

### Agenda

- About the Project
- Background
- Consolidating, Synthesizing, and Updating Future Land Use







### About the Project



### **Project Timeline**









LAUNCH PROJECT

ESTABLISH VISION AND GOALS

DEVELOP POLICIES AND STRATEGIES PLAN ADOPTION

Fall 2024

Winter 2024 – 2025

Spring 2025 – Winter 2025

Spring 2026 -Summer 2026



### Planning Commission Feedback and Review Schedule

Date	Topic
9/12	Attainable Housing Discussion (completed)
9/19	Future Land Use Discussion
9/24	Water/Sewer and Growth Areas Discussion
11/14	Comprehensive Plan Review Session #1
11/21	Comprehensive Plan Review Session #2
11/25	Comprehensive Plan Review Session #3
12/1	Comprehensive Plan Review Session #4
12/12	Comprehensive Plan Review Session #5

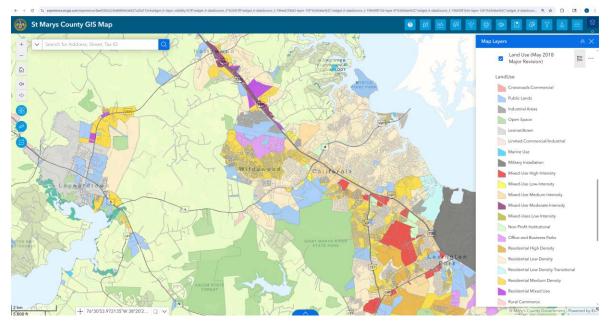


### Background



#### A Note on Terminology

- 2030 Land Use Concept Plan (LUC): Incorporated in Adopted 2010 Comprehensive Plan and identifies supported land uses for all areas in County's jurisdiction (updated in May 2018)
- Future Land Use Map (FLUM):
   Recommended renaming for LUC; will be updated during 2050 Plan process



St. Mary's County Online GIS: http://tiny.cc/r2es001



#### Comprehensive Plan vs. Zoning

Comprehensive Plan	Zoning
Sets vision	Implements vision
Policy guidance	Legally binding regulatory requirements
General policies	Specific rules and standards

Comprehensive Plan can include recommendations for updates to the Comprehensive Zoning Ordinance



### **How Do These Plan Components Relate to Each Other?**

**Goals and Policies** 



**Planning Areas** 



Future Land Use Map (FLUM)

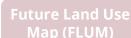
- Goals and Policies: Outcomes to be achieved; general guidance for decisionmaking; many applied countywide
- **Planning Areas:** Identify locations to direct different types of growth & locations to preserve rural and/or natural character
- Future Land Use Map: Type of development appropriate for a given parcel



### **Planning Areas**

Goals and Policies

Planning Areas



#### **Development Districts**

- Leonardtown
- Lexington Park

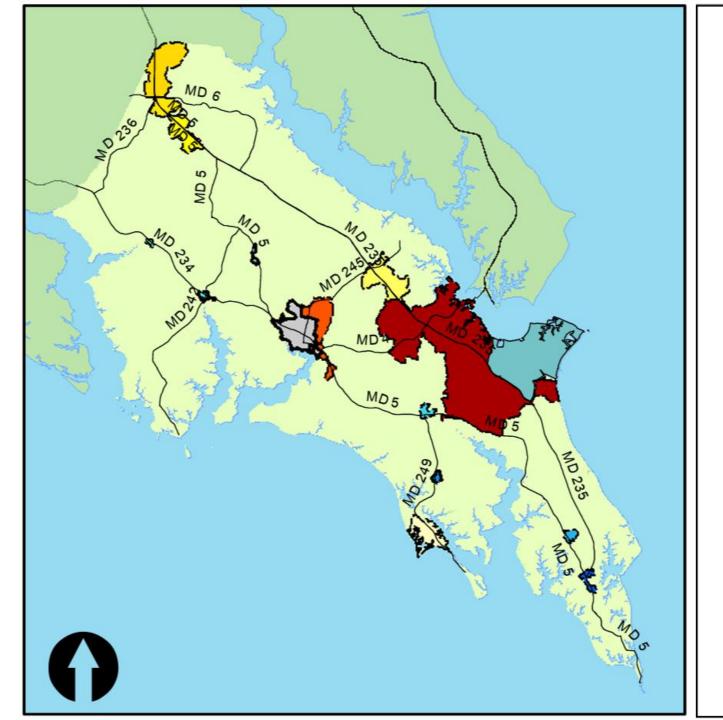
#### **Town Centers**

- Charlotte Hall
- Hollywood
- Piney Point
- Mechanicsville
- New Market

#### **Village Centers**

- Callaway
- Chaptico
- Clements
- Loveville
- Ridge
- St. Inigoes
- Valley Lee





#### **VICINITY MAP LEGEND**

#### Planning Area

- Lexington Park Development District
- Leonardtown Development District
- Charlotte Hall Town Center
- New Market Town Center
- Mechanicsville Town Center
- Hollywood Town Center
- Piney Point Town Center
- Chaptico Village
- Loveville
- Clements
- Callaway Village
- St. Inigoes Village; St Inigoes
- Valley Lee
- Ridge Village
- Rural Lands
- \_\_\_\_ Leonardtown
- Patuxent NAS
- Primary Roads

#### 2030 Land Use Concept Plan

**Goals and** 





**Future Land Use** Map (FLUM)

- Starting from the 2018 LUC update to 2010 plan
- Align with Planning Areas and provide more detailed guidance
- Plan categories are listed to the right

Residential Mixed Use Marine Use 2030 Land Use Concept Rural Commerce Military Installation Rural Preservation Mixed-Use High-Intensity Rural Residential Mixed-Use Low-Intensity

St. Mary's County Online GIS: http://tiny.cc/r2es001



Crossroads Commercial

Limited Commercial/Industrial

Mixed-Use Medium-Intensity

Mixed-Use Moderate-Intensity

Public Lands

Open Space

Leonardtown

Industrial Areas

Non-Profit Institutional

Office and Business Parks

Residential High Density

Residential Low Density

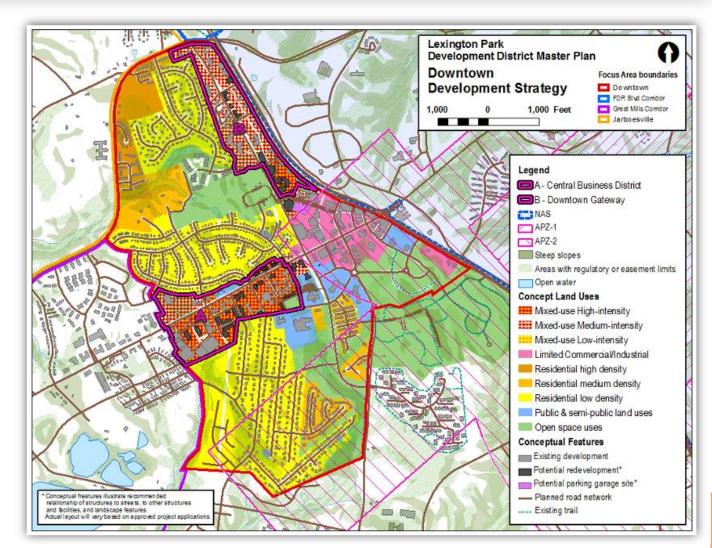
Residential Medium Density

Tidal Wetlands

Residential Low Density Transitional

#### **LPDD Master Plan**

The Lexington Park
Development District
(LPDD) has additional,
specific planning
documents and
regulations





### 1<sup>st</sup> Recommendation: Change LUCP to FLUM

- Currently, St. Mary's County has a 2030 Land Use Concept Plan;
   we instead recommend using a Future Land Use Map (FLUM)
- The word future emphasizes that the map is a vision for what the area would look like in the future and is the planning field's typical term used for this set of map and categories
- Concept plan often denotes a stage in the development review process, and we recommend changing to make distinct from this operational use of the term
- The word map emphasizes that these categories are applied to specific locations across the county and are not just a narrativebased plan



# Consolidating, Synthesizing, and Updating Future Land Use Designations



#### Why Reduce Categories?

We will discuss consolidating some of the 2030 Land Use Concept categories from the 2018 map. Why?

- Some categories have very similar scales of development and uses
- Long list of future land use categories can be confusing and align poorly with zoning districts
- Reduce the need to amend the Plan for minor adjustments to categories



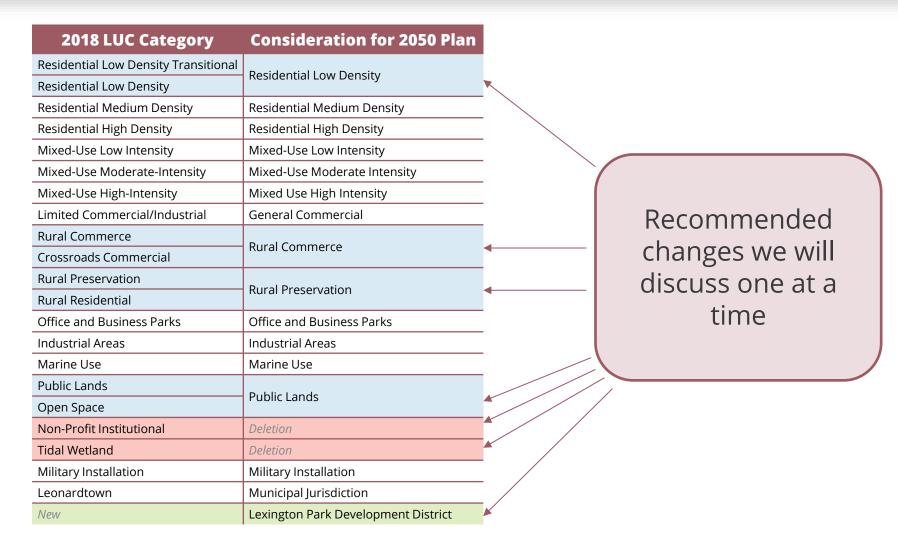


#### **Current Land Uses & Zoning Districts**

Land Uses (2018)	Zoning Districts
Residential Low Density Transitional	Residential, Low Density – Transitional (RL-T)
Residential Low Density	Residential, Low Density (RL) Residential Neighborhood Conservation District (RNC)
Residential Medium Density	Residential, Medium Density District (RM)
Residential High Density	Residential, High-Density District (RH)
Residential Mixed Use	Residential Mixed Use (RMX)
Mixed-Uses Low-Intensity	Village Center Mixed Use (VMX) Low Intensity Mixed-Use (MXL)
Mixed-Use Moderate-Intensity	Town Center Mixed Use District (TMX)
Mixed-Use Medium-Intensity	Medium Intensity Mixed-Use (MXM) Corridor Mixed Use (CMX)
Mixed-Use High-Intensity	High Intensity Mixed-Use (MXH)
Limited Commercial/Industrial	Limited Commercial/Industrial (LCI)
Rural Commerce	Rural Commercial Limited (RCL)
Crossroads Commercial	Rural Service Center District (RSC)
Rural Preservation	Rural Preservation District (RPD)
Rural Residential	Residential Neighborhood Conservation District (RNC)
Office and Business Parks	Office and Business Park District (OBP)
Industrial Areas	Industrial (I)
Marine Use	Commercial Marine (CM)
Public Lands	All zoning districts
Open Space	All zoning districts
Non-Profit Institutional	All zoning districts
Tidal Wetland	Overlay
Military Installation	N/A
Leonardtown	N/A



#### **Recommended Changes**





### Recommended Changes with Corresponding Zoning

Land Uses (2018)	Consideration for 2050 Plan	Zoning Districts	
Residential Low - Density Transitional		Residential, Low Density – Transitional (RL-T)	
Residential Low Density	Residential Low Density	Residential, Low Density (RL) Residential Neighborhood Conservation District (RNC)	
Residential Medium Density	Residential Medium Density	Residential, Medium Density District (RM)	
Residential High Density	Residential High Density	Residential, High-Density District (RH)	
Residential Mixed Use	Residential Mixed Use	Residential Mixed Use (RMX)	
Mixed-Uses Low Intensity	Mixed-Use Low Intensity	Village Center Mixed Use (VMX)	
Mixed-Use Moderate-Intensity	Mixed-Use Moderate-Intensity	Town Center Mixed Use District (TMX)	
Limited Commercial/Industrial	General Commercial	Rural Commercial Limited (RCL)	
Rural Commerce	Devial Company	Rural Commercial Limited (RCL)	
Crossroads Commercial	- Rural Commerce	Rural Service Center District (RSC)	
Rural Preservation	B. al Bassas attack	Rural Preservation District (RPD) Residential Neighborhood Conservation District (RNC)	
Rural Residential	- Rural Preservation		
Office and Business Parks	Office and Business Parks	Office and Business Park District (OBP)	
Industrial Areas	Industrial Areas	Industrial (I)	
Marine Use	Marine Use	Commercial Marine (CM)	
Public Lands	B. I.P. Lee Lee	All Zeeden District	
Open Space	Public Lands	All Zoning Districts	
Non-Profit Institutional	Deletion	N/A	
Tidal Wetland	Deletion	N/A	
Military Installation	Military Installation	N/A	
Leonardtown	Municipal Jurisdiction	N/A	
New	Lexington Park Development District	Low Intensity Mixed-Use (MXL) Medium Intensity Mixed-Use (MXM) Corridor Mixed Use (CMX) High Intensity Mixed-Use (MXH)	



# Residential Categories for Consideration

2018 LUC Category	Consideration for 2050 Plan	
Residential Low Density Transitional	Residential Low Density	
Residential Low Density		



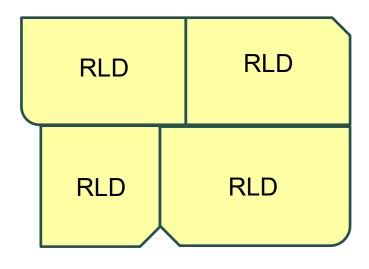
### **Residential Low Density**

- Residential Low Density Transitional and Residential Low Density are similar:
  - Same requirements for predefined sensitive areas
  - Both allow for increase in density with use of Transfer of Development Rights (TDR)
- Main difference: transitional category includes critical areas
  - Recommend instead using a critical areas overlay to identify areas needing minimum lot size and open space requirements
- Character description:
  - Low intensity residential development. A strong focus is on maintenance of preserved open space and sensitive areas.
- Applicable zoning districts:
  - Residential, Low-Density (RL)
  - Residential, Low-Density Transitional (RL-T)
  - Residential, Neighborhood Conservation (RNC) \*only within Growth Area





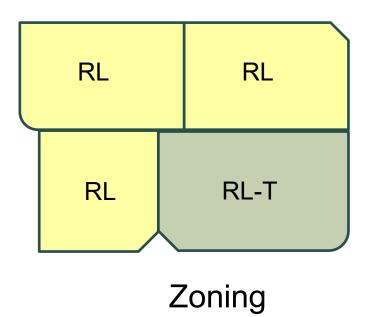
#### **Future Land Use & Zoning Districts**



**Future Land Use** 

RLD = Residential Low-Density





Residential, Low-Density (RL)
Residential, Low-Density Transitional (RL-T)

# Rural Categories for Consideration

2018 LUC Category	Consideration for 2050 Plan	
Rural Preservation	Rural Preservation	
Rural Residential		



#### **Rural Preservation**

- Rural Preservation and Rural Residential are similar categories that both promote rural character and allow for low-density single-family homes
- Suggest combining to prioritize preservation of natural resources and rural economy/character in all applicable lands
- Character description:
  - Area designated for preservation in support of the land and water resource base necessary for the maintenance of agriculture, forestry, and fisheries.
- Applicable zoning districts:
  - Rural Preservation District (RPD)
  - Residential, Neighborhood Conservation (RNC)



## Commercial Categories for Consideration

2018 LUC Category	Consideration for 2050 Plan	
Rural Commerce	Rural Commerce	
Crossroads Commercial		



#### **Rural Commerce**

- Rural Commerce and Crossroads Commercial are similar categories:
  - Serve local markets in designated rural areas
  - Not intended to be expanded, except under certain circumstances
- Differences:
  - Crossroads Commercial focused on crossroads locations
  - Rural Commerce has slightly higher intensity
- Character description:
  - Small-scale commercial development located at rural crossroads nodes that serves rural communities. These areas maintain low-intensity developments and rural community character and prohibit strip development.
- Applicable zoning district:
  - Rural Commercial Limited (RCL)
  - Rural Service Center (RSC)





# Other Categories for Consideration

2018 LUC Category	Consideration for 2050 Plan	
Public Lands	Dublic Londo	
Open Space	Public Lands	
New	Lexington Park Development District	



#### **Public Lands**

- Public Lands and Open Space both include private and publicly owned lands intended for public use or protection of natural areas
  - Public Lands consist of federal, state, local government facilities, such as parks and schools and semi-public uses such as places of worship
  - Open Space is not a defined use in the 2010 Plan; inferred to include public and private lands that are not identified for development



- Private, county, state, or federally owned lands used for natural resource protection and civic or quasi-public uses such as parks and schools.
- Applicable zoning districts:
  - Do not have unique district and are applicable within all districts







### Lexington Park Development District Master Plan (LPDD)

- Currently, Lexington Park is referenced in the 2010 Plan as a Development District but the Master Plan is not identified (was adopted in 2016)
- LPDD is the most detailed policy guidance used to inform decision-making on development cases in this area
- LPDD may be updated in future years and need to ensure that Comprehensive Plan and LPDD are consistent
- Recommend having a new FLU category dedicated to LPDD that points to the Master Plan for specific land use guidance
- Applicable zoning district:
  - Districts as defined in LPDD





# Deletion Categories for Consideration

2018 LUC Category	Consideration for 2050 Plan
Non-Profit Institutional	Deletion
Tidal Wetlands	Deletion



### Non-Profit Institutional and Tidal Wetlands

- Non-Profit Institutional uses are essentially the same uses and intensity as office and business parks or public lands; recommend reclassification to one of these categories
- **Tidal Wetlands** is not a land use and does not belong on the FLUM. Maps of tidal wetlands can still provide policy and regulatory guidance outside of the FLUM



### Next Steps



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