The Planning Process/ Interjurisdictional Coordination

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Planning and Zoning

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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 resturant.	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

Development Review Process Coordination

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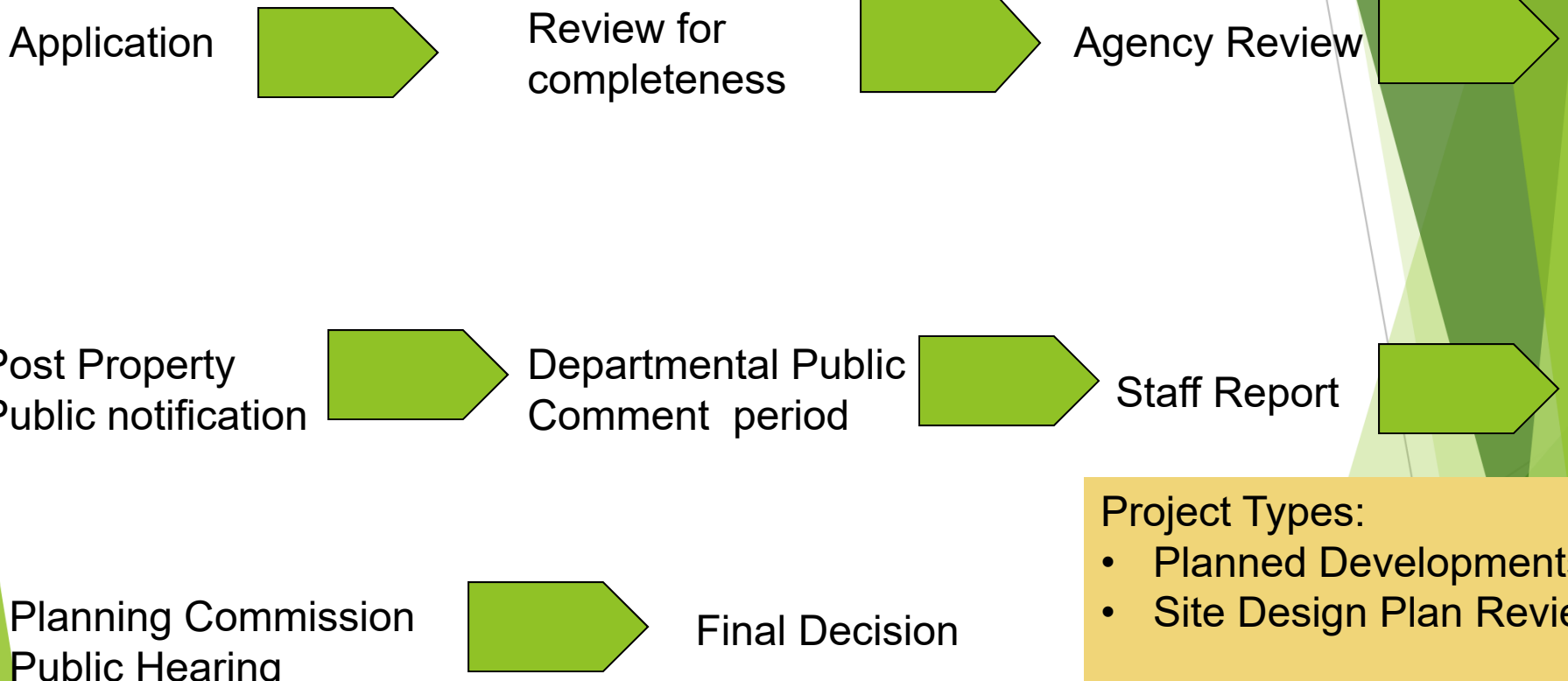
TIAs: Development Review Process

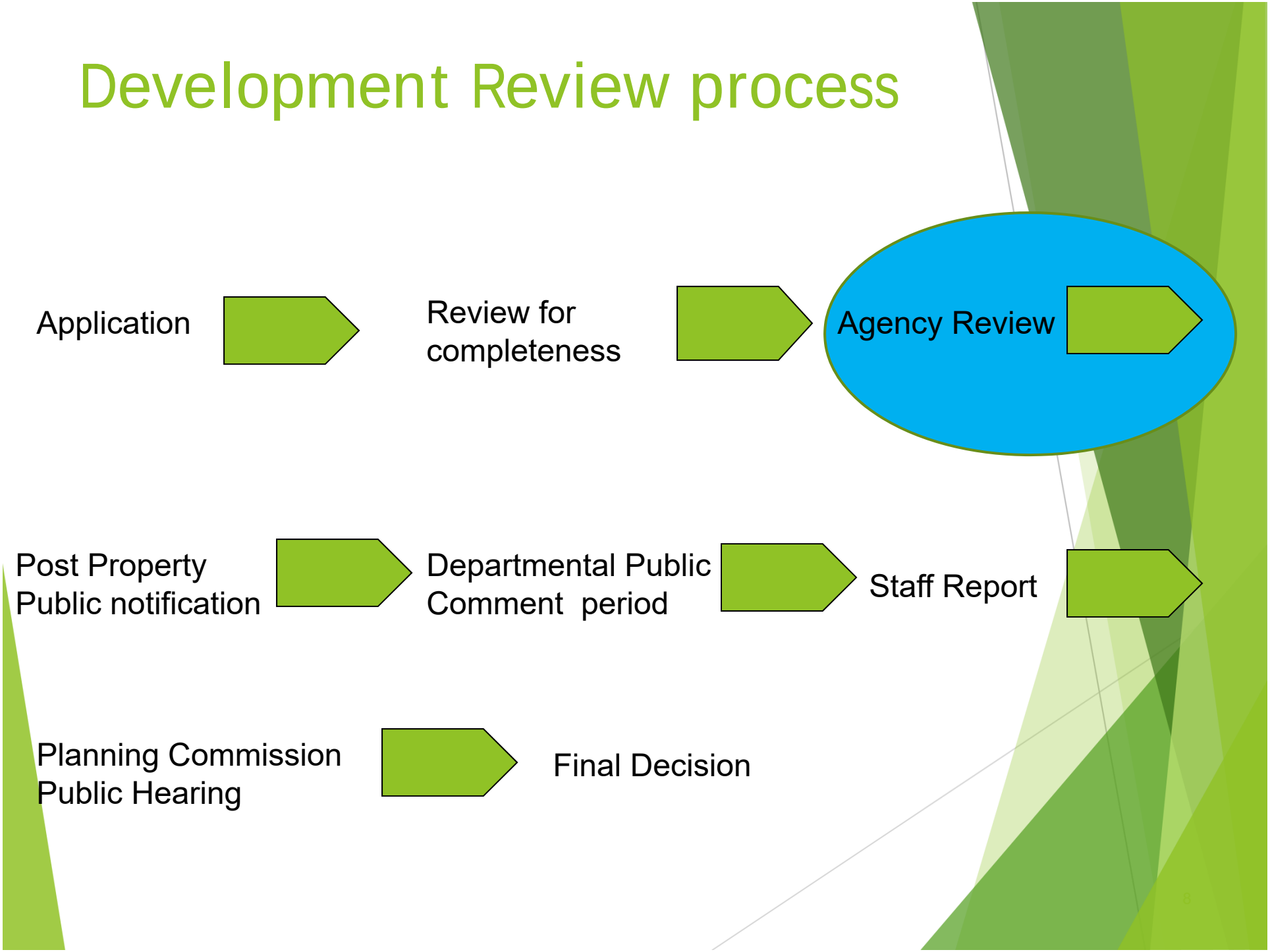


Project Types:

- 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

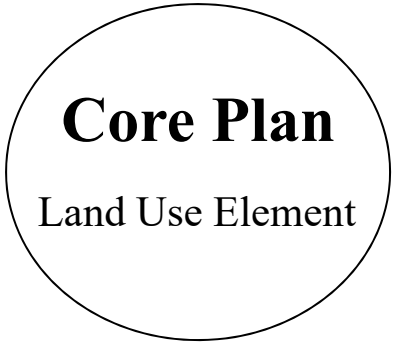
- Baltimore Metropolitan Council (BMC)
- SHA Priority Letter
- Comprehensive Plan/General Development Plan
- Sector Study

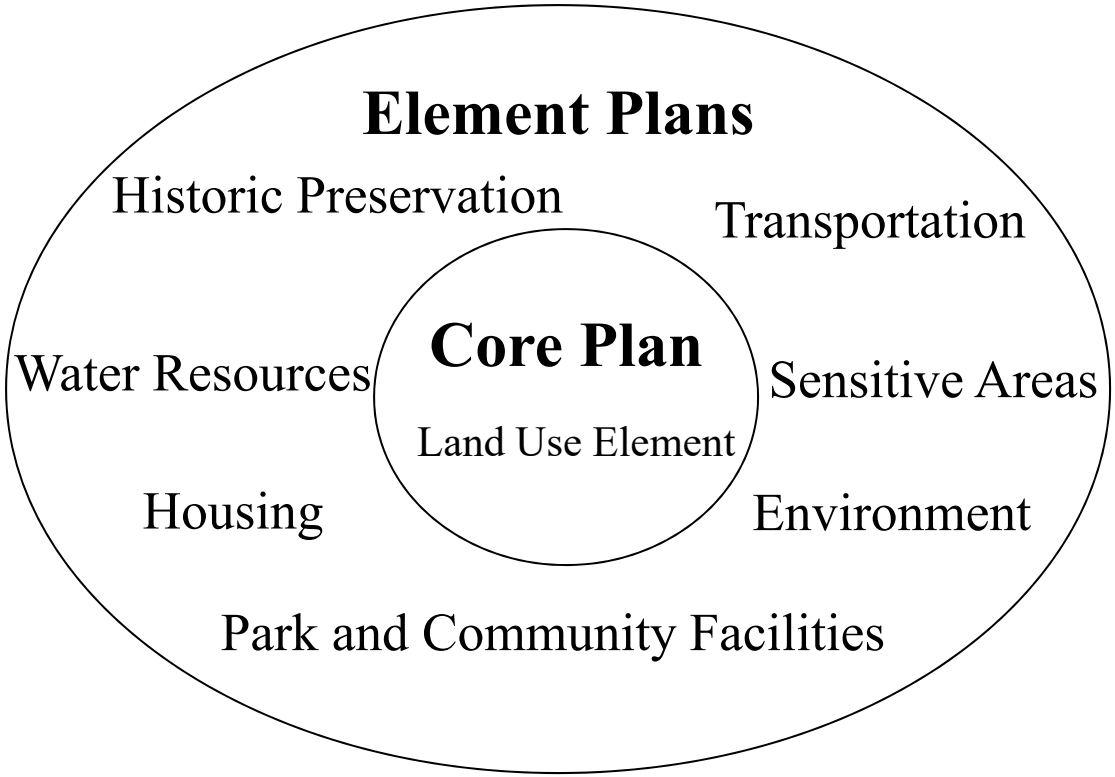
What is Urban and Regional Planning?

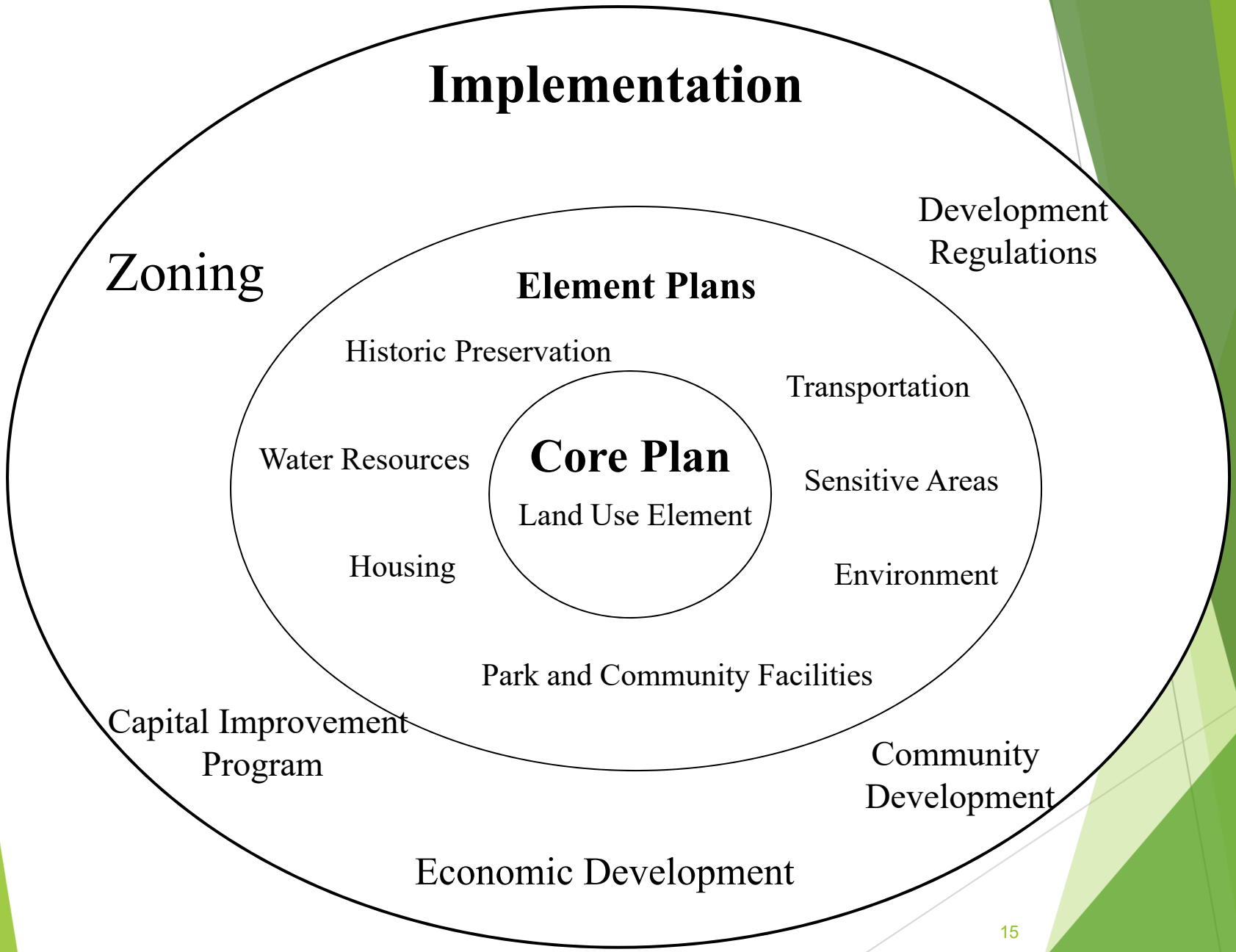
- Land use, urban design, natural resources, transportation, and infrastructure.
- Urban planning includes techniques such as:
  - predicting population growth,
  - zoning, geographic mapping and analysis,
  - analyzing park space,
  - surveying the water supply,
  - identifying transportation patterns,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

https://en.wikipedia.org/wiki/Urban_planning

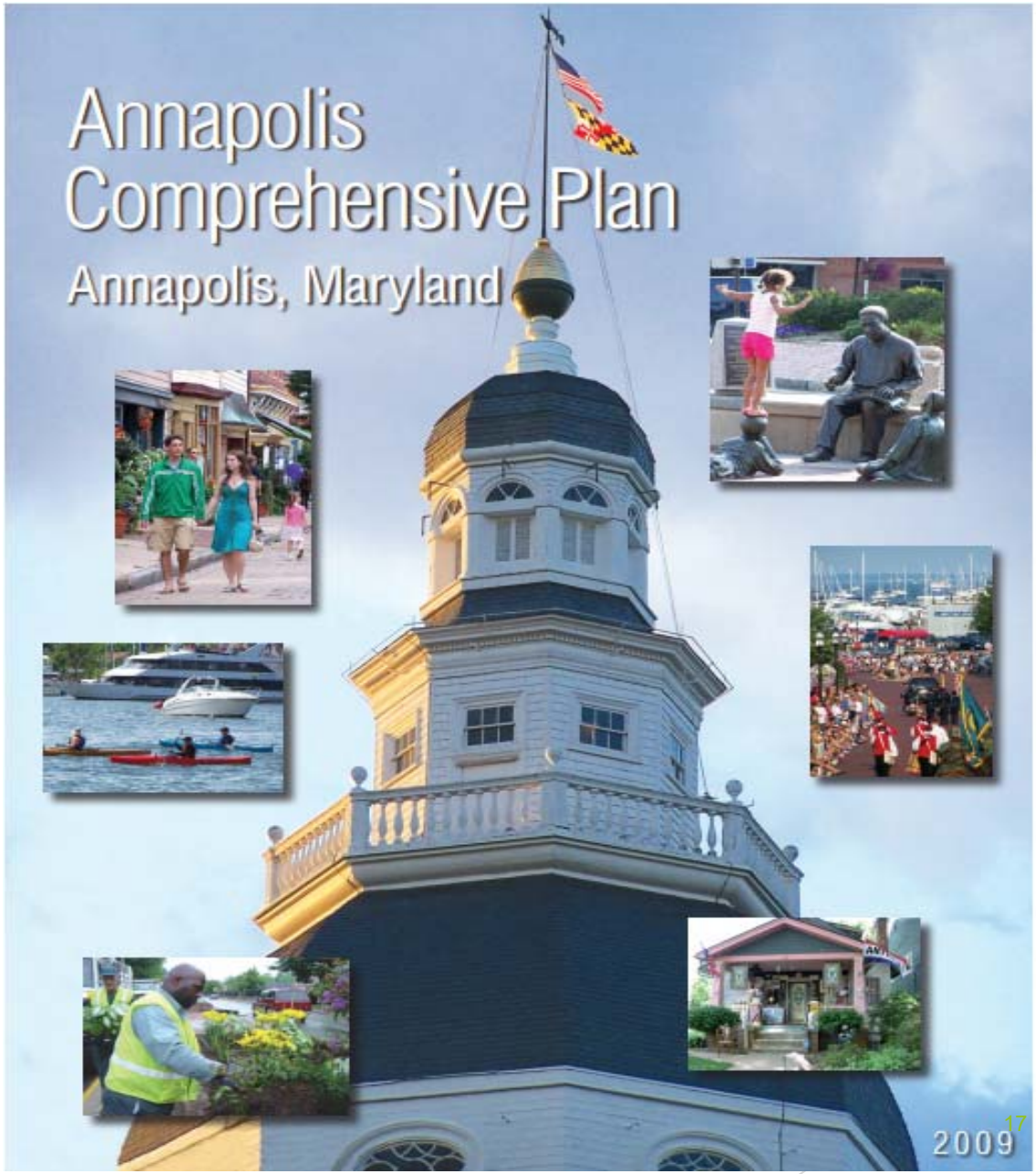
Comprehensive Plan




Element Plans
Historic Preservation
Transportation
Core Plan
Land Use Element
Water Resources
Sensitive Areas
Housing
Environment
Park and Community Facilities


Implementation
Development Regulations
Zoning
Element Plans
Historic Preservation
Transportation
Water Resources
Core Plan
Land Use Element
Sensitive Areas
Housing
Environment
Park and Community Facilities
Capital Improvement Program
Community Development
Economic Development

Balancing Different Priorities


Annapolis
Comprehensive Plan
Annapolis, Maryland
2009

Comprehensive Plan

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

- Preserve and Enhance Community Character
- Maintain a Vibrant Economy
- Promote a "Green" Annapolis

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

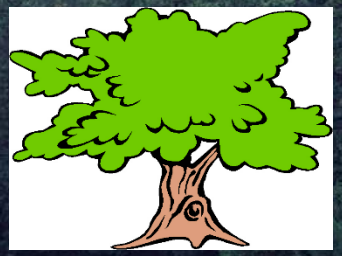
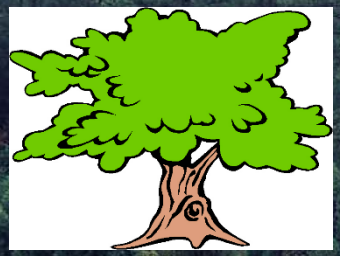
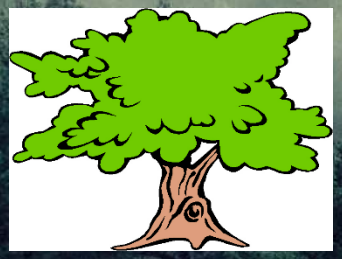
- Preservation of the features, values, and places that make Annapolis a unique community.
- Future development based on the role that each designated area is intended to play in the community, including its appearance and function.
- Protection of natural resources.
- Increased connectivity between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

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

promotes
complex
places
mixed-use
residents
study
Annapolis
improves
Community
quality
actions
adapt
character
access
partners
time
street
scope
grow
means
vision
people
trends
choices
place
smart
play
tools
scale
bicycle
values
desired
City
planners
transit
future
live
data
new
now
years
thrive
must
density
sense
growth
community
paradigm
impact
sector
futures
work

Thank you