

**January 12, 2015**

**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. This project has submitted eight versions of their FSD since August, 2011. 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 and posted to the DNEP web site May 29, 2013. City staff sent review comments to the developer June 28, 2013. Revised Forest Conservation Plan received June 25, 2014. **Revised FCP received 12/31/2014. City has 45 days to respond.**

**Hayes Annexation Property, aka Reserve at Annapolis Station**, 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. Comments from developer and DNEP have been exchanged regarding FSD review first received Dec. 13, 2012, with most recent comments dated April 26, 2013. This project has submitted three versions of their FSD since June, 2012. Staff met with environmental consultant on site April 30, 2013 to confirm details of the most recent FSD submittal. The FSD was determined to be complete and correct May 6, 2013. There are new developers who have a revised site plan for 3 story townhouses. The original plan was for 4 and 5 story apartments. **Revised Forest Conservation Plan received July 22, 2014, showing 50 townhouses. City responded September 5, 2014. Revisions received from applicant 12/05/2014 and are currently under review. City has 45 days to respond.**

**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. This project has submitted two versions of their FSD since July, 2012. Forest Conservation Plan submitted August 20, 2012 for review. Staff responded October 3, 2013. Developer response and revised plans received February 24, 2014. City response to revisions April 9, 2014. Developer has approval from AACO for Forest Drive Access permit. Developer will need to submit formal Planned Development/Subdivision application when FCP is approved. Developer response and revised FCP plans received May 30, 2014. City response to developer July 2, 2014. Developer response to City August 19, 2014. City response October 6, 2014, revisions required. **December 18, 2014 variance request from developer, City's approval of 6 of 7 variances for tree removals, 12/29/2014.**

**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 most recent revised FSD received February 5, 2013, comments sent to developer March 4, 2013 with an approval of the FSD subject to minor corrections which were received March 6, 2013. The Forest Stand Delineation was determined to be complete and correct March 19, 2013. This project has submitted four versions of their FSD since December, 2012. 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. Response to developer September 16, 2013. Revised Preliminary Forest Conservation Plan submitted November 14, 2013. Staff responded December 27, 2013. Developer response and revised plans submitted February 11, 2014. Staff response on March 18, 2014. Developer response received April 21, 2014. Revised plan shows 22 townhomes and 6 single family dwellings, including the existing historic structure. Staff determination that FCP is complete and correct May 14, 2014. Developer working on site engineering plans to make a formal Planned Development/Subdivision application. Developer sent preliminary architecture to P&Z week of June 9 for review. Preliminary comments to be returned week of June 23. After receiving additional information, plans were sent out for agency review June 26, 2014. The Forest Conservation Plan has been appealed. **Applicant request for variances to remove trees greater than 30 inches in diameter is under consideration.**

**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. Revised Forest Stand Delineation received February 19, 2014. Staff response on March 19, 2014. Staff response to Revised Forest

Conservation Plan on April 10, 2014. Applicant response April 28, 2014 and staff response May 23, 2014 to FSD, FCP and Grading Permit. Applicant response June 2, 2014 with staff response June 13, 2014. Developer response received June 19, 2014. FSD and FCP determined to be complete and correct June 23, 2014. Grading permit issued and work commenced. The FCP and the Variance granted for removal of certain trees has been appealed. **R-33-14 to be considered by Planning Commission to allow vehicular access to Aris T. Allen Blvd.**

**Reserve at Quiet Waters.** Approved by the Planning Commission and denied by the Planning Board of Appeals. Denial reversed by the Circuit Court. Circuit Court decision is pending appeal by the Special Court of Appeals. 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. **Special Court of Appeals upheld the Circuit Court decision. Subdivision plat to be presented to the Planning Commission for final approval.**

**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.** Staff response November 5, 2014. **FSD and variance request received 12/30/2014. City has 30 days to respond.**

**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. 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.

## **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. Developer working on final engineering and architecture and definition of final easement location. Once complete, final record plat will go back before the Planning Commission for approval as a business item.

### **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 August 20, 2014 and September 18, 2014. No new submittal at this time.**