



City of Annapolis
Planning Commission
Department of Planning and Zoning
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July 17, 2025

To: City Council

From: Planning Commission

O-29-25 Findings and Recommendations:
Tyler Avenue Complete Community Overlay District

Factual Background

Ordinance 29-25 proposes the establishment of the Tyler Avenue Complete Community Overlay District as a new zoning district in Annapolis. This overlay district is intended to supersede the existing zoning within its boundaries. The goals of the district include improving road safety, addressing housing affordability, promoting diversity in housing types, expanding green spaces, and enhancing streetscape aesthetics. Specific development standards and requirements such as minimum lot sizes, building heights, setbacks, and open space provisions are outlined to guide future developments.

Planning Commission Hearings

The Planning Commission held an in-person public hearing to discuss Ordinance 29-25. The proposed ordinance is sponsored by Alderman Gay, who is the Ward Alderperson for the area of interest. The legislation was presented by Mr. Eric Leshinsky, Chief of Comprehensive Planning. Public testimony was provided by several community residents, reflecting both support and concerns. The Planning Commission reviewed multiple exhibits which were part of a presentation to the commission, including zoning maps, traffic safety information, community background, and change over time images and information, referenced in meeting minutes. Relevant legislation and documentation were referenced throughout the hearing process./

Public testimony was robust and civil. Approximately ten people spoke, some at length. Approximately half of the speakers opposed the proposed changes and half approved. Those opposed expressed fear of large, multi-unit buildings swallowing up backyards and changing the neighborhood character. They also expressed fear of rising assessments and, then, of rising taxes. It was pointed out that the changes will come slowly, that the existing narrow, deep lots do not easily lend themselves to large, multi-unit buildings, that no owner is being forced to sacrifice their back yard, and that land assessments – the minority portion of a tax bill – will rise but structure assessments will not. Finally, it was pointed out that for some property owners, their ownership is their inheritance or their sustenance in assisted living.

Planning Commission Findings

City of Annapolis Comprehensive Plan

The Tyler Avenue Complete Community Overlay District aligns closely with the Annapolis Ahead 2040 Comprehensive Plan, specifically addressing transportation safety, affordable and diverse housing options, and increased green space. The ordinance supports Comprehensive Plan goals of creating more sustainable, vibrant, and integrated neighborhoods.

State Plans

The proposed overlay district complies with Maryland's sustainable growth and smart development policies, specifically addressing issues of urban sprawl, providing diverse housing options, and promoting walkable communities.

Compliance With Zoning and Code Requirements of Titles 20 and 21

As enumerated in the Staff Report, the application meets all applicable requirements of Titles 20 and 21, specifically zoning district and site design requirements. The ordinance introduces additional provisions that further enhance the standard zoning codes, such as diverse dwelling types, modified lot size standards, building height regulations, and open space requirements. No deviations or variances were requested. The analysis from the Staff Report is incorporated into these findings.

Lot Sizes and Density

Minimum lot sizes proposed reflect a detailed analysis of existing neighborhood conditions and best practices in urban planning, facilitating more diverse and affordable housing options within the overlay district.

Setbacks and Height

Proposed setbacks of 25 feet (with a 10-foot public easement) and a maximum building height of 2.5 stories or 35 feet balance increased density with neighborhood character preservation and streetscape aesthetics.

Open Space Requirements

The proposed open space requirement of at least 40% for developments with three or more buildings addresses both community open space needs and stormwater management.

Design Standards

The overlay requirements were designed to balance new residential construction with the existing neighborhood character. However, the Commission finds that more specific and measurable design standards would strengthen enforcement and clarity. Public comment further elaborated the desire for detailed design guidelines to be developed for site design review processes.

Decision and Recommendation

The Commission voted unanimously (5-0) to recommend approval of Ordinance 29-25, with no recommended changes. The proposed legislation balances the concerns of area residents with the overall goals of the unanimously approved Annapolis Ahead 2040 Comprehensive Plan, specifically addressing transportation safety, affordable and diverse housing options, and increased green space. The ordinance supports Comprehensive Plan goals of creating more sustainable, vibrant, and integrated neighborhoods.

This Findings and Recommendation is approved on this 17th day of July, 2025:

The Commissioners eligible to vote have authorized the Chair to sign for them.

The Chair authorizes the Clerk to enter his signature.

Robert H. Waldman
RHC for

Robert H. Waldman, Chairman