




City of Annapolis
Planning Commission
Department of Planning & Zoning
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September 8, 2018

MEMORANDUM

To: Annapolis Planning Commission
From: C. Pete Gutwald, Director of Planning and Zoning 
Re: Ordinance 27-18, City of Annapolis Forest Conservation Act amendments

Purpose

The purpose of Ordinance 27-18 is to prohibit certain developments projects from cutting or clearing certain forests within the City of Annapolis unless the applicant offsets that loss with newly planted acreage. The ordinance also requires any application submitted but has yet to receive an approval of the Forest Conservation Plan must comply with the new regulation.

Analysis

The proposed ordinance amends the current Forest Conservation Act by establishing the concept of a "No Net Loss" for tree conservation. The concept allows for the removal of forested acreage however, it would require the applicant to fully offset the area of forest that is cleared above the established threshold. Therefore any credit for existing forest that is retained above the threshold is eliminated.

In review of pending Forest Conservation Plans, the table below outlines the existing requirements compared to the proposed requirements. The table is a representative sample of Forest Conservation Plans in the City of Annapolis and the reforestation requirements for each of the current proposals.

Project Name	Address	Description	Total acreage of site	Existing FCA requirements	Proposed FCA requirements
Towne Courts	2010 West	Residential multi family	4.54 acres	2.05 acres to be retained	No credits for planting needed
Parole Place	Solomons Island	Planned development Retail/residential	10.27 acres	3.25 acres to be retained	No credits for planting needed
Village of Providence Point	Forest Drive/Masque Farm Road	Institute for the aged	175.63 acres	16.45 acres	39.5 acres would be required to be planted
Terrapin Station	Taylor Avenue	Residential	2.21	.44 acres	No credits available for planting.
Tyler Heights	200 Janwal	Elementary School	16.96 Acres	.37 acres	1.20 acres would be required to be planted

In review of the completed Forest Conservation Plans within the City, some of the projects have protected environmentally sensitive forest areas well above the forest conservation thresholds. Eliminating this credit may discourage further protection of established forests with additional environmental features.

Recommendation

Based upon the information provided above, the Department recommends that if O-27-18 is recommended for approval that the law be applicable to applications received after the effective date of the legislation to reduce the additional workload to process existing applications that may have previously gone through extensive staff review.