



City of Annapolis

DEPARTMENT OF PLANNING AND ZONING

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C. PETE GUTWALD, AICP
DIRECTOR

February 13, 2017

Hammond Wilson Architects, PC
c/o Leo Wilson, AIA
209 West Street
Annapolis, MD 21401

**RE: *Annapolis Yacht Club-Eastport* – Site Design Plan Review: SDP2016-011
319 Sixth Street & Severn Avenue, Annapolis, MD 21403
(Tax Map 052D, Grids 8 & 9, Parcels 0157-0160, 0219, 0295 & 0296)**

Dear Mr. Wilson:

The City of Annapolis Department of Planning and Zoning has completed its final review of the subject Site Design Plan Review application for the comprehensive redevelopment of the *Annapolis Yacht Club-Eastport*. The total project site is comprised of multiple parcels containing approximately 4.34 acres. The improvements are occurring on land south of the Spa Creek Bridge on the Eastport side of the bridge, on both the east and west sides of Sixth Street. Prior to the issuance of permits, these multiple parcels must be consolidated by plat into single parcels for the proposed redevelopment on each side of Sixth Street.

The proposed redevelopment project will consist of the AYC Family Activity Center on the west side of Sixth Street and the AYC Sailing Center on the east side of Sixth Street. The Family Activity Center will include office and educational space, a training and fitness center, lockers and a game room, a casual dining area, deck, outdoor swimming pool, and a cover porch. The Sailing Center will include classrooms, offices, locker rooms, activity space, boat and equipment maintenance, storage, and a covered deck.

Yacht and sailing clubs and member services, yacht and sailing club offices and maritime institutions are permitted uses in both the WME, Waterfront Maritime Eastport District, and in the WMM, Waterfront Mixed Maritime District. The Sailing Center property is zoned entirely WMM. The Family Activity Center is almost entirely zoned WME, except for an approximately 7,400 square foot parcel, which is zoned R2-NC, Single Family Residence-Neighborhood Conservation District. The entire site is located within the IDA, Intensely Developed Area and BEA, Buffer Exemption Area designations of the Critical Area Overlay District.

In addition to the review and analysis by Planning & Zoning, the plans were sent out for interdepartmental agency review. And, the property was posted with public notice signs at each street frontage. Based on the agency review and in accordance with Section 22.06.020, the Department of Planning and Zoning asserts that the site design plan for the proposed *Annapolis Yacht Club-Eastport* redevelopment is approved for Certificate of Adequate Public Facilities, subject to compliance with the conditions set forth herein and to the issuance of grading or building permits. A copy of the approved Certificate of Adequate Public Facilities is attached.

Staff finds that the proposed project is in compliance with the base district and critical area regulations including permitted use, approved setbacks, maximum height, required parking, allowable lot coverage, permitted buffer disturbance, required mitigation, and the demolition standards applicable to the R2-NC district. The staff also finds that the proposal is reflective of the existing scale and character of the surrounding properties, and is consistent with the purpose and compatibility objectives of the maritime zoning districts. In addition to our review of the project for compliance with the base district and critical regulations, the project was also reviewed for consistency with the *2009 Annapolis Comprehensive Plan*.

The *2009 Annapolis Comprehensive Plan* generally encourages economic growth through land use policies that retain and expand existing businesses in locations that provide optimal benefit to the community. The applicant states that the proposed project will achieve "a maximum of attractiveness in keeping with the maritime character of AYC's activities and the Eastport Gateway Conservation Overlay District. The design also safely and efficiently provides access to Spa Creek for water-oriented activities while providing supporting pedestrian and vehicle access. As shown on the Landscape Plans, the Property will be screened with a variety of shade and ornamental trees." The proposed redevelopment project is an infill development that will be consistent with the character of the surrounding community, and supports the maritime industry. It is therefore consistent with the Comprehensive Plan.

On August 5, 2016, the Board of Appeals adopted their Opinion and Order to approve the Special Exception application (SE2016-004) to allow the proposed parking and access within the portion of the site that is zoned R2-NC subject to certain conditions, which notably include "Access through the Burnside driveway shall be limited by terms established by the Department of Planning and Zoning through the Site Design Plan Approval process in order to minimize traffic impacts on Burnside Street." As such, the site design plan was also reviewed for compliance with the conditions of the special exception approval. With regards to minimizing traffic impacts on Burnside Street, the site has been designed so that both vehicular and pedestrian ingress and egress to Burnside Street will be restricted. A fence will be installed along the AYC property with Burnside Street, and a sliding access gate will be installed and ingress at all times will be limited to AYC members and staff and for emergency vehicles by key card or keypad code. AYC shall prohibit use of the Burnside Street access by construction, delivery,

and trash vehicles and all other commercial vehicles. The principal ingress and egress for the Family Activity Center will be on Sixth Street, where access control gates will remain open during normal hours of operation. Staff finds that this design solution will minimize the project's traffic impacts on Burnside Street.

Our review took into account the site plans, architectural drawings, photographs, structural evaluation, and written statements that were included with the application, as well as the public comments that we received during the posting period and special exception hearing. Through our review of this project, the staff finds that the proposal adequately meets the standards set forth in Chapter 21.22, Site Design Plan Review, as well as, the other applicable Code sections. In addition, the staff finds that the proposal is consistent with the *2009 Annapolis Comprehensive Plan*. Thus, the site design plan review application is hereby APPROVED with the condition that the project and site shall be developed, constructed and maintained in substantial accordance with the plans submitted with this site design plan review application including the civil engineering, landscape architectural, and architectural plans prepared by the project team comprised of Hart Howerton; Hammond Wilson Architects, PC; Drum, Loyka & Associates, LLC; and Oehme, van Sweden; entitled "Annapolis Yacht Club-Eastport, Family Activity Center and Sailing Center," sheets numbered CS, EX-1 thru EX-3, C-1 thru C-6, C-9 & C-10, FSD-1 thru FSD-3, L1, L1.1, L1.2, L2 thru L7, and A1 thru A26, revisions dated 07/28/16; and, sheets numbered C7 & C8, revisions dated 01/19/17.

At this time you may submit grading and building permit applications to the Department of Planning & Zoning. If you have any questions, do not hesitate to call or email me.

Sincerely,



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Senior Land Use & Development Planner
KCScott@annapolis.gov

Cc: Brian Asch, Manager, Annapolis Yacht Club Incorporated
David M. Plott, Esq.
Pete Gutwald, Director of Planning & Zoning
Tom Smith, Chief of Current Planning