

# St. Leonard Town Center Master Plan Update

## Kick-off Meeting, January 22, 2008

### Goals Assignment

The St. Leonard Master Plan sets forth three major goals with several objectives for each goal. Information in [brackets] indicates actions taken since Master Plan was adopted in 1995.

#### GOAL #1: IMPROVE ROAD CIRCULATION AND TRAFFIC SAFETY

##### Objectives:

- A. Provide a second access route from Calvert Beach and Long Beach to Route 765.
- B. Improve safety at the Ball Road/Route 4 intersection. [Lights have left turn arrows, 1/2008.]
- C. Improve safety at the Calvert Beach/Route 765 intersection. [Roundabout was constructed, 2003.]
- D. Avoid permanent traffic signals along Route 4 and Route 765.

#### GOAL #2: PROMOTE AN ATTRACTIVE IMAGE FOR THE TOWN CENTER; MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY.

##### Objectives:

- A. Preserve the scenic beauty of the outlying areas of the Town Center.
- B. Use landscaping and existing natural features to provide buffers between incompatible uses and to enhance the appearance of the town center.
- C. Maintain the existing small town character of St. Leonard; avoid typical strip commercial development pattern (examples: Lexington Park, Waldorf).
- D. Adopt architectural and site design standards to help promote an attractive image. Appoint and Architectural Review Committee to implement design standards. [Standards were adopted & committee was appointed, 1995.]
- E. Protect sensitive natural areas (steep slopes, flood plains, wetlands) and incorporate them into the overall town design.

#### GOAL #3: PROVIDE ADEQUATE PUBLIC FACILITIES

- A. Ensure that the St. Leonard Fire service can accommodate future development.
- B. Acquire an elementary school site in or near the Town Center. (Accomplished)
- C. Explore the feasibility of providing a community sewerage system and upgraded water system scaled to the small town character 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.
- D. Provide a public square within the town center.

### Group Assignment:

Under the leadership of the facilitator complete the following:

1. Review and discuss each of the three (3) goal statements above and assess whether they are still a valid expression of the policies which should guide development in St. Leonard in the future. Determine the following about each policy statement:
  - a. Yes, the goal is still valid;
  - b. Yes, with changes the goal is still valid (record the needed changes); or
  - c. No, the goal is no longer valid.
2. Suggest any new or alternative goals that are appropriate.
3. Prepare a list indicating which goals should be kept, modified, eliminated, or added.
4. Review each of the objectives following steps 1-3 above.