

CHAPTER 5: MUNICIPAL GROWTH AND COMMUNITY FACILITIES

Introduction

In 2006, the Maryland General Assembly passed changes to Article 66B, the code of laws dealing with planning and zoning. State law now requires that comprehensive plans contain a “municipal growth element” to address primarily the outward expansion of municipal limits. This chapter combines treatment of municipal growth with the “community facilities element,” also a requirement in Article 66B.

This Comprehensive Plan calls for only modest expansion of City limits. It essentially rationalizes the shared city-county boundary and promotes unified redevelopment projects on properties which lie on or adjacent to the city-county line. Annapolis will grow from within with only minor annexations and so the purpose of this section is to:

- ▶ Document the level of growth anticipated through 2030;
- ▶ Document the planned distribution of forecast growth by location within the City;
- ▶ Identify growth areas where the City would approve annexation, if petitioned; and
- ▶ Document the potential impact of growth on community facilities.



Bates Senior Center



2030 Forecast of Households and Population

Purpose of Forecasting Growth

A forecast is an essential step in preparing a comprehensive plan. A forecast allows the City to properly anticipate and prepare for the likely impacts and needs that may arise from change. Understanding the impacts of future growth in particular on community facilities and services helps ensure that adequate facilities are in place to meet future needs.

This Plan recognizes that accurate forecasting for a city like Annapolis located in a growing metropolitan region can be difficult; therefore the Plan evaluates alternative forecasts including the forecast prepared by the Baltimore Metropolitan Council. It arrives at a selected forecast in light of the physical constraints of municipal expansion, the City’s land use plan, and reasonable estimates of the capacity of the City to absorb added development. This Plan does not accept an unrealistic forecast of growth and then “force” a design on the City to accommodate that growth.

Appendix B provides information on the sources and methodologies for preparing the forecast for this 2030 Plan. Forecasting growth involves a study of fertility and mortality rates and of in- and out-migration of population. It also necessarily includes projections of regional economic activity with particular attention to employment growth. The population and household forecasts set forth in this chapter were reviewed by the Maryland Department of Planning (MDP) and were found by MDP to represent “a reasonable expectation of growth and development for the planning period (that is, through the year 2030) especially given the geographic constraints the City of Annapolis faces”. MDP’s comment reflects what each of the alternative forecasts studied suggests: Annapolis will continue to grow slower than Anne Arundel County and represent a declining share of total County population, but City population will grow. To put the Plan’s growth forecast in context, this section of the chapter discusses recent residential development approvals and the “development pipeline”.

Recent & “Development Pipeline” Growth

Between 1990 and 2000, Annapolis added 2,651 people, growing from 33,187 to 35,838 or by 0.8 percent per year, on average. Thus, by 2000, there were 15,300 households in the City. Over the next seven years, Annapolis issued building permits for approximately 900 new housing units (see Figure 5.1). The additional 900 housing units added to the base level in 2000 means that by the end of 2007, the City had an estimated 16,200 households. This estimate is confirmed by the Maryland Department of Planning’s 2007 estimate of the City population: 36,603, which equates to an average household size just under 2.3 persons.

**Figure 5-1 Building Permits
2000 - 2007**

Residential Building Permits: 2000-2007	
Year Applied	Number of Permits
2000*	50
2001*	50
2002	107
2003	101
2004	365
2005	79
2006	112
2007	35
Total	899
*Estimated	

In forecasting future growth, it is important to note that development and redevelopment plans are reviewed and approved on a continual basis. Figure 5.2 shows residential development projects in the “pipeline” at the end of 2007, ie. housing units in the process of obtaining approvals, but for which building permits had not been issued. The completion of these pipeline units would add about 470 households.

Figure 5-2 Residential Development Projects in the Pipeline, 2007

Residential Development Projects in the Pipeline			
Project Name	Dwelling Units		
	Total	Occupied	Remaining
<i>Clay Street Revit.*</i>	216	164	50
<i>Old Annapolis Neck</i>	160	-	160
<i>Village Greens</i>	90	-	90
<i>Rocky Gorge</i>	48	-	48
<i>smaller projects</i>	123	-	123
Total	637	164	471

* 164 units to be replaced with 214, providing a net increase of 50.

2030 Forecast

This Comprehensive Plan adopts the forecast levels of population and households shown in Figure 5.3. As previously noted, alternative forecast methods and assumptions were evaluated in arriving at a 2030 forecast for Annapolis. These are discussed in Appendix B.¹³ It is relevant to note that the alternative forecasts deviate from each other very little through the year 2030 and taken as a whole, they indicate that by 2030, the City’s population may approximate 42,600 and the number of households may approximate 18,520¹⁴.

Figure 5-3 Population and Household Growth 2000-2030

Population and Household Growth 2000-2030					
	2000	2030	Change: 2000-2030		Ave. Annual Growth Rate
			#	%	
<i>Population</i>	35,840	42,600	6,760	18.9%	0.5
<i>Households</i>	15,300	18,520	3,220	21.0%	0.6

Therefore, between 2000 and 2030, about 3,220 new households may be expected to be added to Annapolis. This reflects an annual growth rate that is comparable to the growth experienced between 1990 and 2007: about 0.6 percent. Annapolis is expected to continue in a slow growth mode during the period covered by this Plan.

¹³ The projections described and illustrated in the Appendix project population through the year 2025. This Plan adopts the year 2030 as the planning horizon and thus extends the described projections five years to 2030, focusing on households.

¹⁴ An annual average population growth rate of 0.5 percent per year was selected after considering the results of multiple forecasts. The average of the four projected annual growth rates studied (between 2000 and 2025) was about 0.52 percent. The “geometric projection technique” discussed in the Appendix projects the highest of the growth rates at about 0.59 percent per year. The Linear Regression projection technique, by contrast, projected the lowest of the growth rates at about 0.46 percent per year. These two results may be used to “bracket” the Plan’s adopted projection and if carried forward through 2030, the 2030 forecast population would range from a high of about 42,800 persons (and 18,610 households) and a low of about 41,200 persons (and 17,910 households).

Of the 3,220 new households expected between 2000 and 2030, about 42 percent of them have already been constructed or are in the previously mentioned “development pipeline”. As indicated above, the City issued building permits for an estimated 900 units between 2000 and 2007, and approximately 470 additional housing units are now in the pipeline. Therefore, in keeping with the forecast, in the years between 2008 and 2030, the City may anticipate an additional 1,850 households. As described in the following section, this development could be accommodated through gradual mixed-use development and re-development in four planned Opportunity Areas that are almost entirely within the city.

Distribution of Growth

This section addresses the location and distribution of forecast household and commercial growth. Large open areas or vacant lands are not readily available for development within Annapolis or adjacent to the City. This means that City will need to take care over the next two decades to direct growth into proper arrangements that sustain and support the goals of this Plan. The Land Use Element of the Comprehensive Plan proposes development concepts and recommendations intended to guide growth through both development and re-development to mixed-use centers located primarily within the City, rather than through annexation. This section signals that:

- ▶ This Comprehensive Plan seeks to direct future growth into planned arrangements and in areas presently within the corporate limits of Annapolis.
- ▶ Almost all growth potential could be accommodated within designated Opportunity Areas, much of it within the Outer West Street corridor.
- ▶ Vacant lands within the City will accommodate a very small share of future growth.

Development Capacity of Vacant Land

In planning where future growth should occur, this Plan considers the development potential of vacant land. There are 179 acres in 348 separate parcels within the City limits that are now vacant. About 93 percent of these, or 324 parcels, are less than one acre in size. It is estimated that 33 percent are adequately sized or otherwise unaffected by environmental or other constraints allowing the potential for their development over the next 20 years. This means that an estimated 107 parcels are “developable”. Based on past experience in building permit issuance, the Plan assumes that half of these developable parcels will actually develop through 2030 and each parcel will accommodate one dwelling unit. This means that up to 50 new housing units may be expected on the current vacant parcels under one acre in size in the City.

Only seven percent of vacant land is in parcels greater than one-acre in size. These larger parcels account for 72 acres of land. Of these, about 39 acres are already in the “development pipeline” (see Figure 5-2) and 21 acres cannot be developed because they have environmental or other site constraints. This leaves 12 acres that are vacant in the City which may be developed at some point. Assuming that all the land is developed and about 33 percent of the area is taken up in streets and other rights-of-way or set aside because of environmental constraints, these 12 acres could accommodate about 44 houses, at a density of 5.5 units per acre. In total then, vacant land in the City might be able to accommodate an estimated 94 housing units through 2030.

Development Capacity and Planned Opportunity Areas

Four Opportunity Areas are proposed, and recommendations for land use and density are provided in Ch. 3 – *Land Use & Economic Development*. Chapter 3 also recommends that detailed master plans be prepared for each Opportunity Area with the participation and input of nearby residents and property owners, and that planning and development in each Opportunity Area be guided by the Character Types documented in that chapter. Combined, the four Opportunity Areas could accommodate up to 1,770 new residential units and 604,000 square feet of net new commercial space. This projection should not be construed as a recommended development maximum or minimum, but rather as an attempt to anticipate a build-out scenario. Chapter 9 – *Water Resources* shows that sufficient public water and sewer resources are available to support this growth projection.

Figure 5.4 provides guidance on the distribution of forecast households among the Opportunity Areas. The land use-based projection assumes a maximum build-out scenario, ie. making the assumption that the opportunity areas redevelop to the full extent and at the maximum density. This chapter must be read in conjunction with chapter 3, which states a policy that all growth in opportunity areas must blend with adjacent communities. In many ways this Plan requires growth in opportunity areas to be modulated and moderated in ways consistent with the goal of preserving, protecting, and enhancing communities, eg. via attention to site design, aesthetics, bulk and mass of buildings, views, sunlight, and traffic management. Figure 5.4 also shows the number of units that may be constructed on currently available vacant parcels.

Figure 5-4 Distribution of 2030 Household Forecast

Location	Potential New Housing Units	Share of 2030 Growth
<i>Opportunity Area</i>		
West Annapolis	109	6%
Bay Ridge	69	4%
Forest Drive	139	8%
Outer West Street	1439	78%
Subtotal	1756	95%
<i>Vacant Parcels</i>	94	5%
Total	1850	100%

Each of the Opportunity Areas has a commercial base and the Plan proposes that each remain mainly commercial while transitioning to a mix of uses, with residential development allowed. In this regard, the Plan proposes that each Opportunity Area meet only a share of the City’s residential needs through 2030 but that each area in fact contribute to, and through mixed use development (or redevelopment) help achieve the essential land use, transportation, and environmental goals of this Comprehensive Plan. The estimates of future housing units and commercial space shown below should guide the City as it conducts master planning for the Opportunity Areas with the participation of local residents and property owners.

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- ▶ Outer West Street Opportunity Area: This expansive area is mostly developed in auto-oriented commercial and light industrial uses. It contains about 2,500,000 square feet of non-residential space and nearly 400 housing units. As direction to future master planning, this Plan anticipates that new mixed-use development could yield 1.1 million square feet of commercial space, of which 350,000 square feet would be a net increase, and about 1,440 housing units.
- ▶ West Annapolis Opportunity Area: This area is mainly commercial with little residential use. It now contains nearly 500,000 square feet of non-residential space. As direction to future master planning, this Plan anticipates that new mixed use development could yield 135,000 square feet of commercial space, of which 10,000 square feet would be a net increase, and about 110 housing units.
- ▶ Bay Ridge Opportunity Area: This area is mainly commercial with up to 80,000 square feet of non-residential space currently and little residential use. As direction to future master planning, this Plan anticipates that new mixed use development could yield 90,000 square feet of commercial space, of which 80,000 square feet would be a net increase, and about 70 housing units.
- ▶ Forest Drive Opportunity Area: This area is largely undeveloped now but does contain about 82,000 square feet of commercial space with frontage on Forest Drive and little residential use. As direction to future master planning, this Plan anticipates that new mixed use development could yield 167,000 square feet of commercial space, of which 162,000 square feet would be a net increase, and about 140 housing units.

Annexation Areas

This Plan provides for the expansion of City limits in two areas, shown on Figures 5.6 and 5.7. These areas are labeled Growth Area “A” and Growth Area “B.” A third area is potentially subject to annexation in order to complete road improvements in the Forest Drive corridor.

Figure 5-5 Future Annexation Areas

Future Annexation Areas				
Annexation Areas	Acres	Current Land Use	Recommended Land Use	Sensitive Areas Present (Yes/No)
Growth Area "A" <i>Part of the Outer West Street Opportunity Area & along the City's western edge</i>	90	Highway Commercial & Residential & Open Space	Urban Center: Mix Residential and Commercial & Residential & Open Space	Yes
Growth Area "B" <i>Part of the Bay Ridge Opportunity Area</i>	16	Highway Commercial	Urban Center Low: Mix Residential and Commercial	No

Growth Area “A” (part of the planned Outer West Opportunity Area).

This Comprehensive Plan envisions the redevelopment of the Outer West Street corridor from roughly MD Route 2 to just past Chinquapin Round Road. The northern portion of Growth Area “A” (Figure 5-6) is composed of several parcels currently in commercial use along MD Route 2 which could be developed into a unified pattern with the rest of the Opportunity Area. This Plan recommends that the northern portion of the Growth Area be redeveloped following the principles of the Urban Center character type (See Ch. 3 - *Land Use & Economic Development*). The southern portion of Growth Area “A” extends the city boundary westward to encompass land east of MD Route 2 and north of Aris T Allen Boulevard/MD 665. These parcels are in commercial use along Route 2, comprise a small residential area to the rear of the commercial uses, and encompass a wooded area and ravine between the residential area and Annapolis neighborhoods further east. These parcels are included in the Growth Area for the purpose of establishing a logical boundary at the City’s western edge and contributing to the successful transformation of the Outer West Street Opportunity Area.

The parcels comprising Growth Area “A” are therefore eligible for annexation. The Plan anticipates that Growth Area “A” could accommodate approximately 270 residential units and approximately 100,000 square feet of new commercial uses. The wooded area in the southern portion of the Growth Area is in the upper reaches of Church Creek and is of environmental significance to Church Creek. This area should be preserved as open space.



Figure 5-6 Growth Area A – Part of the Planned Outer West Opportunity Area Map

Growth Area “B” (part of the Bay Ridge Opportunity Area).

As shown on Figure 5.7, this area covers the existing commercial sites located between Old Annapolis Road and Bay Ridge Road. This area is eligible for annexation. Its annexation to the City would close a gap in the City-County boundary along Bay Ridge Road and promote the unified re-development of the Opportunity Area, about half of which is within the present City limits.

The Plan recommends that Growth Area “B” be developed with both commercial and residential uses according to the principles of the Urban Center Low character type. The Plan anticipates that Growth Area “B” could accommodate 50 housing units and approximately 40,000 square feet of new commercial uses. No environmentally sensitive areas are present in the Growth Area.

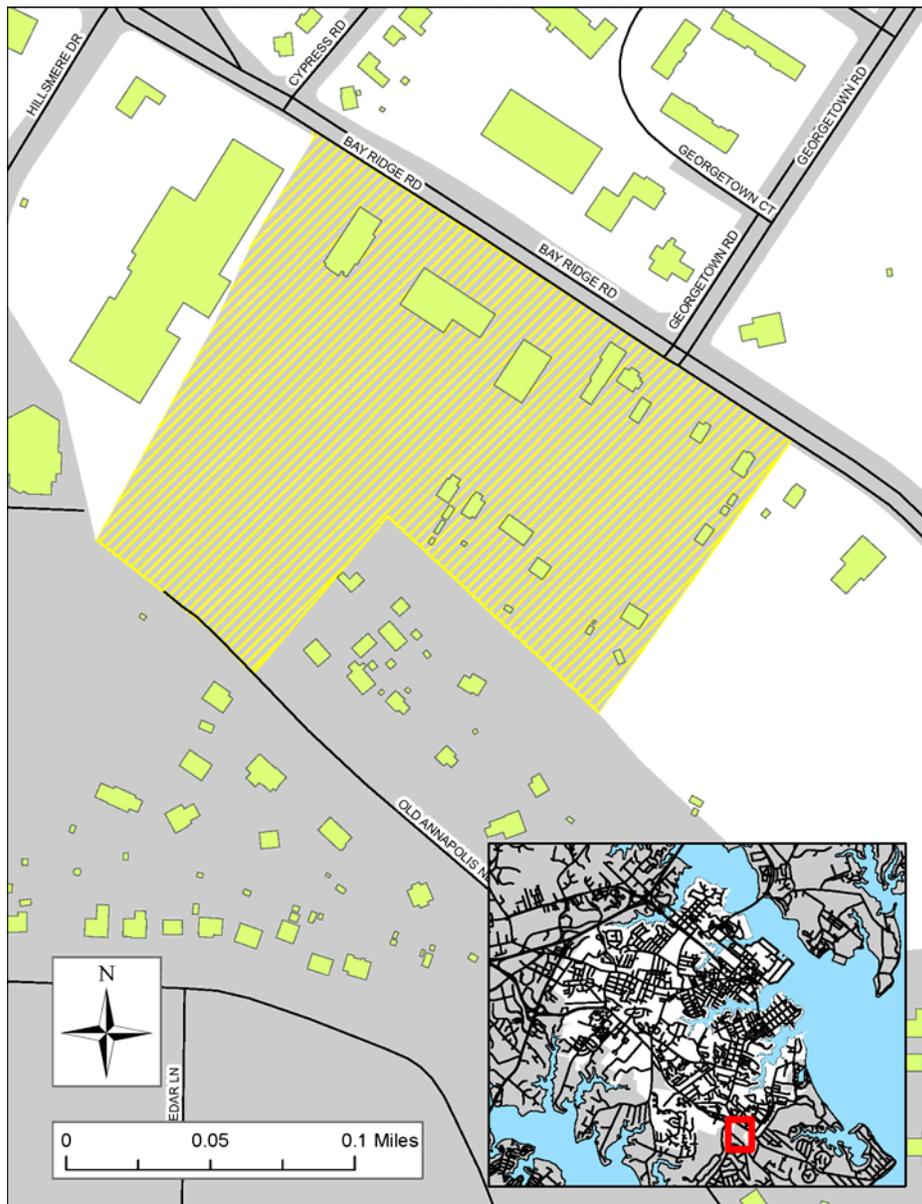


Figure 5-7 Growth Area B – Part of the Bay Ridge Opportunity Area Map

Development of the annexation areas may be expected to impact community facilities and services to some extent. However, this impact is minor as indicated below. Figure 5.8 provides information on the potential public water and sewer demands for the two annexation areas, and this topic is treated in more detail in Ch. 9 – *Water Resources*. Important to consider in this regard is that both areas are presently in commercial use, so any estimate of impact to water and sewer is likely to be overstated.

Figure 5-8 Impact on Water and Sewer Demand of Future Annexation Areas

Potential Water & Sewer Demand of Future Annexation Areas				
Annexation Areas	Estimated Dwelling Units	Estimated Commercial Space (sf)	Estimated New Water Demand (gpd)	Estimated New Sewer Demand (gpd)
Growth Area "A" <i>Part of the Outer West Street Opportunity Area</i>	270	100,000	Currently supplied by Qty	87,400 (area partially supplied by Qty sewer currently)
Growth Area "B" <i>Part of the Bay Ridge Opportunity Area</i>	50	40,000	Currently supplied by Qty	18,800

Additional Expansion Area

Improvements to the Forest Drive corridor, specifically completion of the Forest Drive Relief/Service Route, could warrant expansion of the city limits in a third area. However, there is more than one way that completion of the Relief Route could occur, and its exact alignment is subject to further study and evaluation. This is treated in more detail in Ch. 4 – *Transportation*.

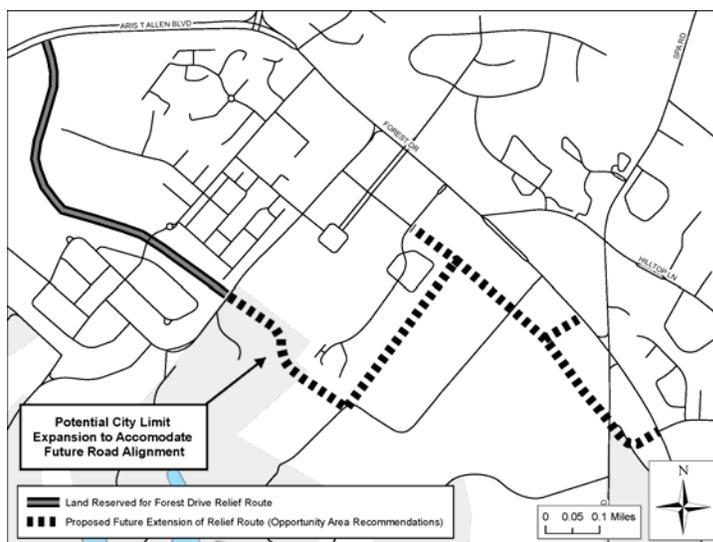


Figure 5-9 Potential City Limit Expansion Map

Community Facilities and the Impact of Growth

In the years between 2008 and 2030, the City may anticipate an additional 1,850 households and 604,000 square feet of commercial space above and beyond growth currently in the development “pipeline.” The impact of this growth on the adequacy of the main community facilities is evaluated in this section.¹⁵ Community facilities in Annapolis are shown in Figure 5.10 and the public education facilities are shown in Figure 5.11.

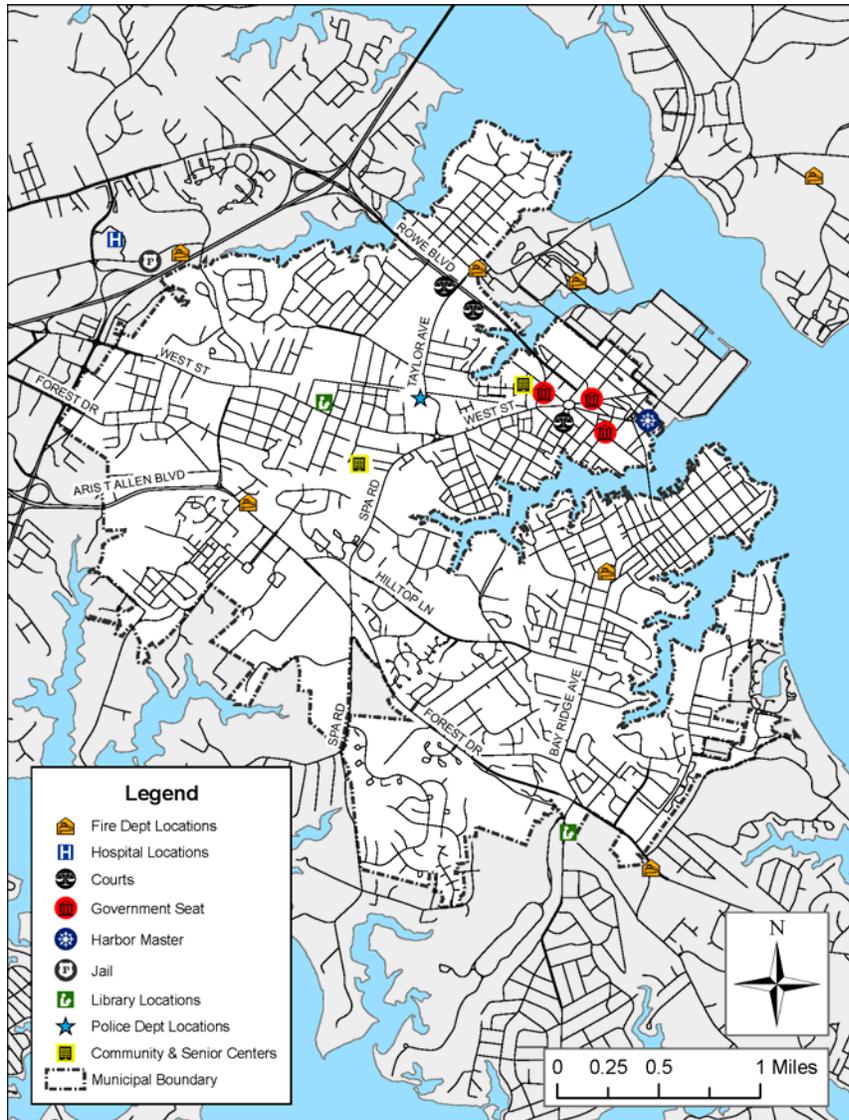


Figure 5-10 Community Facilities Map

¹⁵ Annapolis has an Adequate Public Facilities Ordinance. It will play an important role in balancing growth with available public services and facilities. The ordinance covers fire and emergency services, police protection services, public maintenance, public water and sewer services, recreational facilities, non-auto transportation facilities, and stormwater management facilities. Each development or redevelopment project greater than 10,000 square feet in size or residential subdivision of more than 11 lots must pass a test of adequacy (see Title 22 of the City Code).

Public Education

Annapolis is part of the Annapolis Feeder system of the Anne Arundel County Public School System (AACPS). Public schools located within the City include one middle school (Bates Middle) and seven elementary schools (Annapolis, Eastport, Georgetown, Germantown, Mills-Parole, Tyler Heights, and West Annapolis). Both the Annapolis Middle School and Annapolis High School lie outside City limits. Other educational facilities located in the City include Adams Academy and the Phoenix Center, both of which serve students with special needs.

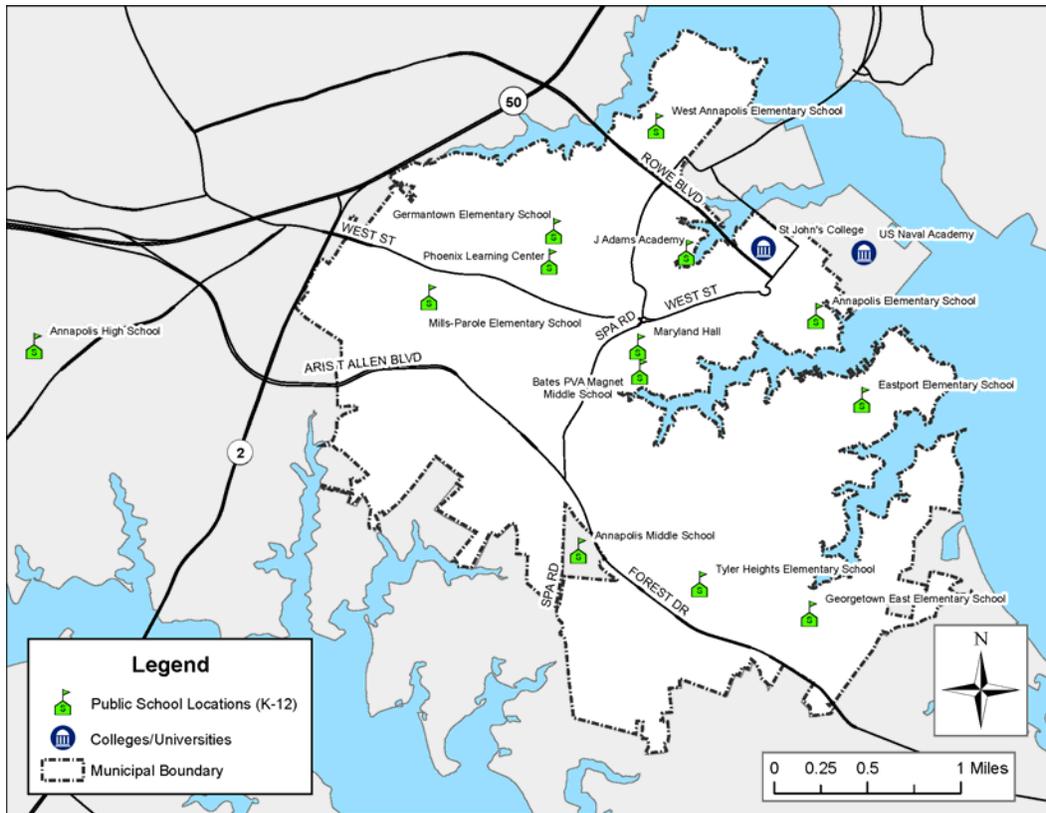


Figure 5-11 Educational Facilities Map

The forecast growth would result in an additional 295 elementary school students, 165 middle school students, and 240 high school students.¹⁶ The service area for some of the schools Annapolis residents attend include areas of Anne Arundel County beyond City limits; therefore, the impact on schools cannot be fully determined until County growth is factored.

Maryland Hall for the Creative Arts serves the Annapolis region with a variety of educational offerings and visual and performing arts. The Anne Arundel Board of Education owns the Maryland Hall facility, although Maryland Hall is an independent entity.

¹⁶ Pupil Generation Rates for public schools for all types of housing: elementary schools, 0.16; middle schools, 0.09; and high schools, 0.13.

The new Performing and Visual Arts Magnet at Wiley H. Bates Middle School is developing an arts program and campus in partnership with Maryland Hall. The City supports the partnership of the Anne Arundel County Public Schools and Maryland Hall for the Creative Arts in this endeavor. The Visual and Performing Arts Magnet may be expanded to Annapolis High School in future years.

Higher education facilities in the Annapolis area include St. John's College and the United States Naval Academy.

Parks and Recreation¹⁷

Annapolis owns and maintains 233 acres of City parkland. Also available to City residents are community-level parkland and open spaces operated by the U.S. Naval Academy and Anne Arundel County totaling 1,217 acres. Using a reasonable parkland planning standard of 6 acres per 1,000 population, the forecasted growth of 1,850 new households will generate a demand for 25 acres of improved parkland by 2030. The redevelopment of lands in the City, particularly within the Outer West Opportunity Area, as described in Ch. 3- *Land Use and Economic Development* and Ch. 6 - *Parks*, provides opportunities to add parks and open space in close proximity to future residential areas.

Police

Annapolis Police Department (APD) Headquarters is located on Taylor Avenue. The facility is currently undergoing a \$12.8-million renovation and expansion. The renovation project will double the size of the police station and include a new Emergency Management Office.

The Annapolis Police Department maintains a ratio of 3.6 officers per 1,000 residents. This is higher than the national standard used by the International Association of Chiefs of Police (2.6 officers per 1,000 residents). Continuing the standard established by APD, 15 additional police officers would be needed to accommodate the 1,850 new households expected by 2030, assuming 2.3 persons per household. Existing buildings, with the headquarters expansion completed, are expected to remain adequately sized through 2030.



Annapolis Police Department

¹⁷ Parks, recreational areas, and natural areas are addressed in Chapter 6.

Fire and Emergency Services

The Annapolis Fire Department provides fire and disaster protection, emergency health care, as well as rescue and related services for the City of Annapolis and adjacent parts of Anne Arundel County. The Department operates with three fire stations: the Forest Drive Station (Headquarters) near Parole, the Taylor Avenue Fire Station near West Annapolis, and the Eastport Fire Station on Bay Ridge Avenue. The Eastport Fire Station is slated for a \$3.6 million renovation, which will include new fire equipment and an upgrade to the Emergency Response Center to accommodate new ambulance services and meet new technological needs.

The City has mutual aid agreements with Anne Arundel County and the Naval Academy to provide emergency response services. These reciprocal relationships ensure efficient response time and service coverage throughout the Annapolis area. The Naval Academy operates the Naval Academy Fire Station (located on the USNA Campus) and the North Severn Station (located on the north side of the Severn River). Anne Arundel County operates a Fire Station located on Jennifer Road, and a new fire station on Bay Ridge Road along the City's southern boundary.

Because Fire and Emergency Services are provided to an area larger than the City itself, service levels are impacted not only by development in Annapolis but also by development throughout the service areas. This Comprehensive Plan provides for little expansion of the City fire protection service areas. However, it does call for the redevelopment and/or intensification of some existing locations. In this regard, Annapolis has traditionally had few buildings exceeding four stories in height. This Plan proposes mixed use development in some locations where only a single use development currently exists. It also promotes, in certain circumstances, building heights as tall as eight stories. Mixed uses and taller buildings require specialized fire apparatus and techniques. These requirements may be somewhat offset by the requirements that all new single family construction be served by sprinkler systems.¹⁸

Increased development within the City could increase response times. In planning for Fire and Emergency Services, it is most appropriate to monitor response times and equipment capabilities and work within the mutual aid framework to ensure that response times and service levels remain adequate or are improved over time. If an additional fire station is indicated, the Annapolis Fire Department has suggested that a location along West Street between Taylor Avenue and Calvert Street should be considered.

¹⁸ Some municipalities are also adopting regulations requiring new single-family dwellings to be outfitted with fire suppression sprinkler systems, which may have the impact of offsetting the service costs of development.

Libraries

The Anne Arundel County Public Library system consists of 15 branches serving more than 500,000 County residents. Two library branches serve the City of Annapolis: the Annapolis Library on West Street and the Eastport-Annapolis Neck Library on Hillsmere Drive just south of the City boundary.

Future library needs will have to consider growth in the Upper Annapolis Neck area, not just from within Annapolis. Nevertheless, the anticipated City growth will increase library service requirements. The County completed the Annapolis Area Library Feasibility Study in 2008 to help determine the future size and strategic role of the Annapolis Library. The study recommended that the library be expanded from its current size of 20,000 square feet to 52,000 square feet. This Comprehensive Plan recommends that the library be expanded and remain at its existing site.



Annapolis Library

Public Water and Sanitary Sewer Services

A detailed description of the City's existing and planned public water and sanitary sewer services and facilities is provided in Ch. 9 - *Water Resources*. This section only summarizes the impact of future growth on those facilities. The additional 1,850 housing units and 604,000 square feet of commercial space forecast by this Plan would demand an additional 544,000 gallons per day (gpd) of water capacity and 571,000 gpd of sewer capacity.¹⁹ The City water supply system and allocation of the wastewater (sewer) treatment system can accommodate the forecasted growth.

¹⁹ The City establishes a level of service for water and sewer based on 250 gpd per dwelling unit. Commercial space is assumed to develop at 50% office, and 50% retail. It should be noted that because a sizable amount of development occurs through the re-use of existing urban areas, the estimate of water and sewer demand provided here is likely over-counted.

Policy Recommendations

Policy 1. Continue Municipal Annexation as opportunities benefiting the City arise.

In the past, Annexation has benefited Annapolis in the following ways:

- Land dedication for rights-of way and conservation easements;
- Providing water and sewer service to meet the needs of previously un-serviced lots;
- Promotion of mixed-use areas;
- Expansion of the City tax base;
- Developing a compact municipal configuration for the efficient provision of public services; and
- Providing new residential and commercial opportunities for the convenience of citizens.

1.1 The City will plan for the annexation of the two “Growth Areas” that are specifically recommended in this Chapter, subject to appropriate annexation procedures. The two Growth Areas are part of Annapolis’ planned Opportunity Areas. The planned annexations promote this Plan’s development goals and contribute to rationalizing the city-county boundary.

1.2 As unincorporated areas around the city develop, e.g. Parole, the likelihood of properties annexing into Annapolis will greatly diminish. Though to a great extent Annapolis can accommodate its projected growth through redevelopment, the City will continue to respond to individuals seeking to annex their property, even if that property is located outside of a designated “Growth Area.” As can be discerned from the list of annexation benefits, the reasons for annexation need not include making lands available for increased development potential. Annexation can create a logical boundary to improve the efficiency of public services, allow existing population and commercial uses to benefit from public services where they do not exist today, promote the construction of roads and other public benefits, improve environmental conditions, and expand the City’s tax base. Over the time period that this Comprehensive Plan is in effect, the City will consider annexations that meet these and related purposes. When the purpose of a proposed annexation is found to be one of the above, it is consistent with this municipal growth element and is eligible for annexation. Should the City wish to approve an annexation outside the designated “Growth Areas”, the City will amend the Municipal Growth & Community Facilities chapter of the Comprehensive Plan concurrent with the annexation process.

1.3 The Annapolis Planning Commission will review this element of the Comprehensive Plan every six years following its adoption. The Planning Commission will determine during a future six-year update if amendment of the Plan is warranted and desirable.

1.4 The City will seek coordination with Anne Arundel County as it considers future annexation and development on annexed parcels.