

MARYLAND

RESIDENTIAL DEVELOPMENT CAPACITY ANALYSIS FOR COUNTY PLANNING AREAS

Dwelling Unit Development Capacity Analysis						
Planning Areas	Vacant Lots in Subdivisions platted prior to 2002	Unimproved Lots in Subdivisions approved since 2002*	Potential New Dwelling Units on Developable Land	Acres available for New Subdivision on Developable Land	Potential New Dwelling Unit Breakdown on Developable Land	
					Mixed Use	Residential
Chester/Stevensville	94	1769*	941	306.39	458	483
Kent Narrows	0	0	11	1.05	11	0
Grasonville	21	33	1256	424.01	52	1204
Totals	115	1802	2208	731.45	521	1687
			4125 Total New and Infill Units			

* Four Seasons Development Proposal - 1350 Units are included

Legend

- Growth Area Boundary
- Residential Property with Subdivision Potential
- Mixed Use Property with Subdivision Potential
- Vacant Property in Subdivisions platted after 2002
- Vacant Property in Subdivisions platted prior to 2002
- No Further Development Potential
- Commercial and Industrial Zoned Land
- Wetlands on Land Available for Subdivision
- Parks/Public Land/Community Open Space

NOTES:

- * Properties that were improved and less than 0.5 acre after wetlands were removed were not considered to have further development potential
- * Redevelopment was not considered in this analysis
- * All vacant properties associated with subdivisions were estimated to have one development right
- * Improved properties with split zoning would be considered to be improved twice. (Approximately 20 split zoned properties)



SOURCE: QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT AND ENVIRONMENT, MARYLAND DEPARTMENT OF NATURAL RESOURCES, U.S. FISH AND WILDLIFE SERVICE, AND MARYLAND DEPARTMENT OF PLANNING.

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