

Planning Commission Meeting June 24, 2024





The Oak Crest Center PUD

Purpose:

Applicant is seeking approval for a minor PUD Amendment to allow sign on the median of Oak Crest Road.



The Oak Crest Center PUD

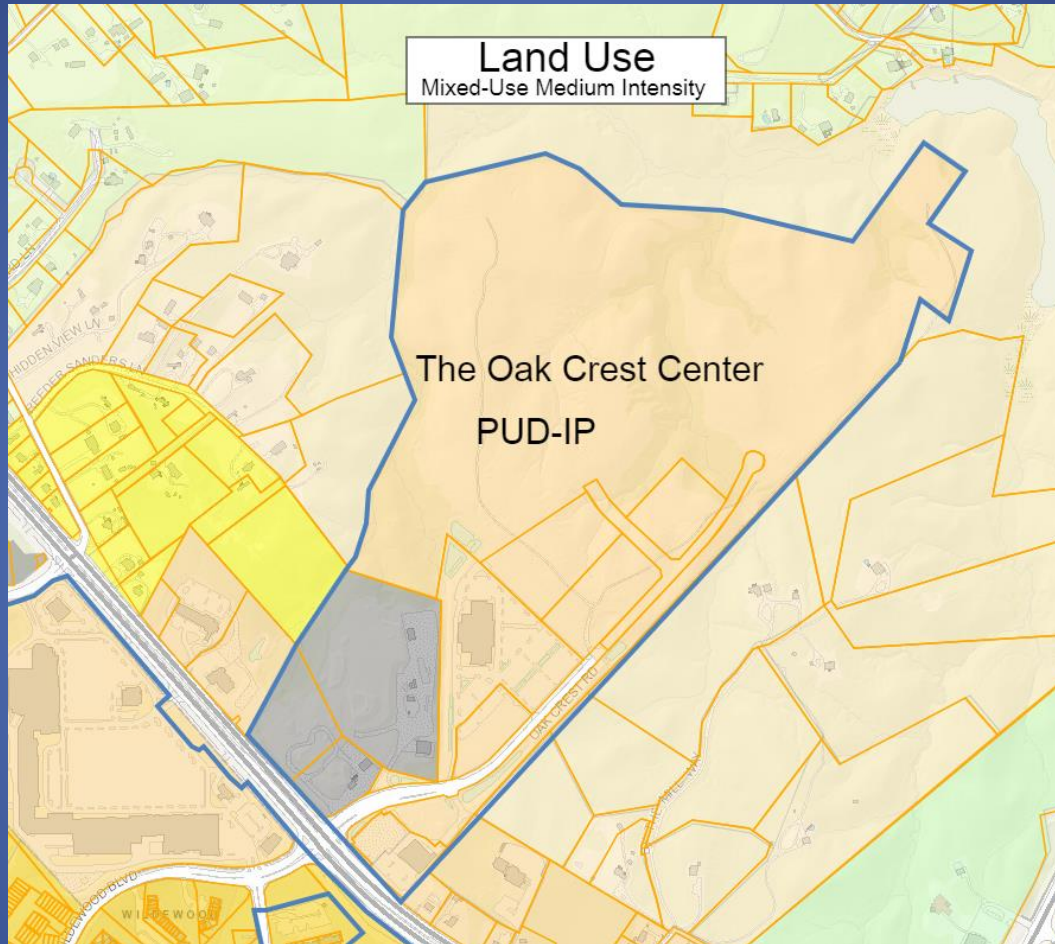
- Location: Oak Crest Road, California MD
- 8th Election District / 3.70 acres
- Tax ID: 009848 & 009856
- Tax Map 34 / Grid 15 / Parcel 433, 521, 075, 039, 384
- Land Use: Mixed-Use Medium Intensity
- Zoning: Medium Intensity Mixed Use/AE-4 overlay

LOCATION

The Oak Crest Center
PUD-IP



St. Mary's County Comprehensive Plan



Land Use Plan:

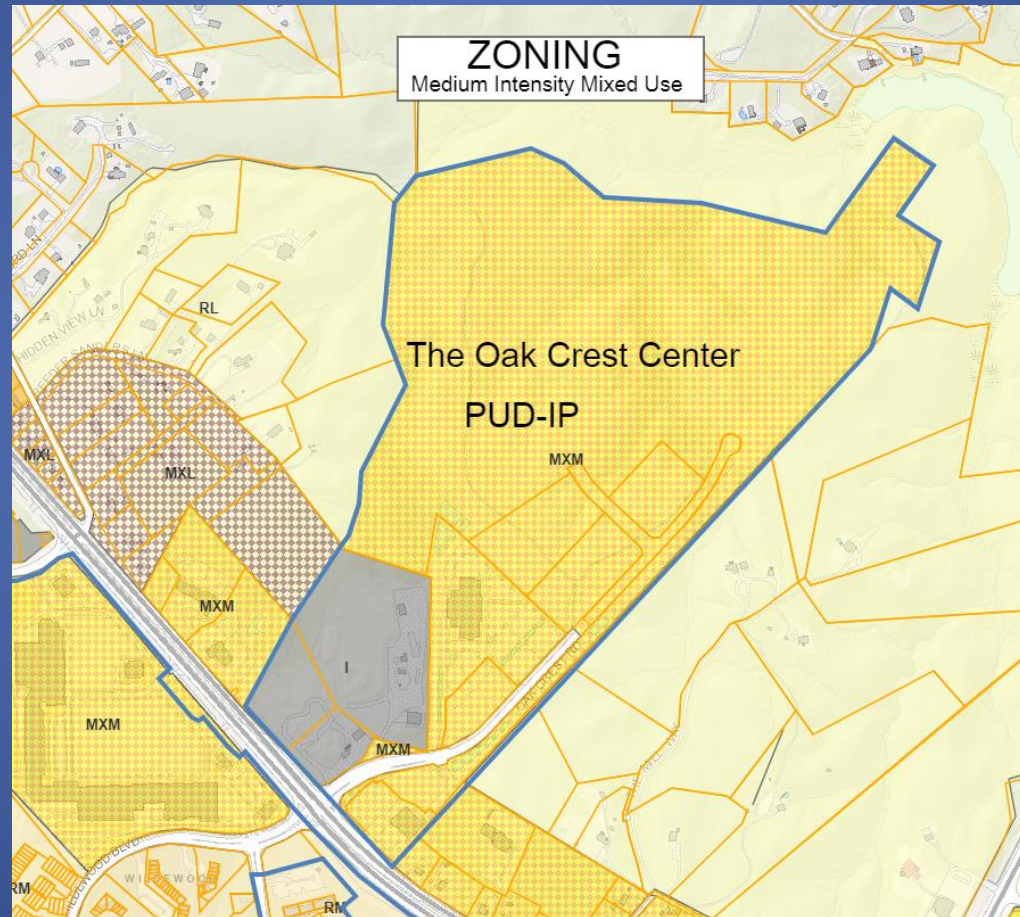
Growth Area (Town Center)

Lexington Park

Land Use Designation:

Mixed-Use Medium Intensity

St. Mary's County Comprehensive Zoning Ordinance



**Zoning District: Medium Intensity
Mixed-Use (MXM)/PUD-IP**



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Background Information

- The major PUD Amendment was distributed for review by the TEC agencies on May 14, 2024



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The Planning Commission shall make findings that the proposed amendment:

- Is consistent with Chapter 44.4.4.b
Minor Amendment



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Analysis: Based on the thorough review of the application, the application does not alter the concept or intent of the previously approved PUD and does not increase the density, reduce the open space, change uses, change road standards, accesses, utilities, water, electricity and drainage or change the final governing agreements, provisions or covenants, therefore the proposed amendment can be processed as a “Minor Change” to the PUD.