

## ***KHov Finds An Annapolis Job***

K. Hovnanian has a coming townhouse job on Spa Road in Annapolis.

The homebuilder is the contract purchaser of 36 lots that just won approval from the City of Annapolis. Getting plans approved at the City can be a Herculean task, especially if there is a scent of citizen opposition. But the 3.8 acre site on the east side of Spa Road at Gentry Court was long home to a radiator and body shop in an area that increasingly has gone residential. Apparently local residents are happy to see the tow trucks and barbed wire fencing go.

It was a joint venture of Reliable Contracting, Dixon Consulting (headed by John Dixon) and Hogan Companies that first put the ground under contract and entitled it. They'll sell it to KHov in a bulk deal after engineering and platting the lots.

Groundbreaking is likely a year away.

**Elsewhere in Anne Arundel**, Lennar is making a career out of Marley Neck Road in Pasadena.

Its latest acquisition along that stretch of road is the 91-unit purchase of Millhouse Creek, where it will keep the townhouse program going that started in Tanyard Spring and progressed through Stonehouse Run.

A partnership headed by Annapolis-based Whitehall Development sold the ground, for an undisclosed sum.

Lennar is expected to start construction soon. Look for a sales program that looks much like Stonehouse next door: Lennar settled 36 units there in 2013, getting \$312,721 on average.

## **Meade Coming Open**

# **Developers Pay to Clear Schools**

When it comes to new residential development, the School Chart has the last word. It is a gate that can swing open or mercilessly clang shut depending on classroom capacity.

Next month, that gate should creak in the right direction for several projects in the Fort Meade area, after the developers proffered money toward construction for additional classrooms at various local schools. The contributions enabled the Anne Arundel County Council to approve an updated School Chart that, when officially adopted in April, will show the Meade cluster open.

The group of developers includes the Polm Companies, Elm Street Development, and Roberts Real Estate. Ribera Development, Diversified, and New Boston Fund will likewise now move toward permit.

Ribera has the biggest project of the group, in Arundel Gateway, where it has promised approximately \$4.5 million to fund a 12-classroom addition to Meade High School. The agreement with the county school system allowed Ribera to begin working toward selecting a builder for the first phase of its 1,850 overall units at Route 198 and the B/W Parkway.

The new chart also reflects Polm Companies' construction of a new school in Laurel, freeing its 1,000 unit 'Riverwood' project on Brock Bridge Road to move forward.

In Harmans, New Boston, Diversified Investments, Elm Street and Roberts bound themselves together into a 'school club' and a promise to spend \$2 million for a four-classroom addition to Hebron-Harman Elementary School.

New Boston has the biggest position of the group, with 120 lots, all of them part of its Dorchester Woods townhouse subdivision. Roberts controls 62 singles across three properties, while Elm Street has 20 condo units. Diversified has pushed in its chips on behalf of its 30 townhouse lots. All four developers will now be submitting the Final plans for approval.

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## ***Royal Farms Takes Dock Plan to Appeal***

Royal Farms doesn't want to give up the prospect of a waterfront location in Annapolis so easily.

Though its proposed location at 142 Dock Street was denied by the City's acting planning director, the firm has appealed the decision to the city Board of Appeals. Sally Nash said that Royal Farms' reuse plan of the former Stevens Hardware building is a 'convenience store,' and not a deli. The line between those two uses is as thin as a freshly cut slice of ham, but it is only 'deli's' that are allowed in the C2 zone by special exception. Royal Farms says its plan for a small store focusing on fresh foods is indeed a deli, and not a convenience store.

Once difference on appeal from the first review is that Royal Farms says it will comply with a City request that it provide a breakdown of the different categories of items it sells. That may impact the final decision.