

REPORT TO THE COUNTY COMMISSIONERS

WALDORF URBAN DESIGN STUDY DOWNTOWN WALDORF VISION PLAN AND DESIGN GUIDELINES PROPOSED ZONING AND SUBDIVISION TEXT AND MAP AMENDMENTS

December 7, 2009

Applicant: Charles County Commissioners

Summary of the Requested Legislative Package:

The proposed 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. This area, known as Downtown Waldorf, includes areas north of Acton Lane to south of Leonardtown Road, and between Route 301 and the railroad tracks. The portions of the legislative package being recommended in this action consist of the following:

Exhibit A: Vision Plan and Design Guidelines. These documents establish the vision and the architectural and urban design criteria for the Waldorf Urban Design Study area.

Exhibit B: Zoning Text Amendment # 09-110: Waldorf Activity Center Zones. This text amendment establishes permitted uses, densities, and other development standards in the two new zoning districts – Waldorf Central (WC) and Acton Urban Center (AUC).

Exhibit C: Subdivision Regulation Amendment #09-13: Waldorf Activity Center Zones. This text amendment recognizes the new zoning districts in the Subdivision Regulations and references relevant standards related to landscaping and road classification.

Exhibit D: Zoning Map Amendment # 09-38: Waldorf Activity Center Zones. This map amendment will apply the new zones by revising tax maps 8 and 15.

Exhibit E: Zoning Text Amendment # 09-111: Revisions to CRR/CER Zones. This text amendment is proposed to make revisions to development and design standards in the CRR and CER Zones in order to make them more consistent with the new Waldorf zoning districts.

Background:

The Planning Commission held two public meetings on the proposed legislative package. The first public meeting was held on August 17; the public record was held open until COB October 1, 2009. A total of one comment was received on Exhibit B; staff determined that it was not appropriate to incorporate the suggested change into the zoning text amendment.

Due to the magnitude of changes required to present the package in final form, and the amount of comments received, the Planning Commission voted to hold a second public meeting on October 19 prior to scheduling a work session. For Exhibits A through E of the package noted above, the public record for the second public meeting was held open until COB November 18, 2009. A total of 5

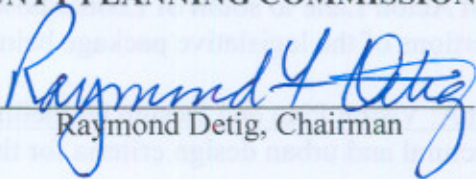
comments were received on Exhibit B; all of these comments were incorporated into ZTA # 09-110.

At the December 7, 2009 work session, the Planning Commission voted 7-0 to recommend approval of Exhibits A through E of the legislative package to the County Commissioners. (The public record for the sixth part of the legislative package, Exhibit F: ZTA #09-113: Revisions to Planned Development Zones, was held open until COB December 18, 2009. A Planning Commission work session for Exhibit F has been scheduled for January 25, 2010.)

Recommendation

The Charles County Planning Commission recommends that the Charles County Commissioners approve Exhibits A through E of the Waldorf Urban Design Study legislative package, consisting of the Vision Plan and Design Guidelines and the amendments to the Zoning Ordinance, Zoning Map and Subdivision Regulations.

CHARLES COUNTY PLANNING COMMISSION


Raymond Detig, Chairman