

COUNTY ORDINANCE NO. 08-12

A BILL ENTITLED

AN ACT CONCERNING the Implementation of Design Standards for Development in the Chester Master-Planned Development (CMPD) and Stevensville Master-Planned Development (SMPD) Districts;

FOR THE PURPOSE of implementing the recommendations of the Chester/Stevensville Community Plan with respect to design standards for development in the CMPD and SMPD districts;

BY AMENDING Section 18:1-27 and Section 18:1-29 of the Code of Public Local Laws of Queen Anne's County, Maryland.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18:1-27 and Section 18:1-29 of the Code of Public Local Laws be amended to read as follows:

ARTICLE V District Standards

...

§ 18:1-27. Chester Master-Planned Development (CMPD) District.

A. Purpose.

(1) *This district is intended to provide for master-planned residential or mixed-use development on sites at appropriate locations as identified in the Chester / Stevensville Community Plan. The district provides for a flexible development concept, good site design, architectural integration in the configuration and style of buildings, functional open space and required public facilities as part of a unified and coherent plan of development. Permitted uses generally include a variety of housing types, institutional uses and nonresidential uses that can be compatibly integrated within the development.*

(2) *The CMPD District is created where public utilities (water and sewer) and infrastructure (roads, walkways, and hike/bike trails) may be extended and interconnected with existing and/or planned public utilities and infrastructure. New development of parcels should be accomplished in a way to integrate approved residential uses with commercial and institutional uses of a size and scale designed to provide needed and appropriate services to the Chester community. Infrastructure improvements relating to roads and trails are important and should follow the recommendations made in the transportation element of the Chester / Stevensville Community Plan.*

B. *Location. The CMPD District is intended to have specific application to the Chester / Stevensville Community Planning Growth Area. As such, the CMPD District may only be applied to lands as designated ~~as "Chester Planned Residential Development"~~ by the Chester / Stevensville Community Plan.*

C. *Permitted uses. The following uses are permitted within the CMPD District:*

- (1) *All accessory uses as permitted in Part 3, Article V, of this Chapter 18:1.*
- (2) *All institutional uses, including golf courses.*
- (3) *All temporary uses as permitted in § 18:1-53 of this Chapter 18:1.*
- (4) *Commercial uses are permitted only in association with a residential and/or institutional mixed-use development. The Planning Commission shall approve the type and size of any commercial use(s) proposed as a component of an overall mixed-use development plan. In order to approve any specific commercial use and its appropriate size, the Planning Commission must find that the proposed commercial uses:*
 - (a) *Are compatible with surrounding and anticipated development in the area;*
 - (b) *Are consistent with the intent of the Chester / Stevensville Community Plan; and*
 - (c) *Will not create undue traffic congestion in the area.*
- (5) *The following commercial uses are permitted as a component of a mixed-use development pending approval by the Planning Commission:*
 - (a) *Small-scale retail and service businesses sized to accommodate the convenience and commercial needs of the Chester community;*
 - (b) *Restaurants;*
 - (c) *Business or professional offices;*
 - (d) *Medical offices or clinics;*
 - (e) *Banks or financial institutions;*
 - (f) *Hotels, country inns, bed-and-breakfasts and associated ancillary resort uses such as conference facilities, aquatic facilities, health spas, athletic courts, etc.;*
 - (g) *Marinas; and*
 - (h) *Other commercial uses with similar impacts as determined by the Planning Commission.*
- (6) *Effluent disposal uses.*
- (7) *Home occupations.*
- (8) *Multifamily.*
- (9) *Resort country club.*
- (10) *Resort health and fitness clubs.*
- (11) *Single-family.*

D. Conditional uses.

- (1) *Manufactured home community.*
- (2) *Telecommunications facilities.*

E. Development standards.

- (1) *In general. Applications for development in the CMPD District shall conform to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended, and meet the following standards in addition to all other applicable requirements of this Chapter 18 that do not conflict with the standards contained in this section. In cases where other standards within this Chapter 18 may be found to conflict with the standards contained in this section or the Design Standards for New Neighborhoods, only the standards contained in this section shall apply.*
- (2) *Use mix. In a mixed-use development that includes commercial uses, no more than 50% of the developed portion (total site area less the required 25% open space area) of the site may be utilized for commercial use.*
- (3) *Maximum density. Maximum residential density for a CMPD District development shall be six dwelling units per acre for that portion of the development used for residential purposes and eight dwelling units per acre if TDRs are used. If the unified development plan consists of more than one parcel or lot, the acreage of the parcels or lots may be combined to compute the allowable residential density. If the development plan combines parcels or lots to compute allowable residential density, the lots or parcels may not thereafter be considered separately in any subdivision, site plan, or zoning certificate approvals.*
- (4) *Maximum floor area ratio. Maximum floor area ratio for the nonresidential portion of a CMPD District development is 0.25. The maximum permitted amount of nonresidential floor area may be increased by 25% if TDRs are utilized.*
- (5) *Planning Commission final determination on density and floor area ratio.*
 - (a) *The Planning Commission may require a lower residential density and/or floor area ratio if it finds that the maximum permitted density or floor area ratio would result in:*
 - [1] *Development that is not be compatible with existing or anticipated development in the surrounding area;*
 - [2] *Development that creates a detrimental impact on the environment; or*
 - [3] *Development that will render existing or planned public facilities including, but not limited to, roads, water, sewer and schools inadequate.*
 - (b) *The Planning Commission may also find that a proposed residential density and/or floor area ratio is not consistent with the Community Plan and is too low and would not be an efficient use of limited lands zoned for master-planned development, in which case the Planning Commission may make recommendations to the applicant to revise the plan in a way to be consistent with the Community Plan. In no case may the residential densities and floor area ratio be greater than permitted by this section.*

- (6) *Open space. Common or public open space shall comprise at least 25% of the total site area. At least 10% of the required common or public open space shall be utilized for outdoor recreational uses as defined in § 18:1-12 of this Chapter 18:1. If the open space is to be commonly owned, instead of being dedicated to the County, legal documentation ensuring its continuance and maintenance must be submitted to and approved by the Planning Commission. The physical distribution of Open space shall conform to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended. ~~recreational uses must be reviewed in conjunction with § 18:1-176, Mandatory dedication of parkland, and § 18-1-177, Fee in lieu and recreation facilities, of this Chapter 18:1.~~*
- (7) *Design standards. Building setbacks, lot sizes, impervious coverage, height, landscaping, buffer yard, and lighting shall be determined by the Planning Commission for each individual development in the CMPD District and shall conform to to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended; except that no telecommunications facility shall exceed 55 feet in building height. In determining these standards, the Planning Commission shall consider such factors as the proposed intensity of the development, use mix, the layout of buildings, roads, and walkways, environmental protection considerations, the architectural and landscaping features incorporated into the development, buffer yards between uses and along property lines and compatibility with existing or anticipated development on surrounding lands. The purpose of this standard is to provide design flexibility, consistent with public health and safety, to the developer who subdivides property and constructs buildings in accordance with a unified and coherent plan of development. **[Amended 9-7-2004 by Ord. No. 04-17]***
- (8) *Traffic circulation and pedestrian linkages- shall conform to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended, and;*
- (a) *On-site and off-site streets, traffic circulation patterns and pedestrian linkages shall be adequate to accommodate the demands generated by the proposed development. Where practical, streets and pedestrian linkages shall be designed to connect with adjacent parcels where future development is anticipated.*
 - (b) *Private internal streets/roads are permitted if the Department of Public Works and Planning Commission finds that such streets/roads will be adequate to carry projected traffic, will be properly maintained, and are more appropriate to the overall development design than public streets.*
 - (c) *Existing County roads that may be extended and utilized as either minor or major collector streets shall be appropriately utilized and extended as minor or major collector streets.*
 - (d) *The layout of a proposed subdivision, when possible, shall seek to develop minor and/or major collector streets, with bike lanes, to carry traffic generated by the local streets in the development to destinations*

within or outside of the development.

(e) All roads and streets shall be closed sections with sidewalks and adequate drainage/stormwater management and shall be generally consistent with current roads standards.

(f) Streets shall generally loop or interconnect; dead-end streets (except where a street is closed pending development of an adjoining parcel) and culs-de-sac shall be avoided unless there is no other development alternative.

(g) Transportation improvements must be determined to be consistent with the transportation element of the Community Plan and any County corridor management plan or transportation plan adopted by the County.

(9) Development phasing. Development phasing for development for the CPMD District shall comply with § 18:1-38 of this Chapter 18:1 and with the following:

(a) Construction on the commercial component of a mixed-use project involving residential development shall not commence until at least 50% of the required sewer and water allocation for the residential development has been purchased and on-site sewer, water, and road improvements and recreational amenities necessary to service 50% of the residential component have been completed, as provided for in the developer's agreement and approved by the Planning Commission.

(10) Sign standards. Sign standards for commercial development in the CPMD District shall be the same as those applying to the Suburban Commercial (SC) Zoning District, including the Design Standards adopted by Resolution of the County Commissioners No. 08-05, Town Center (TC) District, Urban Commercial (UC) District, and Suburban Commercial (SC) District Design Standards: Commercial and Mixed-Use Development Design Standards, as amended. Sign standards for all other types of development in the CPMD District shall be the same as those applying to the Suburban Residential (SR) Zoning District.

(11) Nonapplicability of certain sections of this Chapter 18:1. None of the provisions of § 18:1-36 of this Chapter 18:1 shall apply to development in the CPMD District.

F. Forest conservation standards. Forest conservation standards for development in the CPMD District outside of the Chesapeake Bay Critical Area are contained in Chapter 18:2 of this Chapter 18.

G. Development review process.

(1) Procedures in general. In reviewing development proposals in the CPMD District, the procedures prescribed in Chapter 18:1, Part 7, of this Chapter 18 shall generally apply.

(2) Specific procedures for the CPMD District. Notwithstanding Subsection G(1) above, the following items shall apply to the development review process for CPMD projects:

(a) A preapplication conference between the applicant and Department of

Planning and Zoning staff is required for all CMPD District development;

- (b) A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the applicant as part of the sketch and/or concept plan application. Required information and studies shall include an adequate public facilities study, historic features and cultural resources inventory, and an environmental impact assessment. These studies shall be approved by the appropriate County agencies. Each study should clearly identify any significant adverse impacts resulting from the proposed development, as well as means employed to minimize and mitigate such impacts; and*
 - (c) The applicant shall submit any additional information, plans, specifications, documents, drawings, etc., necessary to determine compliance with the CMPD development standards contained in the Planning Commission findings contained below in this section.*
- (3) Planning Commission findings. The Planning Commission shall make the following findings with regard to development approvals in the CMPD District. The proposed development conforms with all applicable requirements of this section including:*
- (a) Roads and streets loop and connect internally, and to the extent practicable are configured to interconnect and be extended into the road and street network that may be developed on adjacent undeveloped land;*
 - (b) Hike and bike lanes/walkways are provided for nonvehicular public access to the development that connect with existing hike and/or bike lanes/walkways and are able to connect with hike/bike lanes/walkways that may be developed on adjacent undeveloped land;*
 - (c) A minimum of 25% of the land in the proposed development is devoted to commonly or publicly owned open space and meets the requirements for mandatory parkland dedication.*
 - (d) The proposed development conforms to all applicable regulations contained in this Chapter 18 and Chapter 14, Chapter 14:1, Chesapeake Bay Critical Area Act;*
 - (e) The proposed development conforms to the Chester / Stevensville Community Plan;*
 - (f) The proposed development, in conjunction with reasonably anticipated development in the surrounding neighborhood, will not adversely impact the adequate and orderly provision of public services and facilities for the area;*
 - (g) The proposed development, in conjunction with existing and reasonably anticipated development in the surrounding neighborhood, will meet the adequate public facilities standards with regard to traffic;*
 - (h) The proposed development is planned in such a manner as to protect environmentally sensitive areas and important historic or cultural features on the site; and*

- (i) *The proposed development is designed to be compatible with existing development in the surrounding neighborhood, and/or the proposed development contains adequate screening, landscaping and buffer yards to protect the surrounding neighborhood and conforms to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended.*

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§ 18:1-29. Stevensville Master-Planned Development (SMPD) District.

A. Purpose.

- (1) *This district is intended to provide for master-planned residential or mixed-use development on sites at appropriate locations as identified in the Chester / Stevensville Community Plan. The district provides for a flexible development concept, good site design, architectural integration in the configuration and style of buildings, functional open space and required public facilities as part of a unified and coherent plan of development. Permitted uses generally include a variety of housing types, institutional uses and nonresidential uses that can be compatibly integrated within the development.*
- (2) *The SMPD District is created where public utilities (water and sewer) and infrastructure (roads, walkways, and hike/bike trails) may be extended and interconnected with existing and/or planned public utilities and infrastructure. New development of parcels should be accomplished in a way to integrate approved residential uses with commercial and institutional uses of a size and scale designed to provide needed and appropriate services to the Stevensville community.*

B. Location. The SMPD District is intended to have specific application to the Chester / Stevensville Community Planning Growth Area. As such, the SMPD District may only be applied to lands as designated as ~~"Stevensville Planned Residential Development"~~ by the Chester / Stevensville Community Plan.

C. Permitted uses. The following uses are permitted within the SMPD District:

- (1) *All institutional uses.*
- (2) *All accessory uses as permitted in Chapter 18:1, Part 3, Article VI, of this Chapter 18.*
- (3) *All temporary uses as permitted in § 18:1-53 of this Chapter 18:1.*
- (4) *Commercial uses are permitted only in association with a residential and/or institutional mixed-use development. The Planning Commission shall approve the type and size of any commercial use(s) proposed as a component of an overall mixed-use development plan. In order to approve any specific commercial use and its appropriate size, the Planning Commission must find that the proposed commercial use:*
 - (a) *Is compatible with surrounding and anticipated development in the area;*

- (b) *Is consistent with the intent of the Chester / Stevensville Community Plan; and*
 - (c) *Will not create undue traffic congestion in the area.*
- (5) *The following commercial uses are permitted as a component of a mixed-use development pending approval by the Planning Commission:*
 - (a) *Small-scale retail and service businesses sized to accommodate the convenience and commercial needs of the Stevensville community; and*
 - (b) *Restaurants;*
 - (c) *Businesses or professional offices;*
 - (d) *Medical offices or clinics;*
 - (e) *Banks or financial institutions;*
 - (f) *Hotels, country inns, bed-and-breakfasts and associated ancillary resort uses, such as conference facilities, aquatic facilities, health spas, athletic courts, etc.;*
 - (g) *Marinas; and*
 - (h) *Other commercial uses with similar impacts as determined by the Planning Commission.*
- (6) *Effluent disposal uses.*
- (7) *Home occupations.*
- (8) *Multifamily.*
- (9) *Resort country club.*
- (10) *Resort health and fitness clubs.*
- (11) *Single-family.*

D. *Conditional uses.*

- (1) *Manufactured home community.*
- (2) *Telecommunications facilities.*

E. *Development standards.*

- (1) *In general. Applications for development in the SMPD District shall conform to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended, and meet the following standards in addition to all other applicable requirements for this Chapter 18 that do not conflict with the standards contained in this section. In cases where other standards within the Chapter 18 may conflict with standards contained in this section or the Design Standards for New Neighborhoods, only the standards in this section shall apply.*
- (2) *Use mix. In a mixed-use development that includes commercial uses, no more than 50% of the developed portion (total site area less the required 25% of open space area) of the site may be utilized for commercial use.*

- (3) *Maximum density. Maximum density for a SMPD District development shall be 3.5 dwelling units per acre for that portion of the development used for residential purposes and 4.375 dwelling units per acre if TDRs are used. If the unified development plan consists of more than one parcel or lot, the acreage of the parcels or lots may be combined to compute the allowable residential density. If the development plan combines parcels or lots to compute allowable residential density, the lots or parcels may not thereafter be considered separately in any subdivision, site plan, or zoning certificate approvals.*
- (4) *Maximum floor area ratio. Maximum floor area ratio for the nonresidential portion of a SMPD District development is 25%. The maximum floor area ratio may be increased up to 25% if transferable development rights are utilized.*
- (5) *Planning Commission final determination on maximum density and floor area ratio. The Planning Commission may require a lower residential density and/or floor area ratio if it finds that the maximum permitted density or floor area ratio would result in:*
- (a) *Development that is not compatible with existing or anticipated development in the surrounding area;*
 - (b) *Development that creates a detrimental impact on the environment; or*
 - (c) *Development that will render existing or planned public facilities, including, but not limited to, roads, water, sewer, and schools inadequate.*
 - (d) *The Planning Commission may also find that a proposed residential density and/or floor area ratio is not consistent with the Community Plan and is too low and would not be an efficient use of limited lands zoned for master-planned development, in which case the Planning Commission may make recommendations to the applicant to revise the plan in a way to be consistent with the Community Plan. In no case may the residential densities and floor area be greater than permitted by this section.*
- (6) *Open space.*
- (a) *Common or public open space shall comprise at least 25% of the total site area. A minimum of 10% of the required common or public open space shall be utilized and developed for active recreational activities as defined in § 18:1-12 of this Chapter 18:1. If the open space is to be commonly owned, instead of being dedicated to the County, legal documentation ensuring its continuance and maintenance must be submitted to and approved by the Planning Commission.*
 - (b) *The physical distribution of Open space shall conform to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended. recreational uses must be reviewed in conjunction with ~~§ 18:1-176, Mandatory parkland dedication, and § 18:1-177, Fee in lieu and recreation facilities, of this Chapter 18:1.~~*

(7) Design standards.

- (a) *Building setbacks, lot sizes, impervious coverage, height, landscaping, buffer yard, and lighting shall be determined by the Planning Commission for each individual development in the SMPD District and shall conform to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended.; except that no telecommunications facility shall exceed 55 feet in building height. In determining these standards, the Planning Commission shall consider the unique factors of each development, such as the proposed density/intensity of the development, use mix, the layout of buildings, roads, and walkways, environmental protection considerations, the architectural and landscaping features incorporated into the development, buffer yards between uses and along property lines and compatibility of the proposed development with existing or anticipated development on surrounding lands. The purpose of these standards is to provide design flexibility, consistent with public health and safety, to the developer who subdivides property and constructs buildings in accordance with a unified and coherent plan of development.*
- (b) *All lighting proposed on properties near the Airport District must be directed away or shielded from the airport and designated flight path.*
- (c) *Properties developing near the existing airport should provide fencing, berming and a landscaping buffer to minimize impacts of noise and glare from the existing airport on the proposed development. Proposed developments should also provide berming, landscaping and fencing to minimize any adverse impacts to the airport property.*
- (d) *Potential safety conflicts between the existing airport and new development shall be minimized. Site design, including building height, building location, and landscaping, should consider the on-site and off-site impacts of the existing airport. All new buildings should be constructed at a height that does not encroach into the transitional and approach surfaces established by the Federal Aviation Administration as of the adoption date of this Chapter 18.*

(8) *Traffic circulation and pedestrian linkages—shall conform to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended, and:*

- (a) *On-site and off-site streets, traffic circulation patterns and pedestrian linkages shall be adequate to accommodate the demands generated by the proposed development. Where practical, streets and pedestrian linkages shall be designed to connect with adjacent parcels where future development is anticipated.*
- (b) *Private internal streets/roads are permitted if the Department of Public Works and Planning Commission find that such streets/roads will be adequate to carry projected traffic, will be properly maintained, and are more appropriate to the overall development design than public streets.*

- (c) Existing County roads that may be extended and utilized as either minor or major collector streets shall be appropriately utilized and extended as minor or major collector streets.
- (d) The layout of a proposed subdivision, when possible, shall seek to develop minor and/or major collector streets, with bike lanes, to carry traffic generated by the local streets in the development to destinations within or outside of the development.
- (e) All roads and streets shall be closed sections with sidewalks and adequate drainage/stormwater management and shall be generally consistent with current roads standards.
- (f) Streets shall generally loop or interconnect; dead-end streets (except where a street is closed pending development of an adjoining parcel) and culs-de-sac shall be avoided unless there is no other development alternative.
- (g) Transportation improvements must be determined to be consistent with the transportation element of the Community Plan and any County corridor management plan or transportation plan adopted by the County.

(9) Development phasing.

- (a) In addition to the provisions of Subsection E(9)(b) below, development phasing for development in the SMPD District shall comply with § 18:1-38.
- (b) Construction on the commercial component of a mixed-use project involving residential development shall not commence until at least 50% of the required sewer and water allocation for the residential development has been purchased and on-site sewer, water, and road improvements and recreational amenities necessary to service 50% of the residential component have been completed, as provided for in the developer's agreement and approved by the Planning Commission.

(10) Sign standards. Sign standards for commercial development in the SMPD District shall be the same as those applying to the SC District, including the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended. Sign standards for all other types of development in the SMPD District shall be the same as those applying to the SR District.

(11) Nonapplicability of certain sections of this Chapter 18. None of the provisions of § 18:1-36 of this Chapter 18 shall apply to development in the CMPD District.

F. Development review process. Notwithstanding the provisions of Chapter 18:1, Part 7, the following items shall apply to the development review process for SMPD projects:

- (1) A preapplication conference between the applicant, Department of Planning and Zoning staff and staff from other County departments (as applicable) is required for all SMPD District development.

- (2) *A comprehensive array of supporting information and analysis regarding the impacts of the proposed development on the community is required to be submitted by the applicant as part of the sketch and/or concept plan application. Required information and studies shall include an adequate public facilities study, historic features and cultural resources inventory, and an environmental impact assessment. These studies shall be approved by the appropriate County agencies. Each study should clearly identify any significant adverse impacts resulting from the proposed development, as well as means employed to minimize and mitigate such impacts.*
- (3) *The applicant shall submit any additional information, plans, specifications, documents, architectural renderings, etc., necessary to determine compliance with the SMPD District standards contained in the Planning Commission findings contained in Subsection F(4) below.*
- (4) *Planning Commission findings. The Planning Commission must make the following findings in order to grant approval to development proposals in the SMPD District. The proposed development conforms with all applicable requirements of this section including:*
 - (a) *Roads and streets loop and connect internally and, to the extent practicable, are configured to interconnect and be extended into the road and street network that may be developed on adjacent undeveloped land;*
 - (b) *Hike and bike lanes/walkways are provided for nonvehicular public access to the development that connect with existing hike and/or bike lanes/walkways and are able to connect with hike/bike lanes/walkways that may be developed on adjacent undeveloped land;*
 - (c) *A minimum of 25% of the land in the proposed development is devoted to commonly or publicly owned open space and meets the requirements for mandatory parkland dedication.*
 - (d) *The proposed development conforms to all applicable regulations contained in this Chapter 18 and, if applicable, Chapter 14:1, Chesapeake Bay Critical Area Act;*
 - (e) *The proposed development conforms to the Stevensville Community Plan;*
 - (f) *The proposed development will not adversely impact the adequate and orderly provision of public services and facilities for the area;*
 - (g) *The proposed development, in conjunction with existing and reasonably anticipated development in the surrounding neighborhood, will meet the adequate public facilities standards with regard to traffic;*
 - (h) *The proposed development will minimize negative environmental impacts and reasonably protect environmentally sensitive areas and any important historical or cultural features of the site;*
 - (i) *The proposed development is designed to be compatible with existing development in the surrounding neighborhood and/or will incorporate adequate screening, landscaping and buffer yards to minimize impacts on the surrounding neighborhood; and*

(j) *The proposed development contains open space and recreation facilities designed to serve the needs of the development and, where appropriate, the needs of the surrounding community and conforms to the Design Standards adopted by Resolution of the County Commissioners No. 08-06, Design Standards for New Neighborhoods: A guide to creation of Smart Neighborhoods in the CMPD & SMPD Zoning Districts, as amended.*

G. *Forest conservation standards. Forest conservation standards for development in the SMPD District outside of the Chesapeake Bay Critical Area are contained in Chapter 18:2 of this Chapter 18.*

SECTION II

BE IT FURTHER ENACTED that this Act shall take effect on the forty-sixth (46th) day following its enactment.

INTRODUCED BY: Commissioner Wargotz

DATE: May 27, 2008

PUBLIC HEARING HELD: July 8, 2008 @ 7:10 p.m.

VOTE: 5 Yea 0 Nay

DATE OF ADOPTION: July 8, 2008

EFFECTIVE DATE: August 23, 2008

FISCAL IMPACT NOTE

Legislation No: 0-08-12
Date Introduced: 5-27-08

Hearing Date: 6-10-08
Note Date: 6-10-08

Legislation Title: Implementation of Design Standards for Development in Chester Master-Planned Development (CMPD) and Stevensville Master-Planned Development (SMPD) Districts.

Description:

The purpose of this legislation is to implement the recommendations of the Chester/Stevensville Community Plan with respect to the design standards for development in the CMPD and SMPD districts.

Analysis of Fiscal Impact:

There is no fiscal impact produced by this legislation, as it is simply a text amendment.