



Proposed Minor Amendment to the 2010 Central Annapolis Road Approved Sector Plan and Sectional Map Amendment

Joint Public Hearing - February 7, 2017



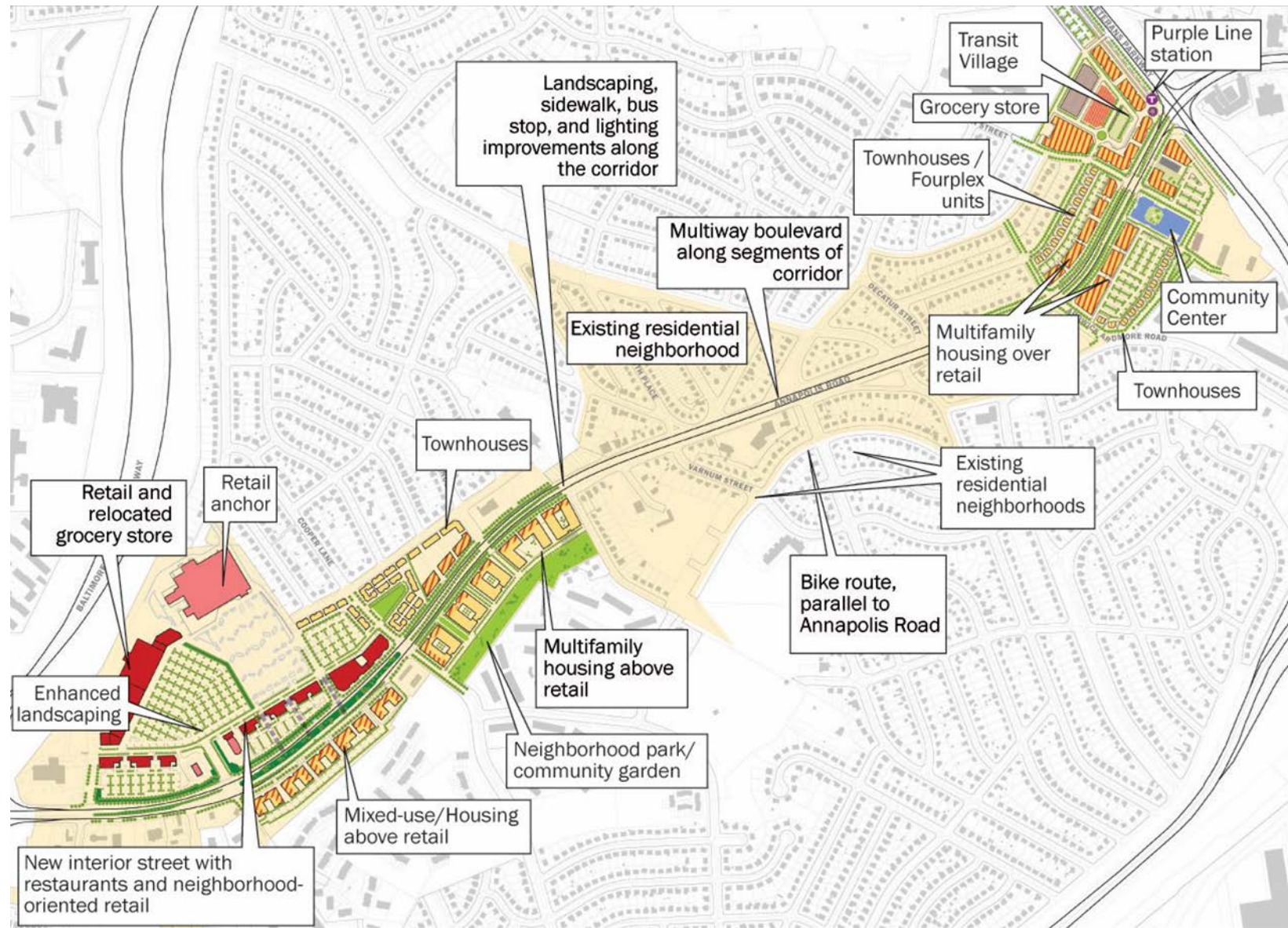
About the Plan

The Sector Plan and Sectional Map Amendment contains short-, mid- and long-term recommendations for the future transformation of the Central Annapolis Road Corridor from an auto-dominated roadway into a series of vibrant, transit-friendly, walkable places. In particular, the plan envisions the creation of new transit village at the intersection of Annapolis Road (MD 450) and Veterans Highway (MD 410) at the location of the future Purple Line light rail transit station.



2010 Central Annapolis Road Approved Sector Plan and Sectional Map Amendment Vision

- A landscaped multiway boulevard that enhances pedestrian, bike and transit mobility while serving as a regional transportation route
- A vibrant, walkable mixed-used transit village at the Glenridge Purple Line stop
- Concentrated retail activity at the expanded Capital Plaza center
- A series of safe and diverse interconnected neighborhoods



Location

- The Sector Plan area is approximately 252 acres.
- The boundary extends along Annapolis Road from Baltimore-Washington Parkway (MD 295) to Veterans Parkway (MD 410).
- The boundary includes major commercial development at both ends (Capital Plaza Mall site and Glen Ridge Shopping Center).



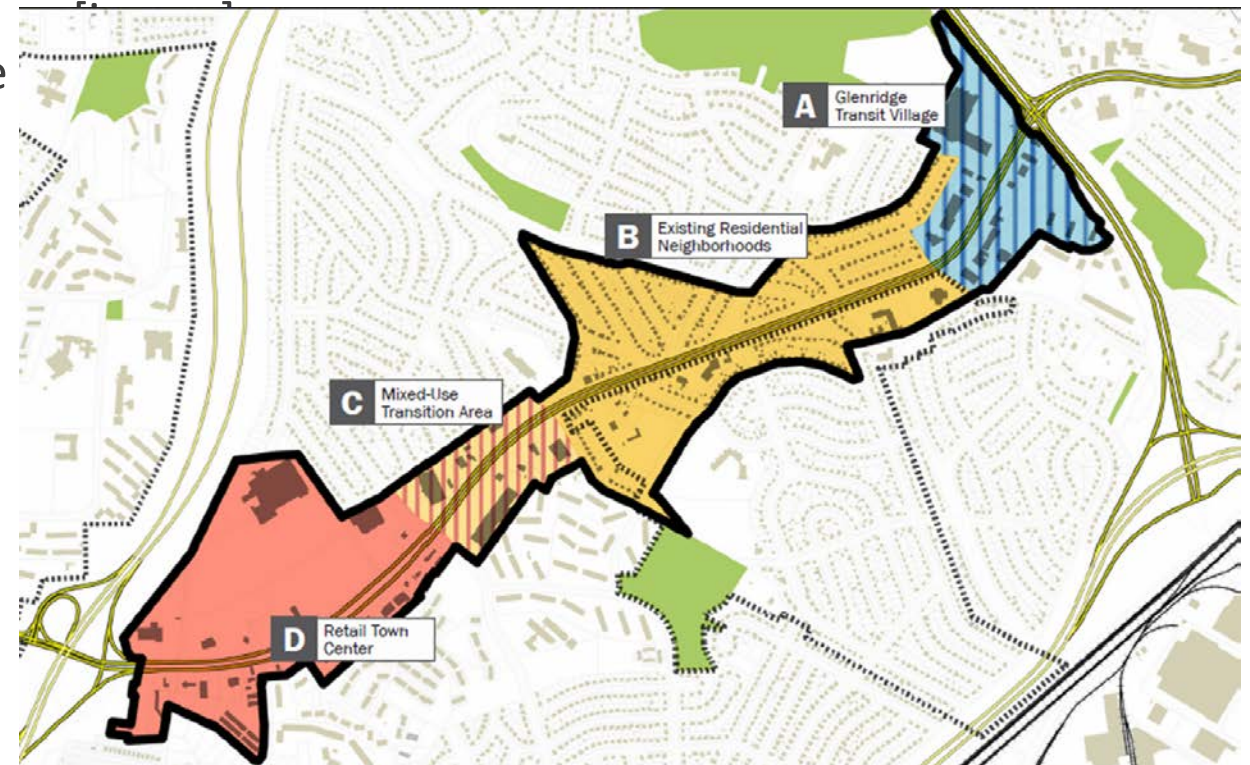
Character Areas Visions

A-Glenridge Transit Village – a vibrant, mixed-use development, oriented towards the Purple Line.

B-Existing Residential Neighborhoods – preserved and enhanced residential communities.

C-Mixed-Use Transition Area – a mixed-use community with new housing options and limited retail serving the neighborhood.

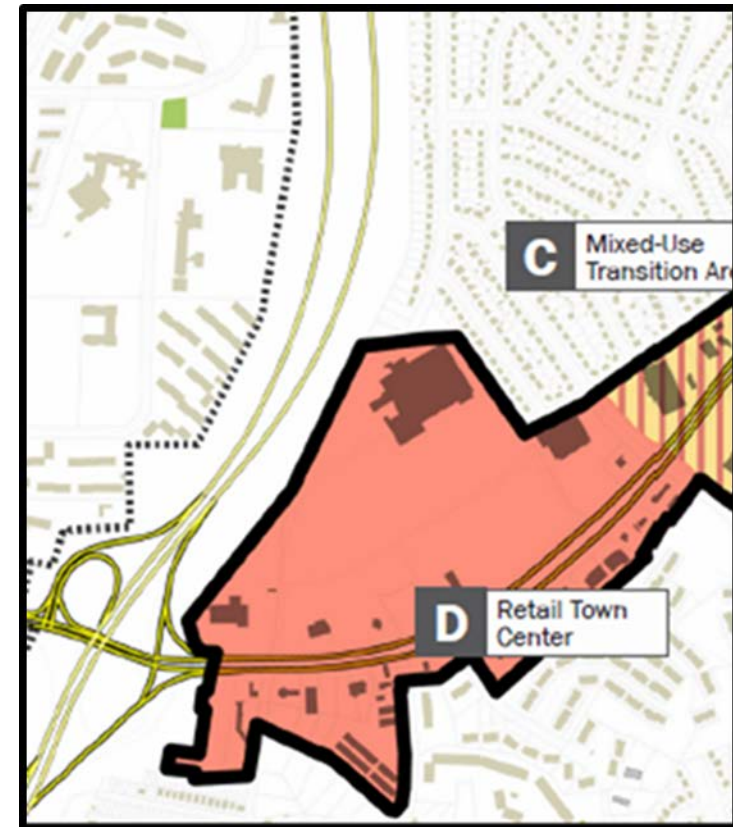
D-Retail Town Center – an expanded retail center accommodating a mix of national retailers and neighborhood-oriented businesses.



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(CR-95-2016-DR2)

Council Resolution 95-2016 directed the Planning Board to initiate the amendment to Add a commercial Table of Uses Permitted for land within “Character Area D: Retail Town Center” of the development district to promote development of a diverse mix of neighborhood-oriented uses and large-scale national retailers.



Purpose of Minor Amendment

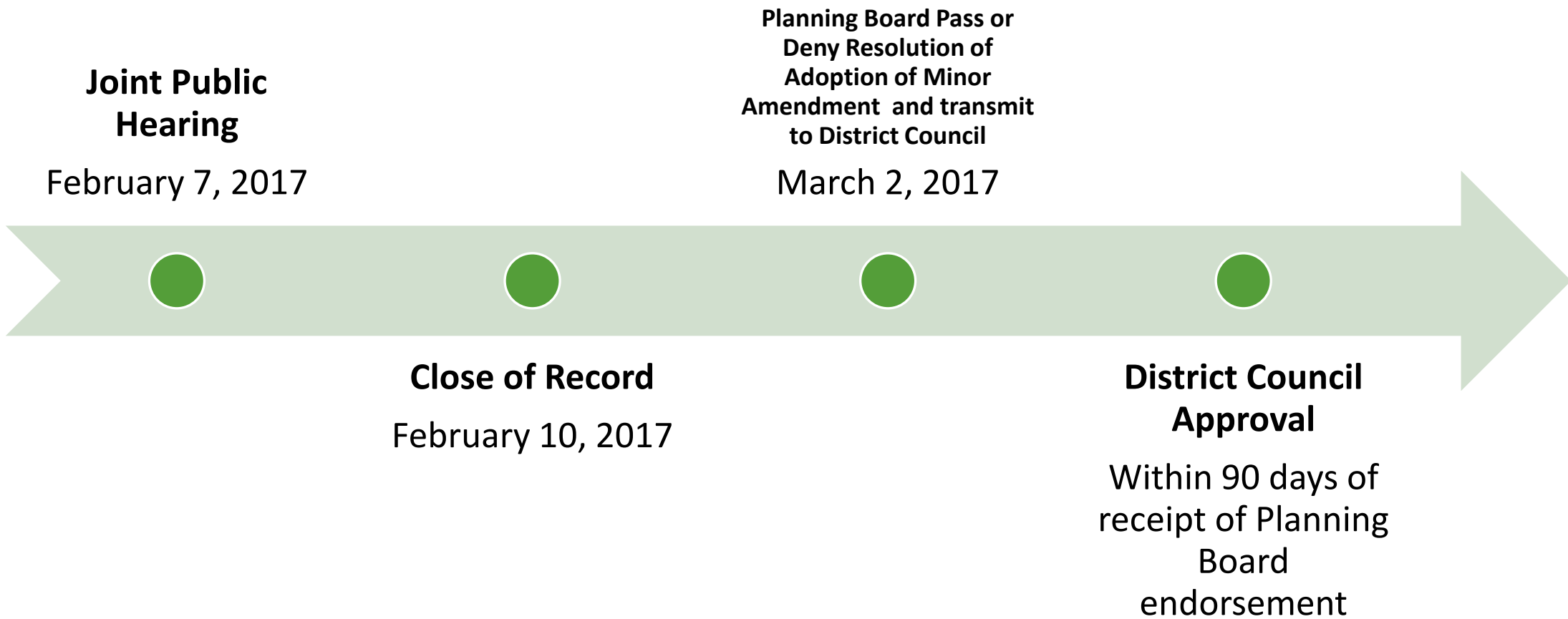
(1) Advance the goals of an approved comprehensive plan, functional plan or development district plan;

- Incorporate a Table of Uses within the Development District Overlay Zone that clearly shows all uses in the underlying zone to be permitted, prohibited, or otherwise restricted.

(2) Safeguard the public safety, health and welfare of citizens and residents within the plan area boundaries.

- Promote the development of a diverse mix of neighborhood-oriented uses and large-scale national retailers.





Minor Amendment Schedule