



City of Annapolis

DEPARTMENT OF PLANNING AND ZONING

145 Gorman Street, 3rd Floor, Annapolis, Maryland 21401

Chartered 1708

Annapolis 410-263-7961 • FAX 410-263-1129 • MD Relay (711)

MEMORANDUM

TO: Planning Commission
FROM: Sally Nash, PhD, AICP, Acting Director
RE: Department of Public Facility Proposal for 39 Hudson Street
ATTACH: Ordinance 40-19 and Conceptual Site Plan
DATE: January 29, 2020

Under Maryland law, Section 3-205 of the Land Use Article of the Annotated Code of Maryland, a public building or structure shall receive Planning Commission approval as to its location, character, and consistency with the Comprehensive Plan. The City of Annapolis additionally requires in Section 21.26.050 (F) that the “special exception shall, in all other respects, conform to the applicable regulations of the district in which it is located, including any use provisions or standards set forth in Chapter 21.64 and be consistent with the Comprehensive Plan.”

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.

The proposed use is consistent with the Comprehensive Plan:

The Comprehensive Plan states that: Adequate public facilities and infrastructure under the control of the municipality area available or planned where growth is to occur.

Chapter 3 Land Use: Proposed land use in Comprehensive Plan is Commercial/Industrial.

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 Gold 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.