

Town Center Update

Background & Procedure

Presentation to Board of County Commissioners, March 6, 2007

Purpose of This Presentation

:

- To ask for your concurrence with the Planning Commission to begin updating Town Center Master Plans and Zoning Ordinances.
- To review the proposed updating procedure.

The Town Center concept was approved April, 1984 after 4 years of “intense public scrutiny”.

The Record
Tel. 535-1214 & 855-1029 Friday, April 20, 1984 Prince Frederick, Calvert County, Md. 25¢



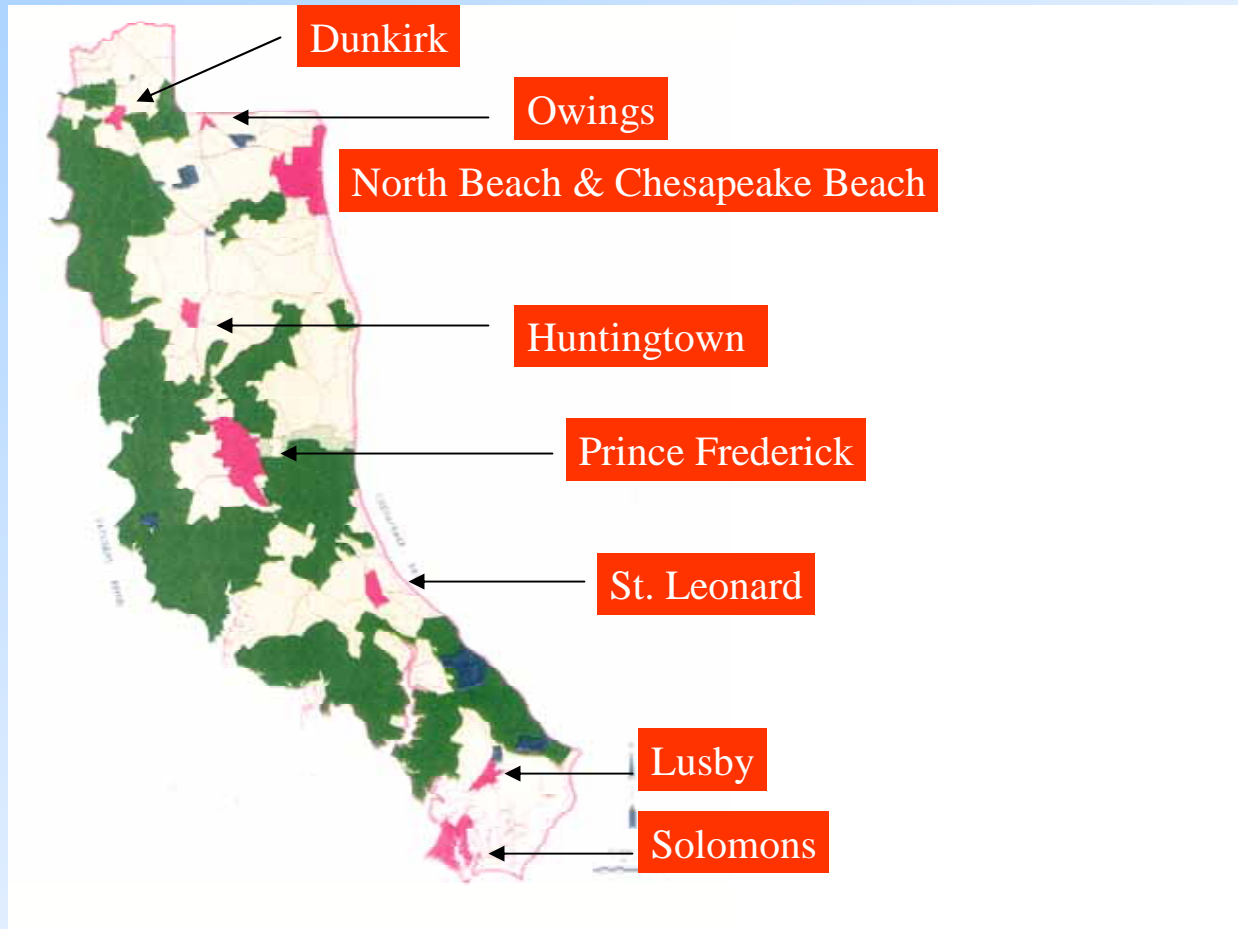
Planning and Zoning Director Frank Jaklitsch explains some of the designations on the proposed zoning map of the county. (Staff Photos by K. Ismail)

County Commission President William Bowen welcomes the public to a hearing on the proposed comprehensive zoning of the county. About 200 people attended, with 27 of them providing the commissioners with verbal input on the zoning.

Countians Turn Out for Final Zoning Hearing

Many Praise Town Centers One Says It's a Mistake

Since then, the County has designated boundaries and developed Master Plans and Zoning Ordinances for 7 Town Centers, not including North Beach & Chesapeake Beach.



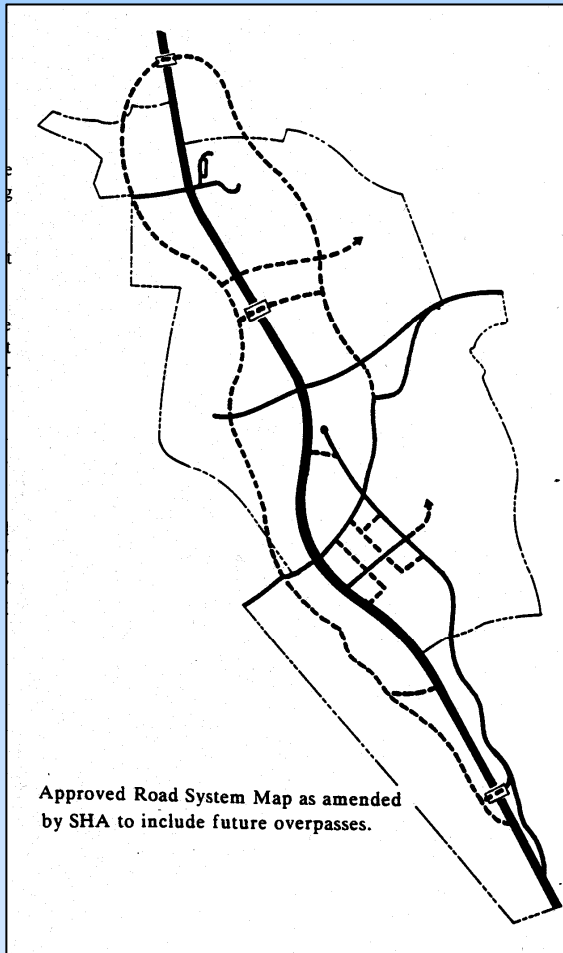
Achievements to Date

- Commercial development is concentrated in a few locations rather than scattered all up and down Rt 2/4.



Achievements to Date

New roads have been built to pull traffic off of Rt. 2/4.



~ Example, PF Loop Road

Achievements to Date

Water and sewerage treatment facilities have been built and/or expanded.



Achievements to Date

Existing roads have been improved.



Example: St. Leonard Streetscape and round-about.

Achievements to Date

Town Center parks and amenities have been built.



Polling House, St. Leonard



Waterman's Park, Solomons



Courthouse Green, Prince Frederick

Achievements to Date

Housing choices have greatly expanded for all ages and incomes.



Achievements to Date

Mixed-use development has become or remained a reality.



Ex. Along Rt 2/4 in Prince Frederick

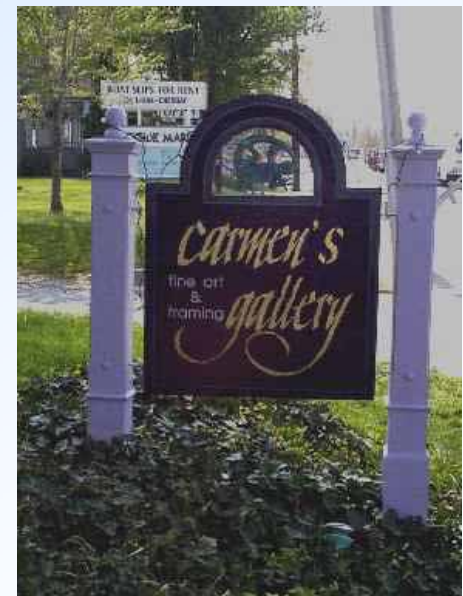


Ex. Residence next to shops - Solomons

Ex. Chapline in Prince Frederick

Achievement to Date

Signs are more attractive – and more effective – than they used to be.



Achievements to Date

Old buildings are being restored.



Dunkirk



Huntingtown



Huntingtown



St. Leonard

Achievements to Date

Many newer buildings are designed to be compatible with their older neighboring buildings.



Ex. Newer buildings in Dunkirk patterned after Penwick House

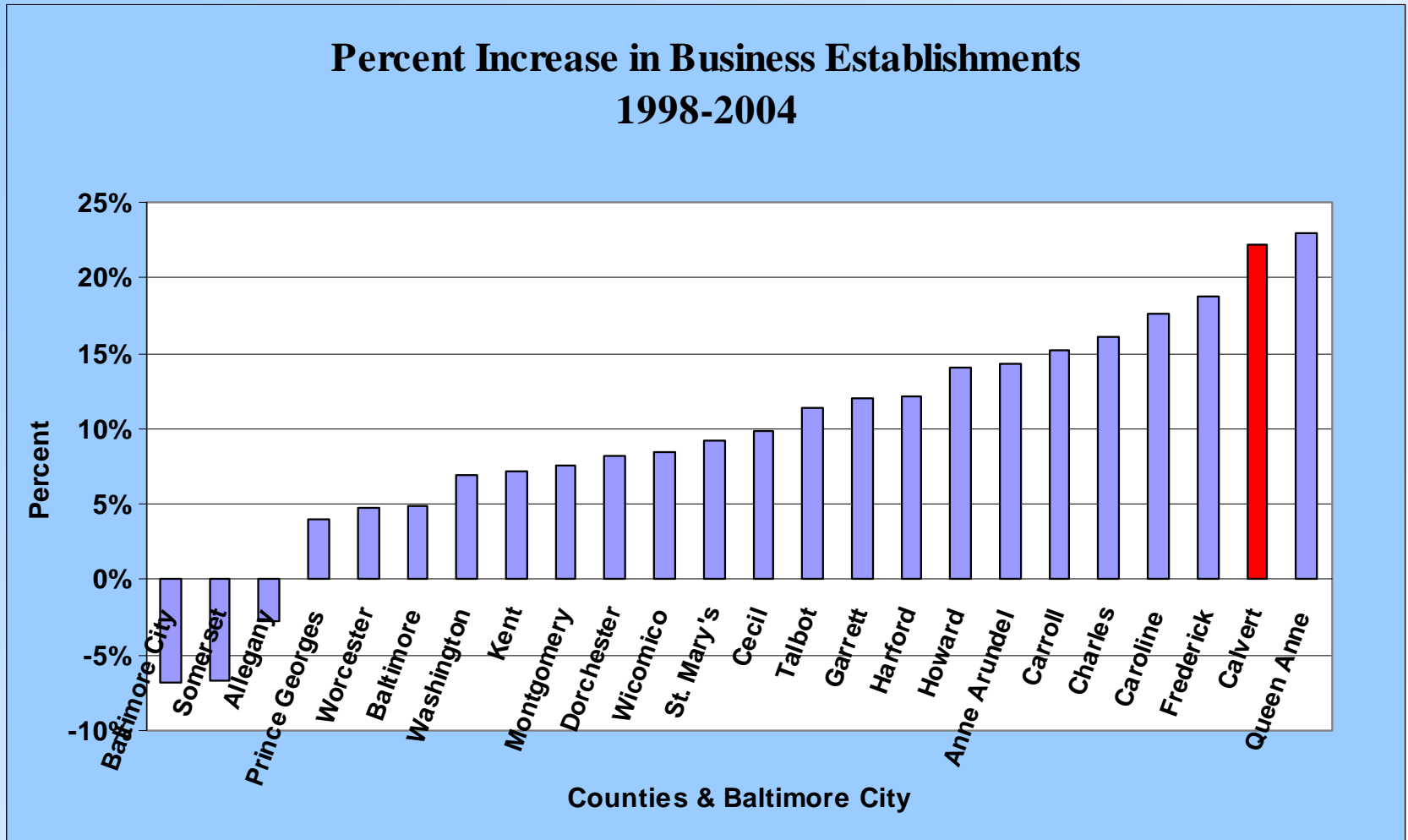
Achievements to Date

Commercial buildings are attractive and provide convenience goods and services.



Achievements to Date

Town Centers are generating strong business growth.



The Town Center concept that was adopted 23 years ago has made a huge difference in our quality of life, guiding our decision-making ever since.



But our Comprehensive Plan requires that we develop a schedule to review and update Town Center Master Plans.

Solomons – 1986 – *****21 Years*****

Dunkirk – 1987 *****20 years*****

Prince Frederick – 1989; 1992

Huntingtown – 1994

St. Leonard – 1995

Owings – 2000

Lusby – 2002

Draft Update Procedure

- Step 1: Reorganize all Master Plans and Zoning Ordinances.
- Step 2: Conduct Special Area Studies.
- Step 3: Revise Master Plans.
- Step 4: Revise Town Center Zoning Ordinances.

Note: Public Participation is an important component of each step.

Step 1~ Reorganize Master Plans and Zoning Ordinances*

- Master Plans will generally follow the same format as the Comprehensive Plan.
- Zoning Ordinances will follow the same format as the Calvert County Zoning Ordinance (Articles 1-6).

*No changes will be made to content at this stage.

Benefits

- Creates a better tie between Master Plans and the 2004 Comprehensive Plan.
- Easier to make sure the same issues are covered in all of the Plans and Ordinances.
- Easier to compare wording in all of the Plans and Ordinances.
- Easier to find information.

Step 2~ Conduct Special Area Studies.

- Identify areas to study based on suggestions from citizens, officials and staff.

Examples of Potential Study Areas:



C-1 Subarea of Solomons



Lusby Town Park Design

Step 2 – Conduct Special Area Studies (continued)

- Prioritize list of suggestions and identify objectives and scope of work.
- Write RFP's for top priority studies.
- Choose consultants to conduct studies, if needed.

In most cases, these studies can run concurrently with the other steps.

Benefits

- Focuses on areas of greatest citizen concern, greatest challenges and opportunities.
- Maximizes potential for innovative solutions and flexible regulations.
- Allows work to get started on public and/or private sector projects without having to wait for complete Town Center updates.
- Makes best use of consultant talents, when needed.

Step 3~ Revise Master Plans

- The goal will be to revise several Master Plans concurrently.

P.F., Dunkirk*, Owings

October, 2008

March, 2010

Huntingtown, St. Leonard, Lusby*

January, 2008

July, 2009

Solomons

April, 2007

October, 2008

*Lusby and Dunkirk rescheduled per Commissioners' request.

Benefits

- Citizens/officials/staff working on different Town Center Plans can compare the wording in each Town Center Master Plan, get the same background information, hear the same speakers and talk to each other about options, while still maintaining the unique character of each Town Center.
- Staff can prepare information, etc. that facilitates more than one Town Center review process at a time.

Step 4~ Revise Town Center Zoning Ordinances

- The goal will be to revise several Zoning Ordinances concurrently.
 - Examples~ Review and revise by sections:
 - Procedure
 - Architectural Review standards
 - Site Design standards

Note: Policies and Actions will still be different in each Town Center.

Benefits

- Citizens/officials/staff can compare wording, get the same background information, hear the same speakers, talk to each other about options, while still maintaining the unique character of each Town Center.
- Staff can prepare information, etc. that facilitates more than one Town Center review process at a time.

Recommendation

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- Authorize Planning and Zoning staff to coordinate with Planning Commission staff on updating Town Center Master Plans and Zoning Ordinances.
- Comment on the proposed procedure.