

A scenic view of a river flowing through a lush, green landscape. The river is the central focus, winding through the scene. The banks are covered in dense vegetation, including tall grasses and various shrubs. In the background, there are more trees and a clear blue sky with some light clouds. The overall atmosphere is peaceful and natural.

Critical Area Program Update Annapolis

City Council Work Session
February 21, 2019



Critical Area Commission for the Chesapeake and Atlantic Coastal Bays

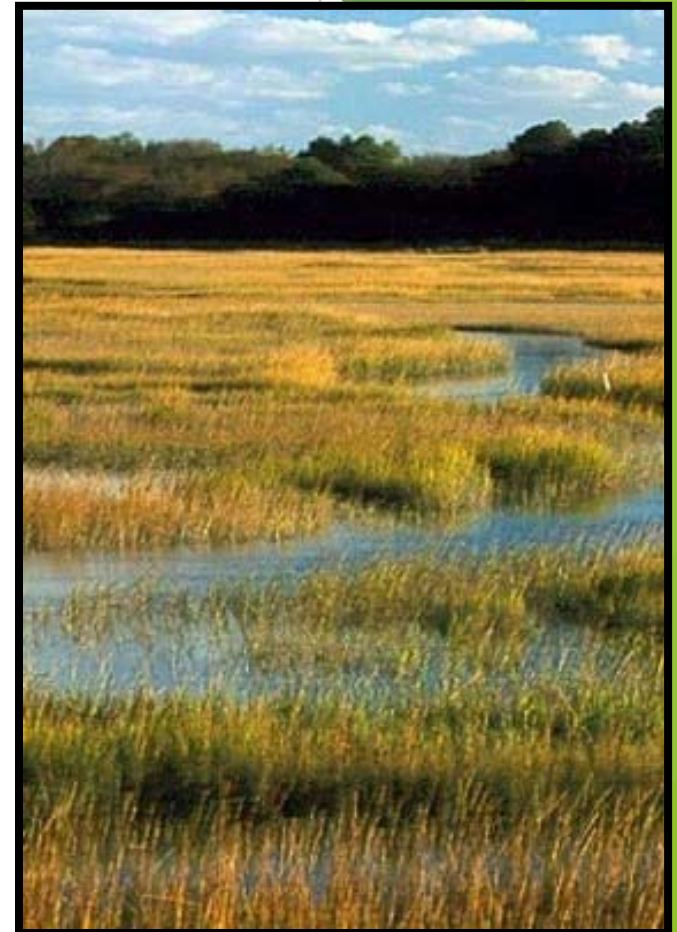
The City of
Annapolis
Planning and
Zoning



Salisbury
UNIVERSITY

What Is the Critical Area Program?

- ▶ Chesapeake Bay Critical Area Act passed in Maryland in 1984
- ▶ Land use and resource protection program
- ▶ Involves additional regulatory requirements for development activity within the Critical Area
- ▶ City of Annapolis Code: Chapter 21.54



Where Is the Critical Area?

- ▶ All waters of the Chesapeake Bay, the Atlantic Coastal Bays, and their tributaries to the head of tide
- ▶ All land under these waters
- ▶ All land within 1,000 feet of the landward edge of tidal waters and tidal wetlands



Critical Area Designations

Three Critical Area Designations:

Intensely Developed Area (IDA)

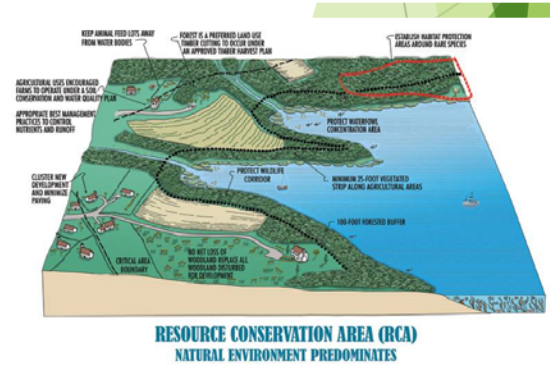
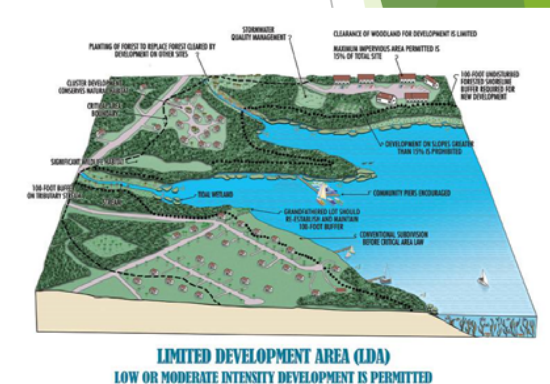
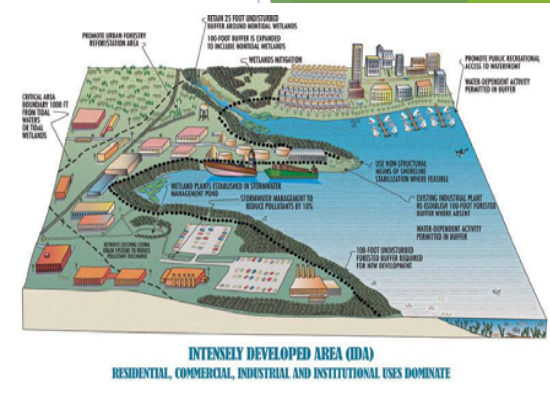
Generally will require some form of stormwater management and in the City of Annapolis, lot coverage (impervious surface limits)

Limited Development Area (LDA)

Generally will require lot coverage limits and clearing limits.

Resource Conservation Area (RCA)

In addition to the requirements for LDA, there is density requirement of one dwelling unit per 20 acres



Critical Area Program Update Annapolis

Two components:

- Map Update
- Text Update

Map Update

- ▶ House Bill 1253
- ▶ Original maps based were based on 1972 Tidal Wetlands Maps
- ▶ Boundary was drawn manually
- ▶ Extensive changes to the landscape, shoreline, and wetlands
- ▶ Critical Area boundary needs to be web-accessible
- ▶ Digitally generated 1,000-foot boundary will be more accurate, consistent, and uniform



Map Update

- Digitize Shoreline
- Review Process
 - Discrepancies and anomalies, identified by ESRGC, CAC, and local jurisdictions as review points
 - Ground truthing

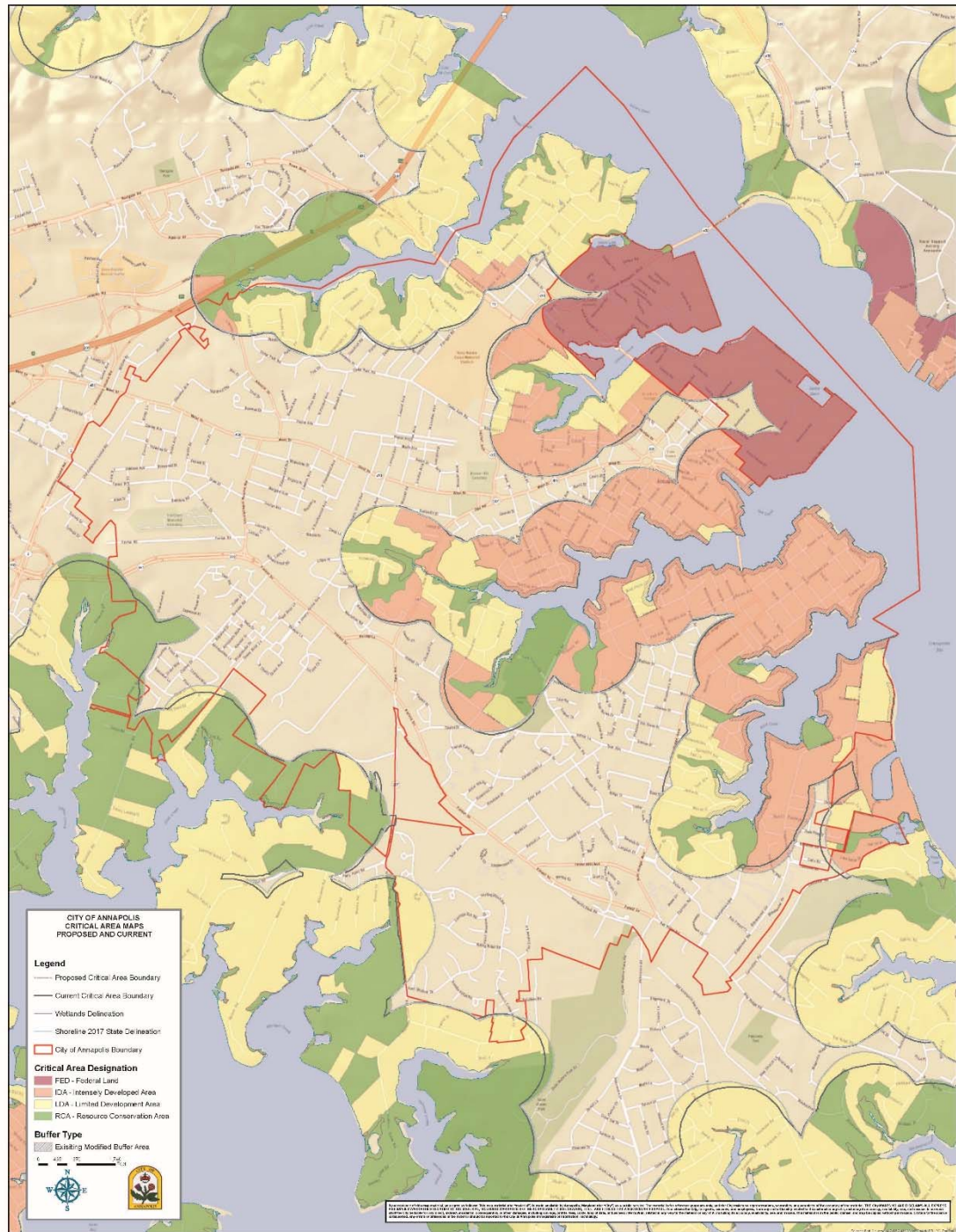


Map Update: Public Notification

- Generate list of properties with increase of 1% or more
- Mail letters to property owners including:
 - Property map
 - Contact info
 - Link to Web Map
 - Public info meeting included:
Tuesday, May 8, 2018
Pip Moyer Recreation Center



Map Update



Text Update

- ▶ Use Critical Area Commission model ordinance
- ▶ Incorporate State regulations adopted after local program adoption
- ▶ Consolidate definitions into 21.72
- ▶ Consolidate all grandfathering provisions into Section 21.54.150
- ▶ Added language about ADA accessibility
- ▶ Change nomenclature of “Buffer Exemption Area” to “Modified Buffer Area” and “impervious surface to “lot coverage”



Text Update

- ▶ Spreadsheet compares existing code and proposed code. Notes explain changes.

Existing Code	Notes on Changes	Proposed Code
<p>subdivision in buffer exempt areas shall be approved by the Critical Area Commission. In no case shall the subdivision and the subsequent redevelopment result in a greater area of impervious surface in the buffer.</p>		
<p>21.54.080 - Development requirements— Intensely developed areas.</p> <p>1. Stormwater Management. Stormwater management technologies shall be required to reduce pollutant loadings by at least ten percent below that of predevelopment levels in accordance with Chapter 17.10.</p>	<p>Proposed 21.54.080(A) moved from existing 21.54.060 - Development requirements generally. Revised language from model ordinance added, however stricter local requirements have been maintained.</p> <p>Proposed 21.54.080(B) now references the Critical Area 10% Rule Manual.</p>	<p>21.54.080 - Development requirements— Intensely developed areas.</p> <p>A. Intense development should be directed outside the critical area. If intense development is proposed in the critical area, it shall be directed toward the intensely developed areas.</p> <p>B. Stormwater Management. All development and redevelopment activities shall include stormwater management technologies that reduce pollutant loadings by at least 10 percent below the level of pollution on the site prior to development or redevelopment as provided in <i>Critical Area 10% Rule Guidance Manual – Fall 2003</i> and as may be subsequently amended.</p>

For further information:

http://dnr.maryland.gov/criticalarea/Pages/map_update.aspx



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