

REPORT TO THE COUNTY COMMISSIONERS
WALDORF URBAN DESIGN STUDY
REVISIONS TO PLANNED DEVELOPMENT ZONES
PROPOSED ZONING TEXT AMENDMENT #09-113

February 22, 2010

Applicant: Charles County Commissioners

Summary:

The proposed text amendment to the *Charles County Zoning Ordinance*, would revise Chapter 297, Code of Charles County (June, 2006 Edition) as follows:

1. Makes revisions to the Planned Development Zones to make them more compatible with the proposed new Waldorf zoning districts, Waldorf Central (WC) and Acton Urban Center (AUC);
2. Removes the Development Guidance System (DGS) and replaces it with a more streamlined process and Superior Design Criteria; and
3. Provides a one-step master plan approval process, versus the current requirement of two approvals by the Planning Commission to establish density for projects.

Background:

The proposed text amendment, also known as Exhibit F, is a part of the proposed Waldorf Urban Design Study legislative package. This legislative package will implement the Waldorf Urban Design Study by changing the pattern of development in the Waldorf study area from strip commercial to a mixed-use, walkable community that supports future mass transit. At the December 7, 2009 work session, the Planning Commission voted 7-0 to recommend approval of the remainder of the legislative package, Exhibits A through E, to the County Commissioners.

The Planning Commission held two public meetings on proposed Zoning Text Amendment #09-113. The first public meeting was held on August 17, 2009; the public record was held open until COB October 1, 2009. A total of 71 comment topics, comprised of 86 individual comments, were received on the proposed zoning text amendment; 44 of the suggested changes were incorporated into the proposed amendment.

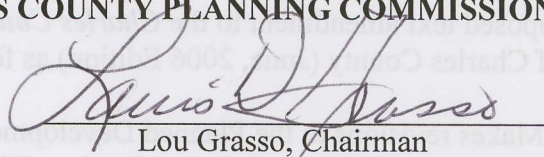
Due to the magnitude of changes required to present the package in final form, and the number of comments received, the Planning Commission voted to hold a second public meeting on October 19, 2009 prior to scheduling a work session. The public record for Zoning Text Amendment #09-113 was held open until COB December 18, 2009. A total of 13 comments were received on ZTA #09-113 at that time. Staff had previously incorporated 5 of these suggested changes into the October 19 version of the ZTA; aside from a few staff minor edits to correct inconsistencies with other sections of the Zoning Ordinance, no additional changes were made to the ZTA prior to the subsequent work session.

A follow-up work session was held on January 25, 2010, where the Planning Commission directed staff to make further changes to ZTA # 09-113. At the February 22, 2010 work session, the Planning Commission voted 6-0 to recommend approval of Zoning Text Amendment #09-113 to the County Commissioners.

Recommendation

The Charles County Planning Commission recommends that the Charles County Commissioners approve Exhibit F: Zoning Text Amendment #09-113, Revisions to Planned Development Zones, of the Waldorf Urban Design Study legislative package as presented.

CHARLES COUNTY PLANNING COMMISSION


Lou Grasso, Chairman