

## Appendix D

### Maryland Department of Planning (MDP) DRAFT Centreville Development Capacity Analysis

*April 12, 2007*

Maryland's local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004).

These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July, 2004 report (the full report is available at: [http://www.mdp.state.md.us/develop\\_cap.htm](http://www.mdp.state.md.us/develop_cap.htm))

See the report mentioned above for a full description of the analysis' methodology and its caveats. MDP's analysis, while not perfect, was endorsed by the Development Capacity Task Force and many local governments. This analysis produces estimates of the number of dwelling units to be built by build-out based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

#### **Background and Trend Data**

In 2004, the Town of Centreville had an estimated population of 2,534 persons. The Town has experienced its greatest rate of growth ever from 2000 to 2004. Centreville's share of the County's total population has also been increasing recently.<sup>1</sup> Queen Anne's County is projected to grow by approximately 16,450 people from 2005 to 2030, a rate of 36%. As a result, the Town can reasonably expect continued high rates of growth.

#### **Capacity Analysis**

MDP ran one scenario for the Town of Centreville's development capacity analysis. The analysis is based on current town boundaries as of February 2007 and does not include any growth areas or special infill areas. It is based on current Town zoning. See attached Table 1 for assumed density yields for each zoning classification.

This analysis shows a total capacity inside the Town's boundaries of 1,142 households. Much of that capacity, 722 households, is found on a few large parcels (14 parcels that cover 364 acres). The majority of the rest of the capacity (415 households) can be found on small parcels that are less than 2 acres in size. The attached Map 1 shows the distribution of capacity within the Town of Centreville. Only those parcels that have potential future capacity are shown.

---

<sup>1</sup> Information from Draft Centreville Comprehensive Plan, 2006  
Centreville Community Plan

The following Table 2 shows those zoning classifications that have future development capacity. The low density R-1 zone has by far the most capacity with 1,009 potential households at buildout. While this zone is low density at 3 dwelling units per acre, it provides the most capacity due to its large size of 360 acres.

Table 2. Capacity by Zone

<b>Zoning</b>	<b>Potential Capacity (in households)</b>
AG	7
R-1	1,009
R-2	90
R-3	36
Total	1,142