



City of Annapolis
DEPARTMENT OF PLANNING AND ZONING

145 Gorman Street, 3rd Floor, Annapolis, Maryland 21401
Annapolis 410-263-7961 • FAX 410-263-1129 • MD Relay (711)

C. PETE GUTWALD, AICP
DIRECTOR

April 17, 2017

MEMORANDUM

To: Planning Commission

From: C. Pete Gutwald, AICP, Director of Planning and Zoning

Re: Ordinance O-18-17: For the purpose of removing restrictions on a personal care establishment in the PM, Professional Mixed Office zoning district – ZTA2017-002

**Attachments: Ordinance O-18-17
PM Zoning Maps**

Summary

This ordinance proposes to eliminate the standards established in 1986 for a personal care establishment in the PM, Professional Mixed Office zoning district.

Background

As part of the implementation of the *1985 Annapolis Comprehensive Plan*, a series of sector studies was undertaken by the Department of Planning and Zoning. Proposed zoning was developed simultaneously with the studies. These included three studies where PM zoning was applied to portions of the study areas. These were the *Old Solomons Island Road Mixed Use Cluster*, the *West Annapolis Mixed Use Cluster* and the *Central West Street Major Mixed Use Cluster*.

One of the provisions of the PM zoning is a limitation on personal care. In reviewing all three studies, staff has been unable to find any rationale to support the provisions limiting personal care establishments. There are several uses indentified in the studies where they are designated "uses subject to standards", but personal care is not among them.

Analysis

A "Personal Care Establishment" is defined as an establishment providing services for the customary comfort, convenience or care of individuals. The term "personal care establishment" includes but is not limited to barbershops, beauty parlors, dressmaking/tailoring stores, drugstores, and photography studios.

In the PM District, it is subject to the following standards:

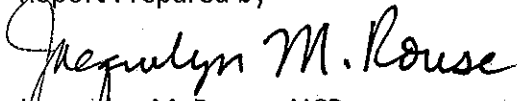
- The use may be provided only on a ground floor.
- New construction, expansion or substantial rehabilitation shall not provide commercial or retail uses greater than fifty percent of a structure's gross floor area.
- Where this use is established on lots less than five thousand four hundred square feet in size, all trash and refuse shall be stored in self-enclosed trash storage areas. Trash storage areas shall be screened in an appropriate manner using a board-on-board enclosure.

A personal care establishment is a low-impact use compatible with the character of neighboring residential properties. The standards arbitrarily limit the ability of a small business to be established or expanded.

Recommendation

Staff recommends APPROVAL of Ordinance 0-18-17.

Report Prepared by



Jacquelyn M. Rouse, AICP
Planning Administrator