



City of Annapolis

DEPARTMENT OF PLANNING AND ZONING

145 Gorman Street, 3rd Floor, Annapolis, Maryland 21401

Annapolis 410-263-7961 • FAX 410-263-1129 • MD Relay (711)

Chartered 1708

C. PETE GUTWALD, AICP
DIRECTOR

CERTIFICATION OF ADEQUATE PUBLIC FACILITIES PURSUANT TO TITLE 22 OF THE CHARTER AND CODE OF THE CITY OF ANNAPOLIS

Before a Certificate of Adequate Public Facilities may be issued as required by Section 22.06.010, the Department of Planning and Zoning shall receive the written findings and conclusion from each director or department responsible for the applicable facilities as to the adequacy or inadequacy of the facilities as specified in this title. No Certificate of Adequate Public Facilities shall be issued until such time as the written findings and conclusion from each director or department responsible for the applicable facilities are delivered and which certify the adequacy of the applicable facilities. (Ord. O-32-06 Revised § 1 (part), 2007)

Date: February 10, 2017

Project: Annapolis Yacht Club - Eastport
Site Design Plan Review
P&Z File No.: SDP2016-011

Address: 319 Sixth Street & Severn Avenue
Annapolis, MD 21403
(Tax Map 052D, Grids 8 & 9, Parcels 0157-0160, 0219, 0295 & 0296)

Reviewing agency findings attached

Based upon the written findings from the applicable departments, Certification of Adequate Public Facilities for this project is hereby:




- Granted
 Granted with mitigation/conditions
 Denied

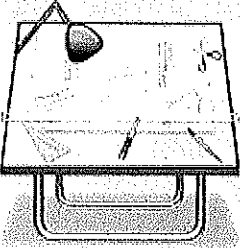
The Department of Planning and Zoning and various other City agencies have reviewed the application for a Certificate of Adequate Public Facilities for this project. Based upon our findings, and based upon the findings of the Departments of Planning & Zoning, Fire, Police, Public Works, and Transportation, it has been determined that all facilities applicable to the project are adequate in accordance with the requirements of Annapolis City Code, Title 22, Adequate Public Facilities. This Certificate shall expire at the end of five years from the date of issuance unless a record plat has been recorded for the project or a building permit has been obtained for a part of the project.

Sincerely,

C. Pete Gutwald, AICP
Director of Planning and Zoning

Review -Public Works

 Add Reviews  Void Review  Add to Timesheet



Permit #: SDP2016-011

Review Type: Public Works

Reviewer: JENNIFER M. FEIGHT

Sent Date: 01/13/2017

Due Date: 01/27/2017

Returned Date: 01/20/2017

Status: APPROVED

Remarks:



OK

Cancel




City of Annapolis
Department of Public Works

145 Gorman Street, 2nd Floor, Annapolis, Maryland 21401-2517
www.annapolis.gov · 410-263-7949 · Fax 410-263-3322

MEMORANDUM

TO: Kevin Scott, Senior Planner

FROM: James Beauchamp, Director Department of Public Works 

RE: 319 Sixth Street, Annapolis Yacht Club - Eastport

TRAKIT: SDP2016-011

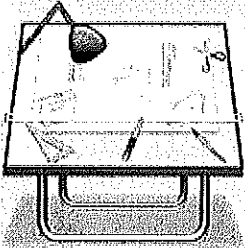
DATE: February 09, 2017

The Annapolis Department of Public Works has reviewed the adequate public facility study for the proposed Annapolis Yacht Club – Eastport project. Based on this review, the Department of Public Works is satisfied that the proposed development has adequate public facilities per:

- Chapter 22.16 - REVIEW CRITERIA AND CERTIFICATION FOR ADEQUATE PUBLIC MAINTENANCE SERVICES
- Chapter 22.18 - REVIEW CRITERIA AND CERTIFICATION FOR ADEQUATE WATER AND SEWER FACILITIES
- Chapter 22.24 - REVIEW CRITERIA AND CERTIFICATION FOR ADEQUATE STORMWATER MANAGEMENT FACILITIES

Review - Stormwater

Add Reviews Void Review Add to Timesheet



Permit #: **SDP2016-011**

Review Type: **Stormwater**

Reviewer: **MATTHEW WATERS**

Sent Date: **09/06/2016**

Due Date: **09/21/2016**

Returned Date: **11/22/2016**

Status: **APPROVED**

Remarks:



OK

Cancel

Notes

Standard Notes Internet Links

Project #: SDP2016-011
Applicant Name: ANNAPOLIS YACHT CLUB,
User ID: KCS
Type: Stormwater
Reviewer: MATTHEW WATERS

Existing Notes:
(2/9/2017 4:03 PM MDW)
As reviewed per Chapter 22.24, this project is approved.





Remarks:

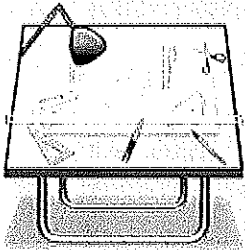
New Notes:

Add

OK Cancel

Review -Police

 Add Reviews  Void Review |   Add to Timesheet



Permit #: **SDP2016-011**

Review Type: **Police**

Reviewer: **Cpl. Amy Miguez**

Sent Date: **09/06/2016**

Due Date: **09/21/2016**

Returned Date: **11/14/2016**

Status: **APPROVED w/Comment**

Remarks: **APD comments attached**

OK

Cancel

POLICE DEPARTMENT



199 TAYLOR AVENUE
ANNAPOLIS, MARYLAND 21401

PLANNING & ZONING

2016 NOV 14 PM 3:20

(410) 268-9000
(410) 269-6963
FAX (410) 268-9472
TDD (410) 268-1844

To: Kevin Scott, RLA, ASLA
Senior Land Use & Development Planner

From: Michael M. Pristoop
Chief of Police

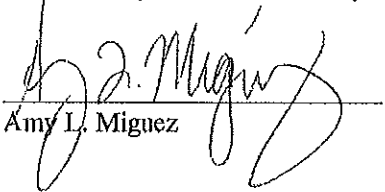
Date: 11-09-2016

Subject: Site Plan Review with Adequate Public Facilities Review
TrakIt No.: SDP2016-011
Annapolis Yacht Club - Eastport

With respect to the above captioned matter, staff reviewed the proposal and made the following observations: While in and of itself this development will not affect our response times to calls for service, with current staffing levels, on the whole the increase in development, especially in the Eastport area, may combine to affect our response time for routine calls for service. We are satisfied that response times to emergency calls for service will fall into the acceptable range.

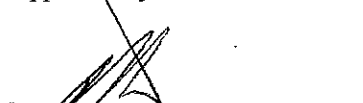
Based on the preceding criteria, it was determined that current staffing is adequate. Police response times for routine calls may increase, but response times for emergency calls would fall into the acceptable range.

Public Safety Research & Analysis:



Amy L. Miguez

Approved by:

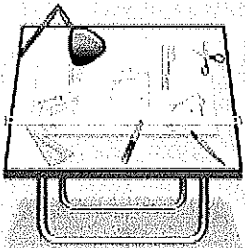


Michael M. Pristoop
Chief of Police




Review - Fire



 Add Reviews  Void Review  Add to Timesheet







Permit #: SDP2016-011

Review Type: Fire

Reviewer: AARON BOSTON 

Sent Date: 11/29/2016  

Due Date: 12/02/2016  

Returned Date: 12/09/2016  

Status: APPROVED w/Comment 

Remarks: AFD comments attached 

OK

Cancel



**ANNAPOLIS FIRE DEPARTMENT
FIRE MARSHAL'S OFFICE**



*145 Gorman Street, 3rd Floor
ANNAPOLIS, MARYLAND 21401
E-Mail: jbowes@annapolis.gov
Phone: 410-260-2202 Fax: 410-260-2237*

PLAN REVIEW COMMENTS

DATE: 29 November 2016
TO: Annapolis Yacht Club & Capt. Bowes
PERMIT #: SDP 2016-011
ATTN: NFPA 1
FROM: Chuck Ruth
RE: 319 Sixth St. & Severn Ave.




- Approved
- Disapproved
- Revisions Required
- Approved with comments

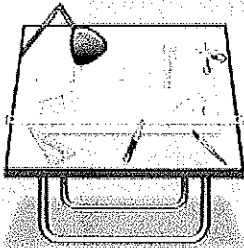
COMMENTS:

1. The plans were reviewed under NFPA 1, 2015 edition.
2. Per NFPA 1 (2015) section 18.5.3(1) the buildings shall have a fire hydrant within 400ft. Please evaluate fire hydrant spacing and add fire hydrants as needed.
3. An NFPA 101 or IBC evaluation was not submitted with the site plan review package. Therefore exterior wall fire ratings, unprotected openings and the need to install a fire sprinkler system have not been evaluated at this time. Construction types, fire rated separations and unprotected openings will need to be addressed during the architectural review process to allow the omission of a fire sprinkler system and to adequately evaluate the construction types permitted by the International Building Code.

If you have any questions, please contact Chuck Ruth, at 443-677-5991

Review -Transportation

 Add Reviews  Void Review  Add to Timesheet



Permit #: **SDP2016-011**

Review Type: **Transportation**


Reviewer: **Kwaku Agyemang-Duah** ▼

Sent Date: **09/06/2016** ▲▼

Due Date: **09/21/2016** ▲▼

Returned Date: **09/21/2016** ▲▼

Status: **APPROVED w/Comment** ▼

Remarks: **See ADOT letter dated 03-18-15** 

OK

Cancel



City of Annapolis

DEPARTMENT OF TRANSPORTATION

308 Chinquapin Round Road, Annapolis, Maryland 21401

Phone: 410-263-7964 410-263-7994 Fax: 410-263-4508 Internet: transit@annapolis.gov

J. RICK GORDON, DIRECTOR

March 18, 2016

To: Kevin Scott, Land Use & Development Planner
Sally Nash, Chief, Comprehensive Planning

From: Kwaku Agyemang-Duah *KWAD*

Re: Review of Traffic Impact Analysis for Annapolis Yacht Club

The Annapolis Department of Transportation (ADOT) has reviewed the Traffic Impact Analysis for the proposed redevelopment of Annapolis Yacht Club at 316 and 319 6th Street. The traffic impact study was prepared by Sabra, Wang & Associates and is dated March 2016. ADOT offers the following findings.

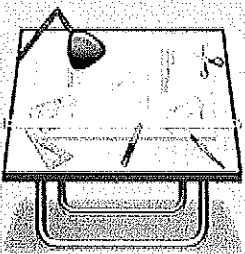
1. The study covered the technical analyses required in traffic impact study per the City of Annapolis Code of Ordinances, Chapter 22.21. These include existing conditions, background conditions, site generated traffic and total traffic analyses.
2. The trip generation analysis was based on the latest ITE Trip Generation Manual. ADOT has validated the estimated trip generation from the proposed development and concurs with the findings in the study.
3. ADOT suggests adding a recommendation in the report for a warrant analysis for the intersection of Duke of Gloucester and 6th Street. While ADOT concurs with the finding that the site generated traffic will have a minimal impact, it does compound the problem at this intersection.
4. ADOT would like to recommend that the report includes a brief discussion of how the share of carpooling (page 9) and regional growth rate (page 23) were determined, similar to the discussion of trip assignment on page 28. Note: ADOT is not disputing the accuracy or validity of these rates.
5. Department of Transportation provides transit services in the project area by the Green Route.

Based on ADOT's review of the traffic impact study and its own analysis, ADOT certifies that the net site generated traffic from the proposed redevelopment of Annapolis Yacht Club will have insignificant adverse impact on the roadway network without the need for any roadway improvements.

Review -P&Z Comp Planning



Add Reviews Void Review | Add to Timesheet



Permit #: **SDP2016-011**

Review Type: **PZ Comp Planning**

Reviewer: **SALLY NASH**

Sent Date: **03/09/2016**

Due Date: **04/08/2016**

Returned Date: **04/07/2016**

Status: **APPROVED w/Comment**

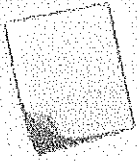
Remarks: **See attached and see notes**

OK

Cancel

Notes

Standard Notes  Internet Links ▾



Project #: SDP2016-011
Applicant Name: ANNAPOLIS YACHT CLUB,
User ID: KCS
Type: PZ Comp Planning
Reviewer: SALLY NASH

Existing Notes:

(4/7/2016 4:36 PM SRH)
Section 22.22: The site plan for this project shows the accommodation of non-auto transportation facilities by improving and adding sidewalks and including bicycle racks. The site is located on an ADOT bus line.

Remarks: See attached and see notes

New Notes:

Empty text area for new notes

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OK

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