

PROPOSED

AMENDED
April 1 & 15, 2024

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 3

Bill No. 6-24

Introduced by Ms. Pickard, Chair
(by request of the County Executive)

By the County Council, February 5, 2024

Introduced and first read on February 5, 2024
Public Hearing set for and held on March 4, 2024
Public Hearing continued to and held on March 18, 2024
Public Hearing continued to and held on April 1, 2024
Public Hearing on AMENDED bill set for and heard on April 15, 2024
Public Hearing on AMENDED bill set for May 1, 2024
Bill Expires May 10, 2024

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: General Development Plan – Region 2 Plan

2

3 FOR the purpose of adopting the “Anne Arundel County Region 2 Plan”, as amended by
4 this Ordinance, the region plan for Region Planning Area No. 2, covering Annapolis
5 Junction, Fort Meade, Hanover, Jessup, Laurel, and Maryland City, which includes
6 visions, themes, goals, policies, planned land use maps, and implementation strategies
7 for Region 2; amending “Plan2040”, the County’s General Development Plan, by the
8 “Anne Arundel County Region 2 Plan”, as amended by this Ordinance; and generally
9 relating to the “Anne Arundel County Region 2 Plan”.

10

11 WHEREAS, Bill No. 11-21 was passed by the County Council on May 3, 2021,
12 which adopted “Plan2040”, the County’s General Development Plan, and amended,
13 among other things, § 18-2-103 of the Anne Arundel County Code (2005, as
14 amended), and required that the County be divided into no less than seven region
15 planning areas encompassing all unincorporated areas of the County; and

16

17 WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans
18 for each region planning area and the creation of stakeholder advisory committees
19 for each region planning area; and

EXPLANATION: Underlining indicates matter added to bill by amendment.
~~Strikeover~~ indicates matter removed from bill by amendment.

1 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
2 boundaries of nine region planning areas, including the Region 2 Planning Area;
3 and

4
5 WHEREAS, Bill No. 11-21 and Plan2040 required that the Office of Planning and
6 Zoning work with the stakeholder advisory committees to create the region plans
7 and to ensure that the region plans are consistent with the policies in Plan2040; and

8
9 WHEREAS, § 18-2-103(e)(4), as adopted by Bill No. 11-21, requires that each
10 region plan shall include maps depicting any changes to the land use map included
11 in Plan2040, and a description of how the changes are consistent with the goals and
12 policies of Plan2040; and

13
14 WHEREAS, § 18-2-103(e)(5), as adopted by Bill No. 11-21, provides that upon
15 adoption by ordinance of the County Council, a region plan shall be considered an
16 amendment to Plan2040 until adoption of the next General Development Plan; and

17
18 WHEREAS, by Resolution No. 55-21, the initial members of the Stakeholder
19 Advisory Committee for Region Planning Area No. 2 were appointed by the County
20 Council; and

21
22 WHEREAS, a draft of the “Anne Arundel County Region 2 Plan” was presented to
23 and considered by the Stakeholder Advisory Committee for Region Planning Area
24 No. 2, and the Committee met on various occasions to review drafts of the “Anne
25 Arundel County Region 2 Plan” and review and hear community input; and

26
27 WHEREAS, the Stakeholder Advisory Committee for Region Planning Area No. 2
28 provided the Office of Planning and Zoning with recommendations on the contents
29 of the “Anne Arundel County Region 2 Plan”; and

30
31 WHEREAS, a draft of the “Anne Arundel County Region 2 Plan” was provided to
32 the Planning Advisory Board in accordance with County Charter § 533(a), and the
33 Planning Advisory Board made advisory recommendations to the Office of
34 Planning and Zoning on the “Anne Arundel County Region 2 Plan”; and

35
36 WHEREAS, the Office of Planning and Zoning, after consideration of the
37 recommendations of the Stakeholder Advisory Committee for Region Planning
38 Area No. 2 and the Planning Advisory Board, prepared the “Anne Arundel County
39 Region 2 Plan” dated January 26, 2024; now, therefore

40
41 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
42 *That “Anne Arundel County Region 2 Plan”, as amended by this Ordinance, the region*
43 *plan for Region Planning Area No. 2, dated January 26, 2024, is hereby adopted.*

44
45 SECTION 2. *And be it further enacted, That, “Anne Arundel County Region 2 Plan”*
46 *shall be considered an amendment to Plan2040 until the adoption of the next General*
47 *Development Plan.*

1 SECTION 3. *And be it further enacted*, That a certified copy of “Anne Arundel County
2 Region 2 Plan”, as amended by this Ordinance, the region plan for Region Planning Area
3 No. 2, dated January 26, 2024, prepared by the Office of Planning and Zoning, shall be
4 permanently kept on file in the office of the Administrative Officer to the County Council,
5 and in the Office of Planning and Zoning.
6

7 SECTION 4. *And be it further enacted*, That “Anne Arundel County Region 2 Plan”,
8 is hereby amended as follows:
9

10 1. On page 47 of the Plan, under the heading “Dorsey MARC Station” strike the
11 sentence that begins “At this time” in its entirety and substitute “The SAC recommended
12 to maintain the adopted zoning, change the Planned Land Use to reflect the current uses,
13 and maintain the Transit-Oriented Development Policy Overlay. Their vision is that in the
14 future this area should transition to a mixed-use development to take advantage of the
15 Dorsey MARC Station.

16 (Amendment No. 1)

17
18 2. On page 69 of the Plan, strike the map “Figure 12: Special Districts and Economic
19 Centers” in its entirety and substitute Exhibit A.

20 (Amendment No. 2)

21
22 3. On page 41 of the Plan, strike the map “Figure 4: Region Plan Development Policy
23 Areas” in its entirety and substitute Exhibit B-1.

24
25 4. On page 102 of the Plan, in the chart “Development Policy Area and Development
26 Policy Area Overlay Changes”, under the “Jessup” Community, after the row for Change
27 ID Number “DPA-R2-JSP-301” insert the row shown in Exhibit B-2.

28
29 5. On page 114 of the Plan, strike the “Development Policy Area & Development
30 Policy Area Overlay Change Areas Map” in its entirety and substitute Exhibit B-3.

31
32 (Amendment No. 3)

33
34 6. On page 41 of the Plan, strike the map “Figure 4: Region Plan Development Policy
35 Areas” in its entirety and substitute Exhibit C-1.

36
37 7. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
38 in its entirety and substitute Exhibit C-2.

39
40 8. On page 104 of the Plan, in the chart “Development Policy Area and Development
41 Policy Area Overlay Changes”, under the “Hanover” Community, after the row for Change
42 ID Number “DPAO-R2-HAN-102” insert the row shown in Exhibit C-3.

43
44 9. On page 109 of the Plan, in the chart “Planned Land Use Changes”, after the last
45 row, insert the row shown in Exhibit C-4.

46
47 10. On page 114 of the Plan, strike the “Development Policy Area & Development
48 Policy Area Overlay Change Areas Map” in its entirety and substitute Exhibit C-5.

49

1 11. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map” in
2 its entirety and substitute Exhibit C-6.

3 (Amendment No. 4)

4
5 12. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
6 in its entirety and substitute Exhibit D-1.

7
8 13. On page 113 of the Plan, in the chart “Planned Land Use Changes”, in the row
9 beginning with “Maryland City” and Change ID Number “PLU-R2-MDC-106”, in the
10 column entitled “County Council Amendments”, insert:

11
12 “Change PLU from Commercial and Conservation to Commercial (PLU-R2-MDC-
13 600 and PLU-R2-MDC-601)

14
15 Justification: The change to Commercial for the entire property is consistent with
16 the Plan2040 adopted Planned Land Use.”

17
18 14. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map” in
19 its entirety and substitute Exhibit D-2.

20 (Amendment No. 5)

21
22 15. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
23 in its entirety and substitute Exhibit E-1.

24
25 16. On page 111 of the Plan, in the chart “Planned Land Use Changes”, in the row
26 beginning with “Laurel” and Change ID Number “PLU-R2-LRL-107”, in the column
27 entitled “Acres”, strike “34” and substitute “28.5”, and in the column entitled “County
28 Council Amendments”, insert:

29
30 “Change northeast corner from Conservation to Mixed-Use (PLU-R2-LRL-600)

31
32 Justification: The map change excludes the improved road portion of the site from
33 the Open Space designation. The Mixed-Use Planned Land Use designation provides a
34 long-term vision for mixed-use development. This change is consistent with Plan2040
35 Goals BE9, BE11, and BE12 by providing an opportunity for a variety of housing types
36 including workforce housing in this area which is also in close proximity to jobs and
37 transit.”

38
39 17. On page 115 of the Plan, in the Appendix, strike the map “Planned Land Use
40 Change Areas Map” in its entirety and substitute Exhibit E-2.

41 (Amendment No. 6)

42
43 18. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
44 in its entirety and substitute Exhibit F-1.

45
46 19. On page 109 of the Plan, in the chart “Planned Land Use Changes”, after the last
47 row, insert the row shown in Exhibit F-2.

1 20. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map”
2 in its entirety and substitute Exhibit F-3.

3 (Amendment No. 7)

4
5 21. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
6 in its entirety and substitute Exhibit G-1.

7
8 22. On page 109 of the Plan, in the chart “Planned Land Use Changes”, strike the row
9 beginning “Hanover” community and Change ID Number “PLU-R2-HAN-103”, and
10 substitute the row shown in Exhibit G-2.

11
12 23. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map” in
13 its entirety and substitute Exhibit G-3.

14 (Amendment No. 8)

15
16 24. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
17 in its entirety and substitute Exhibit H-1.

18
19 25. On page 108 of the Plan, in the chart “Planned Land Use Changes”, after the row
20 beginning “Jessup” community and Change ID Number “PLU-R2-JSP-109”, insert the row
21 shown in Exhibit H-2.

22
23 26. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map” in
24 its entirety and substitute Exhibit H-3.

25 (Amendment No. 9)

26
27 27. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
28 in its entirety and substitute Exhibit I-1.

29
30 28. On page 108 of the Plan, in the chart “Planned Land Use Changes”, after the row
31 beginning “Jessup” community and Change ID Number “PLU-R2-JSP-109”, insert the row
32 shown in Exhibit I-2.

33
34 29. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map” in
35 its entirety and substitute Exhibit I-3.

36 (Amendment No. 10)

37
38 30. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
39 in its entirety and substitute Exhibit K-1.

40
41 31. On page 109 of the Plan, in the chart “Planned Land Use Changes”, after the last
42 row, insert the row shown in Exhibit K-2.

43
44 32. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map” in
45 its entirety and substitute Exhibit K-3.

46 (Amendment No.11)

47
48 33. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
49 in its entirety and substitute Exhibit L-1.

1 34. On page 108 of the Plan, in the chart “Planned Land Use Changes”, after the row
2 beginning “Jessup” community and Change ID Number “PLU-R2-JSP-109”, insert the row
3 shown in Exhibit L-2.

4
5 35. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map” in
6 its entirety and substitute Exhibit L-3.

7 (Amendment No. 12)

8
9 SECTION 4. 5. *And be it further enacted*, That this Ordinance shall take effect 45 days
10 from the date it becomes law.

Figure 12: Special Districts and Economic Centers

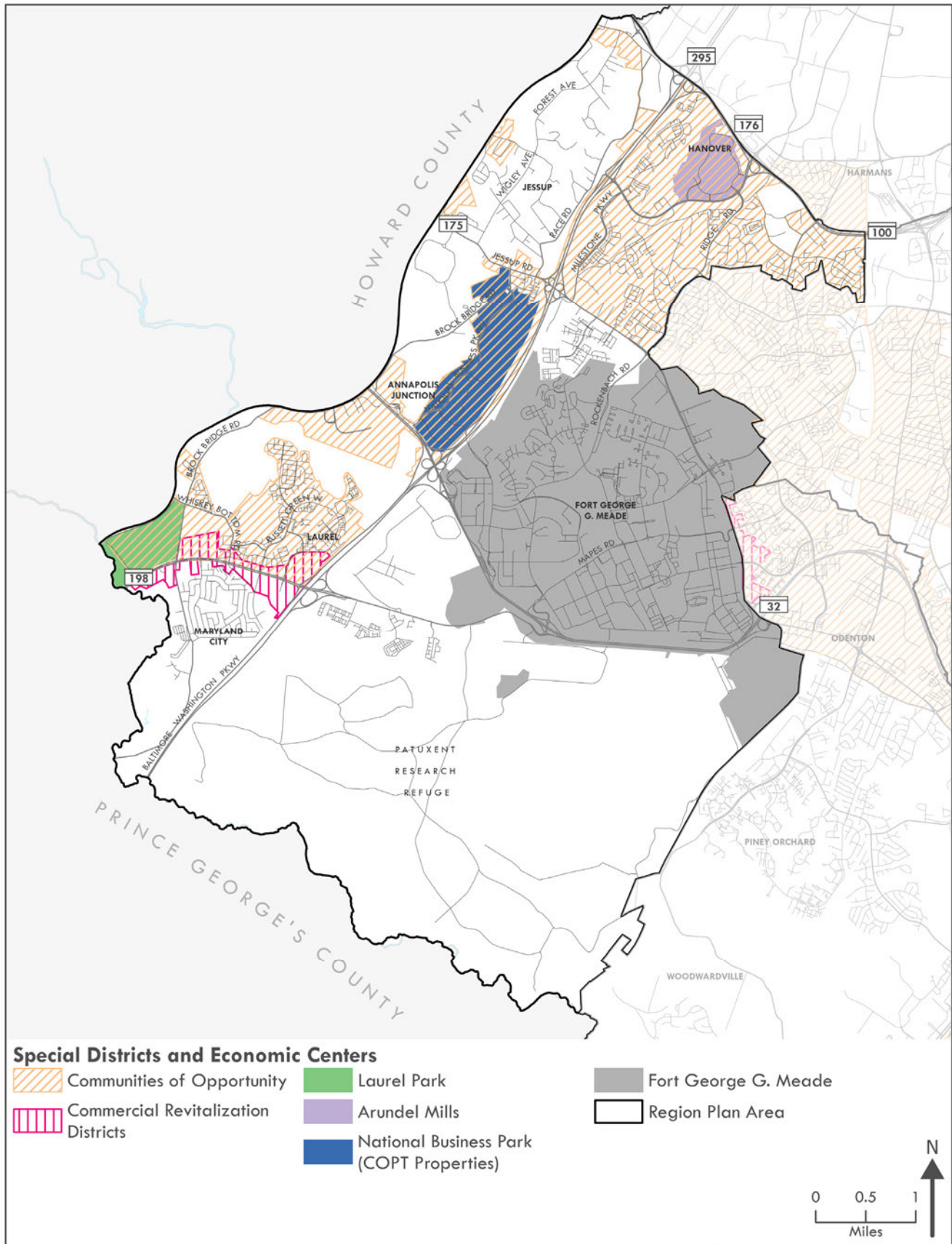
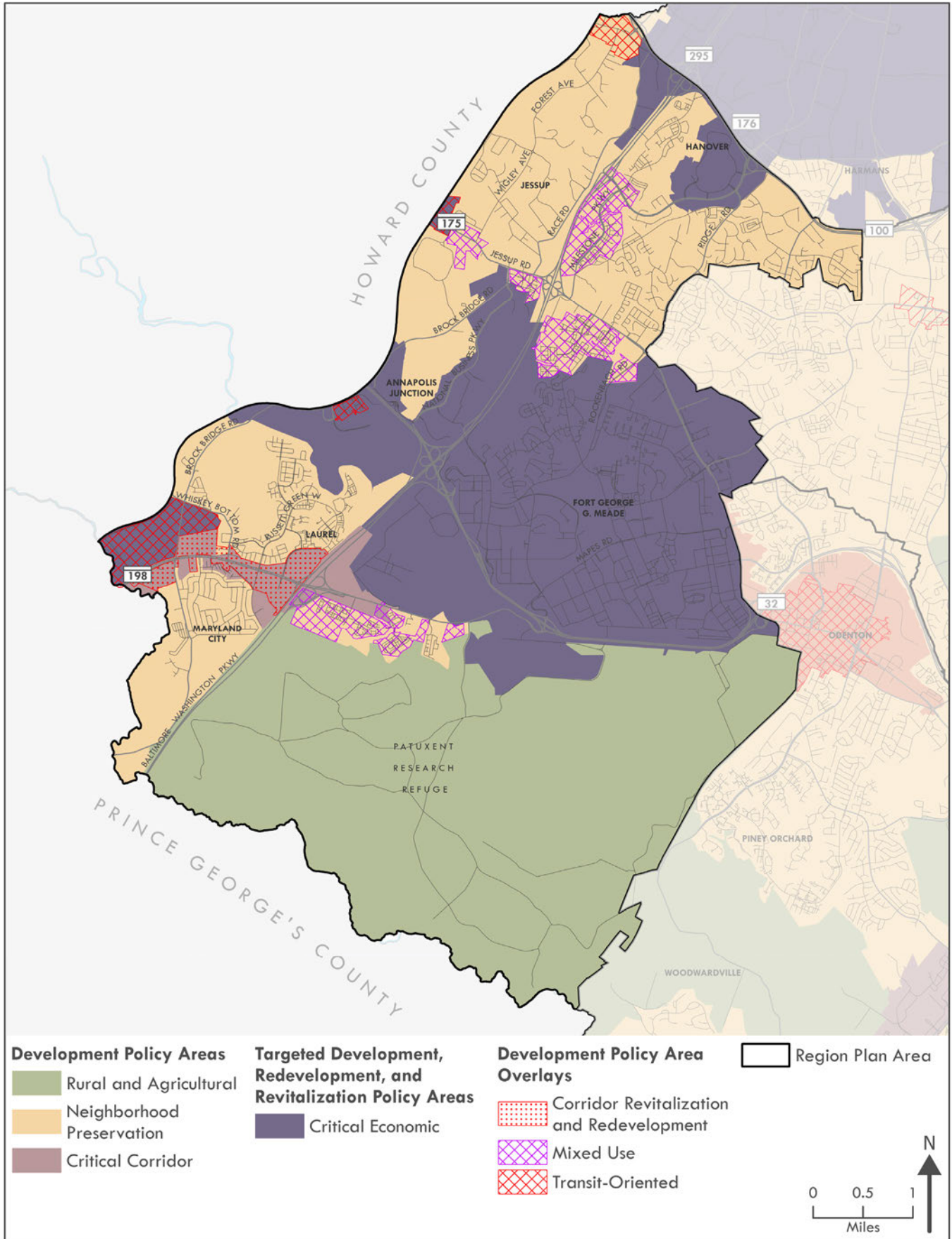


Figure 4: Region Plan Development Policy Areas



**Bill No. 6-24
Amendment No. 3
Exhibit B-2**

<u>Community</u>	<u>Change ID Number</u> <u>Council Districts</u>	<u>Address(es)</u>	<u>Tax Map(s)</u>	<u>Parcel(s)</u>	<u>Lot(s)</u>	<u>Acres Change Acres (if different)</u>	<u>Plan2040 DPA/ DPAO</u>	<u>SAC Recommended DPA/ DPAO</u>	<u>SAC Justification</u>	<u>PAB Recommended DPA/ DPAO (if applicable)</u>	<u>Final Recommended DPA/ DPAO</u>	<u>Final Justification</u>	<u>County Council Amendment</u>
Jessup	DPA-R2-JSP-600 1	2869 Jessup Road and an unaddressed property on Brock Bridge Road	13	158, 174	=	46.6	Neighborhood Preservation/ Village Center	=	=	=	=	=	Change DPA from Neighborhood Preservation to Critical Economic Development Policy Area is consistent with Plan2040 Goals BE6, HE2, and HE5 by providing an opportunity to promote economic growth and expand businesses and industries.

Development Policy Area & Development Policy Area Overlay Change Areas Map
 Since Plan2040

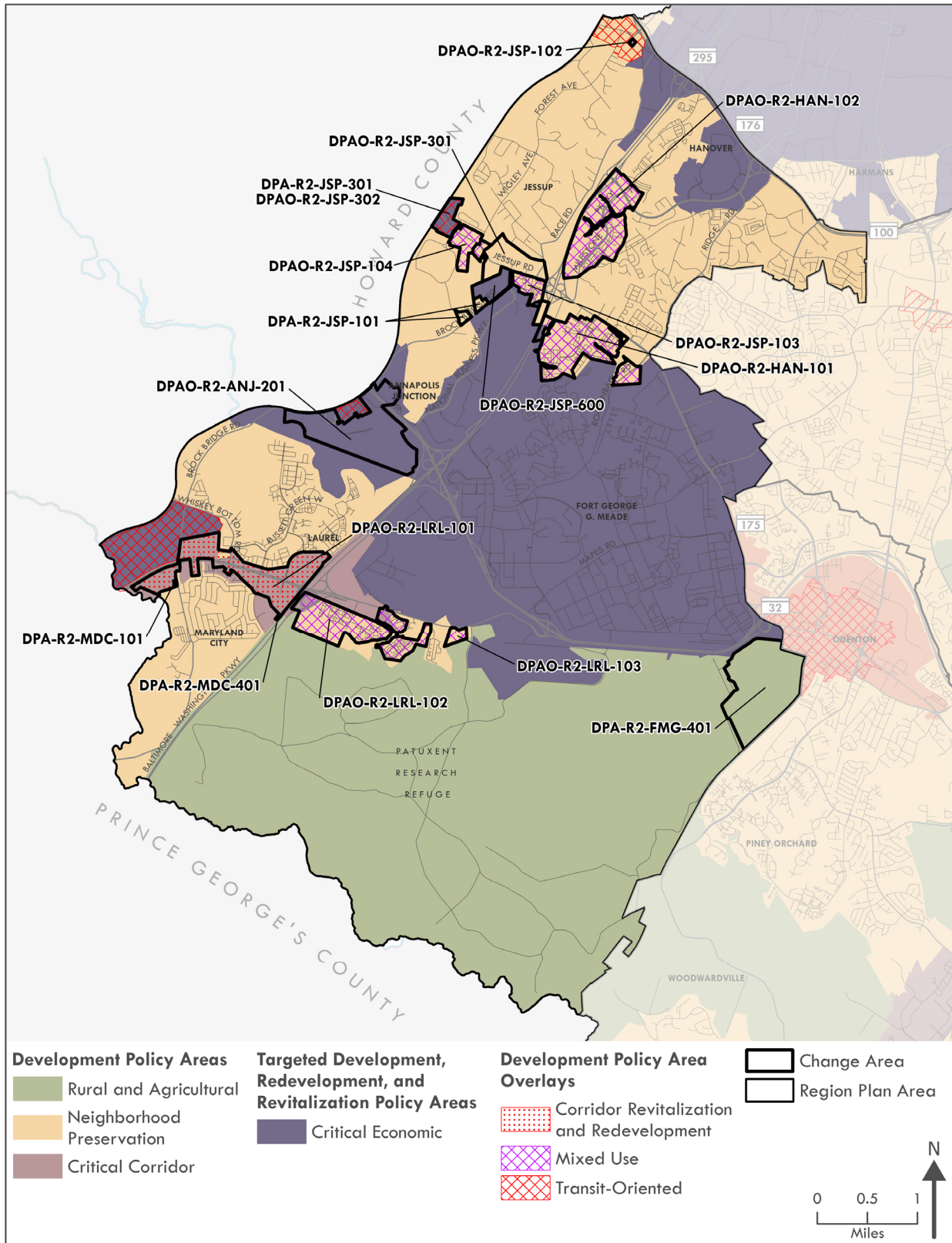
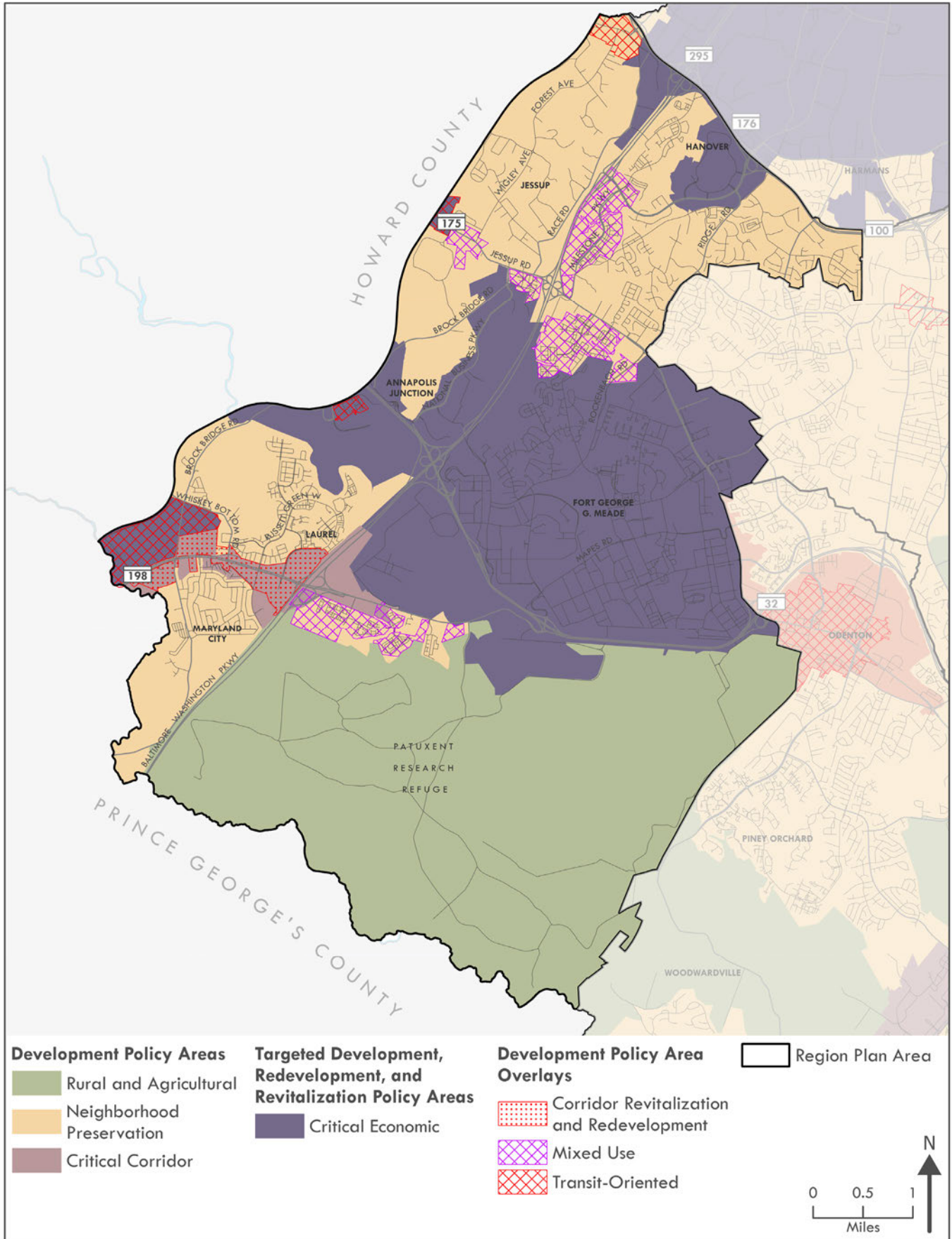


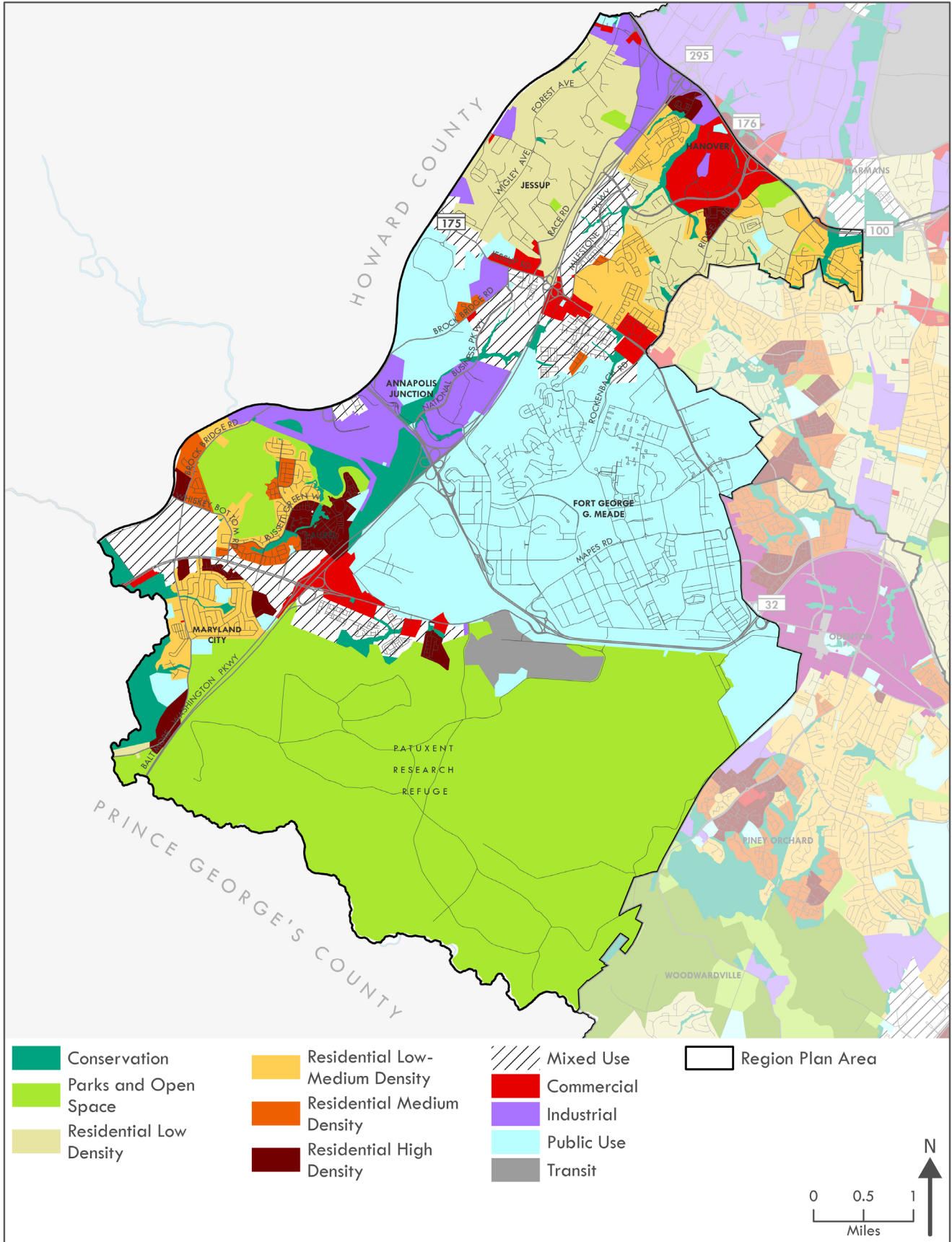
Figure 4: Region Plan Development Policy Areas



BUILT ENVIRONMENT

Figure 5: Region Plan Planned Land Use

Bill No. 6-24
 Amendment No. 4
 Exhibit C-2



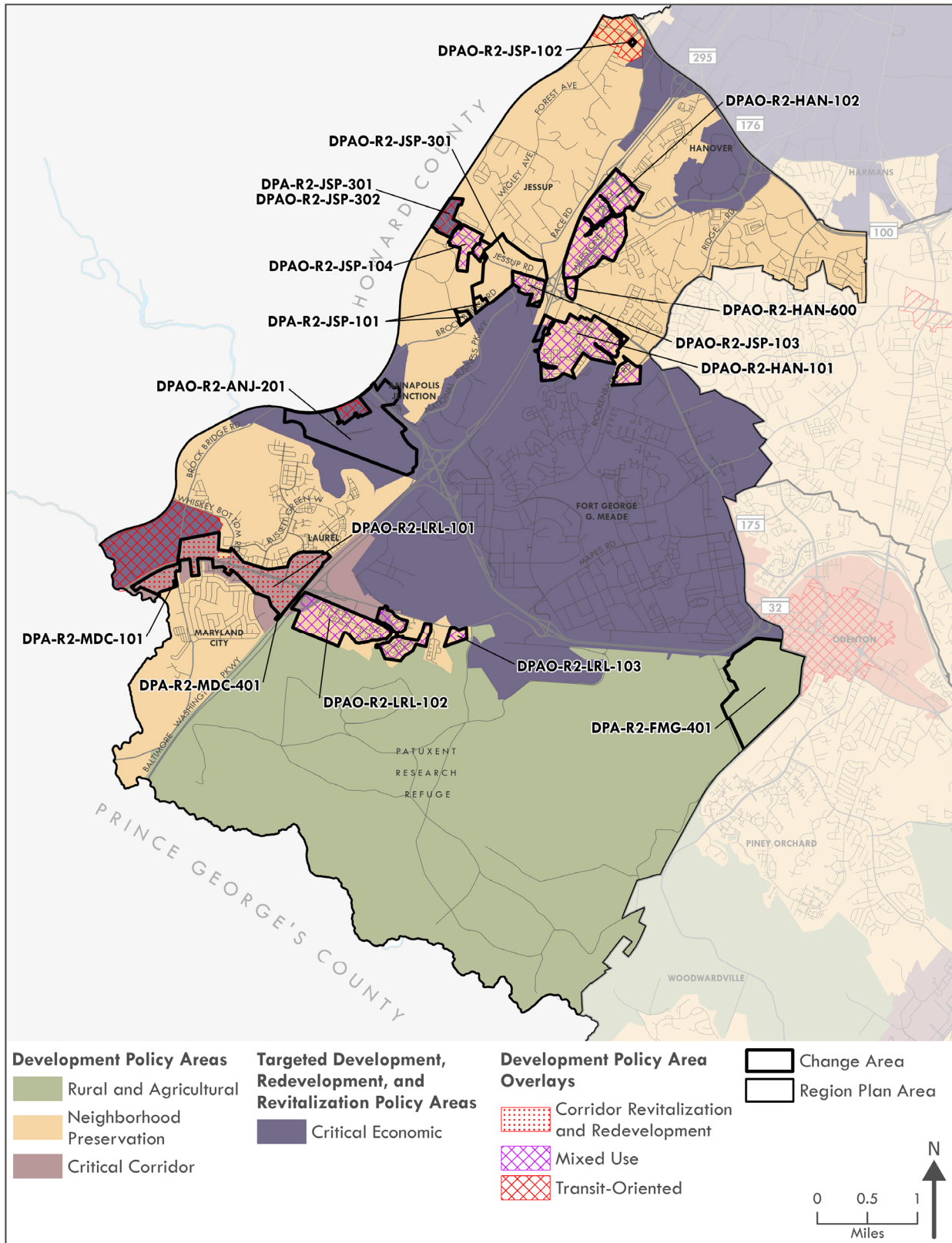
**Bill No. 6-24
Amendment No. 4
Exhibit C-3**

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres Change Acres (if different)	Plan2040 DPA/ DPAO	SAC Recommended DPA/ DPAO	SAC Justification	PAB Recommended DPA/ DPAO (if applicable)	Final Recommended DPA/ DPAO	Final Justification	County Council Amendment
Hanover	DPAO-R2- HAN-600 1	7960 Clark Road	13	49	-	12.6	Neighborhood Preservation	-	-	-	-	-	<u>Add Mixed Use DPAO</u> Justification: This new Mixed-Use Development Policy Area Overlay abuts an existing Mixed-Use Development Policy Overlay area and will identify designated Mixed-Use Planned Land Use areas as targeted development, redevelopment and revitalization growth areas. This change is consistent with Plan2040 Goals BE5, BE11 and BE12 by providing an opportunity for a variety of housing types including workforce housing in this area which is also in close proximity to jobs and transit.

**Bill No. 6-24
Amendment No. 4
Exhibit C-4**

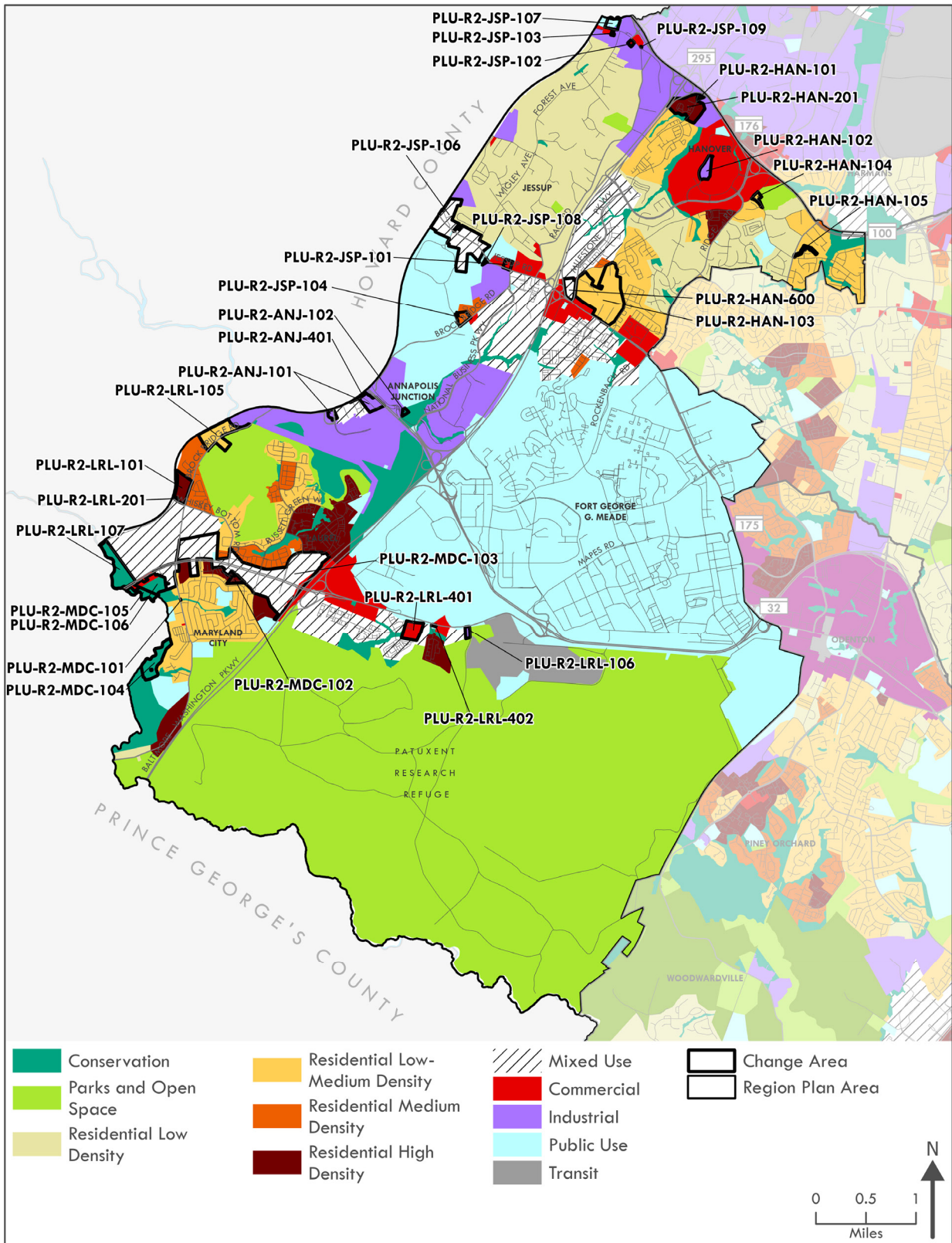
Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres Change Acres (if different)	Plan2040 PLU	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Hanover	PLU-R2- HAN-600 1	7960 Clark Road	13	49	-	12.6	Commercial	-	-	-	-	-	Change PLU from Commercial to Mixed-Use Justification: This change to Mixed-Use Planned Land Use abuts an existing Mixed-Use Planned Land Use and provides a long-term vision for mixed-use development. This change is consistent with Plan2040 Goals BE9, BE11, and BE12 by providing an opportunity for a variety of housing types including workforce housing in this area which is also in close proximity to jobs and transit.

Development Policy Area & Development Policy Area Overlay Change Areas Map
 Since Plan2040



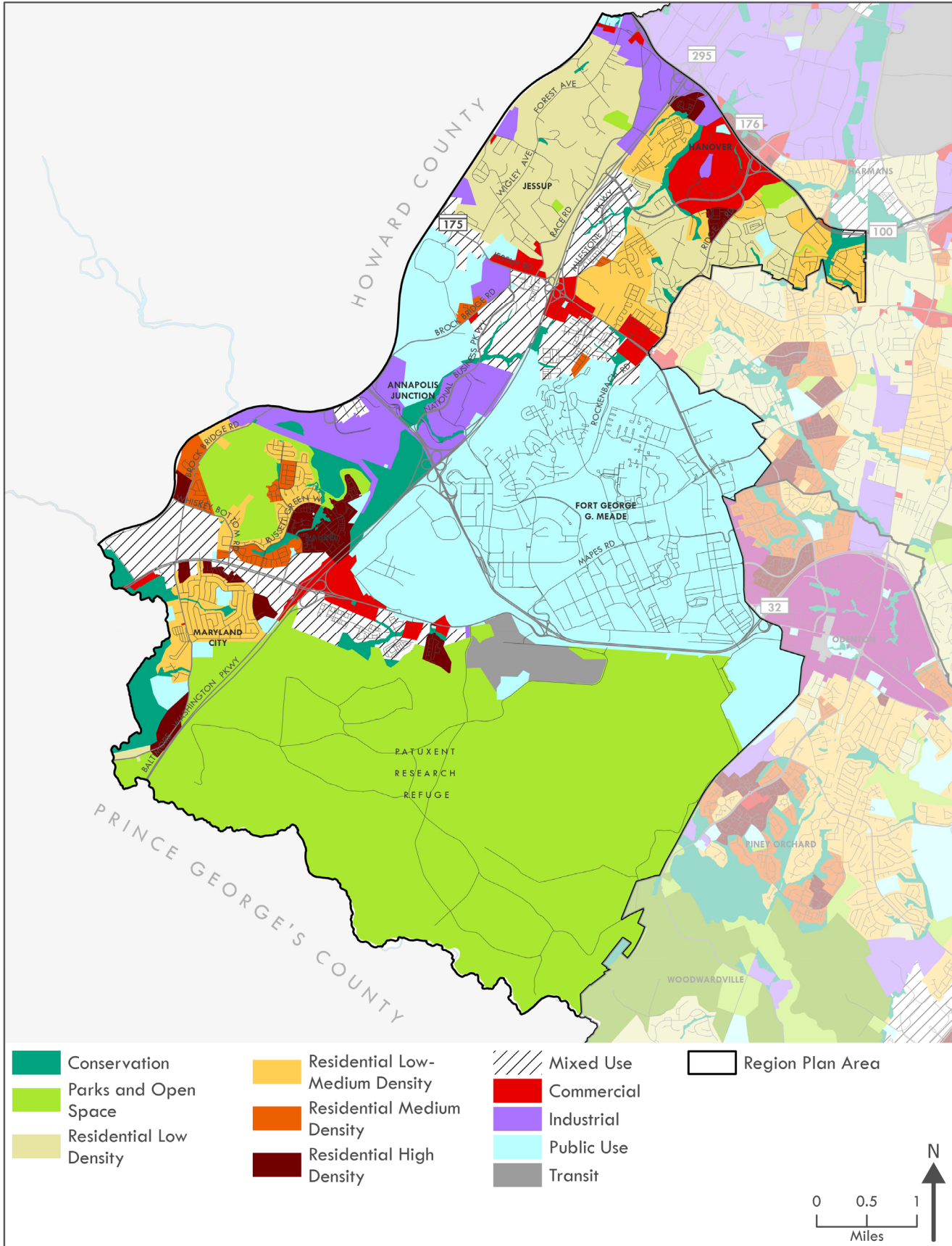
Planned Land Use Change Areas Map

Since Plan2040



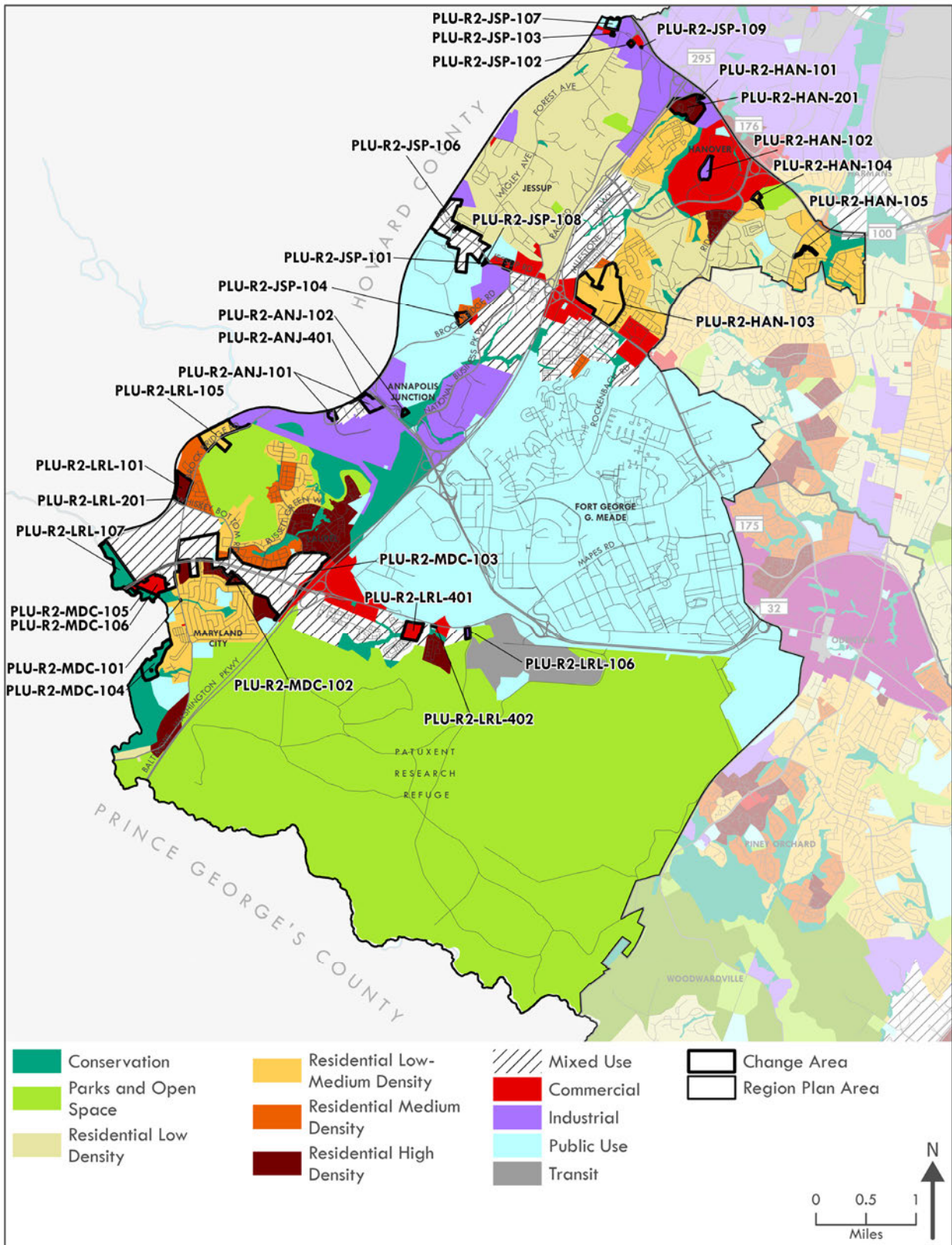
BUILT ENVIRONMENT

Figure 5: Region Plan Planned Land Use



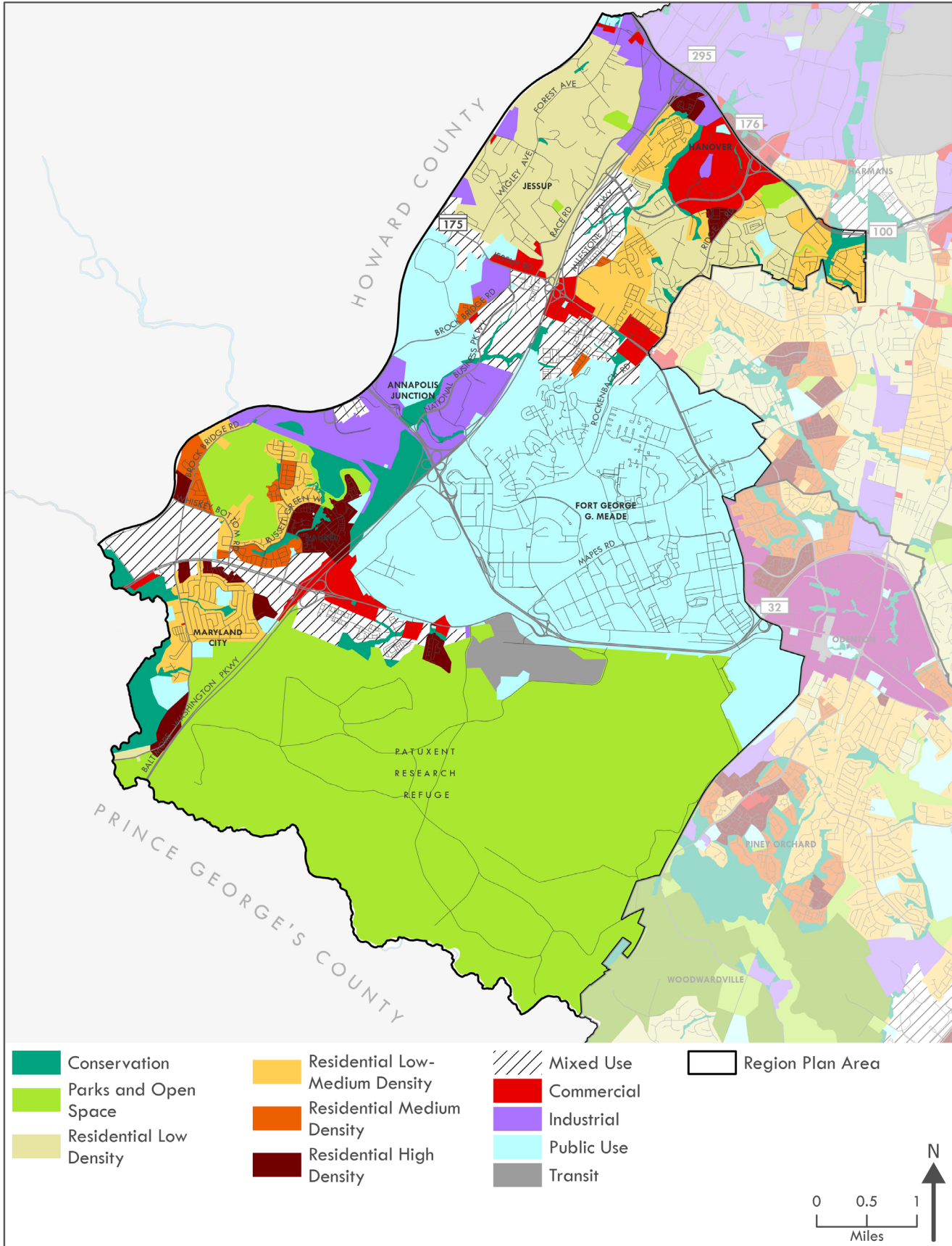
Planned Land Use Change Areas Map

Since Plan2040



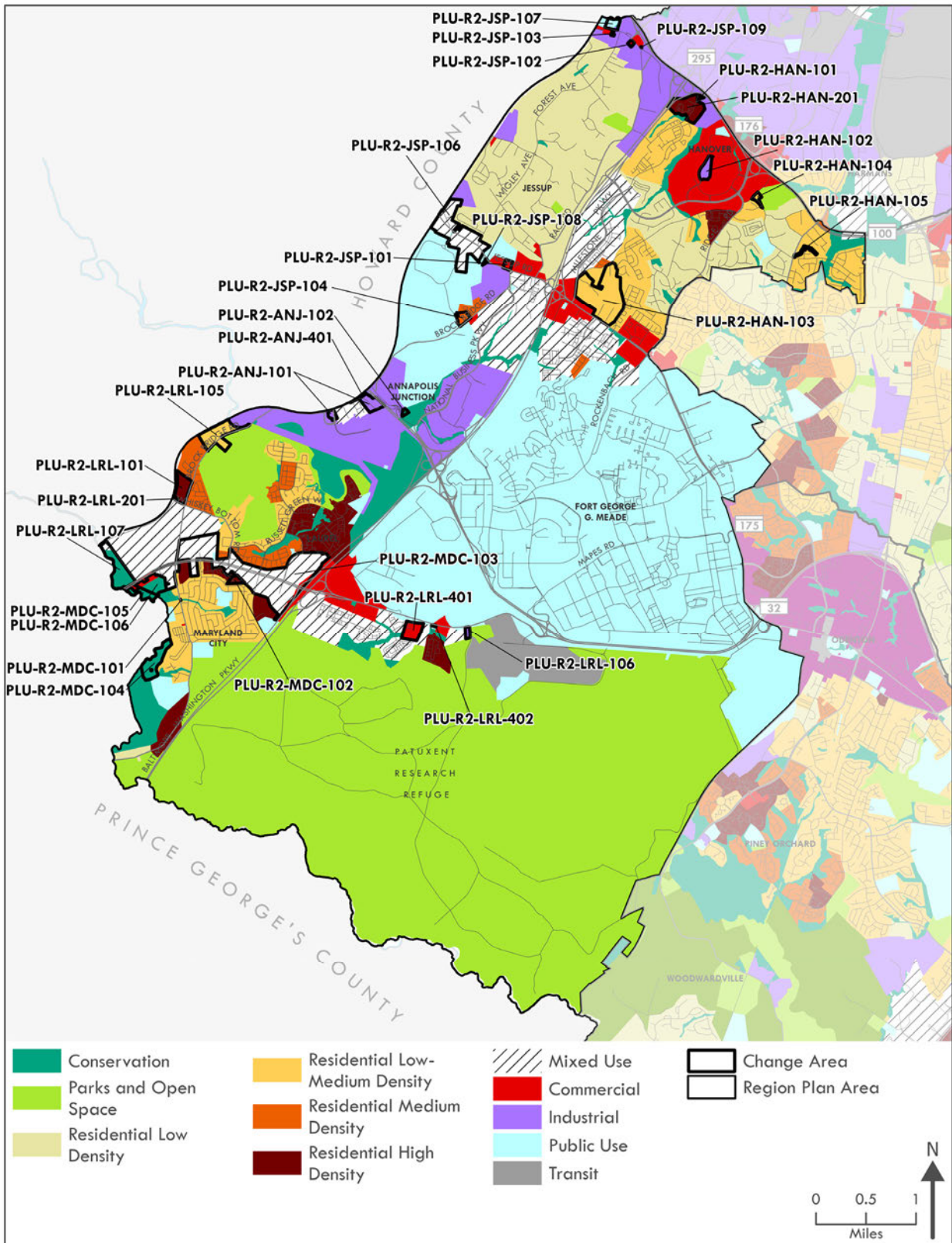
BUILT ENVIRONMENT

Figure 5: Region Plan Planned Land Use



Planned Land Use Change Areas Map

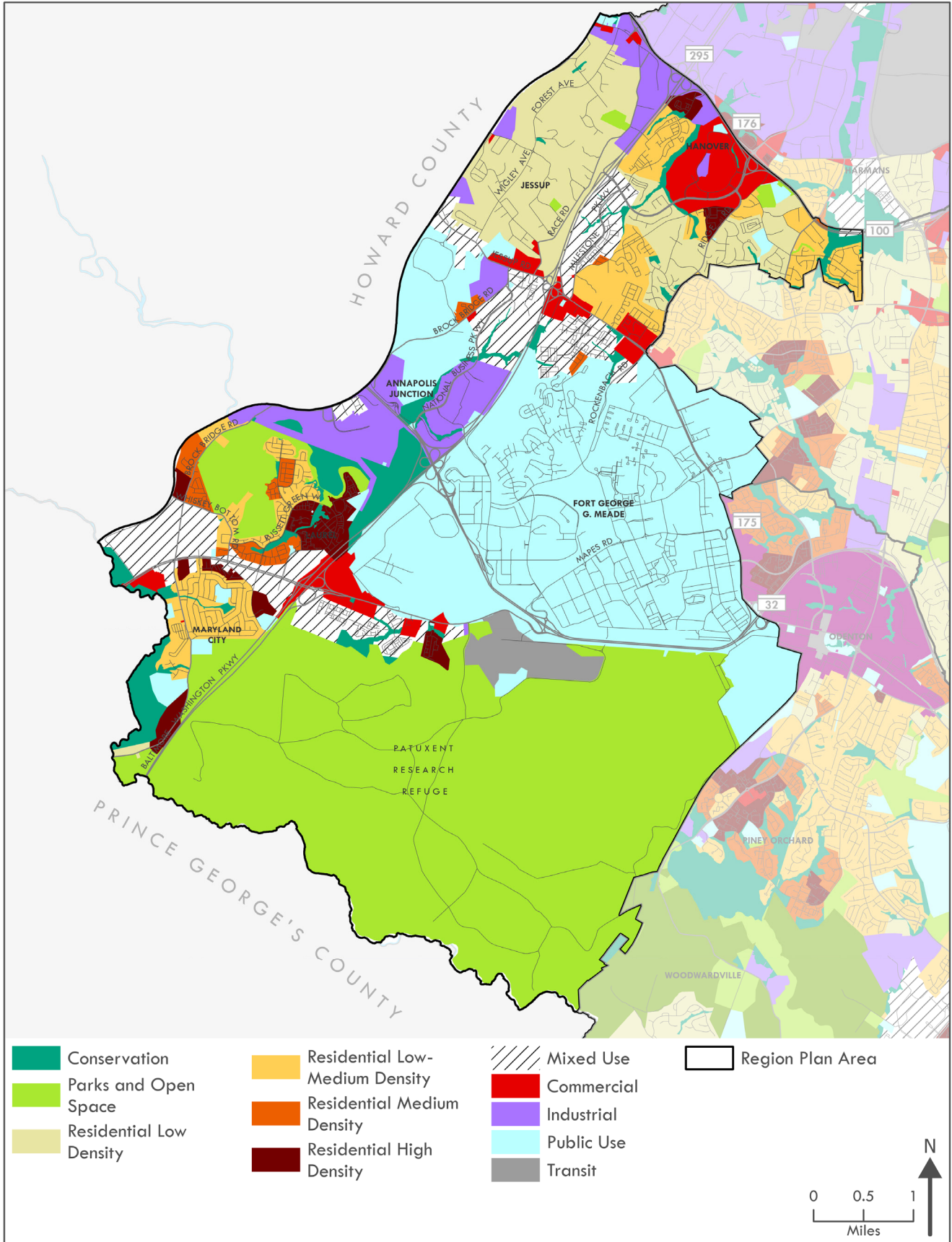
Since Plan2040



BUILT ENVIRONMENT

Figure 5: Region Plan Planned Land Use

Bill No. 6-24
Amendment No. 7
Exhibit F-1

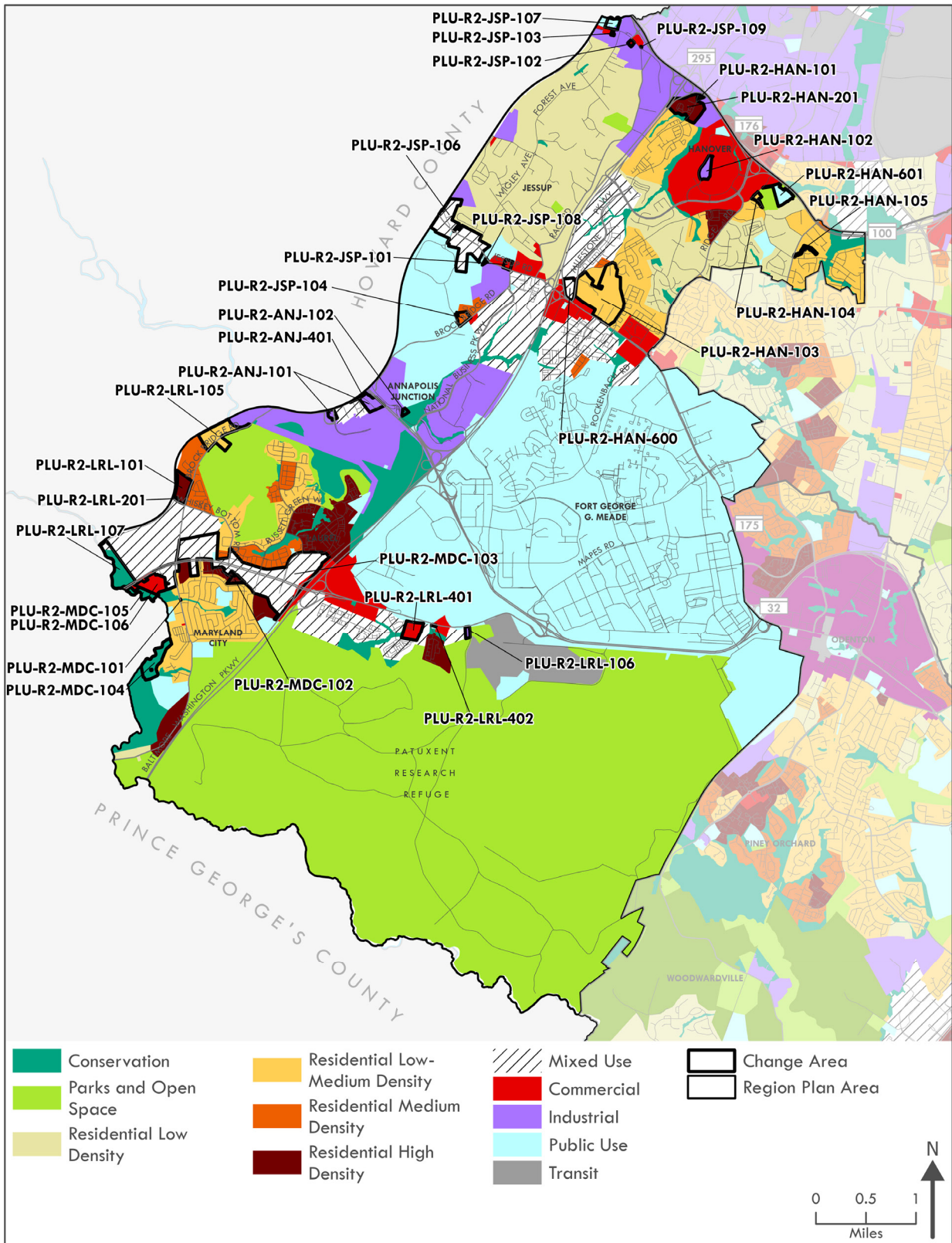


**Bill No. 6-24
Amendment No. 7
Exhibit F-2**

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres Change Acres (if different)	Plan2040 PLU	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Hanover	PLU-R2-HAN-601 1	7549 & 7553 Teague Road	8	296, 298	2	14.97	Parks and Open Space	=	=	=	=	=	Change PLU from Parks and Open Space to Public Use. <u>Justification: This change to Public Use Planned Land Use is consistent with retaining the R1 zoning due to concerns of devaluation of the land if it was ever needed for another use. The park was purchased with Land Water Conservation Funds that have strict requirements. Grant agreements require that if the use ever changed, the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County.</u>

Planned Land Use Change Areas Map

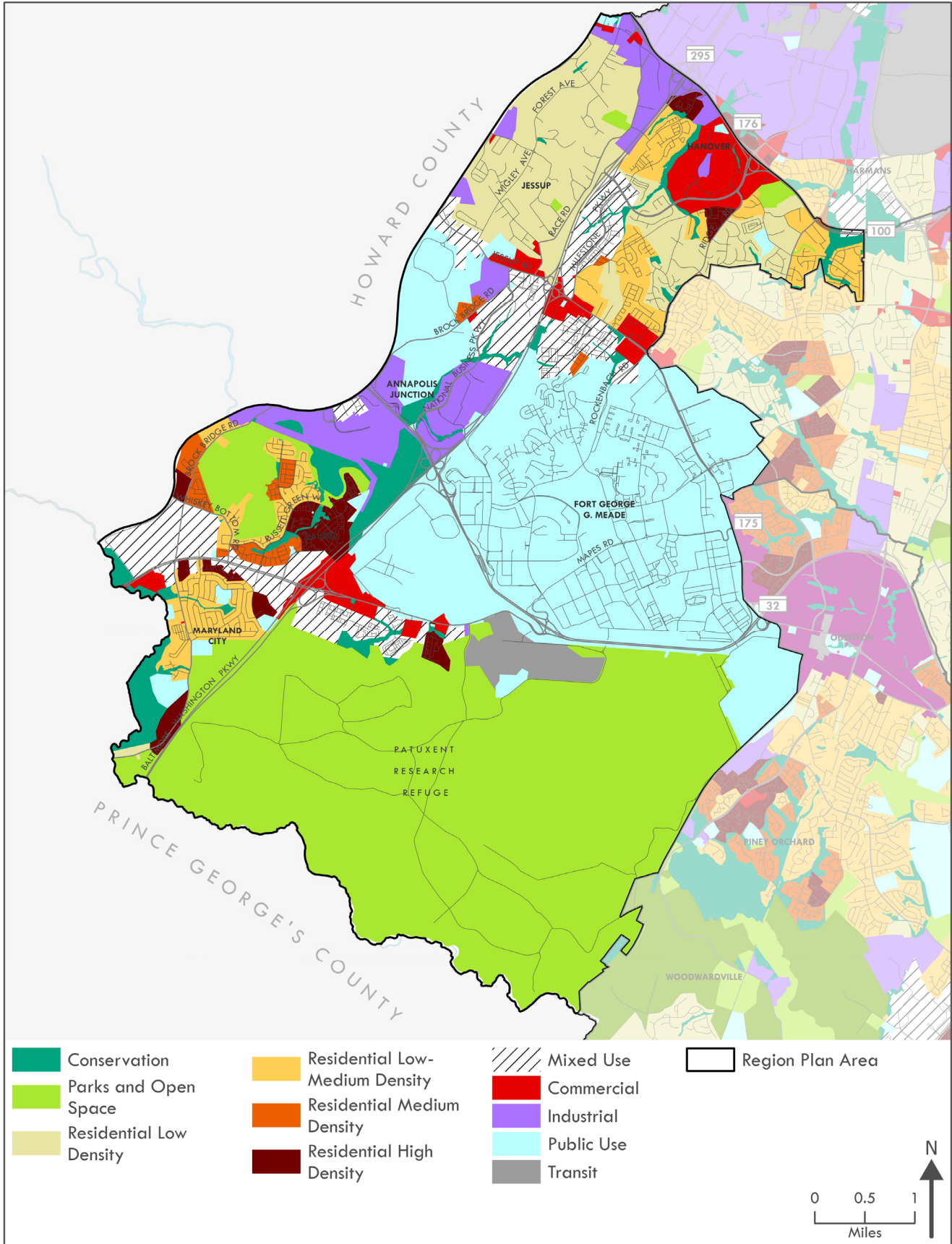
Since Plan2040



BUILT ENVIRONMENT

Figure 5: Region Plan Planned Land Use

Bill No. 6-24
Amendment No. 8
Exhibit G-1

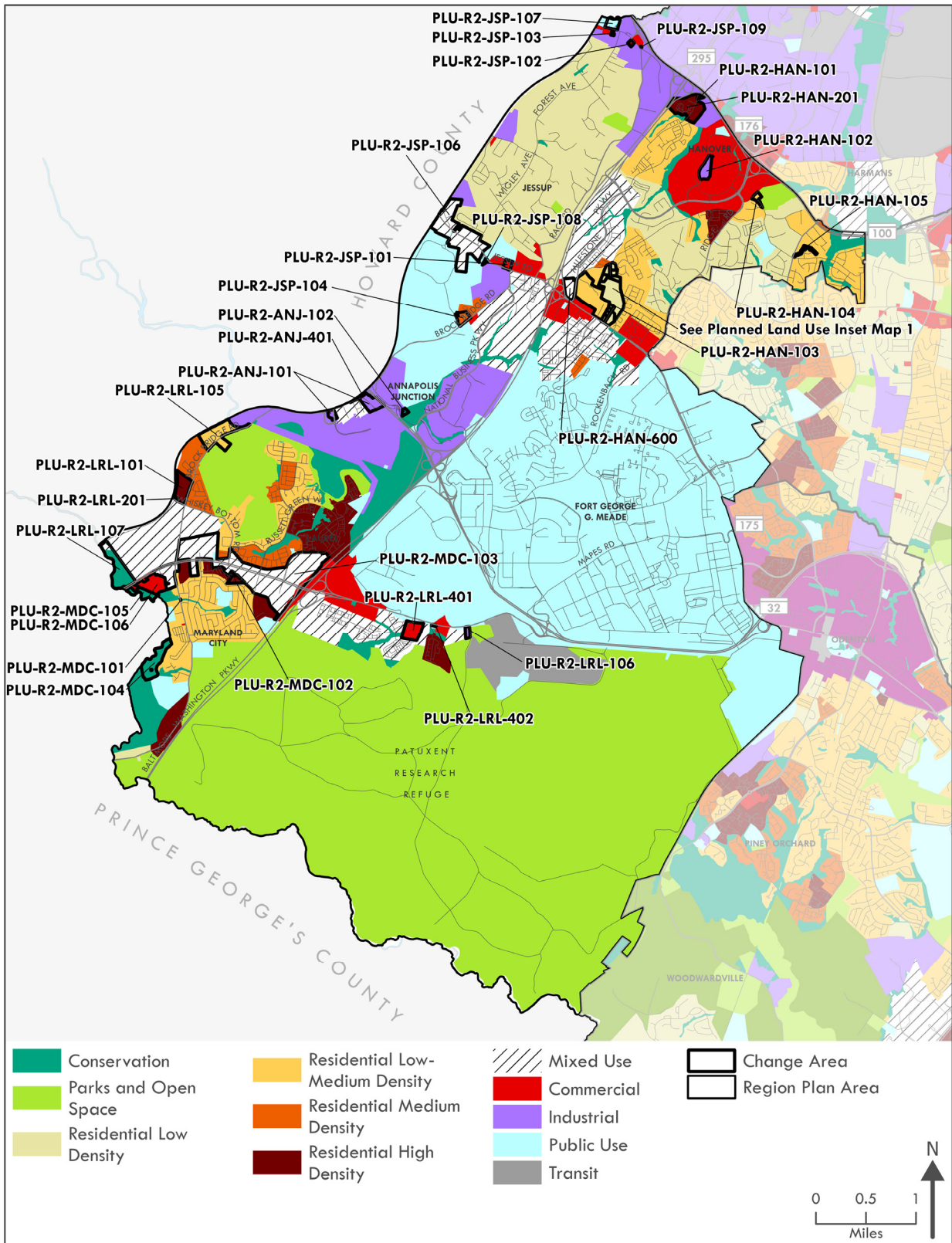


**Bill No. 6-24
Amendment No. 8
Exhibit G-2**

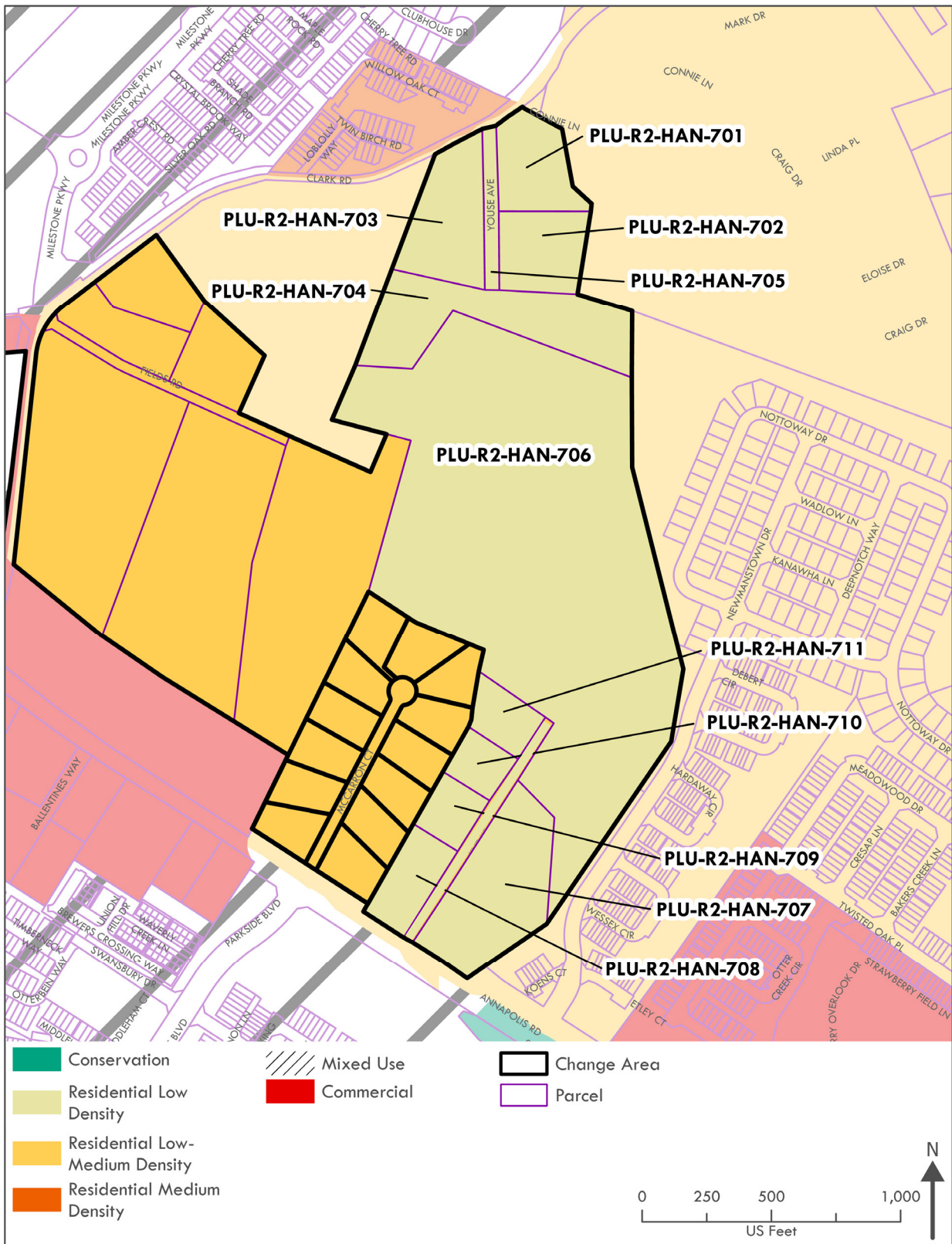
Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres Change Acres (if different)	Plan2040 PLU	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Hanover	PLU-R2-HAN-103 1	Youse Road, McCarron Court, and Fields Road, and Rae Road	13, 14	4, 7, 86, 108, 166, 278, 383, 467, 543	2-7, 1-3, 1-13	116.85 56.17	Low Density Residential	Low-Medium Density Residential	OPZ identified the property as a good location to increase housing density and support workforce housing.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density is more consistent with the surrounding area which has developed or is planned for low-medium and medium density residential uses and mixed-use. The change is also consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types including workforce housing in this area which is also in close proximity to jobs.	Change PLU from Low-Medium Density Residential to Low Density Residential (PLU-R2-HAN-701 to PLU-R2-HAN-711) Justification: The change is to preserve the low density character of the property. It is consistent with Plan2040 Goal BE11.

Planned Land Use Change Areas Map

Since Plan2040



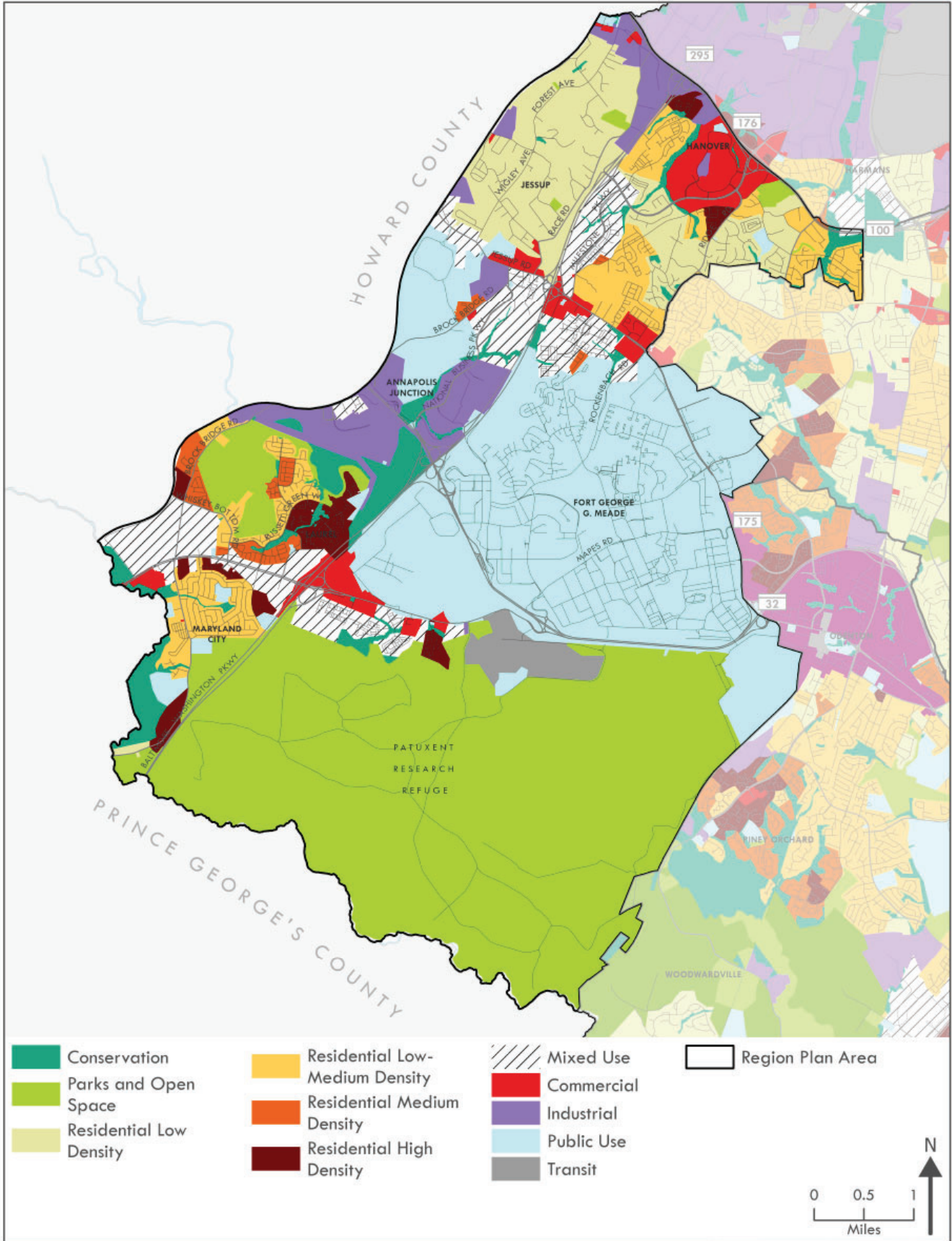
Planned Land Use Change Areas Map - Inset Map 1
 Since Plan2040



BUILT ENVIRONMENT

Bill No. 6-24
Amendment No. 9
Exhibit H-1

Figure 5: Region Plan Planned Land Use

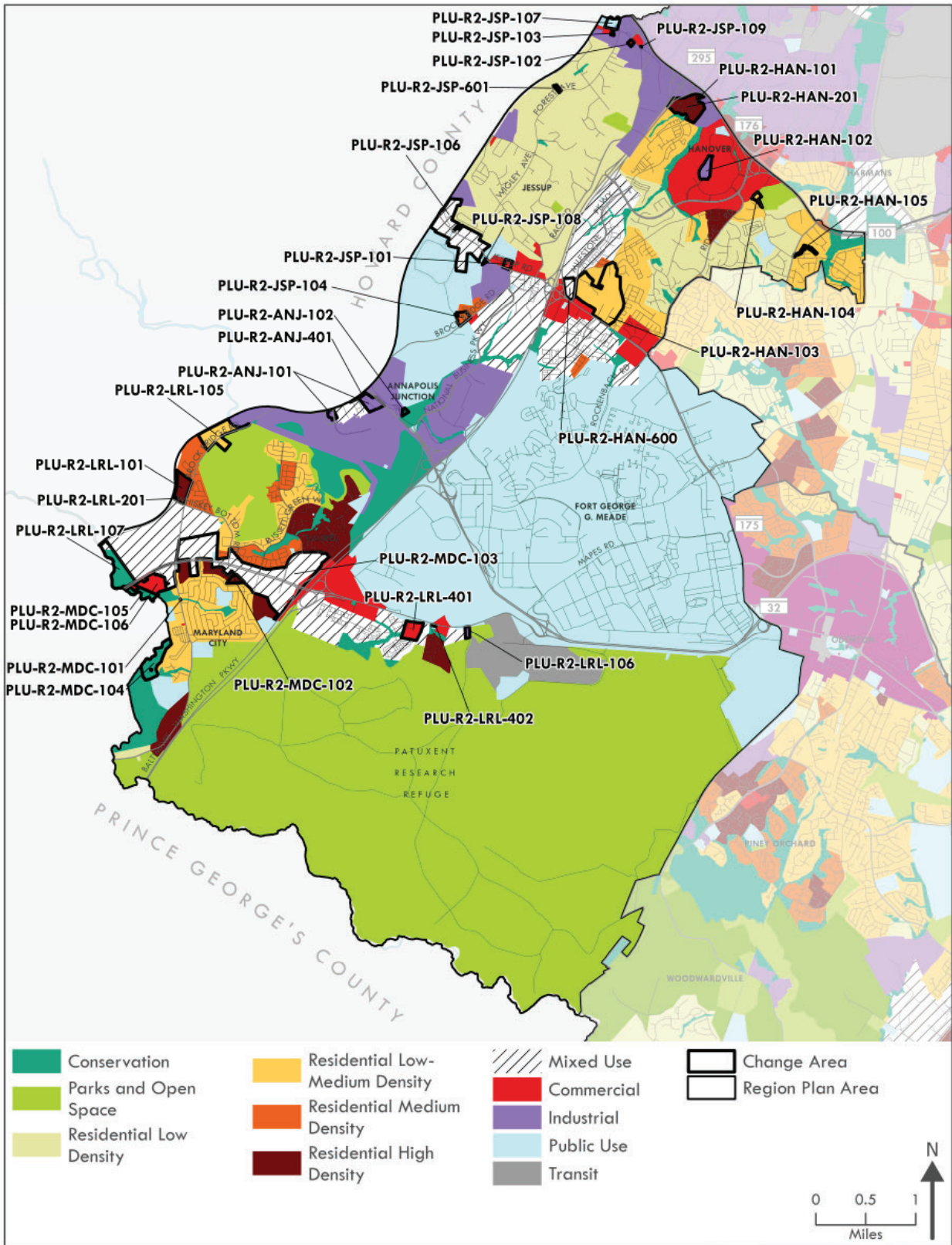


**Bill No. 6-24
Amendment No. 9
Exhibit H-2**

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres Change Acres (if different)	Plan2040 PLU	SAC Recommend ed PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Jessup	PLU-R2-JSP-601 1	7246 Forest Avenue	Z	219	13	0.91	Low Density Residential	=	=	=	=	=	Change PLU from Low Density Residential to Low Density Residential and Parks and Open Space to follow the Planned Land Use boundary established in the County's 2009 General Development Plan. Justification: The change to split the Planned Land Use between Low Density Residential and Parks and Open Space is consistent with Plan2040 Goals NE1, NE2, and NE3 by recognizing the importance of balancing preservation of sensitive areas, retention of forest cover and protection of the County's greenways and open space with preserving residentially zoned areas to meet housing needs.

Planned Land Use Change Areas Map

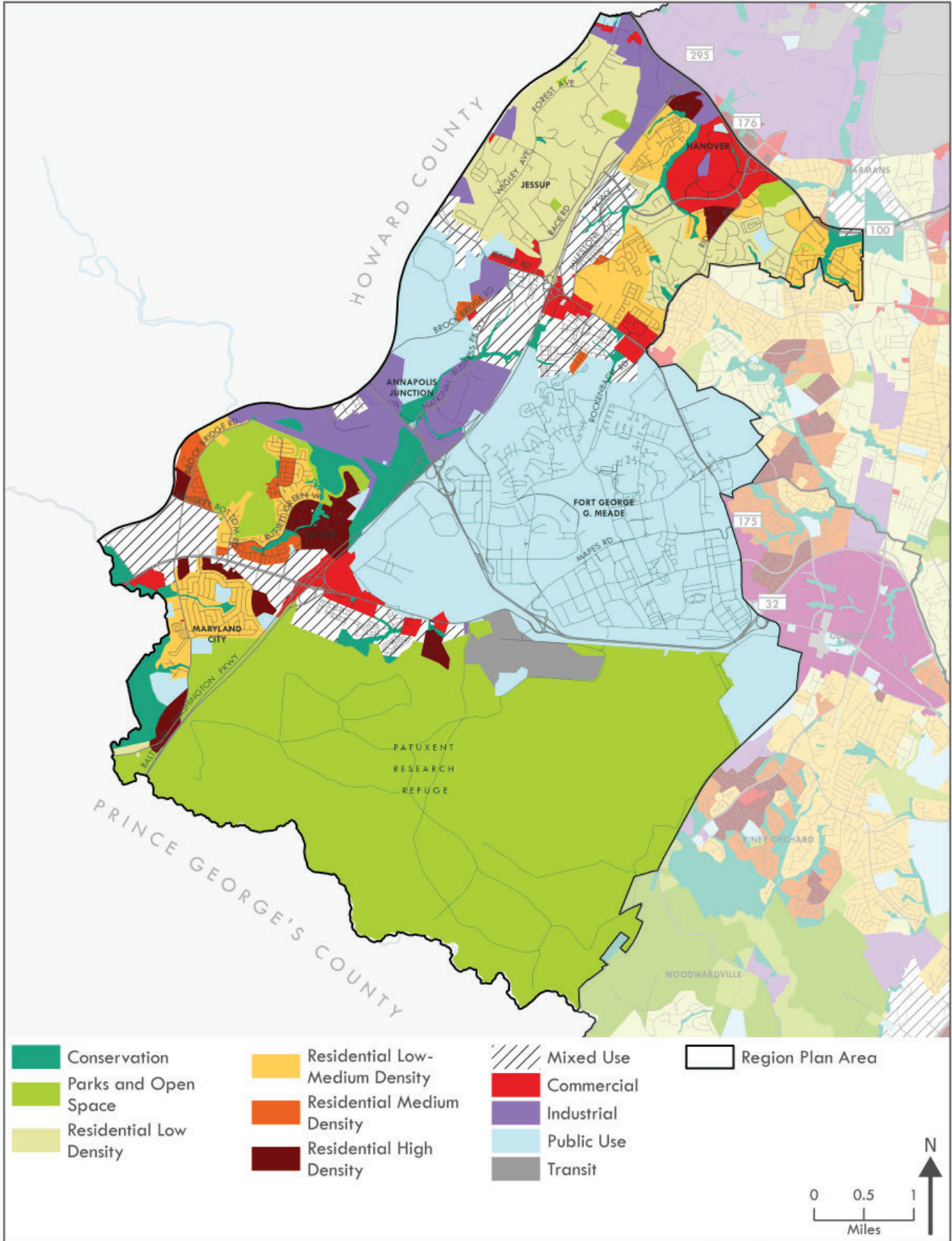
Since Plan2040



BUILT ENVIRONMENT

Bill No. 6-24
Amendment No. 10
Exhibit I-1

Figure 5: Region Plan Planned Land Use

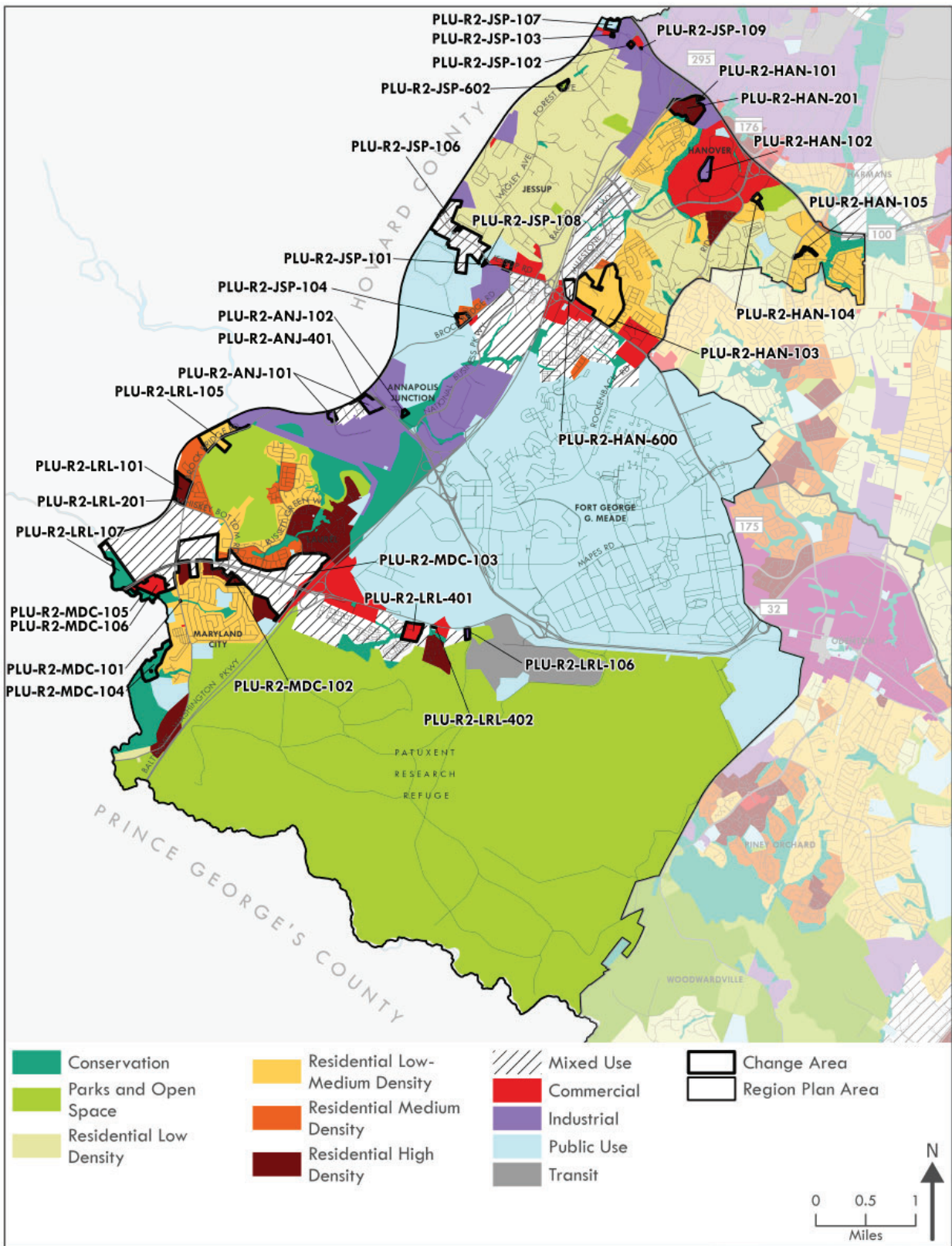


Bill No. 6-24
Amendment No. 10
Exhibit I-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres Change Acres (if different)	Plan2040 PLU	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Amendment	Council
Jessup	PLU-R2-JSP-602 1	7230 Forest Avenue	Z	179	16	4.06	Low Density Residential	=	=	=	=	=	Change PLU from Low Density Residential to Low Density Residential and Parks and Open Space to follow the Planned Land Use boundary established in the County's 2009 General Development Plan. Justification: The change to split the Planned Land Use between Low Density Residential and Parks and Open Space is consistent with Plan2040 Goals NE1, NE2, and NE3 by recognizing the importance of balancing preservation of sensitive areas, retention of forest cover and protection of the County's greenways and open space with preserving residentially zoned areas to meet housing needs.	

Planned Land Use Change Areas Map

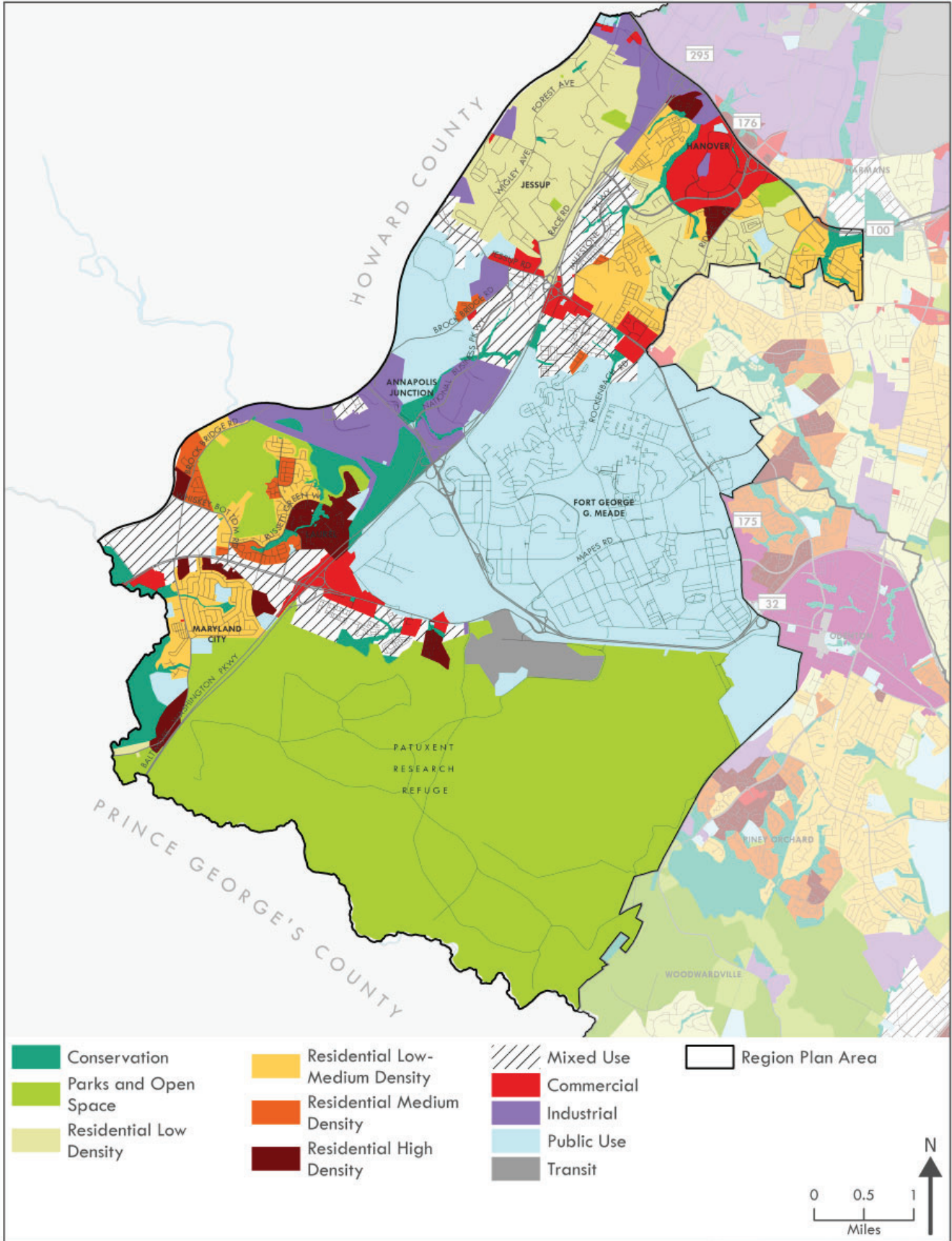
Since Plan2040



BUILT ENVIRONMENT

Bill No. 6-24
Amendment No. 11
Exhibit K-1

Figure 5: Region Plan Planned Land Use

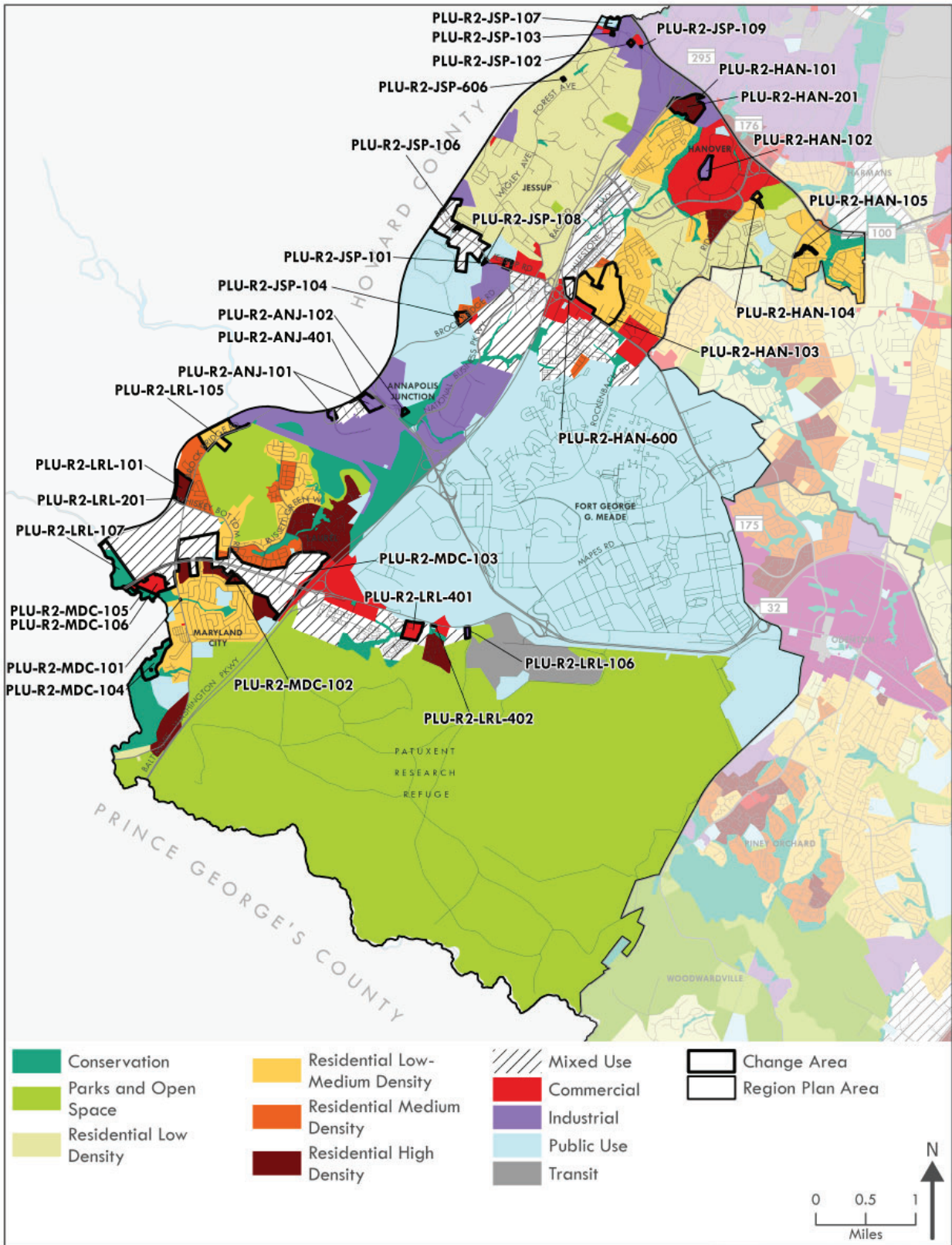


**Bill No. 6-24
Amendment No. 11
Exhibit K-2**

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres Change Acres (if different)	Plan2040 PLU	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Jessup	PLU-R2-JSP-606 1	7199 Ohio Avenue	Z	277	79	0.49	Low Density Residential	=	=	=	=	=	Change PLU from Low Density Residential to Low Density Residential and Parks and Open Space to follow the Planned Land Use boundary established in the County's 2009 General Development Plan. Justification: The change to split the Planned Land Use between Low Density Residential and Parks and Open Space is consistent with Plan2040 Goals NE1, NE2, and NE3 by recognizing the importance of balancing preservation of sensitive areas, retention of forest cover and protection of the County's greenways and open space with preserving residentially zoned areas to meet housing needs.

Planned Land Use Change Areas Map

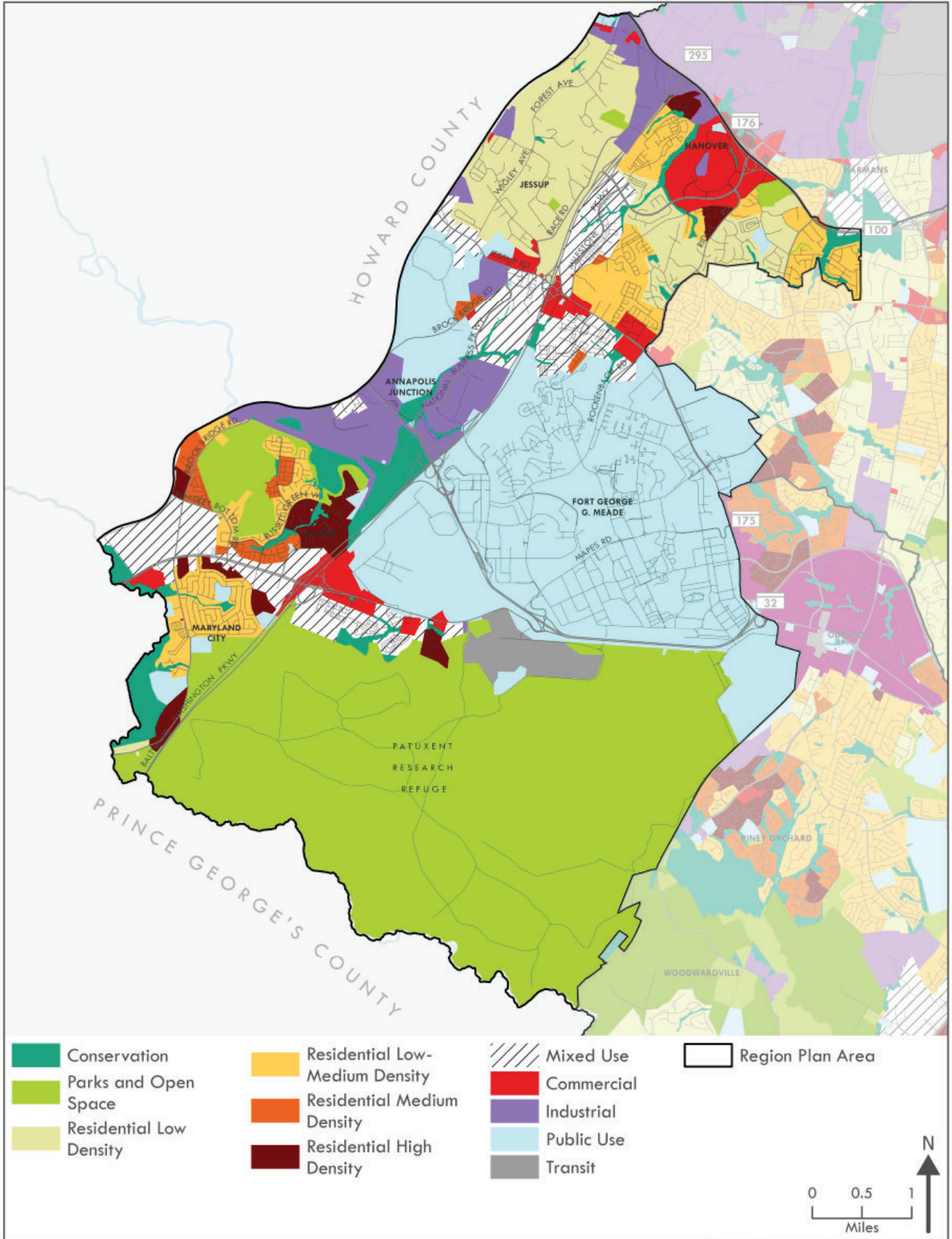
Since Plan2040



BUILT ENVIRONMENT

Bill No. 6-24
Amendment No. 12
Exhibit L-1

Figure 5: Region Plan Planned Land Use



**Bill No. 6-24
Amendment No. 12
Exhibit L-2**

<u>Community</u>	<u>Change ID Number</u> <u>Council Districts</u>	<u>Address(es)</u>	<u>Tax Map(s)</u>	<u>Parcel(s)</u>	<u>Lot(s)</u>	<u>Acres Change Acres (if different)</u>	<u>Plan2040 PLU</u>	<u>SAC Recommended PLU</u>	<u>SAC Justification</u>	<u>PAB Recommended PLU (if applicable)</u>	<u>Final Recommended PLU</u>	<u>Final Justification</u>	<u>County Council Amendment</u>
Jessup	PLU-R2-JSP-701 1	2820 and 2822 Jessup Road	13	68	=	2.04	Commercial	=	=	=	=	=	Change PLU from Commercial to Low Density Residential. <u>Justification: The change to Low Density Residential preserves a residentially zoned property to meet housing needs.</u>

Planned Land Use Change Areas Map

Since Plan2040

