



# WILDEWOOD

## Planned Unit Development Annual Update

February 10, 2020





## Progress Report

### January 17, 2018 ~ December 17, 2019

- Last Update To Planning Commission: March 12, 2018
- Presentation To Planning Commission: February 10, 2020

|   | <u>Overall (New)</u>                    | <u>New</u>  | <u>Total</u> |
|---|---|---|--------------|
| <b>Site Plans Approved:</b>                         | Maryland Route 235 – Phase 2            | Finished Construction                                   |              |
|   | Maryland Route 235 – Phase 3            | Under Construction                                      |              |
|   | Maryland Route 235 - Phase 4            | Bonded for Construction                                 |              |
|   |   |   |              |
| <b>Building Permits Procured Since Last Update:</b> |   |   |              |
| # / Type of Units:                                  | <b>68</b>                               | Single Family/Detached/Attached/<br>Duplex/Multi-Family |              |
|   | Evergreen Park                          | 8   | 142          |
|   | Leyland Park                            | 42  | 42           |
|   | Magnolia Park Single Family             | 16  | 97           |
|   | Orchid Park                             | 2   | 9            |
|   | Sturbridge Condominiums                 | 0   | 208          |
|   | Wildewood Section 11                    | 0   | 31           |
|   | Wildewood Village Center                | 0   | 120          |
|   |   |   |              |
| <b>C of O's Procured Since Last Update:</b>         |   |   |              |
| # / Type of Units:                                  | <b>133</b>                              | Single Family Units – Mixed/<br>Multi Family            |              |
|   | Evergreen Park                          | 43  | 134          |
|   | Leyland Park                            | 19  | 19           |
|   | Magnolia Park Single Family             | 28  | 95           |
|   | Orchid Park                             | 9   | 9            |
|   | *Sturbridge Condominium                 | 30  | 208          |
|   | Wildewood Section 11                    | 4   | 31           |
|   | Wildewood Village Center                | 0   | 108          |
|   |   |   |              |
| <b>Plans in Process:</b>                            | Orchid Park Record Plats (Last 18 Lots) | Under Review  |              |



## Activity Update @ February 10, 2020 Planning Commission Meeting

*(Existing to Date)*

| Land Use Category               | Existing Acreage     | Existing Allowable Number of Units & SF | Existing Units Built and Under Certificate of Occupancy | BALANCE AVAILABLE (Units & Sq.Ft.) |
|---------------------------------|----------------------|---|---|------------------------------------|
| <b><i>PDR - 4.28+</i></b>       | <b><i>884.8</i></b>  | <b><i>3792</i></b>                      | <b><i>3,040</i></b>                                     | <b><i>752</i></b>                  |
| PD-CP                           | 33                   | 331,858 sq.ft.                          | 278,598 sq. ft.   | 53,260 sq.ft.                      |
| <b><i>PDR - Convenience</i></b> | <b><i>-</i></b>      | <b><i>877,050 sq.ft.</i></b>            | <b><i>31,047 sq.ft.</i></b>                             | <b><i>846,003 sq.ft.</i></b>       |
| Neighborhood One (RL)           | 221                  | 126                                     | 125   | 1                                  |
| <b><i>TOTAL</i></b>             | <b><i>1138.8</i></b> | <b><i>3918</i></b>                      | <b><i>3,165</i></b>                                     | <b><i>753</i></b>                  |



**Unit Type Activity Update @ February 10, 2020 Planning  
Commission Meeting**

*(Existing to Date)*

| <i>UNIT DETAIL</i>  | <i>NGH ONE</i> | <i>PDR 4.28</i> | <i>Units Built /<br/>Certificate of Occupancy</i> |
|---|----------------|-----------------|---|
| <i>Single Family Detached</i>                             | 125            | 1244            | 1369  |
| <i>Single Family Attached /<br/>Townhouses / Duplexes</i> | 0              | 802             | 802   |
| <i>Condominiums / Apartments</i>                          | 0              | 994             | 994   |
| <b>TOTAL</b>  | <b>125</b>     | <b>3040</b>     | <b>3165</b>                                       |



## Sectional Approvals History

### TABLE NO. 1

| LOCATION  | SITE PLAN APPROVAL     | DEVELOPMENT ENVELOPE RECORDED | ORIGINAL # UNITS APPROVED | RECORDED LOTS/PARCELS TO DATE | BUILDING PERMITS | CERTIFICATE OF OCCUPANCY |
|---|------------------------|-------------------------------|---------------------------|-------------------------------|------------------|--------------------------|
| Laurel Hill   | Aug. 1979              | Jun. 1980                     | 23                        | 23                            | 23               | 23                       |
| Red Oak Townhouses  | Nov. 1979              | Dec. 1979                     | 33                        | 33                            | 33               | 33                       |
| Holly Hill Lane & White Pine Court  | Dec. 1981<br>Nov. 1983 | Feb. 1982                     | 66                        | 66                            | 66               | 66                       |
| White Oak Condominiums  | Apr. 1982              | Nov. 1982                     | 36                        | 36                            | 36               | 36                       |
| Beechwood Condominiums  | Jan. 1983              | May. 1983                     | 36                        | 36                            | 36               | 36                       |
| Woodlake Condominiums   | Aug. 1983              | Jan. 1984                     | 60                        | 60                            | 60               | 60                       |
| Walnut Hollow Condominiums  | Nov. 1983              | Jun. 1984                     | 6                         | 6                             | 6                | 6                        |
| Alder Lane / Aspen Lane & Redwood Lane / Almond Court                     | Jun. 1984<br>Mar. 1991 | Jun. 1988<br>Jun. 1991        | 88                        | 88                            | 36<br>52         | 36<br>52                 |
| Scotch Pine Court   | Aug. 1984              | Aug. 1984                     | 21                        | 21                            | 21               | 21                       |
| Black Oak Townhouses & Pin Oak Townhouses                                 | Nov. 1984              | Nov. 1984                     | 26                        | 26                            | 26               | 26                       |
| Scarlet Oak Townhouses  | Nov. 1984              | Nov. 1984                     | 12                        | 12                            | 12               | 12                       |
| Willow Oak Townhouses   | Aug. 1985              | Oct. 1984                     | 16                        | 16                            | 16               | 16                       |
| White Burch Condominiums  | Apr. 1986              | Aug. 1986                     | 36                        | 36                            | 36               | 36                       |
| Hickory Nut, Poplarwood, & White Elm Court                                | Jun. 1986              | Oct. 1986                     | 198                       | 198                           | 168<br>29        | 168<br>29                |
| Sugar Maple Condominiums  | Jul. 1987              | Nov. 1987                     | 36                        | 36                            | 36               | 36                       |
| Chestnut Oak Condominiums   | Jul. 1987              | Sept. 1987                    | 72                        | 72                            | 72               | 72                       |
| Rosewood Condominiums   | Oct. 1988              | Sept. 1990                    | 72                        | 72                            | 72               | 72                       |
| Locust Ridge Condominiums**   | Mar. 1991              | Oct. 1991                     | 36                        | 36                            | 36               | 36                       |
| Sycamore Hollow   | Mar. 1992              | Dec. 1992                     | 91                        | 91                            | 91               | 91                       |
| Wildewood Retirement Village  | Sept. 1992             | July 2014                     | 247                       | 155                           | 120              | 108                      |
| Pepper Ridge (Phase One)  | Sept. 1996             | Feb. 1997                     | 41                        | 41                            | 41               | 41                       |
| Pepper Ridge (Phase Two)  | Jan. 1998              | June. 1998                    | 14                        | 14                            | 14               | 14                       |
| Pepper Ridge (Phase Three)  | Jun. 1999              | Aug. 1999                     | 41                        | 41                            | 41               | 41                       |
| Pepper Ridge (Phase Four)   | Jan. 2002              | Feb. 2002                     | 54                        | 54                            | 54               | 54                       |
| Willow Creek of Wildewood   | Apr. 2003              | June. 2003                    | 20                        | 20                            | 20               | 20                       |
| Misty Pond of Wildewood   | Apr. 2003              | April. 2004                   | 29                        | 29                            | 29               | 29                       |
| Lake Apartments (Phase One)   | Oct. 2003              | Jan. 2004                     | 229                       | 229                           | 229              | 229                      |
| Orchid Park - Model Home Park   | Jun. 2004              | Nov. 2004                     | 14                        | 14                            | 14               | 14                       |
| Orchid Park (Phase Two)   | Jul. 2008              | April 2014                    | 8                         | 8                             | 8                | 8                        |
| Dahlia Park (Phase One)   | Apr. 2005              | Sept. 2005                    | 150                       | 150                           | 150              | 150                      |
| Lake Apartments (Phase Two additional units)                              | Apr. 2006              | Apr. 2005                     | 136                       | 136                           | 136              | 136                      |
| Challenger Est.   | Jan. 22 2007           | Aug. 2006                     | 125                       | 125                           | 125              | 125                      |
| Dahlia Park (Phase Two)   | Aug. 2006              | Oct. 2006                     | 75                        | 75                            | 75               | 75                       |
| Primrose Park   | Mar. 30 2007           | Feb. 2011                     | 214                       | 214                           | 214              | 214                      |
| Sturbridge Condominiums   | Jul. 2007              | June 2014                     | 208                       | 8                             | 208              | 208                      |
| Woodland Park   | Apr. 2009              | Oct. 2010                     | 212                       | 212                           | 212              | 212                      |
| Magnolia Park Townhomes   | Dec. 2011              | Sept. 2012                    | 111                       | 111                           | 111              | 111                      |
| Magnolia Park Single Family   | Apr. 2012              | Nov. 2014                     | 101                       | 101                           | 97               | 95                       |
| Orchid Park (Phase Three)   | Mar. 2013              | Jan. 2018                     | 53                        | 35                            | 9                | 9                        |
| Section 11 Apartments   | Mar. 2013              | July 2016                     | 31                        | 31                            | 31               | 31                       |
| Wildewood Landing   | June 2016              |                               | 67                        |                               |                  |                          |
| Evergreen Park  | Apr. 2013              | Nov. 2015                     | 142                       | 142                           | 142              | 134                      |
| Leyland Park  | Apr. 2013              | Aug. 2016                     | 91                        | 91                            | 42               | 19                       |
| <b>TOTAL*</b>   |                        |                               | <b>3,377</b>              | <b>3,000</b>                  | <b>3,085</b>     | <b>3,040</b>             |
| <b>Total Number of Certificates of Occupancy as of December 17, 2019*</b> |                        |                               |                           |                               |                  | <b>3,040</b>             |

UPDATE TO 1989 WILDEWOOD P.U.D. AMENDMENT



## Land Use Program

### PRIOR TO 1989 AMENDMENT

| LAND USE                     | ACREAGE      | ALLOWABLE NO. OF UNITS & SQ.FT. | UNITS & SQ.FT. BUILT TO DATE | UNBUILT UNITS & SQ.FT. |
|------------------------------|--------------|---------------------------------|------------------------------|------------------------|
| PDR 5.0                      | 116          | 580                             | 405                          | 175                    |
| PDR 3.5                      | 421.4        | 1475                            | 250                          | 1225                   |
| <b>Residential Sub-Total</b> | <b>537.4</b> | <b>2054.9</b>                   | <b>655</b>                   | <b>1400</b>            |
| PD - CP                      | 33           | 331,858 sq.ft.                  | 249,234 sq.ft.               | 82,624 sq.ft.          |
| PDR - Convenience *          |              | 616,500 sq.ft.                  | 0                            | 616,500 sq.ft.         |

(\*) Calculation is based on 300 sq.ft. of available space per built residential dwelling unit within the PDR zone

### 1989 AMENDMENT ~ Added 347.4 acres @ 5 units per acre density AND created development standards for the entire Wildewood PUD

| LAND USE            | ACREAGE | ALLOWABLE NO. OF UNITS & SQ.FT. | UNITS BUILT TO DATE (June 25, 1991) | UNBUILT UNITS & SQ.FT. |
|---------------------|---------|---------------------------------|-------------------------------------|------------------------|
| PDR 5.0             | 347.4   | 1737                            | 0                                   | 1737                   |
| PDR - Convenience * |         | 260,550 sq.ft.                  | 0                                   | 260,550 sq.ft.         |

(\*) Calculation is based on 150 sq.ft. of available space per built residential dwelling unit within the PDR zone

### 1991 APPROVED TOTAL (1989 Amendment - Approved June 25, 1991) ~ Calculated density using density / acreage averaging technique

| LAND USE            | ACREAGE | ALLOWABLE NO. OF UNITS & SQ.FT. | UNITS & SQ.FT. BUILT TO DATE | UNBUILT UNITS & SQ.FT. |
|---------------------|---------|---------------------------------|------------------------------|------------------------|
| PDR *               | 884.8   | 3792                            | 752                          | 3040                   |
| PD - CP             | 33      | 331,858 sq.ft.                  | 249,234 sq.ft.               | 82,624 sq.ft.          |
| PDR - Convenience * |         | 877,050 sq.ft.                  | 0                            | 877,050 sq.ft.         |

(\*) PDR Calculations are based on the overall residential density of 4.2857 dwelling units per acre for the 884.8 acres of PDR zoning classification within the Wildewood PUD

### AS OF December 17, 2019 ~ Update to the Planning Commission

| LAND USE            | ACREAGE | ALLOWABLE NO. OF UNITS & SQ.FT. | UNITS & SQ.FT. BUILT TO DATE (C of O) | UNBUILT UNITS & SQ.FT. |
|---------------------|---------|---------------------------------|---------------------------------------|------------------------|
| PDR *               | 884.8   | 3792                            | 3,040                                 | 752                    |
| PD - CP             | 33      | 331,858 sq.ft.                  | 278,598 sq.ft.                        | 53,260 sq.ft.          |
| PDR - Convenience * |         | 877,050 sq.ft.                  | 31,047 sq.ft.                         | 846,003 sq.ft.         |

(\*) PDR Calculations are based on the overall residential density of 4.2857 dwelling units per acre for the 884.8 acres of PDR zoning classification within the Wildewood PUD



## Open Space & Developed Open Space Square Footage Schedule

*Existing December 17, 2019*

| <b>Total Open Space &amp; Developed Open Space Requirements (3,792 Units)</b> |   |                    |   |                    |              |
|---|---|--------------------|---|--------------------|--------------|
|   |   |                    |   | <i>Square Feet</i> | <i>Acres</i> |
| <b>Total Open Space Requirement</b>   | 1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91 | (5111 sqft / unit) | ~ | 19,380,912         | 444.92       |
| <b>Total Developed Open Space Requirement</b>                                 | 1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91 | (975 sqft / unit)  | ~ | 3,697,200          | 84.88        |

| <b>Open Space Square Footage Requirements To Date &amp; Provided To Date (3,040 Units)</b> |   |  |   |                    |              |
|--|---|--|---|--------------------|--------------|
|  |   |  |   | <i>Square Feet</i> | <i>Acres</i> |
| <b>Open Space Requirement To Date (3,040 units)</b>  | 1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91 | (5111 sf x 3,040 units)  | ~ | 15,537,440         | 356.69       |
| <b>Open Space Provided To Date (3,040 units)</b>   | 1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91 | {33,483,284(6/7/00)}-{210,102-76,970 (7/02)}-{163,219(7/03)}-{541,763(9/05)}-{1400(9/05)}-{490,821(6/06)}-{917,075(12/06)} | ~ | 27,167,741         | 623.69       |
| <b>Excess Open Space Provided To Date (3,040 units)</b>                                    | 1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91 | (5111 sf / unit)   | ~ | 11,630,301         | 266.99       |

| <b>Developed Open Space Square Footage Requirements To Date &amp; Provided To Date (3,040 Units)</b> |   |  |   |                    |              |
|--|---|--|---|--------------------|--------------|
|  |   |  |   | <i>Square Feet</i> | <i>Acres</i> |
| <b>Developed Open Space Requirement To Date (3,040 units)</b>  | 1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91 | (975 sf x 3,040 units)   | ~ | 2,964,000          | 68.04        |
| <b>Developed Open Space Provided To Date (3,040 units)</b>   | 1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91 | {(12/06 added Dahlia Park Phase II Challenger Estates and The Apartments Phase II DOS: 366,989 sf = 8.42 ac)}{7/07 Primrose Park | ~ | 5,717,966          | 131.27       |
| <b>Excess Developed Open Space Provided To Date (3,040 units)</b>                                    | 1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91 | (975 sf / unit)  | ~ | 2,753,966          | 63.22        |

\*\* See Attached Exhibit "Wildewood PUD Open Space & Developed Open Space ~ December 17, 2019"



## Open Space & Developed Open Space Schedule

*Existing December 17, 2019*

| <b>Overall Open Space Data</b>   |                           |                        |                                  |
|--|---------------------------|------------------------|----------------------------------|
| Open Space Requirements for 3,792 Approved Dwelling Units (D.U.) in PDR Zone |                           |                        |                                  |
|  |                           | Open Space (Acres +/-) | Developed Open Space (Acres +/-) |
| <b>Required:</b>   | At Buildout (3,792 D.U.)* | 444.92                 | 84.88                            |
|  | 3,040 D.U. to Date        | 356.69                 | 68.04                            |
| <b>Provided:</b>   | 3,040 D.U. to Date        | 623.69                 | 131.27                           |
| <b>Excess Provided to Date:</b>  |                           | 266.99                 | 63.22                            |

Note: \* Calculations based on requirements per the approved 1989 Wildewood PUD Amendment, Section 3, p.17:  
5111 sq.ft. Open Space per Built Dwelling Unit  
975 sq.ft. Developed Open Space per Built Dwelling Unit


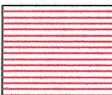



| <b>Approved Development Envelope Summation*</b>   |                           |                        |                                    |
|---|---------------------------|------------------------|------------------------------------|
| *( Does not include Wildewood Village Ac., DU, or DOS, per Wildewood Village approved site plan 9-28-92, p.2 )            |                           |                        |                                    |
| Open Space requirements for 3,377 * dwelling units (D.U.) in approved development envelopes exclusive of Village 247 D.U. |                           |                        |                                    |
|   |                           | Open Space (Acres +/-) | Developed Open Space** (Acres +/-) |
| <b>Required:</b>  | At Buildout (3,377* D.U.) | 396.23                 | 75.59                              |
|   | 3,040* D.U. Built to Date | 356.69                 | 68.04                              |
| <b>Provided:</b>  | 3,040* D.U. Built to Date | 593.93                 | 103.44                             |
| <b>Excess Provided to Date:</b>   |                           | 237.23                 | 35.39                              |

Note: \*\*Developed Open Space within Wildewood Village is for the exclusive use of Wildewood Village residents only.  
Therefore, the developed open space in the Wildewood Village is not included in this calculation, please see below.

| <b>Wildewood Village Development Envelope</b>  |                         |                        |                                     |
|--|-------------------------|------------------------|-------------------------------------|
| Open Space Requirements for 247 Dwelling Units (D.U.) in Approved Development Envelope |                         |                        |                                     |
|  |                         | Open Space (Acres +/-) | Developed Open Space*** (Acres +/-) |
| <b>Total Required:</b>   | At Buildout ( 247 D.U.) | 28.98                  | 5.53                                |
|  | 108* D.U. Built to Date | 12.67                  | 2.42                                |
| <b>Total Provided:</b>   | 108* D.U. Built to Date | 29.76                  | 27.83                               |
| <b>Excess Provided to Date:</b>  |                         | 17.09                  | 25.41                               |

Note: \*\*\*Developed Open Space within Wildewood Village will be for the exclusive use of Wildewood Village residents only.  
Therefore, this Developed Open Space will not count towards satisfying the Developed Open Space requirements outside of Wildewood Village Development Envelope.

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-  Public Rights-of-Way
-  Impervious Area
-  Developed Open Space
-  Open Space
-  Approved Development Envelope Boundary



EXISTING DECEMBER 17, 2019

| Overall Open Space Data  |                           |                        |                                  |
|--|---------------------------|------------------------|----------------------------------|
| Open Space Requirements for 3,792 Approved Dwelling Units (D.U.) in PDR Zone |                           |                        |                                  |
|  |                           | Open Space (Acres +/-) | Developed Open Space (Acres +/-) |
| Required:  | At Buildout (3,792 D.U.)* | 444.92                 | 84.88                            |
|  | 3,040 D.U. to Date        | 356.69                 | 68.04                            |
| Provided:  | 3,040 D.U. to Date        | 623.69                 | 131.27                           |
| Excess Provided To Date  |                           | 266.99                 | 63.22                            |

Note: \* Calculations based on requirements per the approved 1989 Wildewood PUD Amendment, Section 3, P.17: 5111 s.f. Open Space per Built Dwelling Unit, 975 s.f. Developed Open Space per Built Dwelling Unit

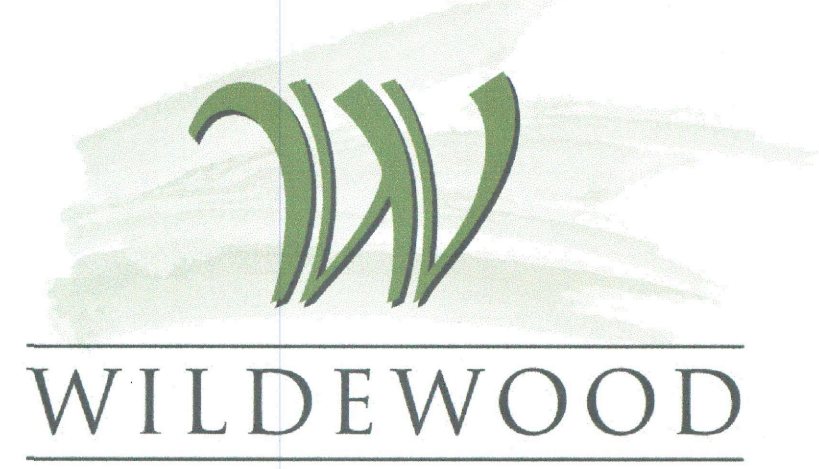
| Approved Development Envelope Summation*   |                           |                        |                                    |
|--|---------------------------|------------------------|------------------------------------|
| * (Does not include Wildewood Village Ac., D.U., or DOS, per Wildewood Village approved site plan 9-28-92, p.2)          |                           |                        |                                    |
| Open Space Requirements for 3,377* dwelling units (D.U.) in Approved Development Envelopes exclusive of Village 247 D.U. |                           |                        |                                    |
|  |                           | Open Space (Acres +/-) | Developed Open Space** (Acres +/-) |
| Required:  | At Buildout (3,377* D.U.) | 396.23                 | 75.59                              |
|  | 3,040* D.U. Built to Date | 356.69                 | 68.04                              |
| Provided:  | 3,040* D.U. Built to Date | 593.93                 | 103.44                             |
| Excess Provided To Date  |                           | 237.23                 | 35.39                              |

Note: \*\* Developed Open Space within Wildewood Village is for the exclusive use of Wildewood Village residents only. Therefore, the developed open space in the Wildewood Village Development Envelope is not included in this calculation, please see below.

| Wildewood Village Development Envelope   |                         |                        |                                     |
|--|-------------------------|------------------------|-------------------------------------|
| Open Space Requirements for 247 Dwelling Units (D.U.) in Approved Development Envelope |                         |                        |                                     |
|  |                         | Open Space (Acres +/-) | Developed Open Space*** (Acres +/-) |
| Total Required:  | At Buildout (247 D.U.)  | 28.98                  | 5.53                                |
|  | 108* D.U. Built to Date | 12.67                  | 2.42                                |
| Total Provided:  | 108* D.U. Built to Date | 29.76                  | 27.83                               |
| Excess Provided to Date  |                         | 17.09                  | 25.41                               |

\*\*\* Note: Developed Open Space within Wildewood Village will be for the exclusive use of Wildewood Village residents only. Therefore, this developed open space will not count towards satisfying the developed open space requirements outside of Wildewood Village Development Envelope.

| Activity Update at February 10, 2020 Planning Commission Meeting |                  |   |   |                                    |
|--|------------------|---|---|------------------------------------|
| Land Use Category  | Existing Acreage | Existing Allowable Number of Units & SF | Existing Units Built and Under Certificate of Occupancy | Balance Available (Units & Sq.Ft.) |
| PDR - 4.28+  | 884.8            | 3792                                    | 3,040   | 752                                |
| PD-CP  | 33               | 331,858 sq.ft.                          | 278,598 sq.ft.  | 53,260 sq.ft.                      |
| PDR - Convenience  | -                | 877,050 sq.ft.                          | 31,047 sq. ft.  | 846,003 sq.ft.                     |
| Neighborhood One (RL)  | 221              | 126                                     | 125   | 1                                  |
| TOTAL  | 1138.8           | 3918                                    | 3,165   | 753                                |



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| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
|     |           |    |      |

Date: DECEMBER 2019  
 Designed: JMD  
 CAD Standard: Version: MICROSTATION V8i  
 Technician: JMG  
 Checked: JMG

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|              |                  |
|--------------|------------------|
| Map and Grid | Zoning Category: |
| Parcel       | Sewer Category:  |
| Lot / Folio  | Water Category:  |

OPEN SPACE & DEVELOPED OPEN SPACE  
 THIRD AND EIGHTH ELECTION DISTRICTS, ST. MARY'S COUNTY, MARYLAND  
 EXISTING DECEMBER 17, 2019

|                        |
|------------------------|
| Scale: 1" = 600'       |
| SHEET 1 OF 1           |
| PROJECT NO. 0697-15-00 |