



City of Annapolis

DEPARTMENT OF PLANNING AND ZONING

145 Gorman Street, 3rd Floor, Annapolis, Maryland 21401

Chartered 1708

Annapolis 410-263-7961 • FAX 410-263-1129 • TDD 410-263-7943

SALLY NASH, PhD, AICP
ACTING DIRECTOR

October 31, 2014

To: Jacquelyn Rouse, AICP
Planning Administrator

From: E. Thomas Smith, Jr., RLA
Chief of Current Planning

Re: Samaras Annexation

Below, please find, Site Design Review comments based upon the conceptual development plans submitted with the Petition for Annexation, Forest Stand Delineation Report and Wetland Delineation Report:

1. Site layout should shift to better respect the existing forest, specimen trees and the site's natural resources,
2. Site layout should be more fluid with respect to the adjacent Bay Village development, ie., the two developments should look, feel and flow as one,
3. The 12,600 sq.ft. proposed retail building should be flipped with the parking lot so as to anchor the new, entrance corner,
4. Pedestrian circulation should comport with the hierarchy established with the streetscape, including proper pedestrian crossings and connection to the adjacent Bay Village development,
5. The 12,600 sq.ft. proposed retail building should be shorten to respect the right-of-way width and streetscape established with the Bay Village development,
6. Please identify the proposed or potential uses of each structure delineated on the conceptual site plan,
7. Parking proposed along Bay Village Drive extended requires backing/turning movements in the proposed intersection with Georgetown Road extended,
8. Please identify lanes, and turning movements at the proposed entrance from Bay Ridge Road,
9. Please explain/define the central rectangle as to its purpose and function,
10. The conceptual site plan does not appear to consider stormwater management,
11. Building and parking lot layout should be consistent throughout the site, whereby establishing a streetscape with an emphasis and hierarchy on Georgetown Road and Bay Village Drive extended,
12. True mixed-use, in a more vertical form (multi-story) with structured parking will better establish an architectural vocabulary, village center context and allow for natural resource preservation.

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~~EXISTING ANNAPOLIS CITY LIM~~
~~EXISTING ANNE ARUNDEL~~
~~COUNTY LIMITED~~

PROF. FOREST
CONSERVATION

PARKING REQUIRED= 60 SPACES
RETAIL - 1 SPACE/200 S.F. (85% NET)
PARKING PROVIDED= 60 SPACES

PROPOSED
RETAIL STORE
14,710 S.F.

PARKING REQUIRED= 93 SPACES
 OFFICE - 1 SPACE/300 S.F. *8
 RETAIL - 1 SPACE/100 S.F. *8
 TOTAL REQUIRED= 93 SPACES
 PARKING PROVIDED= 93 SPACES

PROPOSED
RETAIL 13,080 S.F. (1ST FLOOR)
OFFICE 13,080 S.F. (2ND FLOOR)
26,160 S.F.

EXISTING ANNAPOLIS CITY LIMITS
EXISTING ANNAPOLIS CITY LIMITS

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