

**April 12, 2016**

**All application documentation may be viewed at [www.annapolis.gov](http://www.annapolis.gov), Dept. of Neighborhood and Environmental Programs, FCA Projects under review.**

**Status of projects currently under Forest Conservation Act compliance review:**

**Katherine Properties, aka Crystal Spring**, 111 acre mixed use development located southwest off of Forest Drive between Hilltop Lane and Spa Road, proposed to include residential, retail and a critical care facility. The majority of the property is forested with some isolated wetlands, intermittent stream and steep slopes. Revisions to most recent Forest Stand Delineation (FSD, March 5, 2013) received March 18, 2013 and determined to be complete and correct March 21, 2013.

The approval of the Forest Stand Delineation was appealed and was heard by the Building Board of Appeals. The BBOA granted the motion to dismiss the appeal Sept. 10, 2013 as it was determined to be premature.

The Preliminary Forest Conservation Plan was received May 28, 2013. Most recent revised FCP received 12/31/2014. City response February 13, 2015.

**Amended FSD submitted February 23, 2016.**

**Trakit: FSD2012-008, FSD2013-002, FCP2013-001**

**Hayes Annexation Property, aka Annapolis Townes at Neal Farm**, 7.65 acres, multi-family residential development located off of Old Solomon's Island Rd. The part of the site proposed for development is flat, treeless and recently farmed. The remainder of the property is forested with steep slopes. Proposal is 50 townhomes.

The FSD was determined to be complete and correct May 6, 2013. FCP considered complete and correct and was approved May 5, 2015. **Plans circulated for Site Design Review June 2, 2015. Approved by the Planning Commission October 1, 2015. Grading permit application submitted 01/12/2016 and is under review, GRD16-0001.**

**Thomas Woods**, 1.44 acres, 10 townhome residential use located on the northeast side of Forest Drive near Forest Hills Avenue. The property is forested and immediately adjacent to an apartment complex. The FSD was determined to be complete and correct Dec. 27, 2012. Forest Conservation Plan determined to be complete and correct May 12, 2015. Developer has approval from AACO for

Forest Drive Access permit. December 18, 2014 variance request from developer, City's approval of 6 of 7 variances for tree removals, 12/29/2014. Project was approved by the Planning Commission 7/15/2015. **Grading permit submitted 12/16/2015, revisions received 2/26/2016 and are under review. Trakit, GRD15-0059.**

**Primrose Hill**, 4.35 acres residential use development southeast of Milkshake Lane. The property currently has an historic farmhouse and trees mostly at the perimeter. The Forest Stand Delineation was determined to be complete and correct March 19, 2013. The approval of the Forest Stand Delineation was appealed to the Building Board of Appeals July 23, 2013. The BBOA granted the motion to dismiss the appeal Sept. 24, 2013 as it was determined to be premature.

Preliminary Forest Conservation Plan was submitted July 5, 2013. The Forest Conservation Plan dated March 5, 2015 was approved March 26, 2015, including a variance request to remove some trees greater than 30 inches in diameter. Revised plan shows 19 townhomes and 7 single family dwellings, including the existing historic structure. Planning Commission approved the site development plan May 20, 2015. The Forest Conservation Plan was appealed and the appeal was dismissed by the Building Board of Appeals July 28, 2015. **Grading permit received 1/11/2016 under review and awaiting revisions: Trakit, GRD15-0060**

**Aris Allen Blvd., Rocky Gorge.** 31 townhome lots and 17 single family dwelling lots adjacent to Oxford Landing with an extension of Yawl Road for access. Steep slopes and ravine leading to the headwaters of the South River. Subdivision plat approved September 18, 2008 by the Planning Commission but permits never issued. Forest Stand Delineation received February 19, 2014. Revised FSD received June 13, 2014. FCP received June 13, 2015. FSD and FCP determined to be complete and correct June 23, 2014. Grading permit issued and work commenced and was determined to be "significant" prior to expiration of tolling legislation July 1, 2014 so the grading permit remains active. The FCP and the Variance granted for removal of certain trees were appealed. Appeal of the FCP 5/12/15 to the Building Board of Appeals dismissed. R-33-14 considered by Planning Commission to allow vehicular access to Aris T. Allen Blvd and recommended disapproval April 15, 2015. The City Council passed resolution R-33-14 on July 25, 2015 recommending approval of access onto Aris Allen Blvd. **Grading permit for Phase II submitted 8/26/2015, revisions received 01/07/2016 and are under review, Trakit GRD15-0044. SHA has given conditional approval of Aris Allen access with major modifications required.**

**Parkside Preserve (Reserve at Quiet Waters).** 39.67 acres, 24.98 of which is forested. Site includes much fill and debris, and a few now vacant single family homes. Approved by the Planning Commission and denied by the Planning Board of Appeals. Denial reversed by the Circuit Court. The Special Court of Appeals upheld the Circuit Court decision. Forest Conservation Plan approved March 24, 2015 prior to Planning Commission subdivision plat approval April 2, 2015. The FCP approval was appealed to the Building Board of Appeals which was heard June 23, 2015 and continued to July 20, 2015. That hearing was continued to August 6, 2015. Appeals do not stay the process. Developer is working to establish an off-site sewer easement with AACO and an easement for water connection with Hunt Meadow. Once easements are recorded, the record plat will go back before the Planning Commission as a business item for approval. Developer is also in discussion with DPW regarding a sewer pump station and design for increasing the water pressure for the development. **Grading permit application received May 5, 2015 and is under review. Revisions requested. Trakit, GRD15-0026. Appeal of the Building Board of Appeals decision has been filed with the Circuit Court.**

**Griscom Square.** 3.35 acre site at the corner of Tyler Avenue and Bay Ridge, fronting Tyler Avenue, proposed as a 12 lot single family home development. Subdivision previously approved and allowed to be suspended under the tolling legislation. Updated Forest Stand Delineation received October 10, 2014. FSD2014-002. FSD found to be "complete and correct" January 26, 2015. Forest Conservation Plan received March 6, 2015. City response to FCP April 24, 2015. **Forest Conservation Plan submitted 8/28/2015, City response October 14, 2015, approval of FCP. Grading permit under review. Trakit: GRD16-0003.**

**Annapolis Neck, LLC.,** Bay Ridge Road opposite Georgetown Road, 5.28 acres zoned commercial, currently in Anne Arundel County but preparing to request annexation into the City. Mix of forest and lawn for existing single family homes. Preparatory to annexation, the City was asked 11/20/2014 to formally comment on a Forest Stand Delineation. City response to applicant November 26, 2014. Revised FSD and Preliminary FCP received June 19, 2015. **Most recent action:** FSD determined to be complete and correct with minor revisions July 14, 2015. FCP comments to applicant October 2, 2015.

**Chick-fil-A, 2025 Somerville Road (formerly Ruby Tuesday),** FSD/FCP received February 17, 2015. **Trakit: FCP2015-001. FSD/FCP found complete and correct and approved April 8, 2015. GRD15-0037 issued 2/23/2016, BLD15-0486 issued 2/23/2016.**

**Terrapin Station, Taylor Avenue (no address, across Poplar Ave. ROW from APD).** 2.21 acres. **Most recent action:** Revised FSD submitted June 11, 2015 and determined to be complete and correct July 31, 2015. **Trakit: FSD2015-001**

**Bay Village Assisted Living, LLC, 979 Bay Village Drive (parcel behind CVS on Bay Ridge Road).** 6.30 acres, 4.27 acres of which are forest. Forest Stand Delineation received April 14, 2015 with revised FSD submitted June 19, 2015. **Most recent action:** FSD determined to be complete and correct July 14, 2015. Forest Conservation Plan submitted 9/9/2015, City response October 22, 2015. Revisions submitted 11/24/2015 followed by new site plan 01/08/2016. Developer response to preliminary SWM comments 02/23/2016. **FCP considered complete and correct 2/29/2016. Special Exception approved by Zoning Board of Appeals April 5, 2016. Trakit: FSD2015-003, FCP2015-005, SE2016-001**

**Elliott Road:** Combined Forest Stand Delineation and Forest Conservation Plan submitted November 11, 2015. Revisions requested 12/03/2015, revisions received February 12, 2016. Five acre site with a conceptual plan showing 45 townhomes. **FSD determined to be complete and correct March 10, 2016, FCP comments to developer April 4, 2016.**

**Newtowne 20, Woodside Garden Redevelopment.** 15.46 acres, existing residential with perimeter and modest interior landscaping. **FSD2015-004, submitted 4/27/2015 and determined to be complete and correct.**

**Chinquapin Self Storage, 1829 George Avenue.** 1.05 acres, lawn and six small trees. **FSD submitted June 22, 2015 and determined to be complete and correct July 1, 2015. FCP submitted 7/23/15, City comments for revisions 11/4/2015. FCP considered complete and correct January 8, 2016.**

**Annapolis Library, 1410 – 1420 West Street, FSD received March 7, 2016, FSD complete and correct April 8, 2016.**

#### **Status of Critical Area Projects > 40,000 sf:**

##### **The Enclave on Spa, Trakit PD2013-001**

1023 Spa Road, 3.819 acres; zoning R2 (0.01 acres), R3 (3.809 acres)  
2.997 acres within the Critical Area (IDA), .812 acres (34,559 sf) outside Critical Area  
Proposed, 36 townhomes.

Impervious surface existing within Critical Area 82%, proposed reduction to 43%, steep slope to the rear of the property.

Current Status: Approved at hearing held before the Planning Commission 03/06/14. **Petroleum contamination located on site. Developer and MDE have agreed on Remediation Action Plan (RAP). Final record plat sent out for agency review May 26, 2015. Grading permit issued March 23, 2016 so that environmental remediation can begin, GRD16-005.**

### **Chesapeake Grove at Bembe Beach, Trakit PD2012-003**

Rogers Property, east of Bembe Beach Road between Chesapeake Harbor and Baywoods, fronting the Severn River, 4.997 acres entirely within the Critical Area (IDA); zoning R3.

Proposed 45 townhomes.

Current Status: City staff met with developer April 22, 2014 and discussed their responses to City comments of November 5, 2013.

Revised plans received 06/18/2014 to be sent out for City and State agency review. Traffic impact study has not been approved pending traffic count updates. **Staff met with developer and design team December 29, 2015. No new submittal at this time.**