



## STAFF REPORT ON PROPOSED LEGISLATION

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To: Mayor Gavin Buckley

From: Vickie Buckland, City Manager

Date: June 12, 2025

Subject: O-29-25: Tyler Avenue Complete Community Overlay District

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### **Purpose of legislation**

The proposed legislation is part of a broader comprehensive rezoning initiative that aims to implement the goals of the Annapolis Ahead 2040 Comprehensive Plan through targeted changes to the City's land use regulations. O-29-25 focuses only on improving conditions within the Tyler Avenue corridor between Forest Drive and Bay Ridge Avenue, an area with a well-documented history of traffic hazards, high rate of vacancy, and under-utilized land that could provide greater benefits to both the immediate neighborhood and the larger city. O-29-25 would establish an overlay zoning district which would supercede the existing zoning districts for a specific set of properties along this corridor. The overlay district would guide future development with standards designed to both maintain existing neighborhood development patterns and activate opportunities for new housing, streetscape improvements, and community open space. The proposed legislation includes standards specifically tailored to the conditions along the Tyler Avenue corridor and developed through staff analysis, and community outreach which included an online survey and a series of well-attended community workshops. The standards include four primary elements:

- **Expanded uses:** additional housing types are allowed by right based on minimum lot size requirements.
- **Lot size and width:** the minimum dimensions of lots are adjusted to better match to the existing lot conditions within the overlay district.
- **Setbacks:** front, rear, and side setbacks are adjusted to provide greater flexibility to housing options and allow for an expanded public streetscape area.
- **Building height:** the maximum allowable building height is unchanged from the underlying zoning districts to ensure that all new development properly meshes with existing housing stock.
- **Open Space:** open space requirements are added for developments involving three or

more structures to ensure that a substantial amount of natural area is both preserved and integrated with all new development.

- **Parking:** off-street parking are clarified and adjusted to allow for greater flexibility of housing options.
- **Terms:** new definitions are added for housing types allowed within the overlay district.

### **Impact of legislation on operations**

A positive impact on operations is expected as the legislation will clarify zoning requirements, reduce special exceptions requirements, and provide greater flexibility to property owners looking to make improvements.

*Prepared by Eric Leshinsky, Chief of Comprehensive Planning*