

**Master Plan and Zoning Ordinance Update**

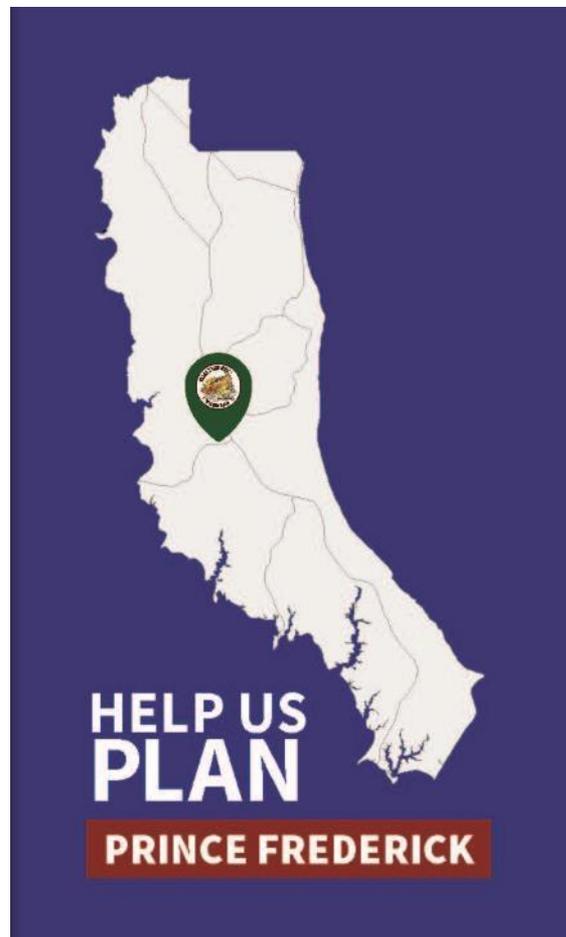
**Calvert County  
Planning Commission  
Meeting  
February 16, 2022**





# TOWN CENTER MASTER PLAN

## Prince Frederick



# Purpose of Meeting

1. Continue consideration of written comments received from agencies and the public through October 1, 2021 and comments of the people who spoke at the Special Meeting on October 27, 2021.
2. Resume the review of the Summary and Staff's Analysis of Comments on Chapter 2 Key Issues and Chapter 3 Land Use. Discuss and vote on what changes to make to the Prince Frederick Town Center Master Plan, July 2021 Draft.

# Update Process

We are here

## Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Winter 2019/2020 - Fall 2020  
*(delays due to COVID-19)*

## Develop Plan

- Draft Plan
- Public Meetings
- Planning Commission Review

Winter 2020/2021 –  
Winter 2021-2022

## Adoption

- Planning Commission Public Hearing/Approval Recommendation
- Board of Calvert County Commissioners Review/Public Hearing
- Adoption

Winter 2021/2022  
– Spring 2022



Preliminary work on updating the zoning regulations would begin mid-way through the master plan update process.

# Master Plan and Zoning Roles



**Master Plan**  
*The Vision*

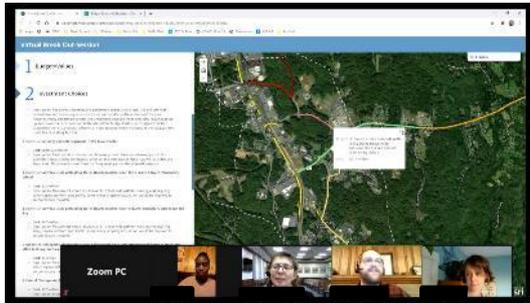


**Zoning Ordinance**  
*Regulations to Achieve the Vision*

# Public Meetings & Engagement



- January 8, 2020 – Liaison Meeting
- January 30, 2020 – Overview Presentation
- Prince Frederick Survey #1  
(open through Feb. 17, 2020)
- March 2, 2020 – Survey Results/Workshop
- Prince Frederick Survey #2  
(open through June 1, 2020)
- October 15, 2020 – Welcome Back Virtual Meeting
- Interactive Map & Survey #3  
(comments requested by Nov. 30, 2020)
- November 19, 2020 – Workshop on Transportation and Land Use
- February 25, 2021 – Workshop on Scenarios
- March 31, 2021 Public Meeting – Presentation of draft Land Use and Transportation Elements
- August 18, 2021 – Liaison Meeting
- October 27, 2021 – Planning Commission Special Meeting, Opportunity for People to Speak on the July 2021 Draft



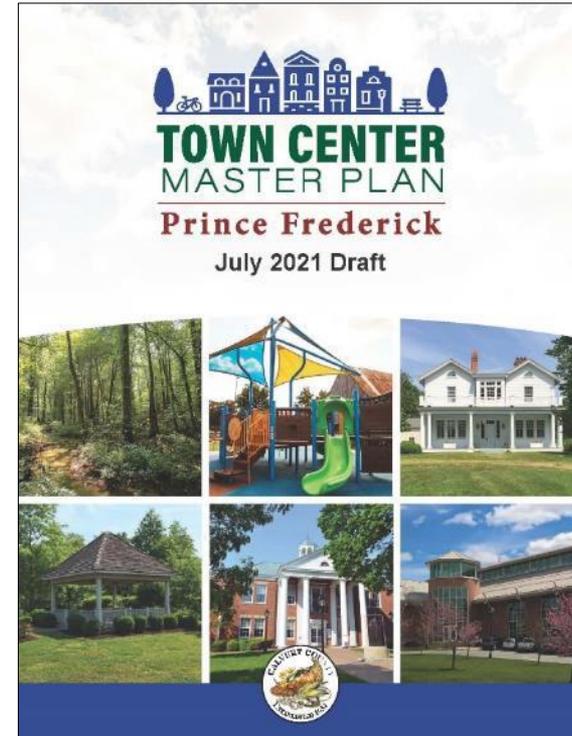
# Outreach to Calvert County Boards, Committees, and Commissions

- Economic Development Advisory Commission
- Environmental Commission
- Heritage Committee
- Historic District Commission
- Parks and Recreation Advisory Board
- Prince Frederick Architectural Review Committee



# Draft Plan's Chapters

1. Purpose
2. **Keys Issues and Vision**
3. **Land Use**
4. Environment & Natural Resources
5. Heritage
6. Housing
7. Transportation
8. Economic Vitality
9. Water Resources
10. Government & Community Facilities
11. Implementation



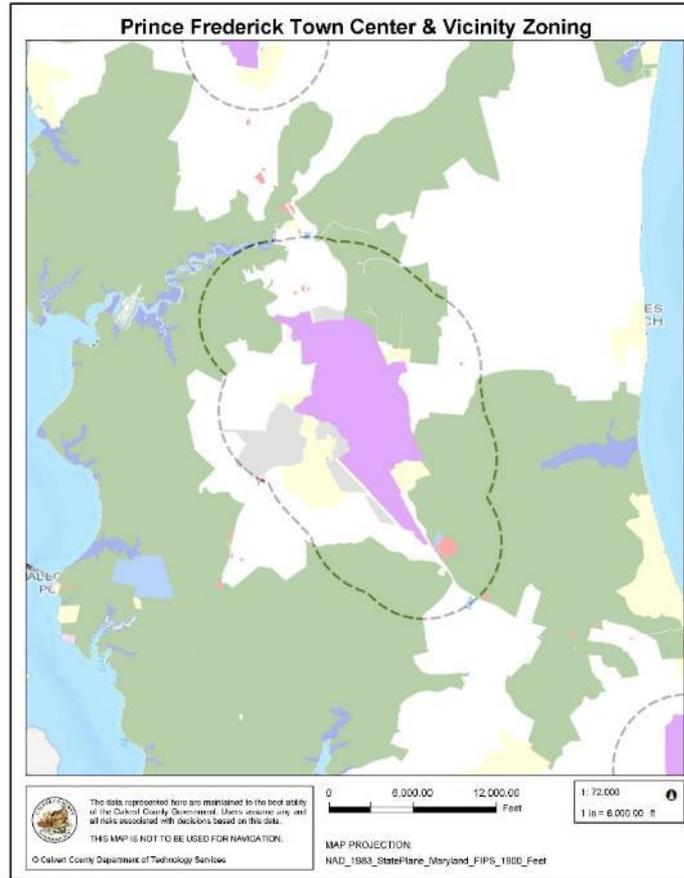
**Focus of Jan. 26, 2022 Meeting / Feb. 16, 2022 Meeting**

# Chapter 3 Land Use

*Comments were received that the draft plan includes planning for the entirety of the future expansion area of Prince Frederick Town Center, the current boundary, Phase 1, and Phase 2; and that the draft plan makes no distinction between Phase 1 and Phase 2.*

The Calvert County Comprehensive Plan (August 2019) describes the Phase I and II expansions. A map of Future Land Use shows the expanded Prince Frederick Town Center and a map of the Phases I and II.

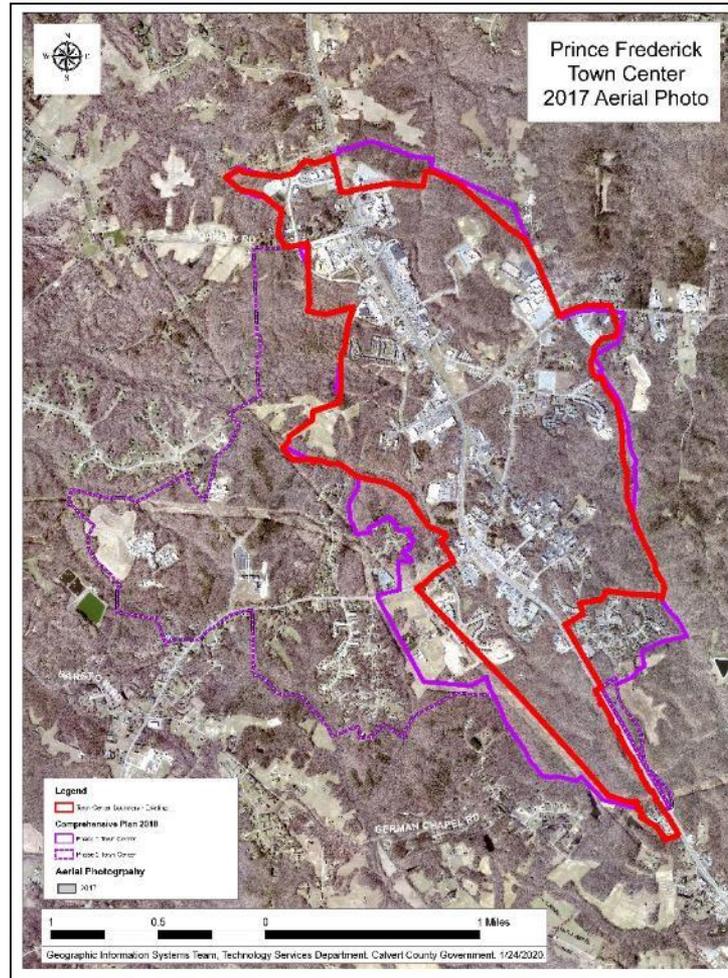
# Prince Frederick Town & Vicinity Current Zoning 2021



Dashed Line = One-mile Radius (Perimeter)



# Prince Frederick Town Center: Current Boundary, and the Phase 1 and 2 Additions



# Acreages

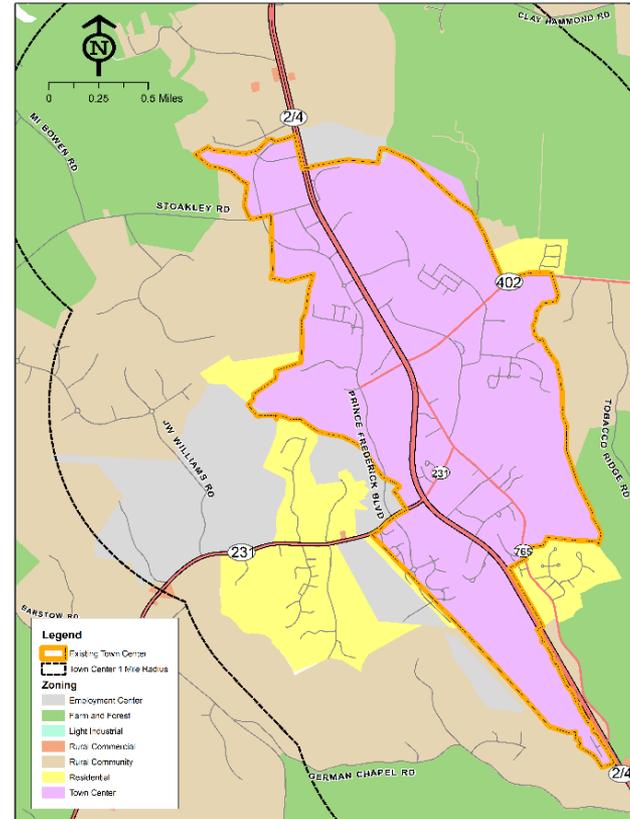
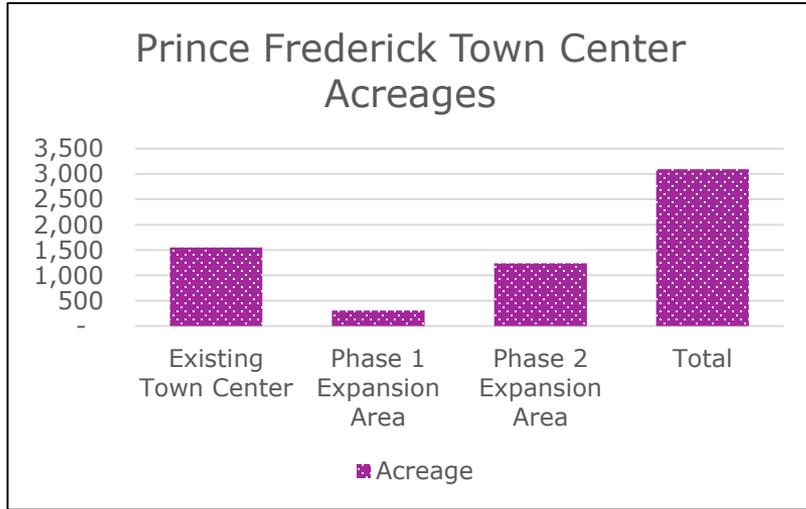
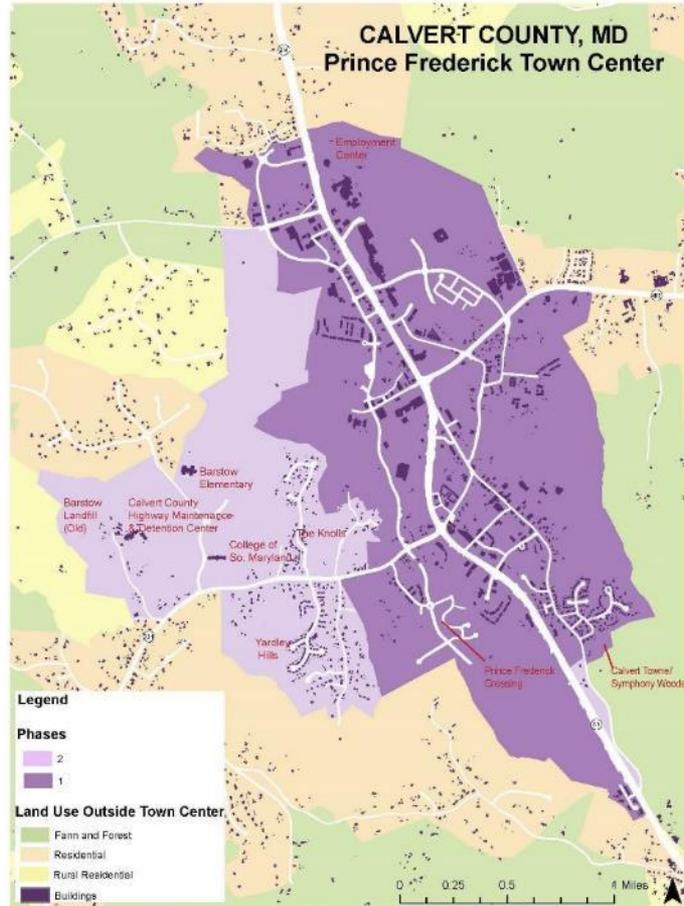


Figure 3-5 Prince Frederick Town Center Phasing

# Prince Frederick Town Center Phasing

Calvert County Comprehensive  
Plan, Adopted 2019  
Page 3-21



# Chapter 3 Land Use

*Comments were received that the draft plan includes planning for the entirety of the future expansion area of Prince Frederick Town Center, the current boundary, Phase 1, and Phase 2; and that the draft plan makes no distinction between Phase 1 and Phase 2.*

**Staff's recommendation: Add information from the *Calvert County Comprehensive Plan* about the expansion and the zoning map amendment process that would need to be followed to officially expand Prince Frederick's Town Center boundary.**

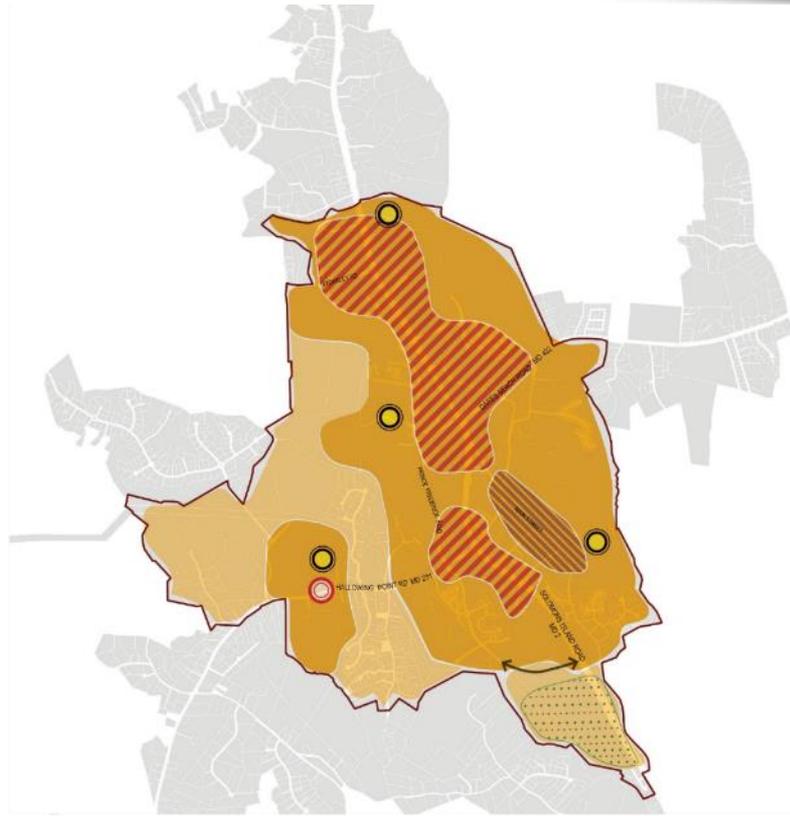
# Chapter 3 Land Use

*There were concerns expressed about the draft Land Use Chapter's Objective 1, "Establish land use categories rather than development districts." and that the target residential density of five to 14 units per acre "would destroy the quiet 'village' atmosphere that exists and overwhelm or replace the old (late 1800's – early 1900's) homes...." There was the suggestion if multi-family apartments are to be built in the Old Town district, they would be more appropriate to be located along MD 2/4 with commercial space on the first floor.*

# Current Town Center Planning Areas / Zoning



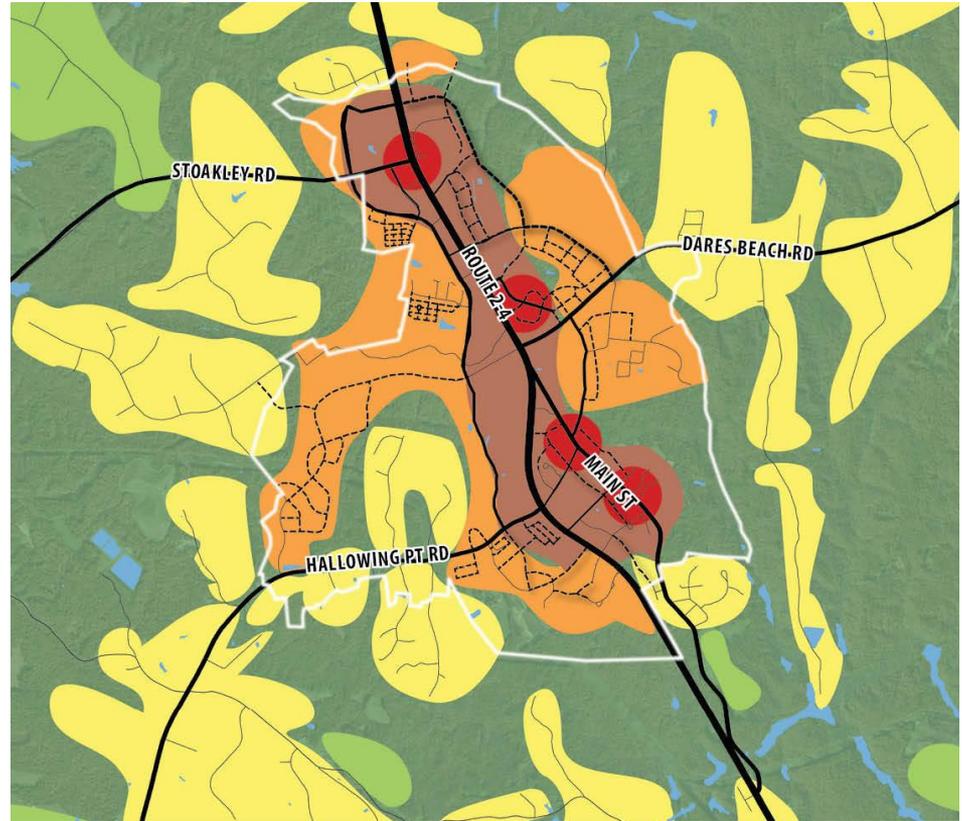
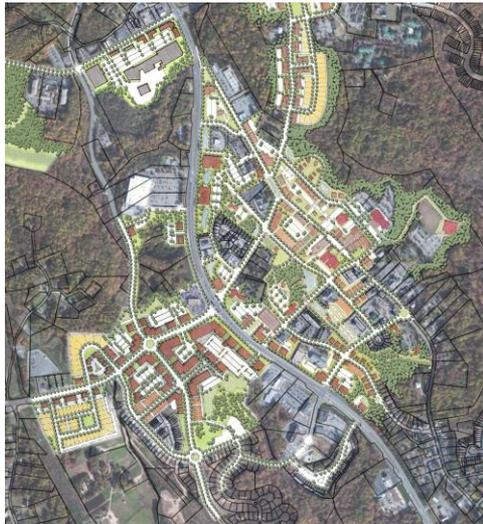
# Proposed Town Center Land Use Map



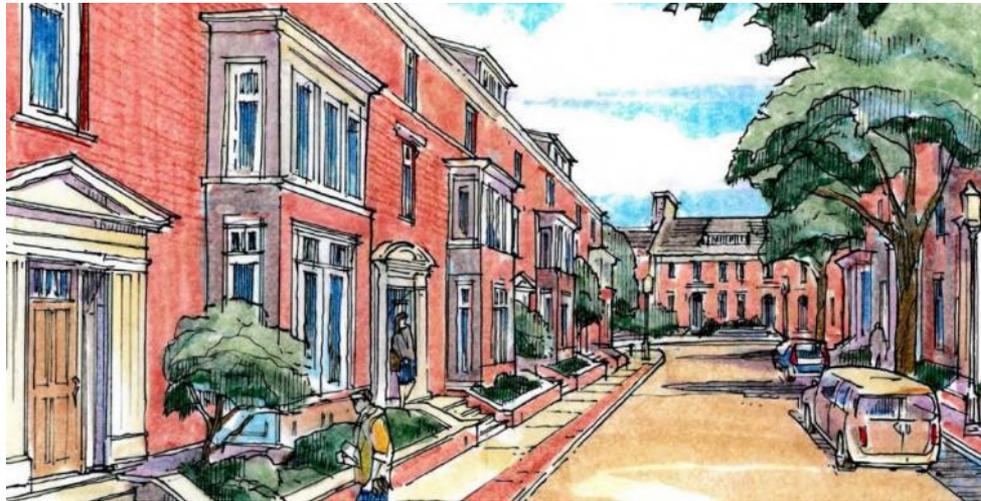
## KEY

- |  |   |
|--|---|
|  Traditional Suburban (Low Density: 1-4 DU/AC)                      |  Environmental Conservation Area |
|  Suburban Village (Low-Medium Density 5-14 DU/AC)                   |  Neighborhood Commercial         |
|  New Town / Mixed Use Redevelopment (Low-Medium Density 5-14 DU/AC) |  Senior Housing Opportunity      |
|  Main Street / Old Town  |   |

# Prince Frederick Charrette



# Prince Frederick Charrette



Townhouses



Apartments

# WHAT DOES DENSITY LOOK LIKE? PRINCE FREDERICK



SF Detached  
7 DU / Gross AC



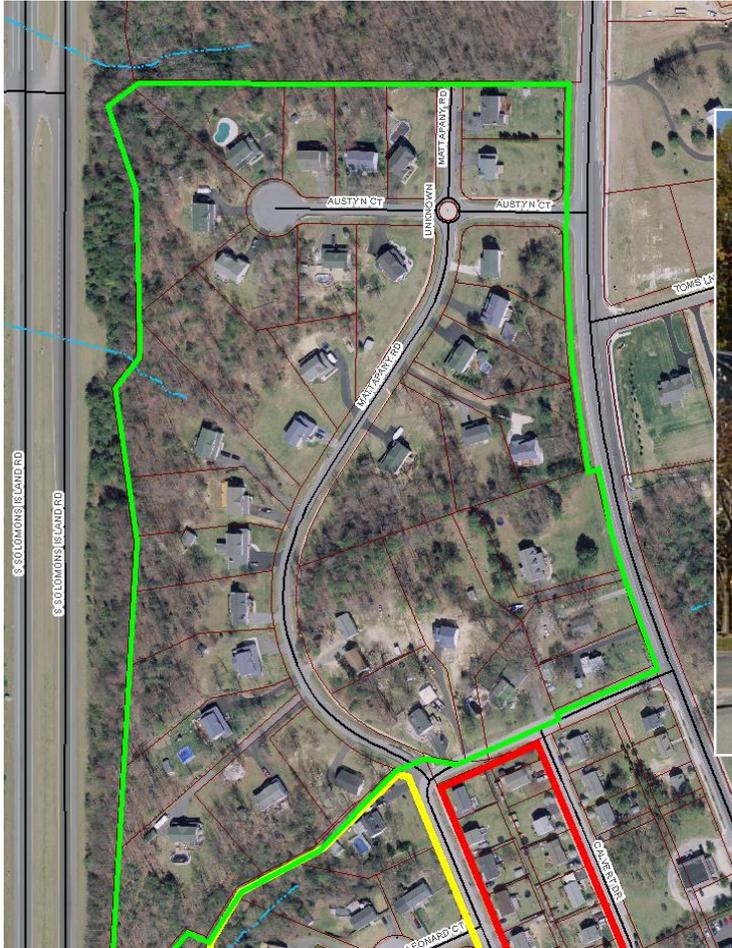
SF Attached  
10 DU / Gross AC



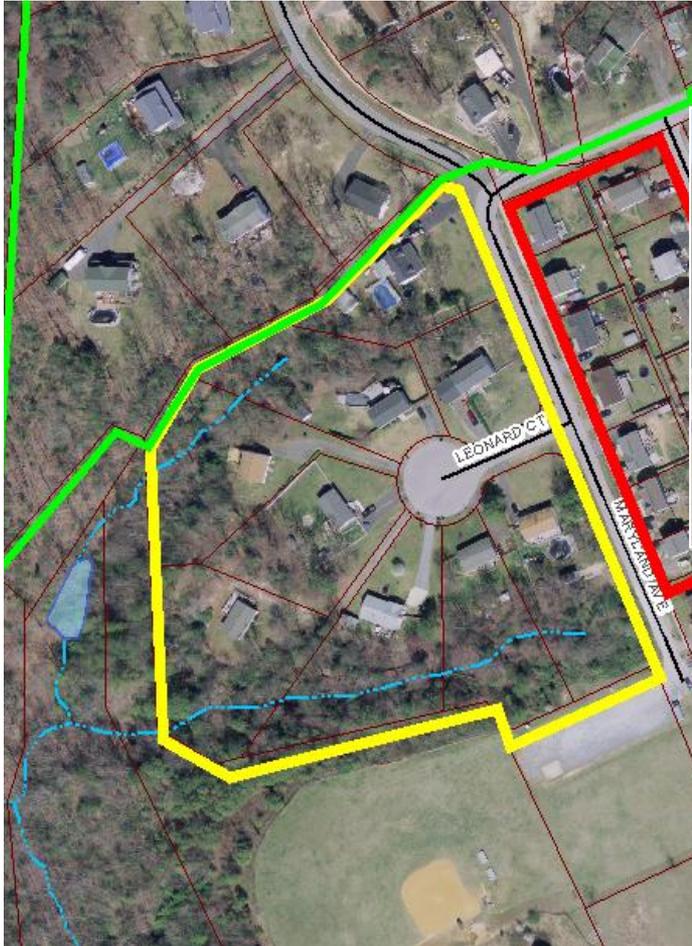
Multifamily Garden  
14 DU / Gross AC



# Residential Density – 1 DU/Acre



# Residential Density – 2 DU/Acre



# Residential Density – 4 DU/Acre



# Residential Density – 8 DU/Acre



# Residential Density – 8 DU/Acre



# Residential Density – 10 DU/Acre



# Residential Land Uses in 3 Districts

Development District	Dwelling, Attached (Duplex, Triplex, Fourplex, and Townhouse)	Dwelling, Attached: Multi-Family	Dwelling, Single-Family Detached
Old Town	P		C
Old Town Residential			C
Old Town Transitional	P	C	C

Current Prince Frederick Zoning Ordinance

P = Permitted

C = Conditional



# Proposed Main Street / Old Town Area

Proposed residential density  
of five to 14 units per acre



## KEY

- |   |  |   |                                 |
|---|--|---|---------------------------------|
|  | Traditional Suburban (Low Density: 1-4 DU/AC)                      |  | Environmental Conservation Area |
|  | Suburban Village (Low-Medium Density 5-14 DU/AC)                   |  | Neighborhood Commercial         |
|  | New Town / Mixed Use Redevelopment (Low-Medium Density 5-14 DU/AC) |  | Senior Housing Opportunity      |
|  | Main Street / Old Town   |   |                                 |

# Housing Type Examples



**Single-family**



**Duplex**



**Triplex**



**Four-plex**



**Multi-family**



**Townhouses**



**Apartments  
over Business**



# Chapter 3 Land Use

Options for the Planning Commission to consider include:

1. Keep the language in the draft plan as it is now: no change.
2. Revise the description of the Main Street/Old Town so that residential types within the are primary single-family detached dwellings and attached dwellings – duplex, triplex, and fourplex – that look like single-family detached dwellings so that new development blends in with the historic home character of Main Street and Old Town Prince Frederick.

**Staff's recommendation: Option 2.**

# Chapter 3 Land Use

*There were questions and concerns expressed about the number of residential units that could be built and the growth rate. Questions included: are there limits on how many new housing units are permitted per year, either in Calvert County or Prince Frederick? The Calvert Comprehensive Plan predicted a growth rate of 9 percent over 20 years predicted; are there ordinances to regulate that growth rate? Concerns were expressed that there is no limit on how many units can be built.*

# Residential Study

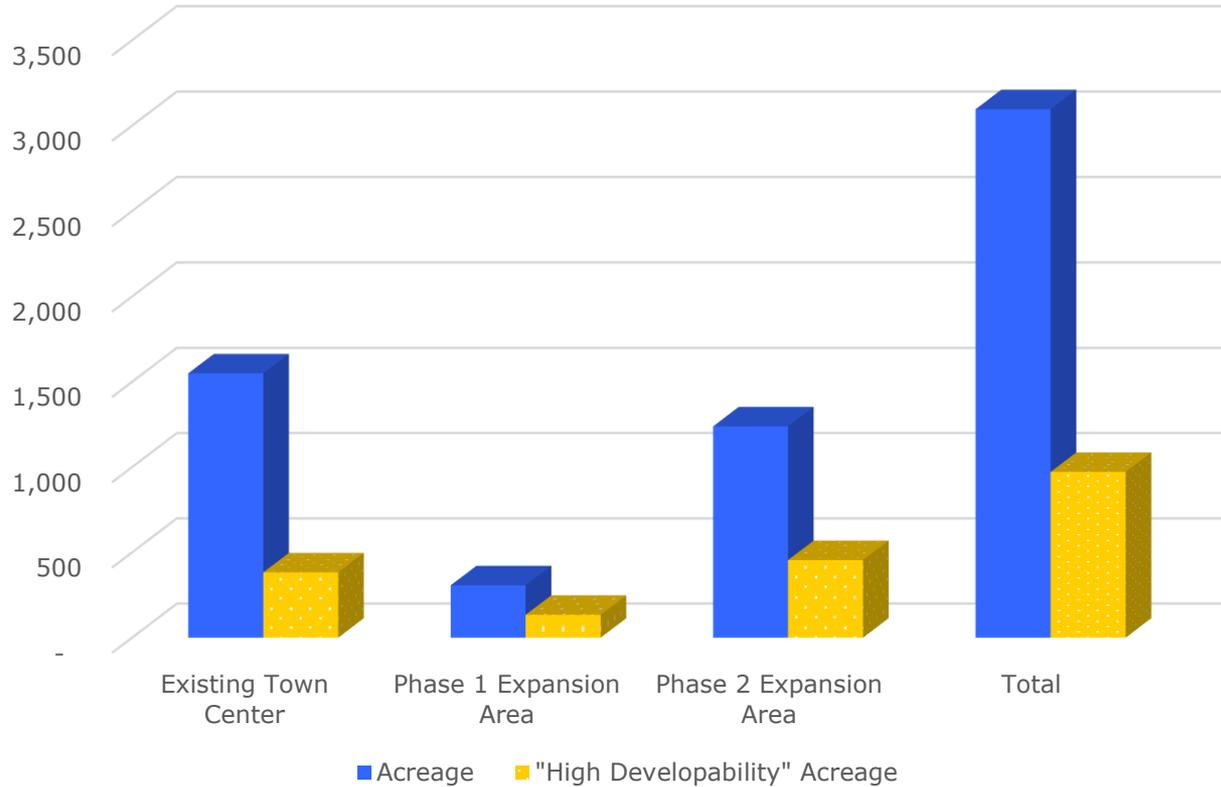
	Existing Town Center	Phase 1 Expansion Area	Phase 2 Expansion Area	Total
Current Baseline Yield Units	268	23	42	333
Current Max Yield Units	4,058	47	377	4,482
Potential Max Yield Units	4,058	1,400	4,566	10,024

**Current Baseline Yield** = number of potential units that could be created without the use of Transferable Development Rights (TDRs).

**Current Max Yield** = number of potential units that could be created with the use of TDRs and the current zoning inside and outside the Town Center.

**Potential Max Yield** = the potential number of units that could be created with the use of TDRs and the assumption of applying the Town Center's zoning of 14 dwelling units per acre to the expansion areas. Fourteen units per acre is the current amount allowed per acre with the use of TDRs in the all areas of the current Town Center except for the New Town District, which allows 24 dwelling units per acre with TDRs. Note that the Potential Max Yield is hypothetical based on the assumption that 14 dwelling units per acre would be adopted for the expansion areas. The actual dwelling units per acre has not been determined yet. The study was conducted by county staff in 2017.

# Prince Frederick Residential Density Study



# Growth Rate 2010-2020

2020 and 2010 Census Population by Jurisdiction				
State/Region/Jurisdiction	2020	2010	Change	Percent Change
Maryland	6,177,224	5,773,552	403,672	7.0%
<b>Southern Maryland Region</b>	<b>373,177</b>	<b>340,439</b>	<b>32,738</b>	<b>9.6%</b>
Calvert	92,783	88,737	4,046	4.6%
Charles	166,617	146,551	20,066	13.7%
St. Mary's	113,777	105,151	8,626	8.2%

Excerpt of table prepared by the Maryland Department of Planning.  
 Source: U.S. Census Bureau's 2010 and 2020 Census Data.



# Adequate Public Facilities (APF)

The County Government currently has APF regulations that apply to all development subject to county regulations, including the seven Town Centers. These regulations address:

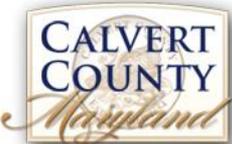
- Schools
- Roads

# Adequate Public Facilities (APF)

The 2019 Comprehensive Plan includes action to consider expanding the APF regulations to include:

- Water & Sewer
- Stormwater Management
- Solid Waste & Recycling
- Fire, Rescue and EMS services
- Law Enforcement Services

**Water & Sewerage Services  
and Capital Improvement Plans in  
Prince Frederick -  
Discussion with the  
Calvert County Water & Sewerage  
Division Staff**



# Chapter 3 Land Use

*There were questions and concerns expressed about the number of residential units that could be built and the growth rate. Questions included: are there limits on how many new housing units are permitted per year, either in Calvert County or Prince Frederick? The Calvert Comprehensive Plan predicted a growth rate of 9 percent over 20 years predicted; are there ordinances to regulate that growth rate? Concerns were expressed that there is no limit on how many units can be built.*

**Staff's recommendation: No change.**

# Chapter 3 Land Use

*Comments were received expressing concern about the proposed Environmental Conservation Area classification for a particular property located in the southern area of the Town Center, west of MD 2/4. Concerns were expressed that the classification would severely restrict or prohibit development and questions why the land owner's property is being designated when there are other properties with the Town Center Master Plan Area that contain similar environmental features.*

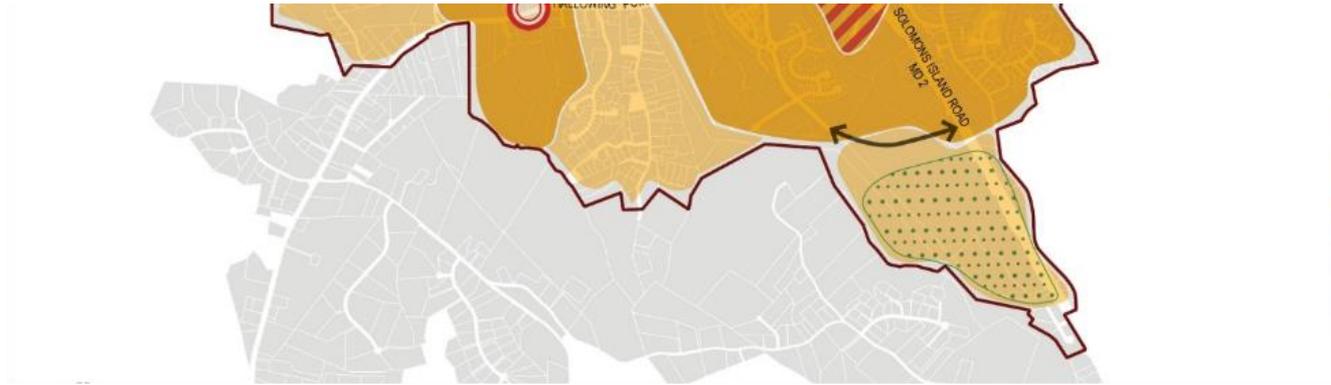
# Environmental Conservation Area

**Environmental Conservation Area.** The area in the southwest quadrant of the Town Center has significant environmental value as the headwaters of Parkers Creek and has approximately 140 acres of undisturbed forest south of Westlake Boulevard. The county should develop an environmental preservation strategy for this area with a goal of keeping at least two-thirds of the area undeveloped in (forest conservation bank easement, steep slope and stream buffer requirements, etc.



Photo Credit: American Chestnut Land Trust

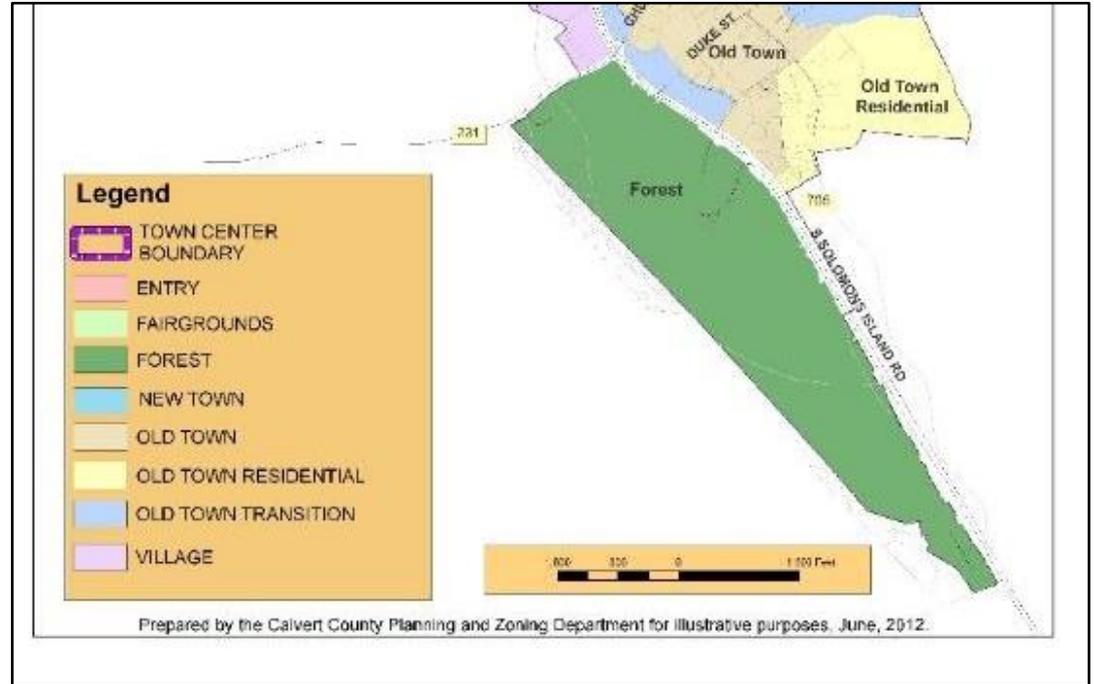
# Environmental Conservation Area



## KEY

- |   |   |   |  |
|---|---|---|--|
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|  | <b>New Town / Mixed Use Redevelopment</b> (Low-Medium Density 5-14 DU/AC) |  | <b>Senior Housing Opportunity</b>      |
|  | <b>Main Street / Old Town</b>   |   |  |

# Current Town Center Planning District - Forest



# Environmental Conservation Area

Options for the Planning Commission to consider include:

1. Keep the language in the draft plan as it is now: no change.
2. Revise the draft plan.
  - a. Revise the map to reduce area of the Environmental Conservation Area and expand the Traditional Suburban land use category along MD 2/4.
  - b. Revise the map to reduce area of the Environmental Conservation Area and replace the Traditional Suburban land use category with the Suburban Village land use category.

**Staff's recommendation: Consider Options 1 and 2.**



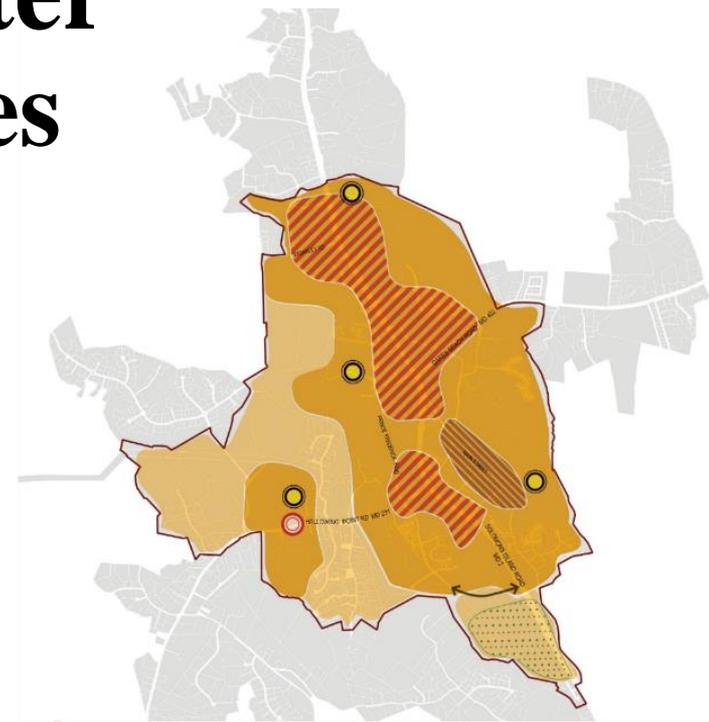
# Residential Development

*There were concerns expressed about high density residential development being allowed.*

- The master plan sets broad categories of land uses. The zoning regulations establish densities.
- The intent is to not increase density beyond what is allowed except for a limited area in the vicinity of the college, at a low to medium density of five to 14 units per acre.
- Draft plan recommends that the New Town District be down zoned from 24 units per acre to 14 units per acre.

# Proposed Town Center Land Use Categories

- Traditional Suburban (Low Density, 1-4 DU/Acre)
- Suburban Village (Low-Medium Density, 5-14 DU/Acre)
- New Town / Mixed Use Redevelopment (Low-Medium Density, 5-14 DU/Acre)
- Main Street / Old Town (Low-Medium Density, 5-14 DU/Acre)



## KEY

- |  |                                 |
|--|---------------------------------|
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| Main Street / Old Town   |                                 |

# Residential Development

There were concerns expressed about high density residential development being allowed.

**Staff's recommendation: Add text describing the roles of the master plan and zoning regulations.**



# Chapter 2 Key Issues and Vision

*There was concern expressed that the Prince Frederick Master Plan needs to have tight restrictions on growth to not allow the growth rate to climb.*

- The master plan sets broad categories of land uses. The zoning regulations establish density. The Planning Commission can change the proposed land use categories, either the location or the proposed residential densities or both.
- The Calvert County Comprehensive Plan, adopted in 2019, includes action items to consider strengthening the Adequate Public Facilities regulations for roads and schools and to consider expanding the APF regulations to include water, wastewater (sewer), stormwater drainage, fire and emergency, and law enforcement.

# Chapter 2 Key Issues and Vision

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# Chapter 2 Key Issues and Vision

*There was concern expressed that the Prince Frederick Master Plan needs to have tight restrictions on growth to not allow the growth rate to climb.*

**Staff's recommendation: For the Planning Commission's discussion.**

**Any additional topics the  
Planning Commission  
would like to discuss?  
Any additional questions?**

# Adoption Process – Planning Commission

- Reviews and considers comments submitted on the July 2021 draft plan.
- Prepares a “Recommended Plan”.
- Directs staff to distribute the “Recommended Plan” to state and regional agencies for review at least 60 days prior to the public hearing.
- Holds a public hearing to receive comments on its “Recommended Plan”.
- Agencies and members of the public can submit written comments prior to the public hearing and can give oral comments and submit written comments at the public hearing.
- Reviews and considers comments on the “Recommended Plan”.
- Prepares and votes on its “Approved Plan”.
- Forwards the Planning Commission’s “Approved Plan” to the Board of County Commissioners for consideration.

# Adoption Process - County Commissioners

- The Board must hold a public hearing on the plan. Agencies and the public can submit written comments prior to the public hearing and can give oral comments and submit written comments on the proposed plan at the public hearing.
- The Board can adopt the plan, modify the plan, remand the plan back to the Planning Commission, or disapprove the plan.

# To Learn about Events & Status

- Visit [www.calvertcountymd.gov/towncenterupdate](http://www.calvertcountymd.gov/towncenterupdate)
- Sign up to receive email messages: click on “Notify Me” under News Flash and select “Planning & Zoning”
- Follow on Facebook

