

# Planning Commission Meeting August 12, 2024





# Bay Ridge Estates Section 5 Townhouses

**Purpose:**

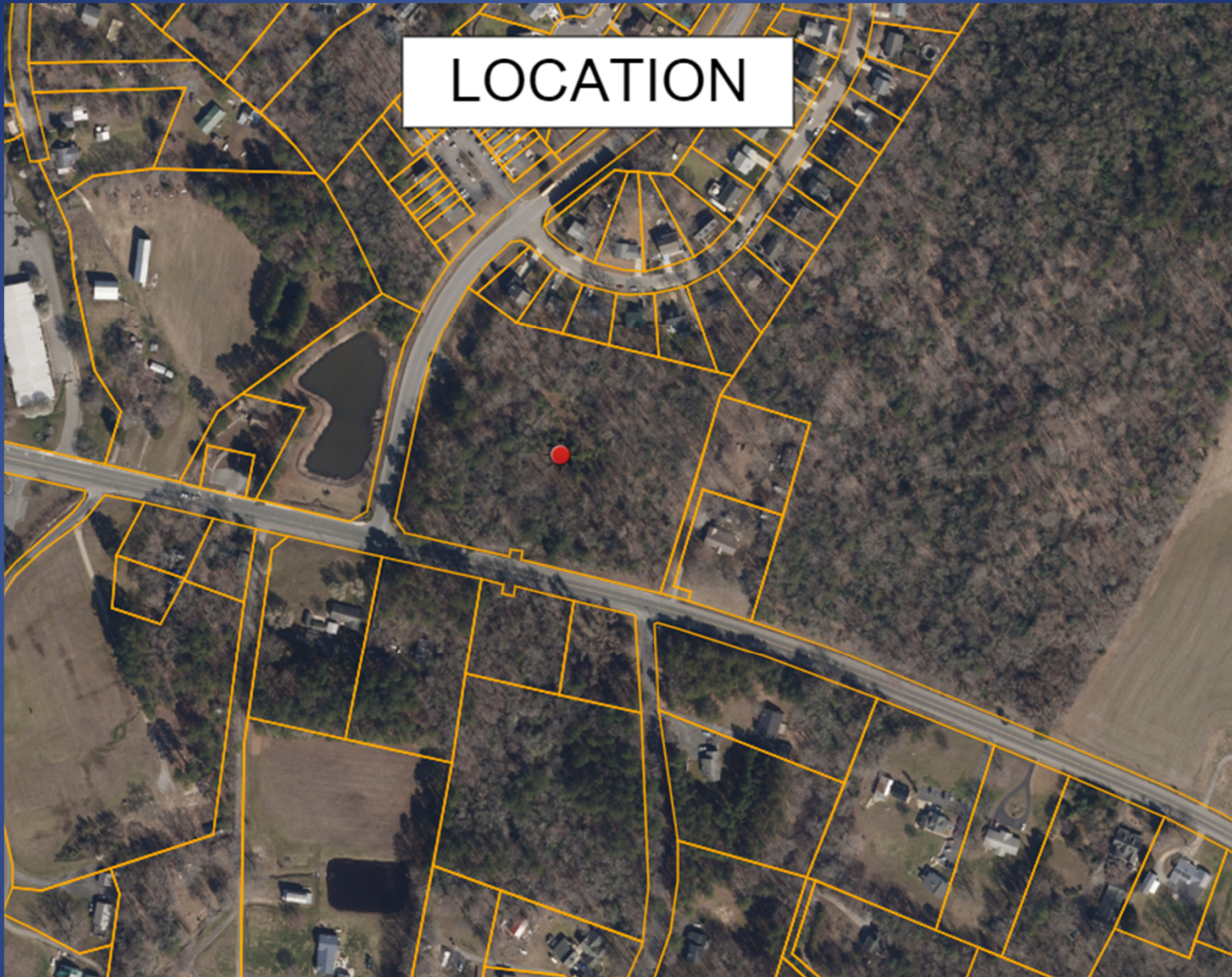
**Applicant is seeking approval for 60 Units  
Townhouses**



# Bay Ridge Estates Section 5 Townhouses

- Location: Bay Ridge Road, Great Mills, MD 20634
- 8<sup>th</sup> Election District / 6.62 acres
- Tax ID: 110638
- Tax Map 51 / Parcels 605 Outparcel A
- Land Use: Residential High Density
- Zoning: Residential High Density

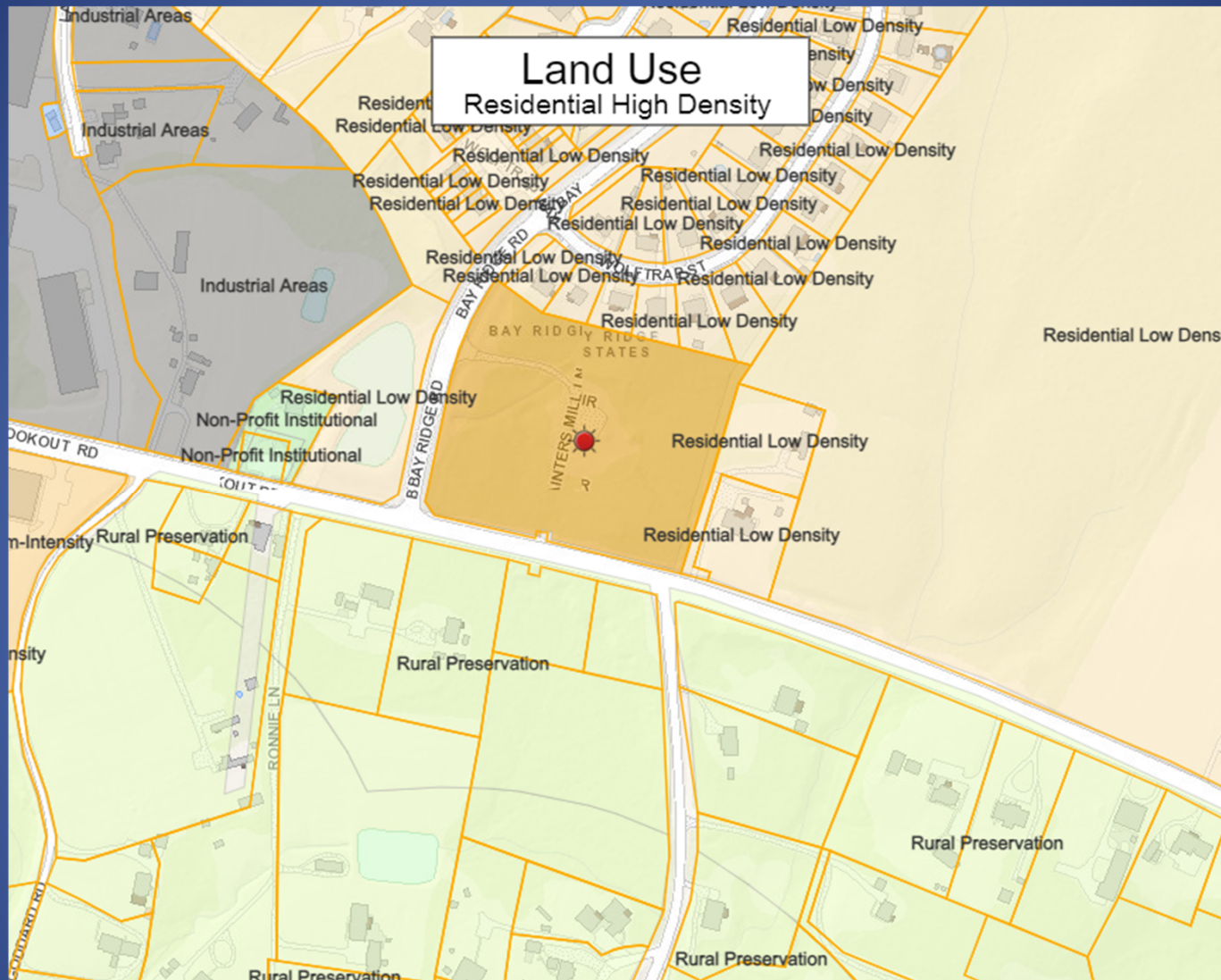




Location: Bay Ridge Rd, Great Mills, MD 20634



# St. Mary's County Comprehensive Plan



Land Use Plan:

Growth Area  
(Development District)  
Lexington Park

Land Use Designation: Residential High Density

# St. Mary's County Comprehensive Zoning Ordinance



**Zoning District: Residential High Density**





# Bay Ridge Estates Section 5 Townhouses

## Development District:

- Primary growth centers are Lexington Park and Leonardtown
- Intended to be urban in pattern and form
- Designed for intensive residential, commercial and industrial development
- Supported by provision of community facilities and services and amenities





# Bay Ridge Estates Section 5 Townhouses

## Purpose of RH Zone:

To provide opportunities for high-density residential development, accessory uses and higher density residential services such as day care. Standards promote clustered development while providing additional open space areas for common use by local residents and the adjacent community.



# Bay Ridge Estates Section 5 Townhouses

## Use Type: #14 (Dwelling Unit, Attached)

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



# Bay Ridge Estates Section 5 Townhouses

## Applicable Regulations:

1. Section 51.3 (Specific Regulations and Standards)
2. Schedule 32.1 (Development Standards)
3. Chapter 63 (Landscaping and Buffer Yards)
4. Chapter 64 (Off-street Parking and Loading)
5. Chapter 71 (Resource Protection Standards)



# Bay Ridge Estates Section 5 Townhouses

**CZO § 51.3.14:**



**Site Plan approval shall be  
required**

# Bay Ridge Estates Section 5

## Townhouses

### Schedule 32.1 Development Standards:



**Base Density: 10 dwelling units/acre. Proposed Density: 9.06 dwelling units/acre. No TDRs are required.**



**Undeveloped Open Space (min. 50% of site area)**



**Landscaping (min. 15% of site area)**



**Useable Open Space (min. 200 sq.ft./unit)**

# Bay Ridge Estates Section 5

## Townhouses

### CZO § 63 (Landscaping & Buffer Yards)



Landscaping (min. 15%)



Buffer Yards (15' "A" type along Bay Ridge Road)



Buffer Yards (65' "B" type adjacent to single family residences on northern & eastern)



# Bay Ridge Estates Section 5 Townhouses

## CZO § 64 (Off-street parking & loading)



Off-street parking

## CZO § 71 (Resource Protection Standards)



Various resource protection standards required (no sensitive areas located on site)

# Findings of Planning Commission

**CZO § 60.6.4, 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 (CZO § 70.2.2)**

# Findings of Planning Commission



**Will promote health, safety and welfare of the general public**



**Adequately developed recreational and other community amenities provided per Comp. Plan & CZO**



**Is consistent with CZO § 62 design objectives**