

Annapolis Neck Small Area Plan

**Adopted March 17, 2003
By County Council Bill No. 83-02**

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Annapolis Neck Small Area Plan

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Explanation of Maps

Maps are provided within the text of the *Annapolis Neck Small Area Plan* to illustrate the general extent and location of various manmade and natural resources, such as streams, steep slopes and greenways, and also to illustrate general boundary areas such as the Parole Town Center, and the City of Annapolis. These maps are provided for general purposes only and are not to be construed to show specific locations of boundaries or resources.

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Introduction

The *Annapolis Neck Small Area Plan* is a refinement of the 1997 Anne Arundel County *General Development Plan*.

The purpose of the *Annapolis Neck Small Area Plan* is to enhance the quality of life in the Annapolis Neck, to help implement the goals and recommendations of the *General Development Plan*, and to promote citizen, business and County cooperation in the planning and development process.

The Plan's development was a collaborative process involving the Annapolis Neck Small Area Planning Committee, staff from the Office of Planning and Zoning, other County agencies and the public. Together, the Small Area Planning Committee and staff have held public forums, conducted regular committee meetings, sent out and received questionnaires and focus group surveys, and have spoken with and listened to area residents to help identify assets, issues, and opportunities and to formulate a vision for the future of their area. They have worked together to identify where pedestrian and road improvements are needed, what type of land uses are appropriate and where they should be located, and how residential and commercial areas can be designed to improve their overall function and appearance.

This Plan for the Annapolis Neck consists of a document and maps. The document addresses community history and character, land use, zoning, circulation, natural and historic resources, utilities, community facilities and community design. The maps show existing and proposed land use and zoning. Together, the text and maps amend the *General Development Plan* and serve as a basis for comprehensive zoning of the Planning Area.

It should be noted that the Annapolis Neck Small Planning Area includes land that lies within the County's designated Parole Growth Management Area (PGMA). Since 1994, land use within the PGMA has been governed by the adopted *Parole Urban Design Concept Plan*. An updated *Parole Growth Management Plan* is currently being prepared by the Office of Planning and Zoning in conjunction with a citizen advisory committee. When adopted, this new plan will establish policies and guidance for land uses within the PGMA. Therefore, the *Annapolis Neck Small Area Plan* (ANSAP) primarily addresses that portion of the Small Planning Area outside of the PGMA. While some of the recommendations contained within the *Annapolis Neck Small Area Plan* may be applicable to the PGMA as well, the *Parole Growth Management Plan* will establish specific policies, such as property zoning and urban design, for the PGMA portion of the Small Planning Area.

The Small Area Plan Process

Starting with the appointment of committee members and ending with the adoption of a long range plan for the community, the Small Area Plan process was designed to maximize public participation, build consensus and present the best plan for the future of the small planning area. All committee meetings have been open to the public. In addition, two public forums are held, one near the start of the process to hear from the community about issues, opportunities and a vision for the future and one near the end to present draft recommendations on the various subject areas of the plan as well as a draft land use map. Once the Committee and staff formulated their draft plan, it was presented to the Planning Advisory Board (PAB) for further review and comment by the public. Comments from the PAB were provided to the County Executive for consideration prior to introducing the Small Area Plan to the County Council for public hearing and adoption.

Once the Plan has been adopted by the Council and incorporated into the *General*

Development Plan, planning staff will begin the implementation of the plan recommendations. It is hoped that the citizens who participated in the plan development will continue to follow the process and provide input during the implementation stage.

Acknowledgments

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