

La Plata PLanning Commission
La Plata Town Hall
November 7, 2012, 7:00 pm
Regular Meeting
Agenda

1. Call to Order
2. Approval of Minutes
 - 2.1. Approval of the October 2, 2012 minutes
3. Matters of Discussion and Review
 - 3.1. Charles Street Overlook Revised Site Plan
 - 3.2. Cannery Road, LLC Site Development Plan
 - 3.3. Tier Map
4. Matters of Information
 - 4.1. Planning and Community Development Project Updates
 - 4.2. Council Updates
5. Future Agenda Items
 - 5.1.
6. Adjourn

La Plata Planning Commission
Town Hall, La Plata, Maryland
Regular Meeting
October 2, 2012, 7:00 PM

Present: Chairperson Debra W. Posey; Mary Grant, C. Keith Back, James Breitinger – Commission members; David M. Jenkins, Director of Planning and Community Development; Nina Ruhter, Planning Technician. Due to the absence of two members, Mr. Breitinger had full voting rights.

Town Staff: Daniel J. Mears, Town Manager; Theresa Dent, Senior Planner

Minutes:

Chairperson Posey called the meeting to order at 7:00 PM and asked Councilman Back to lead the Commission and audience in reciting the Pledge of Allegiance.

Approval of September 4, 2012 minutes

Chairperson Posey moved to approve the minutes of the September 4 meeting. Councilman Back seconded the motion and it passed by unanimous vote.

► Matters of Discussion and Review

- Public Lands (P-L) – Review of District Regulations and Code Format.

Mr. Jenkins briefly provided a brief summary of the changes that were made as a result of discussion September 4, 2012.

Planning Commission Consensus: Following discussion the Commission agreed that the format as presented should be modified as follows:

- Include definitions for Public Housing and Public Housing Authority in the Zoning Code definitions section.
 - Update the Child care center definition.
 - Alphabetize tables.
 - Include line numbers and version numbers.
- Commercial Districts – Review of District Regulations and Code Format.

Mr. Jenkins provided a summary of the formatting and wording changes proposed for the Commercial Districts.

Planning Commission Consensus: following discussion, the Planning Commission agreed to the following:

- Compare uses across districts.
- Review dwelling units within mixed use buildings.
- Reword introductory purpose statement to remove action verbs.
- Review options to limit the size of retail spaces between zones.
- Remove the specific references to types of businesses and add to the definition section.
- Consider all possible uses for each district.
- Review Neighborhood convenience establishments and commercial recreation for inclusion as permitted uses in the Commercial Districts.
- Move the permitted use table to follow the end of the Chapter.

► Other Business

- Planning and Community Development Project Updates

The Planning and Community Development Staff provided information regarding the status of Town projects.

- Council Updates *[None]*

► Future Agenda Items

- Review of zoning ordinance in relation to the 2009 Comprehensive Plan.
- Charles Street Overlook
- Cannery Road Project

There being no further discussion, Ms. Grant moved to adjourn the regular meeting at 8:45 PM. Mr. Breitingner seconded the motion and it carried.

Submitted by:

Nina Ruhter, Planning Technician



TOWN OF LA PLATA
305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

PLANNING AND COMMUNITY DEVELOPMENT
STAFF REPORT
November 7, 2012

PROJECT: Charles Street Overlook Site Development Plan

PROJECT REQUEST: Revised Preliminary Plan approval

APPLICANT/OWNER: Ekistics Construction

ENGINEER: Crouse Engineering

PROJECT REVIEW:

Submission: September 27, 2011

TRT Meeting: October 12, 2011

Applicant Response: October 18, 2011 – clarification questions from applicant

TRT Response: October 24, 2011

Revised Plan submitted– November 14, 2011

TRT Review: December 15, 2011

Revised Plan submitted – January 27, 2012

TRT Review: February 8, 2012

Planning Commission Approval - March 6, 2012

Revised plan submitted - June 8, 2012

TRT Review – June 13, 2012

Planning Commission Review: August 6, 2012

TRT Review: August 8, 2012

Revised Plan Submitted: August 24, 2012

Project submission: October 2, 2012

TRT Review: October 16, 2012

SITE INFORMATION:

Tax Map, Block, Parcel	Map 33, Block 22, Parcel 429
Existing Zoning	R-3,
Size	0.50 Acres
Existing Land Use	Vacant
2009 Comprehensive Plan Designation	Proposed land use consistent with adopted Comprehensive Plan

This site was comprehensively rezoned from R-21 to R-3 in 2009, as part of the 2009 Comprehensive Plan update.

SURROUNDING ZONING AND LAND USE: See Map 1

Location	Land Use	Zoning
North	La Plata Manor Apartments	R-3
South	MD 6 (Charles Street), vacant land, in the County	
East	Vacant, Clark Senior Center	R-3, PL
West	Vacant, entrance to Hickory Ridge	R-3, R-21

Map 1 Site Location, Existing Zoning and Land Uses



STAFF COMMENTS:

At the September 4, 2012 Planning Commission meeting, action on the revised preliminary plan was deferred until the following additional information is provided:

1. Applicant submits the preliminary plan with changes to the location of the trash pickup area and provides more information regarding the storm water management and the steps on the site.

Staff Comments:

Revised site development plan shows the following revisions. Refer to the engineer's response letter, dated October 24, 2012:

- Trash enclosure area relocated and will include board on board enclosure. Additional leader walk for residents has been included, as well as widened entrance.
- Additional labeling and clarification of grading along and adjacent to east property line.

RECOMMENDATION

If approved the Planning Commission, recommend the following conditions:

- Final Plat will need to be revised to reflect approved plan and add the following plan notes:
- At the time of building permit application, the grading must conform to sections R401.3 (Drainage), R403.1.7.3 (Foundation Elevation) & R404.1.6 (Height above finished grade) of the 2009 International Residential Code, assuming a typical brick veneered frame structure.
- Applicant to secure all necessary easement(s) from adjacent property owner(s) for purposes of access to utilities and to facilitate trash removal.
- Applicant to add a statement to the plan notes that reads: "Post development storm water quality and volume will be met on-site per Town of La Plata Stormwater Ordinance.



TOWN OF LA PLATA
305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

PLANNING AND COMMUNITY DEVELOPMENT
STAFF REPORT
November 7, 2012

PROJECT NAME: Cannery Road, LLC Site Plan

REQUEST: Site Development Plan Approval

APPLICANT/OWNER: Michael Pellegrino, AICP, NCARB, PAS Architecture, LLC

ARCHITECT: PAS Architecture, Urban Design

ENGINEER: Herbert R. Crowder, Inc.

PROJECT REVIEW:

Planning Commission (PC): April 6, 2004 Courtesy review, November 3, 2009

Design Review Board (DRB): September 2, 2009 (to be reviewed again, after PC approval)

Technical Review Team (TRT): Submitted - October 2, 2012, TRT Review - October 10, 2012

SITE INFORMATION:

Tax Map, Block, Parcel	Map 112, Block 8, Parcel 53
Existing Zoning	Central Business District (CBD)
Size	5,090 Square Feet
Existing Land Use	Vacant, undeveloped
2009 Comprehensive Plan Designation	Consistent with adopted Comprehensive Plan, Central Business District

SURROUNDING ZONING AND LAND USE:

Location	Land Use	Zoning
North	La Plata Farm Supply Store	CB
South	Port Tobacco Player Theater	CB

East	Charles County Sherriff's Office Annex	CB
West	Train Station Museum	CB

REQUEST: The site is north and adjacent to the existing Port Tobacco Players storage building.

The applicant is proposing a mixed use, two-story building totaling 2,100 square feet. Proposed uses include first floor office, second floor residence.

CRITERIA FOR APPROVAL AND FINDINGS

- 191-23 - C-B Central Business District
- 191-30 - Off-street parking
- Chapter 167 - Stormwater management

STAFF COMMENTS:

191-23: Proposed uses are permitted uses in the CB Zone. There are no minimum lot area or width requirements. Height is limited to 50 feet.

191-30 Off Street Parking: Required parking in CB is 1 space/350 square feet (office) and 2 spaces/residential unit, resulting in 7 required spaces. Proposed parking totals 7 spaces – 5 onsite (includes HC space) and 2 offsite shared parking (parking lot to the west, across Kent Avenue – Train Station Museum). Joint Use Parking permitted per 191-30(D). Design of the proposed parking spaces and aisle is consistent with 190-30 (F).

Chapter 167 Stormwater Management Ordinance: Project meets definition of redevelopment in Town. Proposed limit of disturbance (LOD) is less than 5,000 square feet and exempt from Article 167. Applicant is proposing a “green roof area” to reduce amount of impervious surface, consistent with the definition redevelopment.

New sewer house and water house connections are proposed to connect to existing Town water and sewer lines along Oak Avenue.

Trash collection will use the existing enclosed dumpster to the south, under an agreement with Port Tobacco Players.

Current site plan reflects incorporation of previous Planning Commission review comments:

- 4 foot stripped crosswalk on Kent Avenue, area of Train Station parking.
- Site Lighting provided to illuminate parking area by a wall mounted security fixture
- Curb and gutter indicated along North Oak Avenue, connecting to proposed 4 foot wide sidewalk along Kent Avenue
- Porous paving section to be used at Handicapped Accessible space.

RECOMMENDATION:

Approval with the following conditions:

- Submission of construction plans for appropriate review by TRT and other agencies as necessary.
- Confirm agreement for use of existing trash dumpster with Port Tobacco Players, Inc.
- Develop or provide joint parking agreement with the Train Museum
- Road dedication at the intersection of North Oak Avenue and Kent Avenue to include pavement up to and the entire width of curb along the turning radii.
- Resubmission to the Design Review Board for architectural, required in the CB District.

SITE LOCATION



EXISTING CONDITIONS



Address **Charles Street / North Oak Avenue / Oak Avenue**

Address is approximate

Cannery Road, LLC Site Plan - Existing Conditions



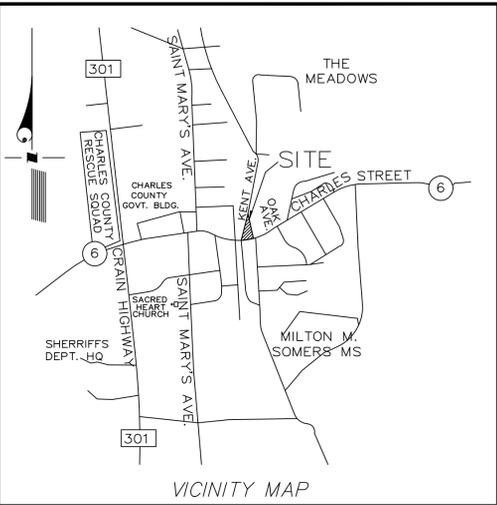
EXISTING CONDITIONS



Site Plan

Property of Cannery Road, LLC

Town of LaPlata, Md.



BENFIELD, LLC
 LIBER 7577 FOLIO 441
 LOT 1
 P.B. 51 P.108
 0.4919 S.F.
 ZONED C-B
 BUSINESS USE

TOWN OF LA PLATA
 LIBER 264 FOLIO 364
 LOT 2
 12,500 S.F.
 ZONED C-B

CANNERY ROAD, LLC
 LIBER 5409 FOLIO 555
 PARCEL 'C'
 P.B. 55 P.350
 5,090 S.F.
 ZONED C-B

504 EAST, LLC
 LIBER 7817 FOLIO 439
 PARCEL 'A'
 P.B. 7817 P.439
 0.2306 S.F.
 ZONED C-B
 VACANT

PORT TOBACCO PLAYERS, INC.
 PARCEL 'B'
 P.B. 55 P.350
 ZONED C-B

WEINGARDEN JOSEPH & LESLIE ET. AL.
 LIBER 5671 FOLIO 725
 PARCEL 'A'
 7405 S.F.
 ZONED C-B
 BUSINESS USE

WILKERSON CONSTRUCTION, INC.
 LIBER 1280 FOLIO 128
 186 AC.
 ZONED C-B
 BUSINESS USE

OAKWOOD ASSOCIATES, LLC
 LIBER 3181 FOLIO 298
 92 AC.
 ZONED C-B
 BUSINESS USE

CURVE ① DATA
 $\Delta = 163^{\circ}03'00''$
 $R = 5.00'$
 $T = 33.56'$
 $L = 14.23'$
 $C = 9.69'$
 $CB: S86^{\circ}07'09''E$

NOTE: THE PURPOSE OF THIS ILLUSTRATION IS TO PROVIDE AN APPROXIMATE REPRESENTATION OF A LINE OF SIGHT.

COUNTY COMMISSIONERS OF CHARLES COUNTY
 75 AC.
 ZONED C-B
 BUSINESS USE

GENERAL NOTES

- OWNER: CANNERY ROAD, LLC
 P.O. BOX 854
 LA PLATA, MD. 20646
- TAX MAP 112, GRID 8, PARCEL 53.
- TOTAL AREA OF PARCEL 'C': 5090 S.F.
- LAND USE: PROFESSIONAL OFFICE/RESIDENCE
- SUBJECT TO A TITLE REPORT.
- SUBJECT TO COVENANTS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, AND ROADS OF RECORD OR THROUGH USE.
- THIS PLAN IS IN COMPLIANCE WITH THE TOWN OF LA PLATA COMPREHENSIVE WATER AND SEWER PLAN.
- HORIZ./VERT.DATUM BASED ON PLANS BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES AND ARRANGE FOR RELOCATION AS NECESSARY PRIOR TO BEGIN OF CONSTRUCTION.
- NO MINIMUM AREA OR LOT WIDTH REQUIREMENTS
- ZONED C-B, CENTRAL BUSINESS DISTRICT

CONSTRUCTION NOTES

- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE LATEST TOWN OF LA PLATA STANDARDS AND SPECIFICATIONS FOR CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO ANY EXCAVATION WORK AT 1-800-257-7777.
- WATER HOUSE CONNECTION (WHC) TO BE TYPE "K" COPPER.
- SEWER HOUSE CONNECTION (SHC) TO BE PVC SDR-35.

PLANT SCHEDULE			
SYMBOL	NO. REQ'D.	COMMON NAME	SIZE
	6	REDBUD HOLLY	1" CAL.
	5	CEDAR	EXISTING
	1	MULBERRY	EXISTING
	3	LEYLAND CYPRESS	1" CAL.
	14	AZALEA	24"
	1	PAULOWNIA	EXISTING

ALL EXISTING UTILITIES HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION; HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BY CALLING "MISS UTILITY" AT 1-800-257-7777 PRIOR TO ANY EXCAVATION WORK.

PARKING SCHEDULE

PARKING REQ'D: 1 SP/350 G.F.A. X 1,800 S.F. = 5 SPACES
 +2 SP/RESIDENTIAL UNIT = 2 SPACES
 TOTAL = 7 SPACES

PARKING PROV'D: 5 SPACES INCL. 1 VAN H.C. (ON-SITE)
 2 (OFF-SITE)
 TOTAL = 7 SPACES

LEGEND	
	PROPERTY LINE
	B.L.L.
	EX. EDGE OF PAVEMENT
	PROP. EDGE OF PAVEMENT
	EX. SPOT ELEVATION
	PROP. SPOT ELEVATION

Rev. No.	Description	Rev. Date

IF THIS BLOCK DOES NOT CONTAIN AN ORIGINAL IMPRESSION SEAL AND ORIGINAL SIGNATURE BY AN AUTHORIZED AGENT OF HERBERT R. CROWDER, INC., THE INFORMATION SHOWN ON THIS DOCUMENT HAS NOT BEEN CERTIFIED BY THIS OFFICE, AND THEREFORE IS VOID.

HERBERT R. CROWDER, INC.
 Surveyors, Engineers, Planners
 2 OAK AVENUE
 LA PLATA, MD. 20646
 Local - (301) 392-0060
 Metro - (301) 870-2271
 Fax - (301) 870-2461

SITE PLAN

PROPERTY OF
 CANNERY ROAD, LLC
 1st ELECTION DISTRICT
 CHARLES COUNTY, MD.

OWNER/DEVELOPER
CANNERY ROAD, LLC P.O. BOX 854 LA PLATA, MD 20646 301-934-6157
SHEET: 1 / 1
OF: 1
SCALE: 1" = 20'
DATE: 9/30/2012
JOB:
T.M.: 112-B-53



TOWN OF LA PLATA
305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

PLANNING AND COMMUNITY DEVELOPMENT
STAFF REPORT
November 7, 2012

Subject: PCD Staff recommended Tier Areas for Planning Commission review and approval, to meet the requirements of Senate Bill 236, The Sustainable Growth and Agricultural Act of 2012

Background: The Planning Commission previously reviewed the proposed Tier Areas Map at the August 6, 2012 meeting. The Town Manager and PCD Staff met with Charles County Planning & Growth Management (PGM) on August 13 to coordinate County/Town draft Tier Maps.

Tier definitions:

Tier I areas are areas that are:

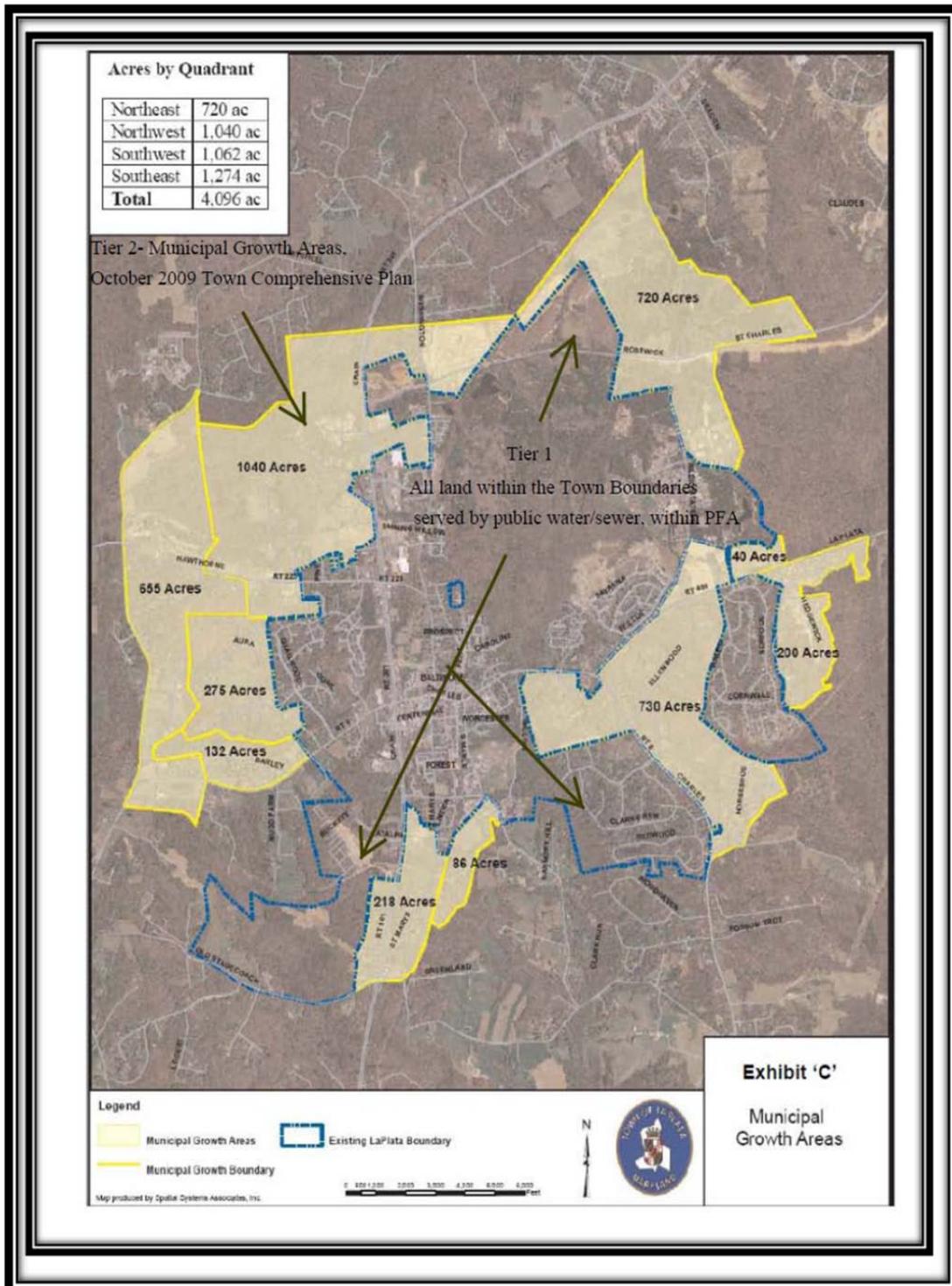
- *Served by public sewerage systems and mapped locally designated growth areas OR*
- *A municipal corporation that is a Priority Funding Area (PFA) that is served by public sewerage systems*

Tier II areas are areas that are:

- *Planned to be served by public sewerage systems and in the Municipal Growth Element (MGE) OR*
- *Mapped locally designated growth areas AND*
- *Needed to satisfy demand for development at densities consistent with the long term development policy after consideration of the capacity of land areas available for development, including in-fill and redevelopment, within the local jurisdiction.*

Map 1 indicates Proposed Tiers, applying the above definitions from the legislation, using the Municipal Growth Areas map from the adopted 2009 Town Comprehensive Plan.

Map 1 Proposed Tiers



Tier Implementation (Source: *Implementation Guidance for The Sustainable Growth and Agricultural Preservation Act of 201, August 1, 2012*, Maryland Department of Planning)

Tier adoption is a 2-step process. Tiers may be initially adopted administratively but must be incorporated into the local comprehensive plan during the next 6-year review.

Administrative adoption of the Tiers by December 31, 2012, can be by letter from the jurisdiction's planning director, or chief appointed or elected official.

If the Tiers are not incorporated into the comprehensive plan or an element of the plan when the local jurisdiction conducts the 6-year review of the plan, then the Tiers are not considered adopted (and major subdivisions will be restricted to existing public sewerage service areas only).

Coordination with Charles County:

PCD staff met with Charles County PGM on August 13, 2012. Based upon this meeting and subsequent PGM staff work sessions with the County Planning Commission, the County draft Tier Map (dated September 4, 2012) are consistent with PCD recommended Tier Map, as highlighted below:

Charles County Decision Framework for Tier I: The draft Tier Map designates the following areas as Tier I:

- (a) The areas within the Development District that are served by public sewerage systems.
- (b) The Indian Head Navy Base which is served by a public sewerage system.
- (c) Clifton on the Potomac which is served by a public sewerage system.
- (d) The Swan Point Property which is served by a public sewerage system.
- (e) Cobb Island which is served by a public sewerage system.
- (f) The County owned Breeze Farm property which contains the Cobb Island Sewerage Treatment Facility.
- (g) Those portions of the Town of La Plata that are served by a public sewerage system.
- (h) Those portions of the Town of Indian Head that are served by a public sewerage system.
- (i) Those isolated areas served by public sewerage, including Mt. Carmel Woods, Chapel Point Woods and Bel Alton School.

TIER II

Intent of Tier II based on the Act:

Tier II areas are areas that are planned to be served by public sewerage systems and in the municipal corporation's Municipal Growth Element or mapped locally as designated growth areas. Tier II areas are also areas needed to satisfy demand for development at densities consistent with the long-term development policy after consideration of the capacity of land areas available for development, including in-fill and redevelopment.

Charles County Decision Framework for Tier II: The draft Tier Map designates the following areas as Tier II:

- (a) Those areas within the sewer service area of the Development District that are planned to be served by public sewer.
- (b) The areas which the Town of La Plata and Town of Indian Head have included in their Municipal Growth Elements.

Recommendation:

Forward a favorable recommendation to the Mayor and Town Council to adopt the PCD
Staff recommends Tier Map.