

## Staff Report Ordinance O-41-15

### A COMPREHENSIVE ZONING MAP AMENDMENT AND TECHNICAL UPDATE

The City of Annapolis' most recent official zoning maps are dated July 2005 and are housed in the Department of Planning and Zoning and available online at:

<http://www.ci.annapolis.md.us/government/city-departments/planning-and-zoning/zoning-maps>

They were produced under a contract with JMT, a GIS mapping company, and were the City's first zoning maps based on a new digital GIS data layer. At this time, there are several reasons to comprehensively update these maps. In broad terms, there are four main factors that require technical adjustments:

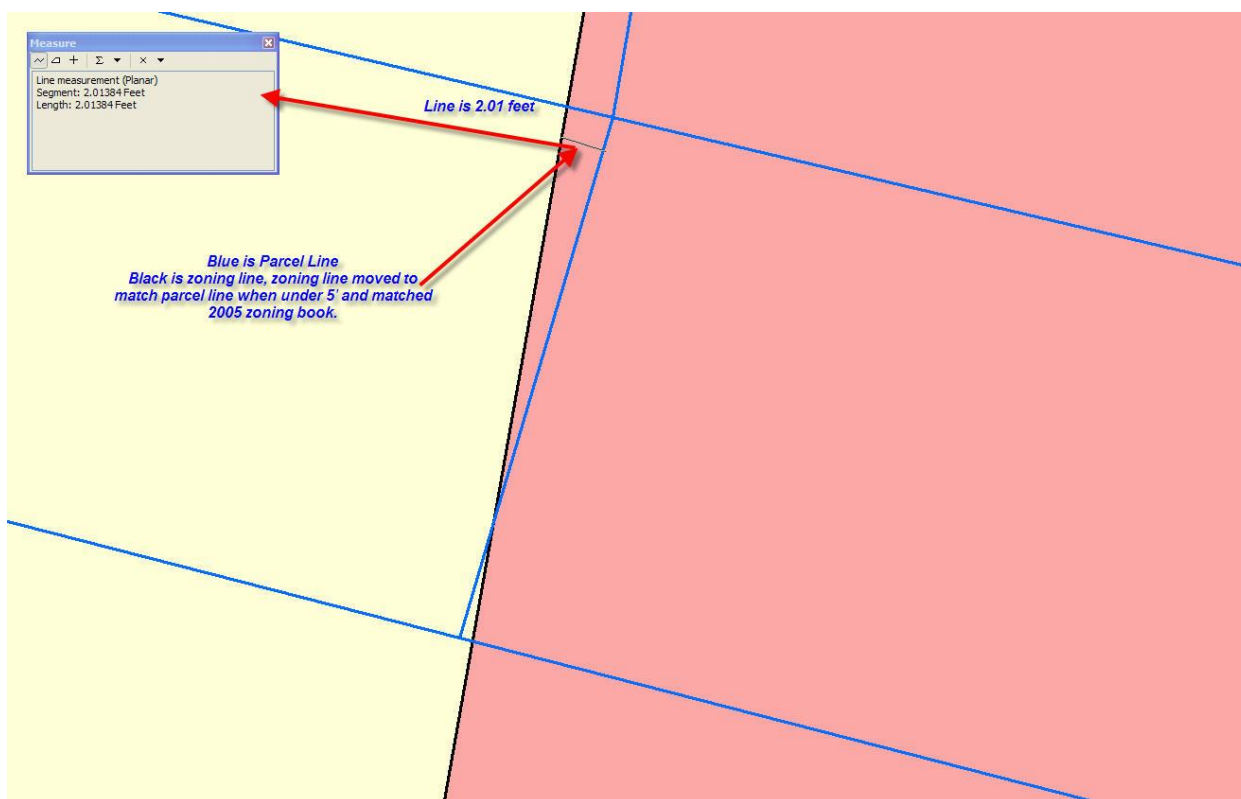
- **New State Department of Assessment and Taxation (SDAT) Tax Map Grid:** SDAT produced a new parcel mapping grid in 2009. This puts the city in a square grid system making referencing much easier, but it does cause a number of alterations to the previous format for parcels and properties. This change in grid forced SDAT to modify a significant number of parcel numbers. The new grid system is incorporated as the new zoning grid so that City maps coordinate with the State's tax maps.
- **Changes to the mapped parcel boundaries and overall improvements in mapping accuracy:** As technology develops and data collections improve, digital mapping is increasing in accuracy. The City went through a comprehensive parcel review to better align the parcel boundaries that we have on file with the true boundaries for each property. In comparisons done by the City GIS Coordinator Shawn Wampler in the Management Information Technology Division (MIT), it was determined that many parcel lines shown on the 2005 maps were significantly misplaced and required an intense review and edit. All corrections to mapped parcel lines were made only after referencing plats and aerial images that more accurately reflect the true parcel boundaries. In moving the parcel lines, zoning lines were also affected. This led to a review of the zoning boundaries.
- **Correcting mistakes and oversights made during JMT's mapping process:** Since the adoption of the July 2005 maps, staff in the Department of Planning and Zoning and the GIS Coordinator have found a number of mistakes made in the 2005 digitization process that go beyond the point mentioned above regarding advancements in mapping technology. These mistakes are generally minor, as described on the following pages; however, they do need to be corrected to be in accordance with the original intent of the ordinance. JMT did make some, but not all of the needed corrections, and produced new and updated maps in August of 2006. Once the City hired its own GIS Coordinator in the Fall of 2005, it then became possible to initiate an internal process to coordinate mapping updates.
- **General updates:** In order to capture rezonings approved by City Council, recently annexed parts of the City, and other changes in the parcels, such as subdivision of property, it is time to do a general update of the zoning maps. Zoning map amendments passed by City Council since 2004 (not included in the official 2005 zoning maps) are:
  - AIC Forest, LLC Property Annexation (R-19-04 Amended)
  - Bowen Property Annexation (R-23-04 Revised)
  - Lonergan Bus Company Property Rezoning (O-31-04)
  - 1244 and 1248 Tyler Ave Rezoning (O-38-04)

- The Mixed Use Height Districts (O-11-05)
- Rodgers Property Zoning (O-13-05)
- Katherine Property Zoning (O-16-05)
- The Eastport Gateway Overlay District (O-30-05)
- Annapolis Neck Zoning (O-38-05)
- Hyatt Property at Marda Ln. and Forest Dr. (O-23-06)
- 1321 Forest Drive/Lowry's Site (O-18-09)
- 214 Duke of Gloucester (O-67-09)

### **Documentation of Changes to Individual Parcels**

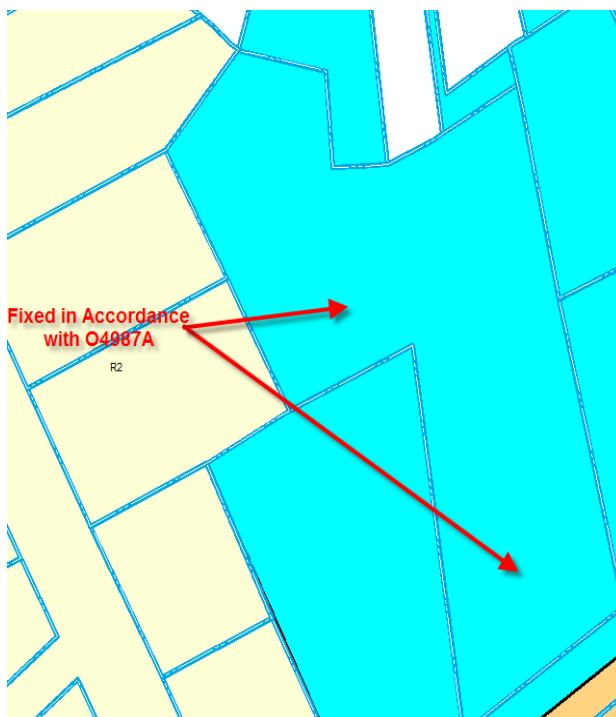
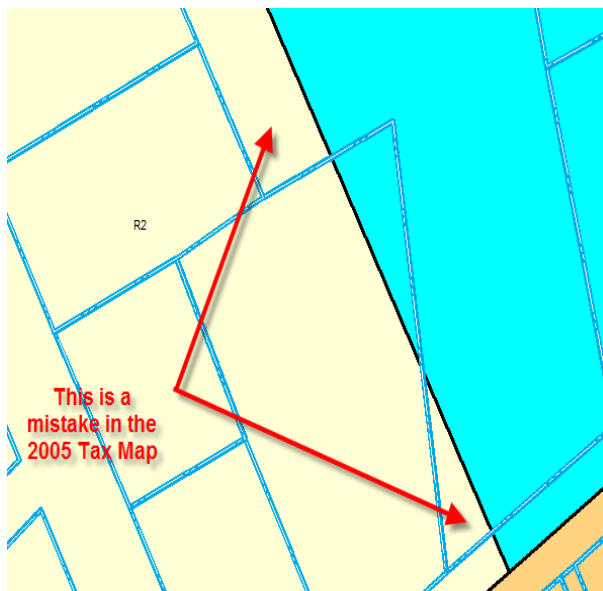
As the Department of Planning and Zoning and the GIS Coordinator compiled lists of needed adjustments for individual parcels, they sorted the changes and corrections into two general categories.

**First category of changes: Less than 5-foot shift in the mapped zoning line.** In this category, the increased mapping accuracy now possible with digital GIS mapping technology revealed discrepancies between parcel lines and mapped zoning lines. If there was less than 5' of difference between a parcel line and a zoning line and otherwise a general match, the zoning line was shifted over to line up precisely with the parcel line. These changes are not visible to the naked eye on the paper maps when printed at the 200 foot scale level. Example:



**Second category of changes: Zoning line corrections greater than 5 feet, corroborated with prior ordinances or tax maps:** Any adjustment in line location greater than 5 feet is shown on the attached map (Appendix A) and listed individually in the attached table (Appendix B), with a reference to the ordinance and/or prior tax map that showed the correct boundary.

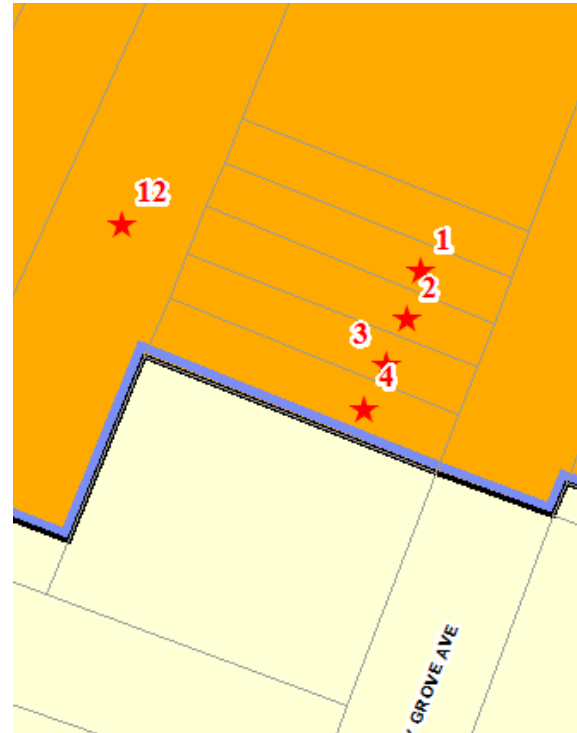
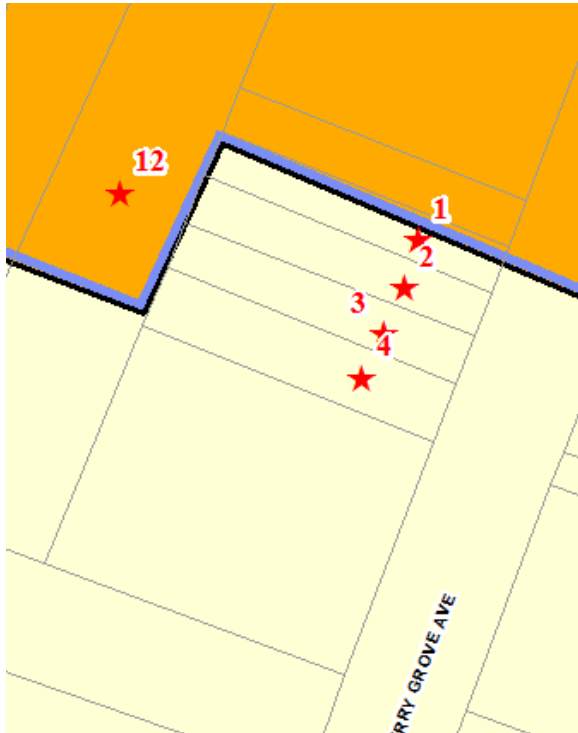
- For example, in the WME zoning near Boucher Ave. in Eastport, there was a discrepancy found in the 2005 adopted zoning maps compared to previously adopted zoning maps. These lines were adjusted and documented to show that Ordinance O-49-87A was referred to and used to correct the zoning of this area.



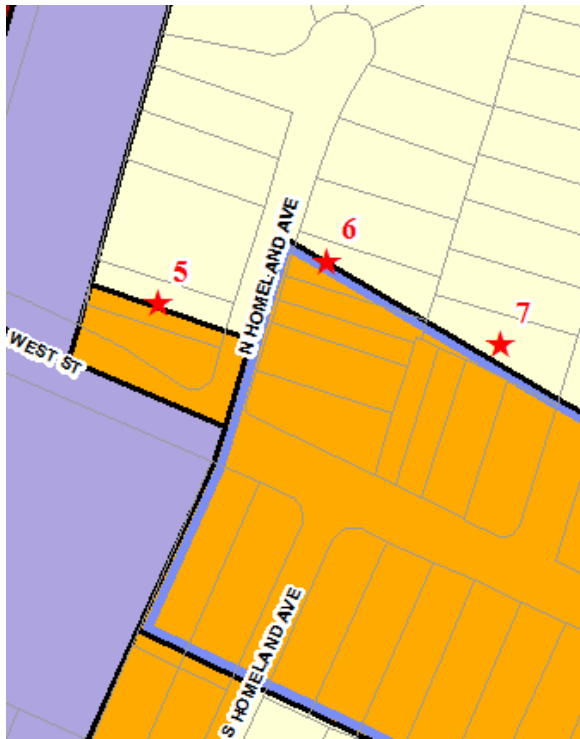
2015 Zoning Map Changes, Appendix A  
See Corresponding Table in Appendix B

2005

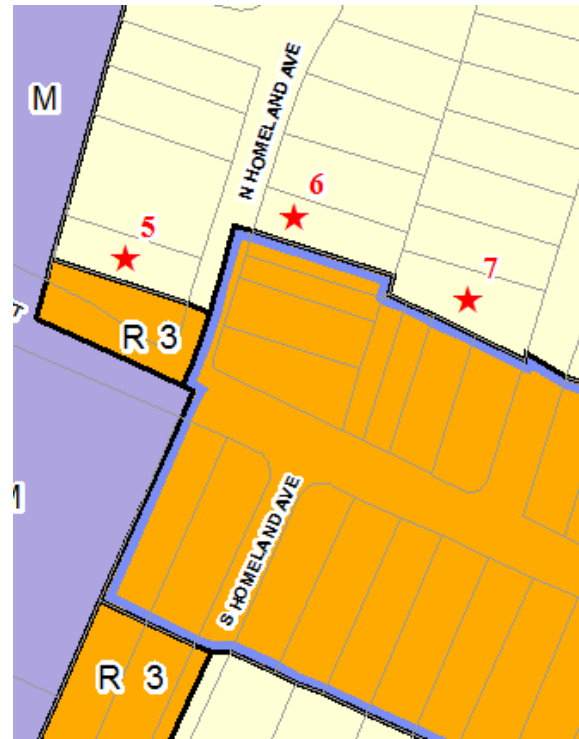
2015



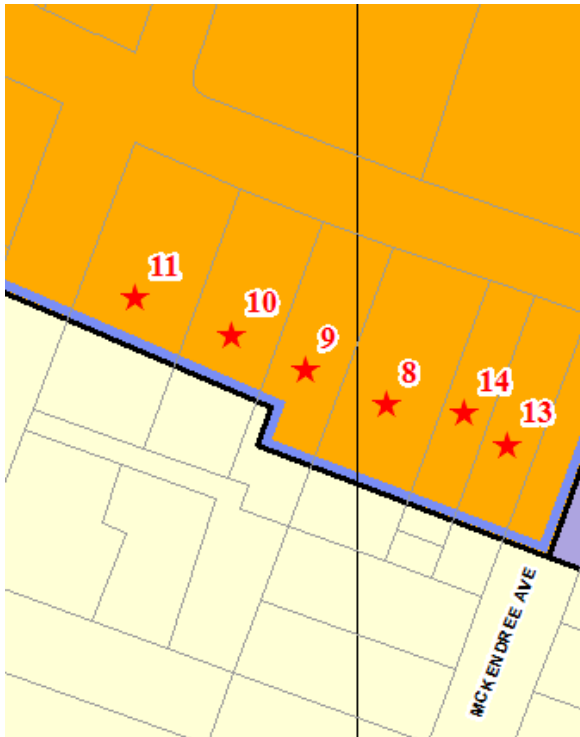
# 2005



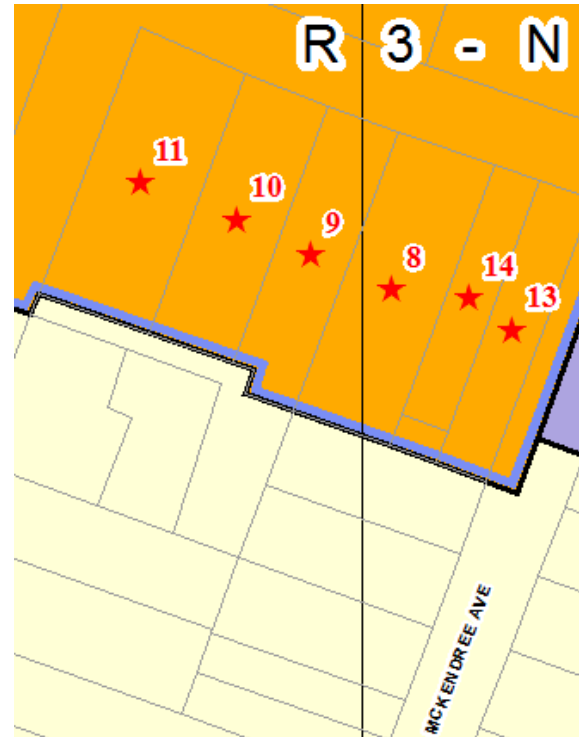
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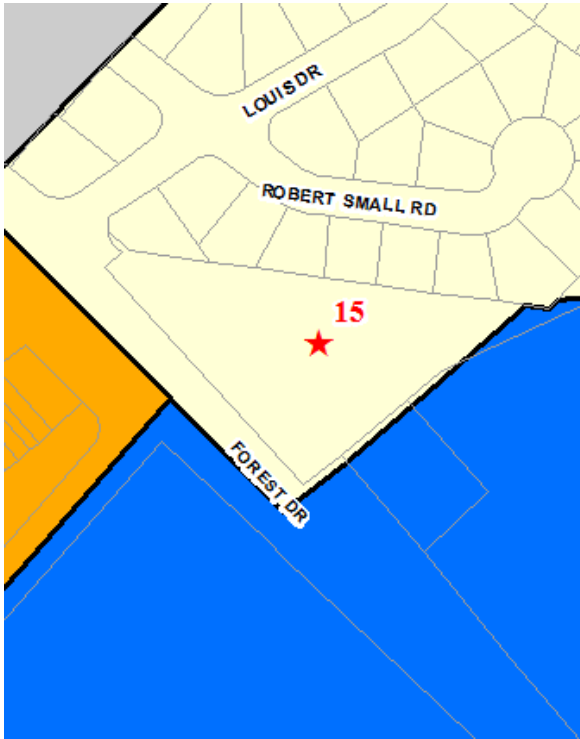
# 2005



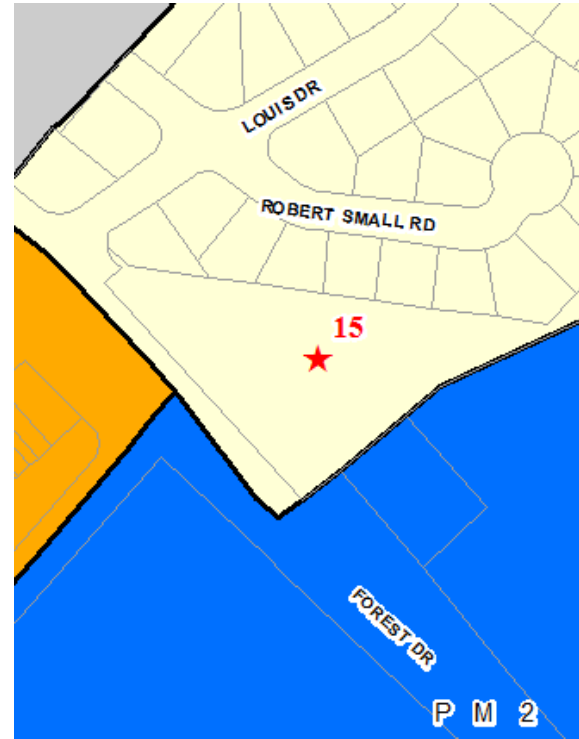
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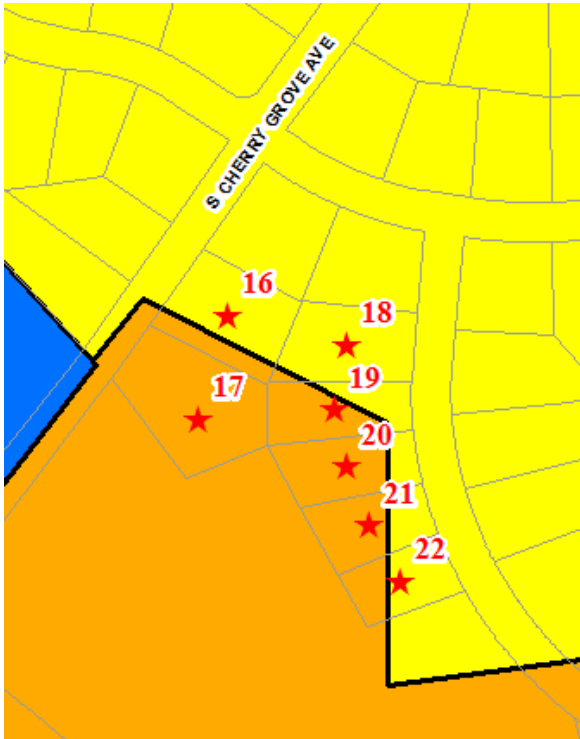
# 2005



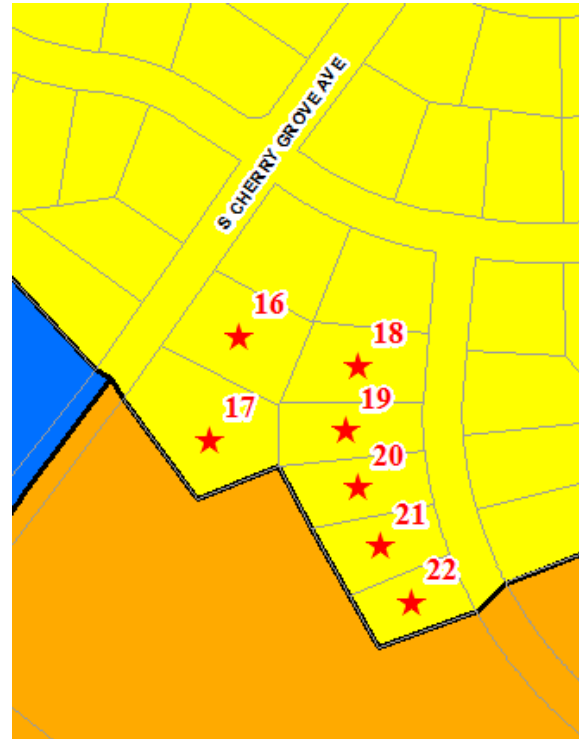
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# 2005

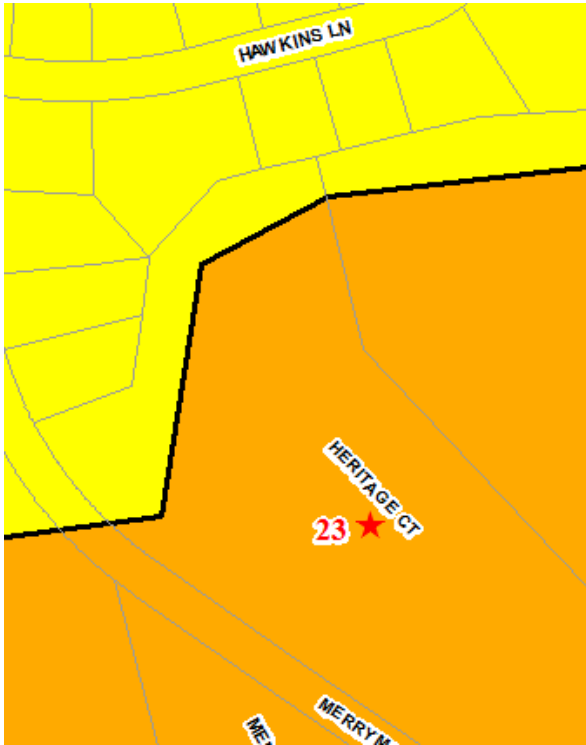


# 2015

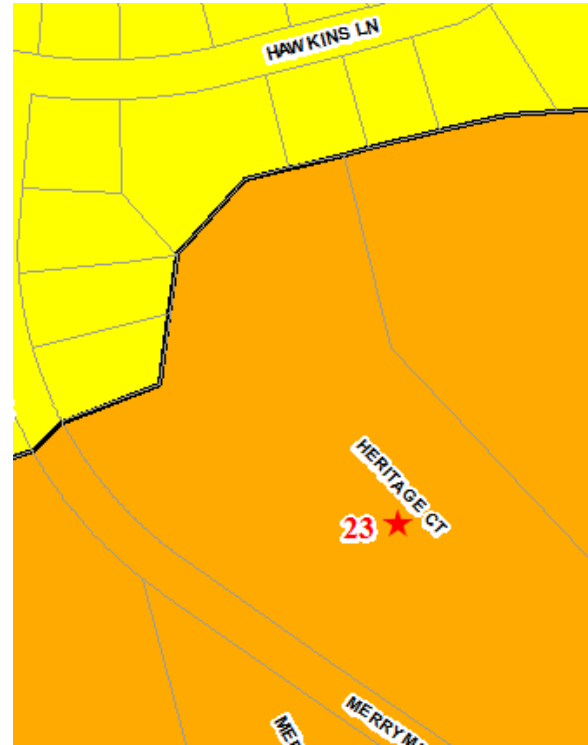




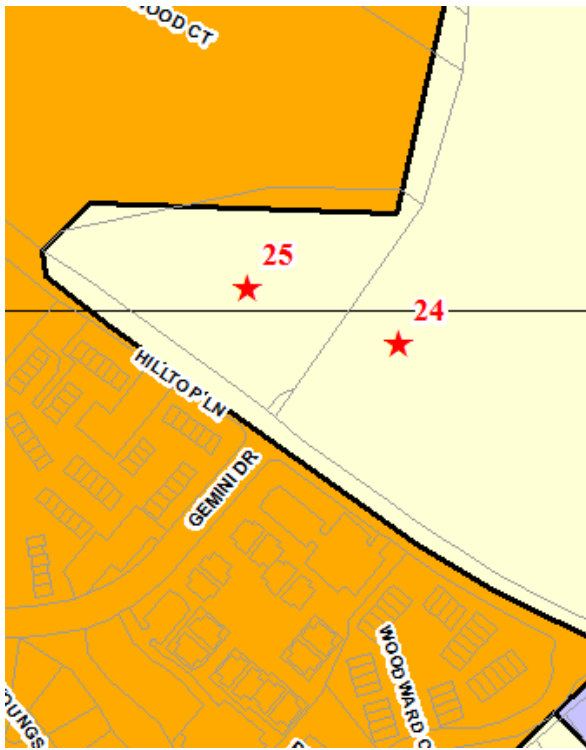
2005



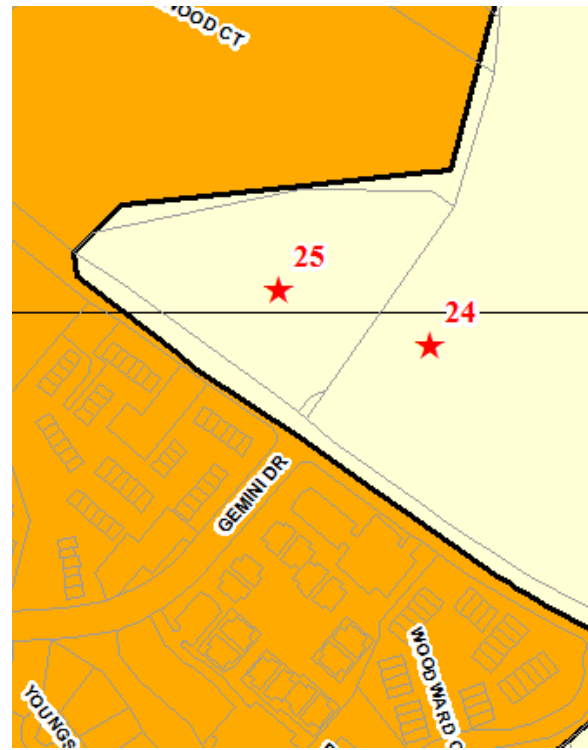
2015



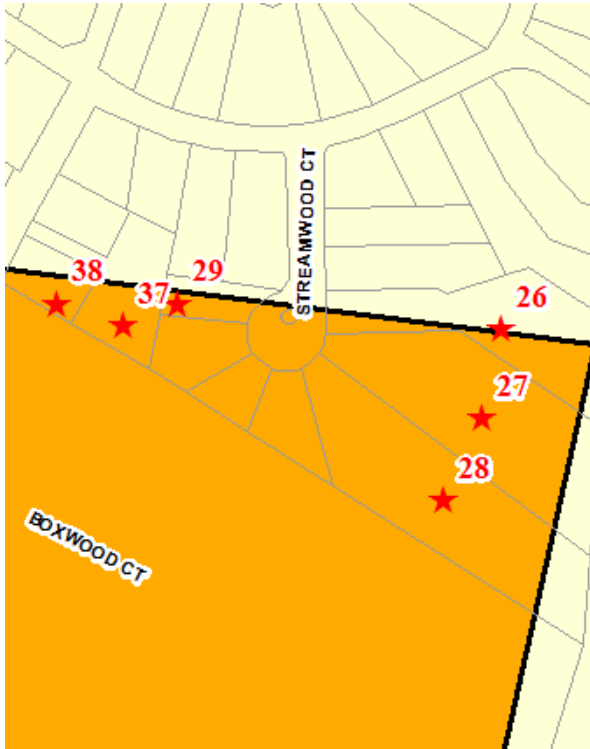
# 2005



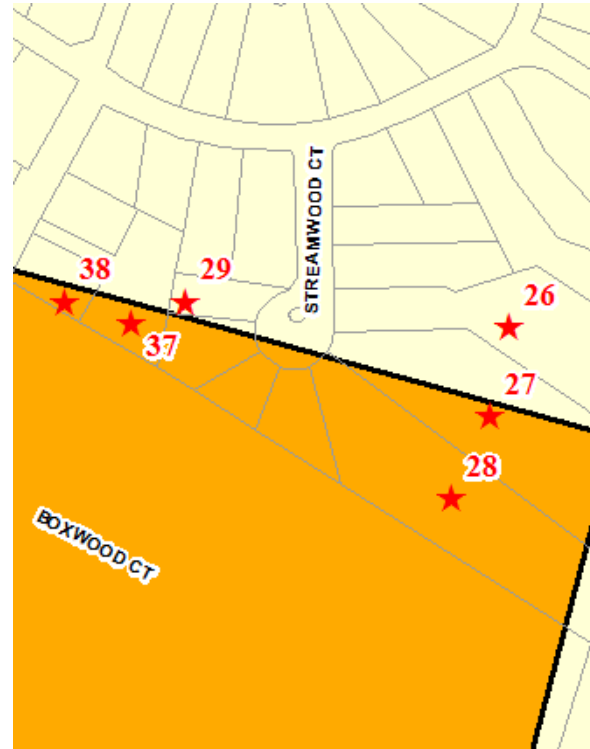
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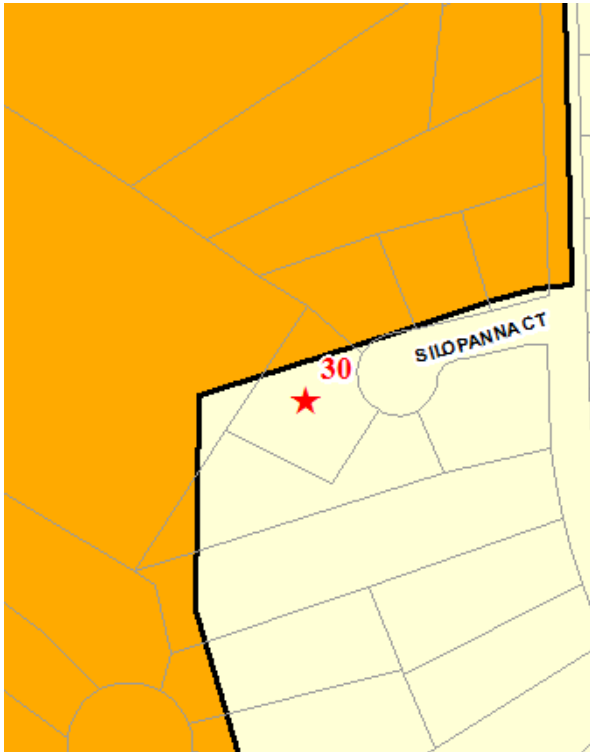
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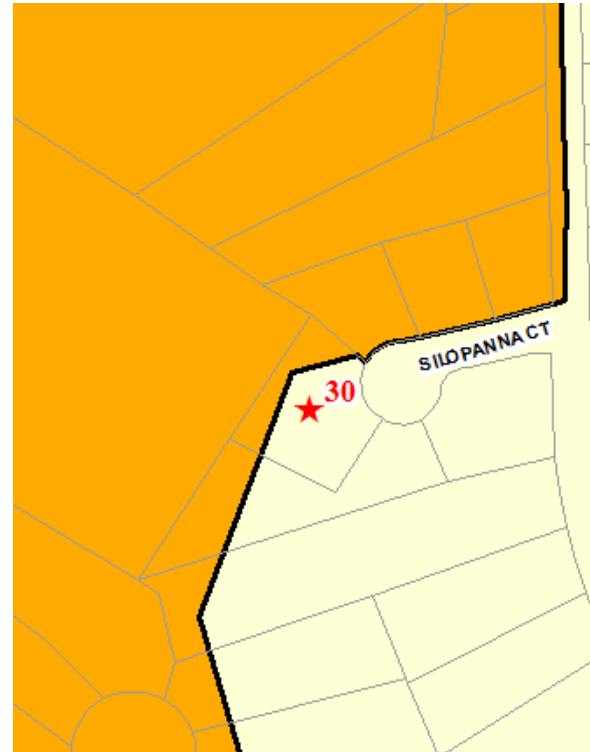
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2005

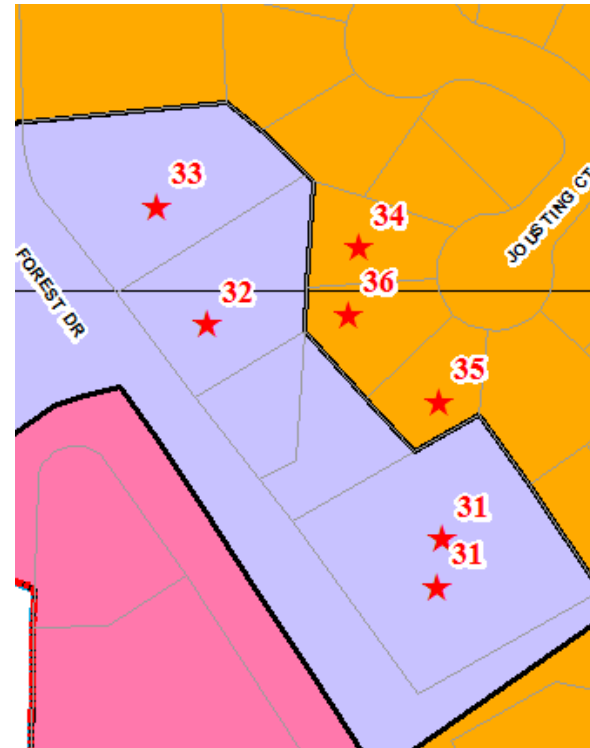
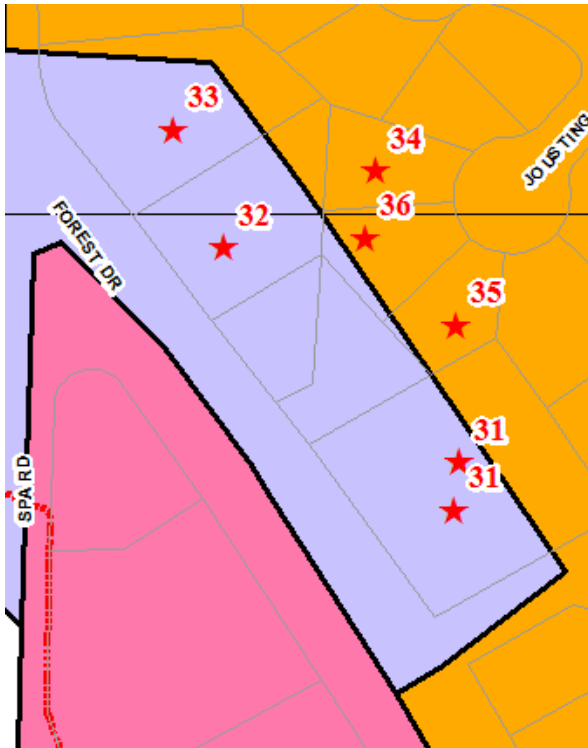


2015

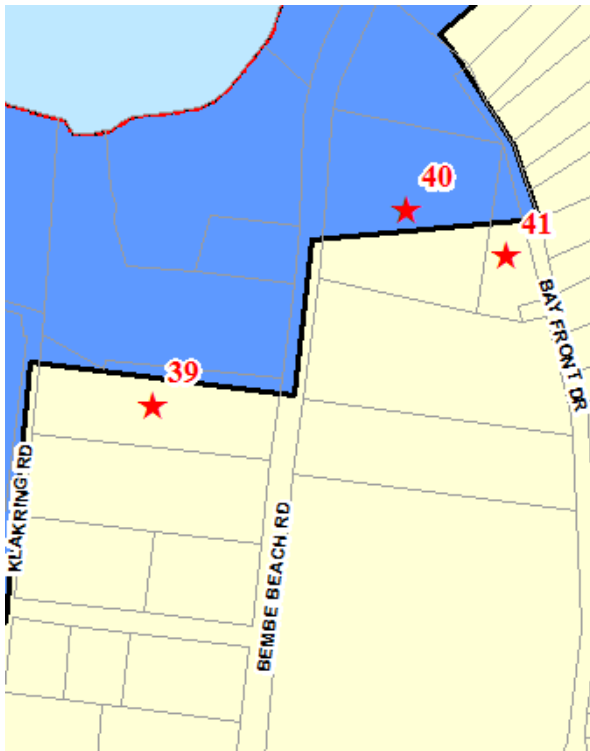


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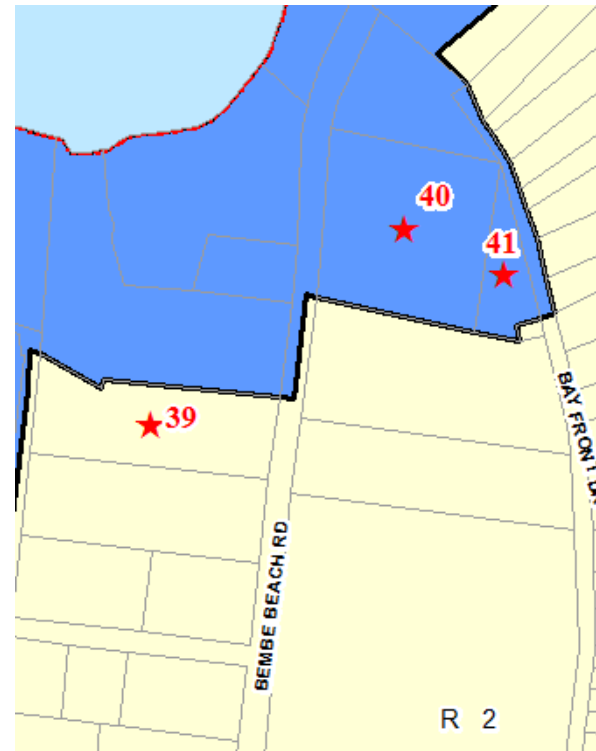
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# 2005

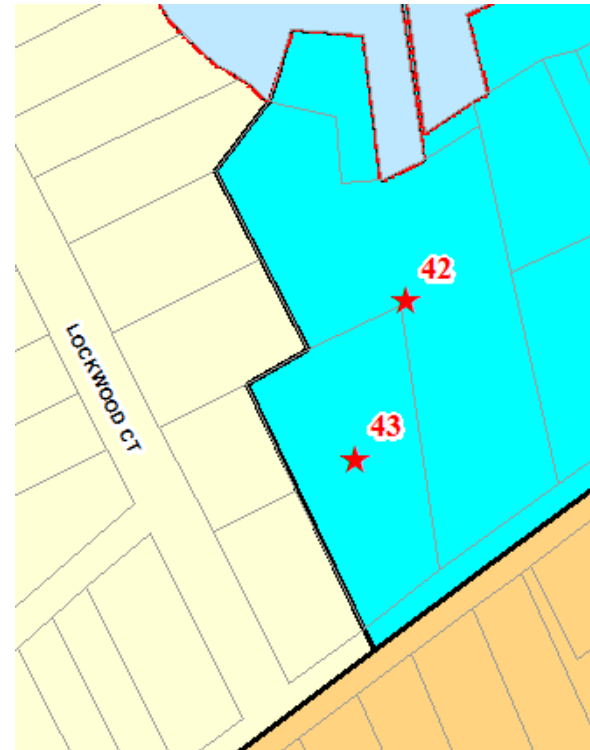
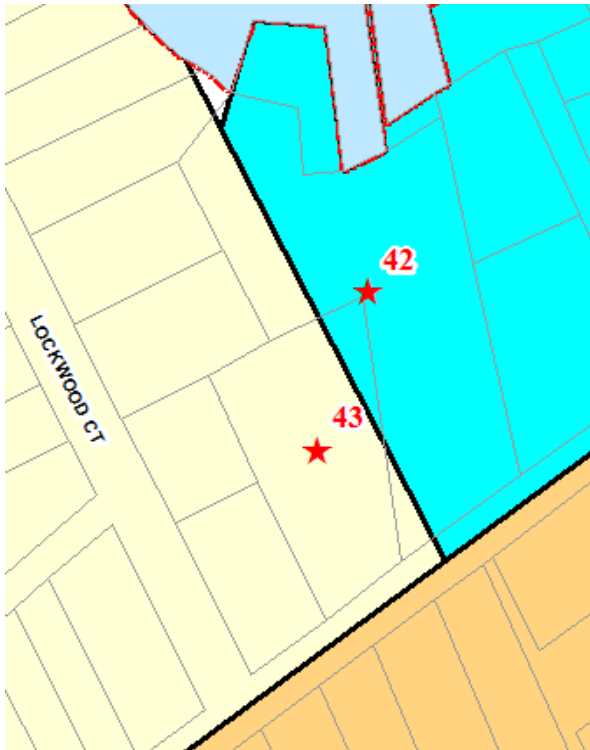


# 2015

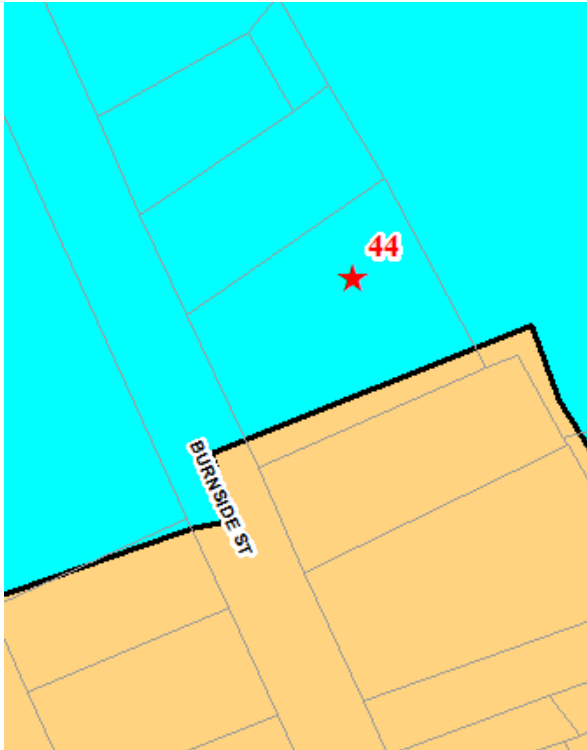


2005

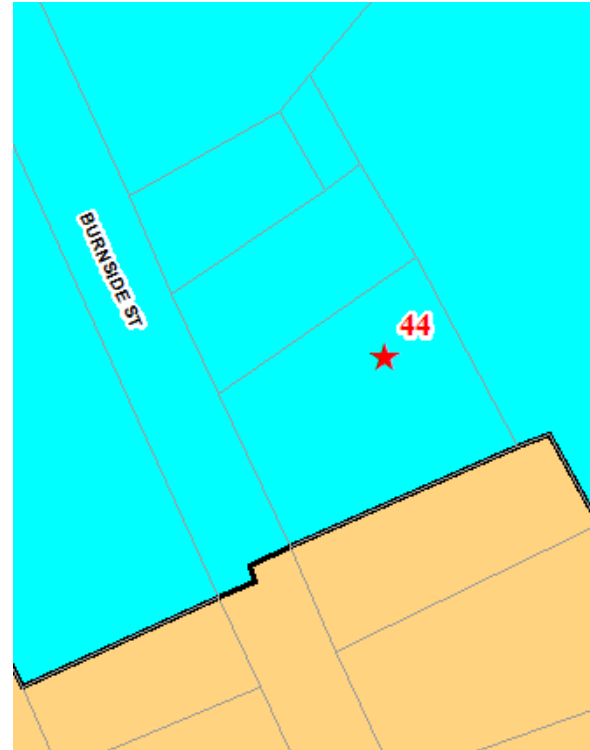
2015



2005

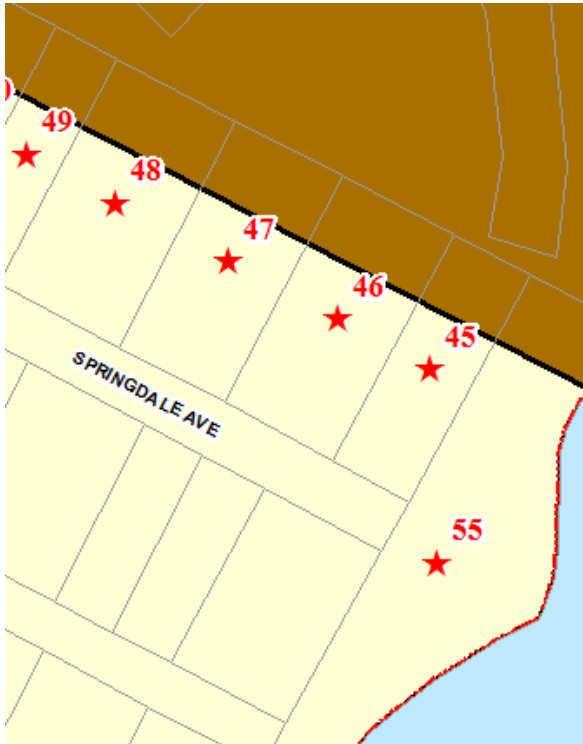


2015

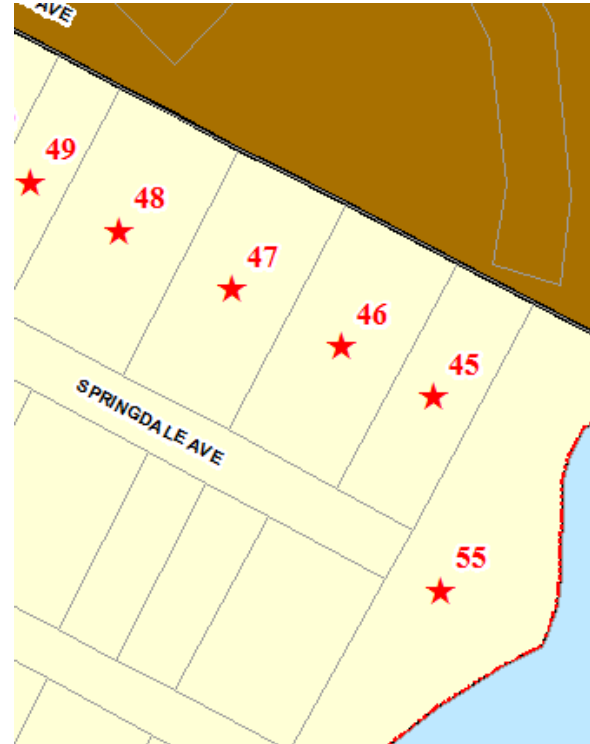




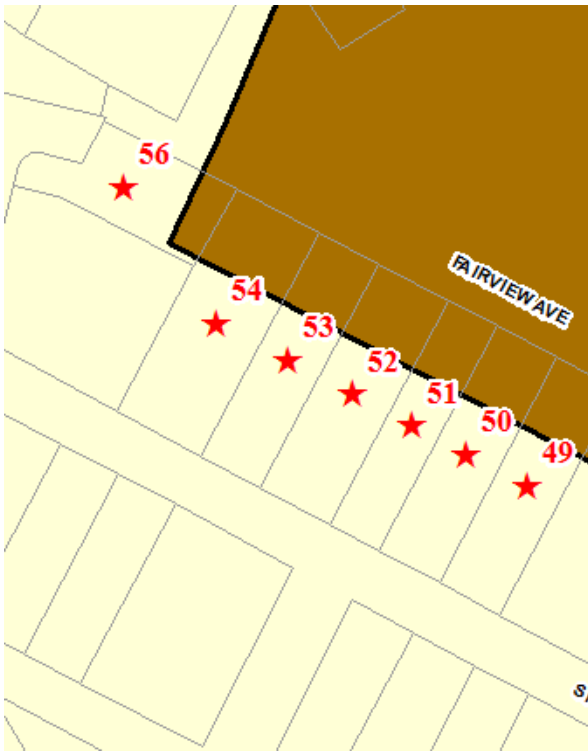
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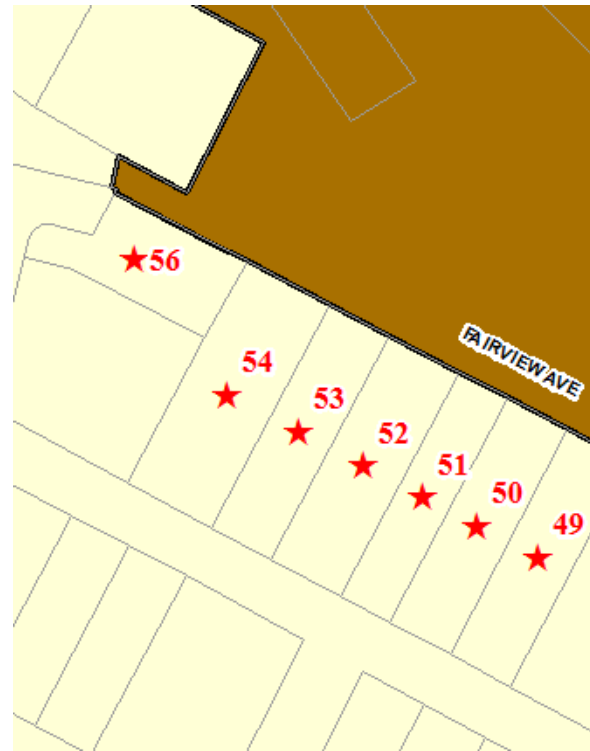
# 2015



# 2005



# 2015



2015 Zoning Map Changes by Address, Appendix B

#	Map #	Area Title	Ordinance/ Reference	
	Parcel ID		Change	Old
Address				
<b>51B</b>		<b>Outer West St Area</b>		
1	020600090059195	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	8 S. Cherry Grove Ave	<b>This parcel is now correctly zoned as all R3-NC.</b>	Split w/ R2	All R3-NC
2	020600090059194	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	10 S. Cherry Grove Ave	<b>This parcel is now correctly zoned as all R3-NC.</b>	R2	R3-NC
3	020600090059193	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	12 S. Cherry Grove Ave	<b>This parcel is now correctly zoned as all R3-NC.</b>	R2	R3-NC
4	020600090059192	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	14 S. Cherry Grove Ave	<b>This parcel is now correctly zoned as all R3-NC.</b>	R2	R3-NC
5	020667590012349	An error was made while digitizing documents for the 2005 Zoning Maps –	O-43-88A	
	3 N. Homeland Ave.	<b>The parcel is now correctly zoned as all R2.</b>	10% split w/ R3	All R2
6	020667500835800	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	8 N. Homeland Ave.	<b>This parcel is now correctly zoned as all R2.</b>	20% split w/ R3-NC	All R2
7	020667501111600	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	3 N. Southwood Ave.	<b>This parcel is now correctly zoned as all R2 and now has the correct address (#3 and #5 were reversed).</b>	20% split w/ R3-NC	All R2
8	020600008035800	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	1305 West St.	<b>This parcel is now correctly zoned as ALL R3-NC.</b>	25% split w/ R2	All R3-NC
9	020600001062012	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	1309 West St.	<b>This parcel is now correctly zoned as ALL R3-NC.</b>	25% split w/ R2	All R3-NC
10	020600002802500	An error was made while digitizing documents for the 2005 Zoning Maps –	0-43-88A	
	1311 West St.	<b>This parcel is now correctly zoned as ALL R3-NC.</b>	40% split w/ R2	All R3-NC
11	020600002802105	An error was made while digitizing documents for the 2005 Zoning Maps –	O-43-88A	
	1313 West St	<b>This parcel is now correctly zoned as ALL R3-NC.</b>	50% split w/ R2	All R3-NC
12	020600001889000	An error was made while digitizing documents for the 2005 Zoning Maps –	Correct parcel lines and O-43-88A	
	1407 West St.	<b>The parcel line accuracy is now up to date.</b>	50% split w/ R2	90% R3-NC

<b>51C</b>		<b>Inner West St. and Taylor Ave. Areas</b>	
13	020600090023839	An error was made while digitizing documents for the 2005 Zoning Maps –	O-43-88A
	1301 West St.	<b>This parcel is now correctly zoned as ALL R3-NC.</b>	20% split w/ R2 All R3-NC
14	020600008276800	An error was made while digitizing documents for the 2005 Zoning Maps –	O-43-88A
	1303 West St.	<b>This parcel is now correctly zoned as ALL R3-NC.</b>	20% split w/ R2 All R3-NC

Prepared by Sally Nash, Chief of Comprehensive Planning, Planning & Zoning Department of the City of Annapolis. Tel: 410-263-7949.

51E		Aris T. Allen Blvd. and Forest Dr. Areas	
15	020600001406373	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	1790 Forest Dr. p.0161		Split w/ PM2 on rear   All R2
16	020633001733000	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps
	403 S Cherry Grove Ave		25% split w/ R3   All R1
17	020633003473215	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps
	405 S Cherry Grove Ave		R3   R1
18	020633008691600	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps
	402 Merryman Rd		10% split w/ R3   All R1
19	020633008685000	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps
	404 Merryman Rd		75% split w/ R3   All R1
20	020633001980130	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps
	406 Merryman Rd		75% split w/ R3   All R1
21	020633006725500	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps
	408 Merryman Rd		Split w/ R3   All R1
22	020633003742205	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R1.</b>	1993 Zoning Maps
	410 Merryman Rd		25% split w/ R3   All R1
23	Condominiums	An error was made while digitizing documents for the 2005 Zoning Maps – <b>This parcel is now correctly zoned as ALL R3.</b>	1993 Zoning Maps
	Heritage Ct p.1874		10% split w/ R1   All R3

51F		Hilltop Ln. and Spa Rd. Areas	
24	020600001407402	An error was made while digitizing documents for the 2005 Zoning Maps.– <b>The R2 and R3 lines are now correct.</b>	1993 Zoning Maps R3/R2 lines shifted
	Hilltop Ln. p.0015		
25	020600009176520	An error was made while digitizing documents for the 2005 Zoning Maps.– <b>The R2 and R3 lines are now correct.</b>	1993 Zoning Maps R3/R2 lines shifted
	351 Hilltop Ln. p.2112		
26	020682890035114	An error was made while digitizing documents for the 2005 Zoning Maps.– <b>The parcel is now all R2.</b>	1993 Zoning Maps 50% split w/ R3 All R2
	4 Streamwood Ct.		
27	020682890035112	An error was made while digitizing documents for the 2005 Zoning Maps.– <b>The parcel is now split R2 and R3.</b>	1993 Zoning Maps All R3 Split R2 and R3
	5 Streamwood Ct.		
28	020682890035111	An error was made while digitizing documents for the 2005 Zoning Maps.– <b>The parcel is now split R2 and R3.</b>	1993 Zoning Maps All R3 Split R2 and R3
	6 Streamwood Ct.		
29	020682890045865	An error was made while digitizing documents for the 2005 Zoning Maps.– <b>The parcel is now zoned as ALL R2.</b>	1993 Zoning Maps Split All R2
	10 Streamwood Ct.		
30	020682990084117	An error was made while digitizing documents for the 2005 Zoning Maps.– <b>The R2 and R3 lines are now correct.</b>	1993 Zoning Maps R3 and R2 lines shifted
	4 Silopanna Ct.		
31	020600090086067	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL P.</b>	O-27-76
	020600002725207	<b>See Map 51I for overflow</b>	
	1606 Forest Dr.		Shown w/ R3 All P
32	020600005293409	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL P.</b>	O-27-76
	1614 Forest Dr.		Shown w/ R3 All P
33	020600005293408	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL P.</b>	O-27-76
	1616 Forest Dr.		Shown w/ R3 All P
34	020652590019842	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL R3.</b>	O-27-76
	1405 Jousting Ct.		Shown w/ P All R3
35	020652590019845	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL R3.</b>	O-27-76
	1406 Jousting Ct.		Shown w/ P All R3
36	020652590019843	There was an error in original drafting of ordinance O-27-76. <b>The parcel is now correctly shown as ALL R3.</b>	O-27-76
	1407 Jousting Ct.		Shown w/ P All R3
37	020682990004155	An error was made while digitizing documents for the 2005 Zoning Maps.	1993 Zoning Maps 70% R2 and 30%R3 75% R2 25% R3
	105 Boxwood Rd		
38	020682990004156	An error was made while digitizing documents for the 2005 Zoning Maps	1993 Zoning Maps 45% R2 and 65%R3 50% split R2/R3
	107 Boxwood Rd		

52D		Eastport and Bembe Beach Peninsula Areas	
39	020600090026340	An error was made while digitizing documents for the 2005 Zoning Maps. – <b>The parcel is now zoned as ALL R2.</b>	0-49-87A and 0-49-87
	7038 Bembe Beach Rd.		Split w/ WMI   All R2
40	020600090013685	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now zoned as ALL WMI.</b>	0-49-87A and 0-49-87
	Bembe Beach Rd. p.2469		Split w/ R2   All WMI
41	020600090215947	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now zoned as ALL WMI.</b>	0-49-87A and 0-49-87
	Bay Front Dr. p.2455		Split w/ R2   All WMI
42	020600007040600	An error was made while digitizing documents for the 2005 Zoning Maps. – <b>The parcel is now zoned as ALL WME.</b>	0-49-87A and 0-49-87
	808 Boucher Ave.		Split w/ R2   All WME
43	020600007682000	An error was made while digitizing documents for the 2005 Zoning Maps. – <b>The parcel is now zoned as ALL WME.</b>	0-49-87A and 0-49-87
	814 Boucher Ave.		Split w/ R2   All WME
44	020600005962100	An error was made while digitizing documents for the 2005 Zoning Maps. – <b>The parcel is now zoned as ALL WME.</b>	0-49-87A and 0-49-87
	309 Burnside Ave.		Split w/ R2-NC   All WME

52G		Bay Ridge Ave. and Edgewood Rd. Areas	
45	020600003047800	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	700 Springdale Ave.		20% split w/ R4   All R2
46	020600009006200	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	706 Springdale Ave.		20% split w/ R4   All R2
47	020600003200160	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	708 Springdale Ave.		20% split w/ R4   All R2
48	020600005398400	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	710 Springdale Ave.		20% split w/ R4   All R2
49	0206000090230641	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	714 Springdale Ave.		20% split w/ R4   All R2
50	020600002402400	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	716 Springdale Ave.		20% split w/ R4   All R2
51	0206000090221056	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	718 Springdale Ave.		20% split w/ R4   All R2
52	020600007120400	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	720 Springdale Ave.		20% split w/ R4   All R2
53	0206000090221055	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	722 Springdale Ave.		20% split w/ R4   All R2
54	020600004939200	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	728 Springdale Ave.		20% split w/ R4   All R2
55	020600006094900	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	Springdale Ave. p.0206		20% split w/ R4   All R2
56	0206000090007688	An error was made while digitizing documents for the 2005 Zoning Maps – <b>The parcel is now correctly zoned as ALL R2.</b>	1993 Zoning Maps
	790 Parkwood Ave.		20% split w/ R4   All R2