



**STAFF REPORT**  
**Planning and Zoning Commission**  
**March 20, 2023 at 4:00 p.m.**

*Video of Meeting Available on YouTube Channel: Town of Leonardtown*

**Case No. 43-21**                      **St. Mary's Assisted Living & Memory Care Facility**  
Request for Final Site Plan review and approval.

Owner:                              St. Mary's Assisted Living Facility, LLC  
Engineer:                            ADTEK C/O Douglas Ostazeski  
Property:                            42156 Saint Andrews Church Road  
SDAT:                                Tax Map 0041, Grid 0001, Parcel(s) 0001 and 0002  
Land Area:                         20.51 acres on Parcel A and 0.55 acres on Parcel B  
Zoning:                              Institutional Office (I-O) Resource Conservation Area (RCA) Overlay

The applicant is requesting Final Site Plan review and approval for the construction of a 31,995 sq. foot assisted living and memory care facility. The property is partially located in the Critical Area's Resource Conservation Area (RCA) which required both Growth Allocation and Critical Area Commission review and approval.

The project has been approved by Department of Public Works and Transportation, the State Fire Marshal, the State Highway Administration, St. Mary's Soil Conservation District, Leonardtown Volunteer Fire Department and the State of Maryland Critical Area Commission for growth allocation. To date, approvals have been received by all required agencies. The Leonardtown Planning Department needs to complete the final review of the Forest Conservation Easement Plat to be recorded.

Action Needed Today: The applicant is requesting final site plan and architectural plan approval for the construction of a 31,995 sq. foot assisted living and memory care facility. The Planning and Zoning Commission can vote to approve, approve with conditions, delay or deny a decision.

***Sample Motion: I move to (approve, approve with conditions, delay or deny) the request for Case No. 43-21, Final Site Plan and Architectural Plan Approval for a 31,995 sq. foot assisted living and memory care facility.***

Respectfully Submitted,

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Michael A. Bailey, Sr.  
Town Planning Coordinator