

ADAIR FARMS

Adair Farms is a proposed low-density equestrian community to be located in Gambrills, Maryland. The property consists of approximately 225 acres located on Underwood Road and is currently home to the Equilibrium Horse Center. Serene and picturesque, yet surrounded by existing residential developments, Adair Farms is designed to preserve the rural and equestrian nature of this unique property while providing housing, a solid financial foundation to support the equestrian operations and enhanced county tax revenues.

Adair Farms, strategically located between Washington and Annapolis, meets a unique need for a planned equestrian community in many ways:

- Maintains the agricultural and equestrian heritage of the property that serves thousands of riders in the region.
- Permanently preserves more than fifty percent (50%) of the site's 200+ acres.
- Maintains and enhances the picturesque trails and equestrian structures that already exist on the site.
- Creates a perpetual funding mechanism to assure the maintenance of the equestrian infrastructure.
- Provide needed property tax revenues for Anne Arundel County.
- Provide needed housing identified by the County and the Fort Meade Alliance.

Adair Farms will be limited to 42, estate-type homes on minimum three-quarter acre lots. The lots will occupy approximately 35 acres or 16% of the total area of the 225-acre property. Each home will have a wooded or equestrian amenity view to optimize the character and value of the community. The homes will be clustered to maximize equestrian open space amenities and preserve natural forested and other sensitive areas. Ultimately, the creation of Adair Farms will allow the owners and customers of Equilibrium Horse Center to benefit from an improved equestrian facility with initial capital improvements, as well as steady capital contributions from the Adair Farms Homeowners Association to insure maintenance of the equestrian infrastructure.

The proposed community is carefully designed so it does not require a change in its current classification as "Rural" on the land use plans of both the current and proposed Anne Arundel County General Development Plan. The requested Residential Low Density zoning classification is consistent with the GDP and provides an excellent transition zoning between the higher density development to the west, south and southeast and more rural areas to the north and east. Also, the eastern area of the property is the most environmentally sensitive portion and includes forested ravines and streams that will be permanently preserved.

