

# Board of Appeals Meeting February 13, 2025



# **ZAAP 24-0018**

## **Riverside Townhomes**

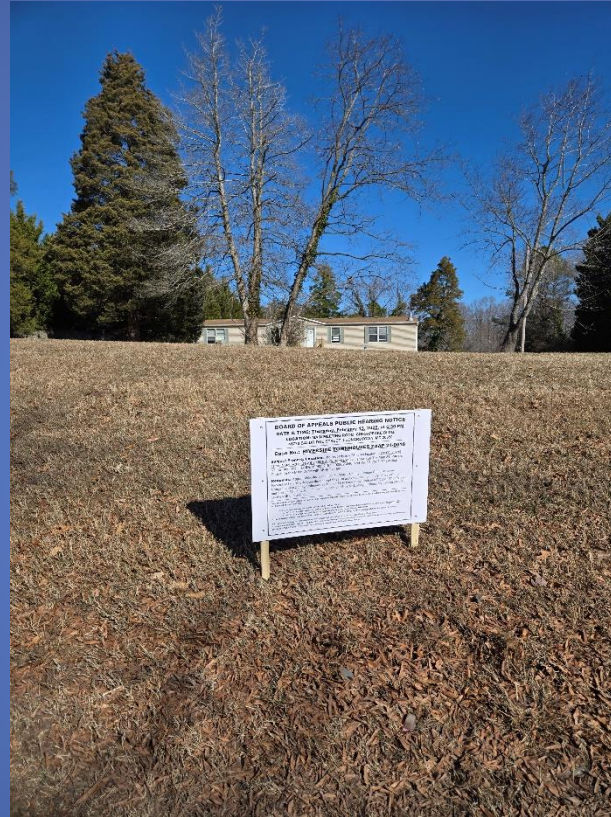
In accordance with the Comprehensive  
Zoning Ordinance:

The Applicant requests to appeal a decision of the Planning Commission. On November 18, 2024, the Planning Commission denied Concept Site Plan approval for 42 townhouse units.



# Riverside Townhomes

- Legal ad was printed in the local newspaper, *Southern Maryland News*, on January 24 & 31, 2025.
- The Applicant posted the property and sent notification to neighbors within 200' before January 29, 2025.





## Tonight's hearing is a request for Concept Site Plan approval.

It is to be heard de novo, which means a fresh start, a new hearing record begins.

Therefore, this staff presentation is a modified version of the presentation that was submitted to the Planning Commission.



# Riverside Townhomes

## Purpose:

Applicant is seeking approval of the Concept Site Plan for a 42-Unit Townhouse Development.

# Property Information

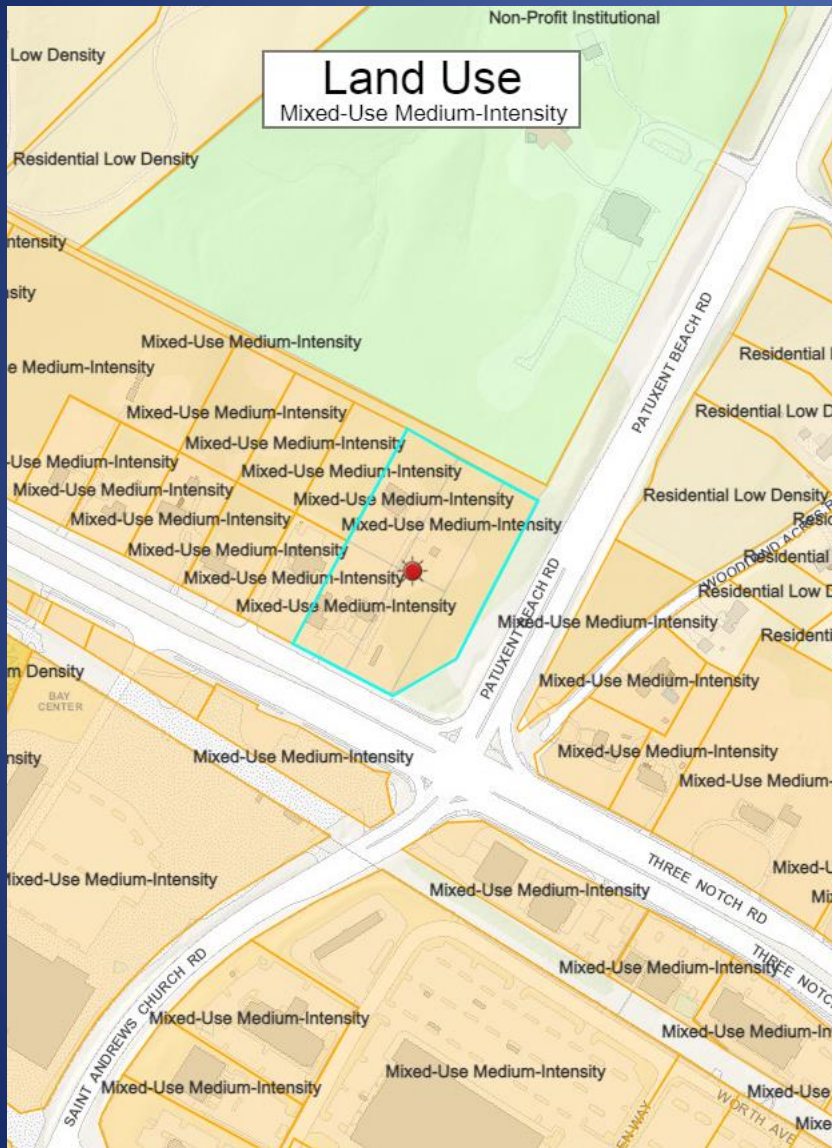


**Election District: 8<sup>th</sup>**  
**Tax Map 34, Parcels**  
**42, 43, 434**  
**4.75 acres**

**Premises Addresses:**  
**23200 & 23206**  
**Three Notch Road**  
**California, Maryland**



# St. Mary's County Comprehensive Plan

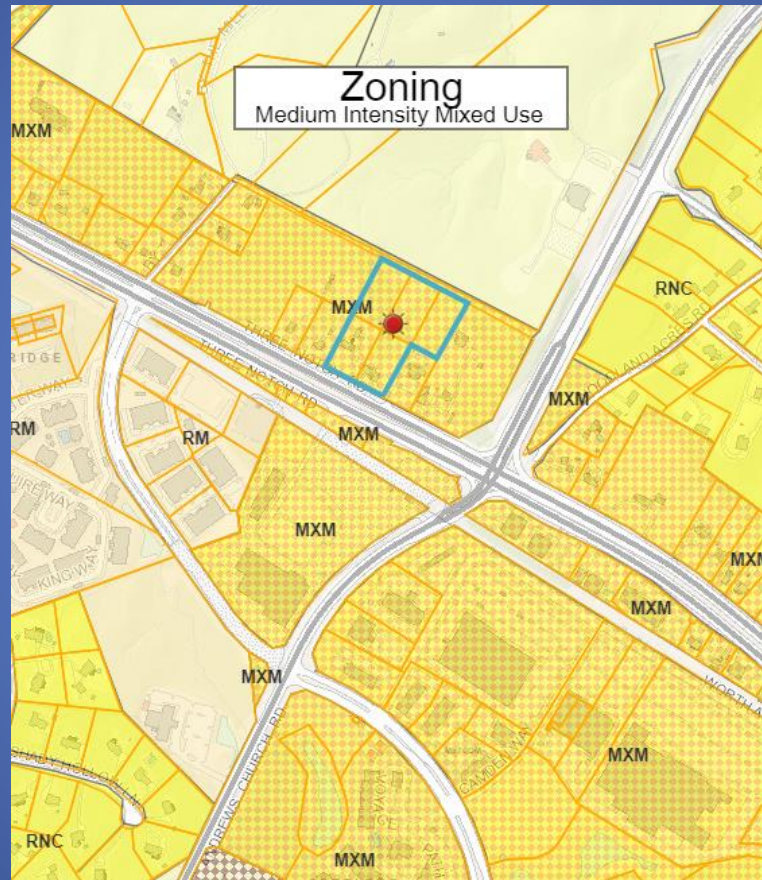


Land Use Plan: Growth Area

Development District: Lexington Park

Land Use: Mixed-Use Medium-Intensity

# St. Mary's County Comprehensive Zoning Ordinance



**Zoning District: Medium Intensity Mixed-Use**





# Riverside Townhomes

## 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

# **MXM Zoning District**

- **Broad range of uses adjacent to principal transportation corridors with ample connectivity for vehicles and pedestrians**
- **Accommodates automobile-oriented uses**
- **Creates viable, visually attractive environment**

# **Use Type: #14**

## **(Dwelling Unit, Attached)**

### **Description:**

- **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**
- **Permitted use in the MXM Zone**



# 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)

## Section 51.3

# Specific Regulations and Standards



Site Plan approval shall be required



Minimum parcel area: 3 acres



Maximum structure length: 130'



Minimum townhouse width: 20'



Minimum Side yard: 75' from adjacent lot with  
single family dwelling

Variance required

## Section 51.3

# Specific Regulations and Standards (continued)



Rear yard screening: 6' fence extending 15' from rear of building



Distance between clusters of building: 25'



Open space: 800 sq. ft. per unit



Maximum height: 40'



# Schedule 32.1

## Development Standards



Base Density: 5 dwelling units/acre.  
Proposed Density: 8.84 dwelling  
units/acre. 19 TDRs are required.



Landscaping (min. 20% of site area)



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

# Section 63

## Landscaping & Buffer Yards



Landscaping (min. 20%)



Buffer Yards (65' "B" type adjacent to single family residentials western)

Variance required

## Section 64

# Off-Street Parking & Loading



Off-street parking

## Section 71



# Resource Protection Standards)

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



# **Findings of Planning Commission Required by § 60.6.4**



**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

## Required by § 60.6.4 (cont'd)



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

**Questions?**