

COUNTY ORDINANCE NO. 00-01

A BILL ENTITLED

AN ACT CONCERNING the Repeal and Re-Adoption with Amendments of Sections 18-504 and 18-704 of Title 18, Land Use and Development, of the Code of Public Local Laws of Queen Anne's County (1996 Ed.)

For the purpose of allowing separate lots or parcels in the Stevensville Master-Planned Development District and the Chester Master-Planned Development District to be combined for purposes of calculating density in certain circumstances and to permit construction of the commercial component of a master planned development in those Districts only after completion of at least that portion of certain on-site infrastructure improvements necessary to service one-half of the residential component of such development and the purchase of at least one-half of the necessary sewer and water allocation for the residential development.

SECTION I. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARYLAND that Section 18-504 (d) and (j) of the Code of Public Local Laws of Queen Anne's County be and are hereby repealed and reenacted to read as follows:

Subtitle 5. Chester Master-Planned Development (CMPD) District.

18-504. Development Standards.

(d) Maximum density.

The maximum gross 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 Transferable Development Rights 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.

(j) Development Phasing.

The development shall be master-planned as an integrated project with well-designed and coordinated transitions between various land uses and adjacent existing land uses. A phasing plan for various components of the development must be approved by the Planning Commission as a component of initial sketch and/or concept plan approval. Construction on the commercial component of a mixed-use project involving residential development shall not commence until at least 50 percent 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 percent of the residential component have been completed, as provided for in the developer's agreement and approved by the Planning Commission.

SECTION 2. AND BE IT FURTHER ENACTED that Sections 18-704 (d) and (j) of the Code of Public Local Laws of Queen Anne's County be and are hereby repealed and reenacted to read as follows:

Subtitle 7. Stevensville Master-Planned Development (SMPD) District.

18-704. Development Standards.

(d) Density.

The maximum gross residential 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 Transferable Development Rights 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.

(j) Development Phasing.

The development shall be master-planned as an integrated project with well-designed and coordinated transitions between various land uses and adjacent existing land uses. A phasing plan for various components of the development must be approved by the Planning Commission as a component of initial sketch and/or concept plan approval. Construction on the commercial component of a mixed-use project involving residential development shall not commence until at least 50 percent 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 percent of the residential component have been completed, as provided for in the developer's agreement and approved by the Planning Commission.

SECTION 3. AND BE IT FURTHER ENACTED that this Act shall take effect on the forty-sixth day following its passage.

INTRODUCED BY: Marlene Davis

DATE: March 7, 2000

PUBLIC HEARING: April 11, 2000 @ 10:30 a.m.

VOTE: 3 Yea 0 Nay

DATE OF ADOPTION: April 18, 2000

EFFECTIVE DATE: June 2, 2000