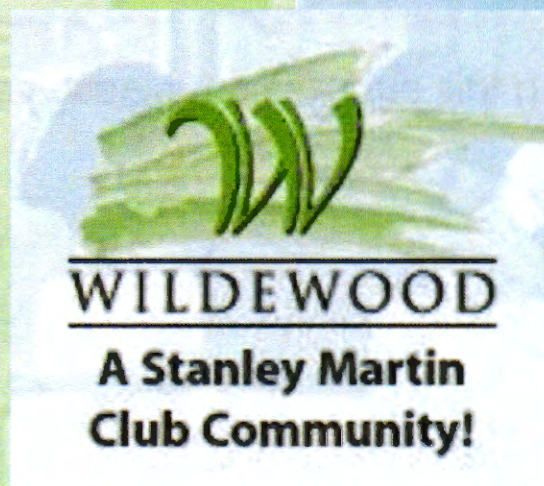


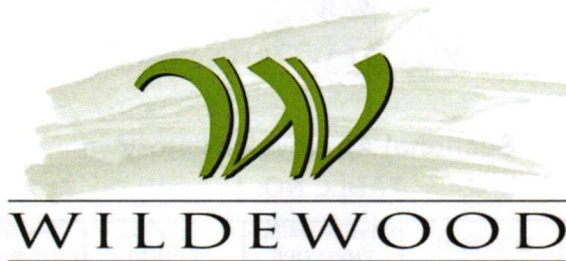
The background is a collage of images. The left side features a green-tinted scene of a person in a field, a bird in flight, and reeds. The right side features a blue-tinted scene of a group of people smiling. The text is overlaid on this collage.

WILDEWOOD

Planned Unit Development Annual Update

March 8, 2021





Progress Report

December 18, 2019 ~ January 18, 2021

- Last Update To Planning Commission: May 11, 2020
- Presentation To Planning Commission: March 8, 2021

	<u>Overall (New)</u>	<u>New</u>	<u>Total</u>
Site Plans Approved:	Maryland Route 235 – Phase 3 Maryland Route 235 – Phase 4		Finished Construction Bonded for Construction

Building Permits Procured Since Last Update:

/ Type of Units:

48	Single Family/Detached/Attached/ Duplex/Multi-Family		
	Evergreen Park	0	142
	Leyland Park	27	69
	Magnolia Park Single Family	4	101
	Orchid Park	16	25
	Wildewood Village Center	0	120

C of O's Procured Since Last Update:

#/ Type of Units:

59	Single Family Units – Mixed/ Multi Family		
	Evergreen Park	8	142
	Leyland Park	38	57
	Magnolia Park Single Family	6	101
	Orchid Park	4	13
	Wildewood Village Center	0	108

Plans in Process:



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	Feb. 1982	66	66	66	66
	Nov. 1983					
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	Jun. 1988	88	88	36	36
	Mar. 1991	Jun. 1991			52	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	168
					29	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	108	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	101	101
Orchid Park (Phase Three)	Mar. 2013	May-20	53	53	25	13
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	142
Leyland Park	Apr. 2013	Aug. 2016	91	91	69	57
TOTAL*			3,377	3,018	3,120	3,096
Total Number of Certificates of Occupancy as of January 15, 2021*						3,096

UPDATE TO 1989 WILDEWOOD P.U.D. AMENDMENT



Activity Update @ March 08, 2021 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.)
<i>PDR - 4.28+</i>	<i>884.8</i>	<i>3792</i>	<i>3,096</i>	<i>696</i>
PD-CP	33	331,858 sq.ft.	278,598 sq. ft.	53,260 sq.ft.
<i>PDR - Convenience</i>	<i>-</i>	<i>877,050 sq.ft.</i>	<i>31,047 sq.ft.</i>	<i>846,003 sq.ft.</i>
Neighborhood One (RL)	221	126	125	1
<i>TOTAL</i>	<i>1138.8</i>	<i>3918</i>	<i>3,221</i>	<i>697</i>



**Unit Type Activity Update @ March 08, 2021 Planning
Commission Meeting**

(Existing to Date)

<i>UNIT DETAIL</i>	<i>NGH ONE</i>	<i>PDR 4.28</i>	<i>Units Built / Certificate of Occupancy</i>
<i>Single Family Detached</i>	125	1262	1387
<i>Single Family Attached / Townhouses / Duplexes</i>	0	840	840
<i>Condominiums / Apartments</i>	0	994	994
TOTAL	125	3096	3221



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
Residential Sub-Total	537.4	2054.9	655	1400
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

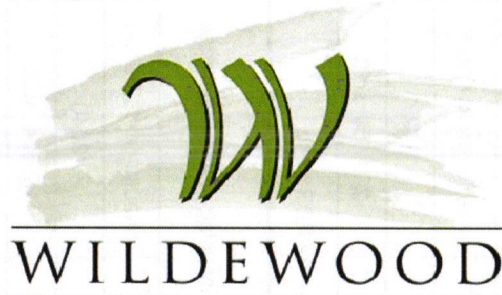
LAND USE	ACREAGE	ALLOWABLE NO. OF UNITS & SQ.FT.	UNITS & SQ.FT. BUILT TO DATE	UNBUILT UNITS & SQ.FT.
PDR *	884.8	3792	752	3040
PD - CP	33	331,858 sq.ft.	249,234 sq.ft.	82,624 sq.ft.
PDR - Convenience *		877,050 sq.ft.	0	877,050 sq.ft.

(*) 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 January 15, 2021 ~ 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	3,096	696
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 January 15, 2021

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

Open Space Square Footage Requirements To Date & Provided To Date (3,096 Units)				Square Feet	Acres
Open Space Requirement To Date (3,096 units)	1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91	(5111 sf x 3,096 units)	~	15,823,656	363.26
Open Space Provided To Date (3,096 units)	1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91	<small> [33,493,284(07/00)]-[216,102-76,970 (7/02)]-[163,219(7/03)]-[541,763(9/05)]-[1400(9/05)]-[1490,921(6/06)]-[917,075(12/06)] </small>	~	27,167,741	623.69
Excess Open Space Provided To Date (3,096 units)	1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91	(5111 sf / unit)	~	11,344,085	260.42

Developed Open Space Square Footage Requirements To Date & Provided To Date (3,096 Units)				Square Feet	Acres
Developed Open Space Requirement To Date (3,096 units)	1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91	(975 sf x 3,096 units)	<i>(Counted as part of Total O.S. Requirement)</i>	3,018,600	69.30
Developed Open Space Provided To Date (3,096 units)	1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91	<small> [(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 </small>	<i>(Counted as part of Total O.S. Requirement)</i>	5,717,966	131.27
Excess Developed Open Space Provided To Date (3,096 units)	1989 Amendment to the Wildewood PUD - Section 3, p.17, as approved 6/91	(975 sf / unit)	<i>(Counted as part of Total O.S. Requirement)</i>	2,699,366	61.97

** See Attached Exhibit "Wildewood PUD Open Space & Developed Open Space ~ January 15, 2021"



Open Space & Developed Open Space Schedule

Existing January 15, 2021

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
	3,096 D.U. to Date	363.26	69.30
Provided:	3,096 D.U. to Date	623.69	131.27
Excess Provided to Date:		260.42	61.97

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

Approved Development Envelope Summation*			
<small>*(Does not include Wildewood Village Ac., DU, or DOS, per Wildewood Village approved site plan 9-28-92, p.2)</small>			
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
	3,096* D.U. Built to Date	363.26	69.30
Provided:	3,096* D.U. Built to Date	593.93	103.44
Excess Provided to Date:		230.66	34.14

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.

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.