

Presentation materials

March 14, 2023

Planning Commission Meeting

on the draft comprehensive plan

Topic: Housing Developments and Residential Land Use on Large Infill Tracts

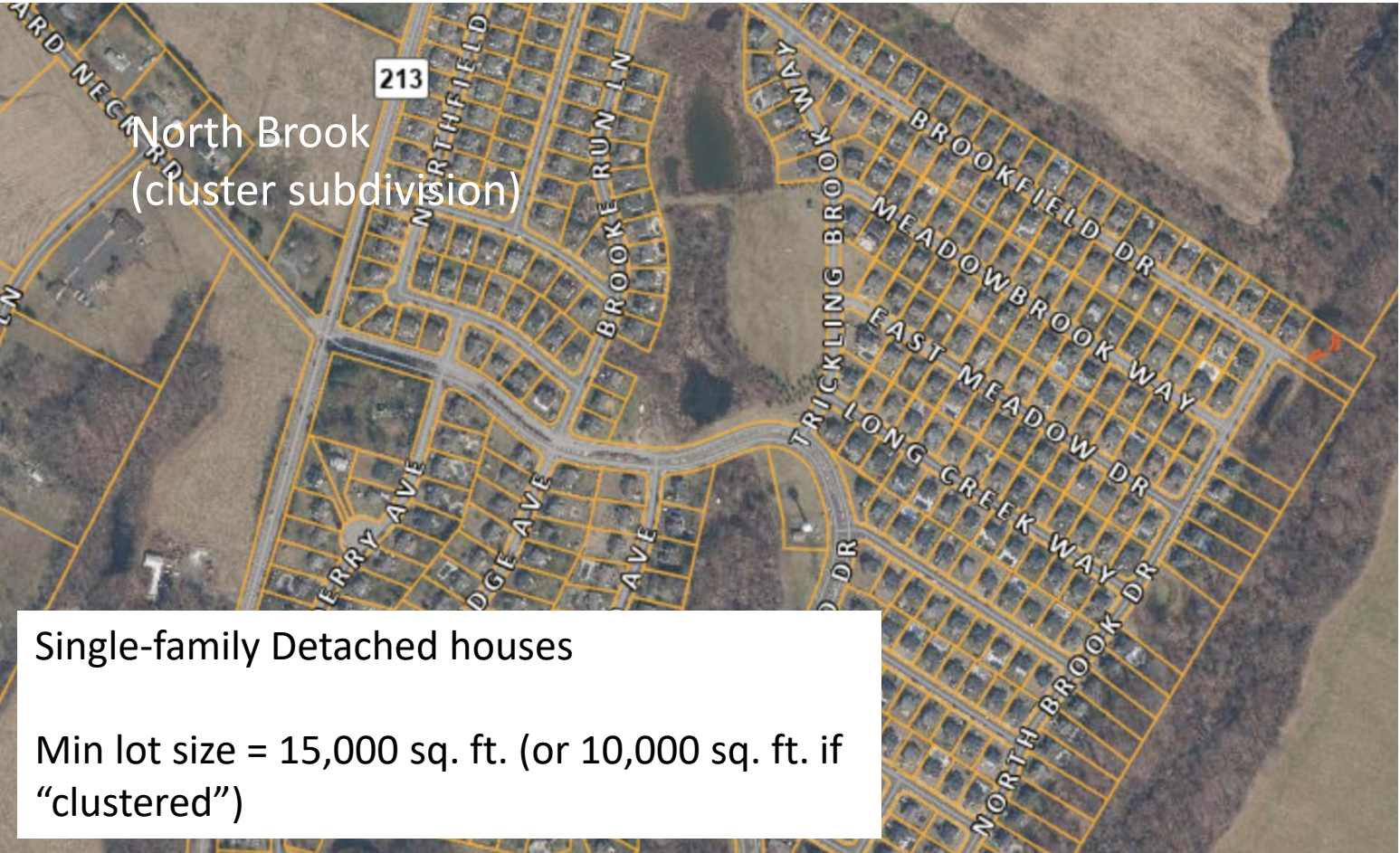


Major Residential Infill Parcels

Total Potential Dwelling Units: 810

The Town's Conventional Approach

R-1



The Town's Conventional Approach

R-2



The Town's Conventional Approach



R-3



PUD Approach

Section 170-28 of the Zoning Ordinance

The intent is to promote better residential development than could be possible through the strict zoning and subdivision standards applicable to R1, R-2, R-3, and TND zones.

- More attractive living environments.
- Encourage more intimate, efficient, and aesthetic use of open space.
- More creative approaches to land development.
- Offer a variety of building types and better design.
- More and better open space.
- Encourage more sustainable development practices.

PUD Approach

Section 170-28 of the Zoning Ordinance

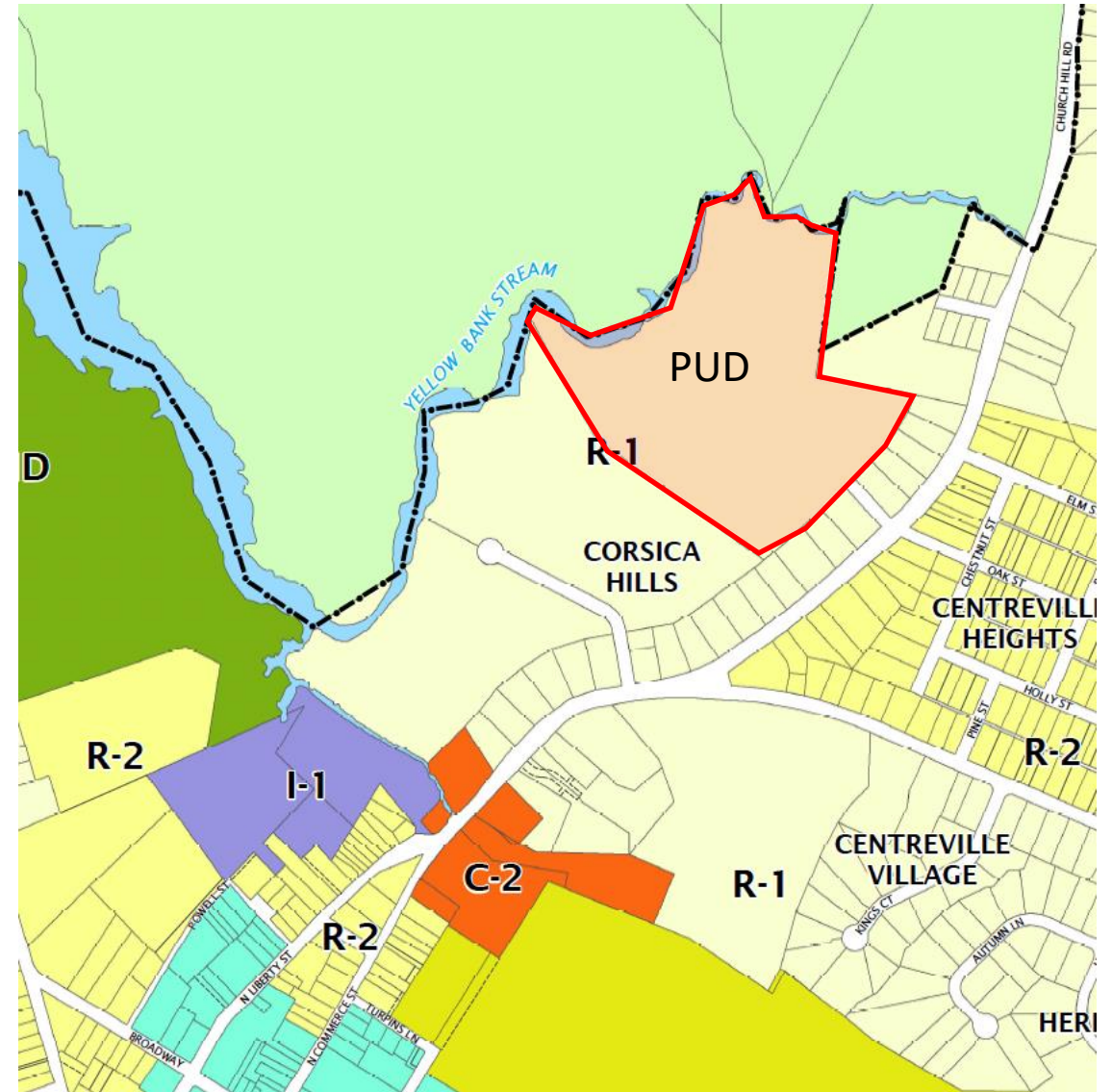
PUD zone “floats” over a parcel and can settle down on it if approved by the Town Council.

Allows different housing types and a limited amount of commercial development.

Allows the Town to require institutional and recreational uses, public uses, and the reservation of land for them.

It caps the number of units at the max level that would be allowed in the underlying zone: 3 units per acre in R-1, 5 units per acre in R-2 and TND zones, 8 units per acre in R-3.

PUD’s do not increase the allowable density.



PUD Approach

Section 170-28 of the Zoning Ordinance

- PUDs are optional . The owner/developer applies for a PUD. If applied for, then a review/approval process is started.
- PUDs are approved through a complicated approach involving meetings and public hearings by both the Planning Commission and Town Council.
- The Town Council reviews a general development plan and a preliminary site (development) plan. This places the Council in the plan review role that the Planning Commission typically occupies.
- Approving a PUD in Centreville is like approving a zoning map change along with all the zoning and site development standards that will apply to the development....while reviewing a subdivision plat.

What does the Draft Comp Plan say about PUDs

- The Plan encourages PUDs as the preferred approach to development, but...
- The Plan recommends that they be required on large tracts of land ... not optional and not up to the developer.
- The Plan recommends a less complicated administrative approach. Rather than treating the PUD like a zoning map change, the expectations for a PUD would be codified into the Ordinance.
- The Plan recommends that the Planning Commission and Town Council maintain their traditional roles: The Commission would administer the zoning laws adopted by the Council. The Council would be above the development plan review and approval process.
- PUDs = a tool for bringing about smarter development aligned with the goals of the Comp. Plan—"Complete Neighborhoods".

A quick review of recent development proposals and what the Comp Plan says:

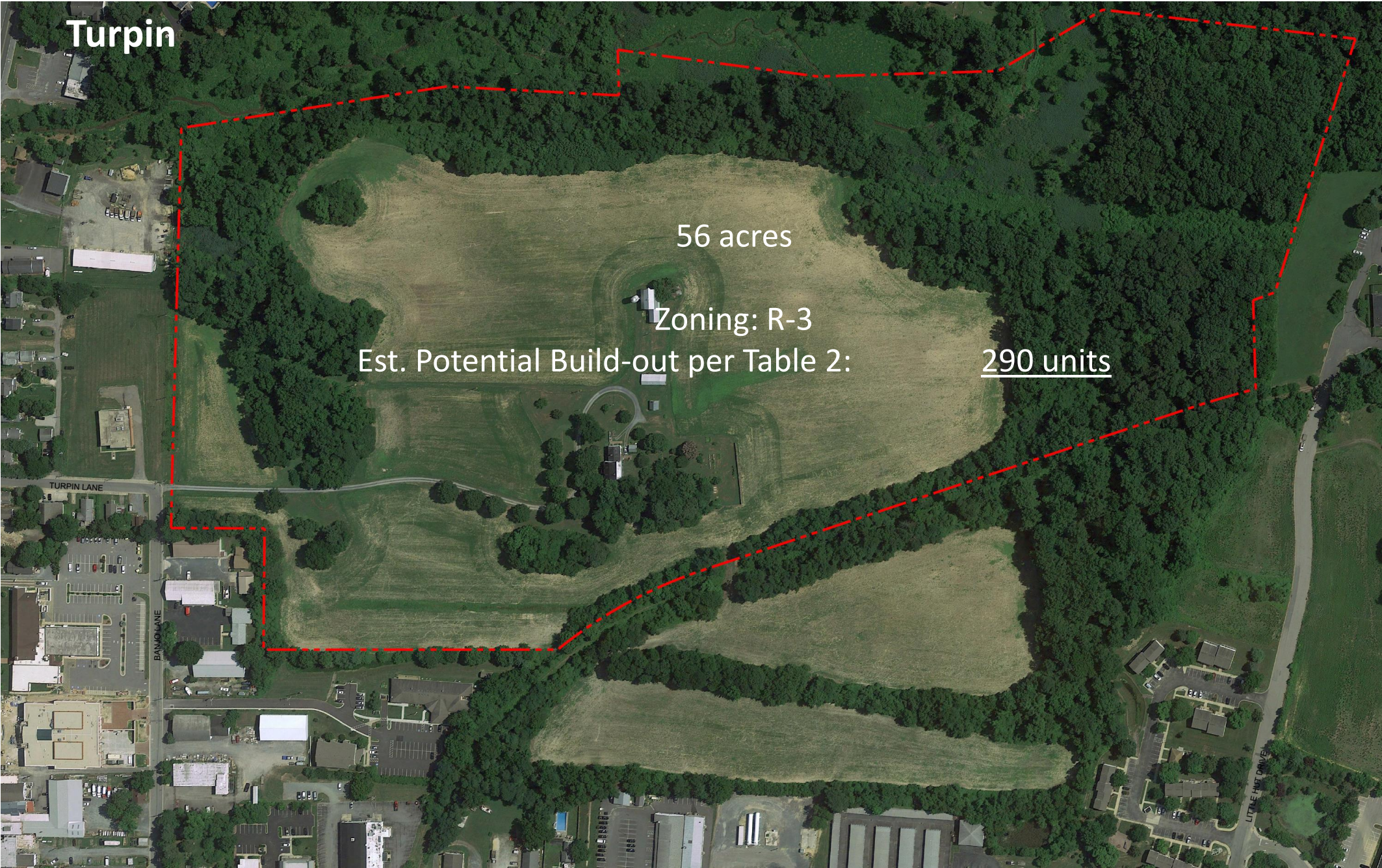
Turpin

56 acres

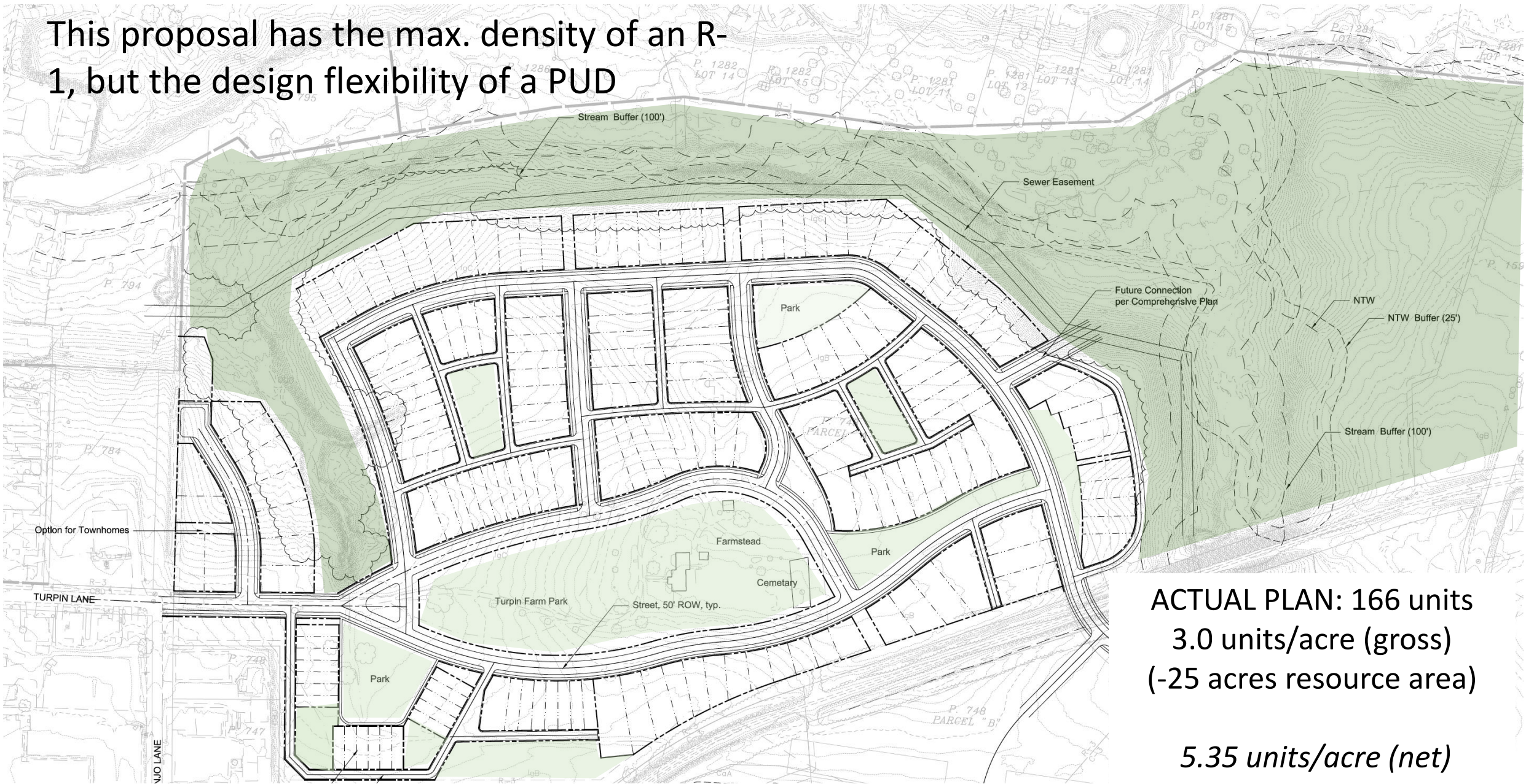
Zoning: R-3

Est. Potential Build-out per Table 2:

290 units



This proposal has the max. density of an R-1, but the design flexibility of a PUD



ACTUAL PLAN: 166 units
3.0 units/acre (gross)
(-25 acres resource area)

5.35 units/acre (net)

This proposal has the max. density of an R-1, but the design flexibility of a PUD



ACTUAL PLAN: 126 units
2.9 units/acre (gross)
1.4 acres of resource areas
4.2 units/acre (net)



ACTUAL PLAN: 138 units

3.1 units/acre

-14 acres resource areas

4.6 units/acre (net)

This proposal has slightly more density than an R-1, but the design flexibility of a PUD



OWNER / DEVELOPER: CHESTERFIELD TND
 351 CHESTERFIELD DRIVE
 CENTREVILLE, MD 21617

CHAL ENGINEERS
 LANE ENGINEERING
 354 FENWICK/LANANA AVE
 CENTREVILLE, MD 21617

GENERAL NOTES

- PROPOSED FOR: FRONT
- PROPERTY ADDRESS: 428 CHESTERFIELD AVE, CENTREVILLE, MD 21617
- DEED REFERENCE: 186/273
- PLAT REFERENCE: 40/75
- ZONING CLASSIFICATION: R-1
- SETBACKS: FRONT: 10' WITH 25' IN AGGREGATE
 REAR: 35'
- THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "0" & "1" (EL. 7) AND IS LOCATED WITHIN COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240058 0301 B FOR QUEEN ANNES COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.
- FLOODPLAIN LEGEND**
 A - 100 YEAR FLOOD ZONE
 B - 500 YEAR FLOOD ZONE
 C - AREA OF MINIMAL FLOODING
- THE FLOOD ZONE "A" PORTION OF THE PROPERTY SHOWN HEREON HAS A ONE-PERCENT CHANCE OF OCCURRENCE OF BEING INUNATED BY A FLOOD IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IN ZONE "A" IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS THAT MAY INCLUDE MANDATORY FLOOD INSURANCE.
- THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MARSHED AND/OR DIGITAL INFORMATION AND IS DEEMED AS PRELIMINARY AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE REFERRED TO PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LOTS.
- THE PROPERTY SHOWN HEREON LIES WITHIN THE ONE-SHADE GRAY CRITICAL AREA LIMITED DEVELOPMENT AREA (CALD) DESIGNATION AS SHOWN ON THE DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA MAPS OF 1972.
- THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 10/4/13.
- THE TIDAL & NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD SURVEYED BY LANE ENGINEERING, LLC ON 10/4/13. STATE TIDAL WETLANDS DESIGNATION IS TAKEN FROM 1972 STATE WETLANDS MAP. WETLANDS SHOWN HEREON HAVE BEEN REVIEWED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT AND GENERAL CORP. OF ENGINEERS ON DECEMBER 12, 2013 AND REVISITED ON MARCH 11, 2014 FOR STREAMS.
- THE APPROXIMATE MEAN HIGH WATER AS SHOWN HEREON IS BASED ON RETAIL MASTERY PLANNETRIC MAPPING PROVIDED BY ANIX GEOSPATIAL.
- THE COORDINATES SHOWN HEREON ARE BASED THE MARYLAND STATE COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATION LDF1 (D0387474) CORNER FACTOR 0.999980 & LONG LONG CERTIFICATE (ENDING). THE DETAILS SHOWN HEREON ARE GROUND (AS-CONSTRUCTED).
- LANE ENGINEERING, LLC HAS REVIEWED THE MAPPED SOILS AND TOPOGRAPHIC.

AGENT/CONTACT:
 GREGORY SPAHRMANN
 425 495 7241

CONTACT:
 BARRY GRIFFITH

TOTAL AREA	=	46,869 AC±	2,041,614 SF
AREA IN CRITICAL AREA	=	46,869 AC±	2,041,614 SF
TYPICAL LOT COVERAGE		138 UNITS	
ESTATE LOTS	(20 UNITS)		
FAMILY LOTS	(23 UNITS)		
CARRIAGE LOTS	(15 UNITS)		
COTTAGE LOTS	(36 UNITS)		
TOWNHOME LOTS	(44 UNITS)		
STREETS, ALLEYS AND DRIVES			
SEWERLINES			
TOTAL PROPOSED TOTAL LOT COVERAGE			

PROPOSED DENSITY		
TOTAL SITE	46,869 AC	2,041,614 SF
STATE/ COUNTY AREA	2,119 AC	92,112 SF
AREA FOR DENSITY CALC	44,750 AC	1,949,502 SF
PROPOSED UNIT COUNT	138 UNITS	

PROPERTY LINE	---
5' SIDEWALK	----
APPROXIMATE FUTURE	-----



This proposal has slightly more density than an R-1, but the design flexibility of a PUD

ACTUAL PLAN: 138 units

3.1 units/acre (gross)
 -14 acres resource
 4.6 units per acre (net)

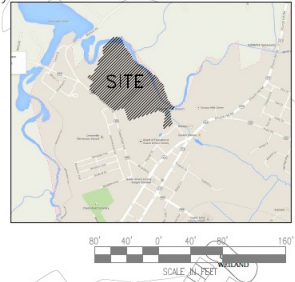
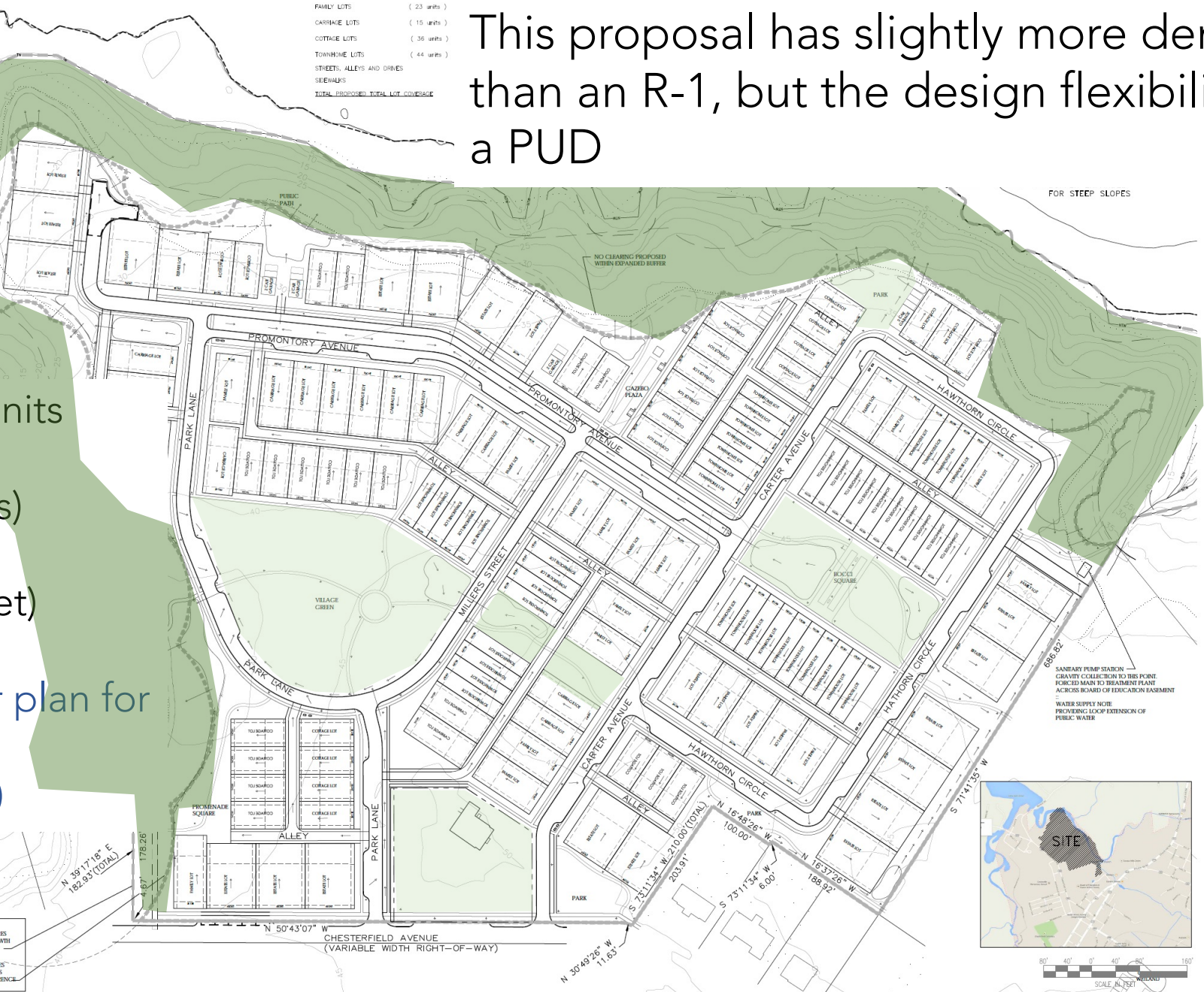
This Plan revised an earlier plan for 227 units or 7.6 units/acre (net)

ENVIRONMENTAL FEATURES CALCULATIONS

TOTAL AREA	=	46,869 AC±
AREA IN CRITICAL AREA	=	46,869 AC±
AREA IN WOODLANDS	=	11,664 AC±
AREA IN AGRICULTURE	=	26,347 AC±
AREA IN TIDAL WETLANDS	=	6,396 AC±
STATE	=	0.72 AC±
PRIVATE	=	5.676 AC±
AREA IN NON-TIDAL WETLANDS	=	1,263 AC±
AREA IN FLOOD ZONE "A"	=	9,070 AC±

GROWTH ALLOCATION REQUESTED

- AREA OF 40.372 ACRES OF PROTECTED GROWTH ALLOCATION
- AREA OF 27.968 ACRES DESIGNATED PER TOWNS DEFINITION FOR REFERENCE



Centreville TND
 Carter Farm - Chesterfield
 Centreville, MD 21617

REV	DATE	DESCRIPTION
H	30 Dec 14	GA Submittal
C	29 Oct 14	Sketch Plan
F	17 Sep 14	Concept Plan
A	16 Jan 14	Proposed Site

PROJECT NO: 13-CV
 CWD BY: GPS

CONCEPT SITE PLAN