



# City of Annapolis

Planning Commission  
Department of Planning & Zoning  
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## MEMORANDUM

**TO:** City Council  
**FROM:** Annapolis Planning Commission  
**RE:** Annapolis Ahead 2040 Comprehensive Plan Draft  
**DATE:** February 6, 2024

The Annapolis Planning Commission is pleased to forward the proposed Annapolis Ahead 2040 Comprehensive Plan to the Annapolis City Council for approval.

As outlined in the Land Use Article of the Maryland Annotated Code, the Plan contains the following required elements: municipal growth, land use, housing, transportation, community facilities, sensitive areas (environment), water resources, development regulations, goals and objectives, and areas of critical state concern. It also contains an additional chapter covering arts, culture, and historic preservation.

The Plan is the culmination of an extensive and robust public engagement process which commenced in May 2019 with a citywide kickoff event at the Pip Moyer Recreation Center. Over the following three years, City's Department of Planning and Zoning worked closely with the Commission to hold scores of public meetings, both virtual and in person. The onset of the COVID-19 pandemic forced City staff to pivot dramatically to ensure diverse public participation in the planning process which led to a variety of new tools and strategies being used.

Department staff drafted the Plan and released it for public review at two different junctures. In July 2021, staff released preliminary goals, recommended actions, and performance measures for public review and comment, and received close to 200 public comments. In June 2023, staff released the complete draft plan for a 90-day public review and comment period as required by the State of Maryland Land Use article, and created a dedicated website at [www.AnnapolisAhead2040.com](http://www.AnnapolisAhead2040.com) to gather comments, share meeting announcements, and provide document updates.

While the Land Use Article only requires a 60-day comment period, the Planning Commission and staff elected to extend the period for 30 more days to allow for adequate review time. During this period, the Planning Commission held seven public hearings, while staff held twelve in-person and virtual meetings across the City to share the Draft Plan and gather public comments. The Draft Plan was provided to Anne Arundel County Office of Planning and Zoning, and the State of Maryland Department of Planning which circulated the plan to all State agencies for review.

Additional presentations were also provided to nearly twenty different civic associations, City Boards and Commissions, and other stakeholder groups. During the 90-day public comment period, 190 comments were received from individuals in addition to comments received on behalf of civic associations, Board and Commissions, and State of Maryland agencies. All comments were made available for public view on the

Annapolis Ahead website. City staff reviewed all comments and close to 30 percent of the comments led to substantial changes in the Draft Plan approved by the Planning Commission.

An updated Draft Plan was presented to the Planning Commission in early December and on January 4 the Commission voted unanimously to approve the plan recommending it to the Mayor and City Council for adoption.

The Planning Commission acknowledges with gratitude the hard work and commitment of City staff and the many dedicated members of public who contributed to the Draft Plan. We are pleased with the level of community participation and submit the attached draft of the proposed Comprehensive Plan to the Annapolis City Council for approval and implementation.



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Alex Pline, Chair (2022-2023)  
Annapolis Planning Commission

**Attachments**

- Full Comprehensive Plan – City Council Review Draft, December 2023
- Action Plan – City Council Review Draft, December 2023
- Planning Commission Resolution for Approval, January 2024
- Planning Commission Review and Recommendation, January 2024