

# **APPENDIX**

# **TOWN OF MARDELA SPRINGS DEVELOPMENT CAPACITY ANALYSIS APPENDIX A-1**

The Maryland Department of Planning (MDP) conducted a development capacity analysis in conjunction with the Town of Mardela Springs. This involved collecting, integrating and interpreting data to make it "fit" MDP's growth simulation model. MDP ran the growth model with default assumptions and current Town zoning to obtain preliminary results. MDP worked with the Town of Mardela Springs Planning Commission to build the base set of information and assumptions that shape the analysis and examine possible growth scenarios.

Maryland's local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004).

These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July 2004 report (the full report is available at: [http://www.mdp.state.md.us/develop\\_cap.htm](http://www.mdp.state.md.us/develop_cap.htm))

See the report mentioned above for a full description of the analysis' methodology and its caveats. MDP's analysis, while not perfect, was endorsed by the Development Capacity Task Force and many local governments. This analysis produces estimates of the number of dwelling units built by build-out based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

## **Background and Trend Data**

According to the United States Census Bureau the Town of Mardela Springs had an estimated 357 persons in 2008 comprising 0.4 percent of the total County population. In 2000 there were a total of 142 households, 159 housing units, and an average household size of 2.56.

Wicomico County is expected to grow from 84,644 in 2000 to 117,450 by 2030, an increase of 32,806. Based on the County's projected growth the Town of Mardela Springs stands to add an additional 96 persons by 2030.

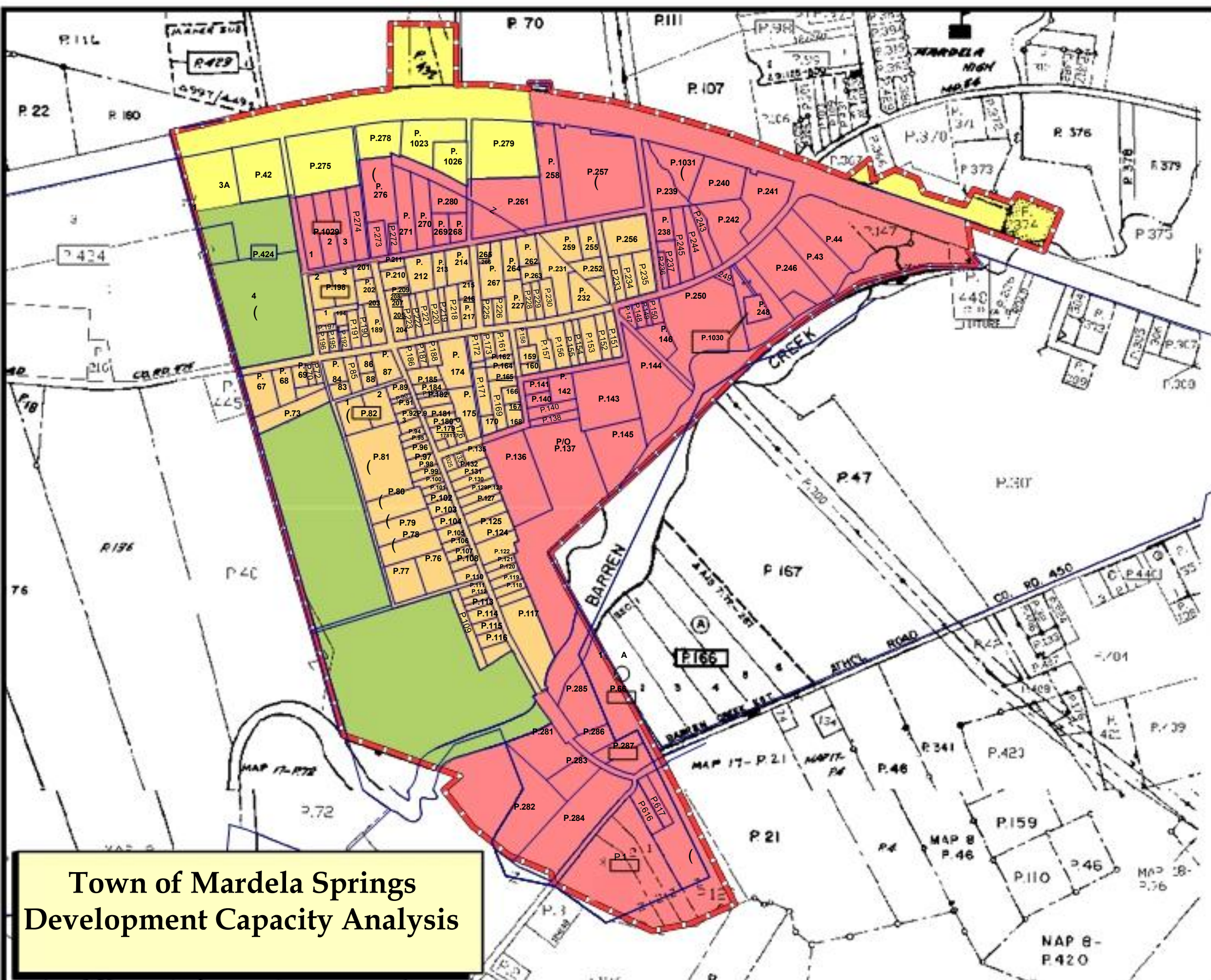
### **Capacity Analysis**

The preliminary results of the growth model use the default MDP assumptions of the model and the current zoning of the Town of Mardela Springs.

The scenario shows that there is not sufficient capacity for the Town of Mardela Springs projected growth of an additional 96 people or 37 households by 2030. According to MDP's capacity analysis, there is a total capacity of 15 households or 38 people (based on a household size of 2.56 for the Town in 2000) within the Town limits. The capacities for each zoning category are shown below.

#### **Capacity by Zoning Category**

<b>Zoning</b>	<b>Capacity (in Households)</b>	<b>Acres</b>
Highway Commercial	0	38.10
Rural Residential	2	6.70
Village Center	9	60.70
Village Residential	4	84.50
<b>Total</b>	<b>15</b>	<b>190.0</b>

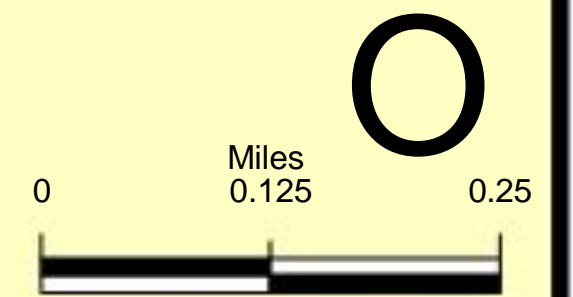


**Mardela Springs  
Municipal Boundary**

**New Household  
Capacity:**  
( 1  
( 2

**Municipal Zoning:**

- Highway Commercial
- Rural Residential
- Village Center
- Village Residential

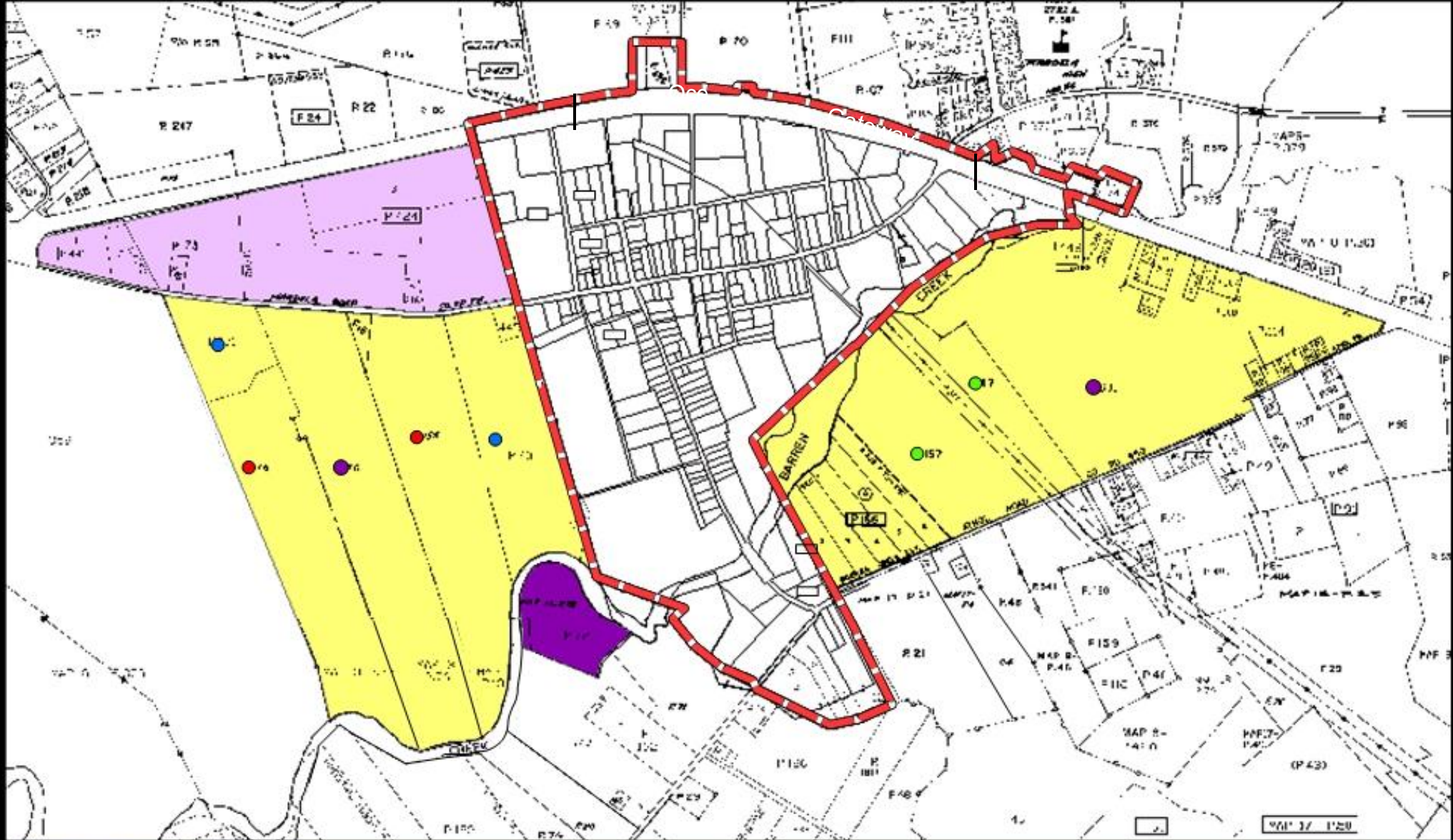


**Town of Mardela Springs  
Development Capacity Analysis**

# MARDELA SPRINGS: GROWTH AREA MAP



August 2010  
Maryland Department of Planning



  
MardeLa Springs  
Municipal Boundary

**LEGEND:**

**Growth Area Land Use Classifications:**

 Low Density Residential	 Highway Commercial	 Industrial
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**Growth Area New Household Capacity**

 1-2	 3-5	 6-9	 10-16
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