

## Municipal Growth – Mapping Activity

For this activity, each table will be given a map with one of the Municipal Growth Quadrants, either:

- North East Quadrant,
- North West Quadrant,
- South East Quadrant or
- South West Quadrant.

We ask that you review the Quadrant and determine if the recommendations from the 2009 Comprehensive Plan are still applicable for La Plata. With your table, assign land uses to the properties in the growth area and identify important properties that the town should consider Annexing. We also would like to hear if you have additional recommendations for the land outside the Municipal Growth Area that should be included.

How do these meet the goals of Job-housing balance, reduced septic pollution, and planned infrastructure? Should these goals be changed?

Do you agree with the recommendations? Do you have any new recommendations?

Please work with your table to reach a consensus and provide comments on why the 2009 recommendations are or are not applicable today. Each table will select one person to present the findings at the end of the activity.

## Northwest Quadrant

This area is northwest of the existing corporate limits, approximately 1,040 acres in size. County base zoning consists of General Industrial (IG), Business Park (BP), and Rural Residential (RR). It begins at the railroad track at the northern border of the gravel pit, crosses Washington Avenue and US 301, and then wraps around to the west of the Town to Hawthorne Drive (MD 225).

The parcel north of Rosewick Crossing is the largest single parcel west of US 301. It extends west to Hawthorne Drive. The portion of the tract that borders US 301 would be most appropriate for commercial development to complement the existing development on the other side of the highway. The remainder of this land offers a unique opportunity for development as an employment center for better balanced land uses.

The south end of this tract on the west side of US 301 just north of the Patuxent Inn Motel is anchored by the Garner farm. This property consists of approximately 87 acres with an extensive frontage on US 301 immediately across the highway from an existing shopping center with two anchor tenants. It is currently being used for farming, but the property may not be large enough to sustain a family type farm. The most appropriate long range use for this land would be retail commercial, with possibly some employment opportunities on the western portion of the property.

This proposed growth area also includes several existing developments, including the W & W Industrial Park, on the west side of US 301, south of Rosewick Road. The availability of water and sewer could open new opportunities to expand this (Industrial) park and create additional employment opportunities. Further south, there are several existing commercial properties fronting on US 301.

The southern portion includes the existing Parkway Subdivision (Road) with a dozen single family residences, all of them on well and septic systems. This area (The southern portion) also encompasses about 50 single family residences on Bivens Place and fronting that front on Hawthorne Drive. Most of these are on well and septic, and some may not have indoor plumbing. There are some vacant lots and others that could be redeveloped if water and sewer were available. This (The Western) portion of the northwest quadrant also extends along Rt. 225 to Mitchell Road and north to the borders of Mt. Carmel Estates and the College of Southern Maryland. It includes a number of single family residences, the Hawthorne Club and golf course and several fields currently used for agriculture. All of these areas could be connected to the Town's water and sewer system, if feasible.

### **Recommendations:**

- 1. This portion of the Town's growth area would be proposed for potential mixed use development to meet the Town's needs for additional employment opportunities, with associated commercial development. This development could provide a better balance between industrial or commercial development and residential uses.**
- 2. There may also be opportunities to provide water and sewer to adjacent properties with failing septic systems.**

## **Southwest Quadrant**

This Southwest quadrant of the growth area (1,274 acres) consists primarily of Morgan's Ridge, a large lot residential development of approximately 125 houses, all on individual wells and septic systems. County base zoning is Rural Conservation (RC). This section also includes the area south of Hawthorne Drive to Valley Road, south to Route 6 and encompasses the residences on Darly Drive. It has been developed primarily with large lot developments on well and septic, but many of them are failing. There are also a number of single family homes between Valley Road and the tributary stream to the Port Tobacco River that are in an area that may be flooded during a major rain event. All told, this section has more than 100 septic systems at the present time.

### **Recommendations:**

- 1. Because of the size of the lots, these homes will probably remain on well and septic in the future.**
- 2. Within this area, there is a 40 acre portion, with frontage on Hawthorne Drive (MD 225) between Quailwood Parkway and the current Town boundary. The most appropriate potential use would be mixed use (office, with some residential) rather than large lot residential.**

## Southeast Quadrant

This area totals 1,062 acres, with two separate areas in this quadrant. County base zoning is primarily Rural Residential (RR). The smallest one (SE1) is bordered on the south by Old Stagecoach Road and extends to the CSX railroad, then north to the existing Town Limits. It includes approximately 40 existing single family residences that may need water and sewer sometime in the future. There is a 67 acre field currently under cultivation adjacent to the current Town Limits. This tract is probably not large enough to sustain a viable family farm and it has a road frontage on US 301. Potential best use for this property could be to meet the need for additional commercial and industrial land. While commercial development may be the highest and best use of this property, the case could be made that it offers an opportunity to retain open/ green space to define the edges of the Town, while buffering the US 301 corridor.

The other tract (SE2) is much larger and consists almost entirely of existing single family residential development. It extends from Prospect Hill Road and MD RT 6 to MD RT 488 including La Plata Park, Ellenwood, Normandy Farm and Roosevelt Hills developments. Ellenwood is a large lot development with approximately 80 individual septic systems, but served by a central water system operated by Charles County. If there is a need to connect to the Town's sewer system, it is technically possible, but could be very expensive considering the size of the lots. There are another 160 septic systems scattered throughout this quadrant.

### **Recommendations:**

- 1. The portion of this sector adjacent to US 301, while currently in limited agricultural use and open space, could be under pressure for commercial/industrial development in the future. If that were to occur, mixed use, including preservation of open space would be encouraged, consistent with current and future zoning ordinance standards.**
- 2. The remaining portion of this sector will likely remain in its current use, as large lot residential development. Annexation of portions of the quadrant should be considered if failing septic systems threaten to pollute portions of the Zekiah Swamp watershed.**
- 3. Several major subdivisions were left out south of Town along MD RT 6, including Woodhaven Park south of and adjacent to Clarks Run. This creates a separation between the Town and Mariellen Estates. The single family residences in Woodhaven have very large lots and it would not be practical to include them in the Town's water and sewer system. For this reason, it was decided not to extend the growth area beyond the Town Limits south on MD RT 6.**

## **Northeast Quadrant**

The northeast quadrant consists of one large tract of land, extending from the Town Limits on Radio Station Road, crosses Rosewick Road and then to the CSX railroad, containing approximately 720 acres. County base zoning is General Industrial (IG) and Business Park (BP).

### **Recommendations:**

- 1. This area could be used primarily to satisfy the need for a balanced land use plan. It is immediately adjacent to the northern boundary of the Heritage Green annexation that will have industrial/commercial uses. This development would be a natural extension to the employment center that will develop as Heritage Green progresses.**
- 2. There are a number of areas outside the proposed Growth Area that were not included either because there did not seem to be a need at the present time or they would be too expensive to serve with water and sewer. Some of these may be considered in the future, dependent on the conditions of their septic systems and wells.**
- 3. Warlinda and Kline Drive north along Washington Avenue include approximately 85 single family residences that are not included in the proposed growth area. The Seven Star Aggregate gravel pit creates a natural break and makes it difficult to extend the water and sewer system to serve these properties.**