



Planning Commission

DRAFT Comprehensive Plan PROPOSED CHANGES

October 12, 2023



AGENDA

- *90-Day Review Period Summary*
- *Proposed Changes*

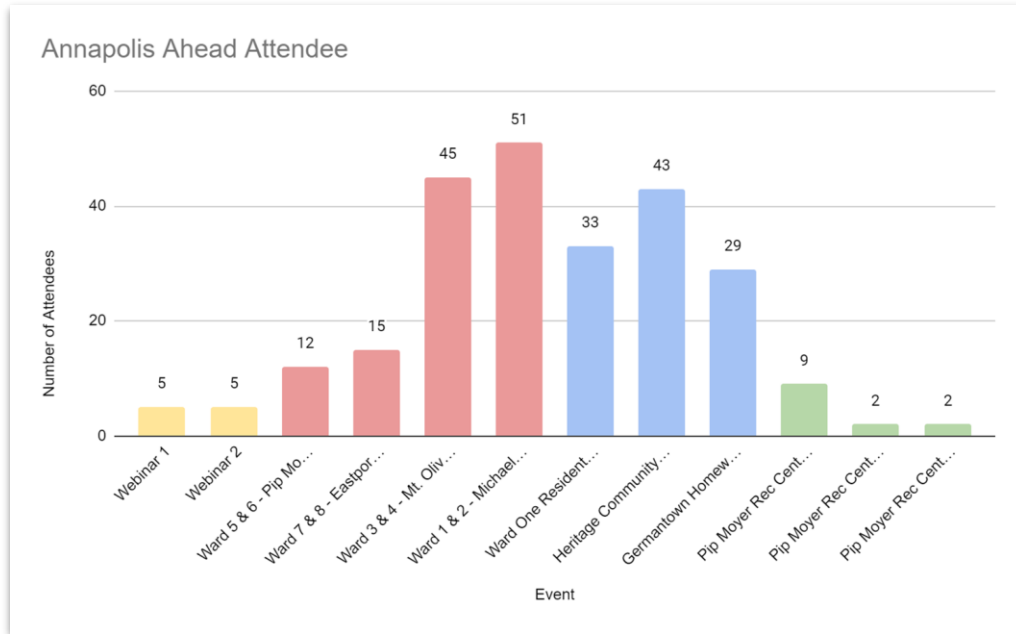


90-DAY REVIEW PERIOD INSIGHTS - ORGANIZATIONS ENGAGED

- Affordable Housing and Community Equity Development Commission
- Historic Preservation Commission
- Art in Public Places Commission
- Transportation Board
- Environmental Commission
- Human Relations Commission
- Recreational Advisory Board
- Maritime Advisory Board
- Anne Arundel Women Giving Together
- Eastport Civic Association
- Eastport Business Association
- Ward One Residents Association
- South Forest Business Association
- Parole Area Communities
- Heritage Community
- Germantown Homewood Community
- Various State of Maryland Agencies (e.g. - MDOT, MDP, MDE, etc.)
- St. John's College



90-DAY REVIEW PERIOD INSIGHTS

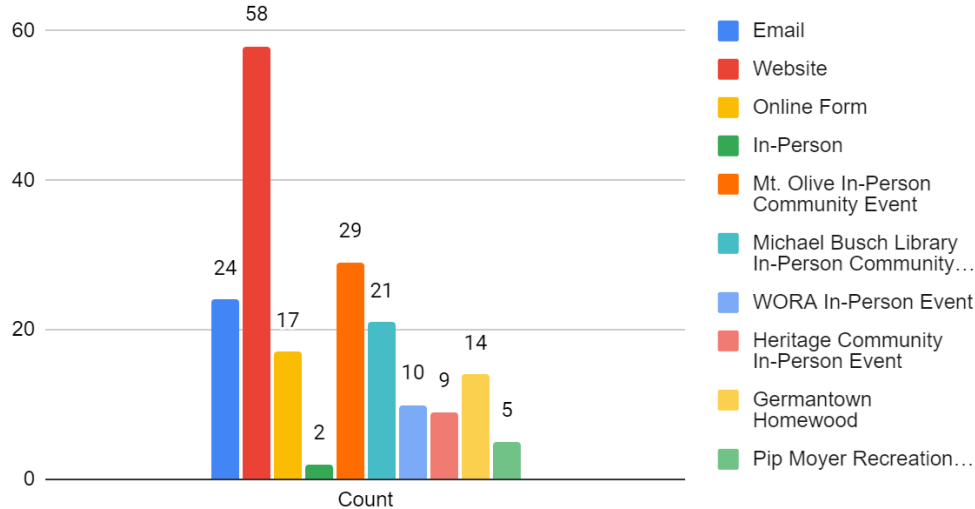


- **12 Meetings** were held with Annapolis residents not including Planning Commission Meetings or the various Boards & Commissions that provided feedback
- **251 Annapolis Residents** attended meetings during the 90-Day Comment Period either in person or virtually



90-DAY REVIEW PERIOD INSIGHTS

Comments Received - how were most of the comments received?

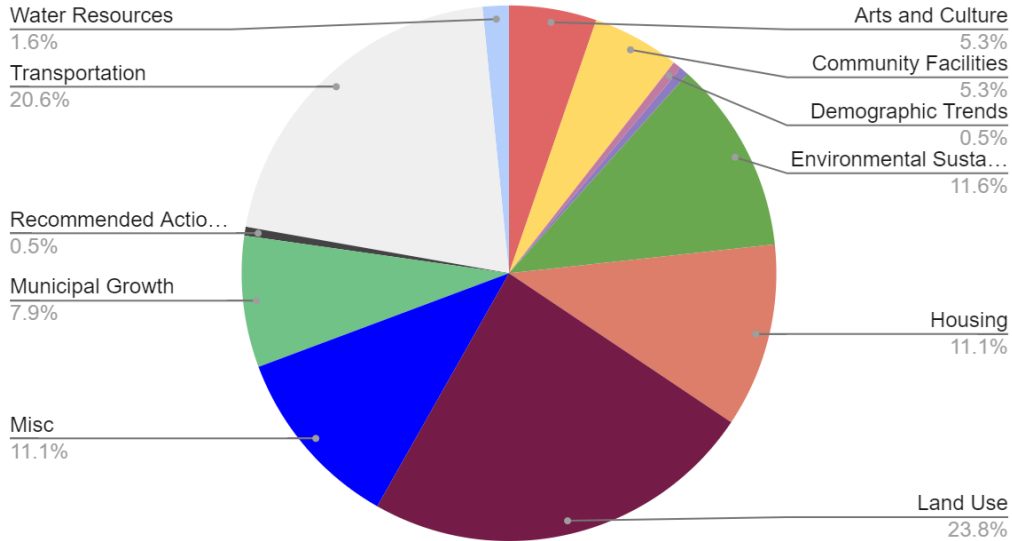


- **192 Formal Comments** were received during the 90-Day Review Period
- More Residents engaged with the 90-Day Review Period than the June 2021 Review



90-DAY REVIEW PERIOD INSIGHTS

Comments Received - what chapters got the most feedback?



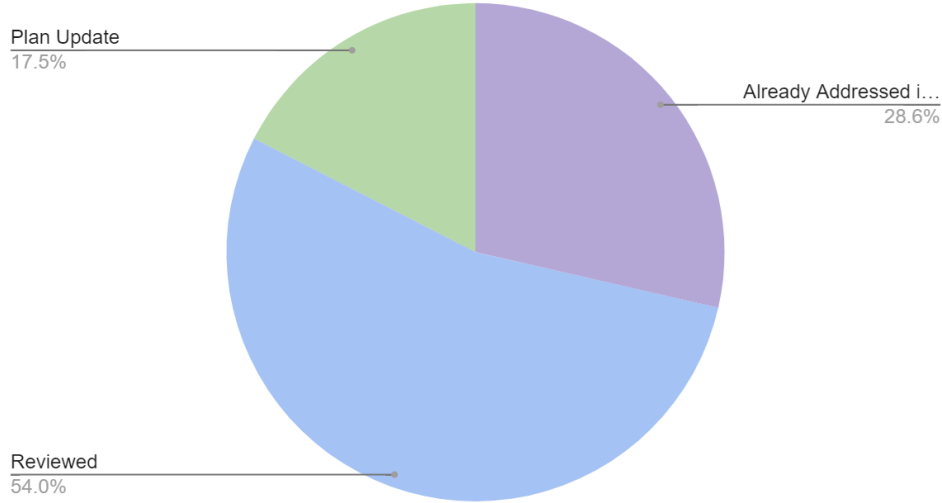
Sections that got the most feedback:

- 1. Land Use**
- 2. Transportation**
- 3. Environmental Sustainability**



90-DAY REVIEW PERIOD INSIGHTS

Annapolis Ahead - impacts of comments to the updated plan



- Comment Log will have responses to all submitted comments
- A portion of responses within 'Reviewed' will be changed to 'Plan Update' or 'Already Addressed in the Plan'



PROPOSED CHANGES

General Updates

1. Add Executive Summary
2. Create Action Plan document which combines Executive Summary with Chapter 13:
Recommended Action Matrix

PROPOSED CHANGES

Map Updates

1. Correct and amend Future Land Use map (Chapter 4: Land Use)
2. Add a new map illustrating Annapolis' environmental context (Chapter 1: Introduction)
3. Amend school zone map to include additional information (Chapter 7: Community Facilities)
4. Clarify open space equity map (Chapter 7: Community Facilities)
5. Amend the Growth Areas map to meet the criteria of the Maryland Department of Planning's Growth Tiers format and rename accordingly (Chapter 3: Municipal Growth)
6. Add a new housing type map to identify where the City's existing stock of multifamily dwellings are located in relation to single family dwellings, age-restricted housing, as well as the City's stock of public and subsidized housing. (Chapter 5: Housing)
7. Add a map exhibit illustrating Annapolis' location within the Chesapeake Crossroads Heritage Area (Chapter 12: Areas of Critical State Concern)



PROPOSED CHANGES

Table of Contents

1. Change Chapter 8 title from “Arts and Culture” to “Arts, Culture, and Historic Preservation”

Glossary

1. Add a definition for “historic preservation” to clarify the periods which are eligible for preservation status and funding
2. Change the definition of “area median income” to be consistent with the State’s Land Use Article Section 3-114
3. Add a definition for “low income housing” which is consistent with the State’s Land Use Article Section 3-114
4. Change the definition of “workforce housing” to be consistent with the State’s Housing and Community Development Article Section 4-1801



PROPOSED CHANGES

Chapter 1: Introduction

1. Add a new section that summarizes a group of signature ideas or strategies that distinguish the Comprehensive Plan.
2. Add a new section that summarizes the goals and recommended actions of this draft comprehensive plan to the last comprehensive plan adopted in 2009.
3. Add a new map illustrating Annapolis' environmental context.



PROPOSED CHANGES

Chapter 2: Demographic Trends

1. Expand on information provided for the fastest growing population groups and their needs based on available data:
 - 65+ population
 - Hispanic / Latino population



PROPOSED CHANGES

Chapter 3: Municipal Growth

1. Clarify the key themes that should drive future growth: inclusivity, sustainability, technological integration, and connectivity.
2. Add reference to the ongoing and future development of areas adjacent to Annapolis, specifically the Parole Town Center and David Taylor Research Center
3. Amend the Growth Areas map to meet the criteria of the Maryland Department of Planning's Growth Tiers format and rename accordingly
4. Provide more detail on how the City can foster inclusive economic opportunities, ensure opportunities are readily accessible to underrepresented populations, and expand entrepreneurship among these populations.



PROPOSED CHANGES

Chapter 4: Land Use

1. Add clarifying information for the Future Land Use map to better explain its relationship to zoning changes and how to read the map (for example, showing all residential areas as one category does not mean there is an intent to consolidate all residential zoning districts, or likewise for the maritime areas)
2. Clarify that mixed-use development does not mean high-rise development, and that that scale of development would not be compatible with the City's existing development patterns. As part of this, add examples of mixed-use development existing in Annapolis today to show the range of development that qualifies as mixed-use and which should always relate to its surrounding context.
3. Amend the recommended actions LU3.1 and LU3.2, which focus on residential zoning districts, to integrate with related changes in Chapter 5: Housing described below.
4. Add examples of form-based code applicable to Annapolis – also include in Chapter 11: Development Regulations



PROPOSED CHANGES

Chapter 4: Land Use (Cont'd)

5. Clarify environmental testing required at the Spa Road former Public Works site
6. Future Land Use Map
 - Correct the former Public Works facility site on Spa Road to expand the Environmental Enhancement areas
 - Correct the area planned for the West East Express trail to be designated as Recreation Enhancement area
 - Correct the area now conserved as the future Elktonia/Carr's Beach Park to be designated as Recreation Enhancement area
 - Correct an area of the Spa Creek headwaters near the Saltaire and Admiral Farragut communities to be designated as Environmental Enhancement area
 - Correct the area planned as the future Gateway Park to be designated as Recreational Enhancement area
 - Add the Growth Tier areas to the map with land use designations



PROPOSED CHANGES

Chapter 5: Housing

1. Amend and consolidate the recommended actions H1.5 , H1.6, H1.7, H1.9, H4.1, and H4.2, to address meeting Federal fair housing standards; to not refer to specific residential zoning districts; and to clarify that objective standards will be needed with any zoning changes to ensure compatibility with existing neighborhood development patterns.
2. Add a new housing type map to identify where the City's existing stock of multifamily dwellings are located in relation to single family dwellings, age-restricted housing, as well as the City's stock of public and subsidized housing.
3. Reinforce the importance of creating more home ownership opportunities as a key component of the housing policies.
4. Add a new section focused on sustainable and resilient housing construction, and integrate with Chapter 9: Environmental Sustainability.



PROPOSED CHANGES

Chapter 6: Transportation

1. Clarify the relationship between transportation policy, land use policy, and housing policy.
2. Add new recommended actions to Goal T4 (“Expand Partnerships...”) to support all multi-modal transportation options as part of the Bay Crossing Study, including dedicated transit lanes, a dedicated bike and pedestrian trail with connectivity to both the Broadneck Trail and Cross Island Trail, and integration with future ferry service.
3. Add a new section focusing on the potential impacts of connected and autonomous vehicle (CAV) technology on transportation, land use, and economic development, and reference existing guidance from MDOT and MDP.



PROPOSED CHANGES

Chapter 7: Community Facilities

1. Add more specific recommendations to address safer access options to schools beyond the ¼ mile radius including transit and larger radius to be consistent with AACPS policies, particularly to the middle schools and Annapolis High School.
2. Update the school walk radius map to provide more context information and address other mobility concerns including transit. Updated map will show the full feeder zone for the Annapolis school cluster with the no-bus-pickup radius at middle schools and high school, expanded walk/bike radius to match, and add the existing Annapolis Transit routes along Forest Drive that could be realigned to serve Annapolis High School better.
3. Add a new section focused on the importance of planning for the maintenance of parks, trails, and conservation areas, addressing the anticipated funding challenges.
4. Amend the section on public safety to clarify the updated Adequate Public Facilities standards adopted by City Council in 2023.



PROPOSED CHANGES

Chapter 8: Arts and Culture

1. Rename chapter “Arts, Culture, and Historic Preservation”.
2. Expand on the themes of diversity and inclusion by providing more explicit strategies to ensure representation and participation by all underrepresented communities.
3. Clarify the intent of AC2.2 (“Partner with Maryland Hall to launch a campus master plan....”) to reinforce open space uses, not development.



PROPOSED CHANGES

Chapter 9: Environmental Sustainability

1. Goal ES2, Performance Measure 2: increase tree canopy goal to 50% of total land area by 2040.
2. Add a new section focused on environmental justice.
3. Add references to the *Military Installation Resilience Response Study* in both the chapter narrative and recommended actions. This study was recently completed by the City of Annapolis in close coordination with NSA-Annapolis, Anne Arundel County, and State agencies.
4. Expand the current section on sustainable building practices to include more detail and integration with other chapters including Chapter 5: Housing.



PROPOSED CHANGES

Chapter 10: Water Resources

1. Add a table describing the current and future water capacity, allocation, and demand, based on the population growth projection from Chapter 3: Municipal Growth, to clarify that the current system can meet the projected growth through 2040.
2. Add a table describing the current and future sewer capacity, allocation, and demand, based on the population growth projection from Chapter 3: Municipal Growth, to clarify that the current system can meet the projected growth through 2040.



PROPOSED CHANGES

Chapter 11: Development Regulations

1. Add a new section focusing on Adequate Public Facilities standards
2. Add a new section focused on waterfront development, which will address critical area requirements, flood plain management, and public water access, among other issues.

PROPOSED CHANGES

Chapter 12: Areas of Critical State Concern

1. Add a map exhibit illustrating Annapolis' location within the Chesapeake Crossroads Heritage Area, and a new narrative explaining the value of this State-level designation to Annapolis cultural preservation and tourism.

Chapter 13: Recommended Action Matrix

1. Add a new section focused on the various ways in which the recommended actions will be funded.
2. Add a new section focused on a process for monitoring implementation.



NEXT STEPS

- 4 - 6 weeks to make changes to Draft Comprehensive Plan
- Return to Planning Commission November 16 or December 7 for Draft Plan Approval
- Submit Approved Draft Plan to City Council for Adoption Process beginning in Jan. 2024