2020/2021 –
Fall 2021

Adoption

- Planning Commission Public Hearing/Approval Recommendation
- Board of Calvert County Commissioners Review/Public Hearing
- Adoption

Winter 2021/2022

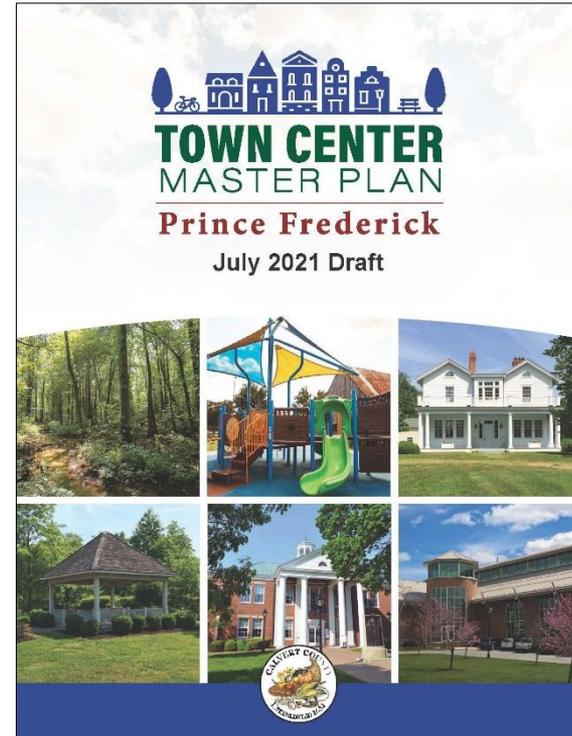


Preliminary work on updating the zoning regulations would begin mid-way through the master plan update process.

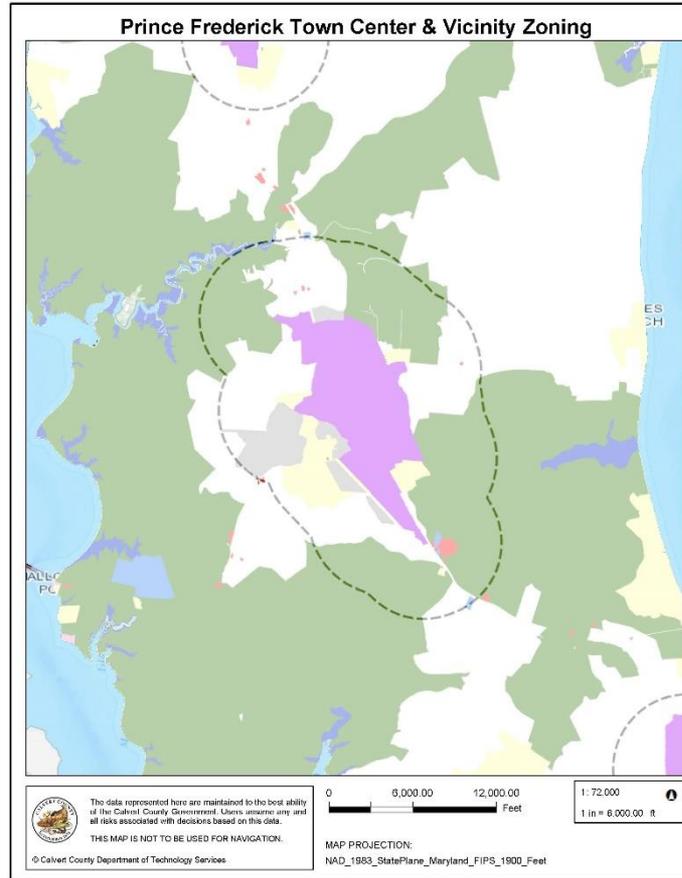
Draft Plan's Chapters

1. Purpose
2. **Keys Issues and Vision**
3. **Land Use**
4. Environment & Natural Resources
5. Heritage
6. Housing
7. Transportation
8. Economic Vitality
9. Water Resources
10. Government & Community Facilities
11. Implementation

Focus of Jan. 26, 2022 Meeting



Prince Frederick Town & Vicinity Current Zoning 2021

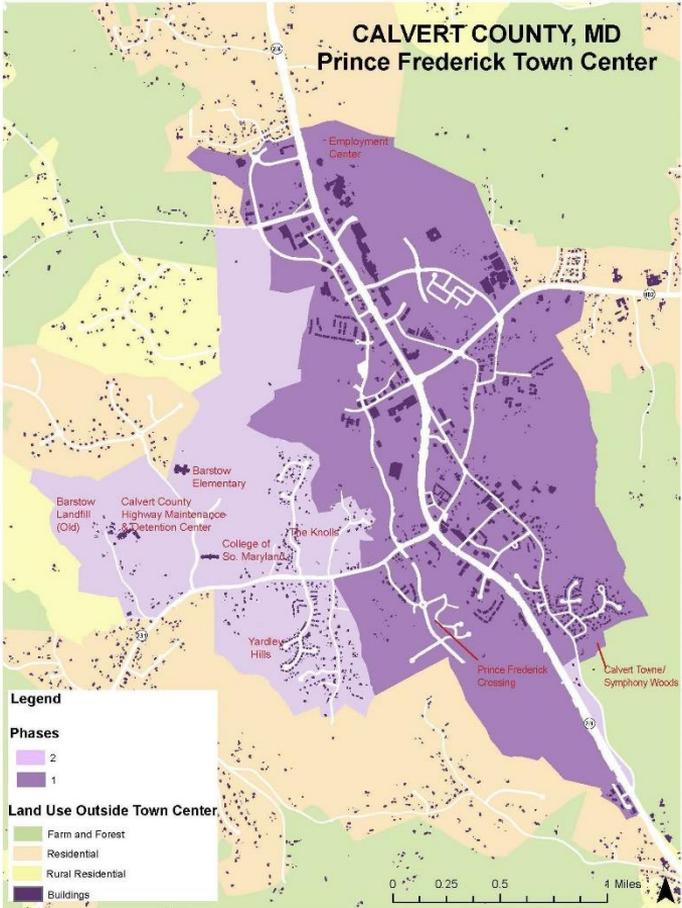


Dashed Line = One-mile Radius (Perimeter)

Figure 3-5 Prince Frederick Town Center Phasing

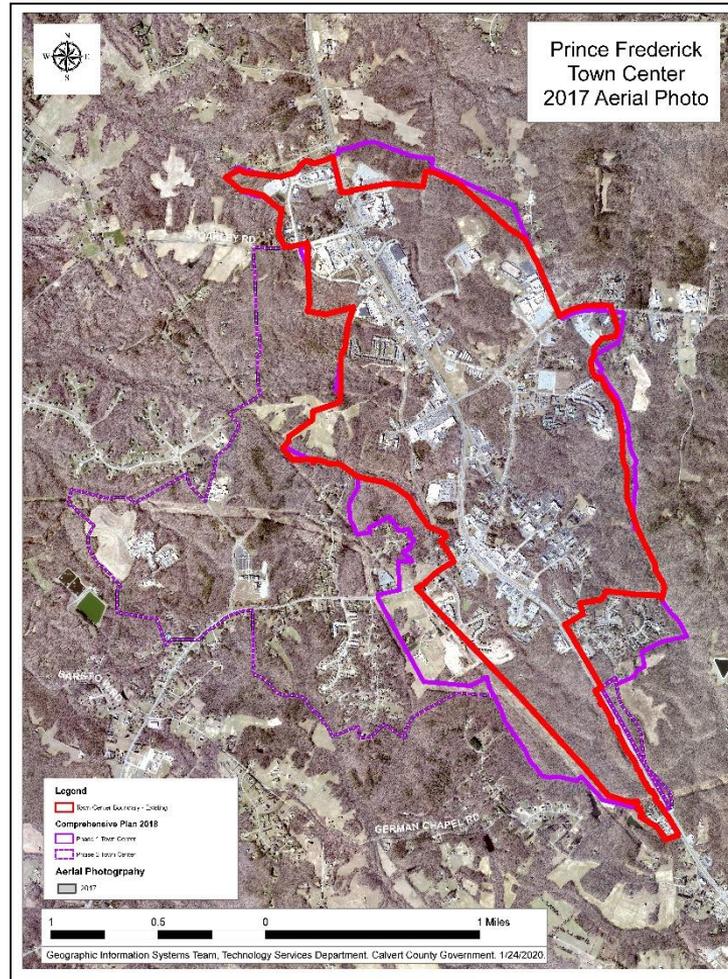
Prince Frederick Town Center Phasing

Calvert County Comprehensive Plan,
Adopted 2019
Page 3-21

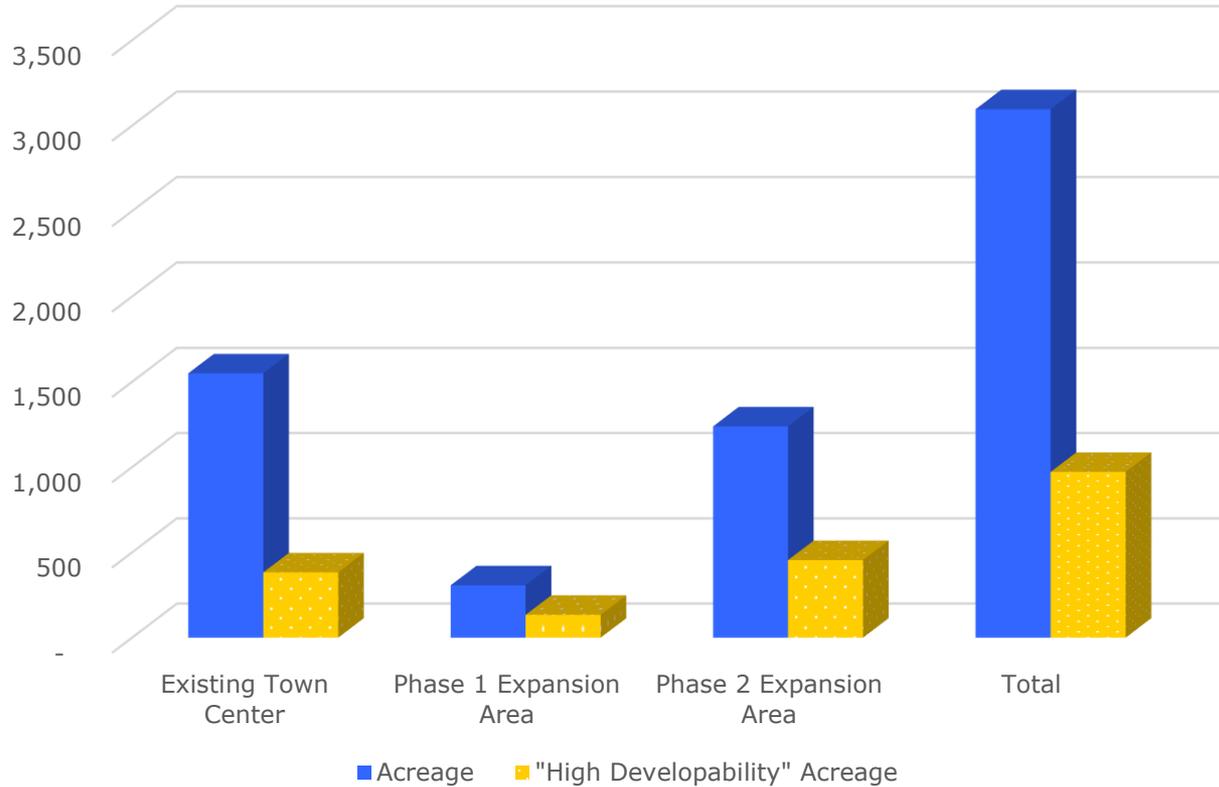


Prince Frederick Town Center:

Current Boundary, and the
Phase 1 and 2 Additions



Prince Frederick Residential Density Study



Residential Study

	Existing Town Center	Phase 1 Expansion Area	Phase 2 Expansion Area	Total
Current Baseline Yield Units	268	23	42	333
Current Max Yield Units	4,058	47	377	4,482
Potential Max Yield Units	4,058	1,400	4,566	10,024

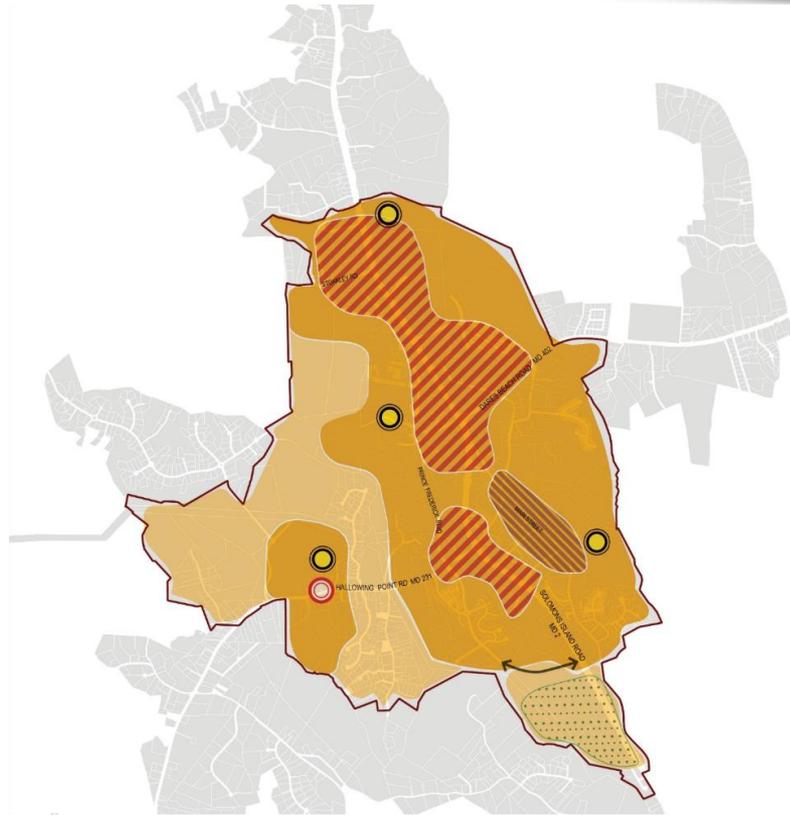
Current Baseline Yield = number of potential units that could be created without the use of Transferable Development Rights (TDRs).

Current Max Yield = number of potential units that could be created with the use of TDRs and the current zoning inside and outside the Town Center.

Potential Max Yield = the potential number of units that could be created with the use of TDRs and the assumption of applying the Town Center's zoning of 14 dwelling units per acre to the expansion areas. Fourteen units per acre is the current amount allowed per acre with the use of TDRs in the all areas of the current Town Center except for the New Town District, which allows 24 dwelling units per acre with TDRs. Note that the Potential Max Yield is hypothetical based on the assumption that 14 dwelling units per acre would be adopted for the expansion areas. The actual dwelling units per acre has not been determined yet. The study was conducted by county staff in 2017.



Proposed Town Center Land Use Map



KEY

- Traditional Suburban (Low Density: 1-4 DU/AC)
- Suburban Village (Low-Medium Density 5-14 DU/AC)
- New Town / Mixed Use Redevelopment (Low-Medium Density 5-14 DU/AC)
- Main Street / Old Town
- Environmental Conservation Area
- Senior Housing Opportunity
- Neighborhood Commercial



Proposed Main Street / Old Town Area

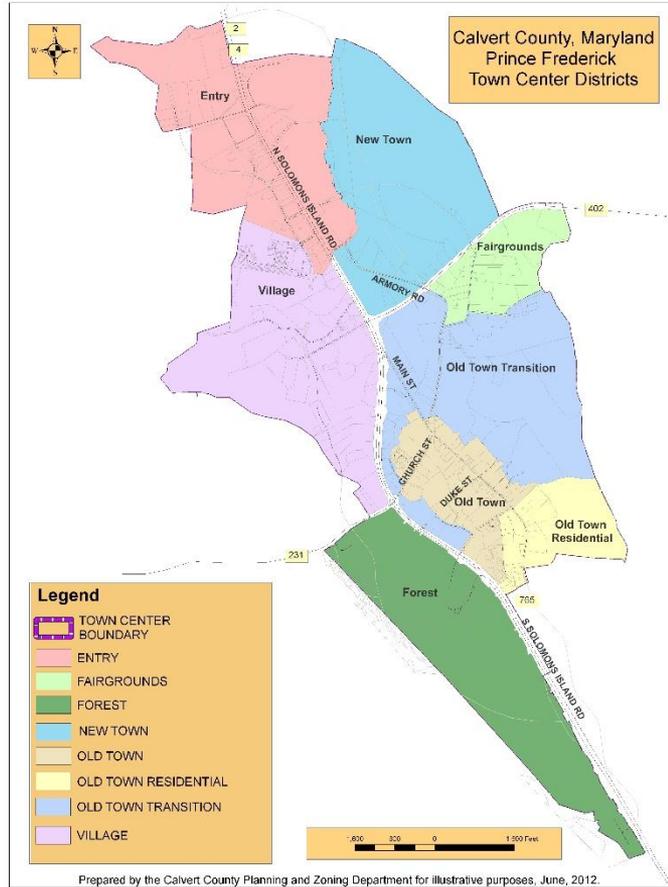
Proposed residential density
of five to 14 units per acre



KEY

- | | | | |
|---|--|---|---------------------------------|
|  | Traditional Suburban (Low Density: 1-4 DU/AC) |  | Environmental Conservation Area |
|  | Suburban Village (Low-Medium Density 5-14 DU/AC) |  | Neighborhood Commercial |
|  | New Town / Mixed Use Redevelopment (Low-Medium Density 5-14 DU/AC) |  | Senior Housing Opportunity |
|  | Main Street / Old Town | | |

Current Town Center Planning Areas / Zoning



Land Use Chart for Three Districts

Excerpt

Development District	Dwelling, Attached (Duplex, Triplex, Fourplex, and Townhouse)	Dwelling, Attached: Multi-Family	Dwelling, Single-Family Detached
Old Town	P		C
Old Town Residential			C
Old Town Transitional	P	C	C

P = Permitted
C = Conditional

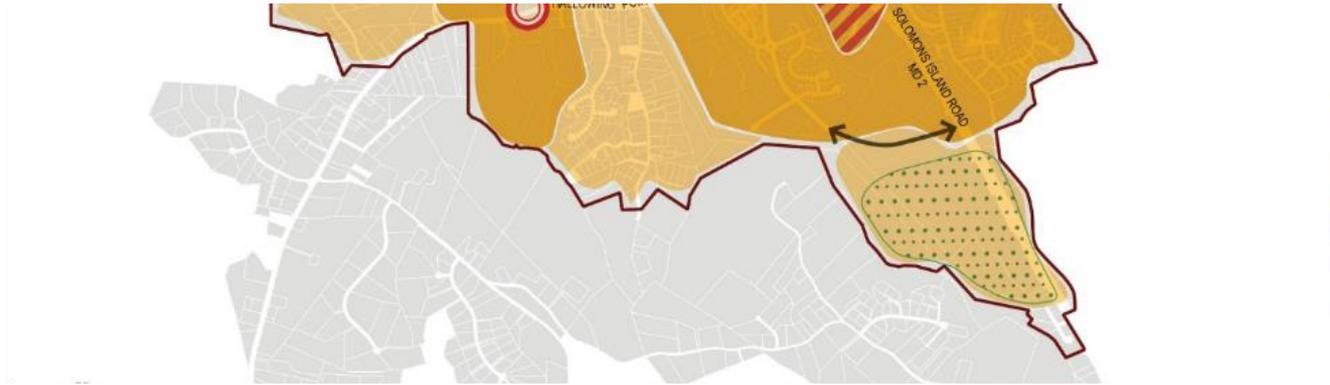
Environmental Conservation Area

Environmental Conservation Area. The area in the southwest quadrant of the Town Center has significant environmental value as the headwaters of Parkers Creek and has approximately 140 acres of undisturbed forest south of Westlake Boulevard. The county should develop an environmental preservation strategy for this area with a goal of keeping at least two-thirds of the area undeveloped in (forest conservation bank easement, steep slope and stream buffer requirements, etc.



Photo Credit: American Chestnut Land Trust

Conservation Area



KEY

 Traditional Suburban (Low Density: 1-4 DU/AC)

 Suburban Village (Low-Medium Density 5-14 DU/AC)

 New Town / Mixed Use Redevelopment (Low-Medium Density 5-14 DU/AC)

 Main Street / Old Town

 Environmental Conservation Area

 Neighborhood Commercial

 Senior Housing Opportunity

Adoption Process – Planning Commission

- Reviews and considers comments submitted on the July 2021 draft plan.
- Prepares a “Recommended Plan”.
- Directs staff to distribute the “Recommended Plan” to state and regional agencies for review at least 60 days prior to the public hearing.
- Holds a public hearing to receive comments on its “Recommended Plan”.
- Agencies and members of the public can submit written comments prior to the public hearing and can give oral comments and submit written comments at the public hearing.
- Reviews and considers comments on the “Recommended Plan”.
- Prepares and votes on its “Approved Plan”.
- Forwards the Planning Commission’s “Approved Plan” to the Board of County Commissioners for consideration.

Adoption Process - County Commissioners

- The Board must hold a public hearing on the plan. Agencies and the public can submit written comments prior to the public hearing and can give oral comments and submit written comments on the proposed plan at the public hearing.
- The Board can adopt the plan, modify the plan, remand the plan back to the Planning Commission, or disapprove the plan.

To Learn about Events & Status

- Visit www.calvertcountymd.gov/towncenterupdate
- Sign up to receive email messages: click on “Notify Me” under News Flash and select “Planning & Zoning”
- Follow on Facebook

