

City of



Annapolis

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PLANNING COMMISSION

(410)263-7961

145 GORMAN STREET, 3RD FLOOR
ANNAPOLIS, MARYLAND 21401

December 4, 2014

MEMORANDUM

To: Annapolis City Council
From: Planning Commission
Re: Findings for O-30-14
Attmts.: O-30-14

Summary

The *West Annapolis Sector Study* was initiated in May 2013. An important part of the West Annapolis Sector Study was gathering input from the community, including business owners and residents. Several themes frequently emerged. First was the desire to allow Pilates and yoga studios in the B1 District. This is the zoning district along Annapolis Street, although it also includes Sixth Street and Bay Ridge Avenue in Eastport (see maps, included). The community also wants to encourage restaurants in the West Annapolis business district. The main limiting barrier for restaurants is lack of parking. However, there are many available parking spaces along Annapolis Street, and, more importantly, these businesses are easily accessible by walking or bicycling for the residents of West Annapolis and Wardour. The same is true for the B1 areas in Eastport.

This ordinance changes the parking requirement in the B1 District for restaurants from 30 percent of the seating and standing capacity to 15 percent of the seating and standing capacity. This number is in line with many other cities in the United States, such as Washington D.C., Miami, Seattle, Portland, Baltimore, and Philadelphia for parking requirements for restaurants.

Public Hearing and Deliberation

In accordance with the Annapolis City Code, a public hearing was held and the public was invited to comment on the sector study. At a regularly scheduled meeting on November 6, 2014, the Planning and Zoning staff presented their analysis and recommendations for approval of the sector study and accompanying legislation. This information was forwarded to the Planning Commission for review in a report dated October 28, 2014. The Planning Commission has not approved the sector study to date.

Recommendation

By a vote of 5 - 1, the Planning Commission voted to recommend approval of O-30-14.

Adopted December 4, 2014

William Herald, Chair