

Planning Commission Meeting March 11, 2024





The Villages at Clark's Mill

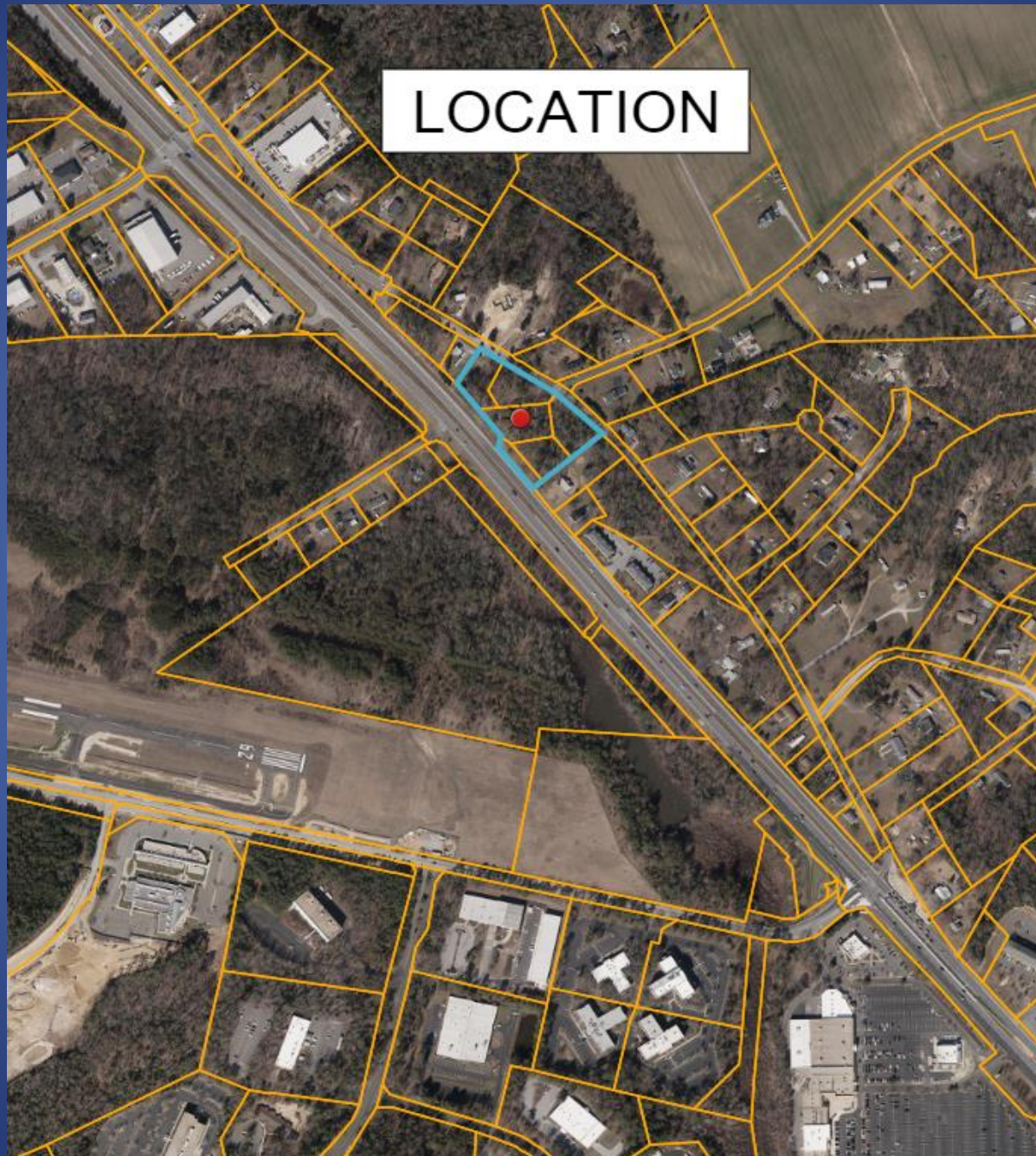
- Location: 44405, 44410, 44415, 44420, & 44420
K & R Way, Hollywood, MD 20636
- Election District- 06
- Tax IDs- 068308, 068316, 049621, 068286,
068294 & 068324
- Tax Map-034 Grid-008 Parcel-613
- Land Use: Residential Mixed-Use
- Zoning: Residential Mixed-Use/AE-4 overlay
- Acreage: 3.7



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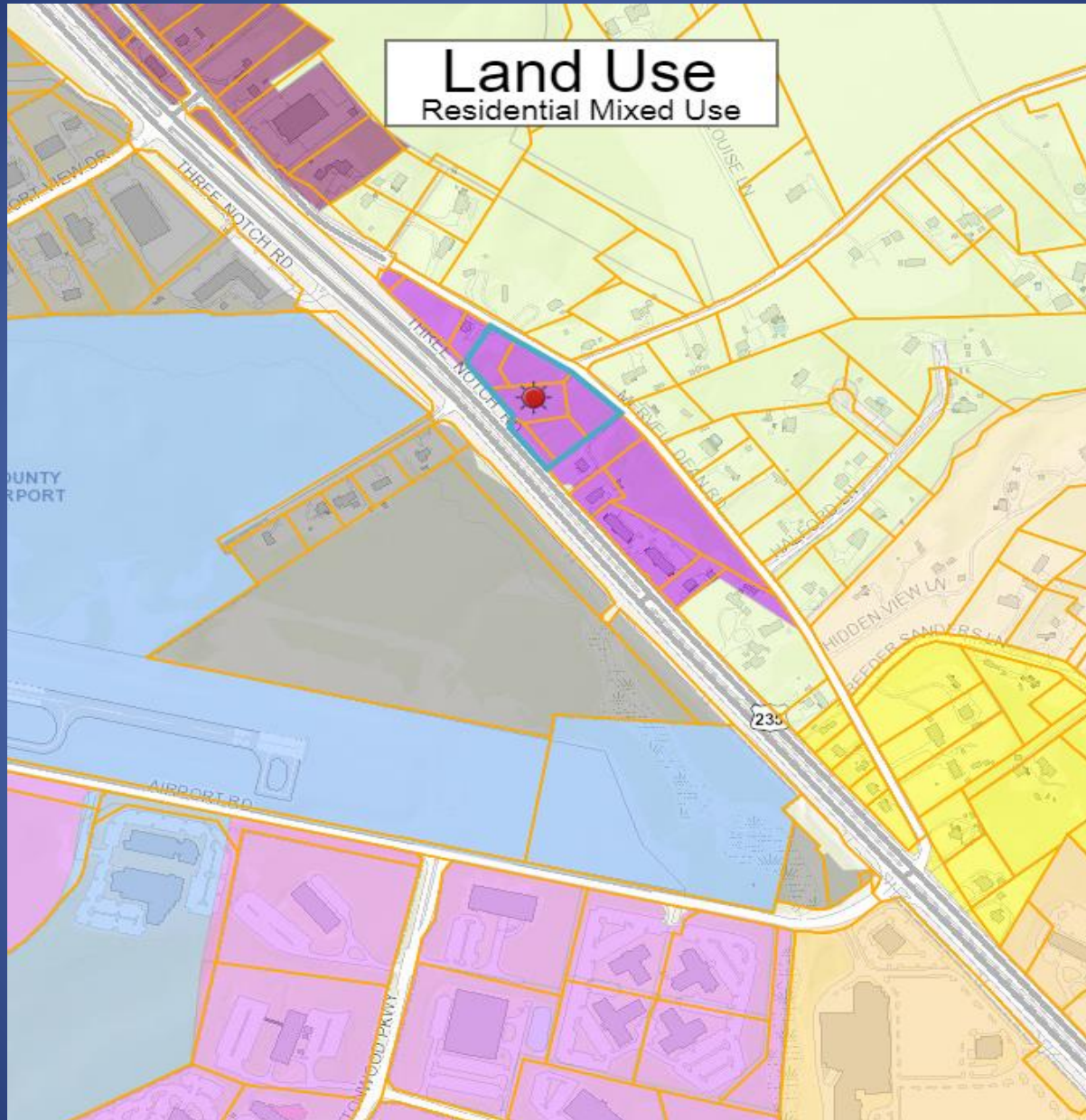
Review of a concept site plan for an 18-unit townhouse development with individual garages and/or driveways.

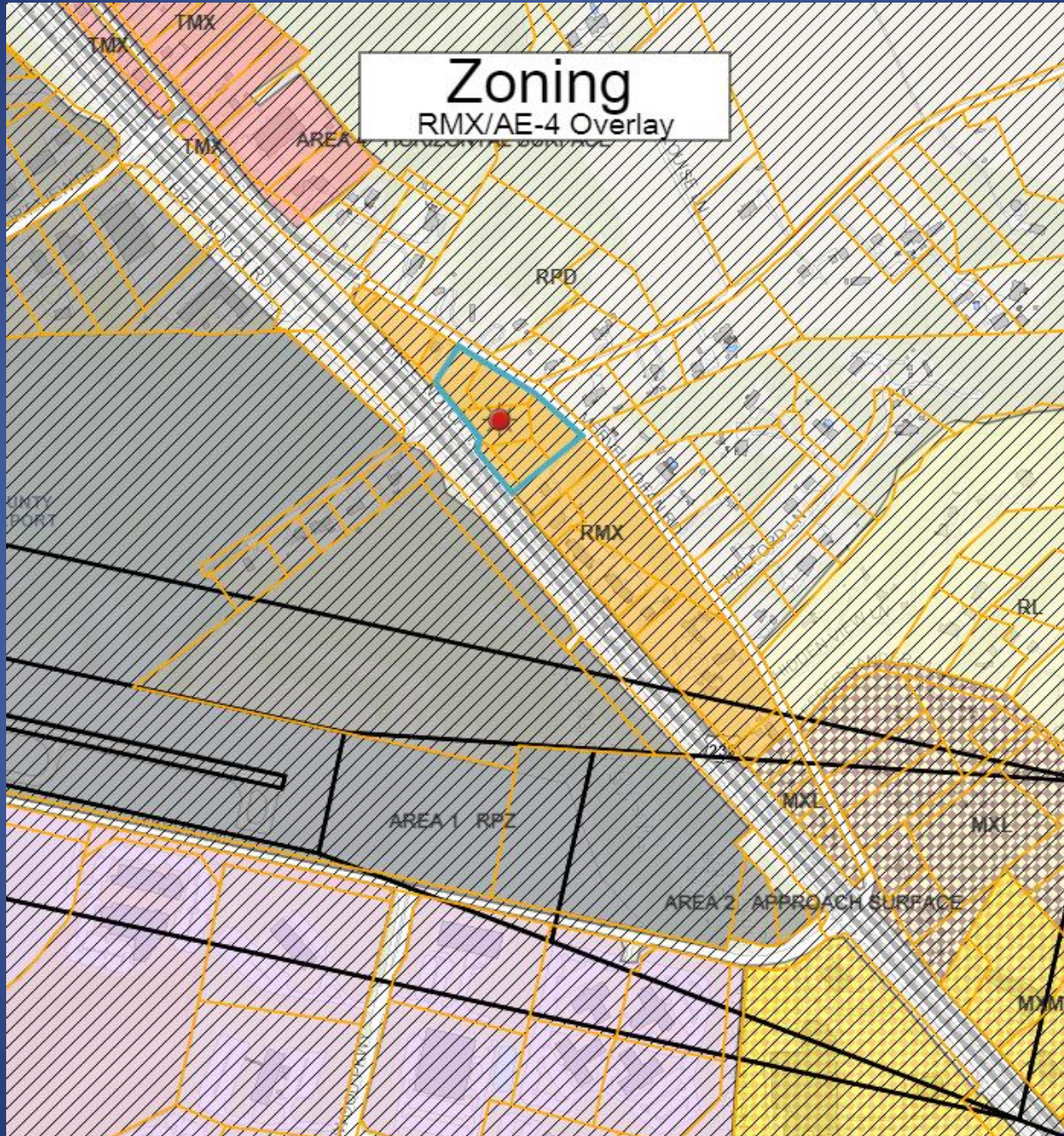
LOCATION



Land Use

Residential Mixed Use







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Purpose of the Residential Mixed-Use Zoning District

- Range of density is between 1 and 5 dwellings per acre
- Use allowed in the RMX zoning district are identified in Schedule 50.4



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- Town Centers. Secondary growth centers are Charlotte Hall, New Market, Mechanicsville, Hollywood & Piney Point.
- Urban in pattern and form.
- Designed for moderately intense residential, commercial and industrial development supported by provision of community facilities and services (receiving areas for TDRs)



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Dwelling Unit, Attached #14

- A single structure containing multiple dwelling units placed side by side sharing common walls, each unit has separate front and rear access. Includes townhouses and duplexes.



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Public Hearing Notice Requirements

- A Public Notice was published in *Southern Maryland News* on February 23 and March 1, 2024
- The agenda was posted on the St. Mary's County website on March 5, 2024
- The public notification requirements of CZO Section 21.3.3 have been met



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Background Information

- The concept site plan was distributed for review by the TEC agencies on July 6, 2023



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St. Mary's Comprehensive Zoning Ordinance Requirements

- The use of Dwelling Unit, Attached (#14) is a permitted use in the Residential Mixed Use Zoning District.



The Villages at Clark's Mill

The Planning Commission shall make findings that the proposed development:

- Is consistent with the Comprehensive Plan and applicable functional plans
- May be served by adequate public facilities as required by Section 70.2.2
- Will promote the health, safety, and welfare of the general public



The Villages at Clark's Mills

The Planning Commission shall make findings that the proposed development:

- Adequately developed recreational and other community amenities are provided in accordance with the Comprehensive Plan and the Comprehensive Zoning Ordinance
- Is consistent with Chapter 62 design objectives



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Outstanding Issues:

- Undeveloped Open Space reduction from 50% of lot area (per CZO Sch. 32.1) to 30% (per CZO 34.3.4)
- A reduction of 65' "B" type buffer yard adjacent to 23706 Three Notch Road.