

# Town of La Plata

*Mayor*  
Jeannine E. James

*Council*  
Matthew T. Simpson  
W. Brenton Finagin  
Emily Mudd Hendricks  
Paddy Mudd



*Interim Town Manager*  
Brent Manuel

*Assistant Town Manager*  
Michelle D. Miner

July 1, 2019

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

Re: Annual Report Calendar Year 2018

Dear Mr. Dahlstrom:

The Town of La Plata Planning Commission has approved the Annual Report for the Reporting Year 2018 as required under §1-207(c)(6) of the Land Use Article. In addition, this report has been filed with the local legislative body. All members of the Planning Commission and Board of Appeals have completed an educational training course as required under 1-206(a)(2) of the Land Use Article.

Thank you for your attention to the foregoing. If you have any questions, please contact me at (301) 934-8421 or via email at [jharrington@townoflaplata.org](mailto:jharrington@townoflaplata.org).

Sincerely,

Jeanine Harrington, AICP  
Director of Planning

Debra Posey  
Planning Commission Chair

Cc: Sarah Lipkin, Regional Planner

**Attachments:**

2018 Annual Report  
2018 Annual Report Long Form  
2018 Zoning Map Amendment  
2018 Zoning Code Update Summary  
2018 Development Capacity Analysis



# TOWN OF LA PLATA

## 2018 Annual Report

Prepared by the La Plata Planning Commission for the period  
January 2018 through December 2018

Submitted to MDP April 22, 2019

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## **Amendments and Growth Related Changes in Development Patterns**

There were no comprehensive plans or plan elements adopted for the Town in 2018. However, the Town has begun the process of drafting a new Comprehensive Plan with expected adoption in December 2019.

There were amendments that would affect development patterns as well as map amendments that would require a review for consistency of the current adopted comprehensive plan. The Town approved two (2) new annexations, which increased the Town's boundary by 5.1789 acres.

## **Geographic Information System (GIS)**

The Town of La Plata performs some small-scale internal GIS functions and utilizes an outside contractor for more complicated GIS tasks. An interactive web-map was created to show side by side comparisons of the existing and proposed zoning for the zoning update. The current Town jurisdictional boundary, existing zoning, existing infrastructure, natural resources, priority funding areas, growth elements, demographic statistics, etc. are maintained in shapefiles that can be used for review of development plans and proposed annexation plans.

In calendar year 2018, there were two (2) new annexations approved by the Town that resulted in a change in the GIS file system. The Town also adopted a new Zoning Map on July 30, 2018. Zoning map changes included the following; the Public Land (PL) Zone, Floodplain (FP) Zone, Traditional Neighborhood Development (TND) Overlay Zone, Planned Unit Development (PUD) Zone and Mixed Use Development (MUD) Zone were deleted from the Code. All properties that were located in these Zones were re-zoned. Three (3) new Zones were created during the process including; the Traditional Development Mixed Use (TDX) Zone, Planned Development (PD) Zone and the Neighborhood Commercial Mixed Use (NCX) Zone. Attached is a summary of all Zoning Code changes that were implemented.

## **Plan Implementation and Development Process**

The Town of La Plata's Comprehensive Plan was adopted in 2009. The Planning Commission reviews applications for compliance with the Town's adopted plans and the 2009 Comprehensive Plan. The Town Staff has worked with the Planning Commission to develop a scope of work to review and update the 2009 Comprehensive Plan. This plan will need to be updated and adopted by the Town Council.

A Comprehensive Plan implementation update was initiated in 2011. The purpose and intent statement was approved by the Planning Commission on December 6, 2011 and included in the 2012 annual report. The implementation tools included revisions to four Chapters of the Code of the Town of La Plata. The Town completed a comprehensive update to our Zoning Code which was adopted on July 30, 2018.

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Technical Review Team:

The Technical Review Team (TRT) performs a comprehensive review of all proposed development projects to evaluate their impact on Town services, existing infrastructure and planned public infrastructure. The TRT then provides comments to the developer/applicant of any revisions/corrections that are identified in the review process.

The TRT, consist of staff from Planning, Operations, Public Works, the La Plata Volunteer Fire Department and the Chief of Police and meets the second Thursday of each month. TRT review is a required step prior to Planning Commission review and approval.

Planning Commission:

Updates to the Planning Commission members are as follows as of 12/31/2018:

Debra Posey, *Chair*

Matthew Simpson, *Town Council*

Balvin Brown

Michael Gahan, *Vice Chair*

Evalyne Bryant Ward, *Alternate*

## BOARDS AND COMMISSIONS

The following timelines provides a summary of each case that was reviewed by the respective Board or Commission during 2018.

### **Planning Commission**

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#### January 2, 2018

- CANCELED

#### February 6, 2018

- Hawthorne Greene Section 2 | Special Exception Request
- 2017 Annual Report
- Lunday Preliminary Annexation Petition

#### March 6, 2018

- CANCELED

#### April 3, 2018

- SUB-000297-2018: Hawthorne Greene Section 2 Phase 1 (Final Plat Approval)
- SUB-000177-2016: Hawthorne Greene Section 2 (Preliminary Plat Approval)
- Comprehensive Plan Scope of Work

#### May 1, 2018

- Comprehensive Zoning Code and Map Revisions
- Comprehensive Plan Update

#### June 5, 2018

- Public Hearing: Lunday La Plata Road Annexaton (Zoning Request)
- Public Hearing: Zoning Ordinance for the Town of La Plata, Maryland (Ordinance 18-05)
- Public Hearing: 2018 Comprehensive Rezoning Map (Ordinance 18-06)
- SUB-000120-2016: Steeplechase (Primary Plat Revision)

#### June 14, 2018

- MJSP-00141-2016: Baldus Retail Center (Site Development Plan Amendment)

#### July 3, 2018

- MJSP-000141-2017: Baldus Retail Center (Bypass Lane Revision)
- SUB-000312-2018: Charles County Board of Education (Right of Way Plat)
- SUB-000120-2016: Steeplechase (Preliminary Plat Revision)
- Review of Public Comment concerning Zoning Ordinance (Ordinance 18-05)

#### August 7, 2018

- CANCELED

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August 14, 2018

- Comprehensive Plan Update
- Comprehensive Plan (Steering Committee)
- Comprehensive Plan (Branding)

September 4, 2018

- MJSP-000256-2017: Hawthorne Commercial Center
- MNSP-000322-2018: UMCRCM (Buffer Yard Modification)

October 2, 2018

- SUB-000336-2018: Agricopia (Preliminary Plat Extension)
- SUB-000321-2018: Agricopia Section 7 (Final Plat)
- Comprehensive Plan (Branding)

November 6, 2018

- CANCELED

December 4, 2018

- Willow Woods Section 2 (Preliminary Plat)
  - Comprehensive Plan (Request for Proposals)
- 

**Board of Appeals**

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February 28, 2018

- SPX-000284-2018: Hawthorne Greene Section 2 (Special Exception Request)

April 12, 2018

- SPX-000284-2018: Hawthorne Greene Section 2 (Special Exception Request)

**Design Review Board**

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January 10, 2018

- DRB-000277-2017: Downtown Commons (Architectural Design Review)

February 14, 2018

- CANCELED

March 14, 2018

- DRB-000271-2017: Galazio Restaurant (Outdoor Oven Façade)
- DRB-000289-2018: Serendipity (Signage)
- DRB-000293-2018: Community Bank of the Chesapeake (Signage)
- DRB-000288-2018: Baldus Retail Center (Common Sign Plan)
- DRB-000292-2018: Rosewick Shopping Center (Common Sign Plan)

April 11, 2018

- DRB-000298-2018: Turn Key Enterprises (Clothing Donation Bin)
- DRB-000271-2018: Galazio Restaurant (Outdoor Oven Façade)

May 9, 2018

- CANCELED

June 13, 2018

- DRB-000301-2018: Wawa (Trash Enclosure)
- DRB-000302-2018: Deluxe Inn (Roof Renovation)
- DRB-000308-2018: Town Center (Common Sign Plan)

July 11, 2018

- DRB-000288-2018: Baldus Retail Center (Site Development Plan Amendment)
- DRB-000315-2018: 116 La Grange Avenue (Signage)
- DRB-000313-2018: 6260 Crain Highway [CVS] (Signage)
- DRB-000314-2018: Port Tobacco Players (Sidewalk Renovation)
- DRB-000271-2017: Galazio Restaurant (Outdoor Oven Façade)

August 8, 2018

- DRB-000313-2018: 6260 Crain Highway [CVS] (Signage)
- DRB-000323-2018: 5 N La Plata Court (UMCRM Common Sign Plan)
- DRB-000325-2018: 6600 Crain Highway [Arya Auto LLC] (Signage)

September 13, 2018

- DRB-000300-2018: 10 Washington Avenue (Building Addition)
- DRB-000310-2018: Shining Willow Way (La Plata Plaza North)
- DRB-000326-2018: 417 Charles Street [The Charles] (Signage)
- DRB-000327-2018: 102 Centennial Street [The Wills Group, Inc.] (Signage)
- DRB-000328-2018: 1 St. Mary's Avenue [Axios Behavioral Health] (Signage)
- DRB-000331-2018: Oriole Lane [Westbrooke Homes, LLC.]

October 24, 2018

- DRB-000329-2018: Adon Preschool (Outdoor Play Area)
- DRB-000337-2018: Children's Learning Tree (Signage)
- DRB-000399-2018: Marie's Diner (Paint Façade)

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November 14, 2018

- DRB-000347-2018: 6620 Crain Highway [Johnson Professional Building] (Common Sign Plan)
- DRB-000343-2018: 114 La Grange Avenue [Allstate] (Signage)
- DRB-000348-2018: 6600 Crain Highway [Proximo Auto, LLC] (Signage)
- DRB-000340-2018: 6385 Crain Highway [McDonald's] (Menu board replacement)
- DRB-000346-2018: 109 Drury Drive [McDonald's] (Menu board replacement)
- DRB-000344-2018: 6305 Crain Highway [Dash-In] (Signage + Canopy revision)
- DRB-000345-2018: 601 Oak Avenue [Dash-In] (Signage + Canopy revision)
- DRB-000345-2018: 500 Charles Street [Righttime Medical Care] (Signage)
- DRB-000320-2018: 95 N. Oak Avenue [Cannery Road] (New construction architectural review)
- DRB-000310-2018: Shining Willow Way [La Plata Plaza North] (Pad Site development review)

December 13, 2018

- CANCELED

## **Process Improvements**

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Updates to the Town website included the creation of a Zoning Update page, Comprehensive Plan Update page, Town Maps page and other changes to help applicants through the permit process.

The Planning Department staff continues to create and edit fillable pdf forms for many of their applications, which are available on the Town's website, to improve the accessibility and ease of use for applicants seeking approvals from the Town.

In a continuing effort to expand on the resources made available to the public, Staff will revise the Development Review Manual which will help to explain the entire development process, in the form of a book, for developers and residents to utilize for their various needs. The manual is proposed to be completed by July 1, 2019.

Lastly, as mentioned in the 2017 annual report, the Town contracted with Tyler Technologies to install EnerGov, a plans/permit intake, tracking, review and permitting software. The Planning Department spearheaded the installation process with the Tyler Technologies representatives and started utilizing the software in 2016. The software has allowed the department to track and report plan/permit status with an increased level of fidelity when compared to the previous methods. The software creates a centralized location for applications and review with the associated comments and attached document readily available. The tracking system also assisted in the compilation and analysis of the development data for this annual report. The next step will be to evaluate adding a Citizen Self Service Portal in order for applicants to apply electronically and receive updates on their submissions.

### School Seat Allocations

Town Code allows the Town Council to allocate a minimum of 100 school seats per fiscal year. In 2018, The Town allocated 47 school seats. A complete breakdown of the school seat allocation pools for calendar year 2018 can be found in Appendix A.

School Seat Allocation Table - Housing Type							
Housing Type	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017	CY2018
Single Family							
Detached	3	5	4	15	8	2	10
Townhome	10	12	24	23	10	14	22
Multi-Family				1	1	0	15
<b>Total</b>	<b>13</b>	<b>17</b>	<b>28</b>	<b>39</b>	<b>19</b>	<b>16</b>	<b>47</b>

School Seat Allocation Table - Subdivision							
Subdivision	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017	CY2018
Agricopia	3	5	9	20	8	6	7
Edelen Station	0	0	10	5	0	0	0
Steeplechase	9	11	9	6	10	9	16
Downtown Commons	0	0	0	0	0	0	15
Willow Woods	0	0	0	0	0	0	9
Other	1	1	1	8	1	1	0
<b>Total</b>	<b>13</b>	<b>17</b>	<b>29</b>	<b>39</b>	<b>19</b>	<b>16</b>	<b>47</b>

### Permits Issued In 2018

The total numbers of permits, of all types, approved in 2018 are seen in the table below. Appendix B includes a comprehensive breakdown of the permits issued per month and a graphical representation of the data.

Permit type	Total
New Residential	69
New Commercial	1
Plumbing	98
Misc. Residential	56
Res. Occupancies	27
Utility	46
Comm. Fit - Out	19
Permanent Signs	46
Res. Solar Panels	15
Misc. Commercial	13
Grading	6
Comm. Occupancies	28
Demolition	3
<b>Total</b>	<b>427</b>

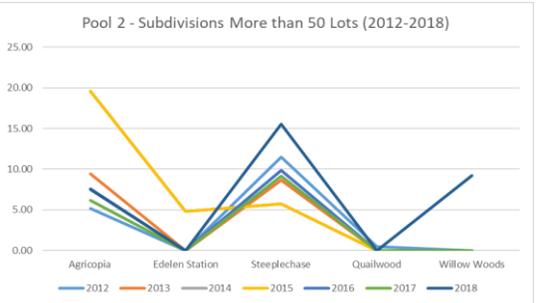
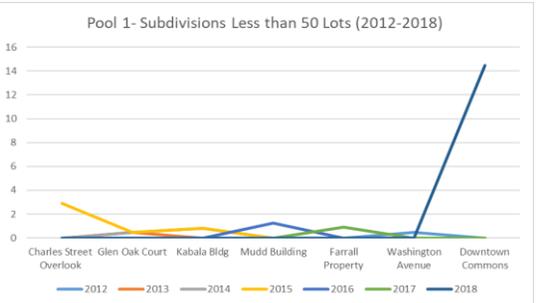
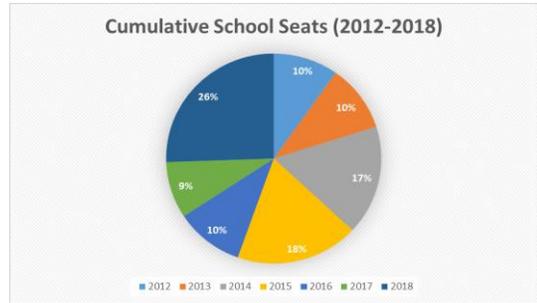
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Attachments:

1. Appendix A, 2011-2018 School Seat Allocation Priority List
2. Appendix B, 2018 Issued Permits by Month

Appendix A.		2012-2018 School Seat Allocation Priority List																					
Pool 1 - Subdivisions Less than 50 Lots		2012			2013			2014			2015			2016			2017			2018			Subdivision Total
Subdivision / Housing Type	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated		
<b>Charles Street Overlook</b>																						<b>2.88</b>	
Glen Oak Court	Townhomes	-	0.48	-	-	0.48	-	-	0.48	-	6	0.48	<b>2.88</b>	-	0.46	-	-	0.46	-	-	0.46	-	1.38
Kabala Bldg	Single Family Detached	-	0.46	-	1	0.46	<b>0.46</b>	1	0.46	<b>0.46</b>	1	0.46	<b>0.46</b>	-	0.46	-	-	0.46	-	-	0.46	-	1.64
Mudd Building	Apartments	-	0.41	-	-	0.41	-	2	0.41	<b>0.82</b>	2	0.41	<b>0.82</b>	-	0.41	-	-	0.41	-	-	0.41	-	1.23
Farrall Property	Apartments	-	0.41	-	-	0.41	-	-	0.41	-	-	0.41	-	3	0.41	<b>1.23</b>	-	0.41	-	-	0.41	-	0.92
Washington Avenue	Single Family Detached	-	0.46	-	-	0.46	-	-	0.46	-	-	0.46	-	-	0.46	-	2	0.46	<b>0.92</b>	0	0.46	0	0.46
Downtown Commons	Single Family Detached	1	0.46	<b>0.46</b>	-	0.46	-	-	0.46	-	-	0.46	-	-	0.46	-	-	0.46	-	-	0.46	15	14.508
	Multi-Family																				36	0.403	15
<b>Total</b>		<b>0.46</b>			<b>0.46</b>			<b>1.28</b>			<b>4.16</b>			<b>1.23</b>			<b>0.92</b>			<b>15</b>			

Pool 2 - Subdivisions More than 50 Lots		2012			2013			2014			2015			2016			2017			2018			Subdivision Total
Subdivision / Housing Type	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated	# of Units	Allocation Rate	Seats Allocated		
<b>Agricopia</b>																						<b>67.46</b>	
	Single Family Detached	8	0.46	<b>3.68</b>	9	0.46	<b>4.14</b>	29	0.46	<b>13.34</b>	29	0.46	<b>13.34</b>	5	0.46	<b>2.3</b>	3	0.46	<b>1.38</b>	3	0.459	<b>1.38</b>	
	Townhomes	3	0.48	<b>1.44</b>	11	0.48	<b>5.28</b>	13	0.48	<b>6.24</b>	13	0.48	<b>6.24</b>	11	0.48	<b>5.28</b>	10	0.48	<b>4.8</b>	13	0.471	<b>6.12</b>	
<b>Edelen Station</b>		<b>0.00</b>			<b>0.00</b>			<b>4.80</b>			<b>4.80</b>			<b>0.00</b>			<b>0.00</b>			<b>9.60</b>			
	Townhomes	-	0.48	-	-	0.48	-	10	0.48	<b>4.8</b>	10	0.48	<b>4.8</b>	-	0.48	-	-	0.48	-	-	0.471	-	
<b>Steeplechase</b>		<b>11.48</b>			<b>8.64</b>			<b>5.70</b>			<b>5.70</b>			<b>9.84</b>			<b>9.12</b>			<b>15.54</b>			<b>50.48</b>
	Single Family Detached	2	0.46	<b>0.92</b>	0	0.46	<b>0</b>	3	0.46	<b>1.38</b>	3	0.46	<b>1.38</b>	12	0.46	<b>5.52</b>	0	0.46	<b>0</b>	0	0.459	<b>0</b>	
	Townhomes	22	0.48	<b>10.56</b>	18	0.48	<b>8.64</b>	9	0.48	<b>4.32</b>	9	0.48	<b>4.32</b>	9	0.48	<b>4.32</b>	19	0.48	<b>9.12</b>	33	0.471	<b>16</b>	
<b>Quailwood</b>		<b>0.46</b>			<b>0.00</b>			<b>0.00</b>			<b>0.00</b>			<b>0.00</b>			<b>0.00</b>			<b>0.00</b>			<b>0.46</b>
	Single Family Detached	-	0.46	<b>0.46</b>	-	0.46	-	-	0.46	-	-	0.46	-	-	0.46	-	-	0.46	-	-	0.46	-	
<b>Willow Woods</b>																							<b>9.2</b>
	Single Family Detached																				20	0.46	<b>9</b>
<b>Calendar Year Total - Both Pools</b>		<b>18</b>			<b>19</b>			<b>31</b>			<b>34</b>			<b>19</b>			<b>16</b>			<b>47</b>			



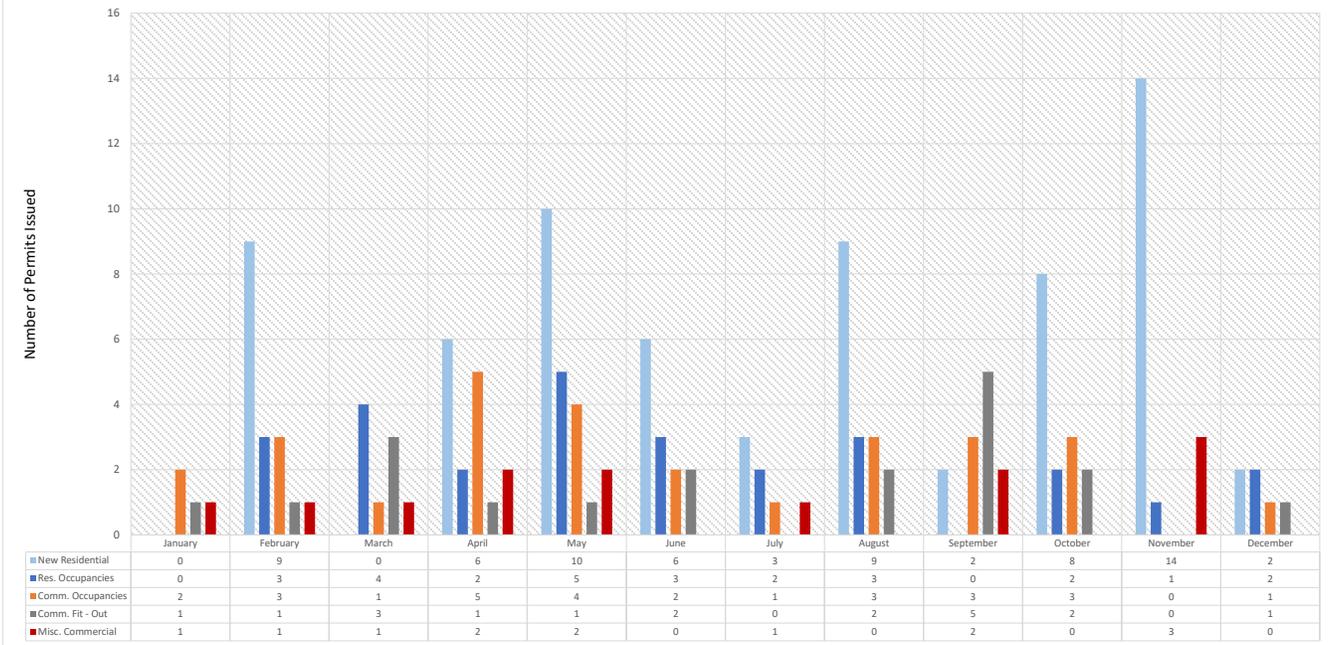
Appendix B

Permit type	January	February	March	April	May	June	July	August	September	October	November	December	Total
New Residential	0	9	0	6	10	6	3	9	2	8	14	2	69
New Commercial	0	0	0	0	0	0	0	0	0	0	1	0	1
Plumbing	5	5	6	11	10	3	6	14	4	11	8	15	98
Misc. Residential	3	2	3	6	7	10	4	7	8	3	2	1	56
Res. Occupancies	0	3	4	2	5	3	2	3	0	2	1	2	27
Utility	0	6	2	8	11	7	5	5	0	0	0	2	46
Comm. Fit - Out	1	1	3	1	1	2	0	2	5	2	0	1	19
Permanent Signs	1	0	1	6	0	2	3	9	5	7	5	7	46
Res. Solar Panels	0	1	2	0	2	0	1	2	6	0	1	0	15
Misc. Commercial	1	1	1	2	2	0	1	0	2	0	3	0	13
Grading	0	0	0	2	1	1	2	0	0	0	0	0	6
Comm. Occupancies	2	3	1	5	4	2	1	3	3	3	0	1	28
Demolition	0	0	0	1	0	0	1	1	0	0	0	0	3

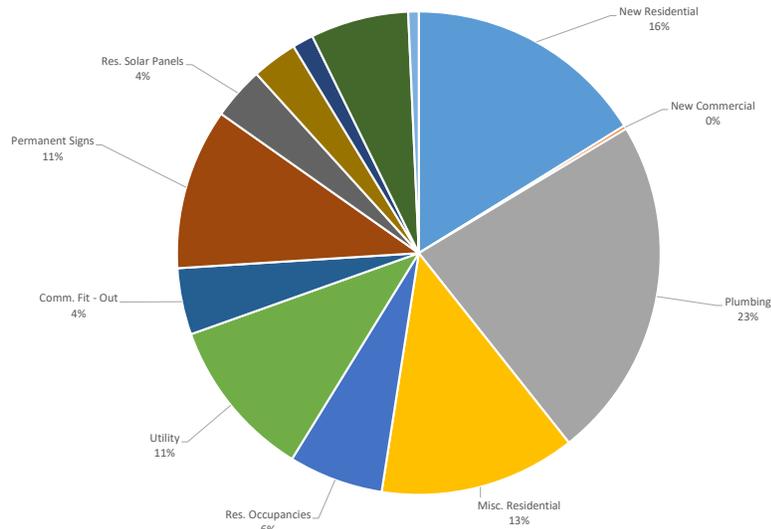
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New Residential Acreage - Net Acres 177,530 Net Acres  
 Commercial Square Footage - Square Feet 44,823 Square Feet

Prominent Permits Issued 2018



Permits Issued in 2018 by Percentage



# Annual Report Worksheet Reporting (Calendar) Year 2018

Jurisdiction Name: Town of La Plata

Planning Contact Name: Jeanine Harrington, AICP, Director of Planning

Planning Contact Phone Number: (301) 934-8421 (Ext. 1510)

Planning Contact Email: [jharrington@townoflaplata.org](mailto:jharrington@townoflaplata.org)

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## Section I: Amendments and Growth Related Changes In Development Patterns

(A) Were any new comprehensive plan or plan elements adopted? Y  N

1. If no, go to (B). **The Town is currently in the process of updating our Comprehensive Plan with an expected adoption date in December 2019.**

2. If yes, briefly summarize what was adopted.

(B) Were there any growth related changes in development patterns? Y  N

*(Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.)*

1. If no, go to (C).

2. If yes, briefly summarize each growth related change(s).

**The Town of La Plata completed a comprehensive update to our Zoning Map, which was adopted on July 30, 2018 and became effective on August 15, 2018. The Town also annexed two properties into the Town; Lunday Annexation, Townhomes at Potomac Square.**

(C) Were any amendments made to the zoning regulations? Y  N

1. If no, go to (D).

2. If yes, briefly summarize any amendments that resulted in changes in development patterns.

**The Town of La Plata completed a comprehensive update to our Zoning Code, which was adopted on July 30, 2018 and became effective on August 15, 2018.**

(D) Were any amendments made to the zoning map? Y  N

1. If no, go to *Section II: Mapping and GIS Shapefiles*.

2. If yes, briefly summarize each amendment(s) and include a copy

## Annual Report Worksheet Reporting (Calendar) Year 2018

of the locally approved zoning map following approval of the amendment.

**The Public Land (PL) Zone, Floodplain (FP) Zone, Traditional Neighborhood Development (TND) Overlay Zone, Planned Unit Development (PUD) Zone and Mixed Use Development (MUD) Zone were deleted from the Code. All properties that were located in these Zones were re-zoned. Three new Zones were created during the process including; the Traditional Development Mixed Use (TDX) Zone, Planned Development (PD) Zone and the Neighborhood Commercial Mixed Use (NCX) Zone.**

### Section II: Mapping and GIS Shapefiles

**(A)** Does your jurisdiction utilize GIS to prepare planning related maps?

Y  N

1. If no, include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B) and I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact MDP for mapping assistance.*
  
2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B) and I(D)*. GIS shapefiles may be submitted via email or cd/dvd disk.

**Please see the attached revised Zoning Map. GIS shapefiles will be submitted via email.**

**(B)** Were there any growth related changes identified in *Sections I(B)*? Y  N

1. If no, go to (C).
  
2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). *Contact MDP for mapping assistance.*

**Please see attached map. GIS shapefiles will be submitted via email.**

## Annual Report Worksheet Reporting (Calendar) Year 2018

(C) Were there any zoning map amendments identified in *Section I(D)*. Y  N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes*.
2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). *Contact MDP for mapping assistance.*

**Please see attached map. GIS shapefiles will be sent via email.**

### Section III: Consistency of Development Changes

(A) Were there any growth related changes identified in *Sections I(B) through (D)*? Y  N

1. If no, skip to *Section IV: Planning and Development Process*.
2. If yes, go to (B).

(B) For each growth related change listed in in *Sections I(B) through (D)*, state how the development changes were determined to be consistent with:

1. Each other (if more than one);  
**Not applicable.**
2. Any recommendations of the last annual report;  
**All development changes are consistent with the previous annual report.**
3. The adopted plans of the local jurisdiction;  
**All development changes are consistent with adopted plans.**
4. The adopted plans of all adjoining jurisdictions;  
**All development changes are consistent with Charles County adopted Plans.**
5. Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction's plan.  
**Not applicable.**

## Annual Report Worksheet Reporting (Calendar) Year 2018

### Section IV: Plan Implementation and Development Process (5-Year Report)

(A) Has your community completed a five-year mid cycle review or recently updated its comprehensive plan, as indicated in the Comprehensive Plan 10-Year Transition Schedule under [§1-207\(c\)\(6\) of the Land Use Article?](#)

Y  N

*(Note: See Municipal and County Transition Schedules at:  
<http://planning.maryland.gov/OurWork/compPlans/ten-year.shtml>  
Contact your Regional Planner for additional assistance)*

1. If yes, then skip to (B). Identify year five-year report completed: **6/15/2016** or;  
Identify year of comprehensive plan update: N/A  
*(Note: this date must be between 2012-2018)*
  
2. If no, include a five-year mid cycle review summary of the following:
  - (i). Development trends contained in the previous annual reports filed during the period covered by the narrative;
  
  - (ii). The status of comprehensive plan implementation tools such as comprehensive rezoning to carry out the provisions of the comprehensive plan;
  
  - (iii). Identification of any significant changes to existing programs, zoning ordinances, regulations, financing programs, or State requirements necessary to achieve the visions and goals of the comprehensive plan during the remaining planning timeframe;
  
  - (iv). Identification of any State or federal laws, regulations, or requirements that have impeded local implementation of the comprehensive plan and recommendations to remove any impediments;
  
  - (v). Future land use challenges and issues; and
  
  - (vi). A summary and expected timeframe of any potential updates to the comprehensive plan.

*(Note: A copy of the 5-Year Report Form is available at:  
<http://planning.maryland.gov/YourPart/SGGAnnualReport.shtml>)*

## Annual Report Worksheet Reporting (Calendar) Year 2018

**(B)** In the current reporting year, did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction?

Y  N

1. If no, go to (C).
2. If yes, what were those recommendations?

**(A) Creating submission checklists, FAQ's, Development Guides and Welcome Packets for new businesses;**

**(B) Improve permit/plan intake by providing electronic submission and review;**

**(C) Updating the Design Review Board process;**

**(D) Initiate Code revisions including; Building Code, Sign Code, Subdivision Chapter, Environmental Protection Chapter; and**

**(C)** In the current reporting year, did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under [§1-201 of the Land Use Article](#)?

Y  N

1. If no, go to *Section V: Measures and Indicators*.
2. If yes, what were those changes? **The Town adopted a comprehensive update to the Zoning Code on July 30, 2018. Major themes for the update include the following:**
  - 1) **Reorganize and Reformat the Code:**
    - **Revise Code Structure;**
    - **Improve Referencing;**
    - **Illustrate Key Concepts, Standards, and Processes;**
    - **Outline Submittal Requirements.**
  - 2) **Clarification of Procedures and Roles:**
    - **Consolidate Procedures into a Single Chapter;**
    - **Clarify Review Criteria;**
    - **Clarify Roles and Responsibilities;**
    - **Include a Complete Application Provision.**
  - 3) **Provide a code that is clear, approachable, and easy to use**
    - **Update the Purpose and Intent;**
    - **Update existing, deleted outdated and added new definitions;**
    - **Incorporate a Table of Permitted Uses;**
    - **Remove obstacles to high-quality development such as unnecessary or inefficient procedures and standards;**
  - 4) **Implement the Comprehensive Plan**

### Section V: Measures and Indicators

## Annual Report Worksheet Reporting (Calendar) Year 2018

**(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).**

**(A)** In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in calendar year (2018). Enter 0 if no new residential building permits were issued in 2018.

*(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued at time your jurisdiction has granted the ability for a new residential unit to be constructed. It does not mean that the unit has been constructed, will be constructed, or is occupied. If your local definition of building permit varies, please indicate the definition used to tabulate new residential building permits. Reconstruction or replacement permits should be included as new residential permits. Additionally, tracking the amount of reconstruction, replacement or demolition of residential units in Table 2A may be beneficial when conducting the Development Capacity Analysis in Section VIII.)*

**(B)** In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA). Enter 0 if no new residential building permits issued inside the PFA in 2018.

**(E)** In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA. Enter 0 if no new residential building permits issued outside the PFA in 2018.

**Table 1: New Residential Permits Issued (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non - PFA	Total
<b># New Residential Permits Issued</b>	69	0	69

*(Note: At a minimum, each jurisdiction should submit the information requested in Table 1: New Residential Permits Issued (Inside and Outside the PFA) as part of their Annual Report. If no residential permits were issued, then indicate 0 in each column.)*

**(F)** If the **Total** number of new residential permits in *Table 1* is less than 50, then *Tables 2A and 2B* are optional and can be used to locally monitor changes less than 50 permits. Skip to (E) if the **Total** number of new residential permits in *Table 1* is 50 or more.

**Table 2A: Amount of Residential Growth (Inside and Outside the PFA)**

**Annual Report Worksheet  
Reporting (Calendar) Year 2018**

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	69	0	69
# Units Constructed	27	0	27
# Minor Subdivisions Approved	0	0	0
# Major Subdivisions Approved	3	0	3
<b>Total Approved Subdivision Area (Gross Acres)</b>	26.8638	0	26.8638
# Lots Approved	52	0	52
<b>Total Approved Lot Area (Net Acres)</b>	12.1113	0	12.1113
# Units Demolished*	3	0	3
# Units Reconstructed/Replaced*	0	0	0

\*Not required.

**Table 2B: Amount of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	1	0	1
# Lots Approved	0	0	0
<b>Total Building Square Feet Approved (Gross)</b>	44,823	0	44,823
<b>Total Square Feet Constructed (Gross)</b>	44,823	0	44,823

(G) Were more than **50** new residential building permits issued in 2018?      Y     N

1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.
2. If yes, then complete *Tables 3 through 5* for Residential Growth and *Tables 6 through 8* for Commercial Growth in (F) and (G) below.

(H) **Amount, Net Density and Share of Residential Growth:**

*(Note: To calculate the amount, net density and share of residential growth, jurisdictions must identify the total number of new residential building permits issued; the total number of new residential units approved; the total number of new residential lots approved; the total approved gross acreage of new residential subdivisions; and net lot area. A number of values are repeated in Tables 1 through 5. Be sure to enter consistent values for each similar category used in these tables.)*

**Table 3: Amount of Residential Growth (Inside and Outside the PFA)**

**Annual Report Worksheet  
Reporting (Calendar) Year 2018**

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued	69	0	69
# Units Approved	52	0	52
# Units Constructed	27	0	27
Total Approved Subdivision Area (Gross Acres)	26.8638	0	26.8638
# Lots Approved	52	0	52

**Table 4: Net Density of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	52	0	52
Total Approved Lot Size (Net Acres)	12.1113	0	12.1113

**Table 5: Share of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	52	0	52
% of Total Units (# Units/Total Units)	100%	0%	100%

**(G) Amount, Net Density and Share of Commercial Growth:**

*(Note: To calculate the amount, net density and share of commercial growth, jurisdictions must identify the total number of new commercial permits issued; the total square footage of the commercial building approved; the total number of new commercial lots approved; the total new commercial subdivision area (gross acres); and the total approved subdivision net lot area, in acres for all new commercial subdivisions. The total building square footage (gross) and total lot size values (net acres) should be the same for Tables 6 through 8. For annual report purposes, all approved square footage (gross) should be tabulated, with the understanding that not all building square footage reported may be used for commercial or retail related activities. Commercial growth should include retail, office, hotel, industrial uses and may include other uses, such as, mixed-use, institutional and agricultural structures, if approved for commercial use.)*

**Table 6: Amount of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	1	0	1
Total Building Square Feet Approved (Gross)	44,823	0	44,823

**Annual Report Worksheet  
Reporting (Calendar) Year 2018**

# Lots Approved	0	0	0
Total Subdivision Area (Gross Acres)	0	0	0

**Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	44,823	0	44,823
Total Lot Size (Net Acres)	1.51	0	1.51

**Table 8: Share of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	44,823	0	44,823
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	100%	0%	100%

**Section VI: (Locally) Funded Agricultural Land Preservation**

(A) How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

**0 Acres.**

**Section VII: Local Land Use Percentage Goal**

(A) Is all land within the boundaries of the jurisdiction in the PFA?      Y     N

1. If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.
2. If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal, under [§1-208\(2\) of the Land Use Article](#), to increase the current percentage of growth located inside the

## Annual Report Worksheet Reporting (Calendar) Year 2018

PFAs and decrease the percentage of growth (new lots and new residential units) located outside the PFAs. Go to (B).

- (B) What is the jurisdiction's established local land use percentage goal? **95%**
- (C) What is the timeframe for achieving the local land use percentage goal? **1-2 Years.**
- (D) Has there been any progress in achieving the local land use percentage goal? **Not to the best of my knowledge.**
- (E) What are the resources necessary for infrastructure inside the PFAs? **At this time water and sewer have capacity, but not for the full build out of all units. Future infrastructure needs will need to be allocated at building permit approval and further studies on development capacity should be done. We will be looking into this as part of the Comprehensive Plan update.**
- (F) What are the resources necessary for land preservation outside the PFAs? **There are currently no land preservation areas outside of the PFA.**

### Section VIII: Development Capacity Analysis (DCA)

- (A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years?

*(Note: A DCA is required every 3-years and whenever there is a significant change in zoning or land use pattern. See [§1-208\(c\)\(iii\) of the Land Use Article](#). A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update.)*

Y  N

1. If no, explain why an updated DCA has not been submitted, such as, no substantial growth changes, etc.

2. If yes, skip to (B)

*(Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your MDP regional planner for more information.)*

- (B) When was the last DCA submitted? Identify Month and Year: **6/15/2016**
- (C) Using the DCA, provide the following data on capacity inside and outside the PFA in *Table 9, Residential Development Capacity (Inside and Outside the PFA)*:

## Annual Report Worksheet Reporting (Calendar) Year 2018

Table 9: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	2,017.51	23.49	2,041
Residential Parcel & Lots w/Capacity	384	2	386
<b>Residential Capacity (Units)</b>	4,530	64	4,594

The Residential Development Capacity data was calculated using GIS to identify vacant parcels and acreage within the Town’s residential zones as well as using Preliminary Plans, Final Plats and Master Site Development Plans for existing and proposed subdivisions. For parcels without subdivision approval, the minimum lot size in the zone was used to determine the approximate number of permitted lots. The Maryland Department of Planning will be providing the Town with a more in depth Development Capacity Analysis as part of our Comprehensive Plan Update. This data should be available in the next few months.

### Section IX: Adequate Public Facility Ordinance (APFO) Restrictions (Section IX is only required by jurisdictions with adopted APFOs)

(A) Does your jurisdiction have any adopted APFOs? Y  N

1. If no, skip this Section.
2. If yes, go to (B).

(B) Has your jurisdiction submitted a biennial APFO Report under [§7-104 of the Land Use Article](#)?

Y  N

1. If yes, skip this Section.
2. If no, then complete (C) through (I) below for each restriction.

*(Note: Jurisdictions with adopted APFOs must submit a biennial APFO report when a restriction within the PFA occurs within the reporting period. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. The last cycle included years 2014 and 2015 and the APFO report was due by July 1, 2016. APFO reports for 2016 and 2018 are due July 1, 2018.)*

(C) What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Stormwater, Health Care, Fire, Police or Solid Waste.)

## Annual Report Worksheet Reporting (Calendar) Year 2018

- (D) Where is each restriction located? (Identify on a map if possible.)
- (E) Describe the nature of what is causing each restriction.
- (F) What is the proposed resolution of each restriction (if available)?
- (G) What is the estimated date for the resolution of each restriction (if available)?
- (H) What is the resolution that lifted each restriction (if applicable)?
- (I) When was each restriction lifted (if applicable)?
- (J) Has your jurisdiction reported the restrictions reported in (C) through (I) above as part of the required biennial APFO annual reporting requirements?
- Y  N

### Section X: Submitting Annual Reports and Technical Assistance

- (A) Annual Reports may be submitted via email to [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov) or one copy may be mailed to:

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

- (B) Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are technical questions about your Annual Report. Before emailing the Annual Report:

1. Was this Annual Report approved by the planning commission/board? Y  N
2. Was this Annual Report filed with the local legislative body? Y  N
3. Does the cover letter:
  - a. Acknowledge that the planning commission/board has approved the Annual Report. Y  N
  - b. Acknowledge that the Annual Report has been filed with the local legislative body? Y  N

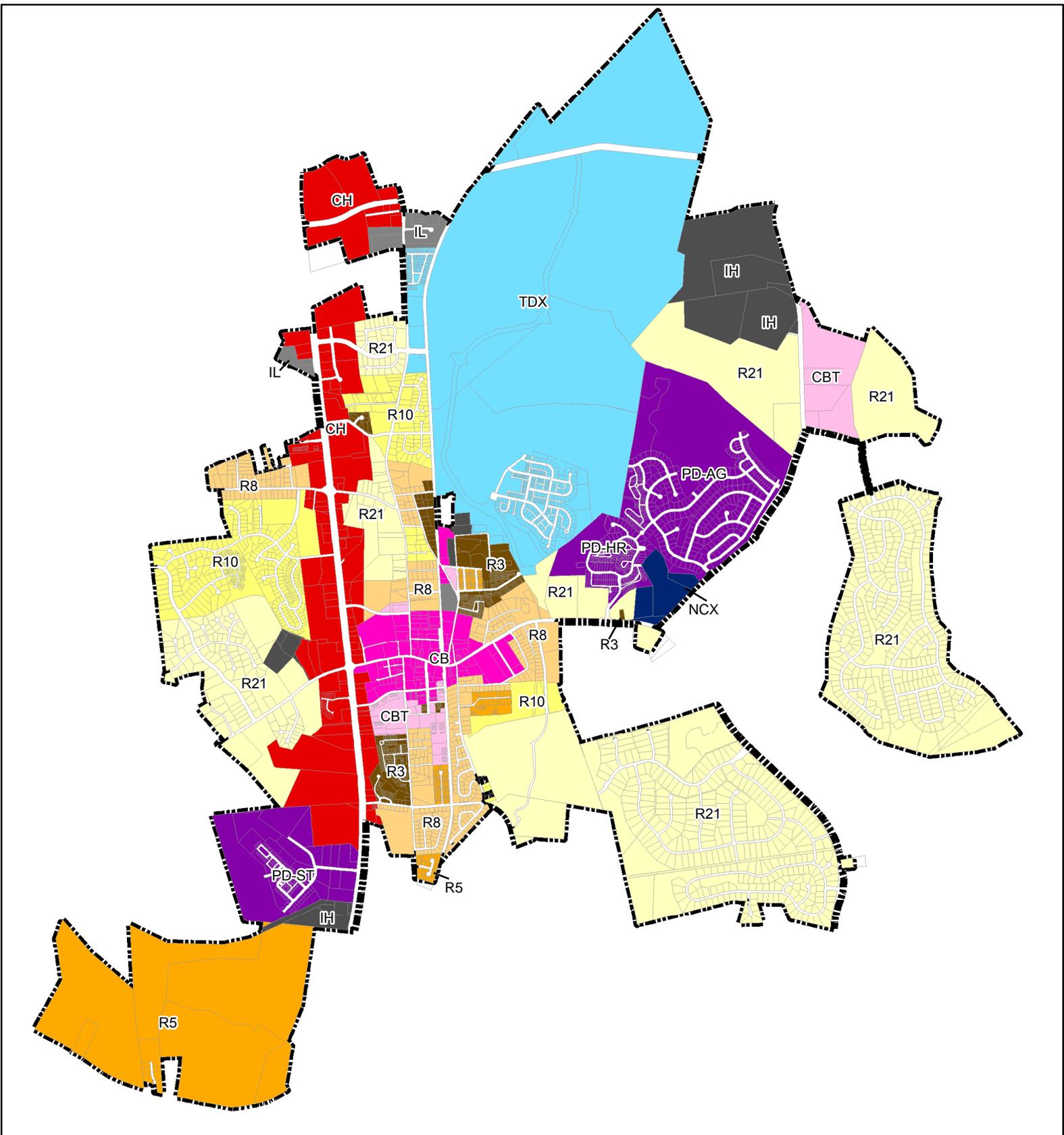
## Annual Report Worksheet Reporting (Calendar) Year 2018

- c. Answer if all members of the Planning Commission/Board and Board of Appeals have completed an educational training course as required under [§1-206\(a\)\(2\) of the Land Use Article?](#)      Y       N

*(Note: See [Planning.Maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml](http://Planning.Maryland.gov/YourPart/MPCA/PCBZACompletedEd.shtml) for a list having completed the course.)*

- d. Indicate a point of contact(s)?      Y       N

- (C)** You may wish to send an additional copy of your Annual Report directly to your MDP Regional Office via email or hardcopy.
- (D)** If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: [Planning.Maryland.gov/OurWork/local-planning-staff.shtml](http://Planning.Maryland.gov/OurWork/local-planning-staff.shtml)
- (E)** Copies of this Annual Report worksheet and links to legislation creating these Annual Report requirements can be found on the Maryland Department of Planning website: [Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml](http://Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml)
- (F)** If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov).



**Legend**

Town Boundary

**Zoning**

- Central Business
- Central Business Transition
- Commercial Highway
- High Industrial
- Light Industrial
- Neighborhood Commercial Mixed Use
- Planned Development - Agricopia
- Planned Development - Hickory Ridge
- Planned Development - Steeplechase
- R10
- R21
- R3
- R5
- R8
- Traditional Development Mixed Use

**Town of La Plata | Zoning Map**



Drawn: 7/30/2018

# Town of La Plata

*Mayor*  
Jeannine E. James

*Council*  
Matthew T. Simpson  
W. Brenton Finagin  
Emily Mudd Hendricks  
Paddy Mudd



*Interim Town Manager*  
Brent Manuel

*Assistant Town Manager*  
Michelle D. Miner

## Town of La Plata Zoning Code Update Summary

There have been incremental changes and updates in recent decades; however, the majority of the Town of La Plata Zoning Code has not been comprehensively updated since its adoption. As a result, in early 2010, staff began the process of comprehensively updating Chapter 191 - Zoning. After a complete staff turnover within the Planning Department a review schedule was created to guide staff and the Planning Commission toward identifying and addressing items that needed to be changed. The Planning Commission, to date, has had several work sessions to review, modify or propose the repeal of most of the articles located in Chapter 191. As a result of these changes other Chapters, including; 108 - Resource Protection Standards (currently Floodplain Management), Chapter - 173 Subdivision and Land Development, Chapter - 170 Streets and Sidewalks and Chapter - 186 Water and Sewers will need to be updated as well.

### **Major Themes of the Town Zoning Code rewrite:**

Major themes for the update include the following:

- 1) Reorganize and Reformat the Code:
- 2) Revise Code Structure;
  - a. Improve Referencing;
  - b. Illustrate Key Concepts, Standards, and Processes;
  - c. Outline Submittal Requirements.
- 3) Clarification of Procedures and Roles:
  - a. Consolidate Procedures into a Single Chapter;
  - b. Clarify Review Criteria;
  - c. Clarify Roles and Responsibilities;
  - d. Include a Complete Application Provision.
- 4) Provide a code that is clear, approachable, and easy to use
  - a. Update the Purpose and Intent;
  - b. Update existing, deleted outdated and added new definitions;
  - c. Incorporate a Table of Permitted Uses;
  - d. Remove obstacles to high-quality development such as unnecessary or inefficient procedures and standards;
- 5) Implement the Comprehensive Plan

## **The major changes to the Zoning Code are summarized below:**

### **Article I – General Provisions**

Article I of the draft code includes the applicability of the zoning code, the purpose of the zoning code, word usage and definitions, establishment of zones, provisions for interpretations, and the table of permitted uses. There are several notable differences between the current code and the draft code.

- The Title and Applicability section was updated to reflect the changes found throughout the Chapter.
- The section on Word Usage and Definitions were comprehensively evaluated and updated, and all of the definitions were combined into one unified list.
- After several reviews by the Planning Commission the Public Lands District and the Floodplain District were deleted from the Code. These areas will be rezoned.
- The Mixed Use (M-U) and The Planned Unit Development (PUD) Districts were combined with the Traditional Neighborhood Development (TND) overlay zone to create the Traditional Development Mixed Use (TND) Zone. The Neighborhood Commercial Mixed Use Zone (NCX) was created.
- The Table of Permitted uses was created to provide clarity and to consolidate permitted, permitted with conditions, and special exception uses into one location.

### **Article II – Plan Review and Submittal Requirements**

As a part of the continued effort to revise the Zoning Code, staff has created Article II, Plan Review and Submittal Requirements of the Code, to provide new site plan procedures.

- New processes were created including; Minor Site Plan review, Preliminary Site Plan review, and Major Site Plan review.
- A table was added that outlines the submittal requirements for each type of site plan.
- The procedures for Master Site Development Plans were consolidated and revised to provide a cohesive reference section.
- A section was added for the Development Security and Dedication procedures.

### **Article III - Non-Conforming Uses, Lots, Structures and Developments**

Non-conforming Uses, Structures and Lots was previously located in Article II in the Town Code. Staff found that several sections of this Article needed to be revised since they did not provide clear direction and many of the existing statements were contradictory. Article III has been updated in its entirety, to provide clarification on the applicability, intent, and clear direction on how to proceed with non-conforming uses, structures, lots and developments. Per the direction of the Planning Commission all references to “Districts” have been replaced with “Zones”, “Buildings” have been replaced with “Structures” and the formatting of the text has been corrected.

#### **Article IV – Zoning Regulations**

At the March 3, 2015, Planning Commission meeting staff started the review process for the Mixed-Use (M-U) Zone by presenting two paths for addressing the outdated language. The Planning Commission instructed staff to draft a concept that would combine the Mixed-Use (M-U), Traditional Neighborhood Development (TND) and Planned Unit Development (PUD) Zones. The proposed consolidated zone is based on TND criteria and process, but will include provisions from Planned Unit Development (PUD) and Mixed Use (M-U) Zones.

Staff also considered the need for a receiving zone that would let commercial, multi-family and mixed use developments be annexed into the Town on small tracts of land. At the February 3, 2015, Planning Commission meeting staff was directed to include the creation of a new zone. The new zone would provide more flexibility than our single-use zones and other existing zones and is proposed to be called Neighborhood Commercial Mixed-Use (NCX) Zone.

Any planned development that is existing on the effective date of adoption or amendment of this Chapter which was classified as a Planned Unit Development (PUD), Mixed Use Development (M-U) Districts or received Traditional Neighborhood Development (TND) designation under prior zoning regulations and has been deemed to have been granted approval by the Planning Commission will be placed in their own Planned Development (PD) Zone. They will be required to follow the development standards set forth in a Planned Development Governing Document, which is a document comprised of all the approvals they have obtained, or if they want to make a substantial change to the proposed development will need to be re-zoned. Properties that do not have valid Planned Development Governing Document will be rezoned.

All of the Residential, Commercial, and Industrial Zones have been revised and have been restructured to reduce confusion. The PBPE and PRID Zoning regulations have also been revised and were previously reviewed by the Planning Commission.

#### **Article V – Development Standards**

The Development Standards Chapter in Article V of the Code is intended to create a design framework for an attractive, functional and well thought out community. The current regulations were revised to incorporate enhanced design standards; more defined parking regulations and further established cohesive standard elements between the zones. Sections were added for landscaping, open space provisions, screening, and all of the buffer yard standards were consolidated to this Article.

#### **Article VI – Special Exceptions, Uses Permitted with Conditions and Variances**

Staff has combined the Special Exception Standards and information on Variances to consolidate information on Board of Appeals processes within the Zoning Chapter. Uses Permitted with Conditions were also added to this Article and are outlined in the Table of Permitted Uses. The Town's Special Exception standards are intended to provide regulations for uses that are permitted as a Special Exception under the Zoning Ordinance.

Staff has revised this section to include all of the Special Exception uses that are currently within the Code and information from Article VI pertaining to Variances. All of the information provided in Article V has been updated in accordance with the table of permitted uses.

#### **Article VII –Administration and Enforcement**

Article VI of the Zoning Code describes the authority and responsibility for code administration. Also included are the procedural requirements for public hearings, appeals, code amendments, and code enforcement. These regulations are located in Part 6 of the current code. The notable change in the draft is that the public hearing requirements for discretionary permits have been consolidated into one chapter whereas the current Code describes the hearing process in each individual discretionary permit chapter. Otherwise, the review authority, hearing processes, appeal procedure, and code enforcement regulations remain essentially unchanged.

#### **Article VIII – Sign Code**

The Sign Code was updated and adopted on September 27, 2016, through the sign committee. As part of the overall Zoning Code review a few minor changes have been made to make sure that Code references and the language is consistent.

#### **Article IX- Historic Districts**

The section on Historic Districts was reformatted to match the rest of the Chapter and all of the definitions were moved to Section §191-3. There were no major changes to the subject matter, but future edits may be required along with the reprisal of the Historic District Commission.

Development Capacity Analysis - Residential								
Subdivision	Maximum Density	Single Family Lots	Townhome Lots	Duplex Lots	Multi-Family Lots	Lots Built	Lots Remaining	
<b>Agricopia</b>	<b>700</b>	<b>288</b>	<b>152</b>	<b>92</b>	<b>168</b>	<b>293</b>	<b>407</b>	
Section 1	57	57				57	0	
Section 2	42	42				42	0	
section 3	25	25				25	0	
Section 4	70			70		48	22	
Section 4C	60		60			0	60	
Section 4C-1	12		12			12	0	
Section 5	36	36				36	0	
Section 6A	40		40			40	0	
Section 6B	33	33				33	0	
Section 6B	40		40			37	3	
Section 6B-1	10	10				10	0	
Section 7	26	26				9	17	
Section 7A	4	4				0	4	
Section 7A	10			10		0	10	
Section 8	47	43		4		0	47	
Section 9	12	12				0	12	
CONDO-1	32			8	24	0	32	
CONDO-2	72				72	0	72	
CONDO-3	72				72	0	72	
<b>Steeplechase</b>	<b>575</b>	<b>27</b>	<b>372</b>	<b>176</b>	<b>0</b>	<b>193</b>	<b>382</b>	
Phase 1	193	16	151	26	0	193	0	
Phase 2	199	11	166	22	0	0	199	
Phase 3	183	0	55	128	0	0	183	
<b>Hawthorne Greene II</b>	<b>77</b>	<b>28</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>77</b>	
<b>Heritage Green</b>	<b>3170</b>	<b>1101</b>	<b>1377</b>	<b>0</b>	<b>692</b>	<b>0</b>	<b>3170</b>	
Chapman Point	266	149	117			0	266	
Clark Forest	182	85	97			0	182	
Market Place	240	77	163			0	240	
Park View	187	69	118			0	187	
Creek View	448	35	93		320	0	448	
Waterfront	237	127	110			0	237	
Hermitage Place	429	209	220			0	429	
Hermitage Park	67	12	55			0	67	
Laurel park	218	107	111			0	218	
Clark Place	266	114	152			0	266	
Tributary Landing	117	117	0			0	117	
Untitled	513		141		372	0	513	
<b>Willow Woods</b>	<b>29</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>0</b>	
<b>Willow Woods Sect. 2</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	
<b>Townhomes Potomac Square</b>	<b>22</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22</b>	
<b>Stagecoach Crossing (Concept)</b>	<b>650</b>						<b>650</b>	
<b>Total Lots:</b>	<b>5202</b>	<b>1473</b>	<b>1972</b>	<b>268</b>	<b>860</b>	<b>515</b>	<b>4716</b>	