






St. Leonard Town Center – Development Patterns Survey
Meeting on October 29, 2008
Tally of Surveys Submitted at the Meeting

17 surveys were submitted. The number of responses to each question is in parentheses (n). A checkmark (✓) indicates the highest number of responses for each question.

Questions	Example Photo	Scale of Importance			
		Desirable	Acceptable	Neutral	Undesirable
1. Residential density of 1 dwelling per acre is (17)		6	7✓	0	4
2. Residential density of 2 dwellings per acre is (17)		6	8✓	1	2
3. Residential density of 4 dwellings per acre is (17)		4	7✓	3	3
4. Residential density of 8 dwellings per acre is (17)		3	4	2	8✓
5. Residential density of 10 dwellings per acre is (17)		2	1	3	11✓

Questions	Scale of Importance				
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
6. Dwelling/dwellings over a business should be allowed in the Village District Subarea A. (17)	5	7✓	3	2	0
7. Dwelling/dwellings over a business should be allowed in the Village District Subarea B. (16)	9✓	4	0	3	0
8. Dwelling/dwellings over a business should be allowed in the Residential District. (17)	4	3	1	5✓	4
9. Residential buildings should be permitted to have flat roofs if they are large. (17)	2	5	7✓	2	1
10. Residential buildings should be permitted to have flat roofs if the roof is 'green'. (17)	6	7✓	2	1	1
11. Residential buildings should be permitted to have flat roofs regardless of their size or whether the roof is 'green.' (16)	4✓	3	4✓	2	3
12. Building height of three stories with a flat roof should be allowed to provide dwellings over a business. (17)	5	6✓	2	1	3
13. Commercial uses should be allowed in both Village Subarea A and Village Subarea B. (17)	8✓	4	2	1	2

Questions	Scale of Importance				
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
14. Commercial uses should be concentrated in Village Subarea B. (16)	7√	3	4	1	1
15. Commercial uses should be discouraged in Village Subarea A. (15)	3	3	4√	2	3
16. Commercial buildings should be permitted to have flat roofs if they are large. (16)	5√	5√	2	4	0
17. Commercial buildings should be permitted to have flat roofs if the roof is 'green'. (15)	7√	5	2	1	0
18. Commercial buildings should be permitted to have flat roofs regardless of their size or whether the roof is 'green'. (16)	3	4	3	6√	0

Questions	Scale of Importance			
	Desirable	Acceptable	Neutral	Undesirable
19. A Residential Build-out of the Town Center of approximately 80 additional dwellings (approximately 240 additional people) is (16)	3	7√	2	4
20. A Residential Build-out of the Town Center of approximately 180 additional dwellings (approximately 500 additional people) is (16)	3	5√	4	4
21. A Residential Build-out of the Town Center of approximately 350 additional dwellings (approximately 940 additional people) is (16)	3	4	2	7√
22. A Residential Build-out of the Town Center of approximately 700 additional dwellings (approximately 1,980 additional people) is (16)	2	3	2	9√
23. A Residential Build-out of the Town Center of approximately 870 additional dwellings (approximately 2,480 additional people) is (16)	2	0	3	11√

Comments

- Accessory building regulations need to be re-written. Examples: One 1,000 S.F. building allows one 900 S.F. building, one 30,000 S.F. building allows one 900 S.F. building. This makes no sense.
- Need sewer and water.
- I support the flexible building to allow populations to live in Town Centers and not spread out into open country.
- No idea what questions 19-23 would look like. Pictures in slideshow were based on dwellings per acre not total number of additional dwellings allowed.
- I have concerns and questions on the road plan, and I think this update will alleviate many of the questions.

1. Relaxing environmental constraints in the Town Center.

2. Need sewer to achieve several of the Zoning Ordinance 'goals' (i.e. more commercial uses in Town Center.

- I suspect to allow for the higher density of 4-8/acre, sewer would be needed.
- This will be a difficult undertaking, respecting the values of the current residents and commercial owners as well as providing a desirable location to locate to as a “new resident or commercial owner.” As a resident of the county for 36 years and a St. Leonard resident for 16 years we have a lot to want to hold onto as far as our “quaint area of living.” However as a small business owner for the past twelve years in St. Leonard, I provide full-time employment to 14 staff and they need affordable housing and can't find it in the county. I'd love to see the two and three story town center concept you have in drawing form come to fruition in my life time in St. Leonard. I can picture walking to a coffee shop and visiting friends at a corner market and possible light shopping or going to a restaurant. Having choices in MY area and not feeling like I have to go to other areas to live work and play.
- Concentrate annual growth to town centers and high densities. Sewer a must in Town Center. Tougher town ordinances are keeping the town clear. Many citizens in St. Leonard want to keep the small town charm but also have more amenities. They don't want the density of Lusby.
- I would like to further discuss residential area and the uses/density in that area.
- Three stories should be allowed with a habitable roof. Base density should be 20,000 (sq. ft.). TDRs should not be required for apartments over businesses, especially, if 3rd floor is apartment and 1st and 2nd floors are business. Do not believe clustering should be allowed in Residential District. Preserving open space should not be an objective in the Residential District. Residential District density should be one of the highest densities and this should not be prevented by one family of property owners.
- Increase density in TC Section B to eight; Section A to four, Residential to four. Apartments over commercial should be affordable. TDRs may prohibit this!

Comments on Questions

- “Residential density of 1 dwelling unit per acre is acceptable” as long as a land owner could get 1 home for enclosed acre of land they own – situate homes to fit.
- Commercial uses should be allowed in both Village Subarea A and Village Subarea B + residential area (also) (limited types).