

City Council Work Session

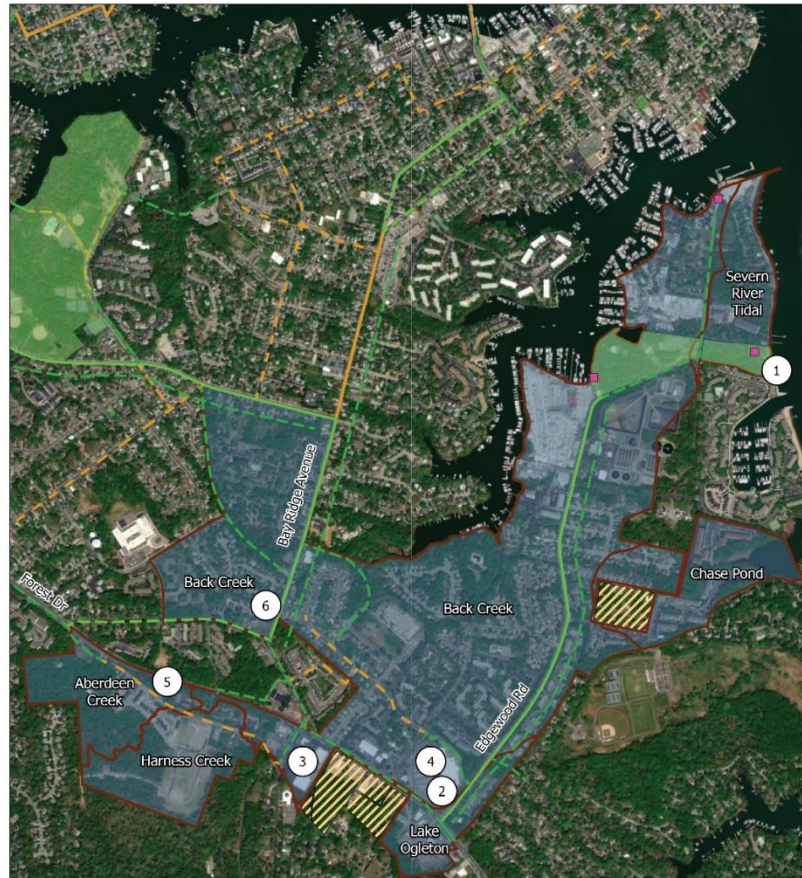
DRAFT
Comprehensive Plan

March 28, 2024



Example of proposed Ward profile

(each ward would have its own map and profile included in both the Action Plan executive summary and Chapter 1: Introduction of the full Plan)



Legend

Bicycle Facilities	Planned Shared Lane Markings*	Water Access Park
Existing Bike Lane*	Existing Shared Use Path*	Watershed
Planned Bike Lane*	Planned Shared Use Path*	Parks
Existing Shared Lane Markings*		Future Growth Areas

0 0.13 0.25 0.5 Miles

Major Ward 7 Recommendations (See facing page for Details)

1. Elktonia / Carr's Beach Improvements
2. Plan for future mixed use at Bay Forest Shopping Center
3. Plan for future mixed use at Hillsmere Shopping Center
4. Improved transit options
5. Separated bicycle corridor
6. Separated bicycle corridor

WARD 7 PROFILE

Municipal Growth

- Ward 7 includes two sites, identified on the map as "Future Growth Areas", which are eligible for annexation into the City. A decision to annex these properties is initiated by the property owners, not the City. **See page 74 for additional information.**

Land Use

- Land uses in Ward 7 will not change substantially. For the office and commercial properties on Bay Ridge Road, the Plan proposes more efficient use of these sites in the form of mixed use to address community needs, if and when these properties redevelop. **See pages 98 and 106 for additional information.**
- The Plan recommends prioritizing several greenway connections to improve existing natural resources and expand on them. **See page 120 for additional information.**

Housing

- Ward 7 currently includes a wide variety of housing options for all income levels. Effort to create additional housing options will be focused on more efficient use of the Ward's office and commercial properties, and will be aimed at the workforce population.

Transportation

- The Plan recommends transit improvements that will facilitate increased ridership for Ward 7 residents. These include adding stops along Forest Drive for the commuter buses, expanded shuttle service to Downtown, and on-demand service. **See page 200 for additional information.**
- The Plan recommends major bicycle infrastructure improvements along Forest Drive and Bay Ridge Avenue to create safer and more viable mobility options and ultimately reduce automobile dependency. **See pages 190-199 for additional information.**

Community Facilities

- The Plan recommends equitable park and water access improvements which include the recently created Elktonia/Carr's Beach Park. **See pages 218-233 for additional information.**

Arts, Culture, & Historic Preservation

- The Plan recommends a citywide emphasis on arts and cultural programming, and historical and cultural preservation. **See pages 272 and 278 for additional information.**

Environmental Sustainability

- The Plan recommends environmental enhancements to numerous sites where opportunities exist for improved stormwater management, tree canopy expansion, habitat restoration, and other ecological benefits.
- The Plan recommends a citywide reduction in greenhouse gas emissions and investments in mobility infrastructure including access to electric vehicle charging, bus fleet transition, and safer bicycle/pedestrian routes will be a primary means of achieving the reduction.

Water Resources

- The Plan recommends a citywide focus on improving water quality through stormwater best management practices (BMPs), shoreline improvements, and maintenance and upgrades to wastewater infrastructure. **See pages 334-345 and 352-355 for additional information.**

Examples of form-based zoning already in Annapolis

(in each case, the zoning has led to a more consistent and predictable development pattern)



Downtown



Eastport



Inner West Street



Germantown / Homewood

Example of a location where form-based zoning could lead to more predictable and consistent development outcomes, and address community needs and preferences.



West Street at Brewer Avenue

Example of a location where form-based zoning could lead to more predictable and consistent development outcomes, and address community needs and preferences.



Forest Drive at Tyler Avenue



Forest Drive at Tyler Avenue



Forest Drive at Gemini Drive



Forest Drive at Gemini Drive

Example of what a form-based zoning looks like

(example from Kingston, NY)

L. NEIGHBORHOOD BUSINESS

1. Description	
A Neighborhood Business is intended to complement WALKABLE neighborhoods by facilitating a small increment of mixed use in a pedestrian-friendly ground floor retail or service use accessed from the sidewalk. Residential units, storage or small offices may be located on upper floors.	
2. Required Building Dimensions	
Building Width	60' max
3. Allowed Intensity	
Ground Floor footprint / Commerce use floor area	3,500 sf or less in T4 / T5 3,000 sf or less in T3
Number of units per building	Unrestricted (upper floors only)
4. Allowed Frontage Types (Sec 405.13)	
Shopfront and Dooryard are permitted.	
5. Required PRIVATE OPEN SPACE DIMENSIONS	
No requirement	
6. Required Pedestrian Access	
Must provide pedestrian access from the front street sidewalk.	

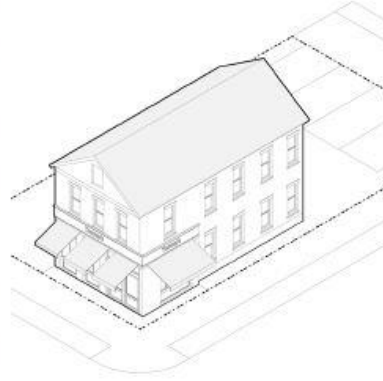


Figure 405.12.L: Examples of Neighborhood Business Buildings:



G. LIVE/WORK BUILDING

1. Description	
The Live/Work Building Type is a small to medium-sized attached or detached structure that is allowed to house a flexible combination of limited commercial functions and the primary residential function. The commercial / flex space is typically on the ground floor, accessed from the street sidewalk. Both the commercial / flex space and the residential unit are owned by one entity.	
2. Required Building Dimensions	
Building Width	18' min / 50' max
3. Allowed Intensity	
Number of units per building	2 max
The floor area of the commercial/flex space shall be smaller than the floor area of the primary residential space.	
4. Allowed Frontage Types (Sec 405.13)	
Shopfront, Forecourt, Dooryard, or Stoop are permitted.	
5. Required PRIVATE OPEN SPACE DIMENSIONS	
Required behind the main body of the building	
Width	10' min
Depth	10' min
Area	100 sf min
6. Required Pedestrian Access	
Pedestrian access shall be provided from a front (preferred) or side street sidewalk.	
The commercial/flex space and DWELLING UNIT shall have separate entries.	

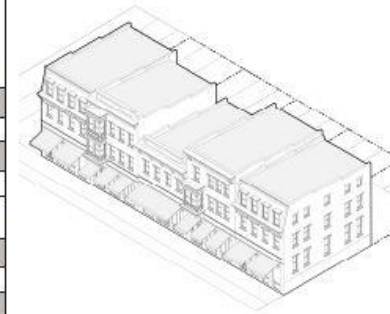


Figure 405.12.G: Examples of Live/Work Buildings:

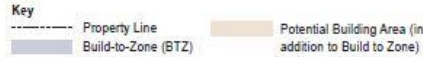
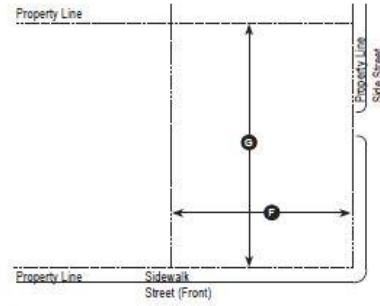
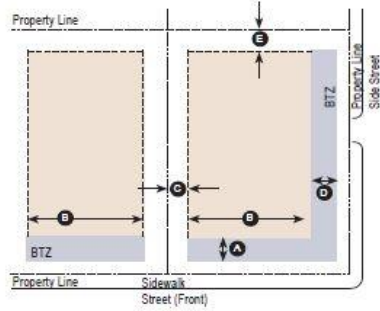


Example of what a form-based zoning looks like

(example from Kingston, NY)

CHAPTER 405: THE KINGSTON FORM BASED CODE
ARTICLE 3: TRANSECT STANDARDS
SECTION 405.8 T3 NEIGHBORHOOD

T3 NEIGHBORHOOD



B. Building Form

	T3N-O	T3N
A Front Build-to-Zone	CONTEXTUAL BUILD-TO-ZONE; see note 5 If no buildings within 100' exist, the front Build-to-Zone shall be 10' min / 25' max	
B Frontage Occupancy	n/a	
Maximum Building Footprint	4,000 sf	
C Side Setback (mid-block)	8' min or Contextual Setback, see note 6	
D Side Build-to-Zone (street)	CONTEXTUAL BUILD-TO-ZONE; see note 5 If no buildings within 100' exist, the side Build-to-Zone shall be 10' min / 25' max	
Side Setback (accessory)	5' min	
E Rear Setback (lot)	15' min	
Rear Setback (alley)	10' min	
Rear Setback (accessory)	3' min	

BUILDING FORM NOTES:

- "Front" and "Side" orientation shall be determined by the Street Hierarchy in Sec 405.22.C.3.
- All PRINCIPAL BUILDINGS must have a PRINCIPAL ENTRANCE along the PRIMARY FAÇADE.



C. LOT STANDARDS

	T3N-O	T3N
F Lot Width	no min, 100' max	
G Lot Depth	no min, 180' max	
Lot Coverage (% maximum)	50%	

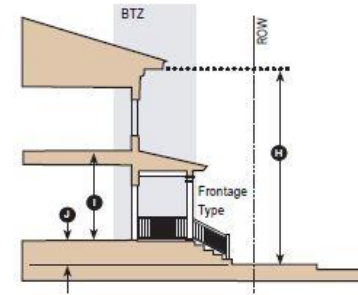
BUILDING FORM & LOT STANDARD NOTES (continued):

- One or more PRINCIPAL BUILDINGS are permitted on a LOT. The PRINCIPAL BUILDING(S) PRIMARY FAÇADE shall be located within the BUILD-TO-ZONE. A COTTAGE COURT that meets the standards of Sec 405.12, where primary FAÇADES are oriented to face a shared court/green, may be approved as a MINOR WAIVER (See Sec 405.26.F).
- The Maximum Building Footprint shall not apply to CIVIC USES including houses of worship and schools. Maximum Building Footprint may be expanded by up to 100% for additions to existing buildings with a MAJOR WAIVER (See Sec 405.26.F).
- A CONTEXTUAL BUILD-TO-ZONE is the range between the smallest and largest existing SETBACK of BUILDINGS that are on adjacent LOTS, that are oriented to the same STREET as, and within 100' of the subject LOT.
- A Contextual SETBACK reduces the minimum required setback to be the same as the setback on lots that are adjacent and oriented to the same STREET and within 100' of the subject LOT, as long as the setback is compatible and consistent with adjacent LOTS.
- Building Placement Standards may be adjusted to the minimum extent needed to avoid impacts to sensitive natural features such as steep slopes, exposed rock formations, sensitive habitats, wetlands, floodplains, streams and riparian areas, and mature trees (See Sec 405.26.F).
- Existing BUILDINGS that do not meet the Building Form standards may be reused and improved as described in Sec 405.26.I.1.c (Non-conforming Buildings and Uses).
- Lots larger than 2 acres shall follow the Large Site Standards (Article 7).
- Any existing LOT that exceeds the maximum lot size shall be considered a permitted non-conforming LOT.

ADOPTED AUGUST 2023 | 3.17

CHAPTER 405: THE KINGSTON FORM BASED CODE
ARTICLE 3: TRANSECT STANDARDS
SECTION 405.8 T3 NEIGHBORHOOD

T3 NEIGHBORHOOD



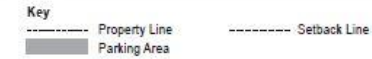
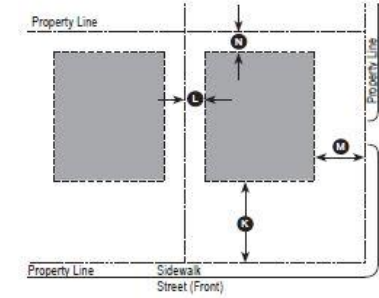
D. Building Height

	T3N-O	T3N
H Principal Building Height (in stories)	no min 2.5 max	
Potential Bonus Height (Sec 405.20)	1 story	n/a
Accessory Building Height (in stories)	2.5 max	
I First Floor Height (floor to floor)	no min	
J Ground Finished Floor (above sidewalk or finished grade)	0' min (Commercial use) 18' min (Residential use)	

NOTES:

- See Sec 405.14.H for requirements.

3.18 | ADOPTED AUGUST 2023



E. Parking

Parking Placement	T3N-O	T3N
General Location	Behind, Side	
K Front Setback	30' min	
L Side Setback (mid-block)	10' min	
M Side Setback (street)	15' min	
N Rear Setback (lot or alley)	10' min	
Required Spaces	T3N-O	T3N
Residential uses	no minimum, 3 / unit max	
Lodging uses	no minimum, 2 / guest room max	
Commerce / Civic uses	no minimum, 4 / 1,000 sf max	
Industrial uses	no minimum, 4 / 1,000 sf max	

NOTES:

- See Sec 405.16 for additional parking requirements.
- Driveways are permitted forward of the parking setback line. Parking access is further described in 405.16.E.

Major Policy Areas of Annapolis Ahead 2040

(excerpt from Action Plan and Chapter 1: Introduction of the full Plan)

NOTE:

*‘Public Safety’
will be added
to this list*

PLAN PRIORITIES

Implementation of this Plan’s vision will rely on multiple coordinated efforts but it begins with goals, performance measures, and recommended actions which reinforce the vision. These priorities also help illustrate what distinguishes this Plan from past comprehensive plans. In the coming years, all City projects, programs, and policies should advance these priorities.

Thriving City

- 1 Housing Access for All**
Expand the range of housing choices that are accessible both in terms of geography and affordability, and are responsive to the needs of renters and owners of low to middle income.
- 2 Neighborhood Preservation**
Promote context-sensitive neighborhood-serving development that reduces blight and physical incongruity while fostering visual harmony and cohesion.
- 3 Inclusive Economic Growth**
Advance policies and programs which expand opportunities for local entrepreneurship and underrepresented groups to contribute to the City’s economic growth.
- 4 Sustainable Development**
Prioritize walkable places, mixed-use development, greenway connections, small area planning oriented to creeksheds, and minimize the negative impacts to environmentally sensitive areas.

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Functional City

- 5 Pedestrian, Bicycle, and Transit Connectivity**
Build safe, comfortable, and connected alternative mobility networks to encourage active transportation, alleviate traffic congestion, and reduce automobile dependency.
- 6 Equitable Public Water Access**
Increase the amount and quality of waterfront space that is publicly accessible for a variety of water-based activities, particularly on creeks and in neighborhoods with limited public water access today.
- 7 Citywide Cultural Programming and Preservation**
Expand the reach of arts initiatives and historic preservation through the advancement of inclusive programs, the promotion of the City’s diverse history, and expanded cultural opportunities for all residents and in all sectors of the city.

Adaptive City

- 8 Climate Ready Infrastructure**
Mitigate the impacts of climate change through infrastructure adapted to be more resilient to rising sea levels, storm surge, flooding, extreme temperatures, and other climate-induced environmental changes.
- 9 Lower Carbon Footprint**
Reduce carbon emissions in the city through coordinated policies and investment that promote renewable energy, energy efficiency and conservation, carbon sequestration, the application of new technologies, and ongoing monitoring.
- 10 Prioritized Environmental Assets**
Proactively plan for the protection, restoration, enhancement, and maintenance of the City’s natural resources as a linked network of greenways that will provide innumerable benefits to residents.