

POOLESVILLE GROWTH

Prepared by the town of Poolesville

Introduction

- Town staff received a plan 3:30 PM, Monday May 23, 2016
- Many residents received prior to the Town
- Developers are required to submit copies of full size plans
- Payment for the review
- They are typically hand delivered
- Stormwater lengthy process
- Concept is a pre – preliminary plan always change

The Plan

- Currently under staff review
- Presented to the Planning Commission on June 15th
- First of many steps
- Detailed multi-stepped, multi jurisdictional public process.
- Traffic, parking, open space, park amenities, connectivity to surrounding properties, lighting, streetscape, water, wastewater,.....

Overview

- Cover questions
- Past/current growth
- Vision of the Town Planners since the 2011 Master Plan and prior
- Mechanics of how we arrived to create the Overlay Zone
- Water/wastewater capacities
- Many pieces to the planning process

Property Rights v. Public Interest

- The public interest is protected by zoning, subdivision and other regulations
- Property rights allows any property owner to develop their property in accordance with zoning laws, adequate facilities and other regulations
- Municipality can attempt to control the layout, features and aesthetics of a development through zoning and other regulations
- Cannot simply deny an owners right to develop

2001 Allocation Plan

- A list of 400 homes ranked and approved
- Town Planners discussed controlling the rate of growth
- Evaluation into the last round of development from the Seneca Chase, Elizabeth Delight, TAMA, Hunter's Run and Hersperger
- Averaged around 30 houses per year with a peak year of 67
- Planners felt an average of 30 houses per was a good assimilation rate
- Instead of controlling it, allow the market to dictate as happened in the past
- Plan had a expiration date of December 31, 2015

Today's Growth

- Building didn't start until 2008
- Wells brought online
- WWTP Construction
- Plan review process
- Market set the rate
- Peaked at 40 houses per year with an average of 25 houses per year

2011 Master Plan

- Limited growth and a town population of approximately 6,500
- Reduction from the 1990 Plan calling for 7,500
- 2010 Census Population 4,800
- Careful thought and consideration and took nearly a year for Town Planners to complete
- All of these meeting were advertised and open to the public
- Public hearings were held to engage the community for feedback

Final Growth Stage

- Get us to the 6,500 cap
- No push to get there, wanted to follow the direction of the Master Plan and Control how and where it would take place
- Three main topics were discussed
- Enough housing stock utilizing the sprawl type development of 1/2 acre and 3/4 acre developments
- Downtown corridor was not inviting, did not create a sense of place and needed revitalization
- Vulnerable, with the current zoning in place, a commercially zoned property owner has the right to build 3 story apartment buildings or another strip center
- To ensure that this would not happen, the vision for residential units along Fisher Avenue, with front porches, street trees, streetlights, banners and filling in vacant or missing sidewalk sections was addressed



2011 Master Plan

- Relative to a Town Center emphasis in the business district, the Town will need to address ways to include a significant increase in housing in the Town Center through its short and long term planning. Emphasis on the Town Center may result in smaller residential zoning such as zero-line lots or other small lots to encourage the type of street character, density and scale necessary to meet the vision outlined in this Plan.
- The main objective of the re-zoning was to support the village concept of increasing residential housing density near the Town Center and decreasing density as the distance from the Town Center increases

Overlay Zone

- An action item for the Planning Commission to complete per the master plan
- Took several months to draft
- Included public meetings
- Does allow higher density development
- Design Standards
- Establish a baseline for architectural design

Overlay Zone

- Provide architectural features and designs that enhance Town character and streetscape compatible with the Master Plan.
- Provide opportunities for higher density housing in suitable locations deemed appropriate in the Commercial Zone.
- Development is intended to blend and enhance existing neighborhoods with application of site development regulations and design standards to minimize impacts to adjacent uses.
- Provide an attractive pedestrian friendly development which promotes community interaction and connectivity.
- Provide for open space and amenities to support and compliment community interaction.
- Provide, where appropriate, mixed - use buildings comprising of housing and commercial uses to enhance the character of the Town.

New Allocation Process

- Developed to control how the final growth to 6,500
- Upon expiration of the old plan, several allocations were extinguished
- Prioritizes allocation for the center of Town, using less land around the periphery of the boundaries.
- The new plan was developed over several months, approved and became effective January 1, 2016

Wastewater Capacity

- Wastewater Treatment Plant is permitted to discharge 750,000 gallons per day (GPD)
- MDE guidelines require a 3-year rolling average
- The current 3-year rolling average is 612,000 GPD
- The guidelines also require any approved allocations or proposed building to be calculated into the equation. After deducting for the total build out on the books, there is 60,600 GPD available
- Beginning in 2016 and every three (3) years thereafter, the Poolesville Planning Commission will review and recommend to the Commissioners of Poolesville potential gallons per day allocatable capacity for that period as follows:

Wastewater Capacity

- 60% Downtown Target Investment Zone & special uses as identified in the Poolesville Master Plan. **36,360 GPD**
- 30% Town use/set aside buffer. **18,180 GPD**
- 10% Other residential (4 and under lots outside TIZ). **6,060 GPD**

Water Capacity

- State permits allow an annual average daily withdrawal of 650,000 gallons per day (GPD)
- Based upon the 6,500 population cap in the Poolesville Master Plan
- Currently, the Town uses an average less than 500,000 GPD
- Currently, the wells are capable of producing 1,048,320 GPD
- (Capacities used were derived from assistance from the MDE using a 30 day, 24 hour drought pumping scenario, extrapolated to 90 days)
- A theoretical water availability assessment utilizing rainfall and acreage within the corporate boundaries was conducted by the MDE. It was determined that the groundwater availability was more than adequate to meet the Town's population projections of approximately 6,500.
- Two additional wells are in the planning Phase. The "Rabanales" well is permitted, funded to be built 2016, and capable of producing 100 GPM, and the "Westerly 7" well 50 GPM, which combined will provide an additional 216,000 GPD.

Summary

- Long term planning
- Targeting a 6,500 population
- Concerted effort to control the type and location of any development
- With Streetscape and a sense of place a priority
- Town Planners have changed over the years
- Still share a similar vision & philosophy

Questions