

Annual Development Measures and Indicators Report Calendar Year 2023



PAB Presentation

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Anne Arundel County Office of Planning and Zoning

July 24, 2024

Introduction

- Land Use Article (§ 1-207 and § 1-208) of the Annotated Code of Maryland requires counties to complete an annual report.
- Once approved, the report is filed with the County Council and submitted to the Maryland Department of Planning
- Calendar Year (CY): 2023

(ANNUAL REPORT SHORT FORM TEMPLATE FOR COUNTIES ISSUING LESS THAN 50 NEW RESIDENTIAL BUILDING PERMITS)

[Submit on County Letterhead and modify text as appropriate]
 Please submit via email to david.dahlstrom@maryland.gov and cc: to mjdo.planner@maryland.gov

Office of the Secretary
 Maryland Department of Planning
 Attn: David Dahlstrom, AICP
 301 W. Preston St.
 Baltimore, Maryland 21201-2305

Re: Annual Report Calendar Year 2022

Dear Mr. Dahlstrom:

The _____ County _____ Planning and Zoning [Commission/Board] approved the following annual report for the reporting year 2022, as required under §1-207(b) and §1-208(c)(1)(i) and (c)(3)(ii) of the Land Use Article on _____, _____. In addition, the report has been filed with the local legislative body.

- The county issued the following number of new residential permits inside and outside of the Priority Funding Area (PFA):

Residential – Calendar Year 2022	PFA	Non - PFA	Total
New Residential Permits Issued			
- The County preserved the following number of acres using local agricultural land preservation funds, (if applicable):

Local Preservation Program Type – Calendar Year 2022	Acres	Value (\$)
Example: Transfer of Development Rights		
Example: Building Lot Retirement		
Example: Land Purchase		
Example: Local Land Trust		
Example: Easement		
Example: Other		
Total		

Revised 05/19/2023



Amendments and Growth Related Changes in Development Patterns

Comprehensive Plan or Plan Elements, Region Plans, Zoning Map Amendments, Zoning Text Amendments, Changes to the PFA, Infrastructure Improvements, Consistency of Growth Related Changes for 2023



Amendments and Growth Related Changes in Development Patterns

Comprehensive Plan or Plan Elements

Region Plans underway:

- Region Plans 2, 4 & 7
- Region Plans 1, 3 & 9

Town Center Plans:

- Parole Town Center Master Plan and Code Update: adopted by Council October 2023
- Odenton Town Center Master Plan and Code Update: Introduced to County Council November 2023

Zoning Map Amendments

- 1

Zoning Text Amendments

- 24



Infrastructure Improvements

Water and Sewer Plan Changes

- **None in 2023**

Major Transportation Projects Completed

- **Riva Road at Governor Bridge Road** - intersection improvements
- **Harwood Road Bridge over Stocketts Run** - reconstructed the existing bridge
- **Brock Bridge Road/Little Patuxent Bank** - river bank stabilization
- **River Drive Stone Revetment** - stone revetment at two reaches of shoreline



Completed School Improvement Projects for 2023

School Name	Existing SRC	Opening SRC	Change in SRC	Type of Project	Completion Data	PFA
Hillsmere ES	463	506	+43	Replacement School	August 2023	Yes
Rippling Woods ES	623	773	+150	Replacement School	December 2023	Yes
Quarterfield ES	463	585	+122	Replacement School	December 2023	Yes
Meade Heights ES	481	616	+135	Kindergarten Addition	August 2023	Yes

❖ SRC - State Rated Capacity



Measures and Indicators

Residential Growth for 2023



Priority Funding Areas

What are the Priority Funding Areas (PFAs)?

Which areas qualify as Priority Funding Areas?

Which areas are eligible for County designation?



Source: <https://planning.maryland.gov/Pages/OurProducts/pfamap.aspx>

Measures and Indicators

Non-residential and Residential Building Permits Issued in CY 2023

Non-residential Building Permits

- 49 non-residential building permits issued
- 43 inside the PFA
- 6 outside the PFA



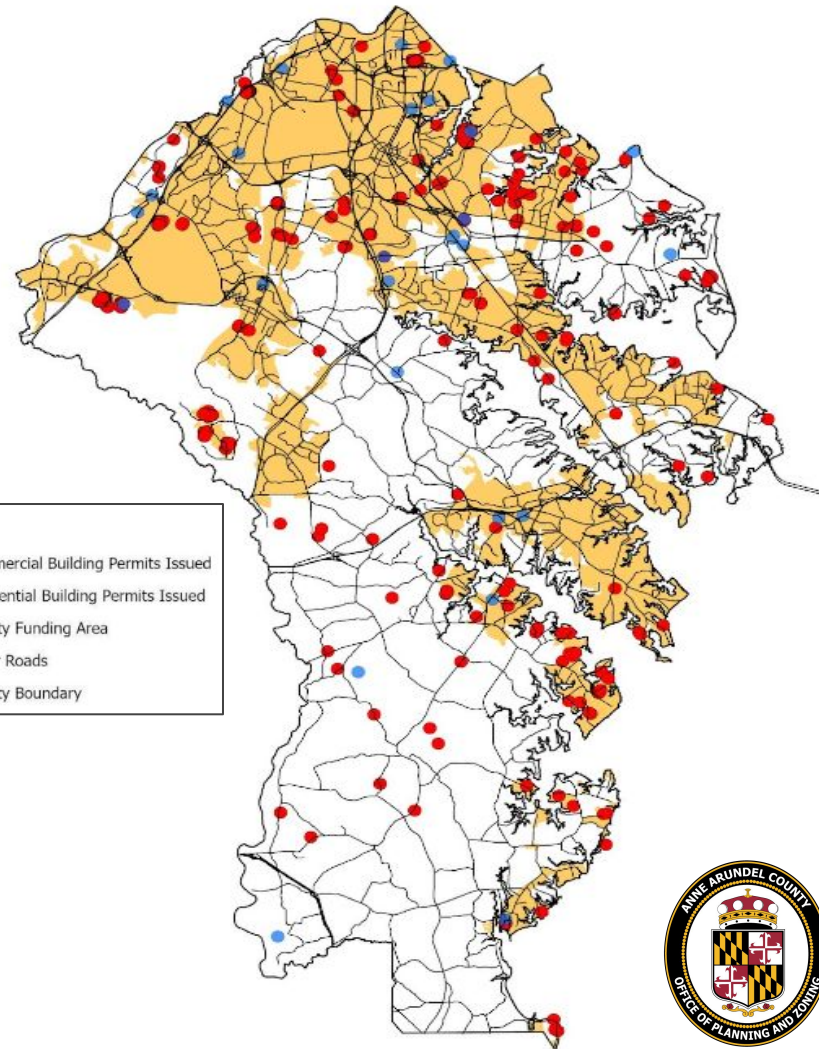
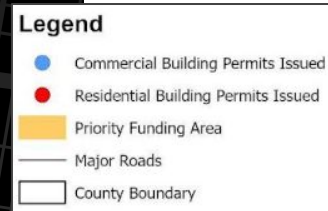
92%
Inside PFA

Residential Building Permits

- 1,063 residential building permits issued
- 920 inside the PFA
- 143 outside the PFA



87%
Inside PFA



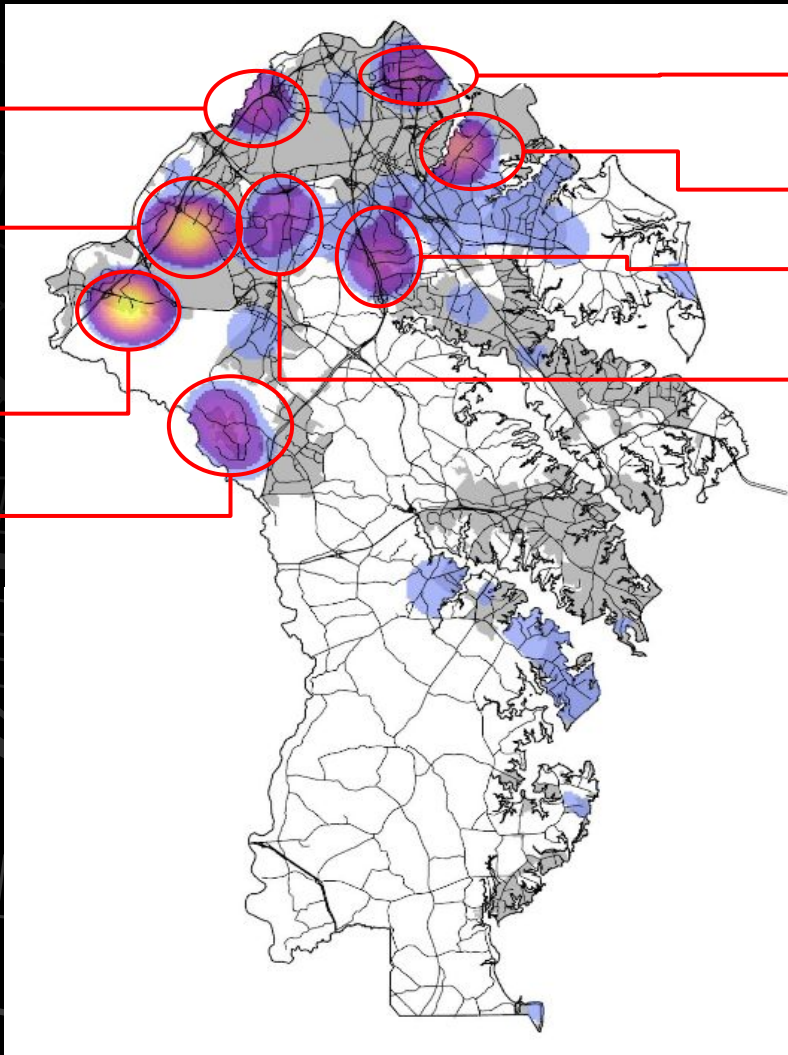
Density of Commercial and Residential Building Permits Issued in CY 2023

Ridge Road Area

Parkside

Watershed

Two Rivers



Enclave at
Arundel Hills

Tanyard Area

Watson's Glen -
Shipley's Crossing Area

MD 170 and MD 100

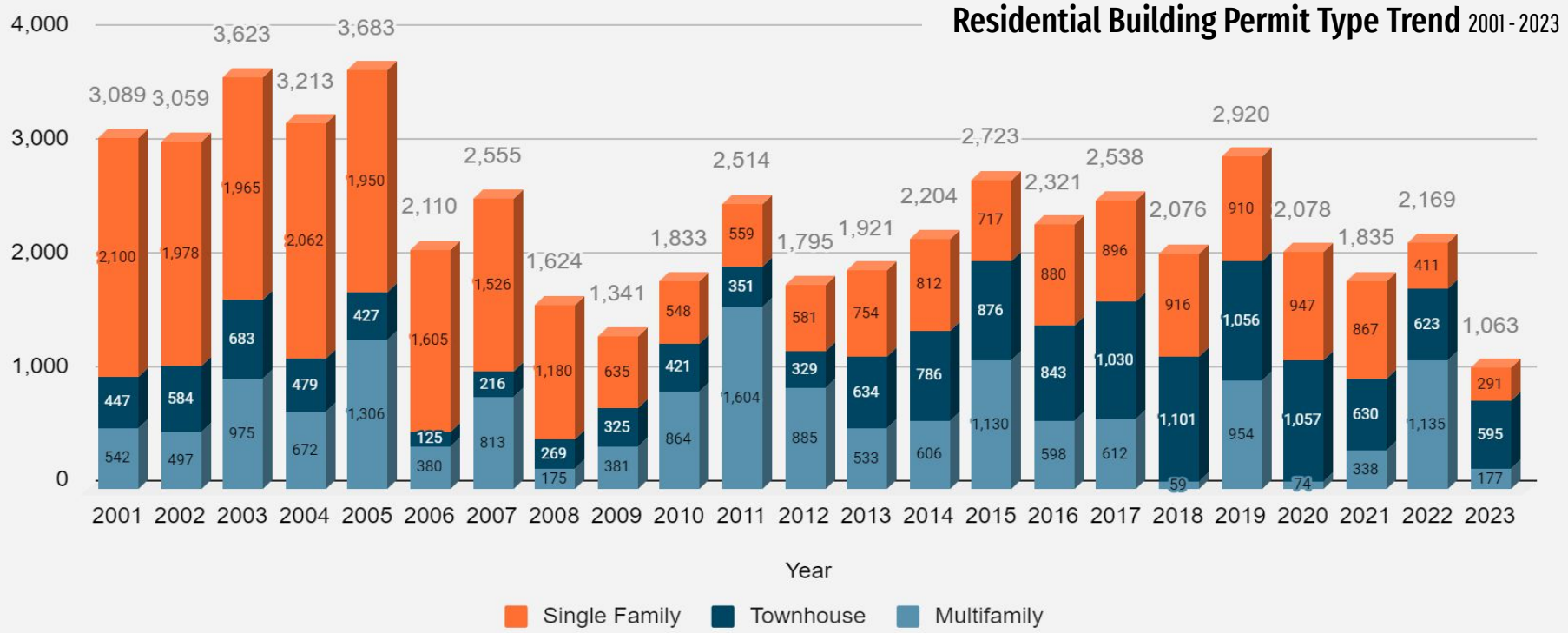


Residential Building Permits

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87%
Inside
PFA



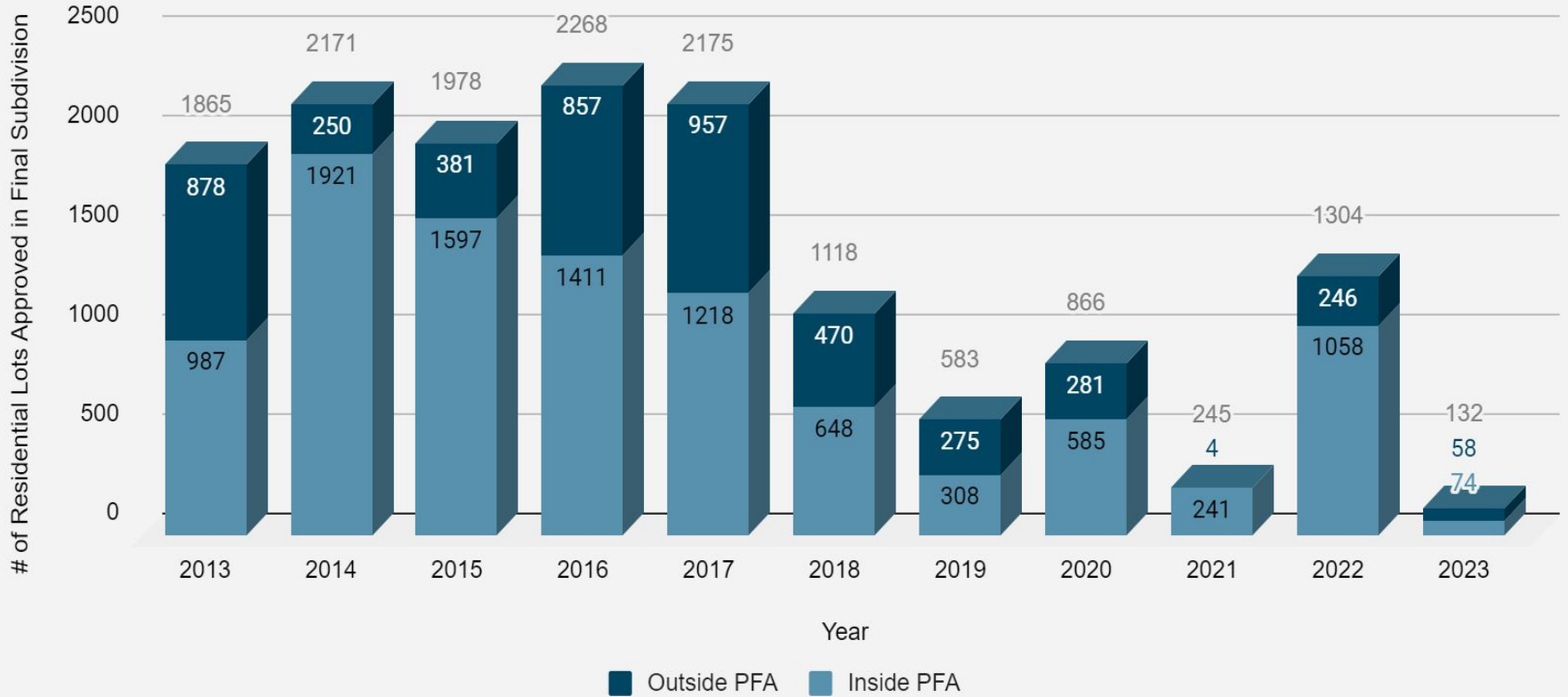
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Residential Subdivisions Approved

<u>Residential</u>	PFA	Non - PFA	Total	% PFA
# Minor Subdivisions	1	4	5	20%
# Major Subdivision	11	3	14	79%

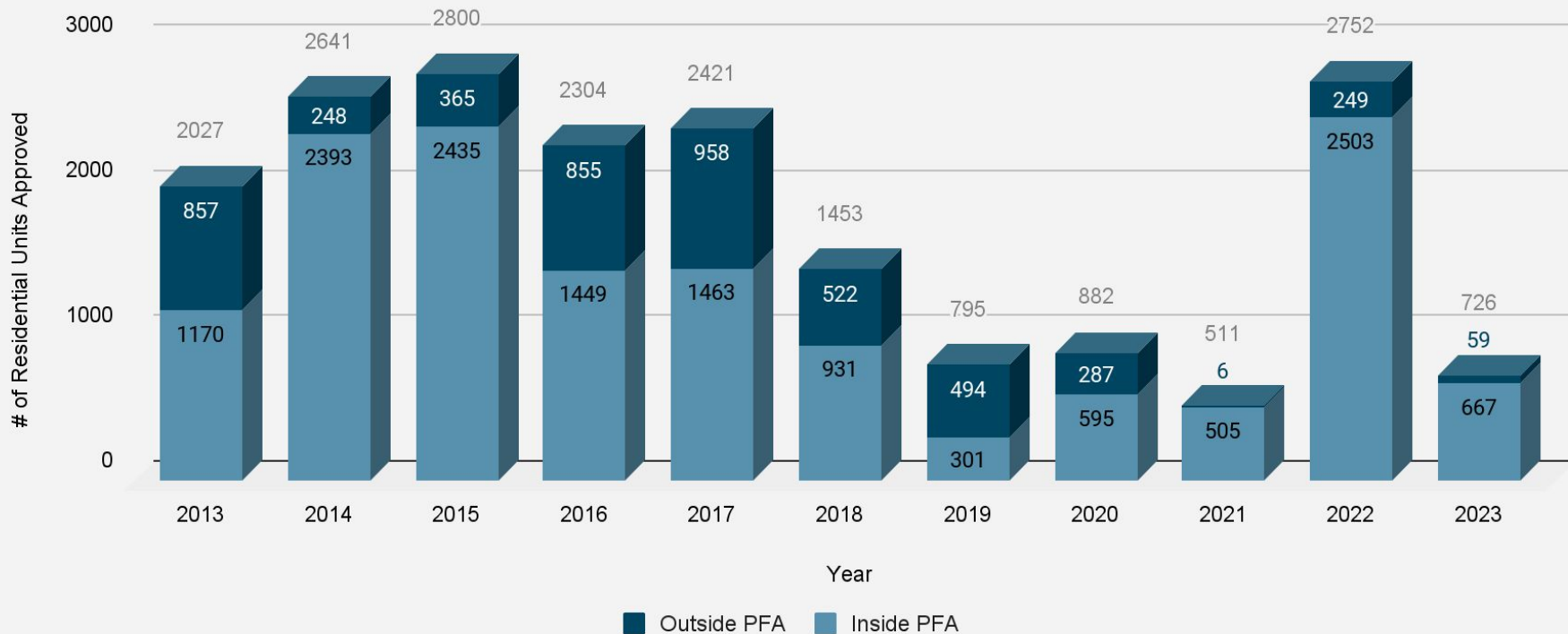


New Residential Lots Approved in Final Subdivision Plans 2013 - 2023



Residential Units

<u>Residential</u>	PFA	Non - PFA	Total	% PFA
# Units Approved	667	59	726	92%

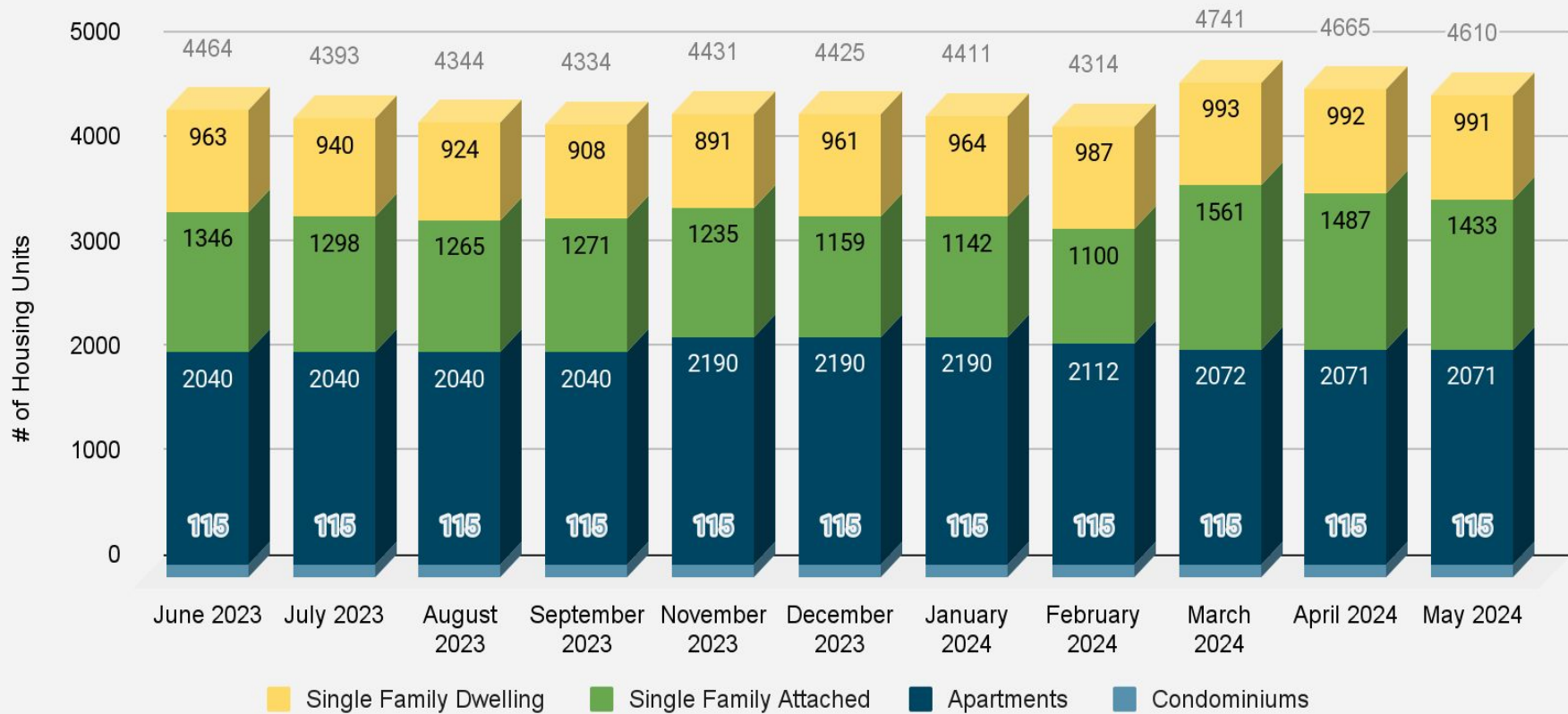


Residential Units

<u>Residential</u>	PFA	Non - PFA	Total	% PFA
# Units Constructed	940	112	1,052	89%



Residential Development Pipeline June 2023 - May 2024



Measures and Indicators

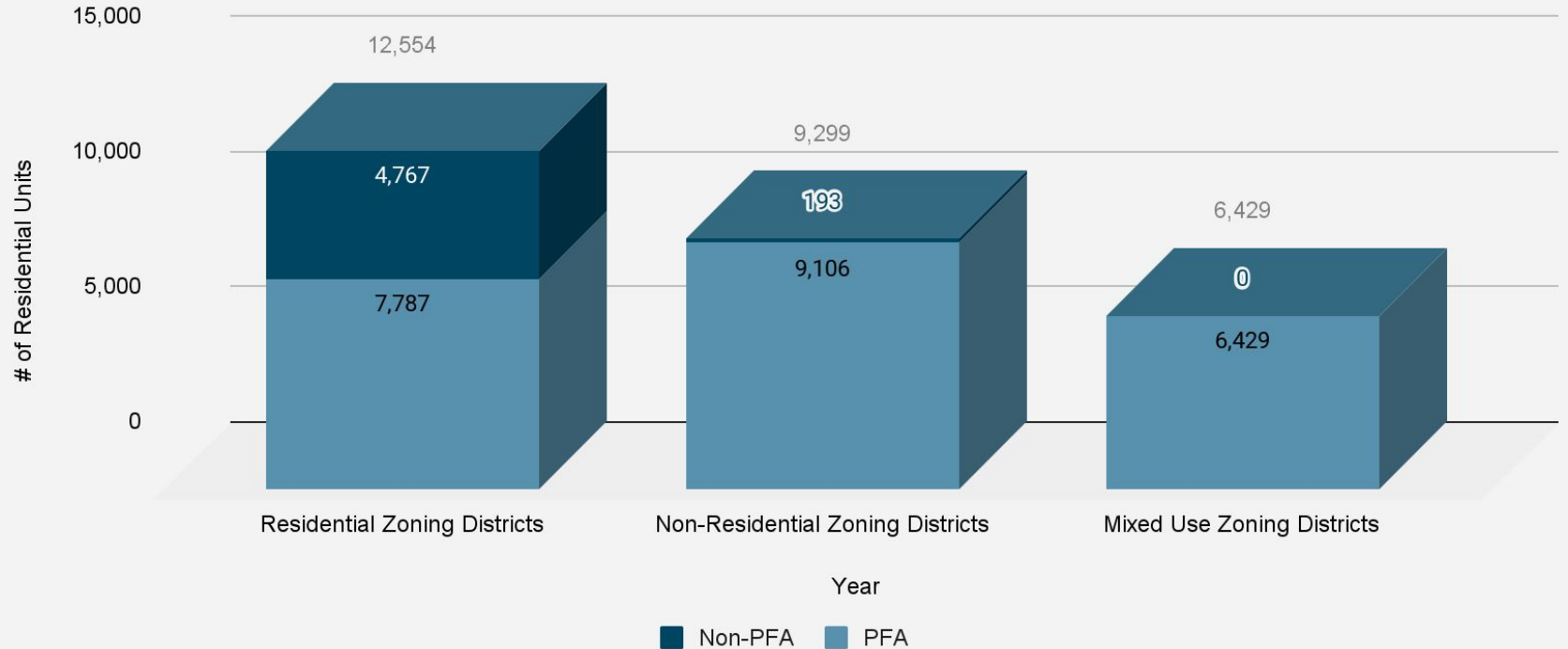
Development Capacity Analysis for 2023



Holding Capacity for Residential and Non-Residentially Zoned Land 2023

Capacity Metric	PFA	Non - PFA	Total	% PFA
Acres with Capacity	4,377 ac.	17,890 ac.	22,267 ac.	20%
Parcel & Lots with Capacity	4,435	3,656	8,091	55%
Residential Capacity (Units)	23,322	4,960	28,282	82%

Residential Unit Breakdown By Zoning District



Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database and permits database

Measures and Indicators

Non-residential Growth for 2023



Non-residential Growth 2023

<u>Commercial</u>	PFA	Non - PFA	Total	% PFA
# Permits Issued	43	6	49	88%
# Lots Approved	3	0	3	100%
Total Building Square Feet Approved (Gross)	1,140,248	0	1,140,248	100%
Total Square Feet Constructed (Gross)	1,587,456	17,506	1,604,962	98%
Total Subdivision Area (Gross Acres)	164.03	0.00	164.03	100%



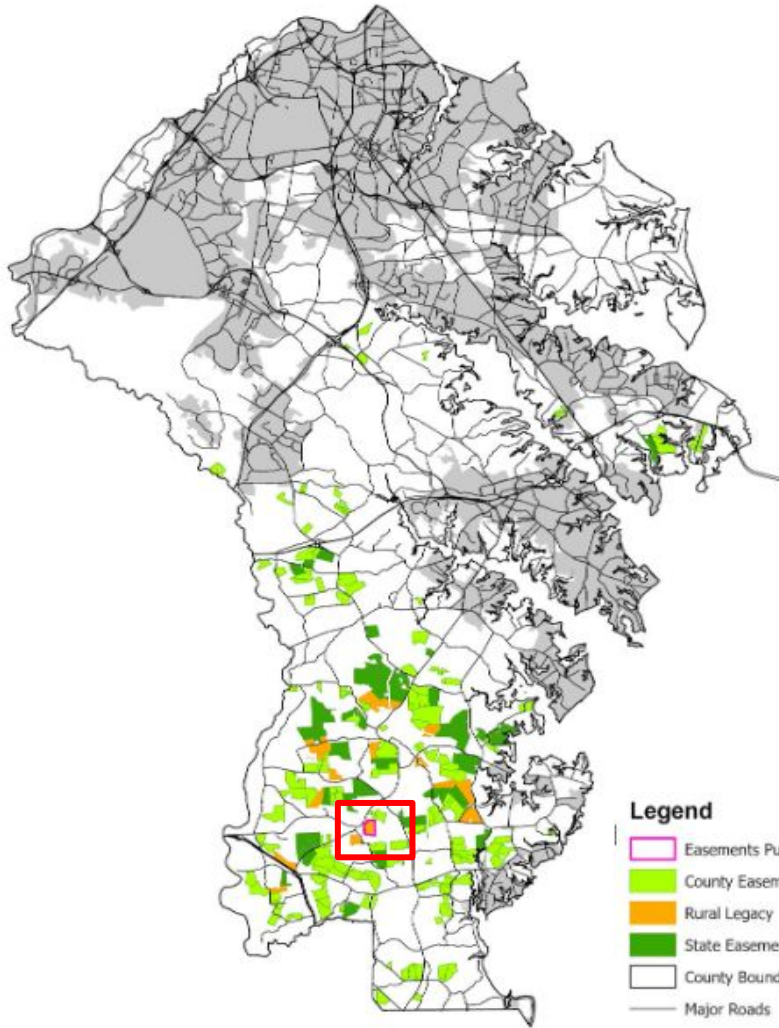
Measures and Indicators

Locally Funded Agriculture Preservation Program for 2023



Locally Funded Agriculture Preservation Program CY23

Local Preservation Program Type	Acres	Value (\$)
Agricultural and Woodland Easements	106	\$742,196
Total (CY 23)	106	\$742,196



Legend

- Easements Purchased in CY 23
- County Easement
- Rural Legacy
- State Easement
- County Boundary
- Major Roads



Measures and Indicators

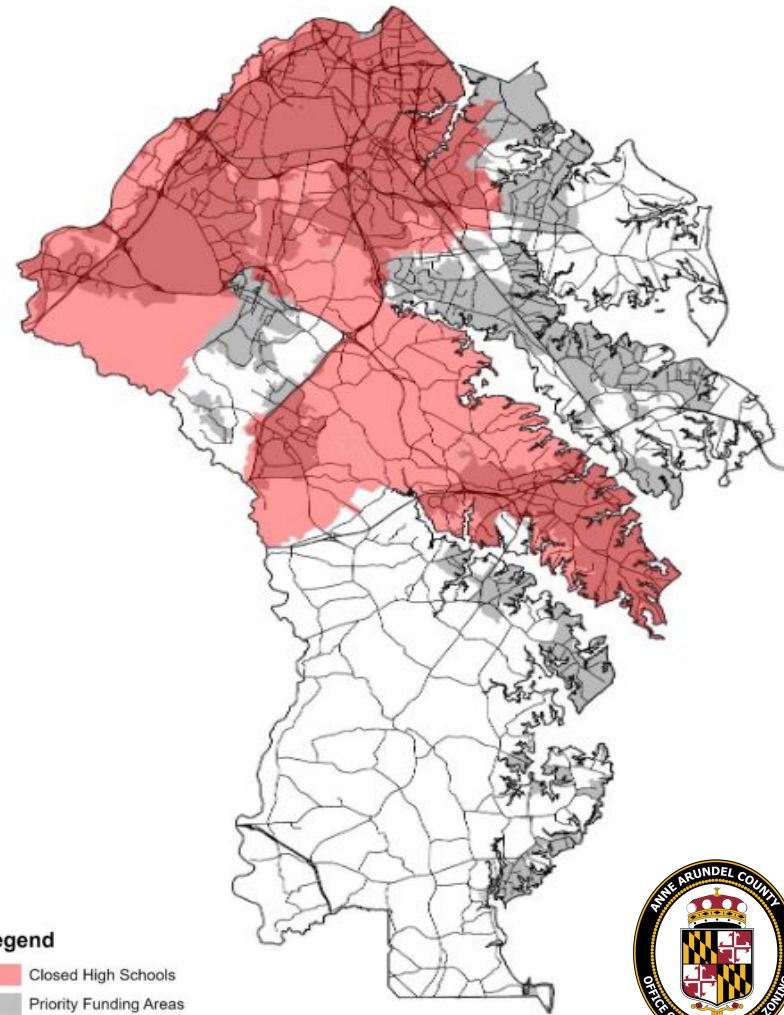
Adequate Public Facility Ordinance (APFO) Restrictions
for 2023



Adequate Public Facility Ordinance (APFO) Restrictions

High School Feeder Districts Closed to Development

- Annapolis High School
- Crofton High School
- Glen Burnie High School
- North County High School
- Old Mill High School



Legend

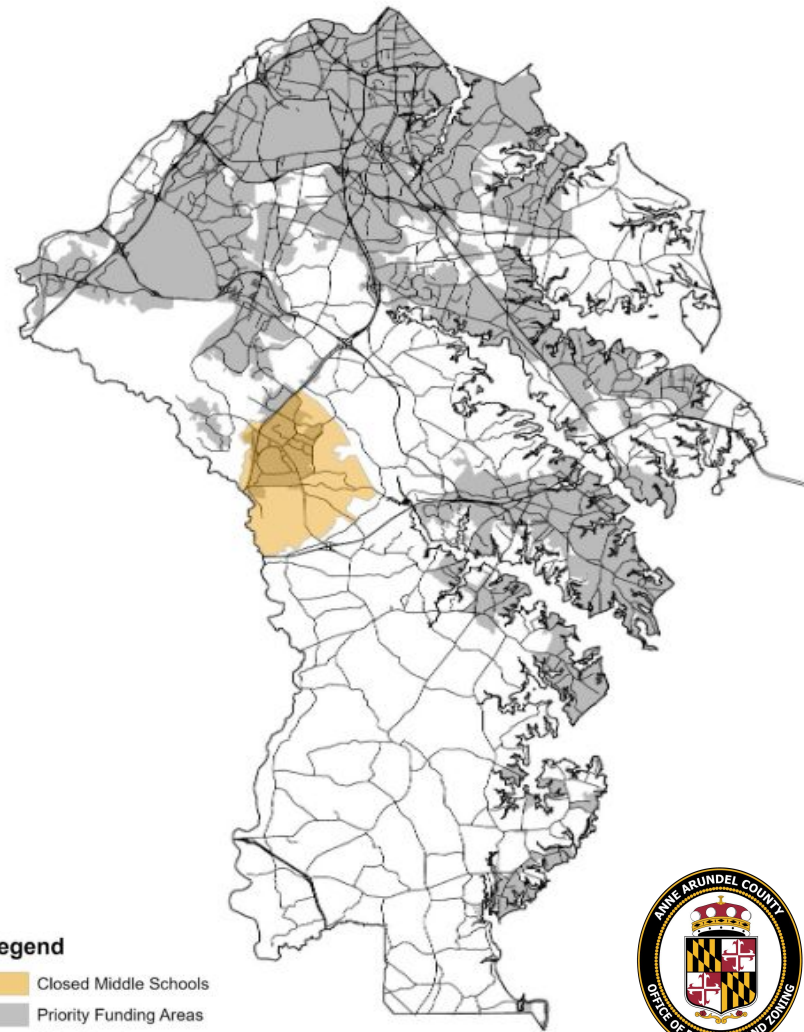
- Closed High Schools
- Priority Funding Areas
- Major Roads



Adequate Public Facility Ordinance (APFO) Restrictions

Middle School Feeder Districts Closed to Development

- Crofton Middle School



Legend

- Closed Middle Schools
- Priority Funding Areas
- Major Roads



Adequate Public Facility Ordinance (APFO) Restrictions

Elementary School Feeder Districts Closed to Development

Arundel Feeder District:

- Four Seasons ES
- Piney Orchard ES
- Waugh Chapel ES

Broadneck Feeder District:

- Belvedere ES
- Broadneck ES

Crofton Feeder District:

- Crofton ES

Meade Feeder District:

- Maryland City ES

North Country Feeder District:

- Brooklyn Park ES

Northeast Feeder District:

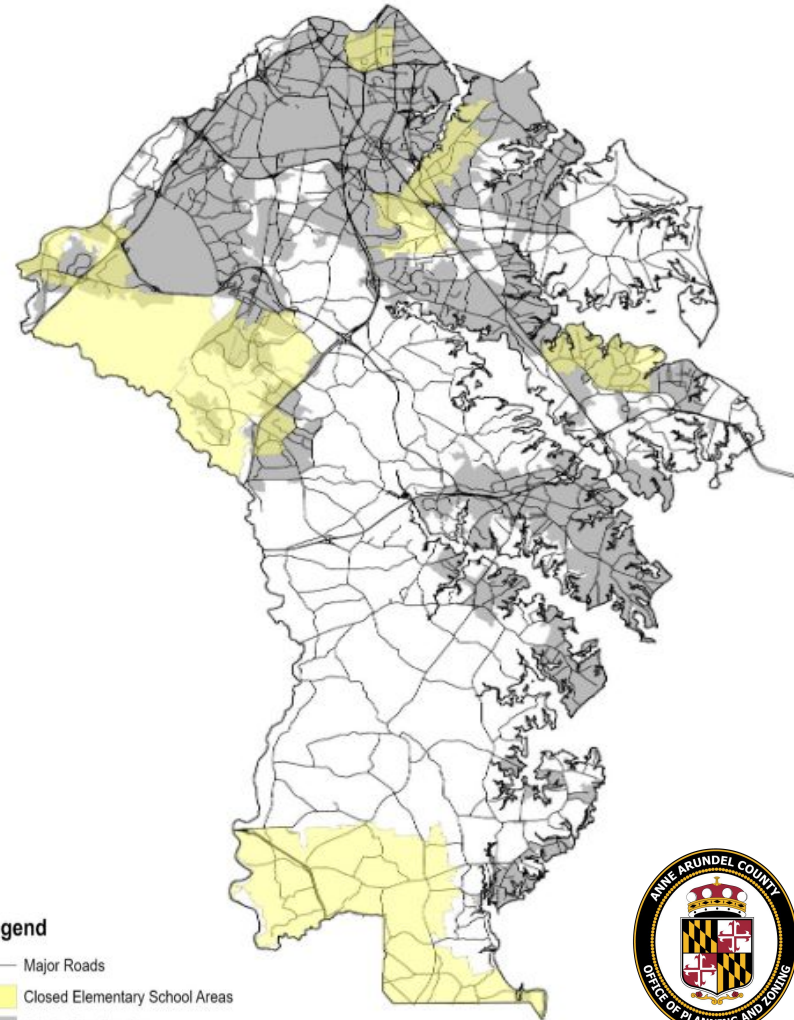
- Marley ES

Old Mill Feeder District:

- Southgate ES

Southern Feeder District:

- Tracey's ES



Legend

- Major Roads
- Closed Elementary School Areas
- Priority Funding Areas



Conclusions

Anne Arundel County's pattern of development remains consistent with its plans and programs as well as with smart growth goals.

These patterns show that the 87% of issued building permits for CY 2023 were located in the Priority Funding Area, surpassing the 80% goal

Changes to Anne Arundel County's APFO for schools has resulted in several areas of the County being opened to development and has reduced the number of projects on the schools waiting list.

The number of units approved for 2023 , 726 units, was average compared to the previous years excluding 2022.

Since 2013, the number of new residential building permits has fluctuated, and generally increased over the last 10 years. In 2023, the County issued 1,063 residential building permits, which was an 51% decrease from 2022.

The population of Anne Arundel County has steadily grown since 1970 and nearly doubled between 1970 and 2020.





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Anne Arundel County Office of Planning and Zoning
<https://www.aacounty.org/departments/planning-and-zoning/research-and-gis/>