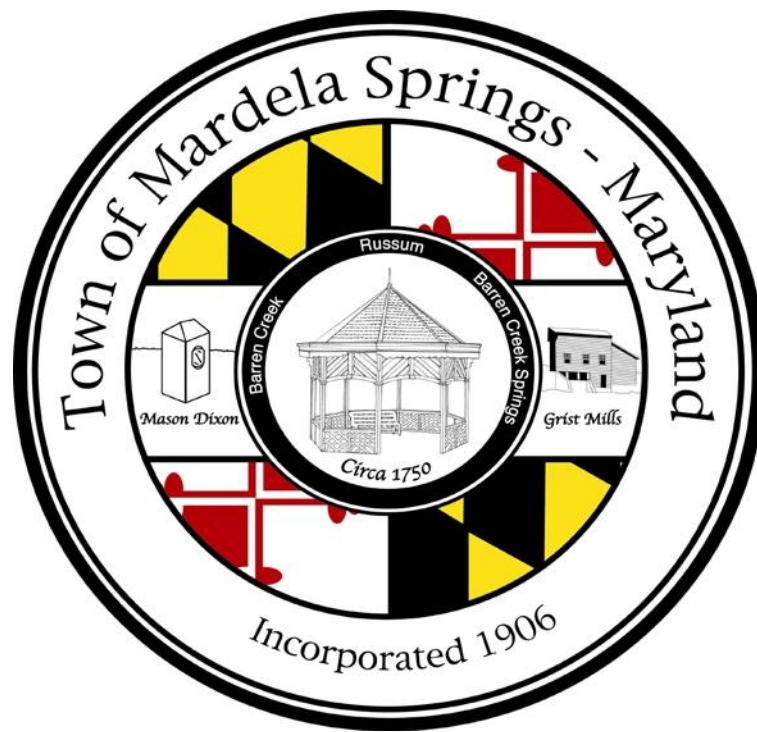


# COMPREHENSIVE PLAN

## MARDELA SPRINGS, MARYLAND



Adopted: February 15, 2011

**2011**

Comprehensive Plan

**MARDELA SPRINGS  
MARYLAND**

Prepared By

The Town of Mardela Springs  
Planning Commission  
and  
The Maryland Department of Planning

## ACKNOWLEDGEMENTS

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# **2011 Town of Mardela Springs Comprehensive Plan**

The Town of Mardela Springs Comprehensive Plan was drafted and assembled by the staff of the Maryland Department of Planning in conjunction with KCI Technologies (Water Resources Element), the Town of Mardela Springs Planning Commission; and as approved by the President and Town Commissioners of Mardela Springs.

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## **INTRODUCTION**

The Mardela Springs Comprehensive Plan is a long-range policy document for governing the physical development, resource protection, and land use within the corporate limits of Mardela Springs and its surrounding area. The Comprehensive Plan is the official statement of local officials and concerned citizens as to how they would like to see the Mardela Springs area develop in the next twenty years.

The Comprehensive Plan guides both public and private sector development by establishing goals, objectives, and policies for a wide range of planning issues such as housing, transportation, community facilities, and the environment. The Plan also makes specific recommendations for future land uses in and around the Town.

The Mardela Springs Plan is intended to be a flexible tool that is subject to revision when warranted by changing conditions, policy direction, and desires. This Plan replaces the Town's previous comprehensive plan prepared in 1997. Under Maryland law, jurisdictions exercising planning and zoning authority must prepare comprehensive plans, which are then required to be updated and, if necessary, amended at regular six-year intervals. Mardela Spring's planning and zoning authority is derived from Article 66B of the Annotated Code of Maryland.

Although the Comprehensive Plan does not restrict a property owner in the use or development of a property, as does the zoning ordinance, the Plan does serve as the basis for development of the zoning, subdivision, and other local regulations needed to implement the Plan. It is important that the Town's regulations be consistent with the Plan, in that, they should advance and support the Plan's policies and recommendations.

The Comprehensive Plan is of assistance to the Planning Commission when making zoning recommendations to the Town Commissioners and in reviewing subdivision and site plan applications. The Board of Appeals uses the Plan in evaluating requests for special exceptions and variances. Town officials can use the Plan to program for capital improvements such as water, sewer, streets, and parks. The private sector, including property owners, developers, businesses, and industries, will use the Plan to gauge whether and how their activities and plans can be accommodated by the Town.

The 2010 Plan is divided into two sections. The first section is the "Background for Planning" which provides the basic framework for the development of the Comprehensive Plan. The "Background for Planning" section includes a brief summary and description of the physical features of the planning area and a detailed analysis of the social and economic characteristics of the people of the community.

The second section is the "Comprehensive Plan". The Comprehensive Plan sets forth the basic development policies, which should be implemented to assure the orderly growth and development of the Mardela Springs area for the next twenty years. The Comprehensive Plan section is comprised of ten basic elements: (1) Goals and Objectives; (2) Land Use; (3) Municipal Growth; (4) Sensitive Areas; (5) Transportation; (6) Community Facilities; (7) Water Resources; (8) Community Character; (9) Inter-jurisdictional Coordination; and (10) Implementation.

For each of these major elements, the existing conditions are described, potential problem areas are identified, and strategies and policies are recommended to help alleviate problems and to adequately address the demands of the current and future citizens of Mardela Springs.