



**City of Annapolis**  
Planning Commission  
Department of Planning & Zoning  
145 Gorman Street, 3<sup>rd</sup> Floor  
Annapolis, MD 21401-2535

410-263-7961 • Fax 410-263-1129 • [www.annapolis.gov](http://www.annapolis.gov)  
Deaf, hard of hearing or speech disability - use MD Relay or 711

June 24, 2020

**To: Annapolis City Council**  
**From: Planning Commission**  
**Re: Ordinance O-18-20: Institutions for the Care of the Aged**

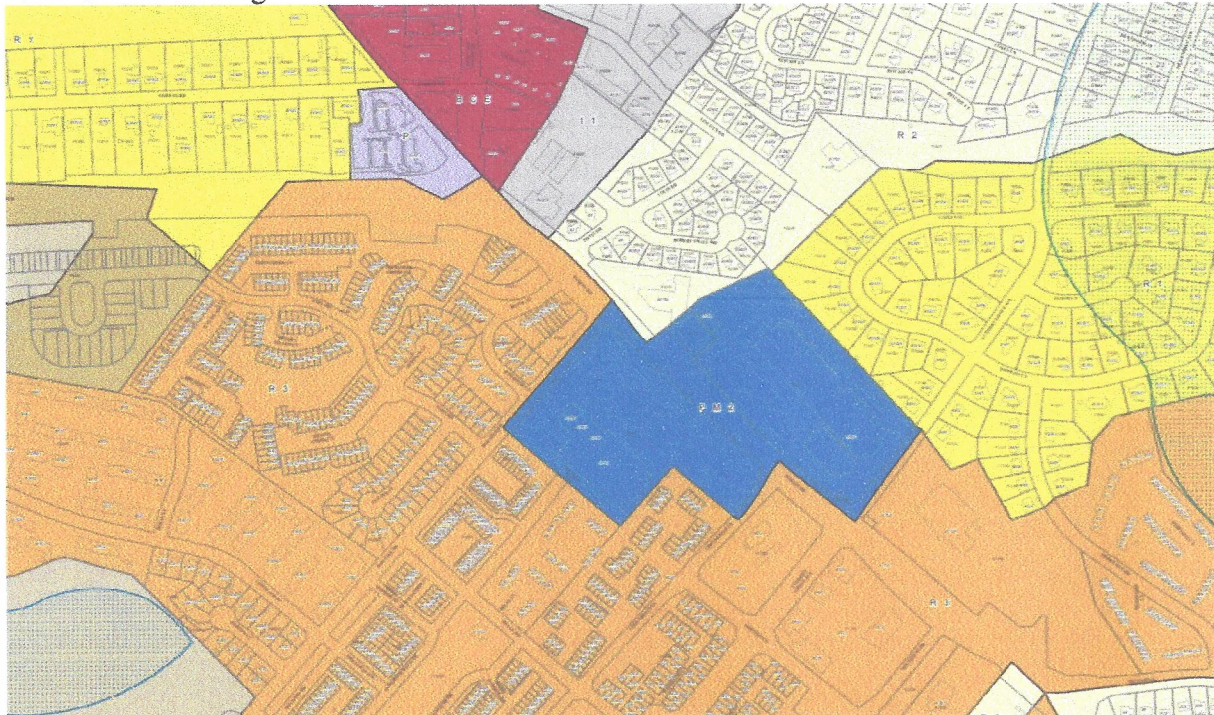
### SUMMARY

The purpose of this ordinance is to add “Institutions for the Care of the Aged” as a permitted use in the Professional Mixed Office Park (PM2) district; and establish bulk regulations for the use in this district. Per Section 21.42.100 of the City Code, the PM2 district is “designed to encourage neighborhood commercial and/or transitional office uses, under parameters designed to maintain a low intensity and impact on surrounding properties.”

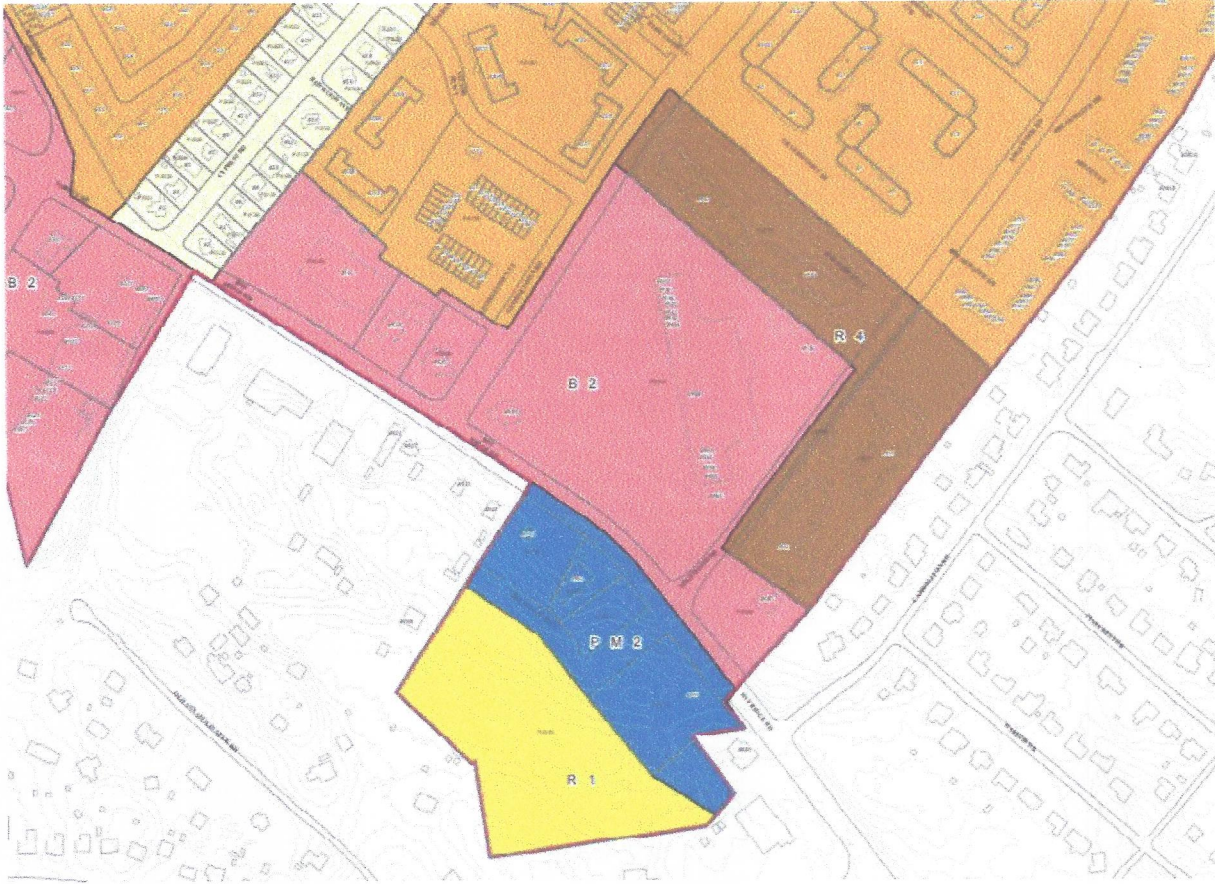
### ANALYSIS

There are two locations in the City with PM2 zoning, one in Ward 3 (Safeway/1750 Forest Drive) and one in Ward 7 (Starbucks/CVS), See below.

#### Ward 3 PM2 Zoning



#### Ward 7 PM2 Zoning




The Planning Commission felt that flexibility of uses within the transitional zones (of which this is one) is salutary to keeping those zones economically healthy.

**RECOMMENDATIONS**

The PM2 Zoning District consists of two small areas geographically with few uses allowed. The Planning Commission held a public hearing on this ordinance on June 4, 2020 and June 24, 2020. The Commission voted 6 to 0 to recommend approval of the ordinance.

Adopted this 24<sup>th</sup> day of June, 2020

  
Ben Sale, Chair