

1 ..Title

2 **Vehicular Access to and Internal Roadways within Certain Property adjacent to Aris T.**  
3 **Allen Boulevard** – For the purpose of empowering the City of Annapolis to consider, and to  
4 potentially allow, vehicular access between Aris T. Allen Boulevard/Maryland 665 and certain  
5 adjacent property within the City limits as well as private roadways within said adjacent  
6 property.

7  
8 ..Body

9 **CITY COUNCIL OF THE**  
10 **City of Annapolis**

11  
12 **Resolution 33-14**

13  
14 **Introduced by: Alderwoman Finlayson**

15  
16 **Referred to:**  
17 **Public Safety**  
18 **Transportation**

19  
20 **A RESOLUTION** concerning

21  
22 **Vehicular Access to and Internal Roadways within**  
23 **Certain Property adjacent to Aris T. Allen Boulevard**

24  
25 **FOR** the purpose of empowering the City of Annapolis to consider, and to potentially allow,  
26 vehicular access between Aris T. Allen Boulevard/Maryland 665 and certain adjacent  
27 property within the City limits as well as private roadways within said adjacent property.

28  
29 **WHEREAS,** on March 10, 2003, the Annapolis City Council adopted R-13-02 Amended,  
30 “Arundel Land and Development Co., Inc. Property Annexation,” for the  
31 purpose of annexing into the boundaries of the City of Annapolis certain  
32 property fronting on Aris T. Allen Boulevard (the “Arundel Land Annexation”);  
33 and

34  
35 **WHEREAS,** on April 11, 2005, the Annapolis City Council adopted R-23-04 Revised,  
36 “Annexation of Bowen Property,” for the purpose of annexing into the  
37 boundaries of the City of Annapolis certain property fronting on Aris T. Allen  
38 Boulevard and contiguous with the Arundel Land Annexation (the “Bowen  
39 Annexation”); and  
40

1 **WHEREAS,** the Annapolis City Council, in connection with the Arundel Land Annexation,  
2 provided in R-13-02 Amended, at Page 6, in Lines 1-2, that “Only one point of  
3 access shall be allowed to the site from Aris T. Allen Boulevard. This access  
4 point shall be the relief road right-of-way”; and  
5

6 **WHEREAS,** the Annapolis City Council, in connection with the Bowen Annexation,  
7 provided in R-23-04 Revised, at Page 6, in Lines 27-30, that “When  
8 developed, principal access to the site shall be from Yawl Road through the  
9 Oxford Landing subdivision. Yawl Road is an existing public right of way  
10 which terminates at the eastern boundary of the Bowen property. No direct  
11 access to the site shall be allowed from Aris T. Allen Boulevard”, and further  
12 provided in R-23-04 Revised, at Page 6, in Lines 35-36, that “When  
13 constructed, the relief road may be employed to provide a secondary point of  
14 access to this property,” and further provided in R-23-04 Revised, at Page 6,  
15 in Lines 9-11, that “All property right-of-ways shall be constructed in  
16 accordance with the City’s Standard Specifications and Details, shall be made  
17 public and shall be deeded to the City prior to the release of the infrastructure  
18 maintenance bond”; and  
19

20 **WHEREAS,** in accordance with such access limitations, a residential planned  
21 development, comprised of 48 residences of which 6 are designated as  
22 moderately priced dwelling units, was designed across the Arundel Land  
23 Annexation property and the Bowen Annexation property, with vehicular  
24 access routed solely through the existing Oxford Landing neighborhood via  
25 Yawl Road, which residential planned development, sometimes referred to as  
26 the Aris T. Allen or the Rocky Gorge residential planned development, was  
27 reviewed and approved by the City of Annapolis Board of Appeals on  
28 December 20, 2006 (the “Planned Development”); and  
29

30 **WHEREAS,** since the approval of the Planned Development, the City of Annapolis  
31 adopted the 2009 Annapolis Comprehensive Plan, which provides at Chapter  
32 4 - Transportation, Policy 5, Page 55, that the City should enhance the array  
33 of transportation solutions at the City’s disposal, and that, while the City has  
34 reserved rights-of-way from annexed properties to provide options related to  
35 an eventual relief road, the City recognizes that a vehicular relief road may  
36 implicate important environmental resources and have potential capacity  
37 limitations that may reduce its desirability and usefulness; and  
38

39 **WHEREAS,** since the approval of the Planned Development, the Annapolis City Council  
40 adopted Ordinance No. O-26-10, “Stormwater Management,” strengthening

1 the City's stormwater management standards in conformity with Maryland  
2 State law and requiring that environmental site design be used to the  
3 maximum extent practicable which can involve narrower right-of-way widths  
4 and innovative surfacing materials which are uncommonly used on public  
5 roadways; and  
6

7 **WHEREAS,** the property owner desires an opportunity to submit to the City for the City's  
8 evaluation development applications proposing modifications to the Planned  
9 Development including the elimination of vehicular access through the  
10 existing Oxford Landing neighborhood via Yawl Road, the provision of  
11 vehicular access between the Planned Development and Aris T. Allen  
12 Boulevard/Maryland 665, and the inclusion of private internal roadways; and  
13

14 **WHEREAS,** given the significant expenditures of funds and effort by the property owner,  
15 by City staff, and by the City's administrative boards and commissions which  
16 have been invested over the past approximately ten years to create a new  
17 residential community that will be a benefit to the City, and given the  
18 construction on the site pursuant to grading and building permits issued by  
19 the City Department of Neighborhood and Environmental Programs in June  
20 2014 for the first phase of the Planned Development, the Annapolis City  
21 Council finds that it is in the interests of the City to remove the vehicular  
22 access limitations and public roadway requirements established in R-13-02  
23 Amended and in R-23-04 Revised such that the property owner may propose  
24 alternative vehicular access and private internal roadways in its contemplated  
25 applications for modification of the Planned Development; and  
26

27 **WHEREAS,** the Annapolis City Council emphasizes that any and all applications for  
28 modification that may hereafter be proposed to the Planned Development,  
29 including but not limited to alternative vehicular access and private internal  
30 roadways, shall be made in accordance with the City Department of Planning  
31 and Zoning's standard development application processes, and that the same  
32 shall be reviewed, processed, and decided accordingly, with full opportunity  
33 for public participation at all required public hearings on such applications,  
34 and further that the property owner shall ultimately be responsible for  
35 obtaining any applicable authorization required by the State Highway  
36 Administration regarding access between the Planned Development and Aris  
37 T. Allen Boulevard/Maryland 665.  
38

39 **NOW THEREFORE BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that, in order  
40 to allow for the protection of the Oxford Landing residential community from increased traffic,

1 which levels of traffic may reasonably be anticipated to be in excess of that which the Council  
2 envisioned approximately ten years ago when the relief road was expected to be a functioning  
3 vehicular access road serving the Planned Development; to enhance the City's array of  
4 vehicular access options; and to ensure that innovative approaches for internal roadways may  
5 be considered, reviewed, and approved by the City's staff, departments, and commissions, in  
6 their discretion, in connection with the Planned Development; the Annapolis City Council  
7 hereby removes the limitations established in R-13-02 Amended and in R-23-04 Revised  
8 regarding prohibitions on vehicular access to Aris T. Allen Boulevard as well as those requiring  
9 all internal roadways to be constructed in accordance with the City's Standard Specifications  
10 and Details, deeded, and made public.

11  
12 **AND BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the City  
13 Council hereby endorses this resolution, thereby indicating approval thereof.

14  
15 **AND BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that this resolution  
16 shall take effect as of the date of its adoption.

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18 **EXPLANATION**

19 CAPITAL LETTERS indicate matter added to existing law.

20 ~~Strikethrough~~ indicates matter stricken from existing law.

21 Underlining indicates amendments.