

Owner: Laurel Grove Properties, LLC.  
Consultant: R. Victor Buckler, Professional Land Surveyor  
Property: **22800 Lawrence Avenue**  
SDAT: Tax Map 127, Grid 0021, Parcel: 260  
Land Area: 26,267 square feet +/-  
Zoning: Residential Multi Family (RMF)

Town Council referred the project to Planning Commission at their October 2023 meeting. The Planning Commission, after holding a public meeting, will make recommendation back to Town Council. Town Council will then hold a public hearing and make a final decision on the project.

The owner / consultant is requesting concept Planned Infill and Re-development District (PIRD) recommendation to the Leonardtown Town Council for the property located at 22800 Lawrence Avenue. In addition to the PIRD request the owner / consultant is requesting concept approval of a minor subdivision to divide the existing 0.59-acre property into two (2) lots. Lot 1 consisting of 0.271 acres or 11,804.76 square feet and Lot 2 consisting of 0.319 acres or 13,895.64 square feet.

The existing property consists of 0.59 acres or 25,700.4 square foot. The property in 2021 had an existing 9,990 sq. ft. 10-unit apartment building with associated gravel and asphalt area utilized for parking. The property was issued a demolition permit in August, 2021 to remove the dilapidated building. The property current setbacks based on Residential Multi Family (RMF) zoning are 15' in the front, 10' on the sides and 30' in the rear.

Per the Town Municipal Code Chapter 155-34, the purpose of the Planned Infill and Re-Development District (PIRD) is to encourage the re-development of deteriorated sites while preserving the residential character of the surrounding residential neighborhood.

The proposed PIRD construction is for eight (8) single family dwelling units, four (4) dwelling units on the proposed lot 1 and four dwelling units on the proposed lot 2 with a base unit foot print between 640 square foot and 1080 square foot. All proposed dwellings will be two-story. The owner / consultant is requesting a reduction of the rear building restriction line from 30' to a 15' rear building restriction line for the proposed lot 2. Lot 1 fronts on two (2) through roads which requires fifteen-foot (15') setbacks from the right-of-way. Lot one (1) is showing a twenty-foot (20') setback along Lawrence Avenue. The Lawrence Avenue setback should be fifteen-feet (15') allowing the proposed houses to shift to the west to allow the increase of the eastern setback of Lot 1 from seven feet to the ten-foot required setback per the Town Municipal Code. No other building restriction line reductions have been requested.

Maximum density requirements for property zoned RMF is ten (10) dwelling units per acre or 4,356.0 sf per unit. The building that was demolished consisted of ten (10) units. The previous density based on the demolished building was ten (10) dwelling units or 2,570 sf per unit. The owner / consultant is requesting a density reduction from 4,356 sf per the Municipal Code to 3,212 sf per unit. The required eight (8) units are less than the density of the previous use, but is higher than the Municipal Code requirements without the PIRD overlay.

Per Chapter 155-55. Chart B: Required Parking Spaces, the proposed project is required to have two (2) parking spaces per unit or sixteen (16) parking spaces for eight (8) dwelling units. The project has met the required sixteen (16) parking spaces for eight (8) dwelling units. The property currently has twelve (12) Equivalent Dwelling Units (EDU). Eight (8) EDUs are required for the proposed Leonardtown PIRD. The remaining four (4) EDUs would be held inactive for use with a future project.