



City of Annapolis

Planning Commission
Department of Planning & Zoning
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February 6, 2020

To: Annapolis City Council
From: Planning Commission
Re: Findings for Ordinance O-40-19: Capital Budget and Capital Improvement Program - Maintenance Facilities

SUMMARY

This legislation amends the Capital Improvement Program and budget to change the description of the location for the Public Works Maintenance Facility. The new proposed location is 39 Hudson Street. The Planning Commission must find that the proposal is consistent with the Comprehensive Plan.

ANALYSIS

In Chapter 3 Land Use of the *Annapolis Comprehensive Plan*, (2009) the property at 39 Hudson is shown with the proposed land use of Commercial/Industrial.

The Comprehensive Plan focuses on “community character,” which includes “a community’s physical, functional, and design attributes as a whole” and “how they work together to create or strengthen a sense of place” (p. 3). One of the most important ways of protecting community character is to maintain local infrastructure. The plan states that the city needs the “ability to anticipate needs associated with new development or redevelopment, including traffic demand, infrastructure, community facilities, services, and other critical features” (p. 4). This proposed use is in keeping with the City’s dedication to protecting community character by upgrading and replacing aging facilities.

There are several other policies in the Comprehensive Plan that pertain to and support the relocation of the Public Works facility. These include:

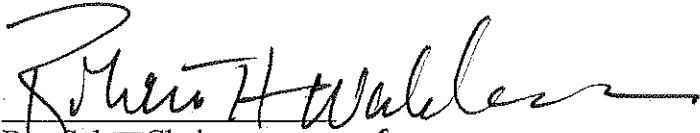
- Policy 3. Land areas devoted to light industrial and flex space will remain productive and sound for the operation of business.
- Chapter 7 Environmental: Policy 1. Reduce the polluting effects of stormwater runoff. The Public Work facility proposes to upgrade the current development approval for this site to 125% stormwater management.
- Policy 3. Shrink the City’s carbon footprint and become a community of Green Buildings to combat climate change. A minimum silver standard for LEED certification is proposed for this facility.
- Policy 5. Minimize noise and light pollution. Relocating the facility to an industrial zone will remove the current noise volumes from within a residential neighborhood.

The proposed use is consistent with the Comprehensive Plan.

RECOMMENDATIONS

On February 6, 2020, the Planning Commission held a public hearing on O-40-19 and subsequently moved to recommend that the City Council adopt the ordinance. The recommendation was approved with a vote of 6 to 0.

Adopted this 6th day of February, 2020



~~Ben Bates, Chair~~

