

Planning Commission Meeting May 20, 2024





The Villages at Clark's Mill

Purpose:

**Applicant is seeking approval for 18-unit
townhouse Concept Site Plan**



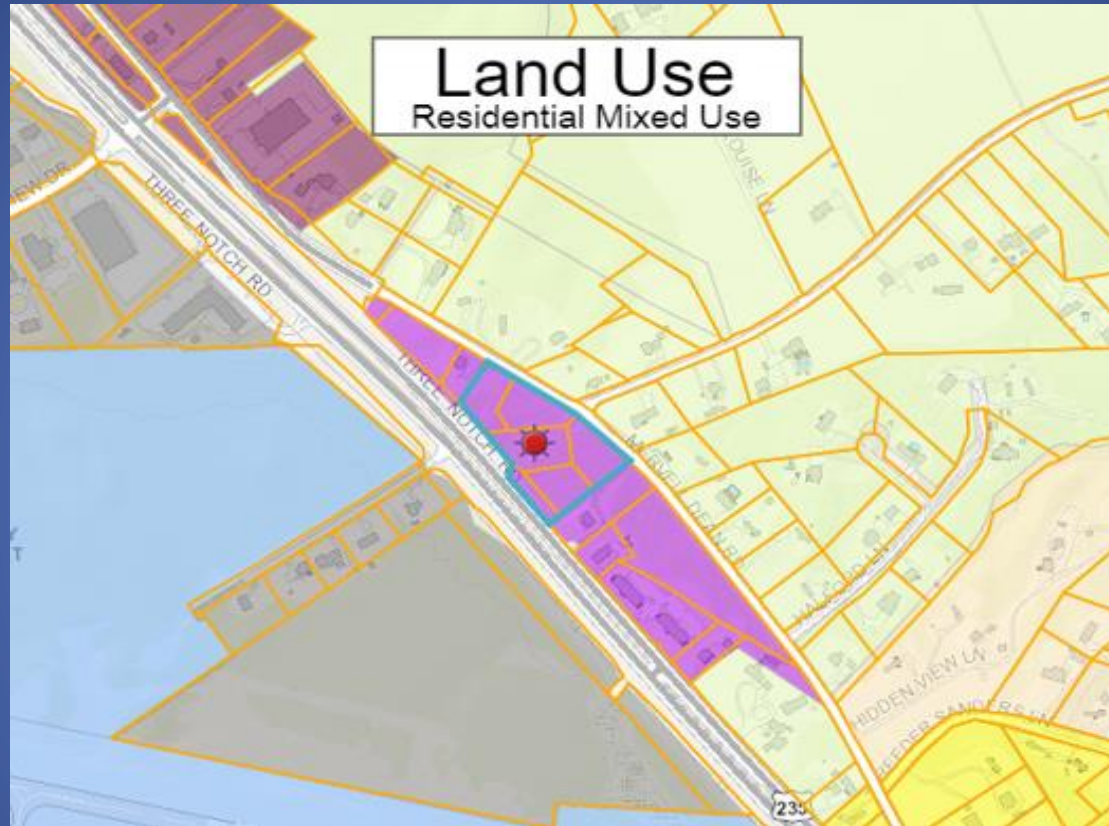
The Villages at Clark's Mill

- Location: 44405, 44410, 44415, 44420, & 44425
K & R Way, Hollywood, MD 20636
- 6th Election District / 3.70 acres
- Tax ID: 068308, 068316, 049621, 068286, 068294
& 068324
- Tax Map 34 / Parcel 613
- Land Use: Residential Mixed-Use
- Zoning: Residential Mixed-Use/AE-4 overlay

LOCATION



St. Mary's County Comprehensive Plan



Land Use Plan:

Growth Area (Town Center)

Hollywood

Land Use Designation:

Residential Mixed-Use

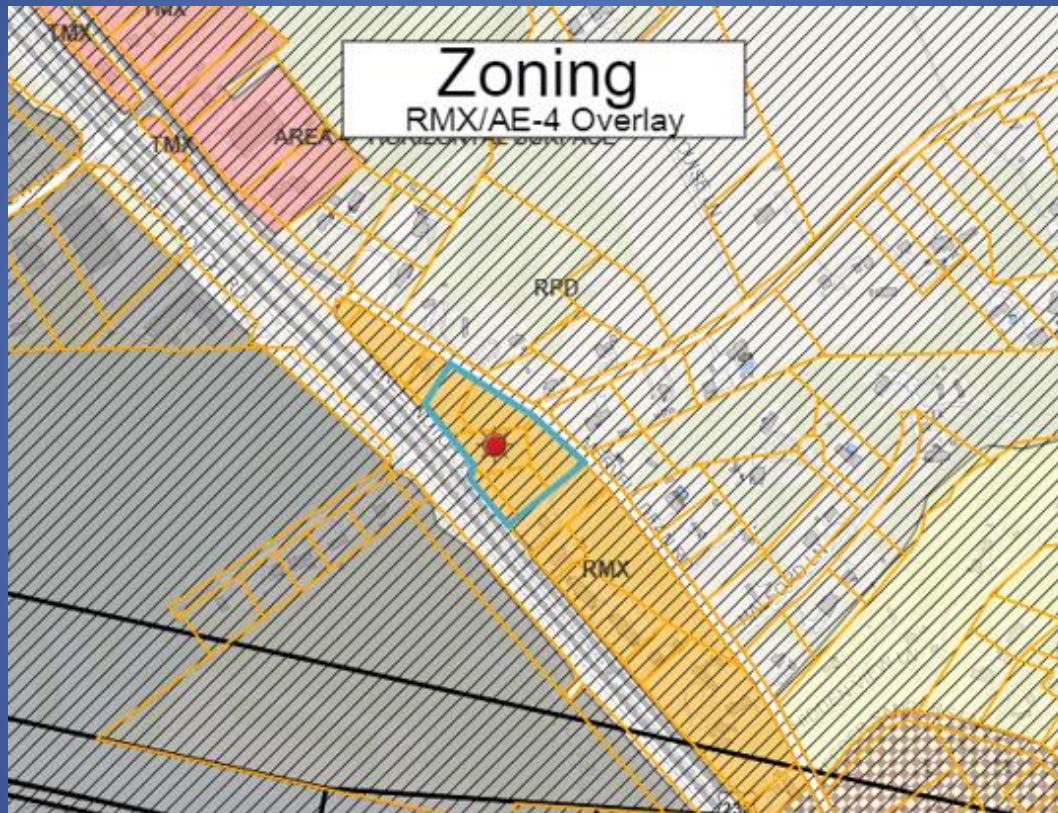


The Villages at Clark's Mill

Town Centers:

- Secondary growth centers are Charlotte Hall, New Market, Mechanicsville, Hollywood, Piney Point
- Intended to be urban in pattern and form
- Designed for moderately intense residential, commercial and industrial development
- Supported by provision of community facilities and services

St. Mary's County Comprehensive Zoning Ordinance



Zoning District: Residential Mixed-Use (RMX)



The Villages at Clark's Mill

Purpose of RMX Zone:

To provide opportunities for residential, office, personal and business development and services subject to standards that will ensure land use compatibility with adjacent residential areas



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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



The Villages at Clark's Mill

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)



The Villages at Clark's Mill

CZO § 60.6.4, in order to approve Concept Site Plan; the Planning Commission must make the following findings:

- a. Is consistent with Comprehensive Plan & applicable functional plans**
- b. May be served by adequate public facilities § 70.2.2**
- c. Will promote health, safety and welfare of the general public**
- d. Adequately developed recreational and other community amenities**
- e. Is consistent with Chapter 62 Design Objectives**

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CZO § 51.3.14:

- Parcel size (min. 3 Acres)
- Structure length (max 129')
- Unit width (min. 20')
- Side Yard (75' from adjoining single family lot) **Need "Zoning Yard Reduction Agreement"**

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CZO § 51.3.14 (cont'd):

- Distance between two structures (min.40')
- Required open space (800 sq.ft./unit)
- Height Restriction (max. 40')

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Schedule 32.1 Development Standards:



Density 1-5 dwelling units/acre with TDRs (13 TDRs required)

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

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CZO § 63 (Landscaping & Buffer Yards)



Landscaping (min. 20%)



Buffer Yards (15' "A" type along Mervell Dean Rd)

(65' "B" type along single family dwelling lot) **Need variance**

The Villages at Clark's Mill

CZO § 64 (Off-street parking & loading)



Off-street parking (2 spaces/unit)

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