



City of Annapolis

Planning Commission
Department of Planning & Zoning
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April 6, 2017

To: Annapolis City Council

From: Planning Commission

Re: Findings for O-6-17: Food Stores as a permitted use in C2A zoning district

SUMMARY

The purpose of Ordinance 6-17 is principally to introduce Food Stores as a permitted use in the C2A zoning district; it is also for removing the erroneous reference to a standard for Food Stores in the PM2 zoning district.

BACKGROUND AND ANALYSIS

"Food store" is defined as a retail establishment selling dry groceries, produce, and household items, but having no food prepared on the premises for immediate consumption (City Code Chapter 21.72(D)). Because there is no food preparation, a "Food store" is not considered a "Food and beverage-related use" and therefore is not subject to the restrictions against such uses in proximity to certain downtown streets (Section 21.64.300(H)(1)).

The "Food store" use is currently permitted in the C2 district, adjacent to the C2A District. Expanding the use into the C2A District provides greater opportunity for the stores in a more economical retail environment. A "Food store" use meets the C2A district's purpose "to serve as a transitional zone by accommodating limited commercial uses of a nature that will be compatible with the character of adjoining residential properties" (Section 21.42.090(A)).

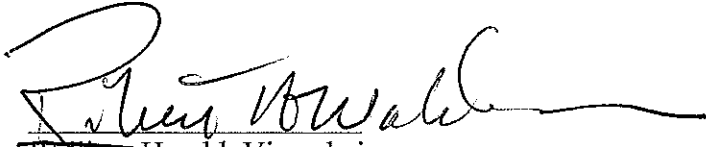
Section 24.64 *Standards for Uses Subject to Standards* has no entry for "Food stores." O-6-17 removes the erroneous reference to a standard for "Food stores" in the PM2 zoning district from the Use Table.

RECOMMENDATION

The Planning Commission recognizes "Food stores" as a low-impact use compatible with the character of neighboring residential properties. "Food stores" are not subject to the standards, including geographic restrictions, placed on "Food and beverage-related uses" within the City's commercial zones under Section 21.64.300 of the City Code.

On April 6, 2017, the Planning Commission held a public hearing on O-6-17 and subsequently moved to recommend that the City Council adopt ordinance O-6-17. The recommendation was approved with a vote of 4 to 0.

Adopted this 6th day of April, 2017



William Herald, Vice-chair

Robert H. Waldman