

**2011 Annual Section 1-207 Report  
September 11, 2013**



**City of Annapolis  
Planning Commission**

# Annual Report Worksheet

## Reporting Year 2011

**Jurisdiction Name: City of Annapolis**  
**Planning Contact Name: Sally Nash**  
**Planning Contact Phone Number: 410.263.7961**  
**Planning Contact Email: snash@annapolis.gov**

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### Section I: Amendments and Growth Related Changes in Development Patterns

**(A)** Were any new comprehensive plan or plan elements adopted? Y  N

1. If no, go to (B).
2. If yes, briefly summarize what was adopted.

#### Adopted 2011:

- None

#### Plans in Progress 2011:

- Annapolis Bicycle Master Plan

**(B)** Were there any growth related changes in development patterns? Y  N

*(Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.)*

1. If no, go to (C).
2. If yes, briefly summarize each growth related change(s).

Two minor subdivisions. A net total of 1 parcel created, no growth-related implications

- 108 Duke of Gloucester (parcel divided into 2 lots)
- 721 & 809 Chester Ave. (lot line moved, no growth related changes)

**(C)** Were any amendments made to the zoning regulations? Y  N

1. If no, go to (D).
2. If yes, briefly summarize any amendments that resulted in changes in development patterns.

No changes in development patterns:

- Zoning Text Amendment 2011-004, Ordinance No. O-37-10 Amended. "To Allow Office Use in B1 Zoning District." Adopted June 2011
- Zoning Text Amendment 2011-003, Ordinance No. O-6-11. "Technical Corrections to the Zoning Code." Adopted June 2011
- Zoning Text Amendment 2011-007, Ordinance No. O-20-11 Amended. "First Floor Retail in the MX Mixed Use District." Adopted July 2011.

**(D)** Were any amendments made to the zoning map? Y  N

1. If no, go to *Section II: Mapping and GIS Shapefiles*.
2. If yes, briefly summarize each amendment(s).

## Section II: Mapping and GIS Shapefiles

**(A)** Does your jurisdiction utilize GIS to prepare planning related maps?

Y  N

1. If no, include an address, parcel identification number or other means to identify the type and location of all new growth related changes or zoning map amendments listed in *Sections I(B)* and *I(D)*. Provide a paper map(s) that indexes the general location(s) of the growth related changes or zoning map amendment(s). *Contact MDP for mapping assistance.*

2. If yes, include a map(s) of the location(s) of the amendment(s) and submit applicable GIS shapefiles for all new growth related changes and zoning map amendments listed in *Sections I(B)* and *I(D)*. GIS shapefiles may be uploaded on the online Annual Report Webtool or via email or cd/dvd disk.

N/A

**(B)** Were there any growth related changes identified in *Sections I(B)*

Y  N

1. If no, go to (C).

2. If yes, then include GIS shapefiles and map(s), that identify the location of each growth related change identified in *Section I(B)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s).

- See above for description

**(C)** Were there any zoning map amendments identified in *Section I(D)*.

Y  N

1. If no to (A) and (B), skip to *Section III: Consistency of Development Changes*.

2. If yes, then include GIS shapefiles and map(s), that identify the location of each zoning map amendment identified in *Section I(D)*. If your jurisdiction does not utilize GIS then clearly identify the growth related changes on a map(s). *Contact MDP for mapping assistance.*

## Section III: Consistency of Development Changes

**(A)** Were there any growth related changes identified in *Sections I(B) - (D)*?

Y  N

1. If no, skip to *Section IV: Planning and Development Process*.

2. If yes, go to (B).

**(B)** For each growth related change listed in in *Sections I(B) - (D)*, state how the development changes were determined to be consistent with:

1. Each other;
2. Any recommendations of the last annual report;
3. The adopted plans of the local jurisdiction;
4. The adopted plans of all adjoining jurisdictions;
5. Any adopted plans of the State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the jurisdiction's plan.

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## Section IV: Planning and Development Process

**(A)** Did your jurisdiction identify any recommendations for improving the planning and development process within the jurisdiction?

Y  N

1. If no, go to (B).
2. If yes, what were those recommendations?

**(B)** Did your jurisdiction adopt any ordinances or regulations needed to implement the 12 planning visions under §1-201 of the Land Use Article?

Y  N

1. If no, go to *Section V: Measures and Indicators*.
- If yes, what were those changes?

## Section V: Measures and Indicators

**(Note: The Measures and Indicators Sections (D) – (G) are only required for jurisdictions issuing more than 50 new residential building permits in the reporting year).**

**(A)** In the **Total** column in *Table 1, New Residential Permits Issued (Inside and Outside the PFA)* in (C) below, enter the total number of new residential building permits issued in 2012. Enter 0 if no new residential building permits were issued in 2012.

*(Note: For annual reporting purposes, tabulate the amount of new residential building permits issued at time your jurisdiction has granted the ability for a new residential unit to be constructed. It does not mean that the unit has been constructed, will be constructed, or is occupied. If your local definition of building permit varies, please indicate the definition used to tabulate new residential building permits.)*

**(B)** In the **PFA** column in *Table 1*, enter the total number of permits issued inside the Priority Funding Area (PFA). Enter 0 if no new residential building permits issued inside the PFA in 2012.

**(C)** In the **Non-PFA** column in *Table 1*, enter the total number of permits issued outside the PFA. Enter 0 if no new residential building permits issued outside the PFA in 2012.

**Table 1: New Residential Permits Issued (Inside and Outside the PFA)**

Residential	PFA	Non - PFA	Total
<b># New Residential Permits Issued</b>	<b>26</b>	<b>0</b>	<b>26</b>

**(D)** If the **Total** number of new residential permits in *Table 1* is less than 50, then *Tables 2A and 2B* are optional and can be used to locally monitor changes less than 50 permits. Skip to (E) if the **Total** number of new residential permits in *Table 1* is 50 or more.

**Table 2A: Amount of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved			
# Units Constructed			
# Minor Subdivisions Approved			
# Major Subdivisions Approved			
Total Approved Subdivision Area (Gross Acres)			
# Lots Approved			
Total Approved Lot Area (Net Acres)			

**Table 2B: Amount of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non - PFA	Total
# New Permits Issued			
# New Lots Approved			
Total Square Feet Approved (Gross)			
Total Square Feet Constructed (Gross)			

**(E)** Were more than **50** new residential building permits issued in 2012? Y  N

1. If no, then the remainder of this Section is optional. Skip to *Section VI: Locally Funded Agricultural Land Preservation*.
2. If yes, then complete *Tables 3-5* for Residential Growth and *Tables 6-8* for Commercial Growth in (F) and (G) below.

**(F) Amount, Net Density and Share of Residential Growth:**

*(Note: To calculate the amount, net density and share of residential growth, jurisdictions must identify the total number of new residential building permits issued; the total number of new residential units approved; the total number of new residential lots approved; the total approved gross acreage of new residential subdivisions; and net lot area. A number of values are repeated in Tables 1-5. Be sure to enter consistent values for each similar category used in these tables.)*

**Table 3: Amount of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued			
# Units Approved			
# Units Constructed			
Total Approved Subdivision Area (Gross Acres)			
# Lots Approved			

**Table 4: Net Density of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved			
# Total Approved Lot Size (Net Acres)			

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**Table 5: Share of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non - PFA	Total
<b># Units Approved</b>			
<b>% of Total Units (# Units/Total Units)</b>			

**(G) Amount, Net Density and Share of Commercial Growth:**

*(Note: To calculate the amount, net density and share of commercial growth, jurisdictions must identify the total number of new commercial permits issued; the total square footage of the commercial building approved; the total number of new commercial lots approved; and the total approved subdivision net lot area, in acres, for commercial subdivisions. The total building square footage and total lot size values should be the same for Tables 6-8. For annual report purposes, all approved square footage (gross) should be tabulated, with the understanding that not all building square footage reported may be used for commercial or retail related activities. Commercial growth should include retail, office, hotel, industrial uses and may include other uses, such as, mixed-use, institutional and agricultural structures, if approved for commercial use.)*

**Table 6: Amount of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non - PFA	Total
<b># Permits Issued</b>			
<b>Building Square Feet (Gross)</b>			
<b># Lots Approved</b>			
<b>Total Subdivision Area (Gross Acres)</b>			

**Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non - PFA	Total
<b>Building Square Feet (Gross)</b>			
<b>Total Lot Size (Net Acres)</b>			

**Table 8: Share of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non - PFA	Total
<b>Building Square Feet (Gross)</b>			
<b>% of Total Building Sq. Ft. (Bldg. Sq. Ft./Total Sq. Ft.)</b>			

### **Section VI: Locally Funded Agricultural Land Preservation**

**(A)** How many acres were preserved using local agricultural land preservation funding? Enter 0 if no acres were preserved using local funds.

0

## Section VII: Local Land Use Preservation Percentage Goal

(A) Is all land within the boundaries of the jurisdiction in a PFA?

Y  N

1. If yes, then the local land use percentage goal does not need to be established. Skip to *Section VIII: Development Capacity Analysis*.

2. If no, then the jurisdiction must establish a local percentage goal to achieve the statewide land use goal to increase the current percentage of growth located inside the PFAs and decrease the percentage of growth located outside the PFAs. Go to (B).

(B) What is the jurisdiction's established local land use percentage goal?

(C) What is the timeframe for achieving the local land use percentage goal?

(D) Has there been any progress in achieving the local land use percentage goal?

(E) What are the resources necessary for infrastructure inside the PFAs?

(F) What are the resources necessary for land preservation outside the PFAs?

## Section VIII: Development Capacity Analysis (DCA)

(A) Has an updated DCA been submitted with your Annual Report or to MDP within the last three years?

(Note: A DCA is required every 3-years and whenever there is a significant change in zoning or land use pattern. See §1-208(c)(1)(iii) of the Land Use Article. A DCA may be submitted independently from the Annual Report, such as, part of a comprehensive plan update.)

Y  N

1. If no, explain why an updated DCA has not been submitted, such as, no Substantial growth changes, etc.

No substantial growth changes.

2. If yes, then skip to (C):

(Note: For additional guidance on how to conduct a Development Capacity Analysis, see the *Estimating Residential Development Capacity Analysis Guidebook, August 2005*, located in the Planning Guide section of the MPD website:

<http://planning.maryland.gov/OurProducts/publications.shtml#ModelsGuidelines>

MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your MDP regional planner for more information.)

(B) When was the last DCA submitted? Identify Month and Year:

September 2009

(C) After completing the DCA, provide the following data on capacity inside and outside the PFA in Table 9, *Residential Development Capacity (Inside and Outside the PFA)*:

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**Table 9: Residential Development Capacity (Inside and Outside the PFA)**

Parcels & Lots w/ Residential Capacity	PFA	Non - PFA	Total
<b>Residentially Zoned Acres</b>			
<b>Total Acres and Lots</b>			
<b>Acres and Parcels with Capacity</b>			

### **Section XI: Adequate Public Facility Ordinance (APFO) Restrictions (Section IX is only required by jurisdictions with adopted APFOs)**

**(A)** Does your jurisdiction have any adopted APFOs? Y  N

1. If no, skip this Section.
2. If yes, go to (B).

**(B)** Has any APFO resulted in a restriction within the Priority Funding Area? Y  N

1. If no, skip this Section.
2. If yes, then complete (C) – (I) below for each restriction.

**(C)** What is the type of infrastructure affected? (List each for Schools, Roads, Water, Sewer, Storm water, Health Care, Fire, Police or Solid Waste.)

**(D)** Where is each restriction located? (Identify on a map if possible).

**(E)** Describe the nature of what is causing each restriction.

**(F)** What is the proposed resolution of each restriction (if available)?

**(G)** What is the estimated date for the resolution of each restriction (if available)?

**(H)** What is the resolution that lifted each restriction (if applicable)?

**(I)** When was each restriction lifted (if applicable)?

### **Section X: Submitting Annual Reports and Technical Assistance**

**(A)** Annual Reports may be submitted via email to [ddahlstrom@mdp.state.md.us](mailto:ddahlstrom@mdp.state.md.us) (preferred) or one copy may be mailed to:

Office of the Secretary  
Maryland Department of Planning  
301 W. Preston Street, Suite 1101  
Baltimore, Maryland 21201-2305  
Attn: David Dahlstrom, AICP

**(B)** Annual Reports should include a cover letter indicating that the Planning Commission has approved the Annual Report and acknowledging that a copy of the Annual Report has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if



there are technical questions about your Annual Report.

1. Was this Annual Report approved by the planning commission/board?

Y  N

2. Was this Annual Report filed with the local legislative body?

Y  N

3. Does the cover letter:

a. Acknowledge that the planning commission/board has approved the Annual Report.

Y  N

b. Acknowledge that the Annual Report has been filed with the local legislative body?

Y  N

c. Indicate a point of contact(s)?

Y  N

**(C)** You may wish to send an additional copy of your Annual Report directly to your MDP Regional Office via email (preferred) or hardcopy.

**(D)** If you need any technical assistance in preparing or submitting your reports, our Regional Planners are available to assist you. Regional Planner contact information can be found at: <http://planning.maryland.gov/OurWork/localplanning.shtml>

**(E)** If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at [ddahlstrom@mdp.state.md.us](mailto:ddahlstrom@mdp.state.md.us).