



Maryland Department of Planning

Martin O'Malley
Governor


Anthony G. Brown
Lt. Governor

Richard Eberhart Hall
Secretary

Matthew J. Power
Deputy Secretary

September 15, 2010

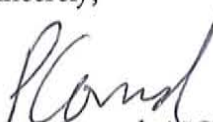
Jenny Plummer- Welker
St Mary's County
Department of Planning and Zoning
150 Main Street
Prince Frederick, MD 20678

Dear Ms. Plummer-Welker: 

Thank you for the opportunity to review the updated St. Leonard Town Center Plan. It is obvious that the County and its supporting Committee have spent a lot of time and effort on the development of the Plan. The County is to be commended for this effort.

Attached are comments provided by the Maryland Department of Planning. Other agencies may be providing comments directly to the County. Again, thank you for the opportunity to review the St. Leonard Town Center Plan. If you have any questions please feel free to contact our Regional Planner, Michael Paone at (410) 767-4554.

Sincerely,


Peter Conrad, AICP
Director
Local Planning Assistance

Cc: Greg Bowen, Director, Calvert County Planning & Zoning
Mike Paone, Regional Planner
Rich Josephson, Director, Planning Services
Rita Elliot, MDP Clearinghouse
File



**Maryland Department of Planning
Comments on the St. Leonard Town Center
Plan Comments
September 15, 2010**

Land Use

The Maryland Department of Planning (MDP) recognizes the difficulty in achieving higher density in communities not accustomed to having access to public water and sewer. However, without the use of public water and sewer within the Town Center, adequate densities needed to absorb some development that might have occurred outside of the TC will probably not be provided. Please review the requirements for establishing this area as Priority Funding Area (PFA). It appears that some proposed densities in the Plan may not allow this area to qualify as a PFA.

Capacity Analysis and Projections

According to page 22 of the Draft plan, based on a density ranging from 1 dwelling unit per acre to 10 dwelling units per acre, the plan provides a potential build-out of approximately 300 to 1,090 dwelling units or 940 to 3,170 persons. Please keep in mind that in order for St. Leonard to keep its State-designated Priority Funding Area (PFA) status, the Town Center must maintain an average density of 3.5 units per acre.

General Comments

- Maps cannot be read as currently presented in document. Map resolution/map size should be increased, preferably one map per page.
- Overall, the document clearly states goals of the plan and discusses the processes taken in order to achieve these goals.

Transportation

The Draft St. Leonard's Town Center Master Plan effectively addressed the variety of Smart Growth principles including multi-modal transportation issues. It is great to see the focus and energy place on developing policies and actions to ensure the Town Center would be designed with mixed-use, well connected streets, walkable, bicycle friendly, and transit accessible. Overall, the document is well aimed in its alignment with Smart Growth policies and principles.

For information clarification, we suggest the following modifications.

- Maps should be re-shaped or the resolution adjusted so the maps can be read. For instance, legends for Figure 7, 11, and 18 are illegible.
- Add the proposed connector routes between Calvert Beach Road/Long Beach Road and 765 to Figure 11 Road Plan Map.
- Create a map depicting planned sidewalks, bicycle ways, and trails.