



Legislation Text

File #: R-50-22, Version: 1

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

**CITY COUNCIL OF THE
City of Annapolis**

Resolution 50-22

**Introduced by: Alderwoman Finlayson
Co-sponsored by:**

A RESOLUTION concerning

Rocky Gorge Development Emergency Action

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

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

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

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

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

WHEREAS, §22.30.030 requires that "application for a Certificate of Adequate Public Facilities that had been previously approved but had expired with regard to a proposed project shall be submitted" and the City Council needs to be updated on the status of current permits and approvals for the Aris T. Allen Boulevard project; and

WHEREAS, no public hearing has been held regarding this project since the 2014 Planning Commission hearing with a different developer; and

WHEREAS, §22.21.010 requires a traffic impact analysis, and the local community has grave concerns about traffic patterns that have evolved since the original approval of the point of egress through the Oxford Landing development; and

WHEREAS, there has been no notification to the community of Oxford Landing, or surrounding communities, to address concerns about public safety, traffic, and land encroachments;

NOW, THEREFORE,

BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL that the Director of Planning and Zoning should issue an order requiring the developer and/or owner of the property to stop work per §21.36.010A until the City reviews the permits and approvals under which the Rocky Gorge Development Aris T. Allen Boulevard Project is allowed to proceed and determines whether those documents are current and in full effect.

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

EXPLANATION

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