

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Gibson Island	CZ-R4-GBI-001A 3	Aberfoyle Rd	33	234		3.5	R1	Owner Application	R1	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the adopted Plan2040 Peninsula Policy Area and is compatible with the surrounding area. The property owner requested and was granted a change in the Planned Land Use Map which resulted in initial recommendations to change the zoning to be consistent with the adopted Plan2040 Planned Land Use. The owner is now requesting to maintain the existing R1 zoning.	
	CZ-R4-GBI-001B 3	Guinea Gold Path	33	85		139.2 *6.3	R1, MA1	Owner Application	R1, MA1	R1, MA1	SAC agrees with OPZ recommendation	R1, MA1	R1, MA1	Retention of the existing split-zone of R1 and MA1 is consistent with the adopted Plan2040 Peninsula Policy Area and is compatible with the surrounding area. The property owner requested and was granted a change in the Planned Land Use Map which resulted in initial recommendations to change the zoning to be consistent with the adopted Plan2040 Planned Land Use. The owner is now requesting to maintain the existing split zoning of R1 and MA1.	
	CZ-R4-GBI-001C 3	Gibson Island Causeway	33			1.0	R1, MA3	Owner Application	MA3	MA3	SAC agrees with OPZ recommendation	MA3	MA3	This change to MA3 for the entire property is consistent with the adopted Plan2040 Planned Land Use and the Peninsula Development Policy Area; and it is compatible with the surrounding area.	
Pasadena	CZ-R4-PAS-001 3	8489 Rugby Rd	11	206	21	0.3	R5	Owner Application	SB	SB	SAC agrees with OPZ recommendation	SB	SB	This change to SB is consistent with the current use of the site and the surrounding area. It provides a transition from the existing commercial area to the existing residential area.	
	CZ-R4-PAS-002 3	1132 Pasadena Yacht Yard Rd	17	8		6.1	R5	Owner Application	MC	MA2	SAC agrees with OPZ recommendation	MA2	MA2	This change to MA2 is consistent with the existing uses and will allow continued operation of the marina while limiting heavier maritime uses that could have adverse impacts to the surrounding neighborhood by rezoning to MC.	

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Pasadena	CZ-R4-PAS-003 3	Quiet Woods Ct	16	860		0.0	R5	Owner Application	R5	R5	SAC agrees with OPZ recommendation	R5	R5	Retention of R5 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding neighborhood. This parcel shares the same tax account number with another parcel that is in a floodplain and the subject parcel was inadvertently recommended for OS zoning. This parcel is not in a floodplain and is not a consistent use with OS zoning.	
	CZ-R4-PAS-004 3	2634 Mountain Rd 2616 Mountain Rd 2612 Mountain Rd	17	444	1 7 13	1.3	C3	Owner Application	C4	C3	SAC agrees with OPZ recommendation	C3	C3	Retention of C3 is consistent with the adopted Plan2040 Planned Land Use and will allow many commercial uses while limiting heavier commercial uses that could have adverse impacts to the surrounding neighborhood.	
	CZ-R4-PAS-005 3	3401 Mountain Rd	17	198		11.4 *5.2	R2	Owner Application	C4	C3	The majority of the SAC agrees C3 is consistent with the surrounding area and will permit lighter uses than the requested C4. This parcel may not be suitable for residential development given the location between two major transportation corridors, MD 100 and MD 177. C3 provides an opportunity for services that are not as commonly seen throughout Pasadena.	R2, C3	R2, C4	This recommendation to split-zone the property between C4 and R2 allows future commercial development on the northern portion of the site that can be accessed from Mountain Road (MD 177) in an existing commercially developed area and residential development on the southern portion of the property at an R2 density that is more compatible with the surrounding character and consistent with the adopted Planned Land Use. Changing the entire property to a commercial zone could have adverse impacts to the adjacent residential area.	
	CZ-R4-PAS-006A 3	8140 Hog Neck Rd 8144 Hog Neck Rd 8146 Hog Neck Rd	17	181 414 640		0.8	R5	Owner Application	C4	C4	The majority of the SAC agrees these three parcels are ideal for an expansion of C4 zoning on the northwest side of Hog Neck Road.	C4	C4	This change to C4 provides an opportunity to expand commercial uses on the northwest side of Hog Neck Road similar to uses that are existing on the south side.	

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Pasadena	CZ-R4-PAS-006B 3	8147 Hog Neck Rd	17	278		0.3	R2	Owner Application	C4	R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 is consistent with adopted Plan2040 Planned Land Use. Expansion of commercial zoning along Hog Neck Road not adjacent to existing commercial can lead to additional commercial zoning for parcels that are currently residential in between this parcel and the existing commercial properties, promoting it as a commercial corridor.	
	CZ-R4-PAS-007 3	7938 Shipley Dr	18	48		2.6	R2	Owner Application	MA2	MA2	SAC agrees with OPZ recommendation	MA2	MA2	This change to MA2 is consistent with a portion of the existing use of the property. The property will remain a Non-Conforming Use as there are three residential dwellings which are not consistent with MA2.	
	CZ-R4-PAS-008 3	4320 Mountain Rd	17	129		1.7	RLD, C2	Owner Application	C2	C2	SAC agrees with OPZ recommendation	C2	C2	This change to C2 for the entire property is consistent with the adopted Plan2040 Planned Land Use and the existing use of this property.	
	CZ-R4-PAS-009 3	4334 Mountain Rd	17	290		4.5	RLD, C2	Owner Application	C2	C2	SAC agrees with OPZ recommendation	C2	C2	This change to C2 for the entire property is consistent with the adopted Plan2040 Planned Land Use and the existing use of this property.	

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Pasadena	CZ-R4-PAS-010 3	4358 Mountain Rd	17	365		31.8	RLD, C2	Owner Application	R10	R10	SAC agrees with OPZ recommendation prior to December 2023 for Medium Density Residential. In December 2023 OPZ provided a new recommendation.	RLD, C2	R10	This change to R10 provides an opportunity for diverse housing choices in close proximity to MD 100 and MD 177 within the public sewer service envelope and would be supported by the existing Village Center nearby on Mountain Road. The change addresses concerns expressed during the planning process that there is a lack of diverse types of housing for elderly residents of the area wanting to have the ability to continue living in Lake Shore, but without the upkeep of a single-family home. The Lake Shore area is limited in the ability to provide diverse housing choices due to lack of public sewer. Given the close proximity to MD 100 and MD 177 and the availability of public sewer, this site is one of the few in this community that could support diverse housing choices. Any new housing developments would be supported by the existing Village Center nearby on Mountain Road (MD 177).	
	CZ-R4-PAS-011 3	4471 Mountain Rd	24	619		2 *1.17	R1	Owner Application	C3	R1	SAC agrees with OPZ recommendation prior to October 2023 for R1. In October 2023 OPZ provided a new recommendation.	R1, C1	R1, C1	This change to split-zone the property between R1 and C1 recognizes the existing commercial business which is directly accessed from Mountain Road (MD 177), compatible with the surrounding area, while also allowing future residential development at a low density on the back of the property that is compatible with the surrounding character and consistent with the adopted Plan2040 Planned Land Use.	
	CZ-R4-PAS-012 3	8280 Bodkin Ave 8276 Bodkin Ave 8380 Maryland Ave 8378 Maryland Ave	25	129	1RA 1 1RB 2	9.5	R1	Owner Application	R2	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the existing use and the adopted Plan2040 Planned Land Use; and is compatible with the surrounding area. This property is in the No Public Service sewer service area. Additional density would result in an increase in septic systems that contribute pollution to the Bay.	
	CZ-R4-PAS-013 3	8133 Bodkin Ave	18	78	20	0.1	R1	Owner Application	R1	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the adopted Plan2040 Planned Land Use and the Development Policy Area; and is compatible with the surrounding area.	

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Pasadena	CZ-R4-PAS-014 3	8129 Bayside Dr	18	220	2	0.2	R1	Owner Application	R5	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the adopted Plan2040 Planned Land Use and Development Policy Area. It is compatible with the surrounding area. This property is not recommended for increased density as it is in an environmentally sensitive area within the Critical Area and is not served by public sewer.	
	CZ-R4-PAS-015 3	5018 Mountain Rd	25	81		64.0	R1	Owner Application	R1	No Position	The SAC did not come to a consensus on this site, therefore there is no recommendation.	RLD	RLD	This change to RLD is consistent with the adopted Plan2040 Planned Land Use, existing use, Rural Sewer Service Area and the Peninsula Development Policy Area. The change is also compatible with the surrounding planned land use. As this area is in the Rural Sewer Service Area, it is not intended to be served by public sewer in the future. Allowing higher density in this area would increase septic systems that contribute pollution to the Bay. Additionally, the change is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.	
	CZ-R4-PAS-016 3	5101 Mountain Rd	25	104		16.5	R1	Owner Application	R1	No Position	The SAC did not come to a consensus on this site, therefore there is no recommendation.	RLD	RLD	This change to RLD is consistent with the adopted Plan2040 Planned Land Use, existing use, Rural Sewer Service Area and the Peninsula Development Policy Area. The change is also compatible with the surrounding planned land use. As this area is in the Rural Sewer Service Area, it is not intended to be served by public sewer in the future. Allowing higher density in this area would increase septic systems that contribute pollution to the Bay. Additionally, the change is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.	

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Pasadena	CZ-R4-PAS-017 3	5127 Mountain Rd	25	348		0.7	R1	Owner Application	R1	No Position	The SAC did not come to a consensus on this site, therefore there is no recommendation.	RLD	RLD	This change to RLD is consistent with the adopted Plan2040 Planned Land Use, existing use, Rural Sewer Service Area and the Peninsula Development Policy Area. The change is also compatible with the surrounding planned land use. As this area is in the Rural Sewer Service Area, it is not intended to be served by public sewer in the future. Allowing higher density in this area would increase septic systems that contribute pollution to the Bay. Additionally, the change is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.	
	CZ-R4-PAS-018 3	5129 Mountain Rd	26	10		1.2	R1	Owner Application	R1	No Position	The SAC did not come to a consensus on this site, therefore there is no recommendation.	RLD	RLD	This change to RLD is consistent with the adopted Plan2040 Planned Land Use, existing use, Rural Sewer Service Area and the Peninsula Development Policy Area. The change is also compatible with the surrounding planned land use. As this area is in the Rural Sewer Service Area, it is not intended to be served by public sewer in the future. Allowing higher density in this area would increase septic systems that contribute pollution to the Bay. Additionally, the change is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.	

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Pasadena	CZ-R4-PAS-019 3	5131 Mountain Rd	26	13	1R	1.5	R1	Owner Application	R1	No Position	The SAC did not come to a consensus on this site, therefore there is no recommendation.	RLD	RLD	This change to RLD is consistent with the adopted Plan2040 Planned Land Use, existing use, Rural Sewer Service Area and the Peninsula Development Policy Area. The change is also compatible with the surrounding planned land use. As this area is in the Rural Sewer Service Area, it is not intended to be served by public sewer in the future. Allowing higher density in this area would increase septic systems that contribute pollution to the Bay. Additionally, the change is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.	
	CZ-R4-PAS-020 3	201 Ember Dr	16	339		25.1	R1	Owner Application	W2	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the adopted Plan2040 Planned Land Use and the Development Policy Area; and is compatible with the surrounding area. Future residential development would be less of an impact to the environment features on this site than industrial.	
	CZ-R4-PAS-021 3	8253 Baltimore Annapolis Blvd	23	709	4	2.5	R1, C4	Owner Application	R1	C4	SAC agrees with OPZ recommendation	C4	C4	This change to C4 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area.	
	CZ-R4-PAS-022 3	8257 Baltimore Annapolis Blvd	23	710	3	2.8	R1, C4	Owner Application	R1	C4	SAC agrees with OPZ recommendation	C4	C4	This change to C4 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area.	
	CZ-R4-PAS-023 3	8270 Waterford Rd	16	951	53	1.1	R1	Owner Application	C4	C4	SAC agrees with OPZ recommendation	C4	C4	This change to C4 is consistent with the intended use of the property and compatible with the surrounding uses. The property owner wishes to relocate their auto repair business to this property.	
	CZ-R4-PAS-024 3	8355 Baltimore Annapolis Blvd	24	5		0.8	C3	Owner Application	C4	C3	SAC agrees with OPZ recommendation	C3	C3	Retention of C3 is consistent with the existing use and the adopted zoning. Although this site is primarily used as a residence, it has additional parking for the restaurant in the back of the dwelling, which is consistent with commercial zoning. Rezoning to C4 is not consistent with the existing use or compatible with the surrounding C3 zoning and uses.	

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Pasadena	CZ-R4-PAS-025 3	8371 Baltimore Annapolis Blvd	24	529		2.1	R1	Owner Application	C3	C3	SAC agrees with OPZ recommendation	C3	C3	This change to C3 is consistent with the existing use and other commercially zoned parcels in the area.	
	CZ-R4-PAS-026 3	8399 Baltimore Annapolis Blvd	24	439		33.0	R1	Owner Application	R5	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with adopted Plan2040 Planned Land Use and is compatible with the surrounding development. The community is not supportive of increasing housing density in this area due to traffic concerns.	
	CZ-R4-PAS-027 3	201 Carmel Dr	24	728	112	0.3	R2	Owner Application	R5	R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. An increase in zoning to R5 density is not compatible with the surrounding area.	
	CZ-R4-PAS-028 3	300 Berkeley Dr	24	728	108	0.2	R2	Owner Application	R5	R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. An increase in zoning to R5 density is not compatible with the surrounding area.	
	CZ-R4-PAS-029A 5	8246 Ritchie Hwy	16	886	30-36 56-60	2.4 *1.8	R1	Owner Application	C2	C1	SAC agrees with OPZ recommendation	C1	C1	This change to C1 is compatible with the surrounding area along the west side of Ritchie Highway and could support those traveling along B&A trail.	
	CZ-R4-PAS-029B 3	8246 Ritchie Hwy	16	886	16-19	2.4 *.6	R1	Owner Application	C2	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the portion of the site east of Ritchie Highway which is surrounded by low density residential developments.	
	CZ-R4-PAS-030 3	97 Ritchie Hwy	23	173		2.6	R1	Owner Application	C3	R22	This area of Ritchie Hwy is not recommended by the SAC to expand commercial uses. R22 provides an opportunity to diversify housing in an area where it can be supported by the neighboring village center.	R22	C3	This change to C3 is consistent and compatible with the existing commercial uses in the surrounding area with direct access on Ritchie Highway. In addition, this site is in close proximity to an adopted Plan2040 Village Center Overlay and is within a quarter mile of a transit stop and the B&A trail. In addition, if the market is more favorable for residential, C3 will allow multifamily and townhouse units as a conditional use.	

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Pasadena	CZ-R4-PAS-031 3	101 Ritchie Hwy 111 Ritchie Hwy	23	176		4.0	R1	Owner Application	C3	R22	This area of Ritchie Hwy is not recommended by the SAC to expand commercial uses. R22 provides an opportunity to diversify housing in an area where it can be supported by the neighboring village center.	R22	C3	This change to C3 is consistent and compatible with the existing commercial uses in the surrounding area with direct access on Ritchie Highway. In addition, this site is in close proximity to an adopted Plan2040 Village Center Overlay and is within a quarter mile of a transit stop and the B&A trail. In addition, if the market is more favorable for residential, C3 will allow multifamily and townhouse units as a conditional use.	
	CZ-R4-PAS-032 3	129 Ritchie Hwy	23	178		2.0	R1	Owner Application	C3	R22	This area of Ritchie Hwy is not recommended by the SAC to expand commercial uses. R22 provides an opportunity to diversify housing in an area where it can be supported by the neighboring village center.	C3	C3	This change to C3 is consistent and compatible with the existing commercial uses in the surrounding area with direct access on Ritchie Highway. In addition, this site is directly adjacent to an adopted Plan2040 Village Center Overlay and is within a quarter mile of a transit stop and the B&A trail. In addition, if the market is more favorable for residential, C3 will allow multifamily and townhouse units as a conditional use.	
	CZ-R4-PAS-103 3	7640 Paradise Beach Rd 7638A Paradise Beach Rd	18	17	552R 475	0.6	RLD, R2	Staff		R2	SAC agrees with OPZ recommendation	R2	R2	This change to R2 for the entire property is consistent with the majority of the adopted zoning on the parcel and is compatible with the surrounding area. The change is recommended due to updated plat information for the parcel boundaries.	
	CZ-R4-PAS-134 3	Maywood Ave	18	16		0.0	RLD	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	This change to R1 is more consistent with the size of this lot and is compatible with adjacent low residential lots.	
	CZ-R4-PAS-135A 3	Lake Waterford Park	23	71 147 457		88.7	R2, OS	Staff		R2, OS	SAC agrees with OPZ recommendation prior to February 2024 for R2, OS. In February 2024 OPZ provided a new recommendation.	No Position	OS	This change to OS is consistent with the existing and intended use as a County park for the purpose of providing active and passive recreational amenities.	

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Pasadena	CZ-R4-PAS-135A 3	Lake Waterford Park	23 24	69 147 619 701 1	427 432 436 447 475 500 520 529 538 559 566 590	23.8	R2, OS	Staff		R2, OS	SAC agrees with OPZ recommendation prior to February 2024 for R2, OS. In February 2024 OPZ provided a new recommendation.	No Position	R2	This change to R2 for these County-owned lots is due to concerns of devaluation of the land if it was ever needed for another use. Portions of Lake Waterford Park were purchased with Land Water Conservation Funds that have strict requirements. Grant agreements require that the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County. The R2 Zone is considerate of the funding requirements.	
	CZ-R4-PAS-136 3	Watervale Ct. Chandler Point HOA Recreation Area	17	417		1.7	R1, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire property is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-PAS-137 3	Sylvan View Recreation Area	25	262		3.9	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to R1 is consistent with the adopted Plan2040 Planned Land Use.	
	CZ-R4-PAS-138 3	Watervale Ct. Chandler Point Addition Open Space	17	503		1.4	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire property is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-PAS-139 3	1628 Wall Dr	18	2	260 - 262	1.9	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS Zone for the entire property is consistent with the existing and future conservation use of the property which is entirely encumbered by the Rock Creek stream and stream buffer.	
	CZ-R4-PAS-141 3	241 Delaware Ave 249 Delaware Ave	25	60	39-42 55	1.1	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entirety of these lots is consistent with this parcel being owned by Anne Arundel County with the intent of preserving the Gray's Creek Bog in perpetuity.	
	CZ-R4-PAS-142 3	Sandy Oaks Open Space	16	401		3.7	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire property is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-PAS-143 3	Water Oak Point Rd	17	19		3.5	RLD ₂ OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS is consistent with this parcel being owned by Anne Arundel County with the intended uses as parks and/or open space.	

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Pasadena	CZ-R4-PAS-145 3	Chelsea Beach Floodplain Near 12th Street	24	908		0.2	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended future use as platted floodplain that is protected in perpetuity.	
	CZ-R4-PAS-146 3	MD 10	23	803		6.3	R1, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	OS	OS	This change to OS for the entire property is consistent with the existing and future conservation use of the property which is owned by the State and is fully encumbered by sensitive areas.	
	CZ-R4-PAS-147 3	River Glen Ave	24	454		0.1	R1, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended future use as platted floodplain that is protected in perpetuity.	
	CZ-R4-PAS-201 3	12 Cloverhill Rd 10 Cloverhill Rd	11	273	16R 18R	0.3	R5	Staff		SB	SAC agrees with OPZ recommendation	SB	SB	This change to SB is consistent with the surrounding neighborhood. These properties are in the transition area from commercial to residential.	
	CZ-R4-PAS-202 3	604 Powhatan Beach Rd	16	46	1	0.2	R1	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the existing residential development and is compatible with the surrounding area. This property was recommended for C1 in previous drafts of the Comprehensive Zoning Map however, new information revealed that it is not part of a commercial development as once thought and therefore is recommended to retain its existing R1 zoning.	
	CZ-R4-PAS-204 3	8163 Solley Rd	16	931	1	0.6	R1, R5	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	This change to R1 for the entire lot is consistent with the existing residential development on the site and is compatible with the surrounding area.	
	CZ-R4-PAS-205 3	3514 Mountain Rd 3518 Mountain Rd	17	479	3R 2	0.4	C2	Staff		R5	SAC agrees with OPZ recommendation	R5	R5	This change to R5 is consistent with the existing residential development on the site and is compatible with the surrounding community.	
	CZ-R4-PAS-206 3	7625 Water Oak Point Rd	11	113	25	0.1	R2, MA2	Staff		R2	SAC agrees with OPZ recommendation	R2	R2	This change to R2 for the entire lot is consistent with the existing residential development and the surrounding area.	
	CZ-R4-PAS-207 3	7552 Bratton Cir	12	20		0.7	R2, OS	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This change to OS for the entire property is consistent with the existing and intended use as community beach.	

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Pasadena	CZ-R4-PAS-208 3	2000 Kurtz Ave	18	17	C	0.3	R2	Staff		R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R1 is consistent with the existing residential development and is compatible with the surrounding area. This property was recommended for C1 in previous drafts of the Comprehensive Zoning Map however, further review revealed that it is not part of a commercial development as once thought and therefore is recommended to retain its existing R1 zoning.	
	CZ-R4-PAS-209A 3	4338 Mountain Rd	17	149	1	5.1	RLD, C2	Staff		C2	SAC agrees with OPZ recommendation	C2	C2	This change to C2 for the entire lot is consistent with the existing development and is compatible with the surrounding area.	
	CZ-R4-PAS-209B 3	4342 Mountain Rd	17	149	2	5.1	RLD, C2	Staff		RLD	SAC agrees with OPZ recommendation	RLD	RLD	This change to RLD for the entire lot is consistent with the existing development and is compatible with the surrounding residential development.	
	CZ-R4-PAS-210 3	2070 Kurtz Ave	18	17	89, 90	0.3	C3	Staff		C3	SAC agrees with OPZ recommendation	C3	C3	Retention of C3 is consistent with the existing development and the adopted zoning; and it is compatible with the surrounding area. These lots were recommended in previous drafts of the Comprehensive Zoning Map to change to R2. Further review revealed that they are part of an existing commercial development and therefore are recommended to retain the existing C3 zoning.	
	CZ-R4-PAS-211 3	2046 Knollview Dr 2050 Knollview Dr	18	89	6 5	1.2	R2	Staff		C3	SAC agrees with OPZ recommendation	C3	C3	This change to C3 is consistent with the existing development and the adopted zoning; and it is compatible with the surrounding area.	
	CZ-R4-PAS-212 3	2256 Lake Dr	18	51 205		0.2	R2	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This change to OS is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-PAS-213 3	1572 Marco Dr	18	117	1	2.0	R1, R2	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	This change to R1 for the entire lot is consistent with the existing development and the adopted zoning; and is compatible with the surrounding area.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Pasadena	CZ-R4-PAS-214 3	8160 Ventnor Rd	18	80		14.1	R1	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the adopted zoning and is compatible with the surrounding community. This parcel was recommended in previous drafts of the Comprehensive Zoning Map to change to OS. Further review revealed that it does not have a conservation easement in perpetuity and therefore is recommended to retain its existing R1 zoning.	
	CZ-R4-PAS-215 3	Intersection of Georgia Ave, Kentucky Ave, and Magothy Rd	25	60	73	0.1	R2	Staff		R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 is consistent with the adopted zoning and is compatible with the surrounding area. This property does not have a permanently protected conservation easement as once thought and is therefore no longer recommended for a change to OS.	
	CZ-R4-PAS-216 3	349 Eagle Hill Rd	33	2		1.4	RLD	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This change to OS is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-PAS-217 3	580 Lake Shore Dr	24	399		7.5	R1, OS	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a privately owned recreation area and open space area that is entirely within the Resource Conservation Area (RCA) of the Critical Area.	
	CZ-R4-PAS-218 3	River Glen Floodplain	24	454		0.2	R1, OS	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended future use as platted floodplain that is protected in perpetuity.	
	CZ-R4-PAS-219 3	Wishing Rock Rd Floodplain	16	231		0.1	C4, OS	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended future use as platted floodplain that is protected in perpetuity.	
	CZ-R4-PAS-220A 3	MD RT 100	16	476		5.9	R1	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the existing planned land use on the property and is compatible with the surrounding area. Residential development would be less of an impact to the environment versus industrial.	
	CZ-R4-PAS-220B 3	217 Ember Dr 211 Ember Dr	16	0420 0504 0850		12.3	R1, OS	Staff		W2	SAC agrees with OPZ recommendation	W2	W2	This change to W2 is consistent with the adopted Plan2040 Planned Use and is compatible with the surrounding area. W2 is consistent with the owner's intention to expand natural wood recycling operations.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Pasadena	CZ-R4-PAS-221 3	2525 Mountain Rd 2519 Mountain Rd	17	447	35 4	0.50	C3	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	C4	C4	This change to C4 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. This change is part of a recommendation to create a block of C4 Zoning in the Mountain Road corridor by connecting 3 properties currently zoned C3 to properties that are currently zoned C4.	
	CZ-R4-PAS-231A 3	115 S. Ritchie Hwy	23	177		2.0	R1	Staff and SAC		R22	This area of Ritchie Hwy is not recommended by the SAC to expand commercial uses. R22 provides an opportunity to diversify housing in an area where it can be supported by the neighboring village center.	R22	C3	This change to C3 is consistent and compatible with the existing commercial uses in the surrounding area with direct access on Ritchie Highway. In addition, this site is in close proximity to an adopted Plan2040 Village Center Overlay and is within a quarter mile of a transit stop and the B&A trail. In addition, if the market is more favorable for residential, C3 will allow multifamily and townhouse units as a conditional use.	
	CZ-R4-PAS-231B 3	91 Ritchie Hwy	23	518		2.6	R1	Owner Application		R22	This area of Ritchie Hwy is not recommended by the SAC to expand commercial uses. R22 provides an opportunity to diversify housing in an area where it can be supported by the neighboring village center.	R22	C3	This change to C3 is consistent and compatible with the existing commercial uses in the surrounding area with direct access on Ritchie Highway. In addition, this site is in close proximity to an adopted Plan2040 Village Center Overlay and is within a quarter mile of a transit stop and the B&A trail. In addition, if the market is more favorable for residential, C3 will allow multifamily and townhouse units as a conditional use.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
	Council Districts														
Pasadena	CZ-R4-PAS-301 3	Lake Shore Peninsula	Numerous	Numero us		502.3	R1	Staff		No Position	The SAC took two votes, one to recommend maintaining the adopted R1 zoning throughout the Lake Shore Peninsula and the other to recommend accepting the OPZ proposed zoning change to RLD. Neither vote met the threshold for consensus.	RLD	RLD	This change to RLD is consistent with the adopted Plan2040 Planned Land Use, existing use, Rural Sewer Service Area and the Peninsula Development Policy Area. The change is also compatible with the surrounding planned land use. As this area is in the Rural Sewer Service Area, it is not intended to be served by public sewer in the future. Allowing higher density in this area would increase septic systems that contribute pollution to the Bay. Additionally, the change is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.	
	CZ-R4-PAS-401 3	8150 Waterford Rd	16	538		0.7	R1	Owner Application	C1	C1	SAC agrees with OPZ recommendation	C1	C1	This change to C1 permits a small expansion of commercial uses for this property which is located adjacent to C1-zoned uses to the north and east. C1 is compatible with with the surrounding area.	
	CZ-R4-PAS-402 3	8103 Hog Neck Rd	17	102 101		1.3	R2, C1	Owner Application	C3	C1	SAC agrees with OPZ recommendation	C1	C1	This change to C1 for the entire property is consistent with the existing use and is compatible with the surrounding area. Intensifying the commercial uses would not be compatible with the surrounding residential neighborhoods.	
	CZ-R4-PAS-403 3	1737 Poplar Ridge Rd	18	211		1.3	R2	Owner Application	MB	R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding community. The MB Zone is not consistent with the Critical Area designation of Resource Conservation Area nor the adopted Plan2040 Peninsula Development Policy Area.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Pasadena	CZ-R4-PAS-404 2	8020 Ritchie Hwy	16	314	D	0.5	R2	Owner Application	C4	R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding community. The property has a certified Non-Conforming Use to operate the lawnmower repair shop in R2 zoning. The C4 Zone is not compatible with existing commercial uses in the area. Rezoning to C4 could permit unwanted commercial uses in this residential community.	
	CZ-R4-PAS-405 3	8025 Elvaton Dr	16	234	1	0.9	R1, OS	Owner Application	C2	R1	SAC agrees with OPZ recommendation	R1	R1	This change to R1 for the entire lot is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding community. The community is not supportive of expanding commercial uses on this section of Ritchie Highway.	
	CZ-R4-PAS-501 3	2529 Mountain Rd	17	447	1	0.4	C3	Owner Application	C4	No Position	This request was submitted after the final meeting of the Region 4 SAC.	C4	C4	This change to C4 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. This change is part of a recommendation to create a block of C4 Zoning in the Mountain Road corridor by connecting 3 properties currently zoned C3 to properties that are currently zoned C4.	
	CZ-R4-PAS-502 3	4438 Purple Martins Rd	17	532		15.3	RLD	Owner Application	R1	No Position	This request was submitted after the final meeting of the Region 4 SAC.	RLD	RLD	Retention of RLD is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding development. This area is in the Rural Sewer Service Area and will not be served by public sewer in the future. Allowing higher density in this area would increase septic systems that contribute pollution to the Bay.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
	Council Districts														
Pasadena	CZ-R4-PAS-503 3	21-25 Ritchie Hwy	23	161	1	0.4	R2	Owner Application	C4	No Position	This request was submitted after the final meeting of the Region 4 SAC.	C4	C4	This change to C4 is consistent with the existing use on the property. The owner has exhausted other avenues to bring the current use of the property into compliance with the Code. While this property is surrounded by Low Density Residential Planned Land Use and R2 zoning, there is validity to the applicant's claim that the existing house and garage are too close to Ritchie Hwy (MD-2) to be used as a residence. Additionally, this property has served as a heavy commercial use since at least 1938 when the property operated as a service station.	
Severna Park	CZ-R4-SVP-001 5	507 Brightview Dr	23	520		1.0	R2	Owner Application	R5	R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 is consistent with the adopted Plan2040 Planned Land Use and the existing development; and it is compatible with the properties also on the south side of Brightview Drive which are developed as low-density residential in the R2 Zone.	
	CZ-R4-SVP-002A 5	8561 Veterans Hwy	22	308		4.2	C2	Owner Application	C2	C2	SAC agrees with OPZ recommendation	C2	C2	Retention of C2 is compatible with the surrounding area. The property owner has submitted a development application for a specialty grocer and two other retail/restaurant sites that are consistent with the adopted C2 Zone.	
	CZ-R4-SVP-002B 5	Veterans Hwy and Benfield Blvd	22	546		0.5	OS	Owner Application	C2	OS	SAC agrees with OPZ recommendation	OS	OS	Retention of OS is consistent with the adopted Plan2040 Planned Land Use that was an amendment made by the County Council.	
	CZ-R4-SVP-003 5	8703 Veterans Hwy	30	399		13.2	R2	Owner Application	C2	C2	SAC agrees with OPZ recommendation	C2	C2	This change to C2 is compatible with the surrounding area. This property is impacted by noise from I-97 and is not suitable for residential development.	
	CZ-R4-SVP-005 5	236 Ritchie Hwy	23	757	D	0.6	R2	Owner Application	C1	SB	SAC agrees with OPZ recommendation prior to November 2023 for SB. In November 2023 OPZ provided a new recommendation.	SB	C1	This change to C1 is more consistent with the existing use than the SB Zone. The change is recommended for three additional adjacent parcels on the northbound side of MD 2 to provide a defined area that has existing and potential future local commercial uses.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Severna Park	CZ-R4-SVP-006 5	14 Whites Rd	24	325		1.4	R2	Owner Application	R5	R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 is consistent with the adopted Plan2040 Planned Land Use and the surrounding community.	
	CZ-R4-SVP-007 5	440 Ritchie Hwy	32	5	1	11.3	C3, OS	Owner Application	C3	C3, OS	SAC agrees with OPZ recommendation prior to November 2023 for C3 and R5 zoning. In November 2023 OPZ provided a new recommendation.	C3, OS	OS	This change to OS for the entirety of this lot is consistent with this parcel being owned by Anne Arundel County for the purpose of providing active and passive recreational amenities.	
	CZ-R4-SVP-008 5	45 Smith Rd 849 Baltimore Annapolis Blvd	32	231 237		1.6	R5	Owner Application	SB	SB	The majority of the SAC agrees Small Business better represents the existing use on the property and acts as a transitional zone when an entire area is residential.	SB	SB	This change to SB is more consistent with the existing use than the existing R5 Zone. The recommendation supports the property owner's request and the community's desire to support the existing business.	
	CZ-R4-SVP-009 5	905 Ritchie Hwy	32	28		1.2	R2	Owner Application	C3	R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 consistent with the adopted Plan2040 Planned Land Use and the existing use of the property. Expanding commercial uses in this area is not supported by the community.	
	CZ-R4-SVP-010 5	965 Baltimore Annapolis Blvd	32H	111		1.0	R5	Owner Application	C1	No Position	The SAC did not come to a consensus on this site, therefore there is no recommendation.	R5	R10	This change to R10 provides an opportunity for diverse housing types in close proximity to the B&A Trail, the Park & Ride and existing commercial uses. The existing business does not have a nonconforming use permit. To bring the business into conformance with the Code would require a rezoning to C4, W2 or W3 which is not compatible with the neighborhood.	
	CZ-R4-SVP-101 5	21 Hoyle Lane 973 Baltimore Annapolis Blvd 969 Baltimore Annapolis Blvd	32	108 112 115		1.4	R5	Staff		No Position	The SAC did not come to a consensus on this site, therefore there is no recommendation.	R5	R10	This change to R10 provides an opportunity for diverse housing types in close proximity to the B&A Trail, the Park & Ride and existing commercial uses.	
	CZ-R4-SVP-111 5	565 Benfield Rd	31	38	Pt. of 46	0.0	R5, C1	Staff		C1	SAC agrees with OPZ recommendation	C1	C1	This change to C1 for the entire lot is consistent with the existing use on the site. This change is for a small portion of the property based on updated plat boundaries to be consistent with the remainder of the site.	

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	Council Districts														
Severna Park	CZ-R4-SVP-112 5	507 West Dr	31	38	37-38	0.1	C1	Staff		C1	SAC agrees with OPZ recommendation	C1	C1	Retention of C1 is consistent with the existing use on the site. This lot was recommended in previous drafts of the Comprehensive Zoning Map to change to R5. Further review revealed that it is part of an existing commercial development and therefore is recommended to retain its existing C1 zoning.	
	CZ-R4-SVP-113 5	99 Truck House Rd	23	296		7.6	R5, R2, OS	Staff		R2	SAC agrees with OPZ recommendation	R2	R2, OS	This change to R2 and OS is consistent with the adopted Plan2040 Planned Land Use on the parcel and is compatible with the surrounding area.	
	CZ-R4-SVP-114 5	Pointfield West Citizens Association Open Space	22	6		6.8	R2	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-SVP-116 5	843 West Benfield Rd	23	136	29	0.3	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire site is consistent with the existing and intended use on the site as conservation in perpetuity. The site is fully encumbered by a drainage easement and a perennial stream buffer	
	CZ-R4-SVP-117 5	Kensington Ave DPW Property	31	39		0.1	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire property is consistent with the intended use of the property as conservation in perpetuity. The site is a County-owned parcel used as a freshwater pumping station.	
	CZ-R4-SVP-118 5	Fernwood Dr Storm Drain Easement	31	233		0.7	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire property is consistent with the intended use of the property as conservation in perpetuity. The site is a County-owned storm drain easement.	
	CZ-R4-SVP-120 5	Lakeland Recreation Area	31	482		4.0	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-SVP-121 5	447 Severnside Dr	23	136		4.0	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	MA1	This change to MA1 is consistent with the existing use as community recreation area and community dock.	
	CZ-R4-SVP-122 5	State Property Ritchie Hwy and Baltimore Annapolis Blvd	24	0866 1006 0324 1000	16	5.8	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire property is consistent with the existing and future conservation use of the property which is owned by the State and is primarily encumbered by sensitive areas.	

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Severna Park	CZ-R4-SVP-123 5	Fair Oaks on the Magothy Community Beach	32	67		0.5	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire property is consistent with the existing and intended use as community beach.	
	PLU-R4-SVP-124 5	R117 Cedar Rd	31	434		12.7	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	MA3	This change to MA3 is consistent with the existing use and compatible with the surrounding neighborhood. This property is a private swim club and marina.	
	CZ-R4-SVP-125 5	Point Field Landing Recreation Area	31	371		5.6	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-SVP-126 5	Sullivan's Cove Marsh 210 Old County Rd 212 Old County Rd 214 Old County Rd 216 Old County Rd 130 Maple Ave	32	112 115 285 780 781 873	H3 1	10.6	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	R2, OS	This change to split the property between R2 and OS recognizes the the existing single-family dwellings on the site and that the parcels are designated as an Area of Critical State Concern and are part of Sullivan's Cove Marsh, the only significant tidal brackish water marsh on the Severn River. In addition, portions of this area are within the Sullivan's Cove Bog 100-foot and 300-foot bog buffer. OS is consistent with preserving the sensitive natural area and the management plan for properties in this area that are not acquired by the County.	
	CZ-R4-SVP-127 5	Ritchie Hwy	32	772		0.8	R5	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	OS	OS	This change to OS is consistent with the existing and intended future use of the property as conservation in perpetuity. This property is County-owned and is part of the Cypress Creek Swamp Bog	
	CZ-R4-SVP-128 5	Severna Park Park and Ride	32	217		3.8	R5	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	C1	This change to C1 Zone is more consistent with the existing Park-N-Ride use than the R5 Zone and is compatible with the adjacent uses. The change is recommended for two additional adjacent parcels on the northbound side of MD 2 to provide a defined area that has existing and potential future local commercial uses.	

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Severna Park	CZ-R4-SVP-205 5	238 Ritchie Hwy 242 Ritchie Hwy	23	756 755		1.2	R2	Staff		SB	SAC agrees with OPZ recommendation prior to November 2023 for Small Business. In November 2023 OPZ provided a new recommendation.	SB	C1	This change to C1 Zone is more consistent with the existing use than the SB Zone. The change is recommended for two additional adjacent parcels on the northbound side of MD 2 to provide a defined area that has existing and potential future local commercial uses.	
	CZ-R4-SVP-210 5	957 Baltimore Annapolis Blvd 959 Baltimore Annapolis Blvd	32	106 107		0.6	R5	Staff		No Position	The SAC did not come to a consensus on this site, therefore there is no recommendation.	R5	R10	This change to R10 provides an opportunity for diverse housing types in close proximity to the B&A Trail, the Park & Ride and existing commercial uses.	
	CZ-R4-SVP-211 5	Recreation Area Open Space 114 Sylvan Ave 116 Sylvan Ave 118 Sylvan Ave 120 Sylvan Ave 122 Sylvan Ave 124 Sylvan Ave 126 Sylvan Ave 128 Sylvan Ave 130 Sylvan Ave	23	440	1-9	2.1	R5	Staff		R5	SAC agrees with OPZ recommendation	R5	R5	Retention of R5 is consistent with the developed density of the lots and the surrounding community. These lots were recommended in previous drafts of the Comprehensive Zoning Map to change to R1. Further review revealed they are not part of a low density residential neighborhood and therefore are recommended to retain the existing R5 zoning.	
	CZ-R4-SVP-212 5	520 Melrose Ln 511 Knollwood Rd	31	38	25 10	0.1	R5	Staff		R5	SAC agrees with OPZ recommendation	R5	R5	Retention of R5 is consistent with the developed density of the lots and the surrounding community. These lots were recommended in previous drafts of the Comprehensive Zoning Map to change to C3. Further review revealed that they are not part of a commercial development and therefore are recommended to retain the existing R5 zoning.	
	CZ-R4-SVP-213 5	Intersection of Asbury Dr and Baltimore Annapolis Blvd	24	729		5.0	R5, OS	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-SVP-214 5	208 Rock Ridge Rd	23	733	51	1.0	R1, R2	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	This change to R1 for the entire lot is consistent with the adopted Plan2040 Planned Land Use, the developed density of the lots and is compatible with the surrounding community.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Severna Park	CZ-R4-SVP-215 5	515 Scrimshaw Way 513 Scrimshaw Way 511 Scrimshaw Way 509 Scrimshaw Way 507 Scrimshaw Way	31	514	6 7 8 9 10	3.8	R1, R2, OS	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	This change to R1 for the entirety of the lots is consistent with the adopted Plan2040 Planned Land Use, the developed density of the lots and is compatible with the surrounding community.	
	CZ-R4-SVP-216 5	314 Baltimore Annapolis Blvd 318 Baltimore Annapolis Blvd 58 Hill Rd 56 Hill Rd	24	447 460	1 2 3	4.2	R2	Staff		R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 for these lots is consistent with the adopted Plan2040 Planned Land Use and compatible with the surrounding area. These lots were recommended in previous drafts of the Comprehensive Zoning Map to change to R1. Further review revealed that the lots are contiguous to and accessed through an existing R2-zoned neighborhood or directly onto MD 648 and therefore, are recommended to retain the existing R2 zoning.	
	CZ-R4-SVP-217 5	51-57 McKinsey Rd	32	112	1	0.3	C3	Staff		C3	SAC agrees with OPZ recommendation	C3	C3	Retention of C3 is consistent with the existing development and is compatible with the surrounding area. The parcel was recommended in previous drafts of the Comprehensive Zoning Map to change to the MXD-C Zone. Further review revealed that it is part of an existing commercial development and therefore is recommended to retain its existing C3 zoning.	
	CZ-R4-SVP-218 5	335 Ritchie Hwy 337 Ritchie Hwy	24	518	1 2	6.0	R2	Staff		No Position	The SAC did not come to a consensus on this site, therefore there is no recommendation.	C2	C2	This change to C2 is consistent with the existing development and is compatible with the surrounding area.	
	CZ-R4-SVP-401 5	302 Ritchie Hwy	23	668	A	2.4	SB	Owner Application	C3 or C4	SB	SAC agrees with OPZ recommendation prior to November 2023 for Small Business. In November 2023 OPZ provided a new recommendation.	SB	C1	This change to C1 is more consistent with the existing use than the SB Zone. The change is recommended for three additional adjacent parcels on the northbound side of MD 2 to provide a defined area that has existing and potential future local commercial uses.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Severna Park	CZ-R4-SVP-503 5	Bellehahn Ct	39	493		2.3	R1, MA1	Owner Application	MA1	No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	MA1	This change to MA1 for the entire site is consistent with the existing use on the parcel as a community boat launch.	
	CZ-R4-SVP-504 5	Thomas Way	31	487		1.6	R2	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	R2	Retention of R2 is compatible with the surrounding area. The parcel is not part of the floodplain as previously thought. Further review revealed that the floodplain bifurcates this parcel from the rest of the subdivision and is contiguous to an area that is zoned R2 zoned area; and therefore is recommended to retain the existing R2 zoning.	
	CZ-R4-SVP-505 5	Severn Heights Community Beach	39	1		2.0	R1, MA1, OS	Owner Application	MA1	No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	MA1	This change to MA1 for the entire parcel is consistent with the existing use as a community boat launch.	
Arnold	CZ-R4-ARN-001 5	1212 Ritchie Hwy	39	58		1.8	R1	Owner Application	C3 or C4	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. The community is not supportive of expanding commercial uses in this area. The existing veterinary clinic has a special exception approval to permit the use.	
	CZ-R4-ARN-002 5	272 Peninsula Farm Rd	32H	161		1.0	R2	Owner Application	R5	R2	SAC agrees with OPZ recommendation	R2	R2	Retention of R2 is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. The width of the lot is not permissive to developing more dense housing to provide affordable housing. Additionally, rezoning this single parcel to R5 which is consistent with Low-Medium Density Residential Planned Land Use in an area designated as Low Density Residential could be considered an illegal spot zoning.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
	Council Districts														
Arnold	CZ-R4-ARN-003 5	800 Buena Vista Ave	32	929	20	0.2	R5	Owner Application	R1	R5	SAC agrees with OPZ recommendation	R5	R5	Retention of R5 is consistent with the adopted Plan2040 Planned Land Use and the existing residential density; and is compatible with the the surrounding area. Additionally, rezoning this single lot to R1 which is consistent with Low Density Residential Planned Land Use in an area designated as Low-Medium Density Residential could be considered an illegal spot zoning.	
	CZ-R4-ARN-004 5	491 College Pkwy	40	67	8	6.3	R1	Owner Application	C1, C3, R5, or R10	R5	SAC agrees with OPZ recommendation	R5	R5	This change to R5 expands Low-Medium Density Residential Planned Land Use that is established in the area and offers an opportunity to expand housing choice.	
	CZ-R4-ARN-102 5	965 Bayberry Dr	33	27		53.8	R2, OS	Staff		R2, OS	SAC agrees with OPZ recommendation prior to February 2024 for R2, OS. In February 2024 OPZ provided a new recommendation.	No Position	R2	This change to R2 for the Spriggs Farm Park is due to concerns of devaluation of the land if it was ever needed for another use. The land was purchased with Land Water Conservation Funds that have strict requirements. Grant agreements require that the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County. The R2 Zone is considerate of the funding requirements.	
	CZ-R4-ARN-104 5	Grandview Road	39	433	1	1.0	RLD, R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS is consistent with the existing and intended future use of the property as conservation in perpetuity. The deed for the property states that it shall remain in a natural, undisturbed state and there is also a conservation easement with Scenic Rivers Land Trust.	
	CZ-R4-ARN-105A 5	152 Spring Path	39	174 440	241 240	2.0	RLD	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	R2	This change to R2 is consistent with the existing development density on the lots and compatible with the other lots in this subdivision.	
	CZ-R4-ARN-105B 5	1468 Grandview Rd	39	440 434	868 57	3.0	RLD, R2	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	R2	This change to R2 is consistent with the existing development density on the lots and compatible with the other lots in this subdivision.	
	CZ-R4-ARN-106 5	Macsherry Drive / Wexford	32	864		5.9	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Arnold	CZ-R4-ARN-107 5	Birchwood Improvement Association Beach Area	32	396		2.8	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	R5, OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-ARN-109 5	Uchlyln Drive Open Space and Rugby Hall Recreation Area	39	51 413		3.7	R1, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-ARN-110 5	Kimberly Woods Common Area	39	523 510		11.8	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-ARN-112 5	Jamestown on the Magothy Open Space	33	23		2.3	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-ARN-113 5	Ulmstead Cove Recreation Area	33	90		2.0	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-ARN-114 5	Foxmoor Recreation Area	40	458 460 8		14.0	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-ARN-115 5	Sturbridge Open Space	46	4		2.0	R1, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as community open space and recreation area.	
	CZ-R4-ARN-116 5	The Woods on Dividing Creek Open Space	32H	157		12.2	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended future use as platted conservation area that is protected in perpetuity.	
	CZ-R4-ARN-117 5	Magothy Rd	32	85		0.2	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Arnold	CZ-R4-ARN-205A 5	Beckett Ct	32H	131		1.1	R2, OS	Staff		R2	SAC agrees with OPZ recommendation	R2	R2	This change to R2 for the entire parcel is compatible with the surrounding neighborhood. This lot was recommended in previous drafts of the Comprehensive Zoning Map to change to OS. Further review revealed that it is not a conservation area in perpetuity and therefore is recommended to retain the existing R2 zoning.	
	CZ-R4-ARN-205B 5	Beckett Ct	32H	131		0.3	R2	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended future use as platted floodplain that is protected in perpetuity.	
	CZ-R4-ARN-206 5	Intersection of Thomas Ave and Sherman Ave	32	929	24	0.7	R5, OS	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted recreation area.	
	CZ-R4-ARN-207 5	Blue Heron Ct	33	13		2.5	R2, OS	Staff		MA1	SAC agrees with OPZ recommendation	MA1	MA1	This change to MA1 is consistent with the existing use as a community recreation area with a community dock and boat storage.	
	CZ-R4-ARN-209 5	1014 Landon Ln	33	60	5	0.5	R1	Staff		MA1	SAC agrees with OPZ recommendation	MA1	MA1	This change to MA1 is consistent with the existing use as a community recreation area with a beach, community dock and boat storage.	
	CZ-R4-ARN-210 5	1043 Landon Ln	33	60	17	0.6	R1, MA1	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	This change to R1 for the entire lot is consistent with the existing residential use and is compatible with the surrounding area.	
	CZ-R4-ARN-211 5	1222 Fenwick Garth	39	438		5.0	R1, OS	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted recreation area.	
	CZ-R4-ARN-212 5	Cathead Dr	40	287		1.6	R5	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	R5	R5	Retention of the R5 Zone is compatible with the surrounding neighborhood. This parcel was recommended in previous drafts of the Comprehensive Zoning Map to change to OS. Further review revealed that it is not a conservation area in perpetuity and therefore is recommended to retain the existing R5 zoning.	
	CZ-R4-ARN-401 5	1257 Ritchie Hwy 1273 Ritchie Hwy	39	72 368		19.2	R1	Owner Application	C3 and R5	R5	SAC agrees with OPZ recommendation	R5	R5	This change to R5 is compatible with the adjacent community that is zoned R5. This property is also adjacent to Anne Arundel Community College and provides an opportunity for additional housing in close proximity to the college.	

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Arnold	CZ-R4-ARN-402 5	1254 Ritchie Hwy	39	67	1	5.8	R1	Owner Application	W2	W2	SAC agrees with OPZ recommendation	W2	W2	This change to W2 is consistent with the existing development and is compatible with adjacent uses that are also zoned W2.	
	CZ-R4-ARN-403A 5	1360 Ritchie Hwy	39	511	5	1.4	R1	Owner Application	SB	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the adopted planned land use and is compatible with the surrounding area. While this property is developed commercially, the use does not meet the requirements or intent of SB zoning. The community does not support expanding commercial zoning in this area.	
	CZ-R4-ARN-403B 5	1355 Ritchie Hwy	39	503		13.0	R5	Owner Application	SB	R5	SAC agrees with OPZ recommendation	R5	R5	Retention of R5 is consistent with the adopted planned land use and is compatible with the surrounding area. While this property is developed commercially, the use does not meet the requirements or intent of SB zoning. The community does not support expanding commercial zoning in this area.	
	CZ-R4-ARN-501 5	1352 Shirleyville Rd	40	73	5	11.3	RLD	Owner Application	R1 or R5	No Position	This request was submitted after the final meeting of the Region 4 SAC.	RLD	R1	This change to R1 provides an opportunity to increase the supply of affordable housing in designated Communities of Opportunity and is also compatible with the surrounding area. In addition, the change is consistent for an area that is planned for public sewer in the future.	
	CZ-R4-ARN-508 5	1367 Shirleyville Rd	40	72	12	1.2	RLD, R1	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	NA	R1	This change to R1 for the entire property provides an opportunity to increase the supply of affordable housing in a designated Communities of Opportunity and is also compatible with the surrounding area. In addition, the change is consistent for an area that is planned for public sewer in the future.	
Cape St Claire	CZ-R4-CSC-101 5	1084 Little Magothy View	40	426 530		1.9	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	
	CZ-R4-CSC-102 5	1290 Swan Dr	40	26 30		5.8	R5, MA1, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
	Council Districts														
Cape St Claire	CZ-R4-CSC-103A 5	Atlantis Recreation Area	40	450		0.4	R5	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	
	CZ-R4-CSC-103B 5	Atlantis Recreation Area	40	450		0.4	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	
	CZ-R4-CSC-104 5	1038 Lake Claire Dr	40	32		5.5 *4.1	R5, MA1, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	MA1, OS	This change to split the property between MA1 and OS is consistent with the current uses on the property. OS is consistent with the portion of the property that has existing and an intended use as a platted open space or recreation area. MA1 is consistent with the portion of the property that is used as a community marina and is also consistent with the adopted Plan2040 Planned Land Use .	
	CZ-R4-CSC-105 5	Deep Creek Village Open Space	40	20		20.6	R5, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	R5, OS	Retention of the existing split-zone of R5 and OS is consistent with development of this community as a planned unit development. This parcel was recommended in previous drafts of the Comprehensive Zoning Map to change in its entirety to R5. Further review revealed that it is part of a planned unit development. Due the unique agreements executed for each Planned Unit Development, it is recommended to retain its existing zoning.	
Broadneck	CZ-R4-BDN-001 5	6 N Old Mill Bottom	40	88		3.9	R1	Owner Application	R5	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use; and is compatible with the surrounding neighborhood.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
	Council Districts														
Broadneck	CZ-R4-BDN-002 5	457 Broadneck Rd	40	282	2	2.0	RLD	Owner Application	R5	RLD	SAC agrees with OPZ recommendation prior to November 2023 for RLD. In November 2023 OPZ provided a new recommendation.	R1	R1	This change to R1 for the entire property provides an opportunity to increase the supply of affordable housing in designated Communities of Opportunity and is also compatible with the surrounding area. Additionally, the change is consistent for an area that is planned for public sewer in the future.	
	CZ-R4-BDN-003 5	925 Broadneck Rd	40	301		2.8	RLD	Owner Application	R1 or R2	RLD	SAC agrees with OPZ recommendation	RLD	RLD	Retention of RLD is consistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area, planned land use and is compatible with the surrounding development north of MD 50. Additionally, rezoning this single parcel to R1 which is consistent with Low Density Residential Planned Land Use in an area designated for Rural land use could be considered an illegal spot zoning.	
	CZ-R4-BDN-004 5	1016/1024 E College Pkwy	41	90		23.3	R1	Owner Application	C4	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of RLD is consistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area, Rural Planned Land Use and is compatible with the surrounding development north of MD 50. Additionally, rezoning this single parcel to C4 which is consistent with Commercial Planned Land Use in an area designated as Low Density Planned Land Use could be considered an illegal spot zoning.	
	CZ-R4-BDN-005 5	1456 Log Inn Rd	41	116	2	0.5	R1	Owner Application	R2	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with adopted Plan2040 Planned Land Use and is compatible with the surrounding area. Rezoning this single lot to R2 in an area designated as R1 could be considered an illegal spot zoning.	
	CZ-R4-BDN-006 5	Log Inn Rd	41	209		1.0	R1	Owner Application	R2	R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with adopted Plan2040 Planned Land Use and is compatible with the surrounding area. Rezoning this single lot to R2 in an area designated as R1 could be considered an illegal spot zoning.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Broadneck	CZ-R4-BDN-007 5	2116 Bay Front Ter	41	168	4	4.5	MA3	Owner Application	MA2	MA3	SAC agrees with OPZ recommendation prior to October 2023 for MA3. In October 2023 OPZ provided a new recommendation.	MA2	MA2	This change to MA2 is consistent with the existing use, the adopted Plan2040 Planned Land Use and is compatible with the surrounding neighborhood. This property is not a Yacht Club but a marina, and MA2 is more consistent with the existing uses.	
	CZ-R4-BDN-008 5	1033 Skidmore Dr	41	133		1.4	RLD, OS	Owner Application	R1	RLD	SAC agrees with OPZ recommendation	RLD	RLD	This change to RLD for the entire parcel is consistent with the existing use, the adopted Plan2040 Peninsula Development Policy Area and Planned Land Use; and is compatible with the surrounding area south of US 50. Upzoning to R1 is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. Additionally, rezoning this single parcel to R1 which is consistent with Low Density Residential in as area designated for Rural land use could be considered an illegal spot zoning.	
	CZ-R4-BDN-009 5	1031 Skidmore Dr	41	132		3.5	RLD, OS	Owner Application	R1	RLD	SAC agrees with OPZ recommendation	RLD	RLD	This change to RLD for the entire parcel is consistent with the existing use, the adopted Plan2040 Peninsula Development Policy Area and Planned Land Use; and is compatible with the surrounding area south of US 50. R1 is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.	
	CZ-R4-BDN-010 5	1015 Skidmore Dr	41	129	1	0.4	RA	Owner Application	C1	C1	This area is not recommended by the SAC to have additional housing due to the proximity of US 50. The SAC agreed C1 is more appropriate for this property.	C1	C1	This change to C2 is consistent with past commercial uses on the site and is compatible with the surrounding area. The property is directly adjacent to C2-zoned property and fronts Skidmore Drive, just south of MD 50.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Broadneck	CZ-R4-BDN-011 5	Colbert Rd	47	74		0.5	RA	Owner Application	R2	RA	SAC agrees with OPZ recommendation	RA	RA	Retention of RA is consistent with adopted Plan2040 Peninsula Development Policy Area and Planned Land Use; and is compatible with the surrounding area. R2 is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. Additionally, rezoning this single parcel to R2 which is consistent with Low Density Residential Planned Land Use in an area designated for Rural land use could be considered an illegal spot zoning.	
	CZ-R4-BDN-012 5	1471 Sharps Point Rd	46	350		8.5	RLD	Owner Application	R1	RLD	SAC agrees with OPZ recommendation	RLD	RLD	Retention of RLD is consistent with adopted Plan2040 Peninsula Development Policy Area and Planned Land Use; and is compatible with the surrounding area. Also, This property is designated as Resource Conservation Area within the Critical Area and due to its size, does not have subdivision potential. R2 is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. Additionally, rezoning this single parcel to R1 which is consistent with Low Density Residential Planned Land use in area designated as Rural Planned Land Use could be considered an illegal spot zoning.	
	CZ-R4-BDN-013 5	212 Old Mill Bottom Rd S	40	382		2.0	RLD	Owner Application	C1	C1	The SAC voted to expand commercial zoning due to the close proximity of access to US 50 and abutting or nearby properties with existing commercial zoning and uses.	C1	C1	This change to C1 is consistent is compatible with the surrounding area and is adjacent to existing commercial uses and C1-zoned properties that are located just south of MD 50.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Broadneck	CZ-R4-BDN-014 5	208 Old Mill Bottom Rd S	40	170		0.5	RLD	Owner Application	C3 or C4	C1	The SAC voted to expand commercial zoning due to the close proximity of access to US 50 and abutting or nearby properties with existing commercial zoning and uses.	C1	C1	This change to C1 is consistent is compatible with the surrounding area and is adjacent to existing commercial uses and C1-zoned properties that are located just south of MD 50.	
	CZ-R4-BDN-015 5	161 Ferguson Rd	40	119		10.7	RLD	Owner Application	C4	RLD	SAC agrees with OPZ recommendation	C4	RLD	Retention of RLD is consistent with the existing use on the property and the adopted Plan2040 Planned Land Use. It is not directly adjacent to any commercial development. Rezoning this property to a commercial zone could lead to expansion of commercial zoning to adjacent properties, which is not supported by the SAC.	
	CZ-R4-BDN-016 5	1700 Pleasant Plains Rd	46	36		11.1	RA	Owner Application	RLD	RA	SAC agrees with OPZ recommendation	RA	RA	Retention of RLD is consistent with adopted Plan2040 Peninsula Development Policy Area and Planned Land Use; and is compatible with the surrounding area. Also, this property is designated as Resource Conservation Area within the Critical Area and due to its size, does not have subdivision potential. Upzoning to RLD is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features.	
	CZ-R4-BDN-017 5	1637 Orchard Beach Rd	46	95	8	1.0	R1	Owner Application	MA2	MA2	SAC agrees with OPZ recommendation	MA2	MA2	This change to MA2 is consistent with the existing use of the property and provides an opportunity for providing improvements to the property.	
	CZ-R4-BDN-101 5	1037 Skidmore Dr	41	76		2.8	R1, OS	Staff		RLD	SAC agrees with OPZ recommendation	RLD	RLD	This change to RLD for the entire parcel is consistent with the existing use, the adopted Plan2040 Peninsula Development Policy Area and Planned Land Use; and is compatible with the surrounding area south of US 50.	
	CZ-R4-BDN-104 5	Tydings Rd	41	230		1.1	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	OS	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Broadneck	CZ-R4-BDN-105 5	Riverdale Dr Community Dock	39	435		0.2	R2, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	MA1	This change to MA1 is consistent with the existing use as a community recreation area with a community dock and boat storage.	
	CZ-R4-BDN-106 5	St Margarets Farm Recreation Area	46	384		1.5	RLD, MA1, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	
	CZ-R4-BDN-107 5	1915 Martins Cove Ct	46	368		8.0	R1, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	
	CZ-R4-BDN-108 5	Pleasant Plains Open Space	46	203		1.7	RLD, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	
	CZ-R4-BDN-109 5	Captain's Choice Open Space	46	390		10.0	R1, C4, OS	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	OS	This change to OS for the entire parcel is consistent with the existing and intended use as a platted open space or recreation area that is not under conservation easement in perpetuity.	
	CZ-R4-BDN-110 5	1454 Shot Town Rd	40	463		2.0	RLD	PAB		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	R1	R1	This change to R1 provides a transition between the adjacent R5-zoned neighborhoods east of Shot Town and RLD-Zoned properties to the west; and provides an opportunity for a limited number of residential units within the public sewer service area	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Broadneck	CZ-R4-BDN-202 5	221 Bay Dale Dr	40	94		61.3	RLD	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	R1	This change to R1 is consistent with the existing use on these parcels and the developed density; and is compatible with the surrounding communities. The change adds little to no future residential units in this area; it is merely reconciling the existing development with the existing and expected future density for these sites. Additionally the change is consistent for parcels that area within the County's public sewer service envelope.	
		1434 Middletown Rd		339											
		1430 Middletown Rd		350											
		473 Broadneck Rd		367											
		1417 Middletown Rd		132											
		1459 Middletown Rd		97											
		1459 Middletown Rd		126											
		409 Broadneck Rd		124											
		451 Broadneck Rd		280											
		443 Broadneck Rd		492											
		1439 Middletown Rd		491											
		1439 Middletown Rd		127											
		1433 Middletown Rd		128											
		1447 Middletown Rd		236											
		1406 Middletown Rd		120											
		477 Broadneck Rd		326											
		435 Broadneck Rd		490											
		433 Broadneck Rd		176											
		1432 Middletown Rd		129											
		1445 Middletown Rd		167											
		1418 Middletown Rd		121											
		1407 Middletown Rd		123											
		1443 Middletown Rd		131											
		437 Broadneck Rd		300											
		441 Broadneck Rd		130											
		1431 Middletown Rd		413											
		1441 Middletown Rd													
		1419 Middletown Rd													
		1424 Middletown Rd													

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Broadneck	CZ-R4-BDN-203 5	1405 Shot Town Rd 1440 Shot Town Rd 1441 Shot Town Rd	40	1-3 316		21	RLD	Staff		No Position	This recommendation was proposed after the final meeting of the Region 4 SAC.	No Position	R1	This change to R1 provides a transition between the adjacent R5-zoned neighborhoods east of Shot Town and RLD-Zoned properties to the west; and provides an opportunity for a limited number of residential units within the public sewer service area	
	CZ-R4-BDN-217 5	1643 Orchard Beach Rd 1645 Orchard Beach Rd 1649 Orchard Beach Rd 1651 Orchard Beach Rd 1616 Orchard Beach Rd	46	296 0092		3.5	R1	Staff		R1	SAC agrees with OPZ recommendation	R1	R1	Retention of R1 is consistent with the residential use on the properties and the adopted planned land use. While these properties have existing residential units, they also have commercial piers, making them a unique case. These properties were recommended for MA2 in previous drafts of the Comprehensive Zoning Map however, the community wishes for these properties to remain residential so as not to significantly change the character of the neighborhood.	
	CZ-R4-BDN-218 5	1462 Shot Town Rd	40	244		9.78	RLD, R5 and OS	Owner Application	R1 or R5	RLD	The other R5 zoned areas east of Shot Town Rd and north of Old Mill Bottom Rd are generally in the same HOA. This parcel would not be accessed from the same road as the others and would not be in the same development. This parcel also has environmental features that would hinder R5 development.	R1, R5	R1, R5	This change to split-zone the property with R1 and R5 recognizes that the property is bifurcated by Shot Town Road. R5 is consistent with the R5-zoned area on the east side of Shot Town Road. R1 is consistent with the area on the west of Shot Town Road that is recommended for R1 to provide an opportunity for a limited number of potential residential units within the public sewer service area.	
	CZ-R4-BDN-219 5	94 Old Mill Bottom N	40	137		7.0	RLD, R5, and C3	Staff		C3	SAC agrees with OPZ recommendation	C3	C3	This change to C3 for the entire property is consistent with proposed use for the property. The site has received a special exception approval to allow a commercial site development plan for a self storage facility; and in addition has received site plan and permit approvals.	
	CZ-R4-BDN-220 5	1505 Stacey Ln	40	273		0.6	R5, C1	Staff		R5	SAC agrees with OPZ recommendation	R5	R5	This change to R5 for the entire site is consistent with this property's use as a principal residence and is compatible with the surrounding community.	

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Broadneck	CZ-R4-BDN-221 5	Mulberry Hill Rd	46	378		0.0	R1	Staff		OS	SAC agrees with OPZ recommendation	OS	OS	This property is a community recreation area. Parks and Open Space Planned Land Use and the OS Zone are consistent with the existing and intended future use of the property.	
	CZ-R4-BDN-222 5	158 Old Mill Bottom Rd	40	500		1.1	C1	Staff		C1	SAC agrees with OPZ recommendation	C1	C1	C1 is consistent with the existing use, the Planned Land Use, the adopted zoning, and the surrounding neighborhood. This property was mistakenly recommended for RLD in previous drafts of the Comprehensive Zoning Map however, this is an existing commercial development and therefore is recommended to retain its existing C1 zoning.	
	CZ-R4-BDN-401 5	1656 Pleasant Plains Rd	6	210		14.1	RA	Owner Application	RLD	RA	SAC agrees with OPZ recommendation	RA	RA	Retention of RA is consistent with the adopted Peninsula Development Policy Area and is compatible with the surrounding area. Upzoning to RLD is not consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. Additionally, rezoning this single parcel to RLD density in an area designated for RA density could be considered an illegal spot zoning.	
	CZ-R4-BDN-501 5	1401 Shot Town Rd 1403 Shot Town Rd	40	184 309		14.00	RLD	Owner Application	R2	No Position	This request was submitted after the final meeting of the Region 4 SAC.	R1	R1	This change to R1 provides a transition between the adjacent R5-zoned neighborhoods east of Shot Town and RLD-Zoned properties to the west; and provides an opportunity for a limited number of residential units within the public sewer service area	
	CZ-R4-BDN-502 5	1450 Shot Town Rd 1460 Shot Town Rd	40	483 464		4.1	RLD	Owner Application	R1 or R5	No Position	This request was submitted after the final meeting of the Region 4 SAC.	R1	R1	This change to R1 provides a transition between the adjacent R5-zoned neighborhoods east of Shot Town and RLD-Zoned properties to the west; and provides an opportunity for a limited number of residential units within the public sewer service area	
	CZ-R4-BDN-503 5	1475 Shot Town Rd	40	99		2.4	R5, OS	Owner Application	R1 or R5	No Position	This request was submitted after the final meeting of the Region 4 SAC.	R5	R5	This change to R5 for the entire site is consistent with the adopted Plan2040 Planned Land Use on majority of the parcel and is compatible with the surrounding properties.	

Community	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Zoning Change Initiation	Requested Zoning	SAC Recommended Zoning	SAC Justification	PAB Recommended Zoning (if applicable)	Final Recommended (Zoning)	Final Justification	County Council Amendment
Broadneck	CZ-R4-BDN-504 5	439 Broadneck Rd	40	122		0.8	RLD	Owner Application	R1 or R5	No Position	This request was submitted after the final meeting of the Region 4 SAC.	R1	R1	This change to R1 is consistent with the existing use on this parcel, the developed density and is compatible with the surrounding communities. The change adds no future residential units; it is merely reconciling the existing development with the existing and expected future density for this site. Additionally the change is consistent for parcels that area within the County's public sewer service envelope.	
	CZ-R4-BDN-506 5	1504 Stacey Ln	40	160		1.6 *0.32	R5, C1	PAB		No Position	This request was submitted after the final meeting of the Region 4 SAC.	R5, C1	R5	This change to R5 fo the entire site is consistent with the existing use, the adopted Plan2040 Planned Land Use; and is compatible with the surrounding area. The majority of the existing C1 zoned portion of the property was sold to the County for the Broadneck Trail.	