

## O-14-25

### Implementation of Annapolis Ahead Comprehensive Plan, 2040

#### AMENDMENT 4 – Ald. Arnett

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#### Amendment Summary:

Amendment 4 changes the purpose of the Planned Development chapter of the City Code by:

- Focusing on project design, rather than on development;
  - Moving mixed land use to the top of the goal sub-list and reordering other priorities;
  - Expanding the types of infrastructure to include parks and neighborhood services such as daycare, shopping, dining, and entertainment;
  - Adding improved air and water quality as a priority.
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#### MOTION:

1. On page 3, in line 31, unstrike "a design" and strike "development."
2. On page 4, strike lines 1 through 12 and on line 1 insert the following:
  - a. Promoting a mix of land use types within development projects (mixed use) that support the principles of the Comprehensive Plan 2040;
  - b. Promoting the installation and use of infrastructure such as sidewalks, trails, bikeways, and transit (active transportation), parks and neighborhood services such as but not limited to daycare, health care, shopping, dining and entertainment;
  - c. Promoting the supply of affordable housing, especially multi-family housing types (missing middle housing), which can be developed at a lower cost per unit than single-family housing;
  - d. Promoting physical connections to area waterways through such things as dedicated routes and recreational enhancements to waterfront land (public water access);

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**Explanation:** ~~Strikethrough~~ indicates matter stricken from existing law.  
Underlining indicates a change to the City Code.  
Underlining & black - copyediting or reformatting of existing Code section  
Underlining & red - new matter added to the code.  
Underlining & blue - amendment

- e. Promoting the linking of open spaces for environmental and recreational benefits (greenways); and
- f. Foster improvements to the environment through development that improves air and water quality.

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*As the changes would look in the Ordinance:*

**City Code Title 21 - PLANNING AND ZONING  
Division II - Administration and Enforcement  
Chapter 21.24 - Planned Development**

**Section 21.24.010 - Purposes, authorities and types.**

A. **Purposes.** The purposes of planned developments are as follows:

1. To allow greater flexibility in order to encourage more creative design for the development of land than is generally possible under conventional zoning district regulations.
2. ~~To promote orderly and thorough planning and review procedures that will result in quality design and counteract the negative effects of monotonous design.~~  
To promote orderly and thorough planning and review procedures that will result in **community design that exceeds what is possible under conventional site planning and which counteracts** the negative effects of monotonous design.
3. To allow the grouping of buildings and a mix of land uses, especially housing, with an integrated design and a physical plan coordinated with surrounding land uses.
4. To promote development in a manner that protects significant natural resources, coordinates the placement of structures with existing natural features, and integrates natural open spaces into the design of a development project.
5. To promote a ~~design~~ design development that takes into account the natural characteristics of ~~the sites~~ sites in the placement of structures.
6. To promote development ~~that is consistent~~ which substantially advances the goals of the Comprehensive Plan, particularly the following:
  - ~~a. Promoting the supply of affordable housing, especially multi-family housing types (missing middle housing), which can be developed at a lower cost per unit than single family housing;~~
  - ~~b. Promoting a mix of land use types within development projects (mixed use);~~
  - ~~c. Promoting the installation and use of infrastructure such as sidewalks, trails, bikeways, and transit (active transportation);~~

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- ~~d. Promoting physical connections to area waterways through such things as dedicated routes and recreational enhancements to waterfront land (public water access); and~~
- ~~e. Promoting the linking of open spaces for environmental and recreational benefits (greenways);~~
- a. Promoting a mix of land use types within development projects (mixed use) that support the principles of the Comprehensive Plan 2040.
- b. Promoting the installation and use of infrastructure such as sidewalks, trails, bikeways, and transit (active transportation), parks and neighborhood services such as but not limited to daycare, health care, shopping, dining and entertainment;
- c. Promoting the supply of affordable housing, especially multi-family housing types (missing middle housing), which can be developed at a lower cost per unit than single-family housing;
- d. Promoting physical connections to area waterways through such things as dedicated routes and recreational enhancements to waterfront land (public water access);
- e. Promoting the linking of open spaces for environmental and recreational benefits (greenways); and
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