

Detailed Presentation - Planning Commission Role With Respect to Implementing and Enforcing the Comprehensive Plan

* Prepare and recommend for approval the Annapolis Comprehensive Plan (ACP)

* Public Consultation to Ensure Implementation and Enforcement of the ACP

“A planning commission shall consult with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens about protecting or executing the plan”. Md. LAND USE Code Ann. § 3-110 (2015)

* Duty to Implement Statutorily Mandated “Visions” through the ACP

“...a planning commission shall implement the following visions through the comprehensive plan...:

(1) quality of life and sustainability: a high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;

(2) public participation: citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;...

(3) growth areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;

(4) community design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archaeological resources;

(5) infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;

(6) transportation: a well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;...

(7) housing: a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;

(8) economic development: economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;

(9) environmental protection: land and water resources, including the Chesapeake and coastal

bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resource;

(10) resource conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;...

(11) stewardship: government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and

(12) implementation: strategies, policies, programs, and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these visions. Md. LAND USE Code Ann. § 1-201 (2015)

*** Powers the State made available to perform Planning Commission duties:**

- **Miscellaneous powers and duties:**

(1) A planning commission shall have the powers necessary to enable the commission to fulfill its functions, promote planning, and execute the purposes of this division.

(2) On a planning commission's request, all public officials shall provide to the commission, within a reasonable time, available information that the commission may require for the performance of the planning commission's functions.

(3) In the performance of the planning commission's functions, a planning commission and its members, officers, and employees may enter on any land and make examinations and surveys.

(4) A planning commission may accept and use gifts and public or private grants for the performance of the commission's functions.

Md. LAND USE Code Ann. § 2-104 (2015)

- **Expenditures; resources...**

The legislative body shall provide the funds, equipment, and accommodations necessary for the performance of the planning commission's functions.

"A planning commission may:

(1) appoint the employees necessary for the performance of the planning commission's functions; and

(2) contract with planners, engineers, architects, and other consultants for services that the commission requires.

Md. LAND USE Code Ann. § 2-104 (2015)

- **Recommend needed infrastructure and improvements**

“To implement the plan, the planning commission shall periodically recommend to the appropriate public officials:

- (1) programs for public structures, improvements, and land acquisitions; and
Md. LAND USE Code Ann. § 3-302 (2015

City of Annapolis’s Perspective on Implementation of the ACP

“The City will maintain a commitment to the ongoing, successful implementation of the Comprehensive Plan. The City’s management and staff, together with its boards and commissions, have essential roles in implementing the plan...” ACP Chapter 10-Implementation, page 136

The ACP notes that is intended to be a City policy document with a “primary means of implementation” to include “incorporation...into daily decisions guiding development,...preservation, infrastructure, transportation, economic development, growth and a myriad of other issues.” ACP Chapter 10-Implementation, page 134

The ACP expressly recognizes the Planning Commission’s responsibility to “ensure decisions and recommendations presented to the City Council are consistent with the [ACP’s] policies, objectives, and recommendations. This relates particularly to decisions for subdivision approval, site plan review,...and growth” ACP Chapter 10-Implementation, page 137.