



**City of Annapolis**  
**Department of Planning & Zoning**  
145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2535

[PlanZone@annapolis.gov](mailto:PlanZone@annapolis.gov) • 410-263-7961 • Fax 410-263-1129 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

**Planning Commission**  
VIRTUAL PUBLIC MEETING  
July 22, 2020

The Planning Commission (PC) of the City of Annapolis held its regularly scheduled public meeting on July 22, 2020 as a virtual meeting. **Chair** Sale called the meeting to order at 7:04p.m.

**Commissioners Present:** **Chair** Ben Sale, **Vice Chair** Robert Waldman, Alex Pline, David Iams, Diane Butler

**Staff Present:** Dr. Sally Nash, Joel Braithwaite-Assistant City Attorney, Thomas Smith, Kevin Scott

**Others Present:** Christopher Beard-Counsel to the Board

**B. APPROVAL OF THE AGENDA**

**Chair** Sale moved approval of the agenda as revised to add approval of the findings for the MDOP report. Mr. Iams seconded the motion. **Passed 4-0.** (Butler not present at vote)

**C. APPROVAL OF MINUTES**

**1. July 2, 2020 Meeting Minutes**

Mr. Iams moved approval of the July 2, 2020 meeting minutes as written. Mr. Pline seconded the motion. **Passed 4-0.** (Butler not present at vote)

**D. APPROVAL OF FINDINGS**

**2. 2019 Annual Section 1-207 and 1-208 Report to MDOP Findings**

**Chair** Sale moved approval of the 2019 annual report to the MDOP findings. Mr. Pline seconded the motion. **Passed 4-0.** (Butler not present at vote)

**E. PUBLIC HEARINGS**

**1. 106 and 108 Annapolis Street, LLC Site Design, #SD2019-002: CONTINUED FROM 7/2/20**

The PC received one public comment during the public comment period that was accepted into the record after which **Chair** Sale declared the public testimony closed.

The following written public comments were received during the public comment period.

Name	Address	In Favor	In Opposition	Comment Type
Stacey Permenter	5 Ridge Road	X		7/15/20 Email

### **Voting**

Mr. Waldman moved approval of the findings for 106 and 108 Annapolis Street, LLC subject to adding a condition that reads "The grading of Segelken Lane is to be completed after construction is finished and before the final occupancy permit is issued and Public Works must approve its condition before the final occupancy permit is issued. Mr. Iams seconded the motion. **Passed 4-0.** (Butler not present at vote.)

### **2. Park Place Planned Development, #PD2018-002**

Mr. Smith explained that the Park Place project was originally approved in 2000 and there was a major amendment in 2005. He presented the request for the proposed modification to the Park Place Planned Development and Preliminary Record Plan approval noting that the original project included 11.3-acres with a variety of uses with adequate parking. The applicant, JBJ Management Company, Inc., is proposing to use the overflow surface parking lot consisting of 2.55-acres that was never developed to construct a four-story 135-room hotel. The preliminary record plat will dedicate approximately a 2.22-acres right-of-way to allow for improvements to Taylor Avenue. He recommends conditional approval of the application subject to the 17 conditions placed upon it. He responded to questions from the Commission.

Mr. Hyatt, Counsel, provided background on the project reiterating that the site consists of 2.55-acres and is zoned R2 and R4. He offered into the record the Applicant's Exhibit binder that includes 17 exhibits and introduced the applicant's team. The proposed use is a limited service hotel that will generate less traffic because it offers fewer amenities as well as is designed to accommodate only the patrons of the hotel. There was a community meeting where the proposal was well received because it will significantly improve the area that currently is undeveloped. The community had a number of questions regarding the pedestrian traffic, the proposed crosswalk, parking considerations, ingress/egress, stormwater, lighting and whether there was a demonstrated need for this type of use that were all addressed by the applicant's team. He discussed the traffic circle/roundabout at the entrance of Loew's Access Road but in order to accomplish the traffic circle; a portion of the road needs to be acquired to be made part of the public road. The owner of Loew's Access Road, the Graduate, is not cooperating with the applicant so as part of the APF agreement, the City is working with them to convey the right-of-way needed for the traffic circle/roundabout. If the City is unsuccessful then the applicant has an alternate plan that will also assist with slowing traffic to allow for safe bicycle/pedestrian traffic across Taylor Avenue. The project will achieve 75% of treatment of impervious surface onsite. There has been a tree assessment and native plants will be planted. The proposal meets all of the required standards and the evidence presented in the record also supports the proposal.

Mr. Parks, Applicant's Representative, explained the proposed location of the hotel was intended for employee parking but there was no longer a need to provide parking. He discussed the need for the hotel in the downtown area of Annapolis. He reiterated that there was a community meeting that received wide support. There were also concerns regarding noise, bikes, Poplar Trail connection, and lighting and the applicant made modifications to the proposal to address these concerns. He concluded by discussing the proposed traffic circle/roundabout modification.

Mr. Schuman, Civil Engineer, went over the existing conditions of the site and the surrounding uses. He noted that a majority of the site is located in the critical area so there are requirements to comply with. He discussed the site plan; parking spaces for adequate parking; landscaping to buffer from headlights for residences; dumpsters; pedestrian movement; adequate water and sewer for the site. He concluded that the stormwater proposal meets and exceeds the City requirements. He added that the sidewalk will be widened to six-feet.

Mr. Schmid, Traffic Engineer, discussed the proposal for the traffic circle/roundabout as it relates to the crosswalk to address the PC's concerns regarding safety and visibility. He noted that speed studies were conducted and resulted in people going 22mph on Loew's Access Road and the design will help to promote speed reduction in the area. He believes that more detailed striping will delineate the area between northbound Taylor Avenue traffic and on the crosswalk. He briefly discussed the other improvements that could improve traffic and pedestrian safety.

Ms. Schwab, Landscape Architect, evaluated the existing vegetation and landscaping design. She discussed the existing trees on the site and how the tree replacements requirements will be met. The proposal meets and exceeds the tree canopy and environmental requirements. She discussed the existing conditions and the planting plans as well as the buffer plans.

Mr. Wilson, Architect, went over the architectural features of the project describing the context of the site with and without the hotel. He discussed the existing conditions and surrounding uses. He further discussed the height of the hotel and building façade. There will be greenspace around the building and outdoor space.

Ms. Fogarty, Land Use and Planning Consultant, described the neighborhood addressing how the proposal is compatible. She concluded by noting that the project complies with the Comprehensive Plan recommendations.

The following written public comments were received, however, the record will remain open to accept additional written testimony until August 26, 2020 at which time the Planning Commission will deliberate and vote on the project.

Name	Address	In Favor	Commented On	Comment Type
Michael & Joanne Davis	5 Park Place, Unit 601	X	X	7/19/20 Email
Charles Walsh	47 Spa Road, Suite 5	X	X	7/20/20 Email
Dean D'Camera	200 West Street	X	X	7/20/20 Email
Jon Korin	125 Hillcrest Lane, SP	X	X	7/21/20 Email
David Lilleflore	5 Park Place, Unit 617	X	X	7/22/20 Email

Chair Sale accepted the following exhibits into the record.

Exhibit Number	Exhibit Types
A	Staff Memorandum dated July 16, 2020
B	Applicant's Exhibit Packet "1-17"
C	2000 Park Place Opinion dated August 1, 2000
D	2005 Park Place Opinion dated July 5, 2005
E	Certification of Adequacy of Facilities dated July 14, 2020

**F. MISCELLANY**

There were none.

**G. ADJOURNMENT**

With there being no further business, Mr. Iams moved to adjourn the meeting at 10:42pm. Chair Sale seconded the motion. **Passed 5-0.**

Tami Hook, Recorder