



STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley

From: Sally Nash, Director of Planning and Zoning

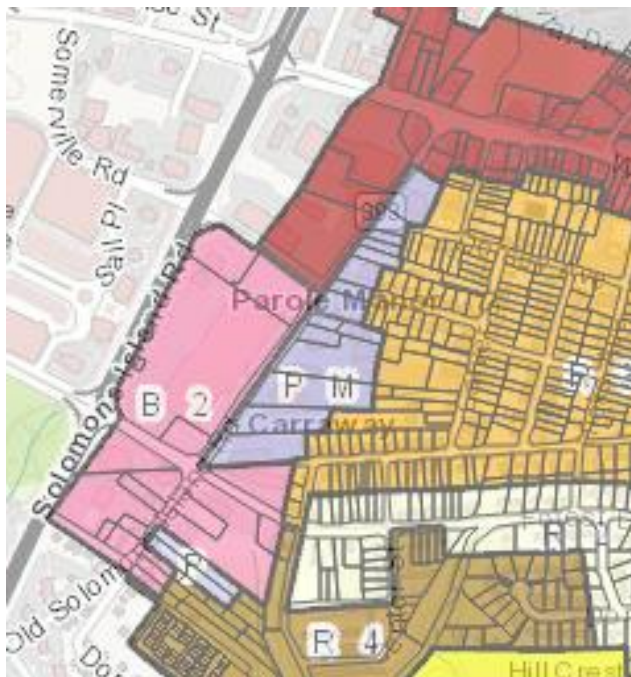
Date: March 17, 2021

Subject: O-8-21, Dwellings above nonresidential uses in the PM District

This ordinance will allow dwellings above the ground floor of a nonresidential use in the Professional Mixed Office (PM) district. Per City Code Section 21.44.020, the PM District is “designed to serve as a transitional zone reducing commercial/ office impact on adjoining residential neighborhoods.” The use, “Dwellings above the ground floor of nonresidential uses” is appropriate in this district and it was recommended that it be added in the PM District in the *West Annapolis Sector Study* (2015) as well as the draft *Upper West Street Sector Study*.

PM is present in Wards 2 and 3 as shown below:

Old Solomon’s Island Road



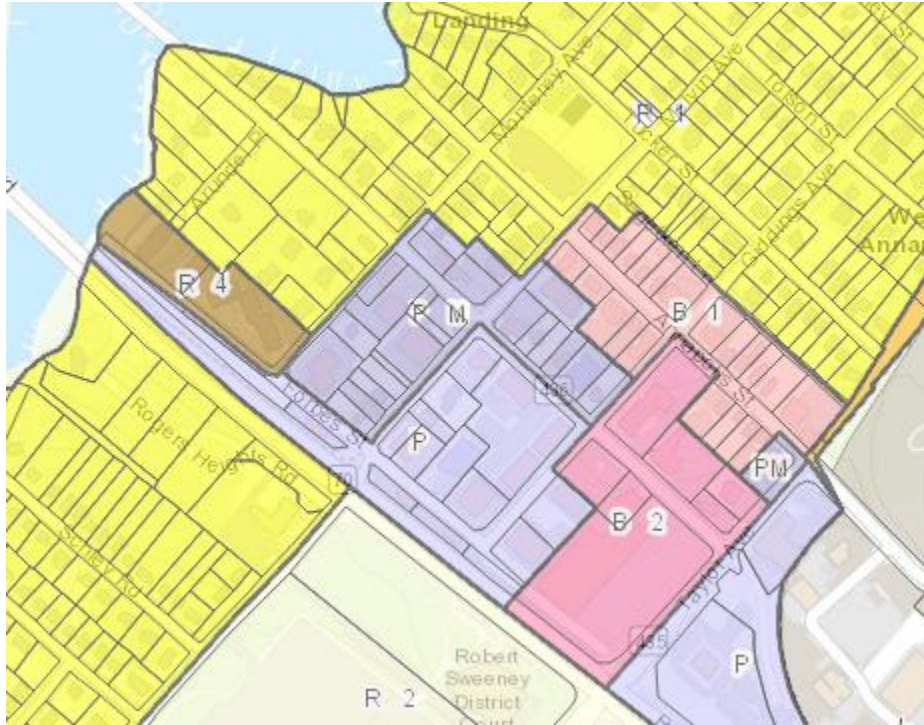
West Street and Legion Avenue



West Street between Westgate Circle and McKendree Avenue



West Annapolis



The PM District is being analyzed as part of the Comprehensive Planning process, and it is expected that this district will be combined with a similar lower intensity mixed use zone. Currently, the lot width for a business in the PM district is 65 feet. A preliminary analysis of existing PM Districts shows that less than half of parcels in the PM District are conforming to this bulk regulation. Due to this large degree of nonconformity, it is a flawed standard. Given the remaining robust setback requirements in this zoning district, and due to the variability of existing front yard widths, the bulk regulation for width is not needed.

Additionally in this ordinance, bulk regulations are added for the proposed use “Dwellings above the ground floor of nonresidential uses,” however, the standards refer to the business establishment, as by definition, the dwellings will be above these uses.

Prepared by Sally Nash, Director of Planning and Zoning