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PLANNING COMMISSION
OF THE CITY OF ANNAPOLIS

145 GORMAN STREET, 3RD FLOOR
ANNAPOLIS, MARYLAND 21401
TELEPHONE (410)263-7961

OPINION AND ORDER

Thomas Woods Residential Planned Development
Forest Drive between Thom Drive and Martha Court

(PD2014-002)

The Applicant in this proceeding is ETN Global, LLC., which is the owner and developer of land for which it is seeking Residential Planned Development and Preliminary Record Plat approval. The property, known as Thomas Woods, is of about 1.44 acres, described as Parcels 523 (0.82 acres) and 559 (0.61 acres) on Tax Map 56C. The property is split zoned and lies in the R1-B, Single-family Residence District, and R3, General Residence District.

ETN Global filed a Planned Development application on November 12, 2014. The Department of Planning and Zoning considered the application. During the review process, all public notice requirements of City Code 21.10.020 were met.

In a staff report dated May 28, 2015, the Department of Planning and Zoning recommended approval of the Planned Development application. On June 4, 2015, in accordance with City Code 21.08.030E3, the Planning Commission heard the application. All notice requirements of City Code 21.10.020 were met in advance of the hearing. At the hearing, Tom Smith, Chief of Current Planning, presented on behalf of the Department of Planning and Zoning. Jack Dawson, a civil engineer, Rick Ruhf, an Architect, and Dimitri Sfakiyanudis, the principal of ETN Global, appeared. Alan Hyatt, an attorney, represented ETN Global at the hearing. Two members of the public spoke in unconditional support of the application. One member of the public did not oppose the application but expressed his concerns primarily about traffic, storm water management, and tree replacement issues related to development.

A summary of the evidence indicates that the property fronts on Forest Drive and is currently undeveloped forest land. The property's topography forms a saddle, in that the drainage divide splits the site east and west with priority forest save areas along the highpoints. Adjacent land uses include the three-story Reserve at Quiet Waters apartment community to the north, east and west, and the Beechwood Hills townhome community across Forest Drive to the south. The Hillsmere Shores community begins approximately fifteen hundred feet to the east at the intersection of Forest Drive with Hillsmere Drive and Bay Ridge Avenue.

ETN Global proposes to develop the property with two single-family detached dwellings and eight single-family attached dwellings (townhouses). These units would be owned in fee simple and include single car, front loaded garages. An environmental influenced design has been developed which would preserve wooded landscape. A private drive from Forest Drive would be constructed to provide access through the existing landscape. All units would be situated behind a forested buffer. This design approach is similar in context to the adjacent Forest Drive communities. Beyond the preservation focus, the compact site design would create an intimate community space with traditional architectural forms and materials. Purposeful tree preservation, along the perimeter, would afford buffers from adjacent properties, thus better respecting privacy and neighborhood context.

The preliminary record plat, 1.44 acres in total, dedicates 0.198 acres to a private right-of-way with an access and utility easement. It also dedicates 0.879 acres, which is approximately 61% of the site area, to the future Homeowners Association as common open space. The remaining 0.363 acres would be held in fee simple ownership by the 10 future homeowners.

The Residential Planned Development proposal is governed by the Planned Development review criteria set forth in City Code 21.24.090, which allows for greater flexibility than as generally provided under conventional zoning regulations. This flexibility allows for better integration of contextual site design, which in the case of this Residential Planned Development, promotes preservation of the site's natural character.

In evaluating the application, the Department of Planning and Zoning, in accordance with applicable review criteria, considered the following points:

- Consistency with the 2009 Annapolis Comprehensive Plan
- Neighborhood character and context
- Environmental impact
- Adequate public facilities, infrastructure and utilities
- Transit and mobility access
- Pedestrian, bicycle and vehicular circulation
- Neighborhood and community design
- Architecture and landscape architecture

The Annotated Code of Maryland, Land Use Article, Section 1-304, requires in a priority area, such as the City of Annapolis, that zoning actions be "consistent with" or have "consistency with" a comprehensive plan. The Planning Commission notes that consistency means that a zoning approval must further and not be contrary to the following elements of the Plan:

1. policies;
2. timing of the implementation of the Plan;
3. timing of development;
4. timing of rezoning;
5. development patterns.

ETN Global has proposed to construct two new single-family detached homes, eight townhomes, for a total of ten dwelling units, on unimproved land. By ensuring that the new dwellings would be compatible with community character, ETN Global has demonstrated that the Residential Planned Development would be consistent with the 2009 Comprehensive Plan's goal of maintaining community character while promoting infill development, thus establishing consistency with the policies and development patterns of the Comprehensive Plan. Timing of the implementation of the Plan, timing of development, timing of rezoning, are not factors in the consideration of the application.

The proposed Residential Planned Development embraces the general development standards for Smart Neighborhood as defined in the Neighborhood Conservation and Smart Growth Act of 1997. Smart Growth policies are aimed at combating sprawl, supporting transit-oriented development and protecting the environment by supporting the planning efforts of local communities in the interest of saving Maryland taxpayers the cost of serving poorly planned development.

As a Priority Funding Area, the City of Annapolis is a textbook opportunity to apply the anti-sprawl, community revitalization, utilization of existing infrastructure, and infill development policies of the Smart Growth initiative. The proposal embraces numerous Smart Growth criteria, including environmental protection, common

open space, sense of community, integration of on-site environmental features, proximity to existing development and infrastructure, compact development form, link to adjacent communities, and accessibility and mobility choices.

The City Department of Transportation reviewed the transportation characteristics of the proposed Residential Planned Development. The review was based on the Institute of Transportation Engineers' Trip Generation rates per day per unit. The average weekday two-way driveway volume for the entire development is estimated to be 59 trips (see table). The total AM and PM peak hour trips that tend to have impact on traffic flow is estimated to be four or five trips, respectively.

Currently, there are no known traffic problems or issues based on accident history and/or the configuration of adjacent roads. Due to the estimated trip increases during the AM and PM peak hours being no more than five trips, the existing roadway system would be fully capable of accommodating the increase without any adverse impacts. The Department of Transportation certified that the proposed Residential Planned Development would not have any significant adverse impact on traffic conditions.

	AM Peak Hour Trips	PM Peak Hour Trips	Daily Trips
Townhouse Dwellings	3	3	41
Single-family Dwellings	1	2	18
Total Trips	4	5	59

The proposed Residential Planned Development does not meet the defined "Proposed Project" limits for new developments in excess of eleven residential lots, and is therefore not subject to the Adequate Public Facilities provisions of Title 22 of the City Code.

City departments and Anne Arundel County provided review and comment of the proposed Residential Planned Development as follows.

- Fire: City Code of Annapolis, Section 17.12.020.A.2 requires the installation and maintenance of automatic sprinkler systems in accordance with NFPA 13, 13D and/or 13R, in all new residential construction. All units would be served by a sprinkler system designed and specified in accordance within NFPA 13D, and served by booster pumps to provide adequate pressure and flow rates for domestic use, as well as fire suppression.

The proposed Residential Planned Development would provide adequate street widths and turning radii for emergency response vehicles. Fire hydrant locations and adequate fire flow were approved.

- Police: Current staffing levels are adequate to provide police protection with average response times. The ratio of officers to the population would fall within the acceptable range. Street lighting should be considered for the safety of the future residents. The proposed two parking spaces per unit would not meet the State's estimated average of 2.20 vehicles per household. The recommendation was that more parking be provided.

- **Public Works:** Both water and sewer facilities would be sufficient to serve the proposed Residential Planned Development for supply, reserve capacity and flow.
- **Transportation:** Using the Institute of Transportation Engineers' (ITE) Trip Generation rates per day per unit, the average weekday two-way driveway volume for the entire Residential Planned Development would be estimated to be 59 trips (see table in Traffic Impact Analysis for AM and PM peak hour trips). Because the proposed Residential Planned Development would generate less than 400 daily trips, a traffic impact analysis is not required. The proposed Residential Planned Development would not have any significant adverse impact on traffic conditions.
- **Planning and Zoning:** Two City bus routes, the Brown and Purple lines, would provide transit access to Bay Ridge, Downtown, Annapolis Towne Center and Westfield Mall. There are numerous bus stops along Forest Drive, three in vicinity of the proposed Residential Planned Development site.

There are sidewalks on both sides of Forest Drive with pedestrian crosswalks at the Hillsmere Drive/Bay Ridge Avenue intersection, thus allowing safe pedestrian access to Quiet Waters Park and the Hillsmere Shopping Center.

- **Neighborhood and Environmental Programs:** Storm water management facilities would be in two locations and would be designed using Environmental Site Design to the Maximum Extent Possible. A micro-bioretenion facility would be located between Lot 1 and Thomas Trail. A submerged gravel wetland would be located to the rear of Lots, 8, 9 and 10. The storm water management facilities would be situated to preserve the site's primary forest areas and natural drainage patterns. The plans and computations provided show the Environmental Site Design requirements would be met.
- **Anne Arundel County Bureau of Highways:** The application for the proposed right-of-way access passed the preliminary approval process. ETN Global should work with the City of Annapolis to provide one common access point to Forest Drive for the proposed Residential Planned Development and any future development of the vacant parcels immediately to the east. The development proposal includes right-of-way with access easement to the eastern adjacent parcel.

The Planned Development application includes a proposed Preliminary Record Plat. Planning staff and various City agencies reviewed the P and found them to be in compliance with City Code 20.12, 20.20, 20.24 and 20.30 regarding requirements for Preliminary Plat, Improvements, Design Standards, and Moderately Price Development Units.

Pursuant to City Code 20.20.010.A, with advice from the Planning Commission and the Director of Public Works, the City Council may approve privatized rights of way whereby a community association may assume responsibility and liability for roads within a proposed subdivision. ETN Global proposes Thomas Trail as a private road right of way. All roadway sections would be constructed to City standards and bonded in an amount to be determined by the Director of Public Works.

Pursuant to City Code 20.24.170, the Planning Commission shall not approve a preliminary plat absent a specific finding that the plat meets the provisions of Chapter 21.22, Site Design Plan Review. The proposed Residential Planned Development complies with all applicable Site Design Plan Review criteria.

In accordance with City Code 20.30.060, ETN Global has requested a contribution into the Homeownership Assistance Fund in lieu of developing actual MPDUs. One unit would be required. A fee of four percent of the total value of construction costs of the dwelling units would be paid into the Fund at the time of building permit submission. As ETN Global cannot take advantage of the density bonus provision, approximately 11 units would be permitted and only 10 are proposed, which is an exceptional circumstance entitling it to pay a fee in lieu.

City Code 20.30.160 allows the Director of Planning and Zoning authority to allow a tolerance of 20 percent of the requirements in Title 21. The application includes a tolerance request of 20 percent to the maximum building height of 35 feet to 42 feet and 20 percent to the maximum building height of 2.5 stories to 3 stories for single-family detached dwellings.

The purposes of the applicable zoning districts are to allow greater flexibility over conventional regulations, to promote quality design, to allow the clustering of buildings, to protect and integrate natural resources and to comply with the goals of the Comprehensive Plan. Consistent with these purposes, ETN Global is requesting adjustments to bulk, density, and paving width standards.

City Code 21.24.050 permits adjustments to the minimum lot size and to the minimum yard setbacks. The application's smallest proposed single-family lot size is 1,380 square feet whereas the R3 zoning district requires a minimum lot size of 3,600 square feet. The smallest proposed townhouse lot size is 2,000 square feet whereas the R1-B zoning district requires a minimum lot size of 12,500 square feet. The yard setback adjustments are as follows:

		<u>Single-family</u>	<u>Townhouse</u>
Front:	Required 30 & 20 ft.	Proposed 18 ft. ¹	Proposed 18 ft. ²
Rear:	Required 40 & 30 ft.	Proposed 12 ft. ³	Proposed 10 ft. ⁴
Side:	Required 10 & 6 ft.	Proposed 3 ft.	Proposed 0 ft.

Notes:

- 1 Front porches may encroach into the front yard setback,
- 2 Front porches, bay and box windows may encroach into the front yard setback,
- 3 Rear decks and balconies may encroach 8 ft. into the rear yard setback,
- 4 Rear decks and balconies may encroach 6 ft. into the rear yard setback,

City Code 21.24.060 requires that common open space be provided equivalent to 20 percent of the total ground area for a Residential Planned Development. In this case, the application provides for 61% of common open space.

City Code 21.24.080 authorizes reductions in right-of-way and paving widths. The standard 40 foot right of way for marginal access and private streets would be reduced to 21 feet. The standard 32 feet for roadway paving width would be reduced to 20 feet. The roadway paving width is the minimum allowable under the Fire Department regulations. Both the Department of Public Works and the Fire Department recommend these reductions.

The Planning Commission has considered the application and all documents admitted into evidence at the hearing. Those exhibits, plus the Department's staff report, are listed in the attached exhibit. The Planning Commission has determined that the findings of the Department of Planning and Zoning contained in the staff report, plus the other evidence of record, none of which is contested, satisfactorily address all review criteria in City Code 21.24.090 and establish by a preponderance of the evidence that the application meets all review criteria. The analysis of review criteria contained in the

Department of Planning and Zoning staff report is attached as an exhibit. The Planning Commission adopts the Department's analysis and finding as its own findings and conclusions.

The Planning Commission votes 5 to 0 to approve the application and so orders this ^{3402 NASH} 15 day of July 2015, with the conditions set forth in the attached exhibit, in accordance with City Code 21.24.070D4.

William Herald (Dissenting)
William Herald, Chairman

David Iams (Dissenting)
David Iams, Vice Chair

Dr. Eleanor M. Harris
Dr. Eleanor M. Harris,

David DiQuinzio/SME
David DiQuinzio

Robert H. Waldman
Robert H. Waldman

NOTICE

City Code 21.24.110. A final planned development approval shall expire two years from the date final approval if a building permit is not obtained prior to that date. If substantial site development has not commenced within a period of three years from the date of final approval, or in the case of larger developments, for each phase of the project indicated on the planned development plan, the planned development approval shall expire.

City Code 21.24.130. An appeal from a decision of the Planning Commission shall be made to the Circuit Court of Maryland for Anne Arundel County pursuant to the Maryland Rules of Procedure.

THOMAS WOODS
RESIDENTIAL PLANNED DEVELOPMENT, PRELIMINARY PLAT
DEVELOPMENT OF TAX MAP 56C, PARCELS 523 & 559
PLANNING COMMISSION – JUNE 4, 2015 AT 7:00 P.M. – APPLICATION : PD2014-002

Exhibit List

1. Affidavit of Posting and photograph of posted Notice Sign
2. Affidavit of Notification
3. Planned Development Application
 - Statement in Support of Residential Planned Development
4. Application for fee-in-lieu of providing MPDU's – Code 20.30.060
5. Application for tolerance to height – Code 20.30.160
6. Preliminary Plat – Subdivision – Thomas Woods
7. Draft Declaration of Covenants, Conditions and Restrictions for Thomas Woods Homeowners Association, Inc.
8. Engineering Plans - Sheets 1 through 10
 - 1 – Cover Sheet
 - 2 – Existing Conditions Plan
 - 3 – Tree Preservation Plan
 - 4 - Site Layout Plan
 - 5 – Grading & Sediment Control Plan
 - 6 - Utility Plan
 - 7 – Stormwater Management Plan
 - 8 – Site Details
 - 9 - Landscape Plan
 - 10- Tree Preservation & Landscape Details
9. Building Elevations
10. Resume – Jack Dawson
11. Resume – Rick Ruhf

City Code 21.24.090 – Planned Development Review Criteria and Findings

- A. The planned development is compatible with the character of the surrounding neighborhood and the Comprehensive Plan and the purposes of planned developments.

The Thomas Woods Residential Planned Development proposes both detached and attached single-family units compatible in density and scale with the surrounding neighborhood. Adjacent and nearby residential communities include The Reserve at Quiet Waters and Beechwood Hills. Generally, these surrounding neighborhoods are characterized either by a mix of attached townhomes and multi-family apartments. The Hillsmere Shopping Center and other commercial business are located approximately three tenths of mile east of the property. Quiet Waters Park is located approximately four tenths of mile from the property.

Principles contained within the Annapolis Comprehensive Plan, 2009 (Plan) support the proposed Residential Planned Development. Development within the City is generally promoted so long as it is consistent with the character of the surrounding community (Plan, Chapter 3 - Land Use and Economic Development, Policy 2, 2.1, page 33). The Residential Planned Development has been designed with this goal being of chief importance, with careful attention paid to the location of roads and buildings, the designs, materials, and details of the buildings, and the relationship of the buildings to the natural landscape. The layout and density proposed is the outcome of these design choices. As the Residential Planned Development would offer new dwellings at a density, scale and architectural character that is reflective of nearby neighborhoods, but with more modernized approaches to storm water management and other landscape components, the project would compatibly fit into the surrounding neighborhood.

- B. The proposed locations of buildings, structures, open spaces, landscape elements, and pedestrian and vehicular circulation systems are adequate, safe, and efficient and designed to minimize any adverse impact upon the surrounding area.

The Residential Planned Development plan is based on careful consideration of the locations of buildings, structures, open space areas, storm water management, landscape, and pedestrian and vehicular circulation. Of primary importance is the proposed preservation of the natural landscape to ensure adequate spaces, structure placements and open spaces are safe, efficient, and of minimal environmental impact. The proposed dwellings, street access, and infrastructure are carefully situated to maximize safety and to minimize impacts on the surrounding residential communities. The simple orientation of the project's street would provide easy public safety vehicle access.

The Residential Planned Development would be located in a prime location within a short walking distance to Quiet Waters Park and three City bus stops along Forest Drive. These bus routes are served by the brown and purple lines, which provide transit access to Bay Ridge, Downtown, Annapolis Towne Center and Westfield Mall. Currently, there are sidewalks on both sides of Forest Drive with

pedestrian crosswalks at the Bay Ridge Avenue and Hillsmere Drive intersection, thus allowing safe pedestrian access to commercial shopping areas and Quiet Waters Park.

- C. The planned development will promote high quality design and will not result in greater adverse impacts to the surrounding area compared to the development that may otherwise be permitted pursuant to the Zoning Code if a planned development were not approved.

The Residential Planned Development would be a quality housing development at a scale and density compatible with and complementary to the surrounding neighborhoods. The project has been designed with great sensitivity towards on-site preservation and also its impacts upon neighboring properties. All of the proposed units are arts-and-crafts style architecture, clustered into a small group. Perimeter buffers would be preserved to help ensure privacy, both to proposed and adjacent structures.

The Residential Planned Development reflects a clustered site design with narrower roadways, less impervious surfaces and more preserved woodlands. Absent the flexibility allowed with a Residential Planned Development, a clustered design approach would be difficult to achieve.

- D. The planned development complies with the planned development use standards and bulk and density standards.

Use Standards

A residential planned development is a use that is permitted subject to standards in the R1-B and R3 zoning districts pursuant to City Code 21.48.010. Except for uses specifically prohibited by the City Code in the zoning district that is the subject of a residential planned development application, a residential planned development may consist of uses allowed as permitted uses, as uses subject to standards, or as special exception uses in any residential district, all of which constitute permitted uses when included within and approved as part of a residential planned development (City Code, 21.24.020.A.1.a). No uses are specifically prohibited in the R1-B and R3 zoning districts. Single-family detached dwellings are enumerated as a permitted use in the R1-B zoning district. Single-family attached dwellings area enumerated as a special exception use in the R3 zoning district outside of planned development, or as a permitted use within a planned development.

Bulk and Density Standards

Bulk regulations for residential planned developments in the R1-B and R3 zoning districts are determined through the planned development process, pursuant to Chapter 21.24 (City Code, 21.50.060 and 21.50.040). The Planning Commission may adjust the bulk standards for a planned development, other than height, that are otherwise applicable in the zoning district. (City Code, 21.24.050.A). Thus, bulk

regulations are flexible within a planned development and the proposed lot sizes, yard setbacks, open space areas, etc. are appropriate for this Residential Planned Development have been designed to complement the neighborhood.

The Property complies with the minimum area requirement for a residential planned development, as there is sufficient area to establish five dwelling units in the R1-B or R3 zoning districts (City Code, 21.24.040.A). The common open space required in this Residential Planned Development is 20% of the total ground area, or 12,549 square feet. (City Code, 21.24.060.B). The Developer has designed approximately 61% as common open space or 38,305 square feet, which is three times the requirement established by the City Code.

In calculating density in a residential planned development, “the maximum number of dwelling units may not exceed the number of units determined by dividing the gross development area by the minimum lot area per dwelling unit (or per dwelling unit type if a mix of units is proposed) required by the district or districts in which the development is located” (City Code, 21.24.050.B.1). While the 1.44 acre property in this case could support a maximum of approximately 11 dwellings given its zoning and the 15% density bonus provided for at City Code 20.30.160, the Developer has designed the site with ten dwellings in furtherance of protecting the natural landscape and creating an aesthetic reflective of the surrounding neighborhood character. Accordingly, density is in compliance with City Code requirements.

E. The planned development complies with the Site Design Plan Review criteria provided in Section 21.22.080.

The Residential Planned Development complies with all applicable Site Design Plan Review criteria as illustrated in the Compliance with Site Design Standards section of this Opinion and Order.

F. The planned development plan includes adequate provision of public facilities and the proposed infrastructure, utilities and all other proposed facilities are adequate to serve the planned development and adequately interconnect with existing public facilities.

Water, sewer, gas, electric and communication utilities are located adjacent to the Property. Utility service is proposed to be provided from these existing lines. All new utilities would be underground. All utilities and facilities would be adequate to serve the Residential Planned Development and would adequately interconnect with existing public facilities. The Developer would be required to directionally bore the water, sewer and storm drain utilities where utilities cross within the existing forest areas.

City Code 21.22.080 – Site Design Review Criteria and Findings

A. District Standards

The Developer's property is zoned within the R1-B Single-family Residence District and the R3 General Residence District districts. The proposed Residential Planned Development with two single family detached dwellings and eight single family attached dwellings (townhouses) and its associated infrastructure must be reviewed in accordance with the District standards and bulk regulations and for planned development criteria through the planned development process, pursuant to Chapter 21.24.

Use Regulations

Use regulations are addressed in the assessment of review criteria of City Code 21.24.090 set forth above.

Bulk Standards & Density Standards

The bulk standards are addressed in the assessment of review criteria of City Code 21.24.090 set forth above.

B. Design

The site plan gives priority to protecting the existing forested areas of the property, and provides a simple, clustered arrangement around a "T" street configuration. Relationships between the units and the streetscape include entry porches, off-street parking and small front lawns to support street trees.

The architecture, neo-traditional arts and crafts, proposes traditional forms featuring front-loaded garages. The scale and massing further convey an aesthetic that is in keeping with nearby neighborhoods while also achieving a residential density that is reflective of the adjacent communities.

C. Compatibility

The Residential Planned Development would be compatible in scale, density, and layout with the surrounding neighborhoods, which consist of single-family attached townhomes, apartment structures. The arts-and-crafts architecture reflects a more broad Annapolis character, respectful of traditional style and material.

D. Minimize Adverse Impacts

The Residential Planned Development has been designed to minimize impacts on immediate neighbors, traffic, and the environment. Appropriate building setbacks, buffers, and environmentally sensitive storm water management practices are incorporated into the site design to achieve these goals. Purposeful perimeter buffer preservation would force the architectural massing away from the adjacent properties, thus better respecting privacy and neighborhood context. Proposed height and bulk at three stories is also reflective and responsive to the surrounding neighborhood.

E. Building Locations

The proposed structures are situated to respect the property's natural landscape and to buffer adjacent communities. The common areas are anticipated to preserve the site's forest integrity which also promotes a clustered community site plan. Pedestrian oriented features, such as front porches with limited setbacks, also promote the community-oriented atmosphere.

F. Natural Features

The design of the Residential Planned Development preserves the natural topography, a saddle with the drainage divide splitting the east and west, with special preservation attention paid to large specimen trees. It also protects not only the property's existing context, but also its natural buffer between the site and the adjacent apartment uses. These trees would remain, with additional infill trees, to further augment this forested edge.

G. Slopes and Soils

The existing soils do not present any restrictions for the development. The soils are not hydric or highly erodible.

H. Critical Area

The Property is not located within the Critical Area Overlay.

General Design Standards

21.62.020 General Design Standards

A. Relation of Buildings and Structures to the Surrounding Environment

The proposed Residential Planned Development is a neighborhood proposal of detached and attached homes compatible in density and scale with the surrounding neighborhood. Nearby residential communities include The Reserve at Quiet Waters apartments and Beechwood Hills townhomes. These surrounding neighborhoods are characterized by single-family attached townhomes and apartment structures. The Developer's proposal would be in keeping with the character of the neighborhood.

B. Relation of Structures to Adjacent Development

The scale, form, mass, and exterior materials of the proposed structures generally reflect traditional character and that of the adjacent residential communities. The proposed structures are representative of residential neighborhoods around the property. Traditional building forms and proportions of arts and crafts style, define the character of the proposed Residential Planned Development. The buildings exhibit many elements commonly associated with traditional arts and crafts

neighborhood design, articulated gables, shed dormers and traditional building materials.

21.62.030 Design of Open Areas

A. Existing features

The property slopes upward from a center saddle, both east and west toward the sides of the Property with large specimen trees along the periphery. Grading and disturbance would be minimized in these areas to afford protection of the forested landscape with specimen trees.

B. Buffer areas

The proposed site plan emphasizes preservation of existing forest areas, noted as priority, along the northern and western boundaries. A buffer would be preserved adjacent to Forest Drive, allowing only for access and utility crossings.

C. Bufferyards

Bufferyards and setbacks would be preserved along the northern, western and Forest Drive perimeters of the Property.

D. Open Space

Common open spaces, many with conservation easements, total approximately 60% of the site. The Residential Planned Development is required to provide 20%. Therefore, the site plan triples the minimum requirement.

21.62.040 Planting

The Residential Planned Development proposes a preliminary planting plan in respect of the existing forest, including specimen trees. Tree preservation and protection methods would be established and monitored by a certified arborist from pre-construction through post-construction.

21.62.050 Street Trees

Street trees would be planted along the internal roadway. These tree species would be as specified by the Department of Planning and Zoning, and their placement would help define the context of the streetscape and in the creation of hierarchy within outdoor spaces.

21.62.060 Scenic, Historic, Archaeological and, Landmark Sites and Views

There are no known scenic, historical, or archeological resources, or landmarks sites of views, associated with the Property.

21.62.070 Transitional Provisions for Development Adjoining Residential Districts

The site plan has been designed to integrate the Residential Planned Development naturally and compatibly into the neighborhood landscape. The buildings are adequately set back from adjoining residences. Purposeful preservation of priority forest would establish natural buffers from the adjacent properties.

21.62.075 School Capacity

Anne Arundel County Public Schools indicates that the elementary school attendance area is Hillsmere, the middle school attendance area is Annapolis, and the high school attendance area is Annapolis

The Residential Planned Development of 10 homes would generate a total of 3.82 school-aged children, 1.81 elementary school students, 0.9 middle school students and 1.11 high school students. These students would be transported.

The Hillsmere Elementary School has a State-Rate Capacity of 509 and a project 2016 enrollment of 547. Enrollment is projected to fall to 533 by the year 2023. In late 2014 continuing through early 2015, redistricting was initiated for three adjacent elementary school districts in the Annapolis area to accommodate the increase in student population, and to fill underutilized adjacent elementary schools.

Annapolis Middle School has a State-Rated Capacity of 1,495 and a projected 2016 enrollment of 786. At no time between now and 2023 is enrollment projected to exceed 830, so there is adequate capacity to accept the additional students generated from the Residential Planned Development.

Annapolis High School has a State-Rated Capacity of 1,888 and a projected enrollment of 1,777. Enrollment is projected to exceed State-Rated Capacity in 2019 and remain above capacity through 2023. Between now and 2019 the school will have enrollments below State-Rated Capacity and thus has adequate capacity to accept students generated from the RPD.

21.62.080 Surface Water Drainage

Storm water management for the site is provided in accordance with the MDE 2000 Maryland Storm water Design Manual, and has been designed using Environmental Site Design to the Maximum Extent Possible. The storm water management design utilizes the natural drainage patterns for the property with an emphasis on groundwater recharge. The design implements several Environmental Site Design practices, including micro bioretention and submerged gravel wetlands. These Storm Water Management facilities would be located in two areas of the property and are intended to integrate into the overall site landscape.

21.62.090 Traffic Impacts

The City Department of Transportation certifies that the proposed Residential Planned Development would not have any significant adverse impact on traffic conditions and that the existing road infrastructure would be adequate to support the project.

The review of the transportation characteristics of the proposed Residential Planned Development was based on the City's Institute of Transportation Engineers' Trip Generation rates per day per unit. The average weekday two way driveway volume for the entire development is estimated to be 59 trips (see table). The total AM and PM peak hour trips that tend to have impact on traffic flow is estimated to be four and five trips, respectively.

Currently, there are no known traffic problems or issues based on accident history and/or the configuration of adjacent roads.

	AM Peak Hour Trips	PM Peak Hour Trips	Daily Trips
Townhouse Dwellings	13	13	41
Single-family Dwellings	1	2	18
Total Trips	4	5	59

21.62.100 Driveway Connections to Public Streets and Rights-of-Way

Adequate access would be provided for police, fire, refuse, and emergency vehicles. Access to the Residential Planned Development would be by a singular access from Forest Drive.

21.62.110 Vehicular Circulation

The proposed roadways within the development are proposed to be privately owned and maintained by the future homeowners association. Reduced pavement widths are proposed to reduce impervious coverage aimed at environmental sensitivity, while still providing adequate access for emergency vehicles.

21.62.120 Parking and Loading

A. General design considerations

On-street parking spaces would be placed along the access road to provide for guest parking. Parking for the new residential units would be located in both one-car garages and surface driveway spaces.

B. Types of facilities

The Residential Planned Development would have front loaded units with one car garages and surface spaces in each driveway, and visitor parking spaces. Each unit would have one garage space and one surface driveway space. There would be five guest parking spaces for a total of 25 parking spaces.

C. Provisions for the physically handicapped

Appropriate handicap spaces and access would be provided for pedestrian movement to designated handicap accessible units.

D. Access

All parking spaces would have adequate access to the street network utilizing two way drive aisles.

E. Surface material

All parking spaces and drive aisles would be a dustless all-weather surface material. The site would contain asphalt for the main access roadway and for the driveways serving each unit.

F. Parking space and aisle dimensions

The Residential Planned Development would have perpendicular parking spaces for the individual residential units. A number of perpendicular parking spaces are included as part of the roadway design. All spaces would meet the dimensional requirements of the City Code. The reduced directional road widths would allow the reduction in impervious area in support of the Residential Planned Development's Environmental Site Design to meet the Maximum Extent Possible.

G. Buffers and planting

There are no parking lots proposed within Residential Planned Development. Therefore, parking lots buffers and plantings would not be required.

H. Design of Loading Facilities

The Residential Planned Development would not require loading facilities.

Non-auto transportation and connections would be provided as part of the public off-site and private on-site systems. Anne Arundel County has constructed sidewalks on both sides of Forest Drive. Crosswalks are located at both the Bay Ridge Avenue and Hillsmere Drive intersection. These crosswalks would provide safe pedestrian access to commercial shopping centers and Quiet Waters Park.

21.62.140 Lighting

Street lighting would be designed to comply with City design standards and would be compatible with lighting in the surrounding communities. Lighting fixtures would be oriented so as to not spill over onto adjacent properties.

21.62.150 Utility Services

Water, sewer, gas, electric and communication utilities would all be available adjacent to the Property. All new utilities would be underground. All utilities and facilities have been certified as adequate to serve the Residential Planned Development and would adequately interconnect with existing public facilities.

21.62.160 Waste Disposal

City sewer service is proposed to remove all sewer waste for each residential unit from the Property. Trash is anticipated to be curbside pickup by a private vendor.

21.62.170 Noise

The Residential Planned Development would not be detrimental in terms of noise generation. Noise levels would be compatible with the surrounding residential uses.

21.62.180 Storage, Loading, and Service Areas

Storage, loading, and service areas are not anticipated to be needed. Parking areas and driveways would be used for loading and service areas, if necessary.

Conditions

1. Except as modified by any condition of approval of the project, the Developer shall develop, construct and maintain the project in substantial accordance with the proposed architectural elevations, sheets A-1.1 to A-1.2, dated January 28, 2015, by RPH Architecture; civil engineering and landscape architecture plans, sheets 1 to 10, dated May 26, 2015, by Sigma Engineering; and preliminary record plat plans, sheets 1 to 2, dated May, 2015, by Sigma Engineering.
2. Final site development plans shall be reviewed and approved by the Departments of Planning and Zoning, Neighborhood and Environmental Programs and Public Works prior to the issuance of grading or building permits.
3. Prior to the issuance of any permits for the project, easements, agreements, and other documents required by the City, in conjunction with the project, shall be executed and recorded in the Land Records of Anne Arundel County, Maryland and copies of the recorded documents provided to the City.
4. All landscaping, including a schedule for the installation of plant materials, shall be shown on a final Landscape Plan which shall be reviewed and approved by the Department of Planning and Zoning prior to the issuance of any permits. The Final Landscape Plan shall also include screen walls and fencing, location, type, and specifications to be utilized throughout the development. Landscaping shall be installed prior to the issuance of any use and occupancy permits, unless the time of the year is inappropriate for planting. In that event, the Applicant shall provide the City with security in such form as approved by the City Attorney and the Department of Planning and Zoning to secure the installation of all landscaping on the approved plans.
5. A Landscape Maintenance Agreement approved by the City Attorney and the Department of Planning and Zoning shall be recorded in the Land Records of Anne Arundel County, Maryland prior to the issuance of any permits. The developer shall be responsible for the replacement of any and all dead landscaping until such time as all final landscape bonds have been released.
6. An exterior lighting plan, including a fixture schedule, shall be provided in conjunction with the Final Grading Permit Plan, for review and approval by the Department of Planning and Zoning prior to the issuance of any grading permits. Site lighting shall be designed at appropriate levels to achieve public safety without creating excessive glare or high intensity. High pressure sodium (yellow-orange) shall be prohibited for exterior use. The Department of Planning and Zoning reserves the right to require reduced intensity of lighting after installation, if the Department determines that the lighting is too bright or creates excessive glare.

7. The Developer shall provide to the Department of Planning and Zoning for approval, prior to the issuance of grading permits, a Planting Soils Improvement Plan, sufficient to provide for the long term health of all plantings and that meets the principles and recommendations for soils for urban tree plantings outlined in Architectural Graphic Standards 10th Edition, pages 178 through 182, published by John Wiley & Sons, 1998.
8. The Developer shall make payment to the Department of Neighborhood & Environmental Programs of three hundred dollars (\$300.00) per street tree planted in or adjacent to the public right-of-way, prior to the issuance of any grading permit.
9. Because the roadway and its right-of-way are proposed as private, any area lighting and street lighting shall be private, refuse and recycling shall be private, and signage and pavement markings shall also be private. Refuse and recycling shall not include dumpsters or trash collection areas, individual collection and storage only.
10. The Department of Public Works (DPW) has found that the available fire flow at the City's hydrant in the vicinity of the proposed Thomas Woods development is limited to approximately 1,000 gallons per minute (gpm) without dropping the water system's residual pressure below 20 pounds per square inch (psi) anywhere in the City's system. This does not meet the City's Adequate Public Facilities standard (minimum 2,000 gpm with residual 20 psi). This concern shall be satisfactorily addressed by DPW, Annapolis Fire Department, and the Developer during the design, permit phase of the project.
11. The site plan shall be adjusted to provide a 50 foot non-disturbance, forested buffer adjacent to Forest Drive.
12. The site plan shall be adjusted to provide additional on-street, guest parking spaces, with the goal of increasing the total development parking to three spaces per unit.
13. The homeowners' association documents shall include language which prohibits the use of the two-car garage for the primary purpose of storage. The homeowners' association shall have the authority to ensure the garage area is utilized for housing automobiles.
14. Preconstruction treatment, as recommended by a certified arborist, shall begin six months to a year prior to site construction, for all trees with disturbance within their CRZ.
15. All exterior signage for the development, including entrance walls and features, shall conform to a sign program approved by the Department of

Planning and Zoning. No changes to the approved sign program shall be permitted without the written approval of Planning and Zoning. The sign program shall be approved prior to the issuance of any grading or building permit and thus delineated on the final site development plans.

16. The Developer shall make payment to the City Finance Director of all applicable school impact fees assessed by Anne Arundel County, or submit acceptable proof that the project is not subject to the county school impact fees, prior to the issuance of any grading permit.
17. Certification from a Maryland geotechnical engineer shall be submitted to the Department of Public Works for compliance with environmental regulations of the appropriate state and federal agencies prior issuance of building permit. The certification shall state that on-site tests were made, and that no evidence of fuel tank leakage or soil contamination exists.
18. Capital facility charges for the proposed development shall be paid to the City of Annapolis prior to any permit issuance.
19. The Department of Planning and Zoning shall review all exterior design elements including architectural style, colors, materials and compatibility of design with the surrounding environment. The exterior facades of the buildings shall be constructed of quality, durable materials that are articulated in a human scale. The Department, at its discretion, may suggest alternative design solutions. It is the intent of the Department to achieve a high quality level of design while also providing flexibility for creative design solutions. The Design Development drawings shall demonstrate compliance with the following:
 - a. Quality and variety of materials and details shall be used on the buildings. The use of stone, precast stone, limestone, clay masonry or other masonry unit, granite, stucco, wood, hardie board/plank, wrought iron or other material deemed appropriate by the Planning Department may be used on the building facades. EFIS, exterior insulating finishing system, may be utilized as accent or trim elements. FRP, fiberglass reinforced plastic, and vinyl siding may not be utilized on the exterior building façade.
20. All letters of credit or surety bonds (to City format) shall be submitted to the Department of Neighborhood and Environmental Programs in the full amount for the entire project prior to issuance of any permit.
21. The Developer shall comply with all requirements of the Maryland Building Code and ADA Code for the disabled as determined by the Department of Neighborhood and Environmental Programs.

22. The Residential Planned Development approval shall be applicable to the property as long as the project is constructed in accordance with the approved plans and conditions. The approval shall cease and terminate upon any major changes to the approved plans and conditions.
23. The use and operation of the Residential Planned Development shall be in conformance with all applicable rules, regulations, and codes including but not limited to building and fire codes, health standards, police and zoning regulations.
24. These conditions shall be mutually independent. If any condition is found to be invalid or modified by a court of competent jurisdiction, the Residential Planned Development shall continue to remain in effect, and the Department of Planning and Zoning shall schedule the matter for review before the Planning Commission for further consideration.
25. All references to Applicant or Developer shall include the owner, the Applicant and any developer and their respective successors and/or assigns.