

ORDINANCE NO. 1-2020

INTRODUCED BY: COUNCIL

AN ORDINANCE OF THE TOWN OF TRAPPE APPROVING AND
ADOPTING CERTAIN REVISIONS TO THE PUD PLAN AND DESIGN
GUIDELINES FOR THE LAKESIDE PLANNED NEIGHBORHOOD ZONING
DISTRICT

WHEREAS, under the authority granted it by the Land Use Article of the Maryland Annotated Code, the Town of Trappe has adopted a Zoning Ordinance (the “Zoning Ordinance”). Title V of the Zoning Ordinance authorizes the Trappe Town Council to consider and grant applications for Planned Neighborhood zoning and related PUD Plans in order to provide for the creation of carefully planned, well-designed residential, communities at appropriate locations in the Town of Trappe (the “Town”).

WHEREAS, on February 1, 2006, the Trappe Town Council adopted Ordinance 9-2005, entitled “AN ORDINANCE OF THE TOWN OF TRAPPE ESTABLISHING A PLANNED NEIGHBORHOOD (“PN”) ZONING DISTRICT UNDER THE PROVISIONS OF THE TRAPPE ZONING ORDINANCE AND APPROVING A PLANNED UNIT DEVELOPMENT (“PUD”) PLAN FOR PHASES 1A, 1B AND 1C OF SUCH DISTRICT”.

WHEREAS, on April 5, 2006, the Town Council adopted Resolution 1-2006 approving the project name of “Lakeside” for the Trappe East Planned Neighborhood Zoning District;

WHEREAS, on September 6, 2006, the Trappe Town Council adopted Ordinance 6-2006, entitled “AN ORDINANCE OF THE TOWN OF TRAPPE APPROVING AND ADOPTING CERTAIN REVISIONS TO DESIGN GUIDELNIES FOR THE LAKESIDE PLANNED NEIGHBORHOOD DISTRICT” to amend the Design Guidelines initially approved by Ordinance 9-2005

WHEREAS, Title V, Subsection 1.60 of the Trappe Zoning Ordinance authorizes the Town to amend the PUD Plan approved for any Planned Neighborhood Floating Zoning.

WHEREAS, Trappe East Holdings Business Trust, the owner of the developable area of the Lakeside Planned Neighborhood District applied to the Town for approval of certain modifications to the land plans and Design Guidelines of the Lakeside PN District, which modifications are a reflections of changes in market and housing preferences and trends, adjustments of land plans and priorities, and, in the Town's opinion, enhancements of material design elements of the approved Lakeside PN District PUD Plan

WHEREAS, during various meetings through 2019 and early 2020, the Planning Commission considered the revisions to the Lakeside PN District, PUD Plan and Design Guidelines, and on January 21, 2020, the Planning Commission found that the revisions were consistent with the Trappe Comprehensive Plan, and the Town's Design Guidelines and the PN District as set forth in the Trappe Zoning Ordinance, and unanimously recommended that the Town Council approve the revisions.

WHEREAS, the Trappe Town Council conducted a duly advertised public hearing on such revisions on March 4, 2020 and, following careful consideration and deliberation of the public comments provided during such hearing and the findings and recommendations of the Trappe Planning Commission in relation to such revisions, the Trappe Town Council determined it to be in the public interest to approve such revisions.

NOW, THEREFORE, the Town of Trappe hereby ordains:

Section 1. That the findings of Fact as set forth in Exhibit A attached hereto and incorporated herein are hereby adopted by the Town of Trappe as the basis for the adoption of this Ordinance.

Section 2. That the amended and restated Design Guidelines entitled “Lakeside Planned Neighborhood District Design Guidelines”, prepared for Trappe East Holdings Business Trust, Revision 3: March 2020, attached hereto as Exhibit B and incorporated herein, are consistent with the Trappe Comprehensive Plan and the Trappe Zoning Ordinance, including without limitation, the PN District Design Guidelines as set forth in Title VI of the Trappe Zoning Ordinance, and be and are hereby approved and adopted by the Town Council in lieu of any prior approved version as part of the PUD Plan for the Lakeside Planned Neighborhood Zoning District.

Section 3. That the amended and restated PUD Plan entitled “LAKESIDE AT TRAPPE, PUD PLAN EXHIBITS, REVISED NOVEMBER 2019”, prepared by Rauch Inc. and attached hereto as Exhibit C and incorporated herein, are consistent with the Trappe Comprehensive Plan and the Trappe Zoning Ordinance, including without limitation, the PN District Design Guidelines as set forth in Title VI of the Trappe Zoning Ordinance, and be and is hereby approved and adopted by the Town Council in lieu of any prior approved plans as part of the PUD Plan for the Lakeside Planned Neighborhood Zoning District.

Section 4. In accordance with Article II, Section 209 of the Trappe Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Town Council.

Adopted this _____ day of April, 2020 by the Trappe Town Council.

Nicholas Newnam, President

Robert G. Diefenderfer, Jr., Vice-President

Walter Chase, Sr., Commissioner

Norman R. Fegel, Commissioner

Tonya P. Pritchett, Commissioner

I hereby certify that the foregoing Ordinance Number ___ -2020 of the Town of Trappe was duly read, advertised, and enacted in accordance with the applicable provisions of the Charter of the Town of Trappe.

Attest: _____
Erin Braband
Town Administrator/Clerk

EXHIBIT A

TOWN COUNCIL FINDINGS OF FACT

EXHIBIT B

PUD PLAN - DESIGN GUIDELINES

EXHIBIT C

PUD PLAN – ILLUSTRATIVE PLANS

The illustrative plans comprising the PUD Plan for the Lakeside PN zoning district consist of the following 11x17 Exhibits, which are on file with the Town of Trappe and a reduced copy of which are attached hereto:

1. PUD Boundary, dated November 2019;
2. Existing Conditions, dated November 2019;
3. Land Use Plan, dated November 2019;
4. Illustrative Plan, dated November 2019;
5. Phasing Plan – Overall, dated November 2019;
6. Phasing Plan – Phase 1, Section 1, dated November 2019;
7. Phasing Plan – Phase 1, Section 2, dated November 2019;
8. Phasing Plan – Phase 1, Section 3, dated November 2019;
9. Open Space Plan, dated November 2019;
10. Street Hierarchy Plan, dated November 2019;
11. Street Sections (MC-1 through MC-3), dated November 2019;
12. Street Sections (RS-1 through RS-2), dated November 2019;
13. Street Tree Plan, dated November 2019;
14. Lakefront Park, dated November 2019;
15. Picnic Area/Wooded, dated November 2019;
16. Neighborhood Plan, dated November 2019;
17. Main Entrance, dated November 2019;
18. Conceptual Renderings (5 sheets), dated November 2019; and
19. Architectural Precedent, dated November 2019.