

The Planning Process/ Interjurisdictional Coordination

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Planning and Zoning



The Planning Process/ Interjurisdictional Coordination

- ▶ Day-to-Day Coordination
- ▶ Development Review Process
- ▶ Comprehensive Planning Process

Day-to-Day Coordination

- ▶ Best Practices
- ▶ Specific Operational Issues
 - ▶ Request/Maintenance
 - ▶ Signal/Sign Replacements
 - ▶ Safety Concerns

Development Review Process Coordination

- ▶ Capital Improvement Plan (CIP)
Coordination
 - ▶ Quarterly SHA Meeting
 - ▶ Bike and Pedestrian Connectivity
- ▶ Ongoing Development
Communication - Monthly Update
- ▶ Traffic Impact Analysis (TIA) Review

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	27-Nov-19													
2														
3	Project Name	Address	Description	Status	Type	Trakit Number	Units	Units Net new	Sq. Footag	Sq. ft. Net new	FCA Status	Last Action	MPDU Required	MPDU Built
4	9 St. Mary's St	99 Compromise	Special Exception application with Site Design Plan Review. This project now is addressed as 99 Compromise	Under construction	Residential	SE2016-003 Approved HPC2016-042 Approved GRD16-0045 Approved BLD16-0782 Approved	9	9	18,703	0	N/A -- Critical Area	4/29/2019	N/A -- Under 10 units	N/A
5	51 Franklin Street	51 Franklin Street	The project involves the redevelopment of the existing office building at 51 Franklin Street into 9 residential condominium units, and architecturally appropriate enhancements to the building's exterior.	Building permit is approved. Under Construction.	Residential	SE2017-008 Approved SPD2017-066 Approved HPC2018-055 Approved DEM18-0048 Approved BLD18-0636 Approved	9	9	16,000	0	N/A -- Critical Area	12/21/2018	N/A -- Under 10 units	N/A
6	106-108 Annapolis Street	106-108 Annapolis Street	The proposed project consists of demolishing the existing structures and then building a new multi-story mixed use building. The proposed new structure will be two and one-half stories. The first floor will have a small retail portion and the remainder is designed for an 89-seat restaurant.	Site design under review.	Mixed Use	SDP2019-002 Review	6	6	14,186	10,498	N/A -- Critical Area	9/30/2019	N/A -- Under 10 units	N/A
7	107 Forbes Street	107 Forbes Street	Site Design Plan Review for the proposed redevelopment of the existing commercial building with a new commercial building in the same location, on property located at 107 Forbes Street.	Modified site design approved. Under construction	Commercial	SDP2018-005 Approved DEM18-0050 Intl Appvl GRD18-0027 Intl Appvl VAR2019-002 Approved BLD19-0202 Issued	N/A	N/A	1,836	0	N/A -- Under 40,000 sq. ft.	8/30/2019	N/A	N/A

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TIAs: Development Review Process

Application



Review for
completeness



Agency Review



Post Property
Public notification



Departmental Public
Comment period



Staff Report



Planning Commission
Public Hearing



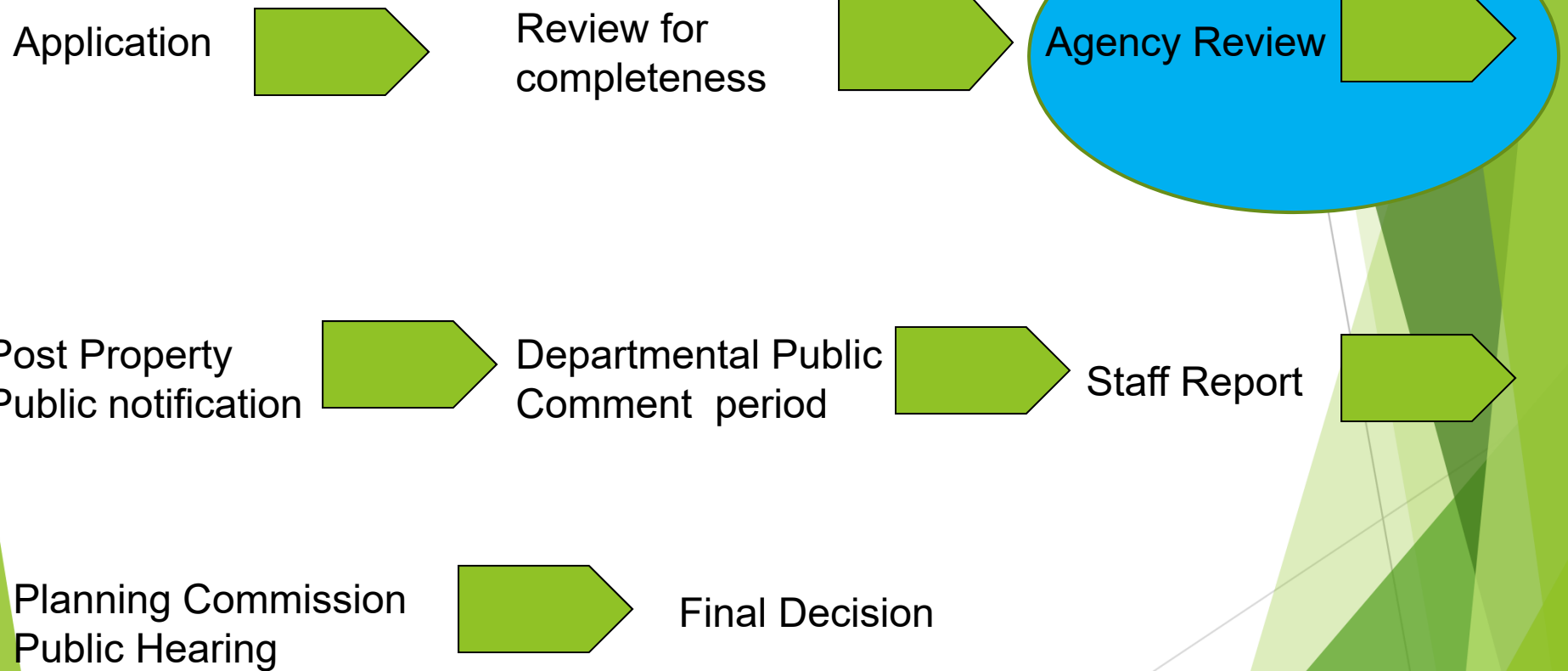
Final Decision

Project Types:

- Planned Developments
- Site Design Plan Review

Must be approved before
applicant can proceed to
building permits

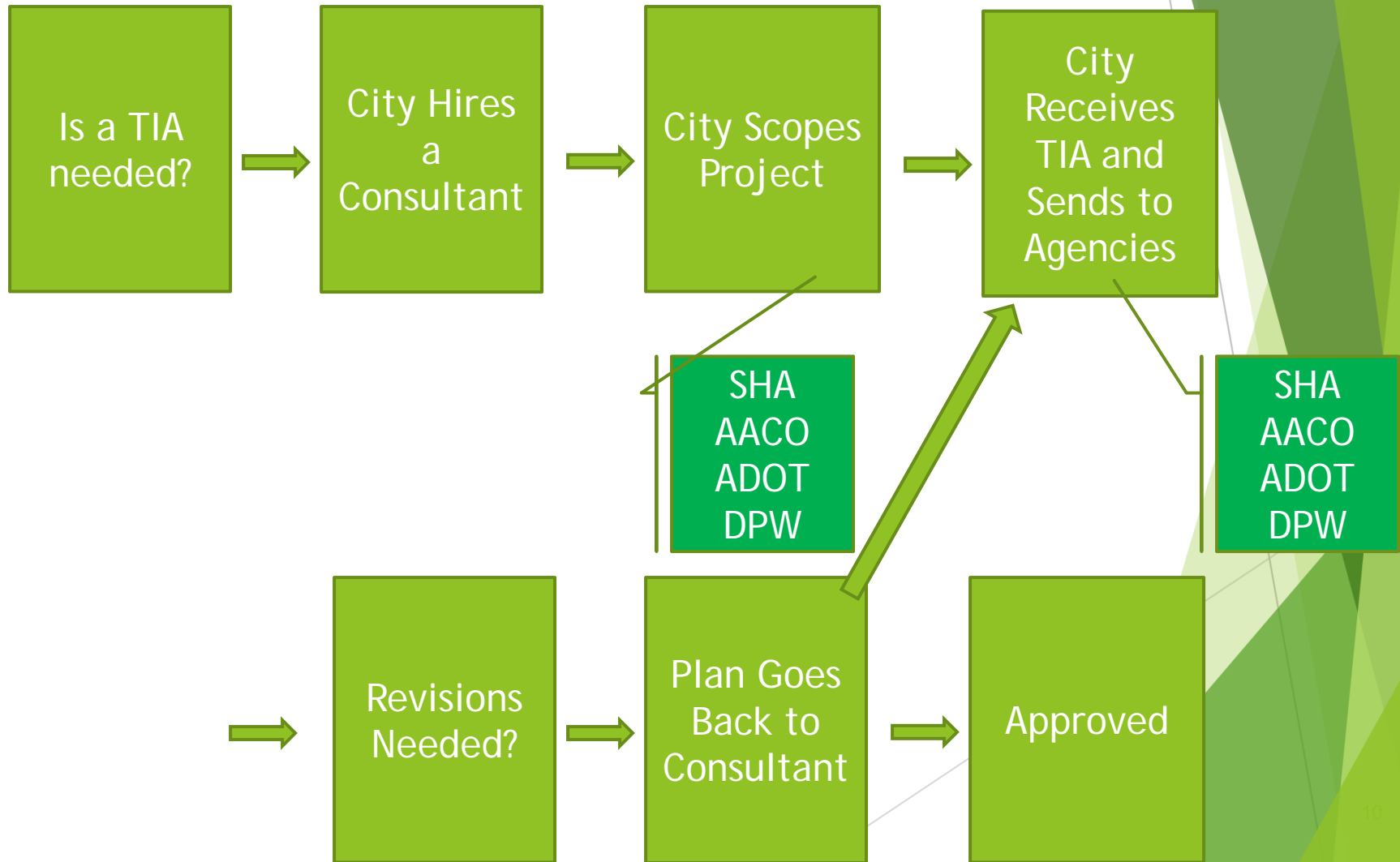
Development Review process



Agency Review of TIAs

- State Highway Administration (SHA)
District 5 Access Permit Office
- Anne Arundel County Department of
Public Works Traffic Division (AACO)
- Annapolis Department of
Transportation (ADOT)
- Annapolis Department of Public
Works (mitigation) (DPW)

Agency Review of TIAs



Comprehensive Planning Process Coordination

- ▶ Baltimore Metropolitan Council (BMC)
- ▶ SHA Priority Letter
- ▶ Comprehensive Plan/General Development Plan
- ▶ Sector Study

What is Urban and Regional Planning?

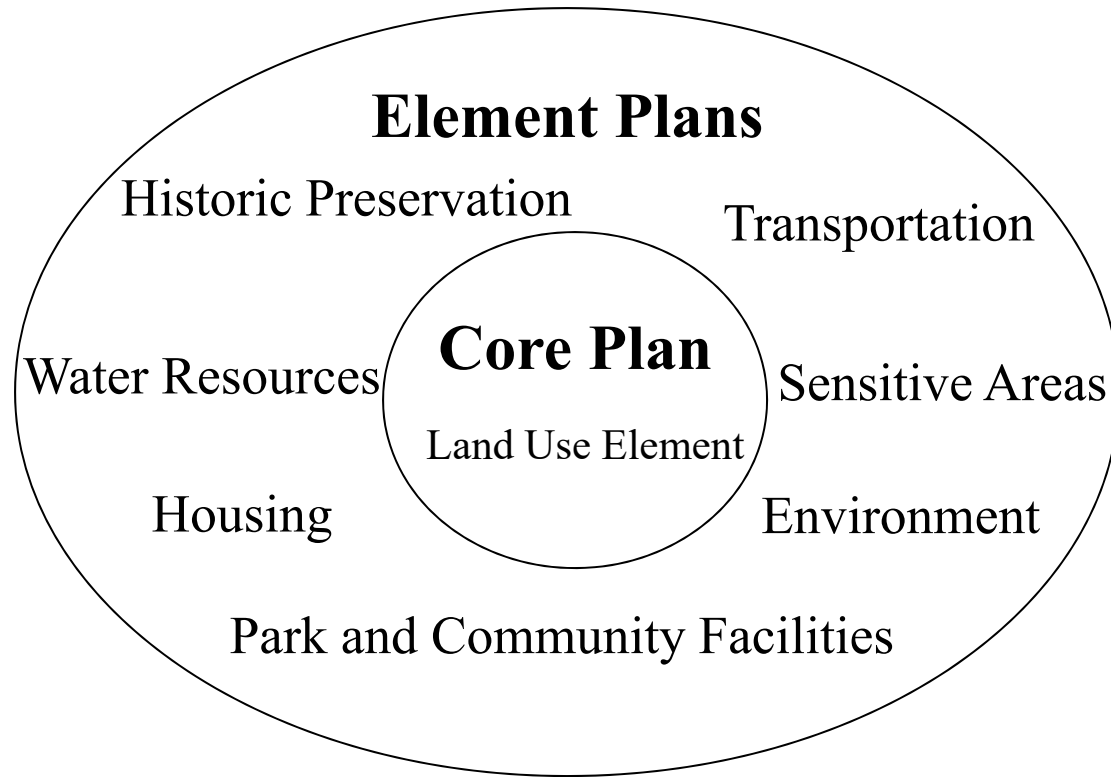


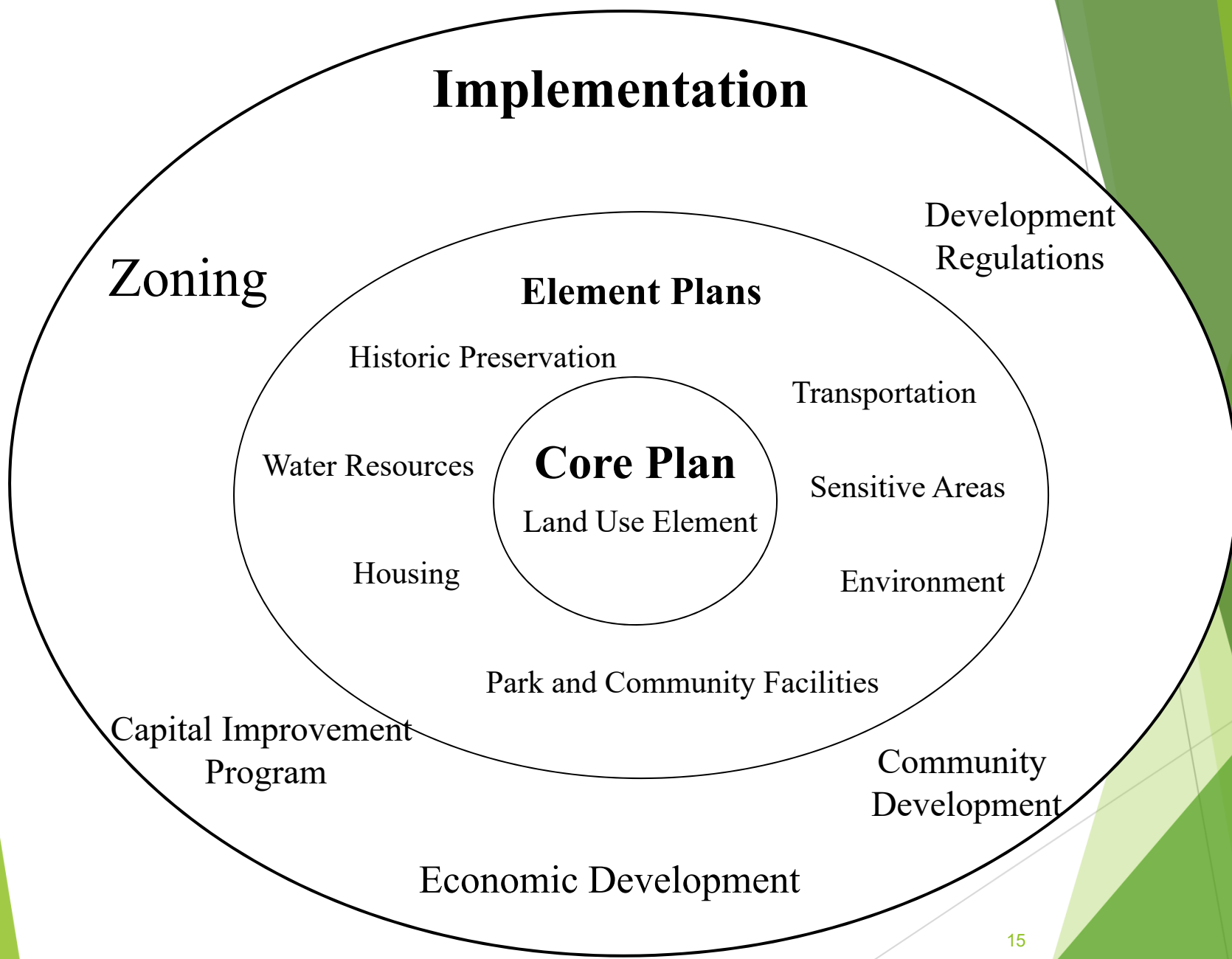
- ▶ Land use, urban design, natural resources, transportation, and infrastructure.
- ▶ Urban planning includes techniques such as:
 - ▶ predicting population growth,
 - ▶ zoning, geographic mapping and analysis,
 - ▶ analyzing park space,
 - ▶ surveying the water supply,
 - ▶ identifying transportation patterns,
 - ▶ analyzing the impact of land use.

Comprehensive Plan

Core Plan

Land Use Element





Balancing Different Priorities



Annapolis Comprehensive Plan

Annapolis, Maryland



2009¹⁷

Comprehensive Plan

Policy 5. Protect and promote the neighborhood commercial retail centers in the city.

Creating this plan with a focus on community character offers a holistic approach that will allow the city to focus on:

- ▶ Preservation of the features, values, and places that make Annapolis a unique community.
- ▶ Future development based on the role that each designated area is intended to play in the community, including its appearance and function.
- ▶ Protection of natural resources.
- ▶ Increased connectivity between and within places.

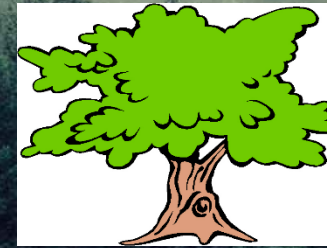
- ▶ Preserve and Enhance Community Character
- ▶ Maintain a Vibrant Economy
- ▶ Promote a “Green” Annapolis

Policy 2. Infill development, redevelopment, and expansion outside of the four defined Opportunity Areas should be consistent with the character of the surrounding community.

- ▶ Enhanced ability to anticipate needs associated with new development or redevelopment, including traffic demand, infrastructure, community facilities, services, and other critical features.
- ▶ A stronger understanding of traffic congestion or similar negative impacts on sense of character and quality of life.
- ▶ Ability to preserve the important qualities of Annapolis while achieving higher density in strategic locations, specifically in an effort to create transit supportive development.
- ▶ Anticipation of the relationship between places and the need for design features such as buffering or architectural relief between areas of different character.

What is a Sector Study?

- » Establishes policy and provides guidance
- » Looks at how to enhance and better utilize existing assets
- » Considers traffic, environment, overdevelopment, and other community needs





Thank you

