

Comprehensive Rezoning: Project Update

Planning Commission

March 6, 2025



PRESENTATION AGENDA

1. Comprehensive Zoning overview
2. Tyler Avenue Overlay
 - a. Review
 - b. Analysis
3. Next Steps

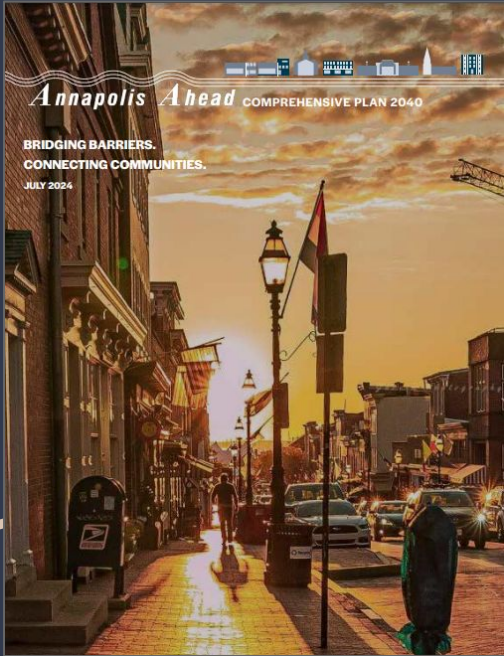


Comprehensive Rezoning

Bringing about better consistency between the Comprehensive Plan, the Zoning Map, and the Zoning Code.



Comprehensive Plan *Priorities*



- Housing Access for All
- Neighborhood Preservation
- Inclusive Economic Growth
- Sustainable Development
- Pedestrian, Bicycle, and Transit Connectivity
- Lower Carbon Footprint
- Prioritized Environmental Assets

(Pages 38-39, *Annapolis Ahead 2040*)



Comprehensive Rezoning Approach

PHASE 1

Immediate Recommendations

Winter 2025 - Spring 2025

- Planned Development text amendments
- Tyler Avenue Overlay District

PHASE 2

Zoning District Consolidation

Winter 2025 - Spring 2026

- Recommendations for Zoning Map Updates
- Formal Analysis Report

PHASE 3

Form-Based Zoning Standards Mixed-Use

Winter 2026 - Winter 2027

- Recommendations for Mixed-Use Zoning Standards

PHASE 4

Form-Based Zoning Standards Residential

Spring 2027 - Spring 2028

- Recommendations for Residential Zoning Standards



Phase Process

Each Phase to include four components:

1. Analysis
2. Recommendations
3. Community Input
 - Community Meetings
 - Public Workshops
 - Surveys
4. City Council Legislation and Adoption



Stay Up to Date

- Public In-Person and Virtual Meetings will be scheduled for March/April
- Check www.Annapolis.gov/2236 and follow the webpage for information on upcoming meetings, past meetings, and meeting materials.



A screenshot of the City of Annapolis website page for Comprehensive Rezoning. The page has a dark blue sidebar on the left with navigation links: "Comprehensive Rezoning", "Public Water Access Plan", and "Public Water Access Community Projects". The main content area has a breadcrumb trail: "Home > Government > Departments and Offices > Planning & Zoning > Divisions > Comprehensive Planning > Current Projects > Comprehensive Rezoning". The main heading is "Comprehensive Rezoning" with a sub-heading "Updated as of February 7, 2024". The text explains that following the adoption of the Annapolis Ahead 2040 Comprehensive Plan, city staff are analyzing opportunities for comprehensive rezoning of properties across Annapolis to be consistent with the Plan. It provides information about the process underway that will lead to changes to the City's zoning map. There are three sections: "What is Comprehensive Rezoning?", "How will Comprehensive Rezoning be rolled out?", and a list of phases. The "How will Comprehensive Rezoning be rolled out?" section states they are currently within Phase 1. The phases are: 1. Phase 1: Immediate Recommendations - including Winter 2025 - Spring 2025 (Planned Development text amendments, Tyler Avenue Overlay District) and Winter 2025 - Spring 2026 (Recommendations for Zoning Map Updates, Formal Analysis Report); 2. Phase 2: Zoning District Consolidation - including Winter 2025 - Spring 2026 (Recommendations for Zoning Map Updates, Formal Analysis Report); 3. Phase 3: Form-Based Zoning Standards Mixed Use - including Winter 2026 - Winter 2027 (Recommendations for mixed-use zoning standards). On the right side, there are two video thumbnails for "Planning Commi..." presentations, one dated January 2, 2025 and another dated November 7, 2024. A PDF link for the February 6, 2025 presentation is also visible.

TYLER AVENUE OVERLAY DISTRICT

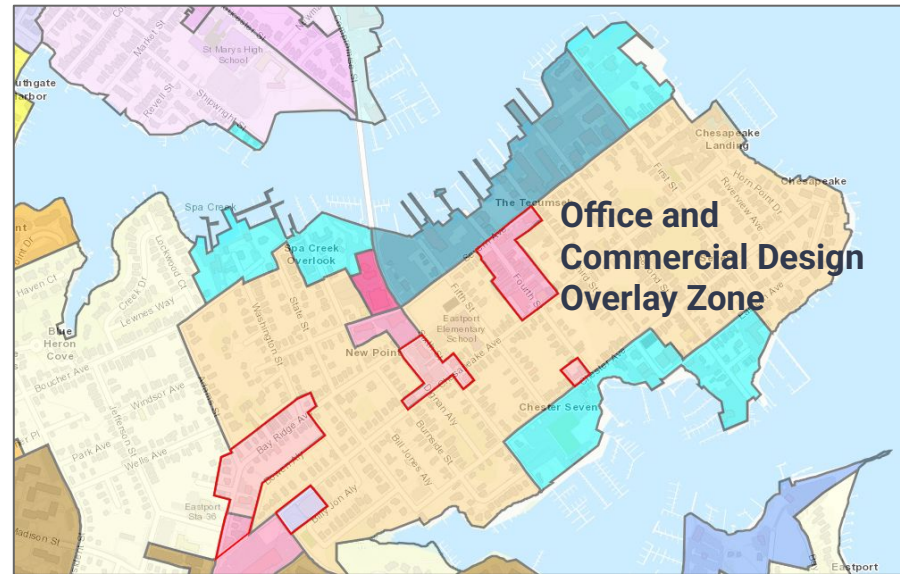
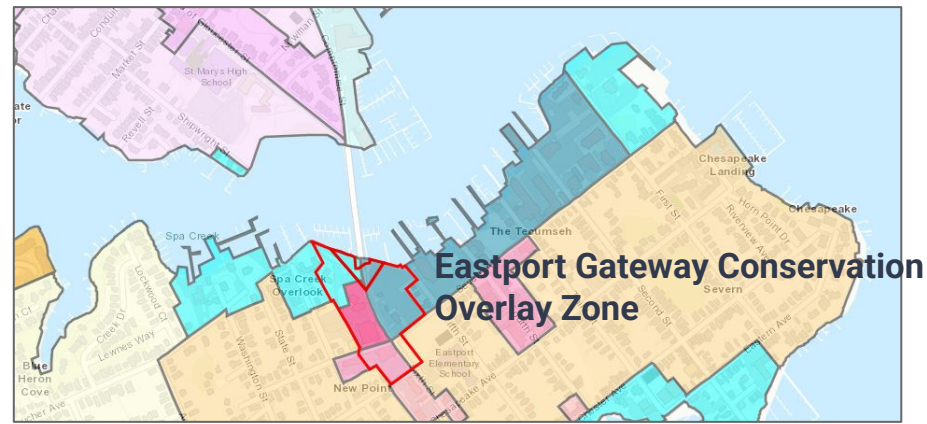


REVIEW

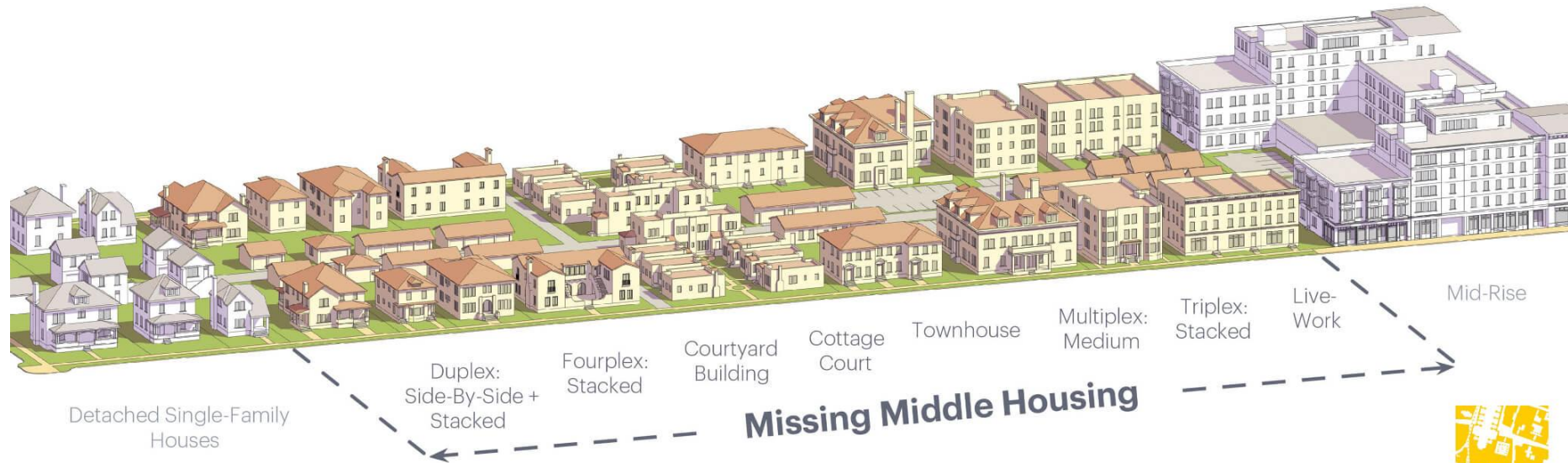


What is an Overlay District?

- A zoning tool to achieve specific development outcomes in a focused area
- A zoning district which augments the effectiveness of the base zoning district
- The overlay district includes additional development standards to better guide urban design



Overlay District Goals – Housing Options



Overlay District Goals – Streetscape Safety



FIGURE 6-15: RENDERING OF A PROTOTYPICAL NEIGHBORHOOD COMPLETE STREET FROM THE 'URBAN STREET DESIGN GUIDE' BY THE NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS (NACTO)

Source: NACTO

“Complete Streets are streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders. The concept of Complete Streets encompasses many approaches to planning, designing, and operating roadways and rights of way with all users in mind to make the transportation network safer and more efficient.”

- U.S. Department of Transportation

Overlay District Goals – Neighborhood Character



Enhanced Neighborhood Character

- *Architecture that harmonizes with an adjacent residential neighborhood through design which references its context.*
- *Street trees and landscape design that harmonizes with nearby surroundings.*
- *Distribution of parking into smaller pods and away from primary street frontage.*
- *Appreciation of local culture through preservation and/or artful design elements.*

(excerpt from **Annapolis Ahead 2040**,
"Performance Standards for Mixed Use Development")



TYLER AVENUE



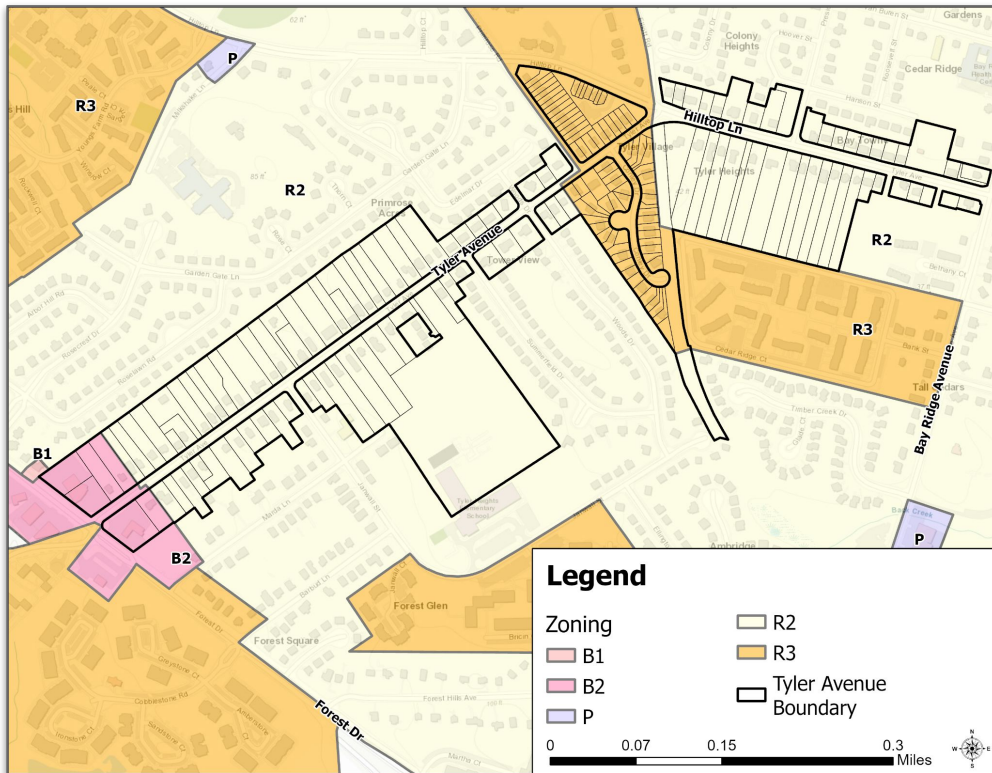
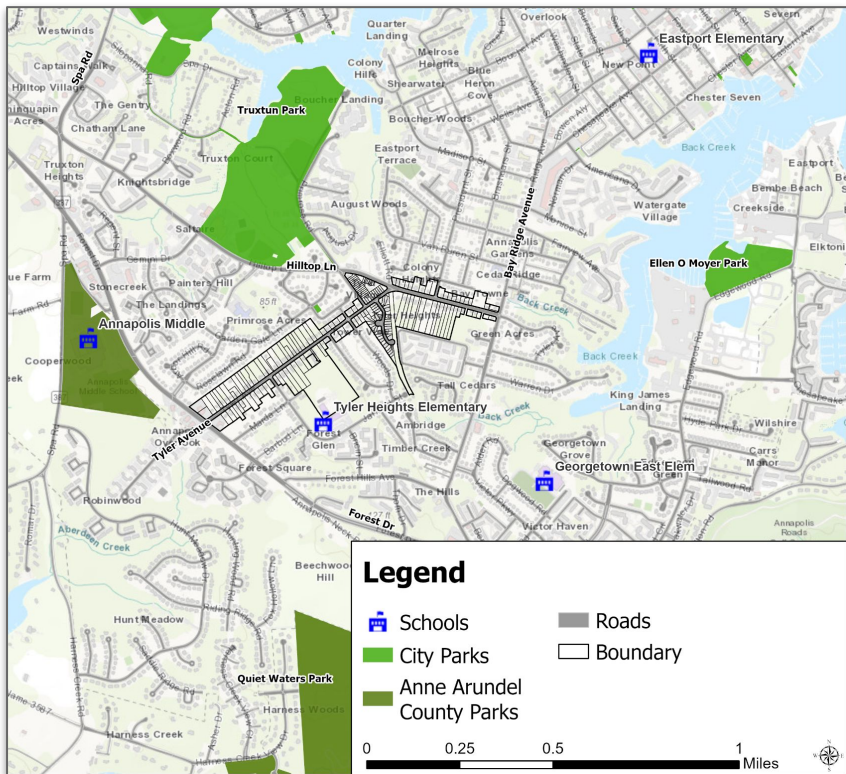
COMPLETE COMMUNITY



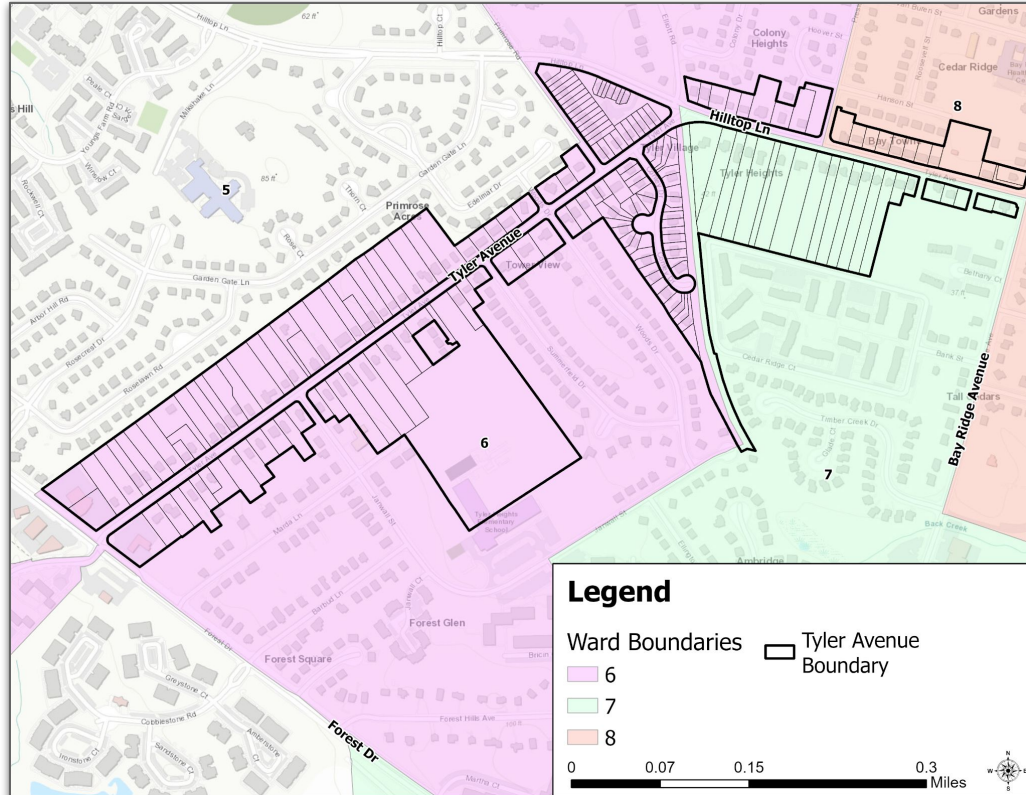
ANALYSIS



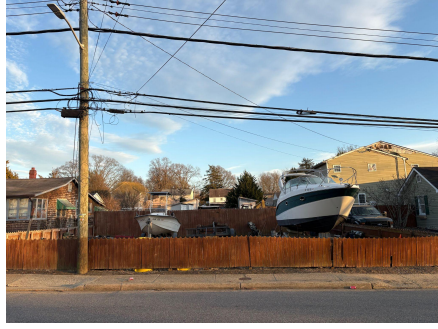
Tyler Avenue Project Area



Tyler Avenue Wards



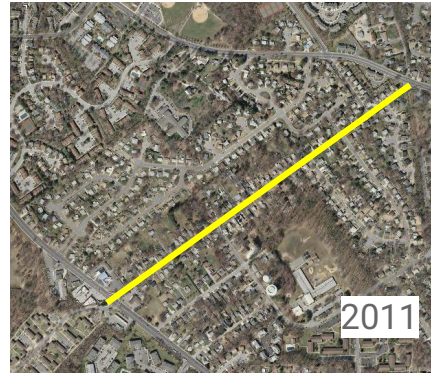
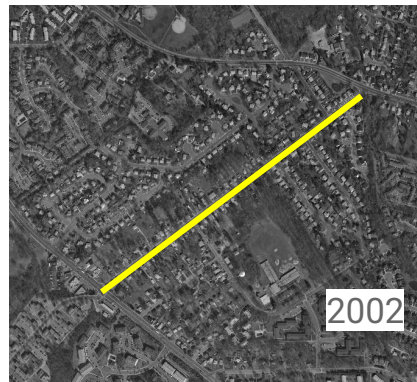
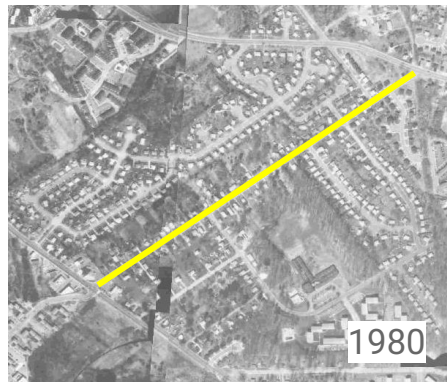
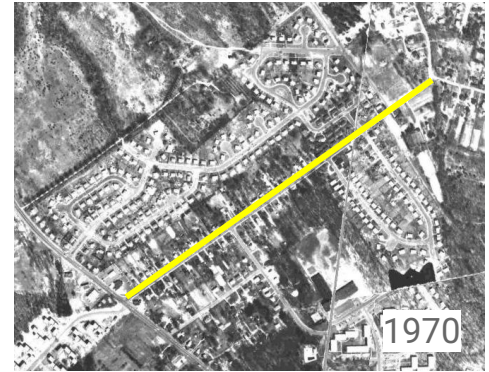
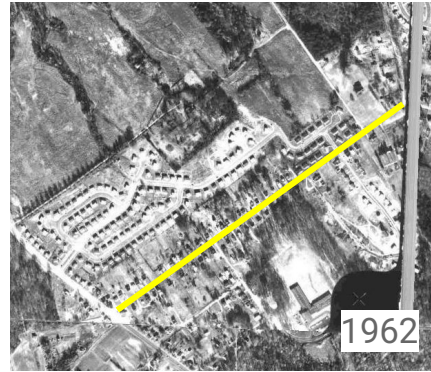
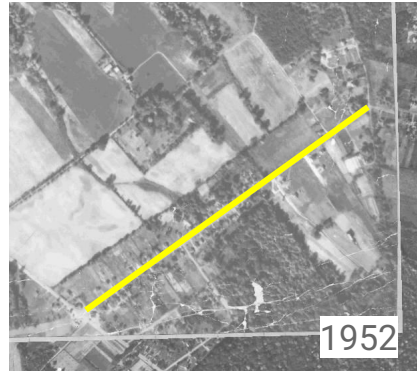
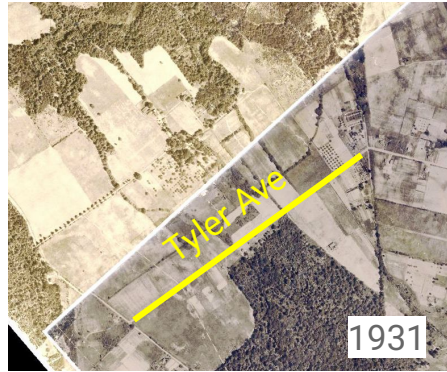
Project Area



Project Area



Neighborhood History



Neighborhood History

Bay Ridge Railroad

In 1885, the Annapolis and Bay Ridge Railroad company was founded. The first train to run through Bay Ridge in 1886 across what is currently Hilltop Lane and Tyler Avenue. The rail line ceased operation in 1904.



Residential Development

1952, aerial photos show the development of homes along Tyler Avenue extending from Forest Drive and commercial development at the corner of Tyler and Forest.



Residential Expansion

In 1970, the Robinwood public housing development was established across Forest Drive. Other residential communities are developed on the east and west sides of Tyler Ave to their existing capacity.



1931

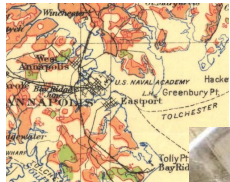
1962

2021

1885

1952

1970



Rural Farm Land

Early aerial photography of current-day Tyler Ave shows expansive farmland with a dirt road on Tyler Ave connecting to Forest Drive and Bay Ridge Road



Residential Expansion

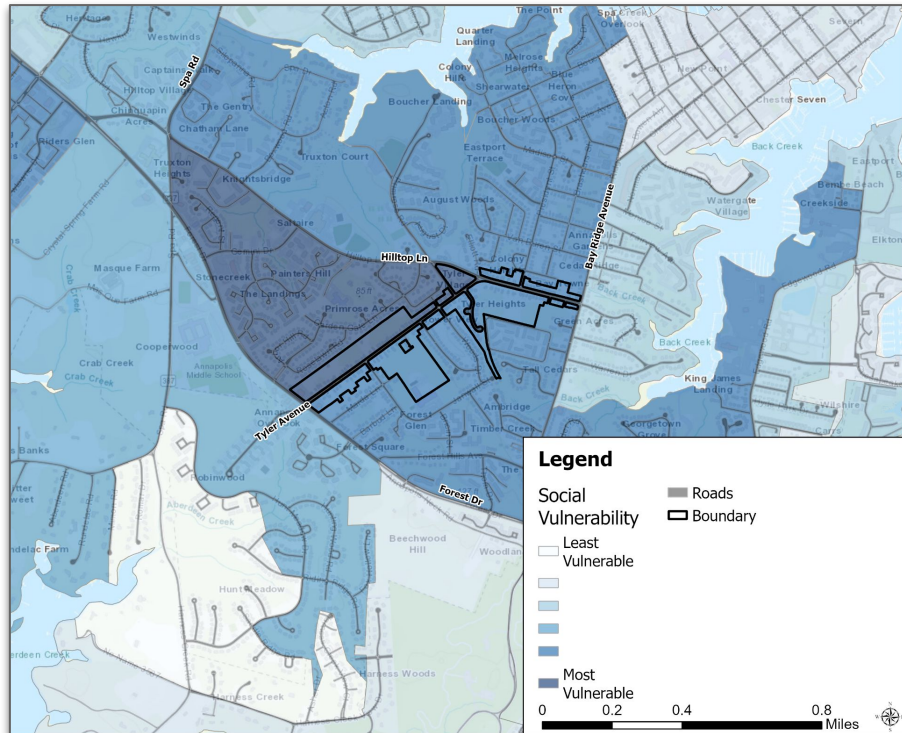
In 1962 aerial photos residential development has expanded to Bay Ridge Avenue and Tyler Heights Elementary School was established.



Tyler Heights Elementary

Tyler Heights Elementary underwent many phases of expansion including temporary classrooms from 2007 to 2017. In 2017 construction began on a permanent school expansion. Construction was completed in 2021.

Existing Community



Social Vulnerability Index (SVI) Criteria

Socioeconomic Status

- Below poverty
- Unemployed
- Income
- No High School Diploma

Household Composition + Disability

- Aged 65 or Older
- Aged 17 or Younger
- Older than Age 8 with a Disability
- Single Parent Household

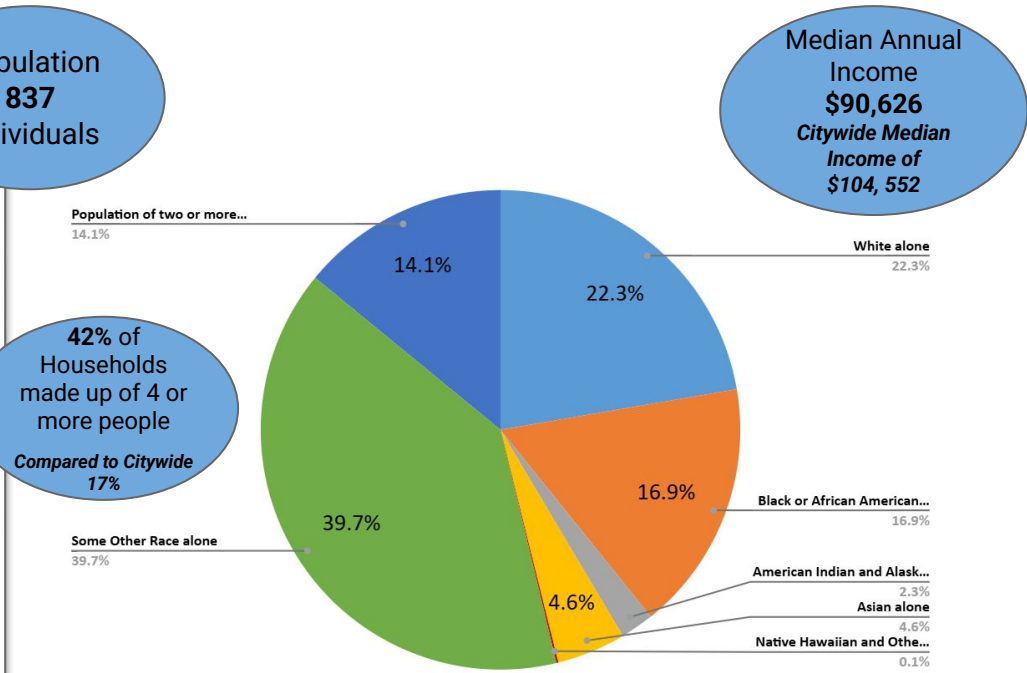
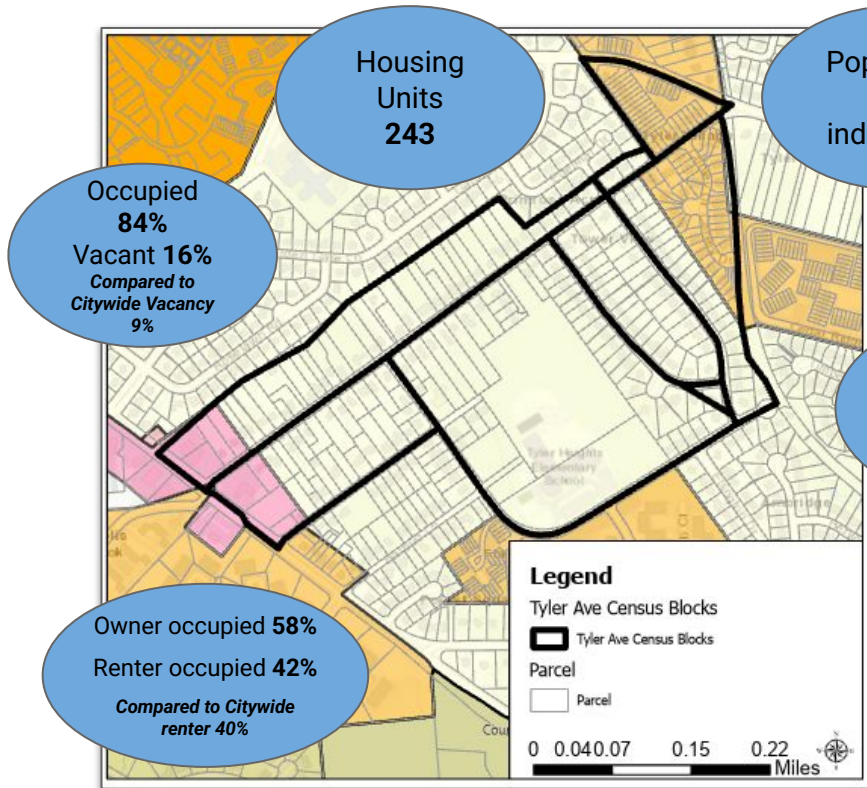
Housing Type + Transportation

- Multi-Unit Structures
- Mobile Homes
- Crowding
- No Vehicle
- Group Quarters

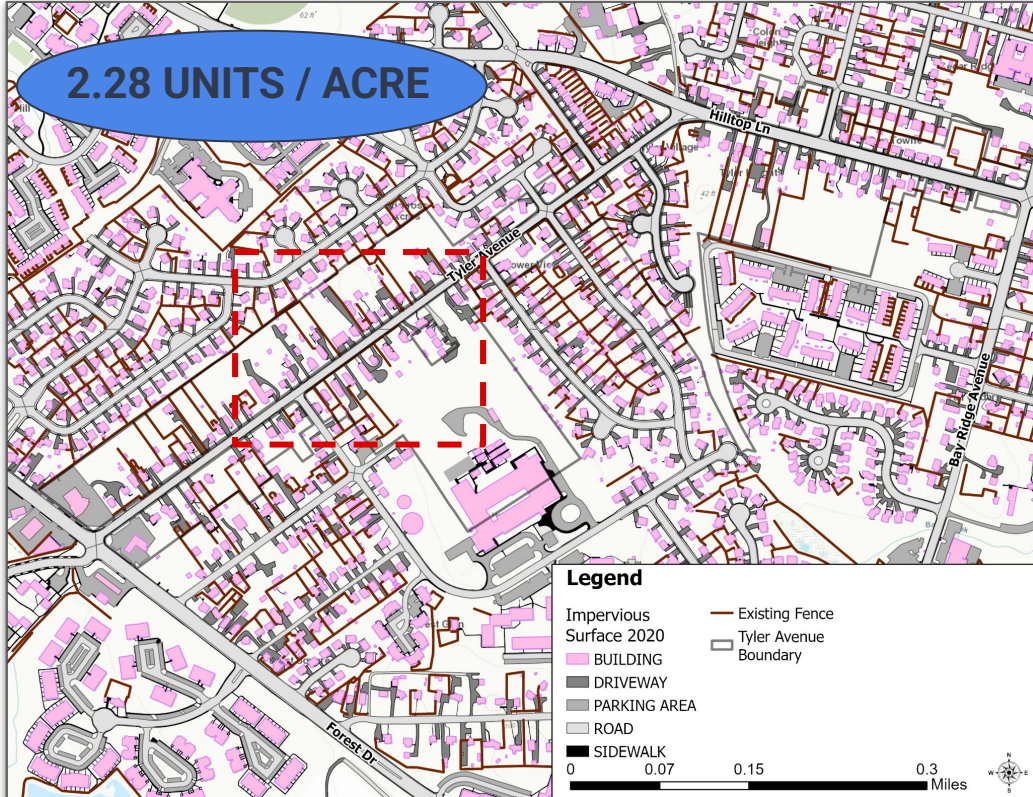
Minority Status + Language

- Minority
- Speaks English "Less than Well"

Existing Community

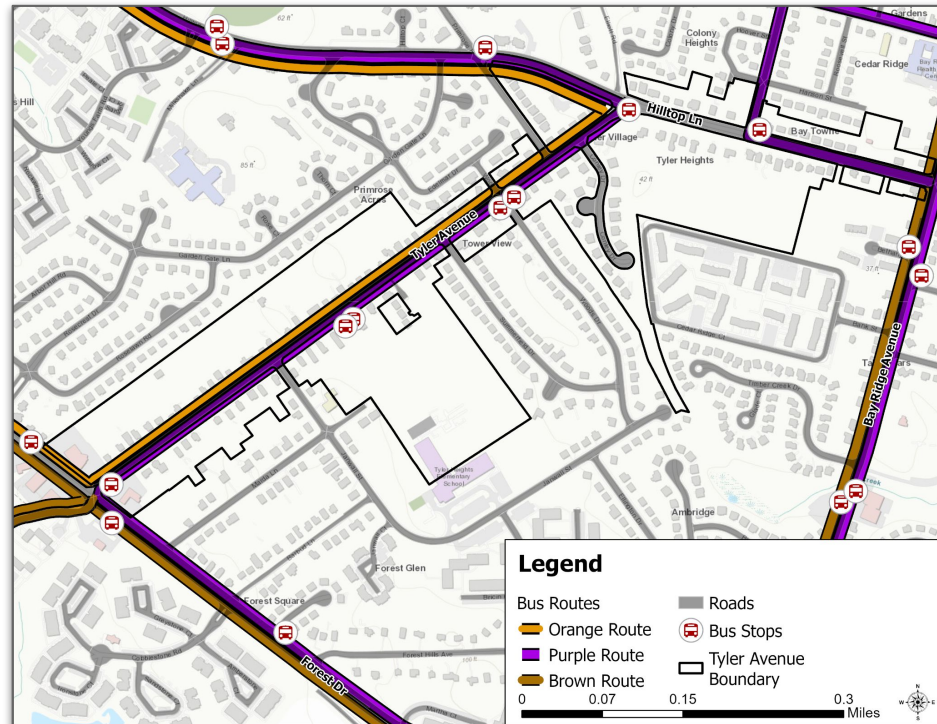


Existing Land Use

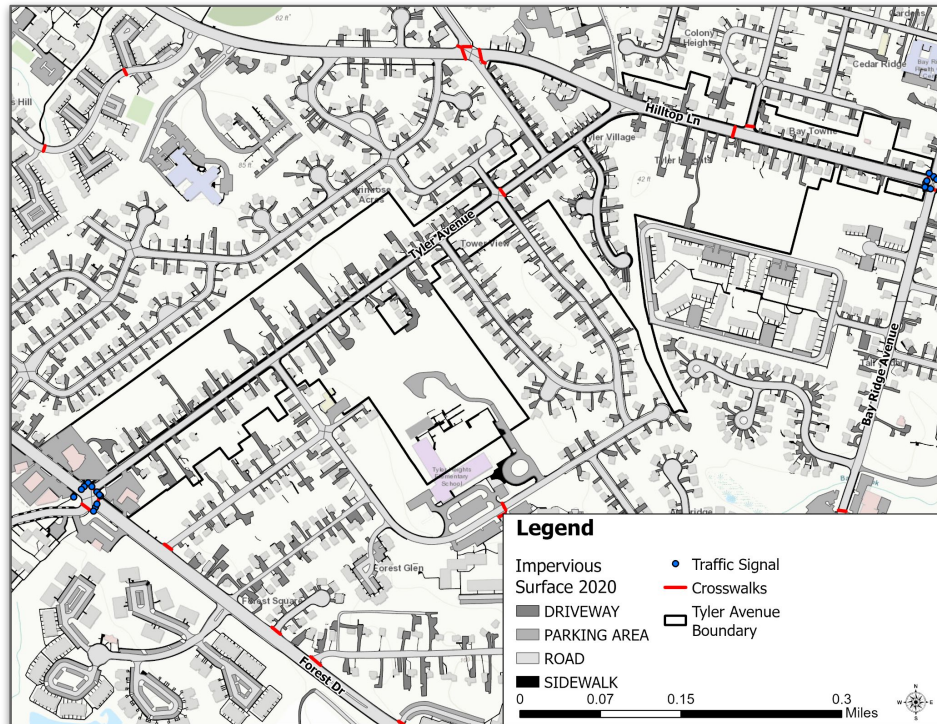


Existing Transportation Conditions

Existing Transit

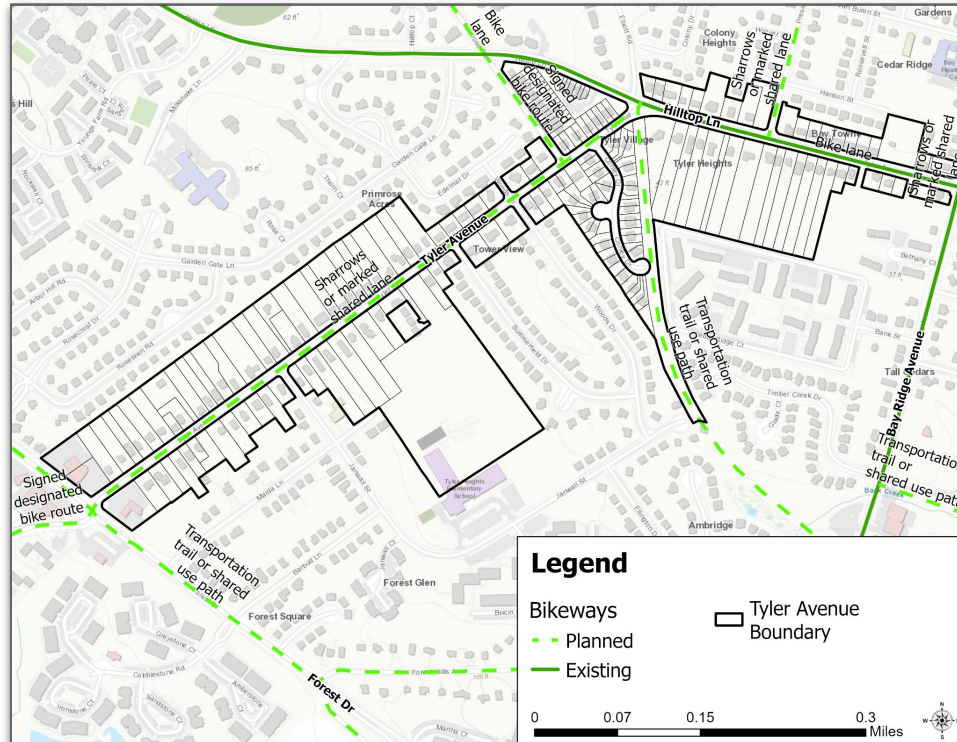


Existing Transportation Infrastructure



Transportation - Bikeways

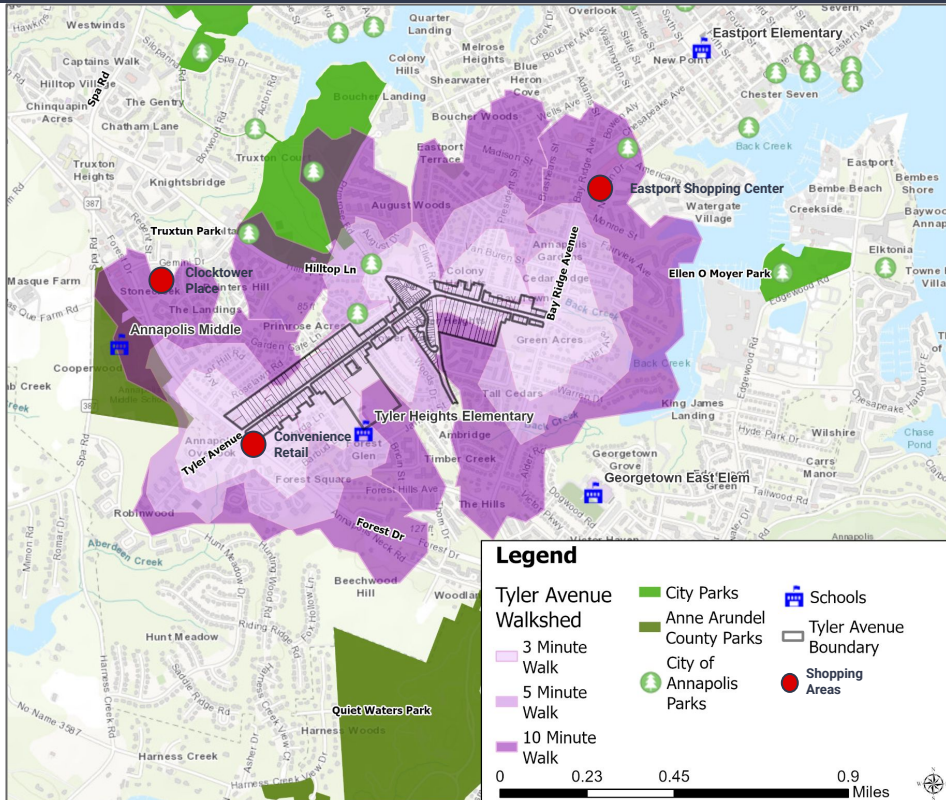
Bikeways in Annapolis - Planned and Existing



Walking Range to Existing Services

Walkshed to Services

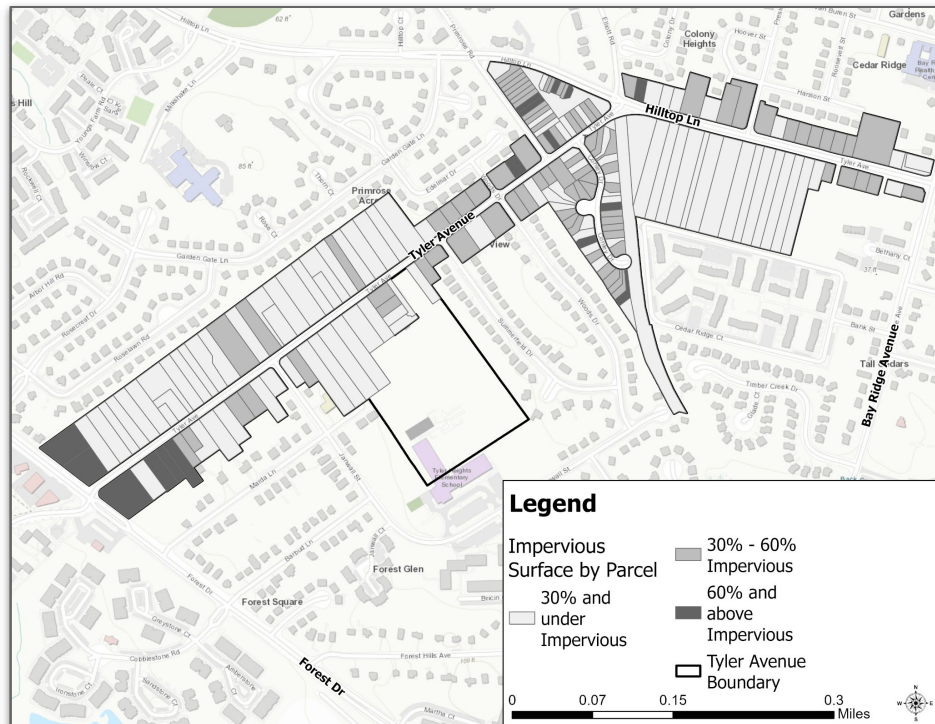
- Within 3 Minute walkshed is the Convenience Retail
- Within 5 Minute walkshed is Tyler Heights Elementary School.
- Within 10 Minute walkshed is Annapolis Middle School, Truxtun Park, Clocktower Place, and Eastport Shopping Center



Land Use Metrics

Lot Acreage

Lot Coverage

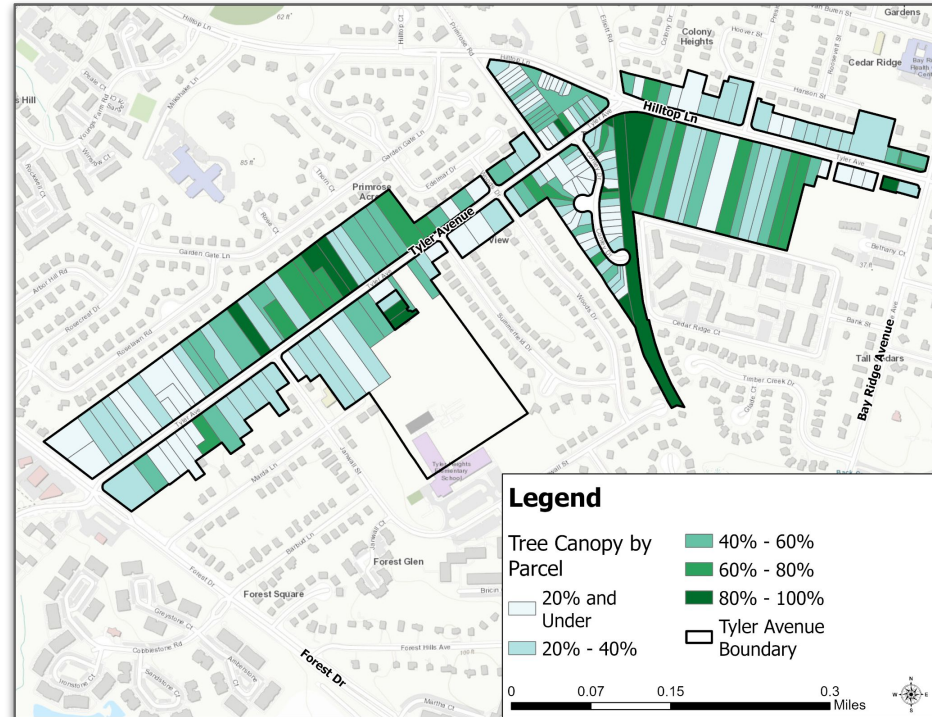


Existing Tree Canopy

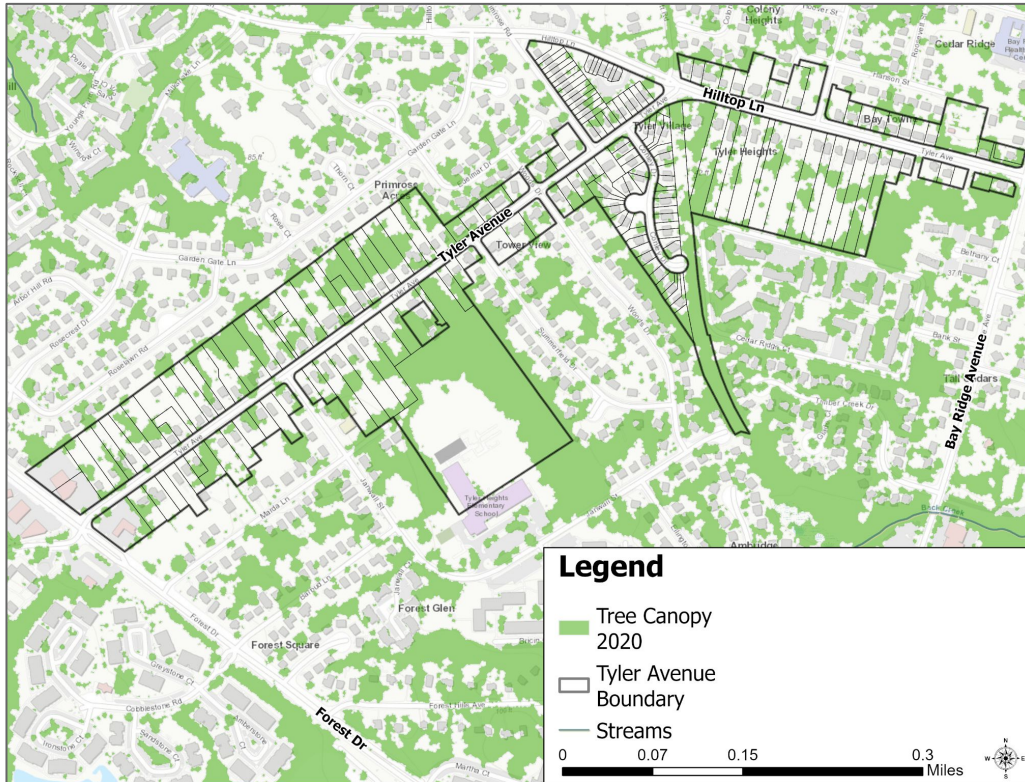
Urban Tree Canopy(UTC) by Parcel



Tree Canopy by Parcel

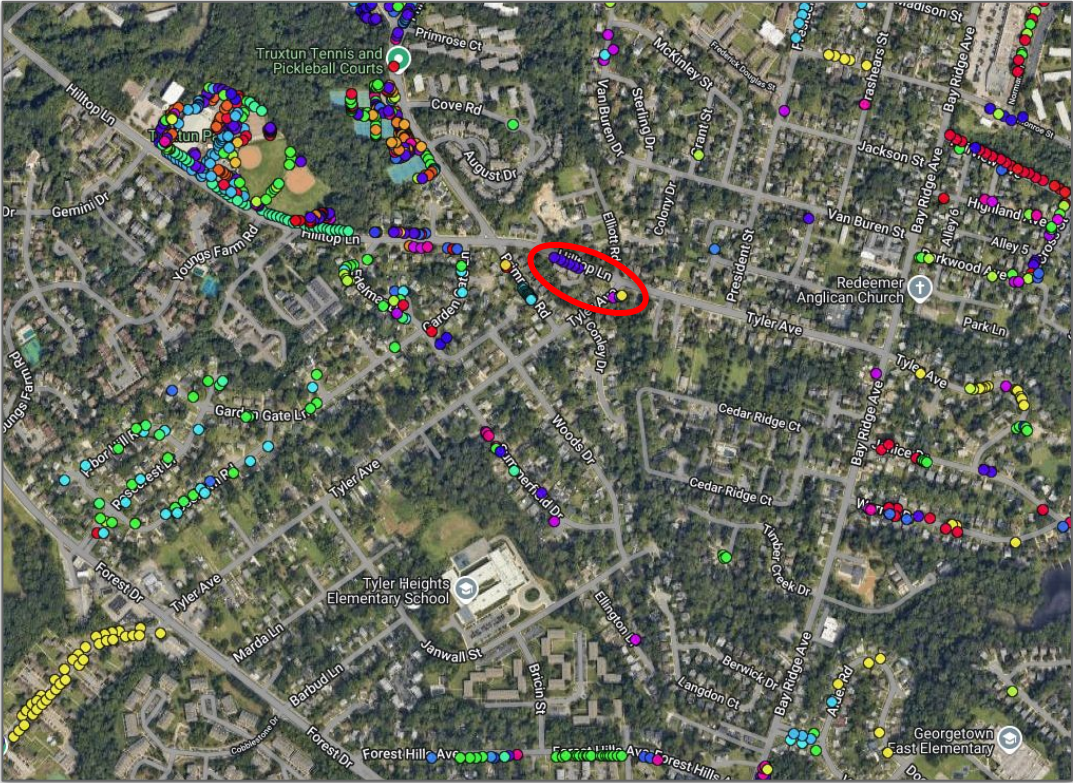


Existing Environmental Resources



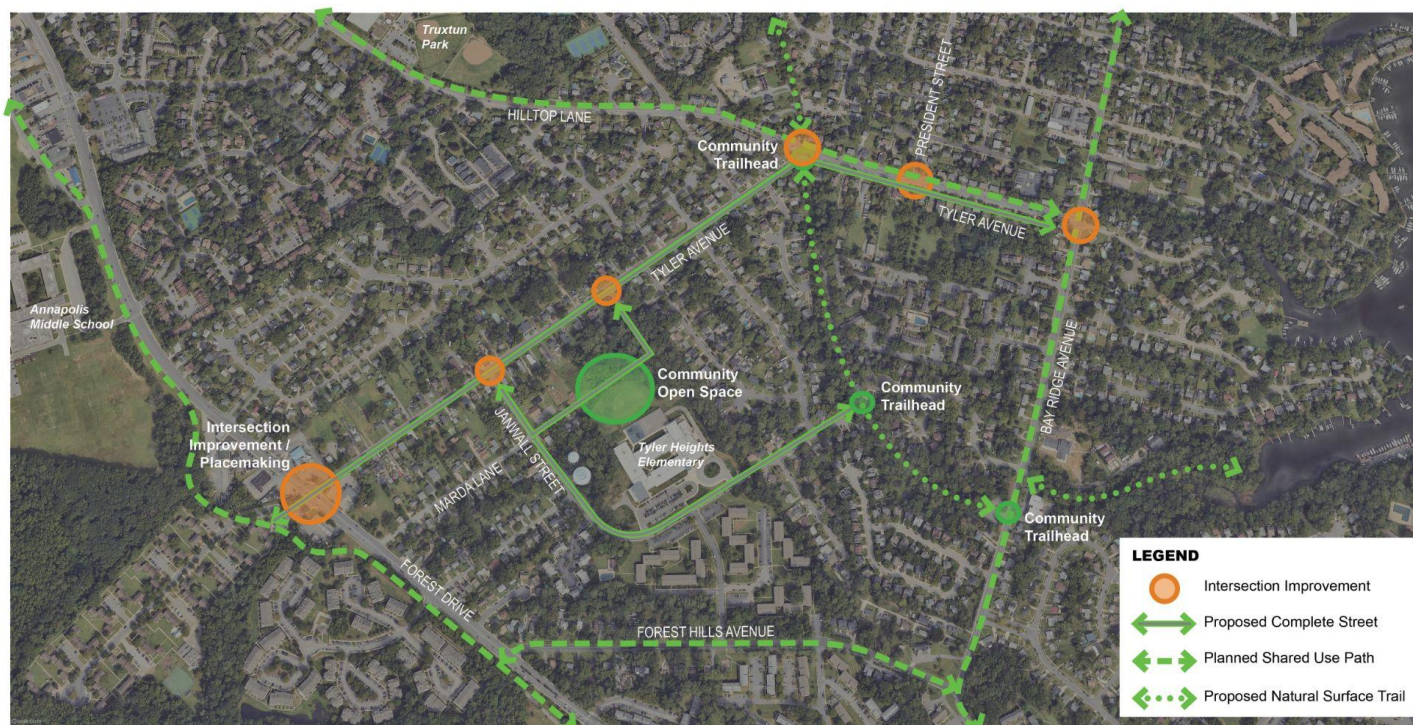
- No Critical Area or Wetland in the area
- Tree Canopy information from 2040 Comprehensive Plan

Existing Street Trees



- Under 10 existing Street Trees
- Under 15 opportunities for Street Tree plantings with existing streetscape

Public Realm Opportunities



TYLER AVENUE OVERLAY DISTRICT - PUBLIC REALM OPPORTUNITIES

Precedents



Precedents



Granville Road, Cambridge (MA)



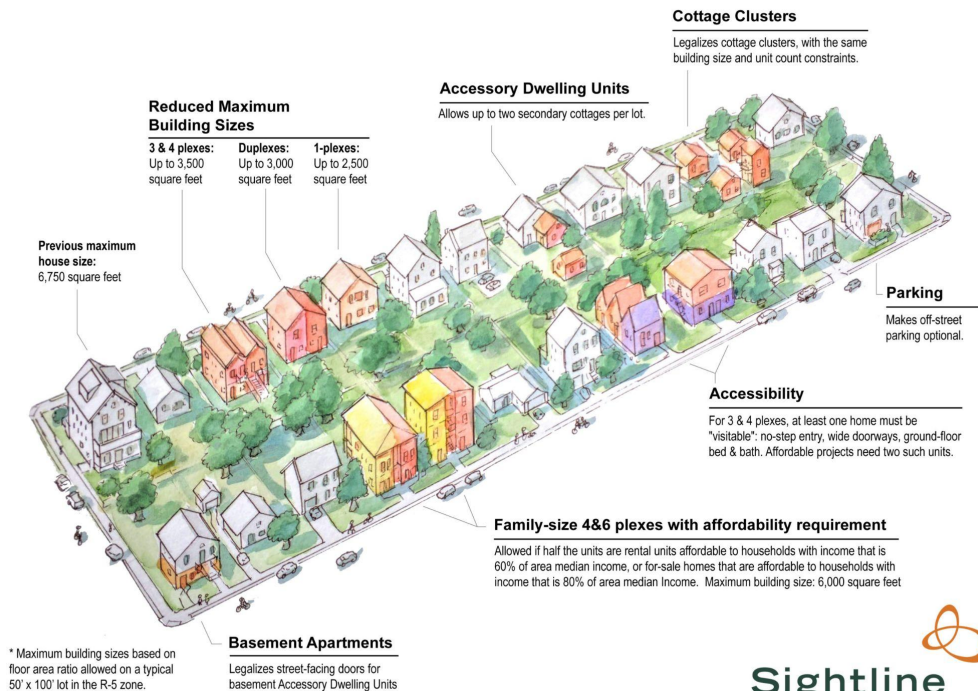
Bryant Avenue, Minneapolis (MN)

Precedents



Precedents

Portland's Residential Infill Project Re-legalizing "middle housing" citywide



WHAT'S NEXT?

Home > Government > Departments and Offices > Planning & Zoning > Divisions > Comprehensive Planning > Current Projects > Comprehensive Rezoning

Comprehensive Rezoning

Updated as of February 7, 2024

Following the adoption of the Annapolis Ahead 2040 Comprehensive Plan, City staff are analyzing opportunities for comprehensive rezoning of properties across Annapolis to be consistent with the Plan. The following provides information about the process underway that will lead to changes to the City's zoning map.

What is Comprehensive Rezoning?

Bringing about better consistency between the Comprehensive Plan, the Zoning Map, and the Zoning Code.

How will Comprehensive Rezoning be rolled out?

We are currently within Phase 1.

1. Phase 1: Immediate Recommendations -
 - Winter 2025 - Spring 2025
 - Planned Development text amendments
 - Tyler Avenue Overlay District
2. Phase 2: Zoning District Consolidation
 - Winter 2025 - Spring 2026
 - Recommendations for Zoning Map Updates
 - Formal Analysis Report
3. Phase 3: Form-Based Zoning Standards Mixed Use
 - Winter 2026 - Winter 2027
 - Recommendations for mixed-use zoning standards

Rezoning Presentations

[PDF of February 6, 2025 Presentation](#)

Planning Commission - January 2, 2025 Presentation

Planning Commission - November 7, 2024 Presentation

- April Planning Commission
 - Draft Recommendations
- Tyler Avenue Public Outreach
 - Project branding
 - Postcard mailer
 - Community Meetings
- Comprehensive Rezoning Webpage
 - Analysis update
 - Updated calendar

QUESTIONS?

