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*Town of Leonardtown, MD  
Wednesday, October 11, 2023*

## Chapter 155. Zoning

### Article VIIA. PIRD Planned Infill and Redevelopment District

#### § 155-34.3. Master development plan required.

- A. The Planned Infill/Redevelopment District is intended to accommodate a wide range of land uses and redevelopment options on sites constrained by the form and characteristics of existing structures and residential character in surrounding areas. Specific land uses and specific development standards for each PIRD District shall be determined on a case-by-case (site-by-site) basis by approval of a master development plan filed concurrently with any proposal or request for Zoning Map amendment.
- B. The Planned Infill and Redevelopment District classification request may be submitted by the property owner, concurrent with the required master development plan. In order to be eligible for consideration for PIRD classification there must be a finding by the Town Council that:
- (1) The development or redevelopment proposed for the subject property is consistent with the purpose and intent of this district;
  - (2) The proposed development or redevelopment of the subject property(s) would be compatible with, and not adversely impact, the surrounding neighborhoods, including impacts from traffic, noise, light and glare, parking, and signs;
  - (3) The services and infrastructure for the site will be sufficient to accommodate the type and intensity of the proposed development;
  - (4) The proposed development would provide needed housing opportunities, services, jobs, or amenities and/or would improve or enhance the character of the site;
  - (5) The general performance standards and limitation established in § **155-34.6F** can be met on the subject property, and;
  - (6) The granting of the Planned Infill and Redevelopment District classification will promote the general welfare of the Town and will not be detrimental to the health, safety and welfare of Town residents.
- C. The master development plan for planned infill and redevelopment shall be designed to be compatible with existing neighborhood land uses. The development shall not result in or cause substantial adverse impacts on existing access, light, noise, parking, or traffic. The plan shall be designed with efficient land use and circulation patterns (both pedestrian and vehicular), and shall include infrastructure improvements and attractive site amenities compatible with the surrounding neighborhood.

