

1 **..Title**

2 **Rocky Gorge Development Emergency Action** - For the purpose of addressing the Rocky Gorge
3 Development's "Aris T. Allen Boulevard" project, a 23-acre site platted for 48 single-family
4 housing units; calling for an immediate stop work order on site development, and requiring a report
5 on the project.

6 **..Body**

7
8 **CITY COUNCIL OF THE**
9 **City of Annapolis**

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11 **Resolution 50-22**

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13 **Introduced by: Alderwoman Finlayson**

14 **Co-sponsored by:**

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16 **A RESOLUTION** concerning

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18 **Rocky Gorge Development Emergency Action**

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20 **FOR** the purpose of addressing the Rocky Gorge Development's "Aris T. Allen
21 Boulevard" project, a 23-acre site platted for 48 single-family housing units; calling
22 for an immediate stop work order on site development, and requiring a report on
23 the project.

24
25 **WHEREAS,** the Rocky Gorge Development's "Aris T. Allen Boulevard" project, a 23-acre site
26 platted for 17 single-family detached and 31 single-family attached units, first
27 received planned unit development in 2006 from the Board of Appeals, and was
28 subsequently tolled/extended until 2014; and

29
30 **WHEREAS,** the Annapolis City Council has updated many regulations impacting development
31 in the City of Annapolis in the 16 years since the original project approval,
32 including a stronger Forest Conservation law, stronger Moderately-Priced
33 Dwelling Unit law, stormwater regulations, and other such laws since the Rocky
34 Gorge Development Annapolis project was initially approved in 2006; and

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36 **WHEREAS,** the Rocky Gorge project applied for a grading permit in 2020 and was issued the
37 permit in 2022 when construction commenced; and

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39 **WHEREAS,** permitting and approvals are in question due to project delays between original
40 approval in 2006 and construction commencement in 2022, including:
41 grading and building permits pre-dating 2020 that was canceled per a September
42 16, 2020 Annapolis Code Enforcement e-mail; possible expiration of the original
43 2006 planned development approval per §21.24.110.A2; the project's forest
44 conservation approval pre-dating improvements the Council made to those laws;
45 and

1
2 **WHEREAS**, §22.30.030 requires that "application for a Certificate of Adequate Public
3 Facilities that had been previously approved but had expired with regard to a
4 proposed project shall be submitted" and the City Council needs to be updated
5 on the status of current permits and approvals for the Aris T. Allen Boulevard
6 project; and
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8 **WHEREAS**, no public hearing has been held regarding this project since the 2014 Planning
9 Commission hearing with a different developer; and
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11 **WHEREAS**, §22.21.010 requires a traffic impact analysis, and the local community has grave
12 concerns about traffic patterns that have evolved since the original approval of the
13 point of egress through the Oxford Landing development; and
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15 **WHEREAS**, there has been no notification to the community of Oxford Landing, or
16 surrounding communities, to address concerns about public safety, traffic, and
17 land encroachments;
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19 **NOW, THEREFORE,**
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21 **BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the Director of Planning
22 and Zoning should issue an order requiring the developer and/or owner of the property to stop
23 work per §21.36.010A until the City reviews the permits and approvals under which the Rocky
24 Gorge Development Aris T. Allen Boulevard Project is allowed to proceed and determines
25 whether those documents are current and in full effect.
26

27 **AND BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the
28 Director of Planning and Zoning prepare a report on the situation for the City Council in a place
29 that provides for public comment.
30

31 **EXPLANATION**

32 Underlining indicates matter added.
33 [~~Strikethrough~~] indicates matter stricken.
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