



# BIMWORKS

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Southern Maryland Investments  
29770 Three Notch Rd, Suite 100  
Charlotte Hall, MD 20622

Saturday, September 3, 2022

Southern MD Investments,

We appreciate you entrusting us to assist you in determining the highest and best use for your property at 21445 Sanners Lane.

### General Conditions

21445 Sanners Lane is located 1.4 miles southwest of gate two of the Patuxent River Naval Air Station in Lexington Park, Maryland. The site is flanked by The Mulligans Golf Range on its left, the Taylor Gas Company to its right and the Sanner Subdivision Farmstead to its rear. This property is zoned for High Intensity Mixed Use and is surrounded by Medium Intensity Mixed Use. The site currently has access to existing sewer service through Metcom and there is a 12" watermain across the street. The lot size is 35,400 SF or 0.81 Acres with approximately 150' of direct frontage with Great Mills Road.

The MXH or High Intensity Mixed Use zoning has a base density for residential use of 1-7 units per acre with a maximum of 30 per acre using special methods to increase zoning such as those listed on table 32.2 of the St Mary's County Comprehensive Zoning ordinance. The maximum floor area ratio relative to the land area is 0.70. The maximum footprint for a commercial structure in this zone is larger than the lot itself at 50,000 sf and a maximum allowable building height of 100'. There is a minimum requirement that 20% of lot must be covered with landscaping, 10% must be left open for usable open space for the public with a commercial use, and there are no additional requirements for residential use if there are less than 25 units on the site. There are 10 foot side setbacks, 20 foot at the rear, and 30' at the front according to Schedule 32.1 Development Standards in the Comprehensive Zoning Ordinance.

### Permitted Uses

Some of the "Permitted" uses within the High Intensity Mixed Use development district of St Mary's County are as follows:

- Farmer's Market
- Roadside Stands
- Silviculture
- Residential (multi-family, attached, and detached)
- Group Home
- Institutional Residence
- Residential Services
- Single-room Occupancy Units
- Clubs or Lodges
- Cultural Institutions
- Day Care Facility (Medical and Non-Medical)
- Educational
- Government
- Hospital
- Long-term Care

- Out Patient Care Center
- Public Recreation
- Religious Assembly

The following **commercial uses** are permitted with general and limited conditional standards are as follows:

- Adult Entertainment
- Animal Boarding
- Animal Hospital
- Animal Sales
- Campground and Day or Boarding Camp
- Commercial Parking Facility
- Conference Facility
- Convenience Store
- Corporate Campus
- Financial Institution
- Funeral and Internment Service
- Laboratory
- Lodging
- Bed and Breakfast Inn
- Lodging
- Hotel and Motel
- Maintenance and Repair Service (Major and Minor)
- Fuel Sales
- Motor Vehicle Maintenance (Major and Minor)
- Office
- Personal Improvement Service
- Personal Storage
- Recreational Facility (Major and Minor)
- Recreational Minor Indoor and Outdoor
- Rental and Leasing
- Research and Development
- Restaurant
- Micro-Brewery
- Pub-Brewery
- Restaurant, Fast Food
- Retail Sales or Service, Vehicles
- Retail Sales, General
- Retail Sales Limited
- Take-Out Food and Beverage
- Tavern
- Wholesaling and Distribution Center

### Our Assessment

For general investment and developmental purposes, we propose a high intensity high bay mixed industrial of 5,000 sf and commercial low intensity building of 4,700 sf. This assessment is based on lot size, parking, location, orientation, access, zoning, utilities, demand, parking, stormwater management requirements, easements, and development costs. The most economical choice for building construction would be a prefabricated metal building with a custom roadside facing front façade to increase curb-appeal. This building would demand a leasable rate of approx. \$14/sf for this location.

Sincerely,



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