

Master Plan and Zoning Ordinance Update

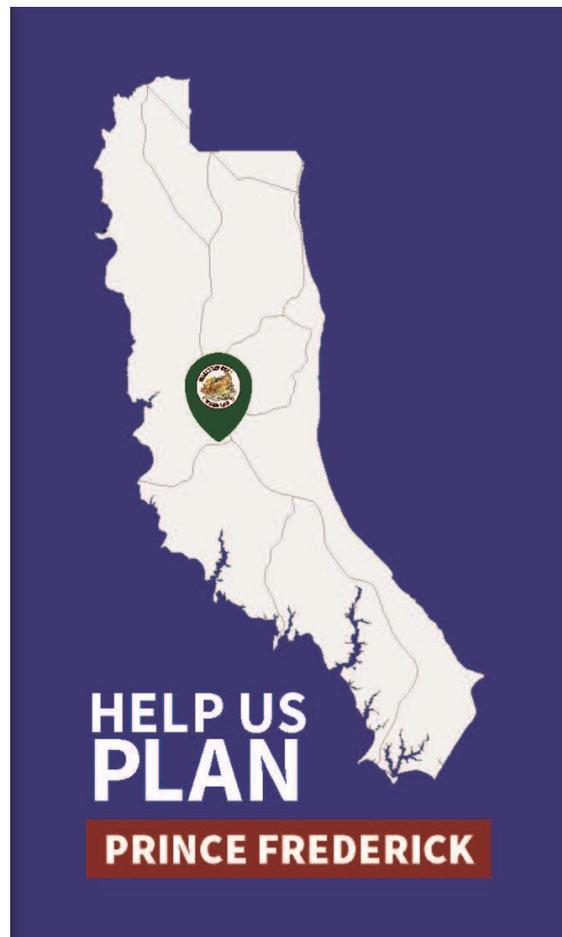
**Calvert County
Planning Commission
June 16, 2021**





TOWN CENTER MASTER PLAN

Prince Frederick



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 –
Summer 2021

Adoption

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

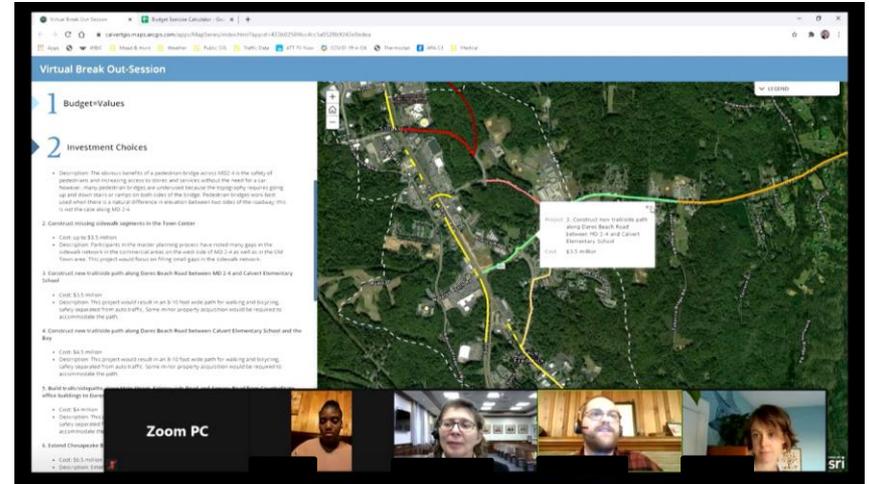
Fall 2021



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

Public Meetings & Engagement

- January 8, 2020 Liaison Meeting
- January 30 Overview Presentation
- Prince Frederick Survey #1 (open through Feb. 17)
- March 2 Survey Results/Workshop
- Prince Frederick Survey #2 (open through June 1)
- October 15 Welcome Back Virtual Meeting
- Interactive Map & Survey #3 (comments requested by Nov. 30, 2020)
- November 19 Workshop on Transportation and Land Use
- February 25, 2021 Workshop on Scenarios
- March 31, 2021 Public Meeting – Presentation of draft Land Use and Transportation Elements



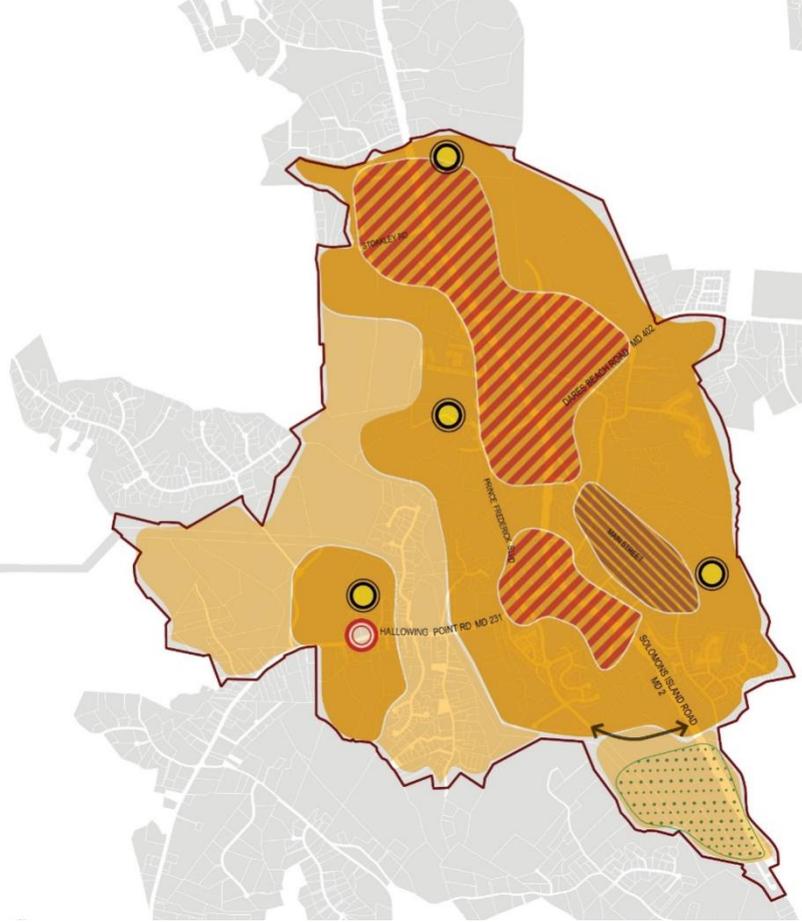
Outreach to Calvert County Committees and Commissions

- Economic Development Advisory Commission
- Environmental Commission
- Heritage Committee
- Historic District Commission
- Prince Frederick Architectural Review Committee
- Parks and Recreation Advisory Board

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

Recommended Land Use Plan



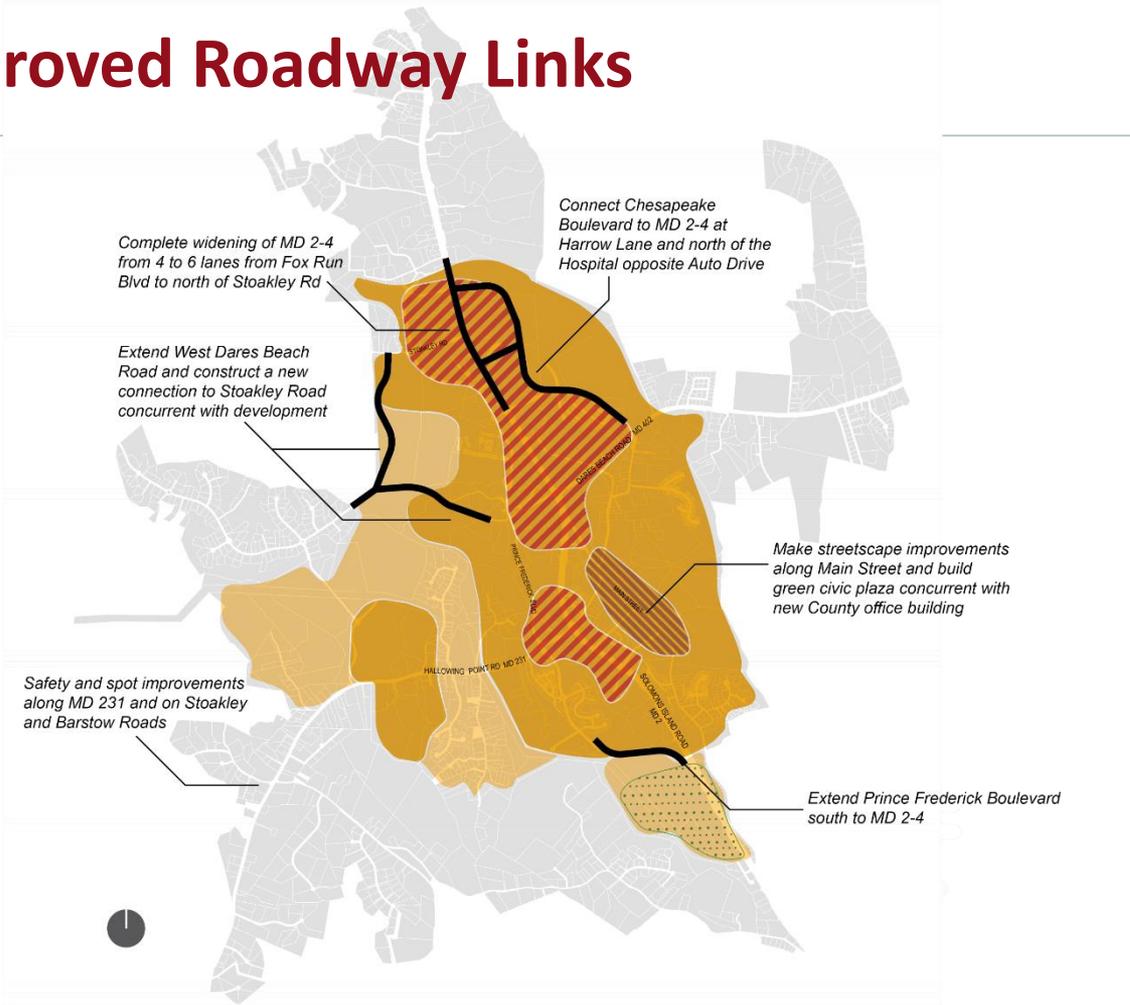
KEY

- 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

- Similar to the 2013 charette report recommendations.
- Residential density would be capped at 14 units per acre rather than 24 units per acre as permitted today. This density is reallocated to support:
 - Up to 14 units per acre along Prince Frederick Boulevard, the College of Southern Maryland and just to the north and south of historic Main Street.
 - Mixed-use redevelopment nodes in the Armory Square/Fox Run area as well as the intersections of MD 2-4 at Dares Beach Road and at Hallowing Point Road.
- Primary benefits are:
 - Encourages redevelopment of older shopping center areas.
 - Encourages walkable growth near Main Street and the College of Southern Maryland.
 - Continues multifamily development pattern abutting Prince Frederick Boulevard north of Dares Beach Road.
 - Preserves major environmental area.

Proposed New or Improved Roadway Links

Need to distinguish between developer-specific infrastructure and network improvements



Other Chapters

- Environment & Natural Resources
- Heritage
- Housing
- Economic Vitality
- Water Resources
- Government & Community Facilities
- Implementation



Next Steps

- Review the draft Plan.
- Staff will complete the draft plan, distribute it for public comment, and set up public meetings.
- Public comments submitted on the draft plan will be provided to the Planning Commission for consideration.

To Learn about Events & Status

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

