



City of Annapolis

DEPARTMENT OF PLANNING AND ZONING

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C. PETE GUTWALD, AICP
DIRECTOR

July 18, 2017

BRIG, LLC
c/o Hyatt & Weber, P.A.
attn: Alan J. Hyatt, Esq.
200 Westgate Circle, Suite 500
Annapolis, Maryland 21401

**RE: Lot 2, S. Edgewood Rd at Bay Village Dr – “Starbucks – Bay Village”
Site Design Plan Review: SDP2017-030**

Dear Mr. Hyatt:

The City of Annapolis Department of Planning and Zoning has completed its final review of the subject Site Design Plan Review application for the proposed construction of a one-story, 1,993 sq. ft., "Starbucks" coffee shop with drive-through facilities, on Lot 2 of the Bay Village Subdivision property located on South Edgewood Road at Bay Village Drive. Since the floor area of the building is less than 10,000 sf, a certificate of adequate public facilities is not required under Section 22.06.010. The project also includes a request for approval of an alternative parking standard, in accordance with Section 21.66.040.A., since the proposed 'coffee shop' use does not fall within the categories listed in the Table of Off-Street Parking Requirements. The applicant has provided a Parking Needs Study in support of 12 parking spaces as the correct estimate of parking needs at the property in order to accommodate the proposed coffee shop.

The subject property was posted with public notice signs for 15 days in accordance with Section 21.10.020.A. We did not receive any public comments during our review. In addition to the review by the Department of Planning & Zoning, the site design plan review application was sent out for interdepartmental agency review and has been carefully reviewed by the City Departments of Public Works, Police, Fire, and Transportation, as well as, the County Health Department. None of the reviewing agencies had any objections to the proposed development. However, further review will be required during the grading and building permit processes to insure that the construction is in compliance with all current building, fire and life safety codes.

The property is zoned PM2, Professional Office Park District. The property is not within the Critical Area, nor is it within the Historic District. The proposed use is a 'coffee shop', which is permitted subject to standards in the PM2 district. Associated 'drive-through facilities' are also permitted subject to standards. Because the proposed coffee shop includes a drive-through, a traffic impact study was required. The traffic impact study was prepared by Traffic Concepts, Inc. in accordance with the guidelines provided

by the City of Annapolis. Based on the traffic analysis data, the staff finds that the proposed coffee shop with drive-through facilities will have minimal impact on the surrounding road network.

Staff finds that the proposed project is in compliance with the base district regulations including permitted use, setbacks, height, landscape buffers, adequate parking, and minimal traffic impact. 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 PM2 zoning district. In addition to our review of the project for compliance with the base district 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 Plan directs the City to protect and support the expansion of neighborhood commercial retail centers that serve local residents, as well as, to maintain and expand professional office space in a manner that complements the character of the neighborhood. The design of the project is consistent with the character of the surrounding community, and will likely promote economic diversity and real estate vitality. The character type for this parcel, which is located in the Bay Ridge Opportunity Area, is Urban Center Low. The proposed use will complement the surrounding uses to be located within the Bay Village mixed-use subdivision, and will be utilized by the existing communities. As such, the applicant's use furthers these objectives and is consistent with the policies of the Comprehensive Plan.

Our review took into account the site plans, architectural drawings, photographs, traffic analysis, parking needs study, and written statements that were included with the application. Through our review of this project, the staff finds that your 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, including the alternative parking standard as requested, is hereby APPROVED with the condition that the project and site shall be developed, constructed and maintained in substantial accordance with the plans and documents submitted with this site design plan review application including the site plans prepared by Bay Engineering, Inc., entitled "Starbuck Coffee @ Bay Village," sheets numbered C1 thru C21, dated April 2017; And, with the landscape plans prepared by The Faux Group, Inc., entitled "Bay Village Starbucks," sheet number C22, dated 04/13/17; And, with the architectural plans prepared by Soos & Associates, Inc., entitled "Bay Ridge Bay Ridge Rd & Edgewood Rd, Annapolis, MD 21401," sheets numbered A101 thru A105, dated 04/05/17.

At this time you may submit the applicable grading and building permit applications to the Department of Planning & Zoning, Division of Permit and Licensing. All agency plan

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reviews from this site design plan review that were 'Approved w/ Comments' will need to be addressed with your permit submittals. See plan reviews in eTrakit under SDP2017-030 for details. If you have any questions, do not hesitate to call or email me.

Sincerely,



Kevin Scott, PLA, ASLA
Senior Land Use & Development Planner
KCScott@annapolis.gov

Cc: Pete Gutwald, Director of Planning & Zoning
Tom Smith, Chief of Current Planning
Sally Nash, Chief of Comprehensive Planning