

# 2023

## ANNUAL DEVELOPMENT MEASURES AND INDICATORS REPORT BY THE PLANNING ADVISORY BOARD

Anne Arundel County, MD



Anne Arundel County  
Office of Planning and Zoning  
Planning Division  
Research and GIS Section  
July 2024

# Contents

- Introduction 2
- Amendments and Growth Related Changes in Development Patterns 2
  - Comprehensive Plan or Plan Elements 2
  - Region Plans 2
  - Zoning Map Amendments 3
  - Zoning Text Amendments 4
  - Changes to the PFA 7
  - Infrastructure Improvements 7
  - Consistency of Growth Related Changes 8
- Measures and Indicators 9
  - Amount, Net Density, and Share of Growth Inside and Outside the Priority Funding Area 9
  - Locally Funded Agriculture Preservation Program 13
  - Local Land Use Goal 13
  - Development Capacity Analysis (DCA) 14
  - Adequate Public Facility Ordinance (APFO) Restrictions 15
- Planning Survey Questions 16
- Growth Trends 17
- Conclusion 23
- Appendix – Maps 24

## Introduction

The annual report is required under the Land Use Article (§ 1-207 and § 1-208) of the Annotated Code of Maryland. The statute requires local planning commissions to prepare an annual report that addresses growth and development by reporting comprehensive plan and zoning changes, growth-related infrastructure improvements, and development in various stages of completion.

Section 1-207(b) of the Maryland Land Use Article requires that each county or municipal Planning Commission/Board approve an Annual Report for the Reporting Year 2022. In addition, the Annual Report must be filed with the local legislative body (Anne Arundel County Council) and the Maryland Department of Planning no later than July 1, 2024.

This report addresses these issues in Anne Arundel County during the calendar year of 2023 and builds on previous reports.

## Amendments and Growth Related Changes in Development Patterns

This section provides an overview of any significant changes in development patterns or programs and policies that impact development patterns.

### Comprehensive Plan or Plan Elements

The Anne Arundel County Council adopted the updated Comprehensive Plan, Plan2040 in May 2021. Plan2040 was developed through an extensive public engagement process over three years. Plan2040 was reviewed by the Maryland Department of Planning, Maryland Department of the Environment, and Maryland Department of Transportation for compliance with State requirements. Plan2040 includes an updated Planned Land Use Map, Growth Tiers Map, and sections on development regulations, water resources, sensitive resources, transportation, mineral resources, priority preservation areas, housing, and climate change. Plan2040 addresses equity in policies throughout the entire plan. Plan2040 received the Maryland Sustainable Growth award for Sustainable Communities in December 2021.

Plan2040 continues Anne Arundel County's growth management policies of promoting development in specified targeted areas, conserving land in rural and environmentally sensitive areas and supporting existing neighborhoods. It also strengthens policies to improve multimodal mobility.

### Region Plans

One of the most significant implementation recommendations in Plan2040 was for the preparation of Region Plans to address unique needs in different areas of the County and provide more opportunity for residents to participate in planning for the future of their communities. Plan2040 established nine regions and a schedule for implementation that split the regions into three groups.

- Draft plans for Regions 2, 4, and 7 and comprehensive zoning updates were reviewed by the Planning Advisory Board in 2023. These three region plans and their comprehensive zoning packages will be introduced for County Council review in 2024.
  - Region 2 includes the communities of Jessup, Annapolis Junction, Laurel, Maryland City, and Fort Meade.

- Region 4 includes the communities of Gibson Island, Pasadena, Severna Park, Arnold, Cape St. Claire, and the Broadneck Peninsula.
- Region 7 includes the communities of Riva, Parole, Annapolis Nick, Bay Ridge, and Highland Beach.
- The planning process for Regions 1, 3, and 9 was initiated in 2023 with public outreach, the appointment and meetings of a Stakeholder Advisory Committee, and accepting applications from property owners for comprehensive zoning changes
  - Region 1 is the County's northernmost region and includes the communities of Brooklyn Park, Linthicum Heights, Curtis Bay, Ferndale, BWI Airport, Harmans, and parts of Hanover.
  - Region 3 encompasses Glen Burnie, Severn, and parts of Millersville.
  - Region 9 is the southern portion of the County along the Chesapeake Bay. This region stretches from Edgewater to North Beach and is bound by MD 2 to the west. It includes the Mayo Peninsula, Galesville, West River, Shady Side, Churchton, Deale, Tracy's Landing, North Beach, and parts of Edgewater and Friendship.
- The third set of region plans (Regions 5, 6 and 8) are anticipated to commence in 2024. Map 1 illustrates the Region Plan Areas in Anne Arundel County.

### Town Center Master Plans

Anne Arundel County has updated the Master Plans for the Parole Town Center and Odenton Town Center. The Town Centers are the most urban Targeted Growth Areas in the County. Both Town Center Plan updates incorporate updated Code requirements, design guidelines, and recommendations for multi-modal transportation, parks, and amenities to promote development of complete communities. The Parole Town Center Master Plan Update was adopted by the County Council in October 2023. The Odenton Town Center Master Plan Update was introduced for County Council review in November 2023 and adopted in February 2024.

### Zoning Map Amendments

In CY2023, there was one Administrative Zoning Amendment, as seen on Table 1-1. Map 2 shows the current locally approved zoning map for Anne Arundel County.

**Table 1-1 – Summary of Administrative Zoning Amendments in 2023**

Tax Account Number	Case Number	Approval Date	Old Zone	New Zone	Acreage
500090066856	2023-0018-R	4/27/2023	C3, R1 & OS	C3	1.9 AC TOTAL SITE AREA  APPROX 6,183 SF of OS & 36,995 SF of R1

**Zoning Text Amendments**

The following zoning text amendments were adopted in CY2023.

**Table 1-2 – Summary of Zoning Text Amendments in 2023**

<b>Bill No.</b>	<b>Topic</b>	<b>Description</b>
1-23	<b>Uses &amp; Structures – Temporary Uses - Outdoor Dining</b>	Emergency bill to amend the termination date of Bill 83-21 to extend temporary use authorization for outdoor seating at restaurants.
3-23	<b>Religious Facilities in SB District</b>	Allow religious facilities as a permitted use in the SB zone.
6-23	<b>Accessory Dwelling Units</b>	Revises conditional use requirements for ADUs and allows a detached ADU on a lot with a single family dwelling.
9-23	<b>Extension of School APF Requirements</b>	Provisions in 17-5-501 et al. are set to expire on 5/1/23. The Bill will extend those provisions until 9/1/23.
10-23	<b>Exemption of Water Quality Improvement Projects from Certain Code Requirements</b>	Exempt environmental restoration projects from 17-6-401 to 405 to allow disturbance to wetland, stream, steep slopes, floodplain without the need to seek Modification approval.
11-23	<b>Mixed Use Districts – Use Categories</b>	Revises how a few select uses in MXD zones are categorized for the purpose of mixed use requirements

<b><u>Bill No.</u></b>	<b><u>Topic</u></b>	<b><u>Description</u></b>
15-23	<b>Business Complexes in Residential Districts</b>	Allow a business complex in R1 as a Conditional use if the site is owned by a govt entity or volunteer organization and provides first responder emergency services.
18-23	<b>Water/Sewer Map Amendments</b>	3 individual water and/or sewer map amendments to move properties from No Public Service or Future categories to Planned Service category to allow connection.
21-23	<b>Housing for Elderly of Moderate Means</b>	Revises conditional use requirements to align with federal regulations for developments using government funds.
22-23	<b>Digital Zoning Layer</b>	Establishes parameters and procedures under which OPZ can update the digital zoning layer.
52-23	<b>School APF Requirements</b>	Revises School APF requirements including preparation of School Utilization Chart to address capacity constraints and frequent school closures; adds new "adjacent feeder" criteria for School APF testing; exempts workforce housing from School APF test.
53-23	<b>Solar Energy Facilities</b>	Revise Art. 18 requirements for solar facilities to facilitate goals of encouraging solar development on brownfields, rooftops, and County properties and to minimize impacts on agricultural lands.
56-23	<b>Cannabis</b>	Provides allowances for medical and recreational cannabis license holders in accordance with State HB 556; changes SE uses to conditional uses and removes a number of the requirements.
62-23	<b>Zoning - Farm Dual Uses</b>	Defines a "farm dual use" to include various commercial / light industrial uses and allows as a conditional use on farms in the RA and RLD districts.
63-23	<b>Agricultural Buildings</b>	Allows additional exemptions from certain permitting requirements for Agricultural Buildings.

<b><u>Bill No.</u></b>	<b><u>Topic</u></b>	<b><u>Description</u></b>
64-23	<b>Parole Town Center Master Plan</b>	Revisions and update to the Parole Town Center master plan and regulations.
65-23	<b>Critical Area Growth Allocation</b>	Growth allocation to change a portion of the Galesville Market property from LDA to IDA. Will allow subdivision of the parcel and greater impervious area to facilitate renovation of the historic market.
69-23	<b>Amendments to Comprehensive Zoning Ordinance</b>	Amends 18-2-108 to establish requirements and procedures for notice and signs regarding amendments to comprehensive zoning legislation.
73-23	<b>SDP Exemptions</b>	Amend 17-4-101 (3) to increase the floor area and impervious limit criteria used in the Administrative Decision process.
76-23	<b>Building Permit Exemptions - Detached Accessory Structures</b>	Amends 105.2.1.1 of the Building Code to further define the types of detached accessory structures, and the height and floor area, that are exempt from building permit requirements, structures in the Critical Area being excepted.
77-23	<b>Natural Wood Waste Recycling (NWWR) Facilities - Conditional and SE Uses</b>	Amends 18-10-141 and 18-11-135 to allow expansion of a NWWR facility onto adjacent R1 zoned property with no AHO approval or SE required, and reduces the forest conservation requirements in such cases.
83-23	<b>Workforce Housing and Housing for Elderly of Moderate Means - Parking and Conditional Uses</b>	Amends Art. 18 to reduce parking requirements for WFH and increase allowable coverage by structures and parking for WFH and HEMM developments.
85-23	<b>Temporary Uses - Outdoor Dining</b>	Emergency bill to amend the termination date of Bill 1-23 to extend temporary use authorization for outdoor seating at restaurants until June 1, 2024.
88-23	<b>Accessory Structures in Front Yards</b>	Amends 18-1-101, 18-2-204, 18-2-301 to define a corner lot, through lot, and corner through lot and clarifies what is treated as a front yard for purposes of locating an accessory structure.

## Changes to the PFA

There were no changes to the Priority Funding Area boundary in 2023.

## Infrastructure Improvements

### 1. Water and Sewer plan changes

There were no Master Water and Sewer Plan amendments adopted in 2023.

### 2. Major Transportation projects

The following transportation projects were completed in 2023:

- Riva Road at Governor Bridge Road - This project constructed road improvements, consisting of a new traffic signal at Riva Road and Governor Bridge Road, and intersection improvements at the intersection of Glen Isles Road, to improve traffic operations and safety for vehicles, bicyclists, and pedestrians.
- Harwood Road Bridge over Stocketts Run - This project reconstructed the existing bridge on Harwood Road over Stocketts Run to correct existing deficiencies, substandard approach road and bridge deck geometry.
- Brock Bridge Road/Little Patuxent Bank - This project stabilized and reclaimed the southern bank of the Little Patuxent River along Brock Bridge Road just west of the bridge over the river.
- River Drive Stone Retention - This project constructed approximately 1,000 feet of new stone retention at two reaches of shoreline along River Drive in the Bay Ridge Community of Annapolis to replace portions of deteriorated seawall. It also included storm drain improvements and road reconstruction.

### 3. New or expanded schools

The following table lists all new and expanded school projects that were completed in 2023. It also quantifies the impact of these changes on each school's State Rated Capacity.



**Table 1-2 – School Improvement Projects in 2023**

School Name	Level	Address	ZIP	State Rated Capacity					
				Existing	Opening	Change	Type	Completion Date	PFA
Hillsmere	ES	3052 Arundel on the Bay Rd, Annapolis, MD	21403	463	506	+43	Replacement School	Aug-23	YES
Rippling Woods	ES	530 Nolfield Dr, Glen Burnie, MD	21061	623	773	+150	Replacement School	Dec-23	YES
Quarterfield	ES	7967 Quarterfield Rd, Severn, MD	21144	463	585	+122	Replacement School	Dec-23	YES
Meade Heights	ES	1925 Reece Rd, Fort Meade, MD	20755	481	616	+135	Kindergarten Addition	Aug-23	YES

### Consistency of Growth Related Changes

Development related changes including zoning changes, capital projects, new subdivisions, new public facilities, priority funding areas, and water/sewer map amendments are reviewed for consistency with adopted plans. Public facility improvements must be consistent with development that is planned.

The review process for subdivision plans, development plans and map amendments involves finding consistency with adopted plans of Anne Arundel County such as the General Development Plan; the Land Preservation, Parks and Recreation Plan; the Water and Sewer Master Plan; Educational Facilities Master Plan; and other strategic or functional plans.

The adopted plans of adjoining jurisdictions are received and reviewed for consistency with the County’s plans and vice versa. All changes in development patterns are consistent with adjoining jurisdictions. All changes in development patterns are consistent with State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the County’s Plan.

### Planned Improvements to the Planning and Development Processes

Plan2040 includes a number of recommendations to improve the planning and development process in Anne Arundel County. A list of recommendations is provided in the Built Environment chapter in strategy BE1.1.a. These include:

- Reforming the County Zoning Code for clarity and consistency
- Reforming the Mixed Use Zoning district to promote quality design and connectivity
- Streamlining development review for projects in targeted areas
- Revising cluster subdivision regulations to more effectively protect open space and the environment

Implementation of the Plan2040 Goals, Policies and Strategies can be monitored through the [Plan2040 Annual Progress Report](#).

## Measures and Indicators

In 2009, the State of Maryland enacted the “Smart, Green, and Growing - Annual Report - Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions” legislation (SB 276/HB 295). Annual reports for development activity during the previous calendar year are to be adopted by the planning commission and filed with the local legislative body before July 1 of each year. In order to satisfy the requirements in the legislation, in addition to the existing requirements, the annual report examines and reports on several measures and indicators.

The Measures and Indicators section of the annual report requirement is required for jurisdictions that issued more than 50 residential building permits for the calendar year of the report. In 2023, Anne Arundel County issued 1,063 residential building permits, 87% of which were inside the Priority Funding Area (PFA).

Map 3 shows the location of new residential and commercial building permits issued in CY2023 with respect to the County’s PFA. Map 4 illustrates the density of residential building permits issued in CY2023. Map 5 illustrates new subdivisions that were approved relative to the County’s PFA.

**Table 2-1: New Residential Permits Issued (Inside and Outside the PFA)**

<b><u>Residential</u></b>	<b>PFA</b>	<b>Non-PFA</b>	<b>Total</b>
<b># Permits Issued</b>	920	143	1,063

## Amount, Net Density, and Share of Growth Inside and Outside the Priority Funding Area

This section reports on the amount of residential and non-residential development that is happening inside and outside of the PFA.

The majority of the residential development that was built in Anne Arundel County occurred inside the County’s PFA. In 2023, approximately 87% of residential building permits were issued inside the PFA and approximately 92% of residential construction occurred within the PFA. Fifty-six percent (56%) of approved residential lots were within the county’s PFA within 12 subdivisions.

Although the County does not have a way to specifically track redevelopment in its building permit database, the number of residential demolition permits issued can be an indicator of possible areas of redevelopment. In 2023, there were a total of 49 residential demolition permits issued, 76% of which were inside the PFA.

**Table 2-2A: Amount of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	667	59	726
# Units Constructed	940	112	1,052
# Minor Subdivisions Approved	1	4	5
# Major Subdivisions Approved	11	3	14
Total Approved Subdivision Area (Gross Acres)	100	209	309
# Lots Approved	74	58	132
Total Approved Lot Area (Net Acres)	65	160	225
# Units Demolished	37	12	49

The majority of new non-residential growth in Anne Arundel County is located within the PFA. Eighty-eight percent (88%) of commercial and industrial building permits issued by the County were inside the PFA in 2023. One hundred percent (100%) of the non-residential lots approved in 2023 were inside the PFA.

**Table 2-2B: Non-residential Growth Inside and Outside the PFA**

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	43	6	49
# Lots Approved	3	0	3
Total Building Square Feet Approved (Gross)	1,140,248	0	1,140,248
Total Square Feet Constructed (Gross)	440,658	13,218	453,876

As in most previous years, the majority of residential growth in Anne Arundel County happened inside the PFA. This growth inside the PFA has less of an impact on land resources than growth outside of the

PFA. Ninety-two percent (92%) of the units approved were inside of the PFA, while only 32% of the total development area (total approved subdivision area) was inside the PFA. Development inside the PFA tends to be on smaller lots and more concentrated (e.g. townhouses) than development outside the PFA (e.g single family homes on 2-5 acre lots), meaning it takes less land area to accommodate more growth inside the PFA.

**Table 2-3: Amount of Residential Growth (Inside and Outside the PFA)**

<b><u>Residential</u></b>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># Permits Issued</b>	920	143	1,063
<b># Units Approved</b>	667	59	726
<b># Units Constructed</b>	940	112	1,052
<b>Total Approved Subdivision Area (Gross Acres)</b>	99.89	208.61	308.50
<b># Lots Approved</b>	74	58	132

The net density of residential development inside the PFA is 10.26 du/acre. This calculation reflects only acreage associated with residential developed parcels. Gross density includes all land within a subdivision, such as common areas and roads. If density is calculated based on the gross density of subdivisions, the density inside the PFA is 6.68 du/acre. The net density of residential parcels outside the PFA is 0.37 du/acre, while the gross density is 0.28 du/acre.

**Table 2-4: Net Density of Residential Growth (Inside and Outside the PFA)**

<b><u>Residential</u></b>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b># Units Approved</b>	667	59	726
<b>Total Approved Lot Size (Net Acres)</b>	65	160	225

Approximately 92% of new units approved in 2023 occurred within the PFA. This is a slightly higher percentage than in CY 2022 (91%), and exceeds the County’s 80% goal. Residential building permits exceeded the County’s 80% goal, with 87% of new residential building permits issued falling inside the PFA.

**Table 2-5: Share of Residential Growth (Inside and Outside the PFA)**

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	667	59	726
% of Total Units (# Units/Total Units)	92%	8%	

Eighty-eight percent (88%) of commercial and industrial building permits issued by the County were inside the PFA in 2023. One hundred percent (100%) of the non-residential lots approved in 2023 were located inside the PFA. One hundred percent (100%) of the approved square footage of new non-residential development was located inside the PFA in 2023. The following tables show detailed information about non-residential development in 2023.

**Table 2-6: Amount of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	43	6	49
Total Building Square Feet Approved (Gross)	1,140,248	0	1,140,248
# Lots Approved	3	0	3
Total Subdivision Area (Gross Acres)	164.03	0.00	164.03

**Table 2-7: Net Density of Commercial Growth (Inside and Outside the PFA)**

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	1,140,248	0	1,140,248
Total Lot Size (Net Acres)	160.25	0.00	160.25

**Table 2-8: Share of Commercial Growth (Inside and Outside the PFA)**

Commercial	PFA	Non – PFA	Total
<b>Total Building Square Feet Approved (Gross)</b>	1,140,248	0	1,140,248
<b>% of Total Building Sq. Ft.  (Total Bldg. Sq. Ft./Total Sq. Ft.)</b>	100.00%	0.00%	

### Locally Funded Agriculture Preservation Program

There was one new area of preserved land in the calendar year 2023 under the County’s Agricultural and Woodland Preservation Program. The County’s total preserved acres is 14,189 acres (including MALPF, Rural Legacy, and the County’s Agricultural and Woodland Preservation Program). Map 6 illustrates protected lands in Anne Arundel County.

**Table 2-9: Locally Funded Agricultural Land Preservation**

Local Preservation Program Type	Acres	Value (\$)
<b>Rural Legacy Easements</b>	106	\$742,196
<b>Total</b>	106	\$742,196

### Local Land Use Goal

Anne Arundel County’s goal is for 80% of new development to occur within the PFA. While there is some variation from year to year, the County is close to achieving this goal overall with a five year average of 77% for new residential permits inside the PFA, a three percent increase from the previous five year period. In CY 2023, 87% of new residential permits and 88% of non-residential permits were issued inside the PFA.

Land use and development policies established within the County’s General Development Plan, Water and Sewer Master Plan, Land Preservation, Parks and Recreation Plan, and other master plans promote and facilitate this continued trend in maintaining this goal. Plan2040 included an update to the Development Policy Areas map that identifies Targeted Development, Redevelopment, and Revitalization Areas. Plan2040 land use, transportation, and infrastructure policies promote focusing future development in these Targeted Areas, which are smaller and more concentrated than the PFA.

Funding is the necessary resource for infrastructure improvements within the PFA. This is addressed annually through the County's six-year Capital Budget and Improvement Program and State funding sources.

The County uses three easement acquisition programs: the Maryland Agricultural Land Preservation Foundation, the County's Agricultural and Woodland Preservation Program, and the Rural Legacy Program to implement land preservation outside of the PFA. Other mechanisms including land use policies, zoning, marketing, and public outreach are also used.

### Development Capacity Analysis (DCA)

Anne Arundel County maintains and updates a residential development capacity analysis (DCA). Over the last two years, OPZ developed a new holding capacity model. The new model incorporates several look-up tables, stored procedures in SQL Server, GIS models and Python scripts in ArcGIS Pro to calculate residential holding capacity. A detailed QA/QC process was also undertaken and the model was further refined as a result. The Anne Arundel County approach is generally consistent with the Models and Guidelines document published by the Maryland Department of Planning. The current model is able to be updated based on changes to plans and policies that would impact holding capacity in the County.

An updated DCA was completed in 2024, which reflects 2023 base data. The model addresses potential for capacity for residential development on vacant parcels as well as existing developed areas with redevelopment potential. The new model also estimates residential development potential in mixed use and non-residential zoning districts, which is a change from previous methods where residential capacity was reported for residential zoning districts only.

The model accounts for undevelopable land, such as publicly owned lands, easements, and environmental constraints. It also incorporates zoning, sewer service, and critical area designation into density yield calculations. Yields were calculated based on recent approved residential and mixed use projects. Yields were applied based on zoning district, Critical Area Overlay designation, and sewer service to estimate residential development capacity of parcels. Properties were identified as having potential for redevelopment if the assessed value of improvements was less than half the assessed value of the land.

Anne Arundel County has the capacity for an additional 28,282 units countywide, with 82% of that capacity within the PFA. While the majority of acres with capacity are located outside of the PFA, most of the capacity for new units is inside the PFA, reflecting higher density yields inside the PFA. Forty-four percent of the residential capacity is within residential zoning districts (RA - R22), 33% is in non-residential zoning districts that allow residential uses (C zones), and 23% is within mixed use zoning districts (TC, MXD, districts in Odenton and Parole Town Centers).

**Table 2-10: Holding Capacity for Residential and Non-Residentially Zoned Land**

<b>Total Parcels &amp; Lots with Residential Development Capacity</b>	<b>PFA</b>	<b>Non-PFA</b>	<b>Total</b>
<b>Acres with Capacity</b>	4,377	17,890	22,267
<b>Parcel &amp; Lots with Capacity</b>	4,435	3,656	8,091
<b>Residential Capacity (Units)</b>	23,322	4,960	28,282

**Table 2-11: Holding Capacity**

<b>Residential Development Capacity</b>	<b>PFA</b>	<b>Non-PFA</b>	<b>Total</b>
<b>Residential Capacity (Units) in Residential Zoning Districts</b>	7,787	4,767	12,554
<b>Residential Capacity (Units) in Non-Residential Zoning Districts</b>	9,106	193	9,299
<b>Residential Capacity (Units) in Mixed Use Zoning Districts</b>	6,429	0	6,429

### Adequate Public Facility Ordinance (APFO) Restrictions

Anne Arundel County’s Adequate Public Facilities Ordinance (APFO) seeks to enable the County to provide adequate public schools, roads, and other infrastructure facilities in a timely manner and achieve General Development Plan growth objectives. It applies to water and sewerage, roads, schools, and other infrastructure. Each project that goes through the development process is tested for each of these APFO standards.

The only APFO restrictions that are in place for current development projects are related to schools. In 2023, changes to the County’s APFO law<sup>1</sup> allowed adjacent public school feeder districts to accommodate new developments. The result is that there were very few new developments added to the school waiting list during the reporting period and many projects were removed from the school waiting list. As of December 31, 2023, six high schools are closed to additional development for the 2024 school year. These include: Annapolis, Crofton, Glen Burnie, Meade, North County, and Old Mill

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<sup>1</sup> Bill 52-23, adopted by the County Council on July 3, 2023, added a definition of “affordable housing”; added certain requirements and exemptions of workforce housing and affordable housing for passing the adequacy of public facilities tests; amended the timelines for preparing a school utilization chart; amended the test for school capacity by requiring schools with enrollment at or greater than 100% of the State-Rated Capacity to be listed as closed on the annual school utilization chart; and amended the method for determining projected enrollment of a school.



High Schools. Crofton Middle School is closed for the 2024 school year. A total of 11 elementary schools are currently closed. Three (3) elementary schools are closed in the Arundel feeder district. Two (2) elementary schools are closed in the Broadneck feeder district. One elementary school is closed in each of the following high school feeder districts: Crofton, Glen Burnie, Meade, North County, Old Mill, and Southern. Maps 7 through 9 show the closed areas for High, Middle, and Elementary Schools.

For the restricted schools, projects remain on a waiting list until capacity is available or six (6) years has lapsed, whichever comes first. In addition, there are upcoming CIP projects to relieve capacity constraints and the Board of Education has embarked on a school redistricting process for the northern part of the County, which may also relieve capacity constraints.

## Planning Survey Questions

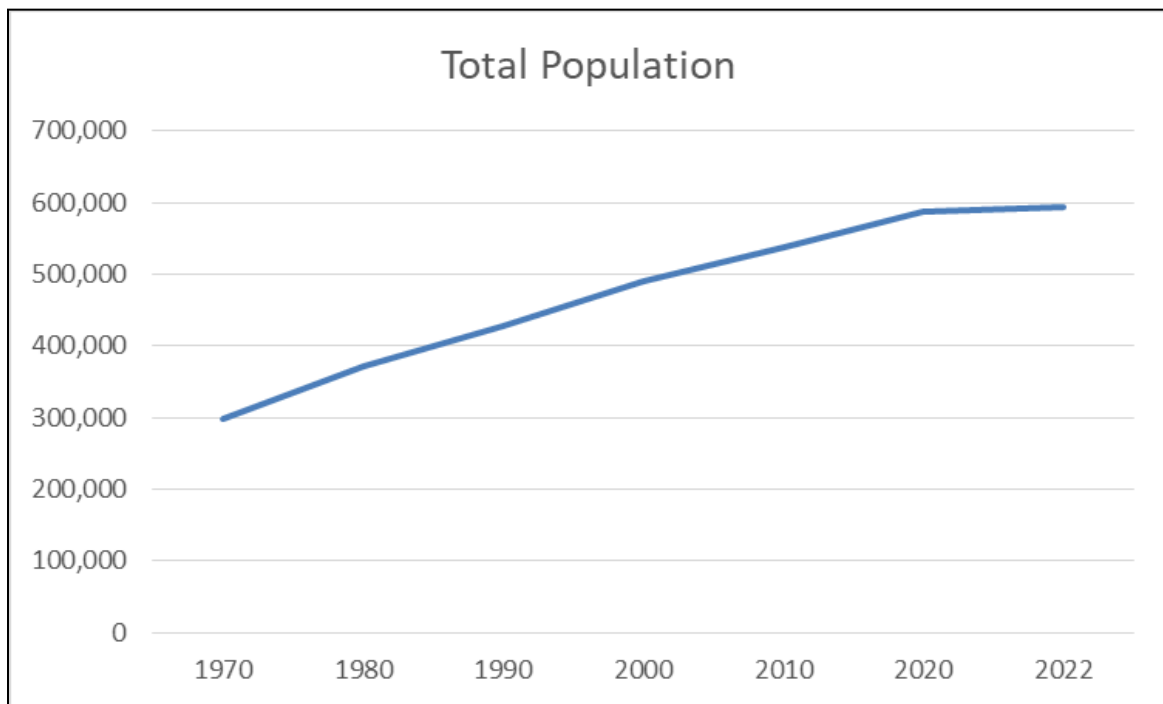
*This information was provided by the Anne Arundel County Office of Transportation.*

- (A)** Does your jurisdiction have a bicycle and pedestrian plan? Y  N
1. Plan name - Anne Arundel County Pedestrian and Bicycle Master Plan, 2013 Plan Update
  2. Date Completed (MM/DD/YR) 06/2013
  3. Has the plan been adopted? Y  N
  4. Is the plan available online? Y  N
  5. How often do you intend to update it? (Every \_\_\_\_ years) There is no set time frame, but an updated plan is expected to be reviewed by the County Council in 2023..
  6. Are existing and planned bicycle and pedestrian facilities mapped? Y  N
- (B)** Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan? Y  N
1. Plan name – Move Anne Arundel! County Transportation Master Plan
  2. Date completed (MM/DD/YY) 12/2019
  3. Has plan been adopted? Y  N
  4. Is the plan available online? Y  N
  5. How often do you intend to update it? (Every 3-5 years)

## Growth Trends

Anne Arundel County is located within the Baltimore Metropolitan Region and has seen steady population growth over the last several decades. Market conditions in this region affect how the County grows. These market forces greatly impact what type of development occurs and when. While market conditions will always play a role, growth is also affected by current policies and regulations that are in place. According to the US Census Bureau, Anne Arundel County's population grew by 99% between 1970 and 2022. The County experienced higher growth rates in the decade of the 1970's (15.23% increase) and 1980's (14.61% increase). In the most recent years (2010 – 2022), the population growth rate has slowed to 10.4%.

**Chart 1: Total Population 1970 – 2022**

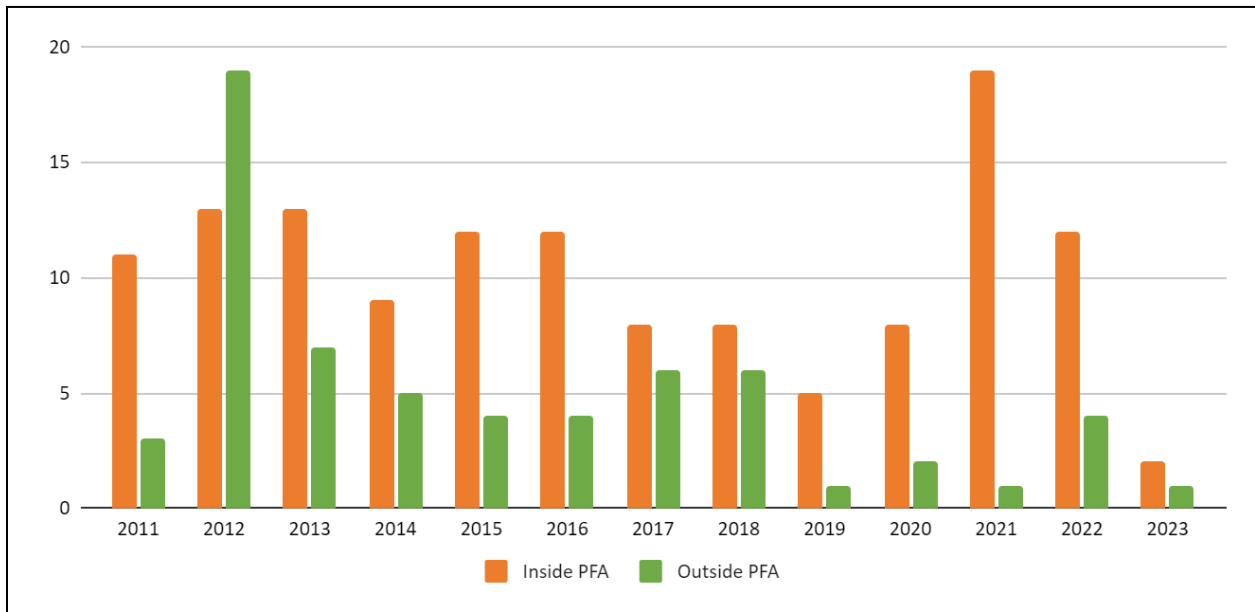


Source: Maryland Department of Planning, Projections and State Data Center, US Census Bureau, 2020 and 2022 American Community Survey 1-year Estimates (2022)

There were a total of 195 residential preliminary, sketch, and modifications to skip the sketch plan process approved in Anne Arundel County since 2011 that could be mapped. Sixty-eight (68%) percent of these plans were located inside of the PFA. Chart 2 shows that there was one year, 2012, where there were more plans approved outside of the PFA than inside the PFA. Since 2019, 84% of approved plans were located inside the PFA.

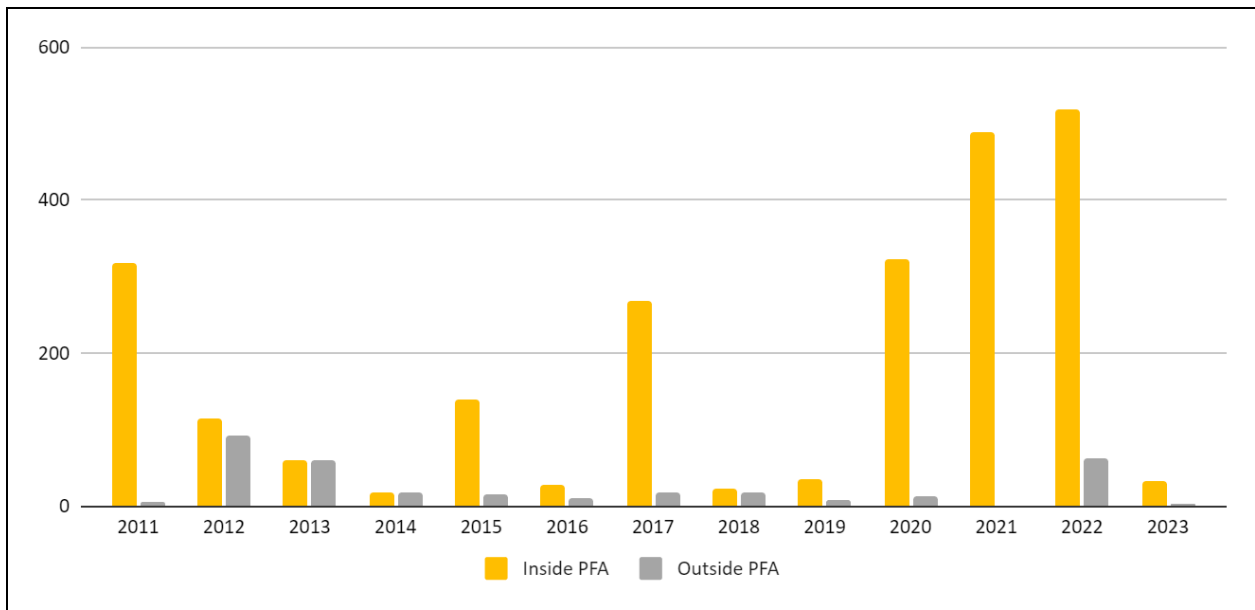
Charts 3 and 4 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 2,683 new lots approved through the preliminary, sketch, and modifications to skip the sketch plan process and the vast majority of new lots approved since 2011 were inside the PFA (88%). There were 7,149 new units approved since 2011, 96% of which were inside of the PFA.

**Chart 2: New Residential Preliminary, Sketch, and Modifications to Skip the Sketch Plan Process  
2011 – 2023**



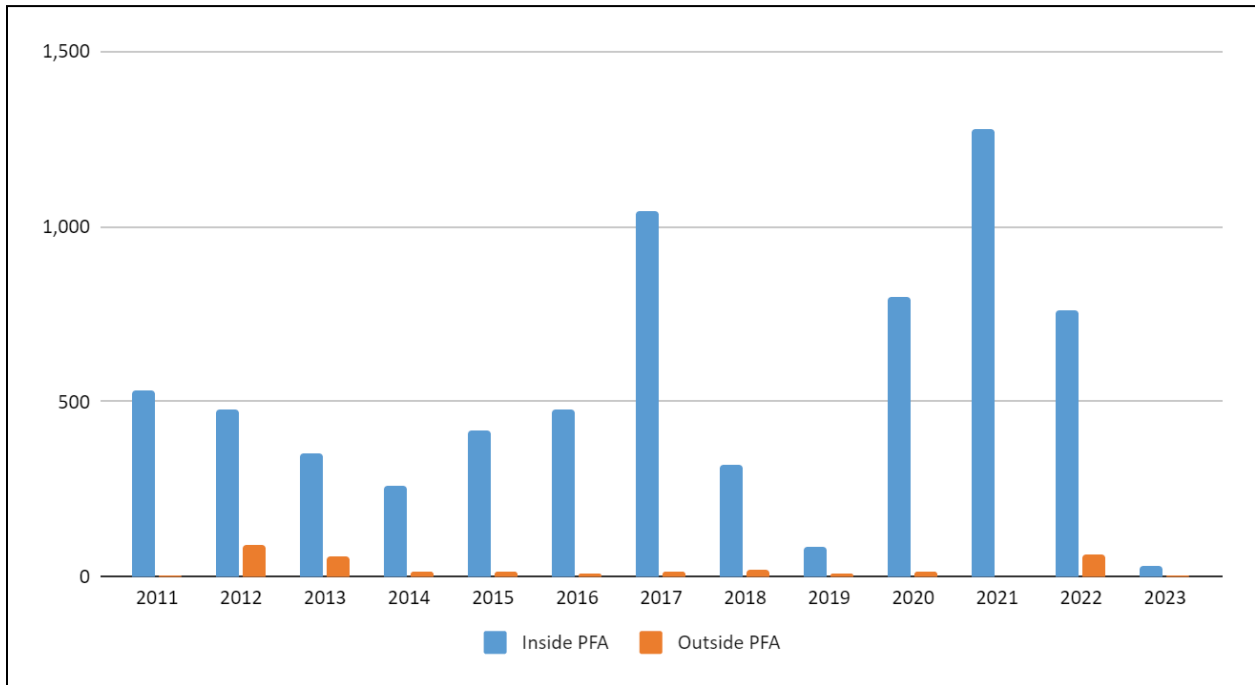
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

**Chart 3: New Residential Lots Approved in Preliminary, Sketch, and Modifications to Skip the Sketch Plan Process  
2011 – 2023**



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

**Chart 4: New Residential Units Approved in Preliminary, Sketch, and Modifications to Skip the Sketch Plan Process  
2011 – 2023**

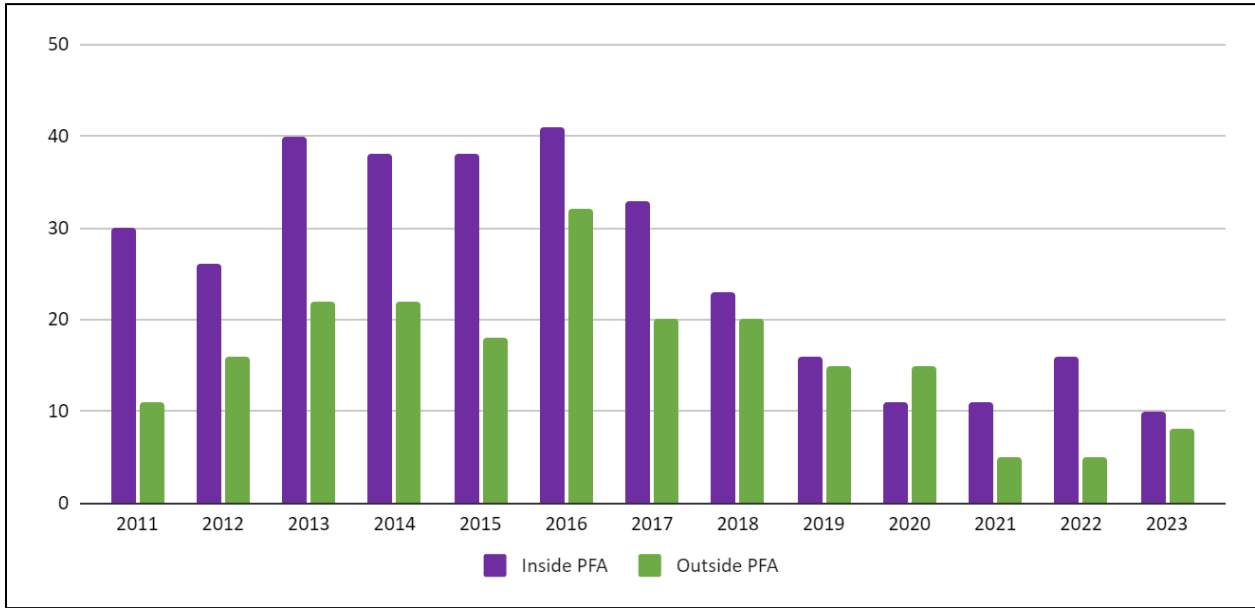


Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

There were a total of 542 residential final plans approved in Anne Arundel County since 2011 that could be mapped. Sixty-one percent (61%) of these plans were located inside of the PFA. Chart 5 shows the distribution of projects by year. In the last decade, the only year where there were more projects outside the PFA than inside the PFA was 2020.

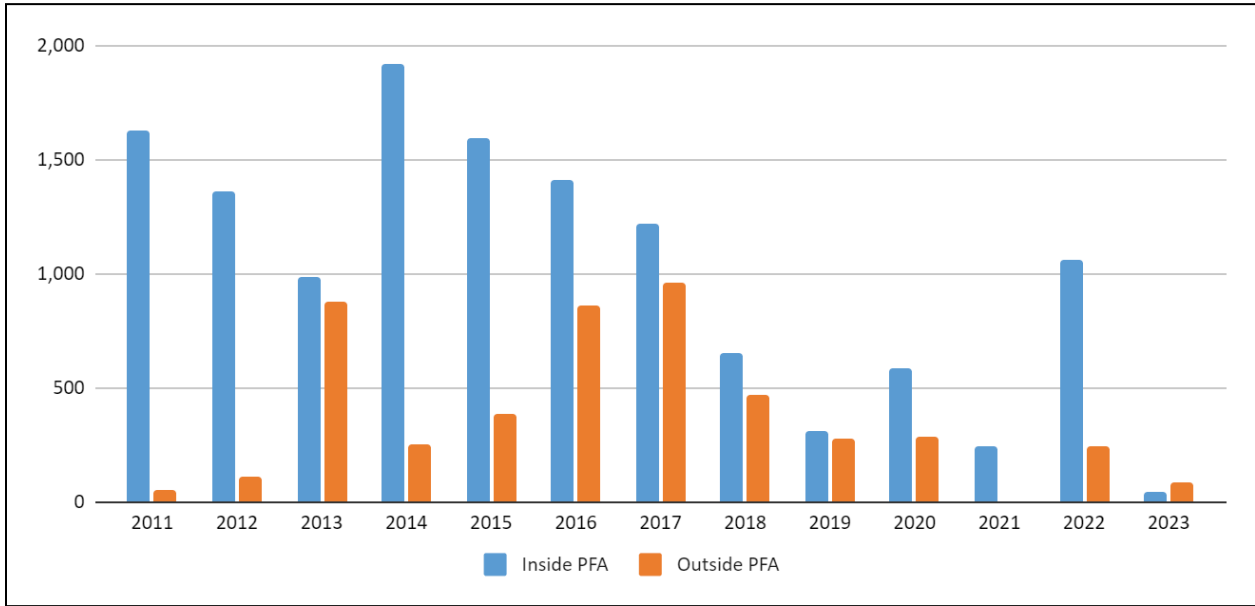
Charts 6 and 7 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 17,845 new lots approved through the final plat process and the vast majority of new lots approved since 2011 were inside the PFA (73%). There were 22,217 new units approved since 2011, 77% of which were inside of the PFA.

**Chart 5: Number of Approved Final Subdivision Plans  
2011 – 2023**



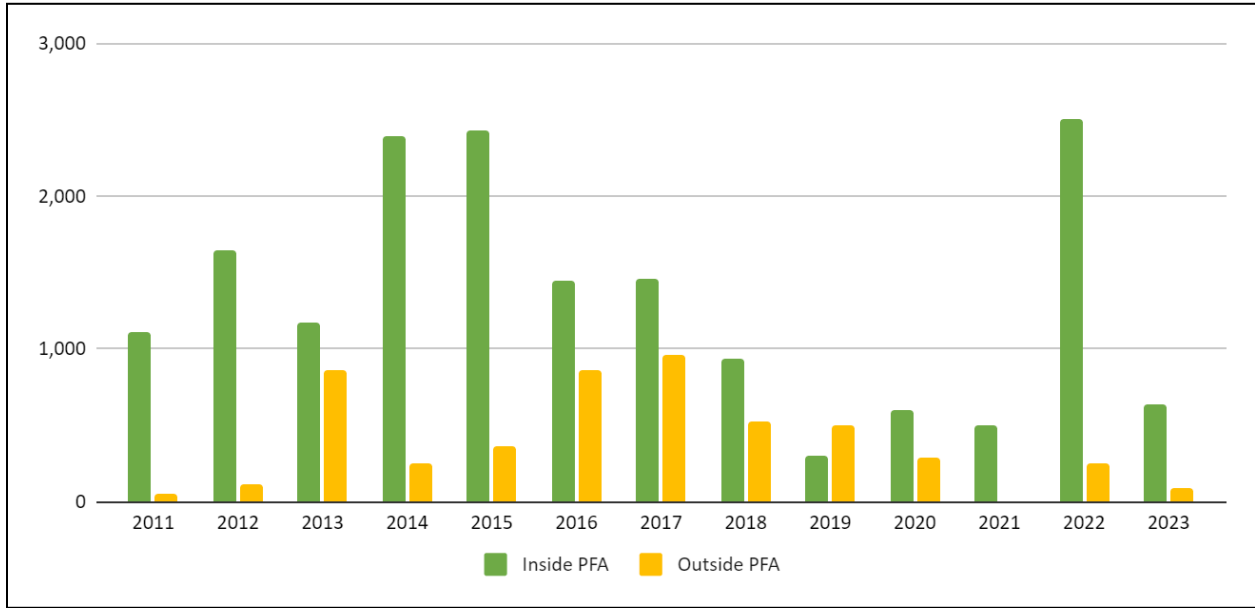
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

**Chart 6: New Residential Lots Approved in Final Subdivision Plans  
2011 – 2023**



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

**Chart 7: New Residential Units Approved in Final Subdivision Plans  
2011 – 2023**

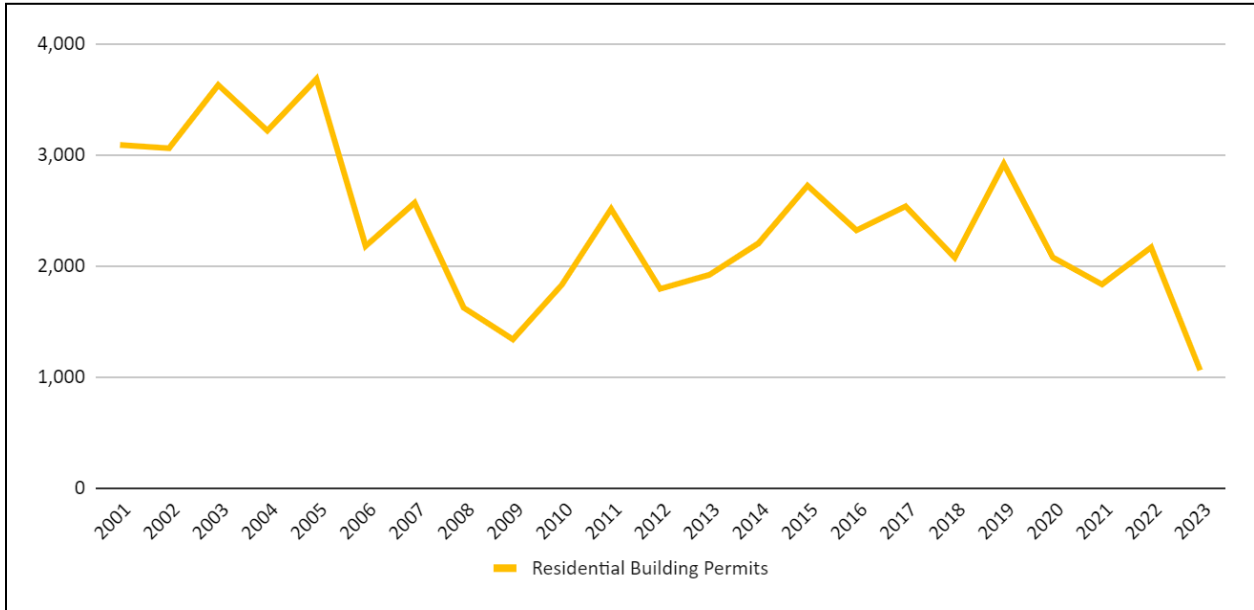


Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Anne Arundel County’s residential building permit activity is illustrated in Chart 8. Between 2001 and 2023, the County has issued a total of 54,390 residential building permits. The year with the highest number of building permits issued was 2005, with 3,684 permits issued. In 2008 and 2009, the number of new building permits dropped significantly. This is coincident with the Great Recession that impacted the economy across the United States. It is also coincident with a “slower growth” policy in Anne Arundel County, in response to rapid growth in the County over the previous years. Since 2009, the number of new residential building permits has fluctuated, but has generally increased over the last 10 years until 2023. In 2023, the County issued 1,063 residential building permits, which is a 51% decrease from 2022.

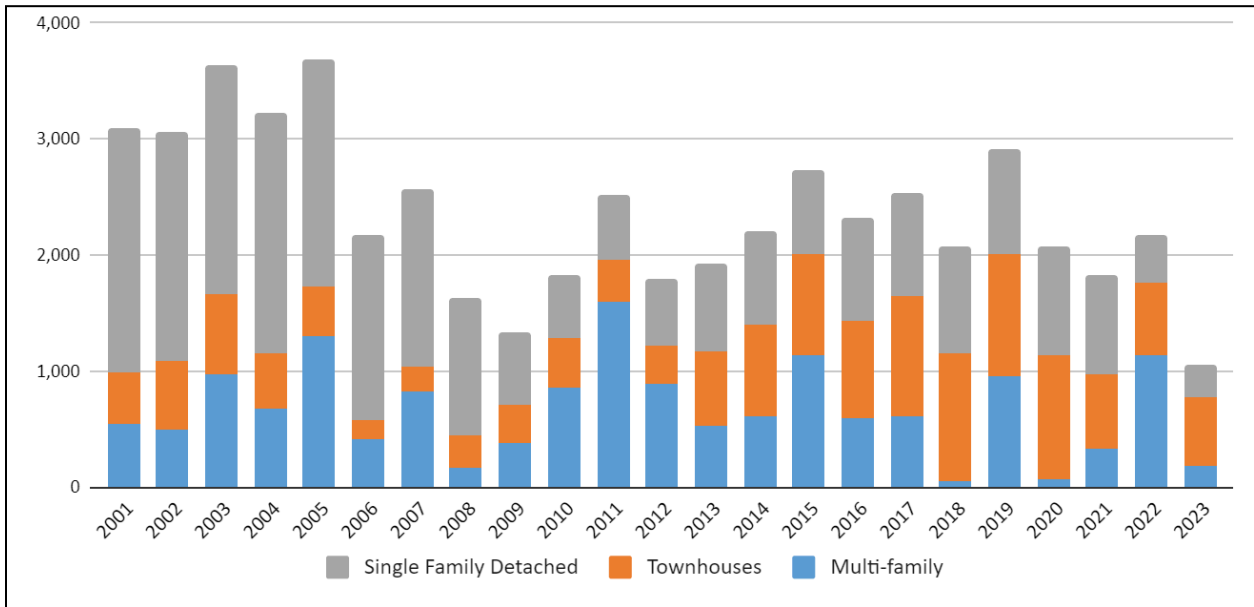
It is also important to look at the type of residential building permits that have been issued over the last 20 years. Overall, the majority of the total building permits issued were single family detached units, with approximately 46% of all issued residential building permits. Multi-family permits made up 28% of the total and townhomes made up 26% of the total issued residential building permits. Since 2010, the trend has shifted, and there have been more multi-family and townhouse permits issued than single family residential, with the exception of 2018 and 2020.

**Chart 8: Residential Building Permits Issued  
2001 – 2023**



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

**Chart 9: Residential Building Permits Issued  
2001 – 2023**



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

## Conclusion

As in previous years, Anne Arundel County's pattern of development remains consistent with its plans and programs as well as with smart growth goals. The indicators for 2023 illustrate that these patterns show that the majority of development is located within areas with existing water and sewer infrastructure. The indicators also show the County's strong position in continuing to preserve valuable farmland and natural resource areas. Anne Arundel County's APFO for schools has resulted in several areas of the County being temporarily closed to development, which help ensure that there is school capacity for new development within the County. The County adopted an update to the GDP in 2021, which will result in implementation recommendations for comprehensive rezoning and a comprehensive update to the Priority Funding Area. Region Plans are underway, which serve as an important implementation tool of Plan2040, and each Region Plan will include comprehensive zoning. The first three Region Plans for Regions 2, 4, and 7 are expected to be adopted by the County Council in 2024.

The population of Anne Arundel County has steadily grown since 1970, with the highest growth rate being in the 1970s and 1980s. Total Countywide population nearly doubled between 1970 and 2020.

Since 2010, the number of lots and units approved through the preliminary, sketch, and modifications to skip the sketch plan process have been variable, but have increased in 2020, 2021, and 2022, with a sharp decline in 2023. There is a similar pattern when looking at final subdivision plans, where the number of lots and units peaked in 2014 and 2015, with a second peak in 2022. There was a decrease in the total number of lots and units approved in 2023. The vast majority of the lots and units subdivided in the County over the last decade have been approved inside of the PFA.

There have been just over 54,000 residential building permits issued in Anne Arundel County since 2001. Total issued permits dipped in 2009, and have increased since then. There has been a decline in the number of new residential building permits issued from 2019 - 2021, with an increase in 2022, and a significant decrease in 2023. From 2001 – 2008, single family residential permits made up the majority of the issued building permits in Anne Arundel County. Since then, townhome and multi-family permits have made up a more significant portion of residential building permits issued. This points to a trend where more residents are interested in smaller, less expensive homes.

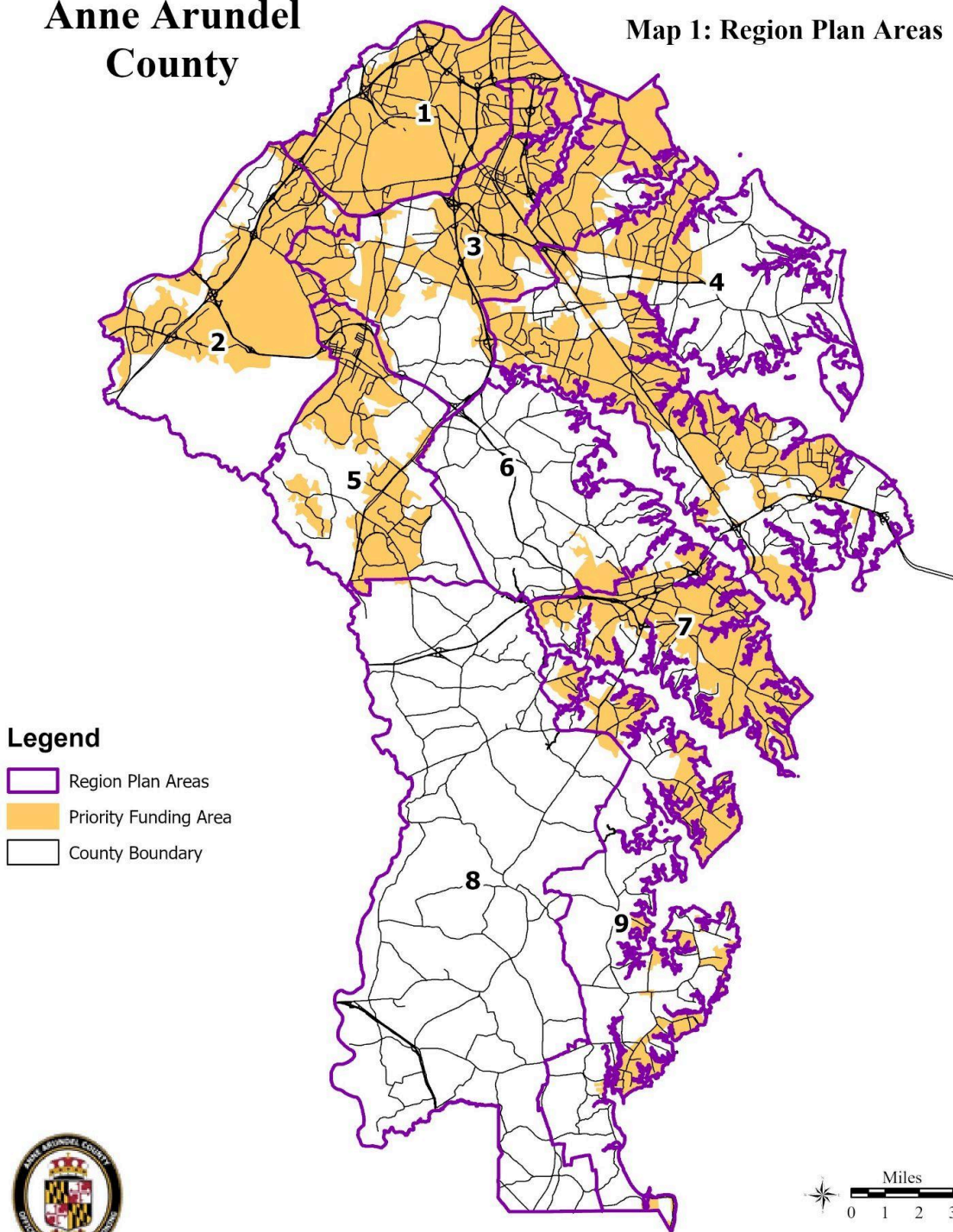
As the County continues the implementation phase of its GDP, known as "Plan 2040", the information and data compiled in this report will be useful in informing that effort.






## Appendix – Maps

# Anne Arundel County

## Map 1: Region Plan Areas



### Legend

-  Region Plan Areas
-  Priority Funding Area
-  County Boundary



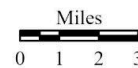
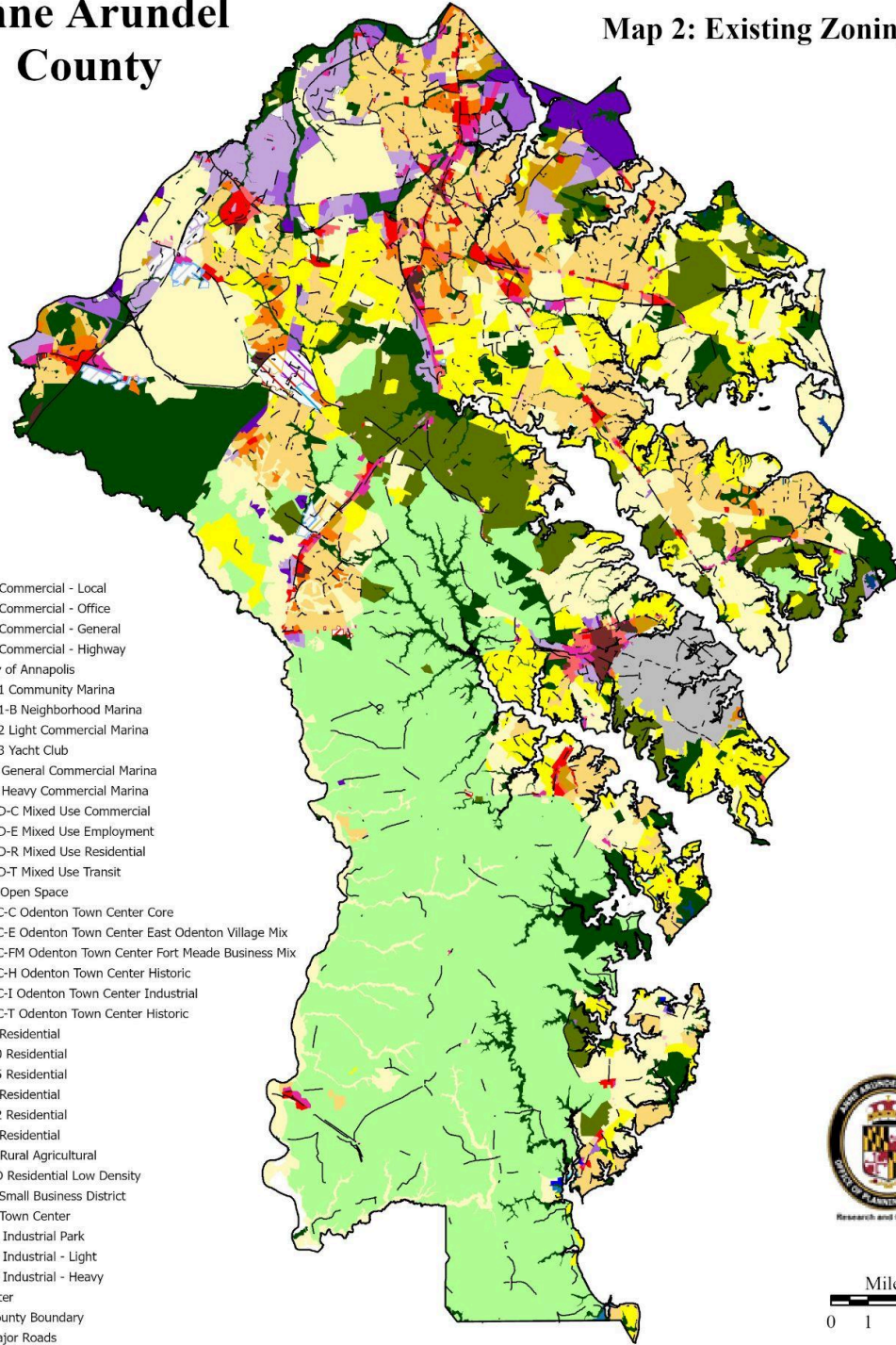
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# Anne Arundel County

## Map 2: Existing Zoning

### Legend

- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1 Community Marina
- MA1-B Neighborhood Marina
- MA2 Light Commercial Marina
- MA3 Yacht Club
- MB General Commercial Marina
- MC Heavy Commercial Marina
- MXD-C Mixed Use Commercial
- MXD-E Mixed Use Employment
- MXD-R Mixed Use Residential
- MXD-T Mixed Use Transit
- OS Open Space
- OTC-C Odenton Town Center Core
- OTC-E Odenton Town Center East Odenton Village Mix
- OTC-FM Odenton Town Center Fort Meade Business Mix
- OTC-H Odenton Town Center Historic
- OTC-I Odenton Town Center Industrial
- OTC-T Odenton Town Center Historic
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SB Small Business District
- TC Town Center
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy
- Water
- County Boundary
- Major Roads

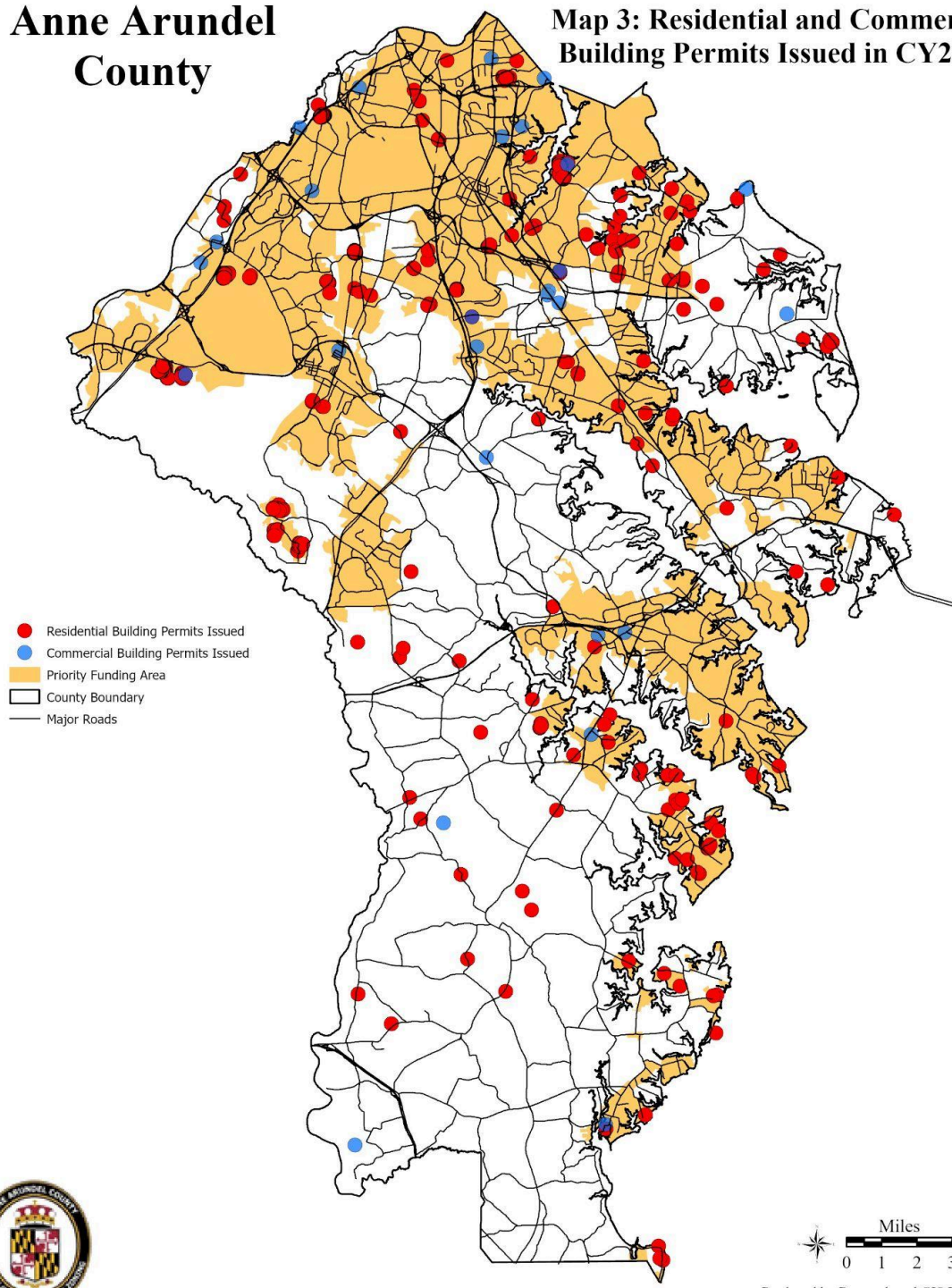


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# Anne Arundel County

## Map 3: Residential and Commercial Building Permits Issued in CY2023

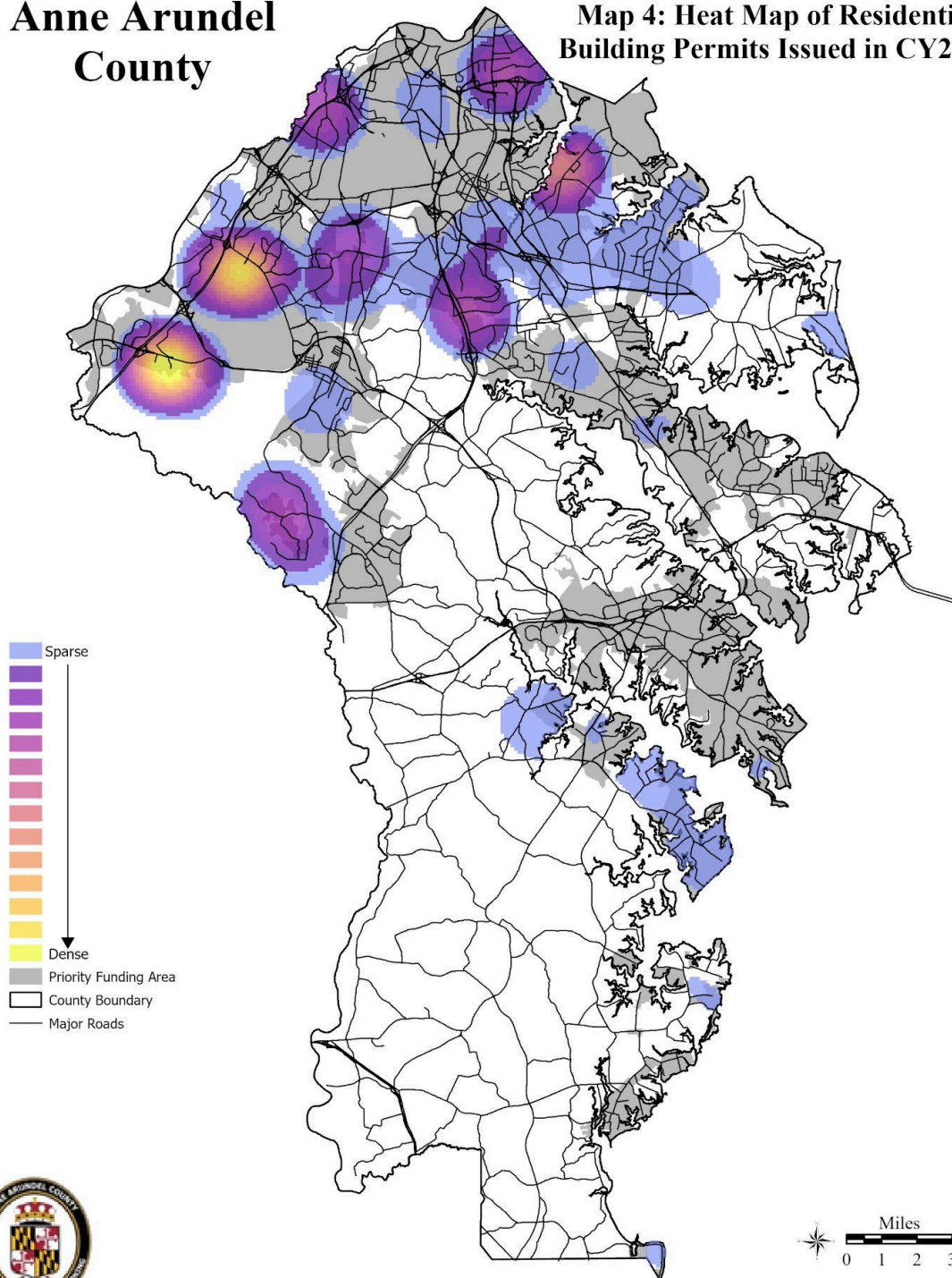


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Note: Multiple building permits can be represented in one location.

# Anne Arundel County

## Map 4: Heat Map of Residential Building Permits Issued in CY2023

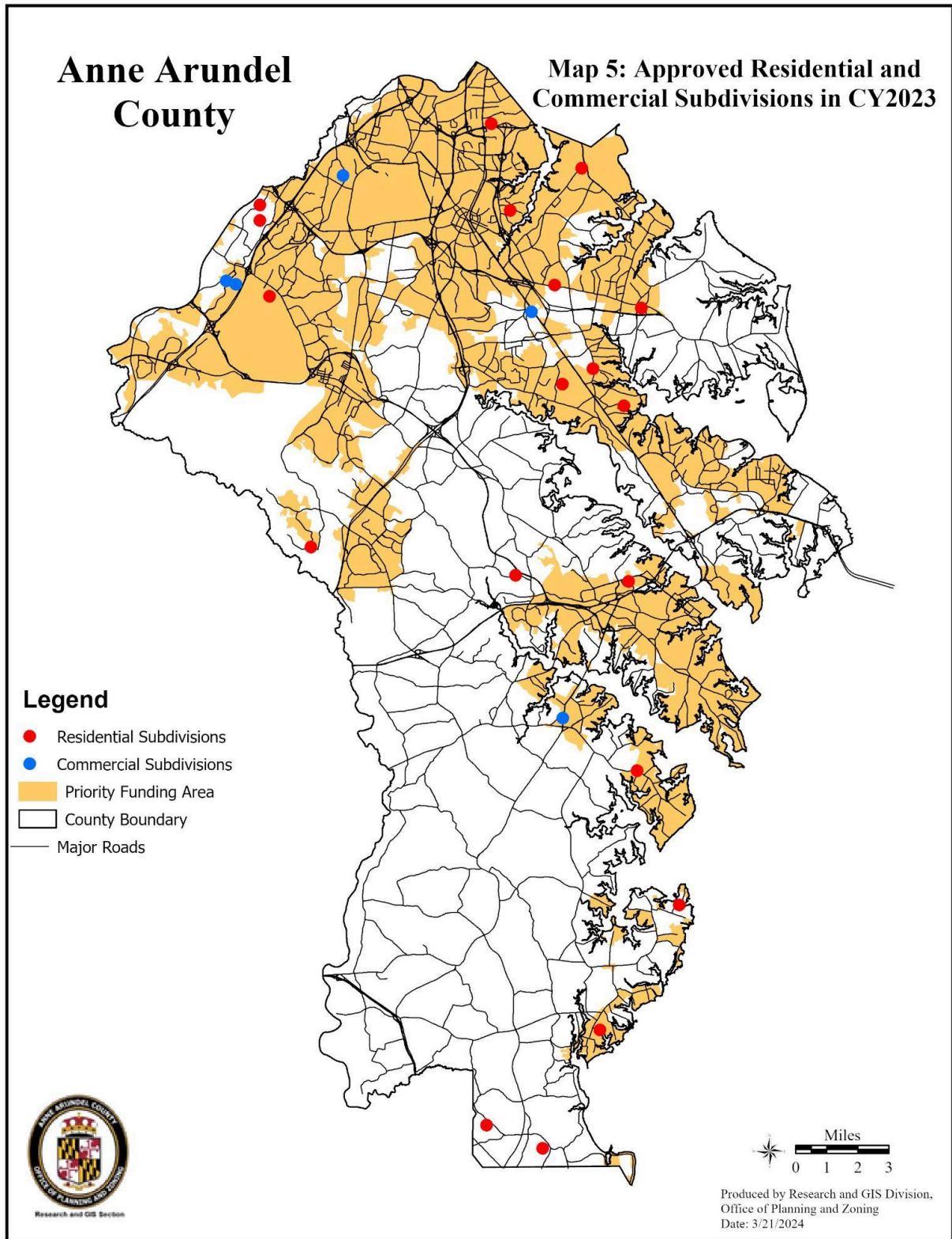


Miles  
0 1 2 3  
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# Anne Arundel County

## Map 5: Approved Residential and Commercial Subdivisions in CY2023



# Anne Arundel County

## Map 6: Protected Lands

### Legend

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



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Office of Planning and Zoning  
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# Anne Arundel County

## Map 7: High School Service Areas Impacted by APFO

### Legend

-  Closed High Schools
-  Priority Funding Area
-  County Boundary
-  Major Roads

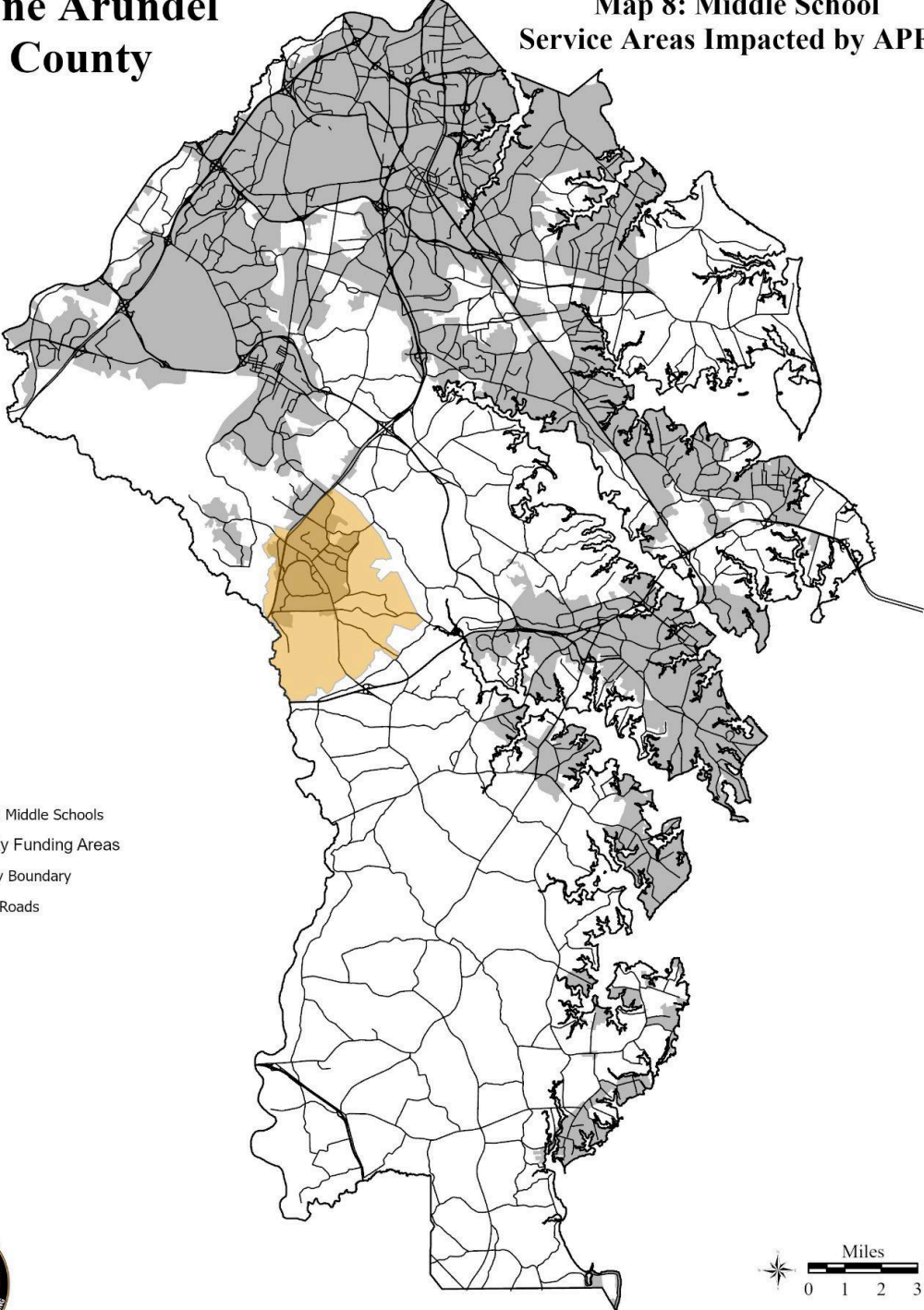


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# Anne Arundel County

## Map 8: Middle School Service Areas Impacted by APFO



**Legend**

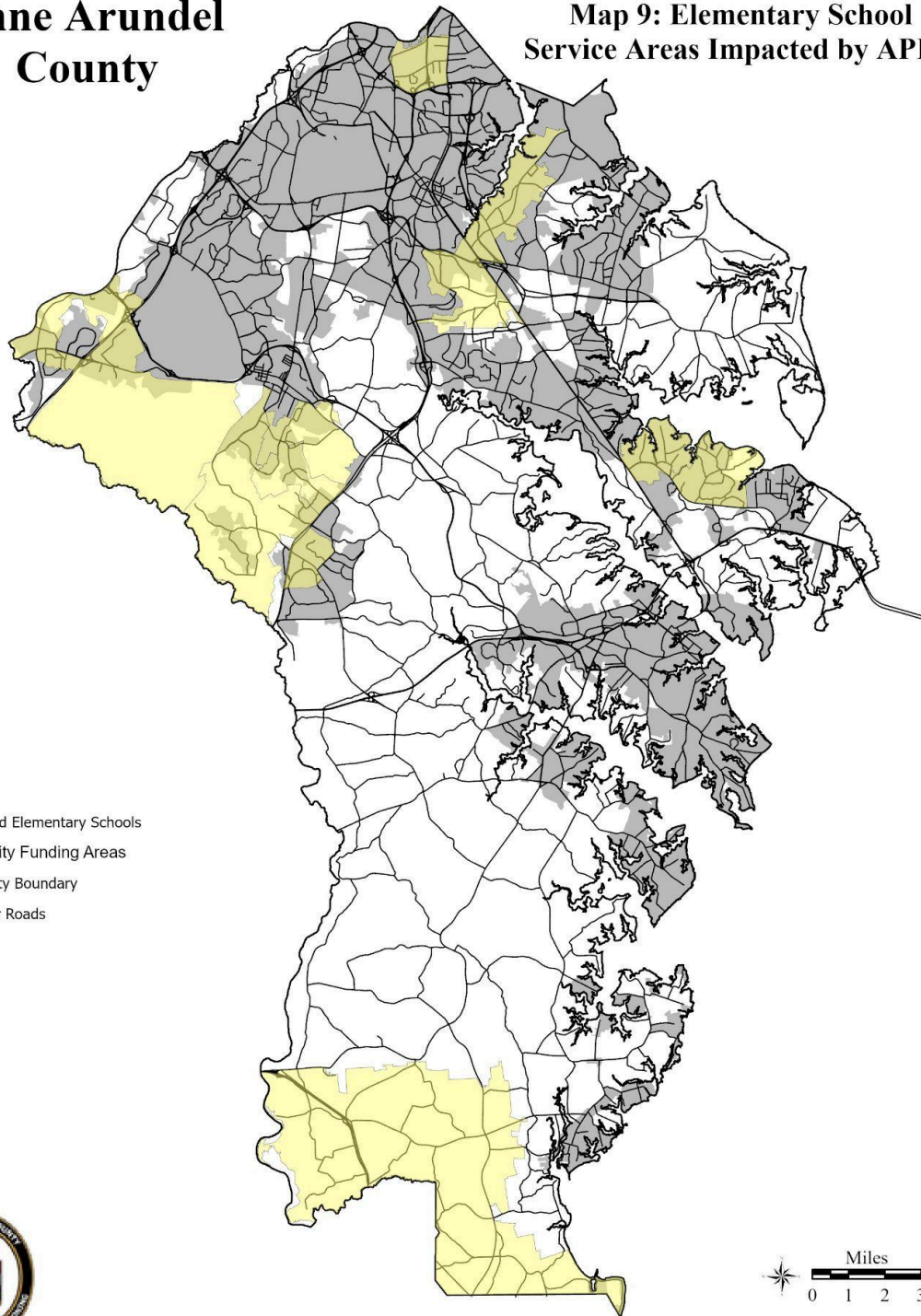
-  Closed Middle Schools
-  Priority Funding Areas
-  County Boundary
-  Major Roads



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# Anne Arundel County

## Map 9: Elementary School Service Areas Impacted by APFO



### Legend

-  Closed Elementary Schools
-  Priority Funding Areas
-  County Boundary
-  Major Roads



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