

St. Leonard Master Plan Update Lists of Concerns from Prior Meetings

1995 St. Leonard Master Plan, Community Goals & Objectives (Page 10)
Information in [brackets] indicates actions taken since Master Plan was adopted in 1995.

Rank

- 1) Need for a second access route from Calvert and Long Beach to Route 765.
[The second exit out of Long Beach/Calvert Beach is in the Capital Budget for a feasibility study in FY 2011 and design, if practical, in FY 2012.]
- 2) No more Waldorf/Lexington Park
- 3) Ball Road and Route 4 intersection is dangerous.
[Lights now have left turn arrows.]
- 4) Keep area visually attractive in a rural setting.
- 5) Maintain flow of traffic along Route 4 and Route 765 (i.e. no traffic lights).
- 5) Maintain high level of environmental quality.
- 6) Give identity to St. Leonard.
- 7) Need for schools and school transportation as growth occurs.
[St. Leonard Elementary opened in 1996.]
- 8) Need for regional sewer.
- 9) Lack of outside recreation areas.
- 10) Need for adequate water and sewer service and fire protection in town center prior to development.
- 11) Need for beautification, landscaping, open space in town center, and buffer on Route 4.
- 11) Need for Architectural Review Committee.
[County Commissioners appointed Committee in 1995.]

2004 Forum Sponsored by the St. Leonard Vision Group

Bike paths	Paths for recreation	Infrastructure
Community center	Junk cars	Community center
Restaurant	Traffic circle	Small Businesses
Sidewalks	Beach activities	Appearance
Skateboard park	Business development	Recreation area
Town park	Community center	Beach activities
Town appearance	Recreation master plan	Shoulders on roads
Library	Events, beautification	Historic emphasis
Slower speeds	Promote local artists	

RECOMMENDED ACTIONS

Information in [brackets] indicates accomplishments since Master Plan was adopted in 1995.

A.	ROADS & PARKING LOTS
	SHORT RANGE (1 to 10 years):
	1. As development occurs, require that planned roads be dedicated, using the road sections shown in this Plan.
	2. Change the Calvert County Road Ordinance to conform to the road sections shown in this plan.
	3. Acquire land for up to two public parking lots within the Town Center. At least one of the parking lots should be capable of serving as a Park-n-Ride and should be located within convenient distance of a bus stop. [One lot was constructed at the Dowell House.]
	4. Make improvements along Rt. 765 as shown in Main Street Plan. Include provisions for a bus stop. [Streetscape improvements completed in 2003.]
	LONG RANGE (10 to 20 years):
	1. Improve existing roads in accordance with the Road Plan.
	2. Construct a second access route to Rt 765 from the communities lying east of St. Leonard, either south or north of the Rt 765/Calvert Beach Road intersection.
	3. Construct an overpass at the Ball Road/Rt 2/4 intersection.
B.	TOWN CENTER DESIGN AND LAND USE
	SHORT RANGE (1 to 2 years)
	1. Use the Town Plan and Main Street Plan shown in this document as a guide to future development. Require adherence to the plan as a condition of land use approval.
	2. Appoint an Architectural Review Committee to help implement Code. [County Commissioners appointed Committee in 1995.]
	3. Maintain a 100 foot no-cut, no-clear buffer along Rt 2/4. [The buffer was adopted in the St. Leonard Zoning Ordinance in 1995.]
C.	PUBLIC FACILITIES
	SHORT RANGE (1 to 4 years):
	1. Complete St. Leonard Recreation Park. Consider acquiring additional land for expansion. (Dowell Community Center acquisition and renovation – accomplished) [St. Leonard Recreation Park improvements were completed.]
	2. Complete Polling House Park. (accomplished)
	3. Expand St. Leonard Fire House. (accomplished)
	4. Explore water and sewerage alternatives that will provide water and sewerage services while maintaining the small town size and scale of the Town Center. The 1997 Comprehensive Plan states that water and sewer are permitted when needed to support environmental health and/or support County identified economic development goals when and if cost effective and economically feasible. The 1997 Plan does not allow multi-family housing in minor Town Centers except as may be required in Town Center master plans. The St. Leonard Master Plan does not allow multi-family housing.
	5. Construct a bus stop with shelter and benches.
	6. Provide bike racks at all three town parks.
	MEDIUM RANGE (5 to 10 years):
	1. Construct Town Square and Meeting Hall.