

Briefing to Planning Advisory Board

# Region 1, 3, 9 Plans and Comprehensive Zoning

September 18, 2024



Anne Arundel County Office of Planning and Zoning

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# Overview

- Region Planning Overview - Mark Wildonger
  - Relation to Plan2040
  - Planning Process and Outreach
  - Region Plan Structure
- Region 1 - Mark Wildonger
- Region 3 - Patrick Hughes
- Region 9 - Eric Ketterling
- Comprehensive Zoning Web Viewer - Demonstration by Mark Burt
- Questions



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# Plan2040

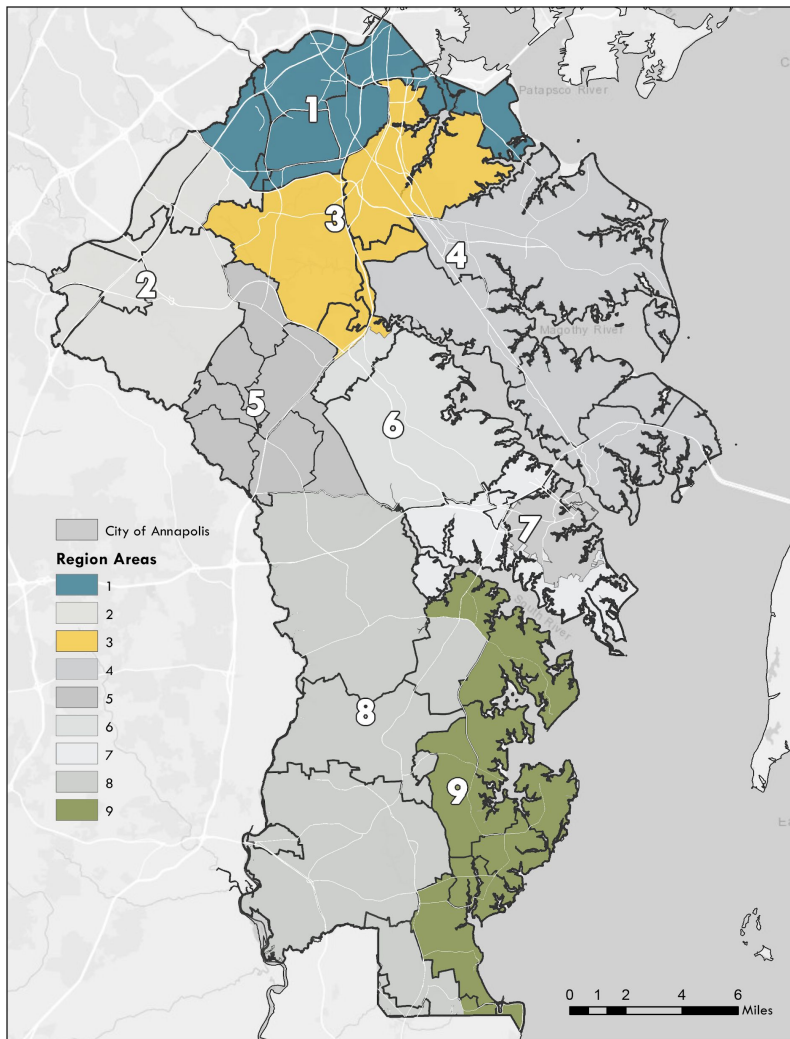
- County's General Development Plan
- Future-oriented Policy Framework
  - protect natural environment
  - guide development of built environment
  - plan for public services
  - support a diverse, resilient economy



**Plan2040**

Volume I: Anne Arundel County General Development Plan  
Adopted May 3, 2021





# Region Plans

- Evaluation of community assets and needs, and a shared vision for the future
- Region Plans will address:
  - Neighborhood-specific opportunities for actions to be taken
  - Planned Land Use *and* Zoning



## Stakeholder Advisory Committees (SAC)

- 15 members
- Diverse representation from Region
- Approximately 9 meetings over 1 year

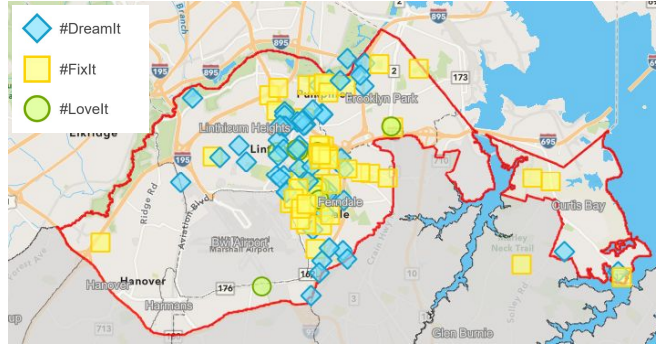
*Thank you to these committee members for their time and dedication to their communities!*



# Region Plan Process and Outreach

## Key Outreach phases:

- Initial Questionnaire
- Feedback Map
- Visioning Questionnaire
- Survey of Draft Strategies
- Draft zoning



## PLANNING AND ZONING FOR THE FUTURE OF YOUR COMMUNITY

Anne Arundel County is preparing a community-driven land use plan for the northern part of the County including Brooklyn Park • Linthicum Heights • Curtis Bay • Ferndale • BWI Airport • Harmans • parts of Hanover. The plan will include recommendations on the environment, land use, transportation, and infrastructure. Go to [aaccounty.org/region1](http://aaccounty.org/region1) to share your vision for the future of your community.

The Plan will also update the zoning map that regulates what kinds of uses can be developed in different locations. From **October 3 to November 30, 2023**, you can apply for a zoning change for property you own in the Region at [aaccounty.org/region1](http://aaccounty.org/region1).

Anne Arundel County Office of Planning & Zoning | [region1@accounty.org](mailto:region1@accounty.org) | (410) 222-7432

# Region Plan Structure


- Introduction
  - Vision Statement
- Background / Existing Conditions
- Four primary chapters
  - Natural Environment
  - Built Environment
  - Healthy Communities
  - Healthy Economy
- Implementation
- Appendices

## Vision Statement

Region 1 is a thriving community that celebrates individuality and diversity, fosters inclusivity, and upholds equitable opportunities for all. The community takes pride in the character of our suburban neighborhoods while embracing the need for sustainable growth, economic development, providing essential services and amenities, and protecting the environment. Our unwavering commitment provides housing options that cater to the unique needs of our residents and a reliable, efficient, and accessible transportation system that seamlessly connects our community, employment centers, and amenities. The community provides a welcoming space for businesses that offer a variety of employment opportunities. The quality educational system is accessible to all and equips our youth with the knowledge and skills necessary to become successful and engaged citizens. Our commitment is to ensure a sustainable, adaptable, inclusive, and resilient community for future generations.



# Region Plan Structure

Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead in bold)	Timeframe (short 0-5, mid 5-10, long 10+ yrs)	Performance Measures
<i>Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PII - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management</i>						
 <b>Natural Environment</b>						
<i>Region 9 Strategies</i>						
NE 1	Promote conservation of land in the Green Infrastructure Network with a focus on property surrounding existing public parks and protected open spaces such as Jack Creek Park, Deep Creek Natural Area, Franklin Point Park, and other locations most at risk to coastal flooding and sea level rise.	NE3.1	PPI	<b>DRP, BWPR, I&amp;P, OPZ</b>	Short-Term	Acres of land conserved
NE 2	Support conservation of forested wetlands in Region 9 through more stringent enforcement of forest conservation and non-tidal wetlands requirements in County Code and through technical and financial support for voluntary property owner efforts to manage and conserve these areas	NE1.1	PPI	<b>OPZ, I&amp;P, BWPR</b>	Short-Term	Track acres of forest cleared, conserved, and replanted on an annual basis.
NE 3	Provide grants to non-profit organizations, community associations, and homeowner associations for open space conservation. The intent of these grants would be to support conservation of properties that are not appropriate to include in the County parks system.	NE3.1	FS	<b>DRP, BWPR, I&amp;P, OPZ</b>	Short-Term	Number of grants issued and funding amount.
NE 4	Evaluate and, if feasible, revise the County Agricultural Preservation Program to support farms under 50 acres and allow more flexibility of uses, like agri-tourism.	NE3.3	PPI	<b>OPZ, BWPR, I&amp;P, SCD</b>	Short-Term	Status of evaluation and status of changes to County policy and/or Code.
NE 5	Evaluate and, if feasible, expand the Rural Legacy Area and Priority Preservation Area boundaries to include more land, particularly in the southeast corner of the County.	NE3.3	PPI	<b>OPZ, BWPR, I&amp;P, SCD</b>	Short-Term	Status of change of boundaries of Rural Legacy Area and Priority Preservation Area.
NE 6	Improve efforts to engage Hispanic and African American / Black farmers in agricultural preservation programs.	NE3.3	PPI	<b>OPZ, BWPR, I&amp;P, SCD</b>	Short-Term	Track and evaluate demographics of applicants for agricultural preservation programs.
NE 7	Increase public education efforts on preparedness for coastal flood events, especially on the Mayo Peninsula, Galesville, Shady Side, and Deale.	NE1.3	PII	<b>OEM, BWPR, OPZ</b>	Short-Term	Number of community education events and/or participants
NE 8	Conduct a sea level rise adaptation plan for the Deale-Shady Side Peninsula and implement recommendations of the plan.	NE5.3	PSI	<b>BWPR, OEM, OPZ, OOT, DPW</b>	Short-Term	Status of study and status of implementation of recommendations.

September 2024

Region 9 Plan 97

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September 2024

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IMPLEMENTATION



# Region Plan Appendix

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
GLEN BURNIE	3	PLU-R3-GBN-0001	7489 Marley Neck Blvd	10	358		0.95	Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to attract, retain, and expand neighborhood commercial and service uses. This change to Commercial provides an opportunity to provide local commercial uses that would serve the Marley Neck community. Additionally, Commercial Planned Land Use is compatible with the surrounding area.
	3	PLU-R3-GBN-0002	Fort Smallwood Rd	6	31	16, 17, A	0.65	Low-Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use provides an opportunity for local commercial uses that would serve the Marley Neck community, consistent with Plan2040 Goal BE8 which encourages hubs of limited commercial and community services for rural or suburban area residents in locations where such uses exist or have traditionally existed and with Goal HE2 that aims to attract, retain, and expand neighborhood commercial and service uses.
	3	PLU-R3-GBN-0003	Marley Neck Blvd at Green Acres Dr	5	398	3	7.27	Low-Medium Density Residential	Mixed Use	SAC agrees with OPZ recommendation.		Mixed Use	This change to Mixed Use Planned Land Use is consistent with the adopted Plan2040 Planned Land Use for the remainder of the property.
	3	PLU-R3-GBN-0004	Solley Rd	11	11		1.26	Medium Density Residential	Industrial	SAC agrees with OPZ recommendation.		Industrial	This change to Industrial Planned Land Use is adjacent to industrial uses and is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Additionally, the change is compatible with the surrounding area.
	3	PLU-R3-GBN-0100	Fort Smallwood Rd	6	26, 54		12.54	Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to attract, retain, and expand neighborhood commercial and service uses. This change to Commercial provides an opportunity to provide local commercial uses that would serve the Marley Neck community. Additionally, Commercial Planned Land Use is compatible with the surrounding area.
	2	PLU-R3-GBN-0102	New Jersey Ave NE	10	591	8, 7	0.41	Conservation	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential is a correction to the adopted Plan2040 Planned Land Use Map. Each lot is developed with a single-family dwelling. Low-Medium Density Residential Planned Land Use is consistent with the existing development and with Table 17 in Plan2040, Volume II for single-family lots that are 1/4 acre or less with a built density of two to five units per acre. In addition, the change is compatible with the surrounding area.
	3	PLU-R3-GBN-0104	Intersection of Marley Neck Rd and Marley Neck Blvd	10	27		4.24	Commercial	Medium Density Residential	SAC agrees with OPZ recommendation.		Medium Density Residential	This change to Medium Density Residential Planned Land Use is consistent with Plan2040 Goals BE3 and BE11 by providing opportunities for the community to participate in the planning process and a variety of housing types and designs including workforce housing. The property owner expressed their desire to maintain the existing zoning on this property, consistent with the surrounding area.
	2	PLU-R3-GBN-0112	Crain Highway	9	251		0.08	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots that are 1/4 or less with a built density of two to five units per acre. Additionally, Low-Medium Density is consistent with the existing R5 zoning, and is compatible with the surrounding area.
	3	PLU-R3-GBN-0113	4 Highland Rd	10	17	12, 13, 14, 15	0.2	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 by preserving the existing density of the community. Low-Medium Density Residential is consistent with the existing use and is compatible with the surrounding area.
	3	PLU-R3-GBN-0115	7942 Solley Rd	10	112		1	Industrial	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to attract, retain, and expand commercial uses. Commercial Planned Land Use is consistent with the existing use of the property and is compatible with the surrounding area.

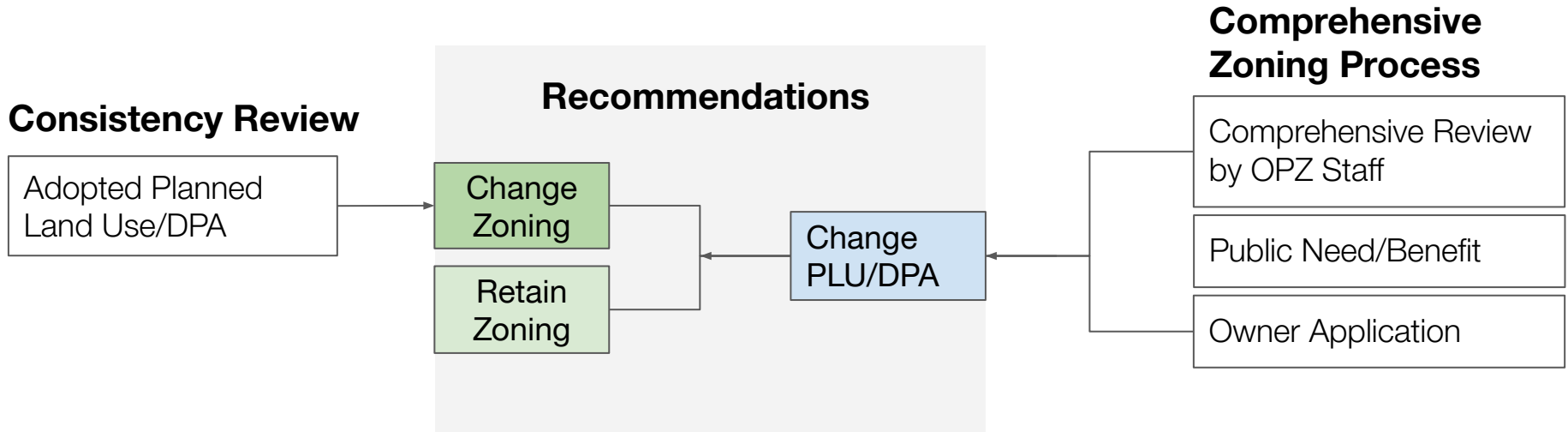
# Development Policy Area, Planned Land Use, and Comprehensive Zoning

Broad

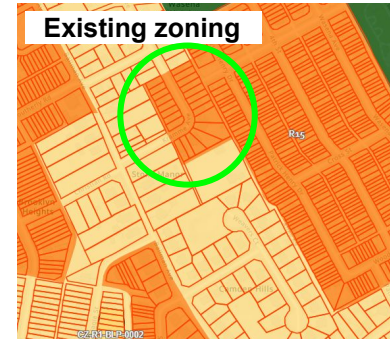
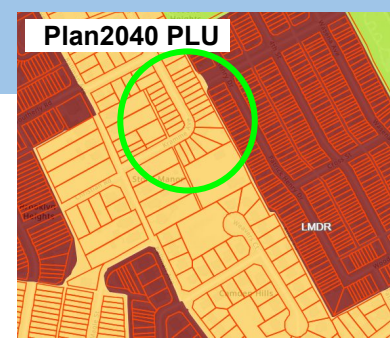
Specific

	Development Policy Area (DPA)	Planned Land Use (PLU)	Zoning
<b>Where is it found?</b>	Plan2040, Region Plans	Plan2040, Region Plans	County Code, Article 18, Zoning Map
<b>What does it do?</b>	Broadly identifies areas in the County where development and redevelopment are encouraged, as well as areas where preservation of rural or suburban character and natural features are prioritized.	Used to guide development patterns within the County based on the Vision, Goals, Policies, and <b>Development Policy Areas (DPA)</b> Map in Plan2040. Implemented through zoning and through policies set forth in Plan2040 and Region Plan	Follows and implements the <b>Planned Land Use (PLU)</b> Map by regulating how a property can be used. In accordance with the State's Land Use Article, The Zoning Map must be consistent with the <b>Planned Land Use (PLU)</b> Map.
<b>How does it change?</b>	Development Policy Area Map will be updated based on policies and recommendations adopted during the Region Plan process.	Planned Land Use Map will be updated based on policies and recommendations adopted during the Region Plan Process.	Comprehensive Zoning - Staff and SAC recommends changes to zoning in accordance with the policies in Plan2040 and other adopted plans. Comprehensive zoning reviewed and adopted by County Council. Administrative Zoning - An application is made by a property owner and is decided by the Administrative Hearing Officer.
<b>R1 Example: Northrop Grumman @ BWI</b>	Critical Economic	Industrial	W2 Zoning
<b>R3 Example: Quarterfield Farms neighborhood</b>	Neighborhood Preservation	Low Density Residential	R1 Zoning
<b>R9 Example: Giant Grocery (near Lee Airport)</b>	Critical Corridor	Commercial	C3 Zoning

# Comprehensive Zoning: How Changes Were Made



- Approved Planned Land Use Changes (*consistency changes*)
  - For properties where a change in Planned Land Use designation was approved by the County Council in the adoption of Plan2040, staff from the Office of Planning and Zoning have made recommendations for changes to Zoning to be consistent with adopted Planned Land Use.
  - Consistency is defined in Volume II of Plan2040. The table includes zoning districts that are generally applied to each of the land use designations.



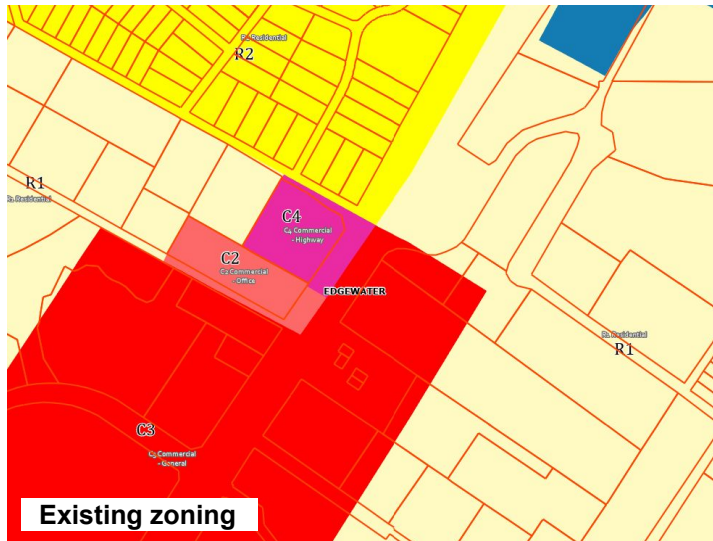
**Table 17. Plan2040 Planned Land Use Designations**

Planned Plan2040 Land Use Designation	Zoning Category Generally Consistent with Land Use Designation	Anticipated Uses
High density residential (HDR) - density between 10 to 22 units per acre	R15, R22 (and in TC, MXD zones)	Multifamily Residential, Mobile Home Parks, Private Institutional
Medium density residential (MDR) - density between 5 to 10 units per acre	R10 (and in TC, MXD zones)	Townhomes, Single-Family Semi Detached, Mobile Home Parks, Private Institutional



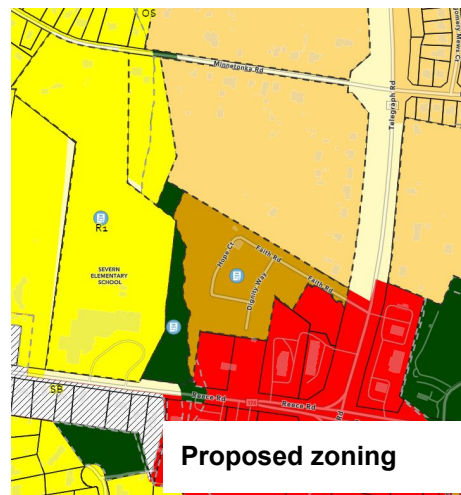
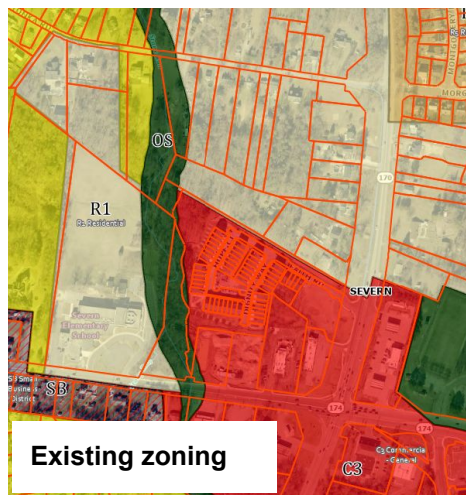
# Comprehensive Zoning: Types of Changes

- Aligning Zoning and Parcel Boundaries
  - Updated surveys, subdivisions of property, and the limits of the accuracy of mapping have led to many cases where shifts in parcel boundaries have resulted in misalignments between the parcel and zoning district boundary lines



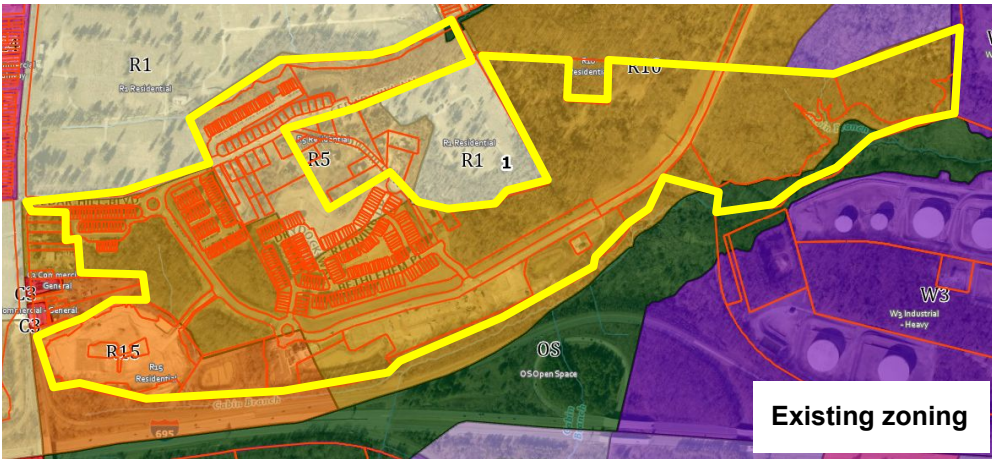
# Comprehensive Zoning: Types of Changes

- Making the Open Space Zoning District More Meaningful
- Refinement of OS Zone to align with:
  - Public parks and privately-owned areas that provide active and passive recreational amenities, and
  - Platted floodplains, easements and other preservation areas where primary function is conservation in perpetuity



# Comprehensive Zoning: Types of Changes

- Planned Unit Developments
  - No changes to zoning are proposed in those communities because of the unique agreements executed for each Planned Unit Development.
  - Cedar Hill example (in Region 1)



- OPZ and Stakeholder Advisory Committee Recommended Zoning Changes
  - Analysis of areas that could advance the goals and policies of Plan2040 and the Region Plans. Staff reviewed the initial changes to the zoning map with the SACs in each Region and public comments that led to changes that have formed the preliminary draft. The SACs have formed a preliminary draft recommendation that in some cases, is different from the OPZ preliminary recommendation.
- Property Owner Zoning Change Applications
  - County staff and the SAC reviewed those applications and have made preliminary recommendations.

# Region 1 Plan and Comprehensive Zoning



# Region 1 Process Overview: Public Outreach

## What we heard:

- Roadway and community flooding
- Lack of affordable and diverse housing options
- Traffic congestion/truck traffic in residential areas
- Limited and perceived unsafe public transportation options
- Limited access to parks, programming, and green spaces
- Lack of quality and essential commercial options - especially grocery stores



### Region 1 Vision:

Region 1 is a thriving community that celebrates individuality and diversity, fosters inclusivity, and upholds equitable opportunities for all. The community takes pride in the character of our suburban neighborhoods while embracing the need for sustainable growth, economic development, providing essential services and amenities, and protecting the environment. Our unwavering commitment provides housing options that cater to the unique needs of our residents and a reliable, efficient, and accessible transportation system that seamlessly connects our community, employment centers, and amenities. The community provides a welcoming space for businesses that offer a variety of employment opportunities. The quality educational system is accessible to all and equips our youth with the knowledge and skills necessary to become successful and engaged citizens. Our commitment is to ensure a sustainable, adaptable, inclusive, and resilient community for future generations.

## Natural Environment

- 15 Strategies
- Highlights
  - Stormwater management and reducing pollution runoff
  - Tree plantings in underserved communities
  - Remediation of former industrial sites





## Built Environment

- 50 Strategies
- Housing
  - Develop more senior housing
- Transportation
  - Address traffic patterns during rush hour (ex. traffic when schools are dismissed)
  - Divert truck traffic away from residential neighborhoods
  - Develop a Ritchie Highway Vision Plan to address traffic and pedestrian needs
  - Develop more transit routes



# Region 1 Plan: Key Highlights and Recommendations

## Built Environment

- Guidance for future Mixed-Use Zoning Districts

**Cromwell Station Light Rail Station**

The Cromwell Light Rail Station is located at the northwest intersection of MD 648 and MD 176. The Cromwell Field Shopping Center, located on the east side of MD 648, was built in 1986 on a 9-acre site with four pad sites. The main anchor is Roses. The space formerly occupied by Giant is now vacant and no new tenant has signed a lease. The Light Rail Station is also bounded by the Monsignor Slade Catholic School and the Maryland Army National Guard Recruiting facility to the south and a variety of industrial buildings to the north.

The area has several constraints - the visual appeal is low with no on-site green space or landscaping; there are problems with vagrancy, crime, and loitering. However, the shopping plaza is also within a Commercial Revitalization Area which affords the property owner greater flexibility to redevelop the land to a higher and better use. The site is also anticipated to be designated as a State TOD site which opens the door for more resources.

Plan2040 identified the site as a potential location for transit-oriented development (Transit-oriented Development Policy Area Overy and a Mixed Use Planned Land Use). OPZ and the SAC agree to maintain the Plan2040 DPAO and PLU and recommend implementing a mixed use zoning district (MXD-T) for the area to facilitate the intended uses and design for the area.

The area was studied in a County Transit-Oriented Development Feasibility Study. The study included outreach to various stakeholders in the community who shared that they would like to see more open space and outdoor seating; vacant spaces to be redeveloped; improved green space and lighting; incentives from the County to support start-up costs for small businesses; and sustainable updates, including community solar, EV charging stations. The figure below shows a concept of the potential the site offers.

The concept and vision of those that participated in the TOD Study are in line with what the SAC envisions for the area; which is a five to six-story mixed-use residential and commercial community that provides safe walkability and connectivity to the nearby Glen Burnie Town Center and B&A Trail. The SAC agreed that redeveloping the area would provide attractive recreation or retail options for community members. They also emphasized that more greenspace and open space should be provided to allow residents to connect with the natural environment and their community.



## Healthy Communities

- 17 Strategies
- Recreation and Parks
  - Convert vacant areas into pocket parks
  - Create more water access and cartop boat launches
- Community facilities
  - Continue to fund a new County 911 Joint Emergency Operations Center
  - Increase safety at the Cromwell and Linthicum Light Rail Stations



## Healthy Economy

- 14 Strategies
- Highlights
  - Identify new programs and incentives to attract science and technology based employers
  - Support financial incentives in Brooklyn Park and the Fort Smallwood Road areas
  - Rehabilitate shopping centers at the light rail stations



# Region 1 Comprehensive Zoning: Holding Capacity Analysis

	Countywide		Region 1
<b>Household Forecast (Change from 2020 to 2040)</b>	31,612*		6,654
<b>Holding Capacity Residential Zoning Districts</b>	12,554		1,742
<b>Holding Capacity Non-residential Zoning Districts</b>	15,729		355
<b>Total Estimated Holding Capacity</b>	<b>28,283</b>		<b>2,097</b>
<i>Difference</i>	<b>-3,329</b>		<b>-4,557</b>

## Notes:

*\*excluding the City of Annapolis*

*These statistics are estimates, not growth targets.*

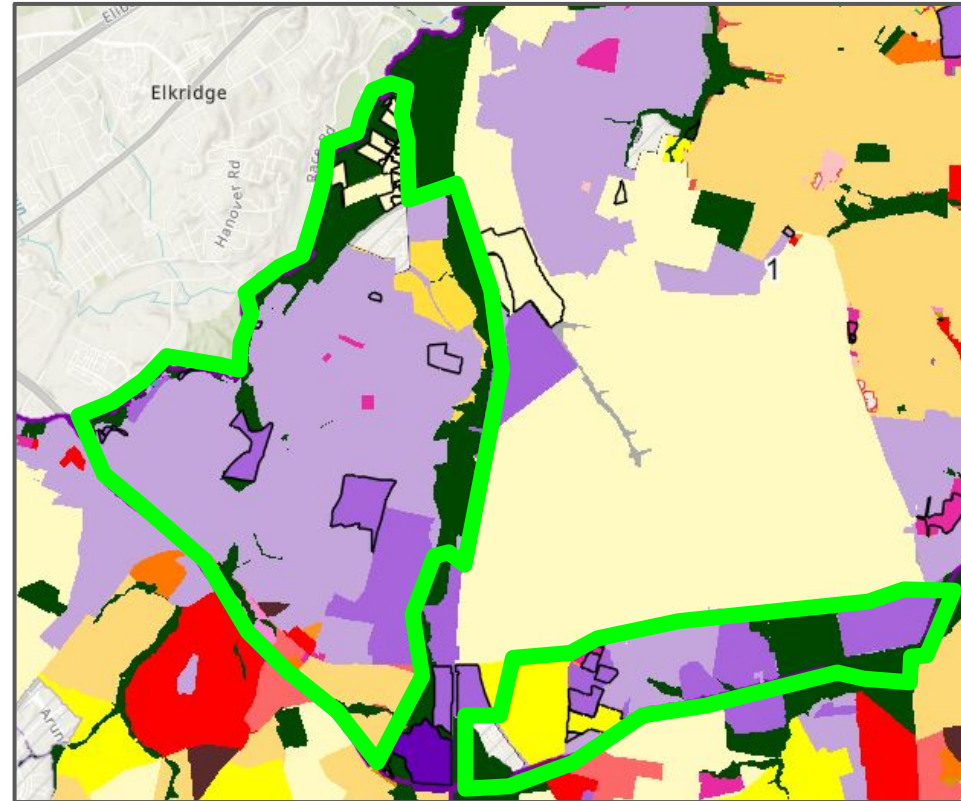
*Source: 2024 Holding Capacity Analysis and Round 10 BMC Forecast*

# Region 1 Comprehensive Zoning: Change Statistics

ZONED	ADOPTED (Acres)	PROPOSED (Acres)	CHANGE (Acres)		ZONED	ADOPTED (Acres)	PROPOSED (Acres)	CHANGE (Acres)
RLD	70.46	1.30	-69.16		SB	11.42	7.77	-3.66
R1	3,713.74	3,836.56	122.82		C1	43.25	45.46	2.21
R2	190.23	207.13	16.89		C2	104.63	65.29	-39.33
R5	4,886.85	4,613.35	-273.49		C3	279.43	246.10	-33.33
R10	224.99	246.50	21.51		C4	313.26	304.27	-8.99
R15	418.26	422.20	3.94		W1	3,733.73	3,565.97	-167.76
R22	15.64	52.33	36.69		W2	1,967.84	2,134.67	166.83
MXD-C	0.00	17.70	17.70		W3	2,066.99	2,306.55	239.56
MXD-T	115.19	287.09	171.87		OS	2,408.55	2,247.66	-160.89
MA2	1.28	1.26	-0.02					

## Hanover - general overview

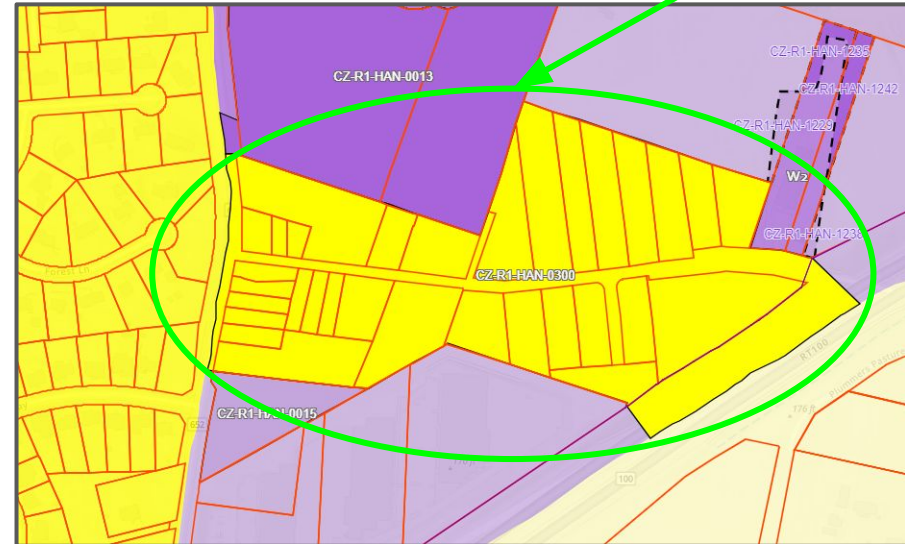
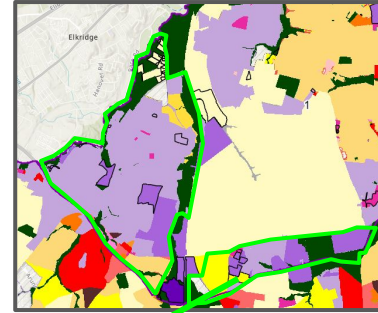
- **15 zoning change applications received**
  - Requests to upzone residential and industrial properties
  
- **18 OPZ and SAC recommended zoning changes**
  - Queenstown Road area
  - BWI industrial area
  - Mixed use area by BWI MARC/ Amtrak station





## Hanover

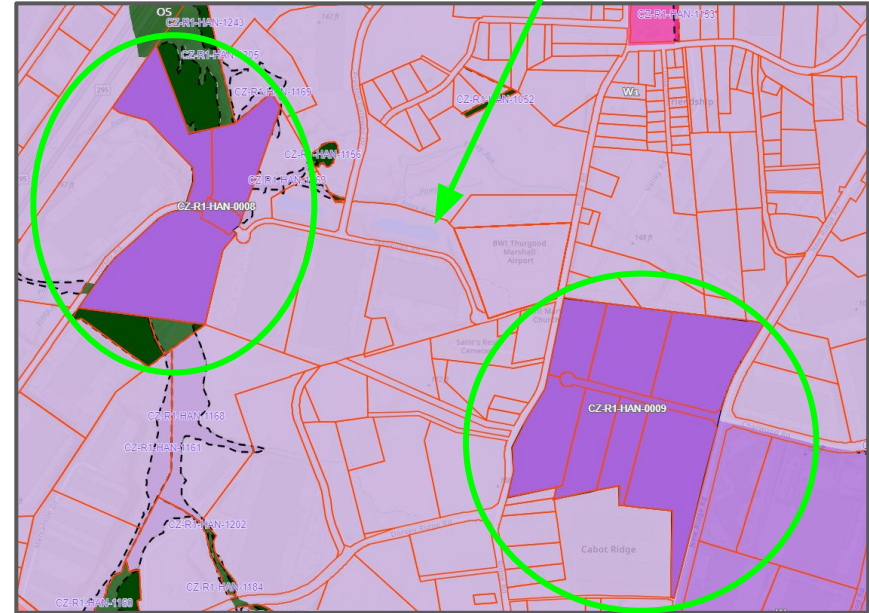
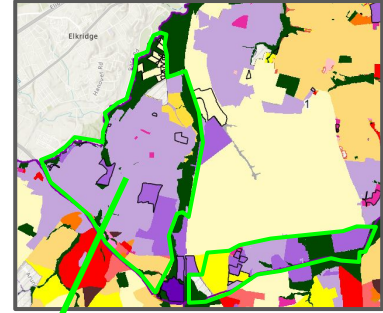
- **Queenstown Road area**  
(CZ-R1-HAN-0300)
- **Adopted zoning: W1**
- **Recommended zoning: R2**
- **Public comment:** Comments were generally supportive of ensuring residential uses continue in the historic area.
- **General recommendation:** OPZ and SAC agreed R2 would allow for residential uses that are compatible with the surrounding area and are in close proximity to jobs.





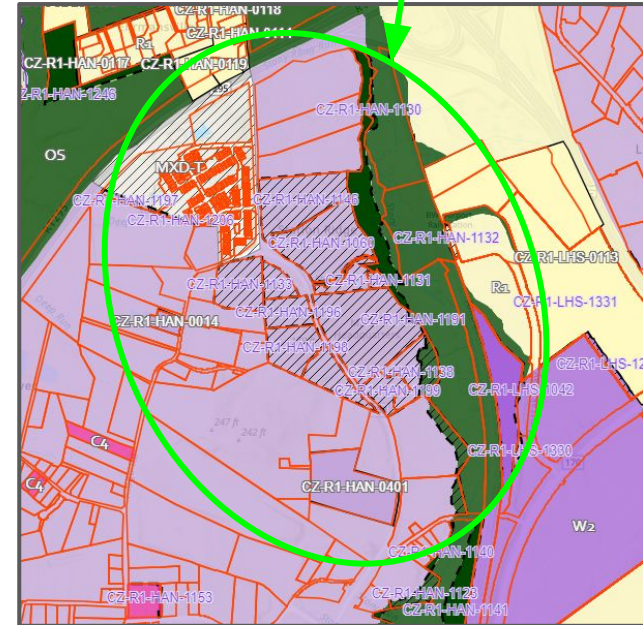
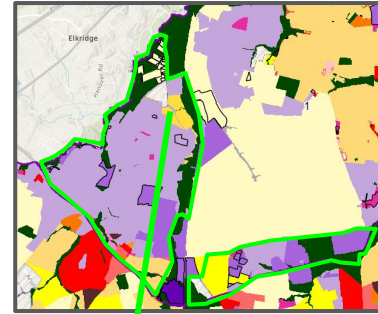
## Hanover

- **BWI industrial area**  
(CZ-R1-HAN-0008, CZ-R1-HAN-0009)
- **Adopted zoning:** W1 (generally)
- **Recommended zoning:** W2
- **Public comment:** Property owners concerned about limited use of property.
- **General recommendation:** OPZ and SAC agreed this change to W2 zoning allows for more flexibility in uses and is consistent with the Plan2040 Planned Land Use. Additionally, W2 is consistent with the Industrial Planned Land Use and Critical Economic Development Policy Area.



## Hanover

- Mixed use area by BWI MARC/Amtrak station
- Adopted zoning: W1, MXD-T, OS
- Recommended zoning: W1, MXD-T, OS
- **Public comment:** Concern about changing zoning for properties with active development applications; though MDOT is supportive of mixed-use zoning on their properties.
- **General recommendation:** OPZ and SAC agreed this change to MXD-T is consistent with the adopted Plan2040 Planned Land Use and the intended future use of the property to provide transit-oriented uses. Additionally, the change is compatible with the surrounding area.



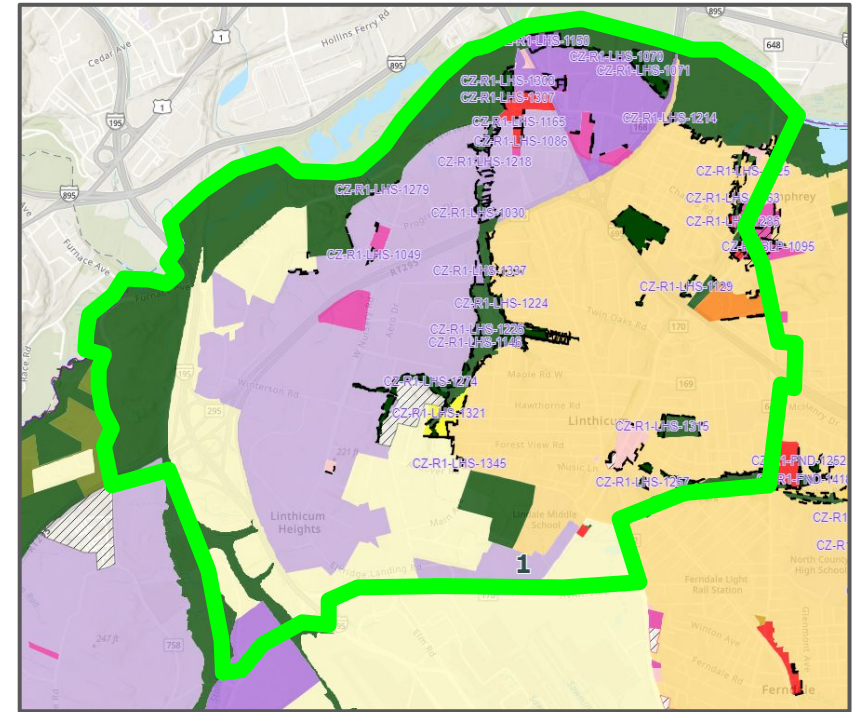
## Harmans - general overview

- 0 zoning change applications received
- 5 OPZ and SAC recommended zoning changes
  - Maintain existing zoning to ensure continued use of existing industrial uses



## Linthicum Heights - general overview

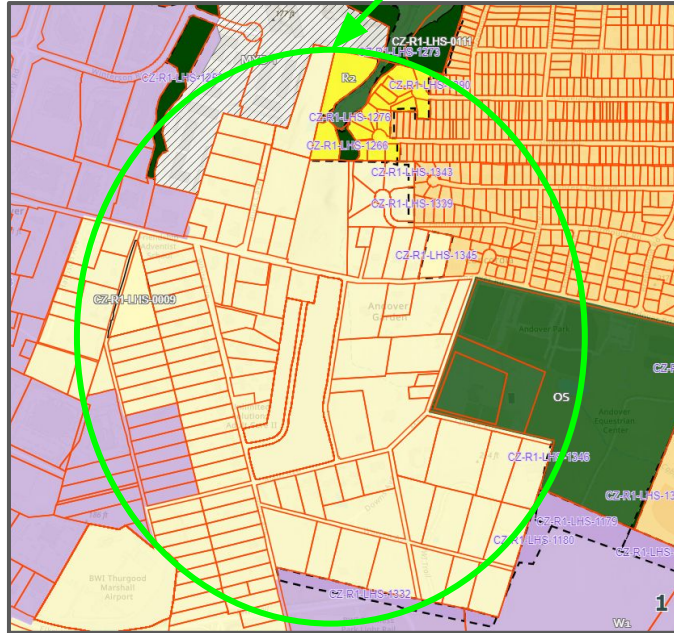
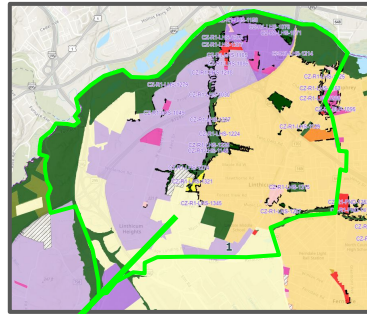
- **9 zoning change applications received**
  - Requests for zoning to better reflect existing uses or as platted, and upzoning
  
- **6 OPZ and SAC recommended zoning changes**
  - Andover Road area
  - Andover Road/Camp Meade
  - Linthicum Light Rail Station
  - Nursery Road





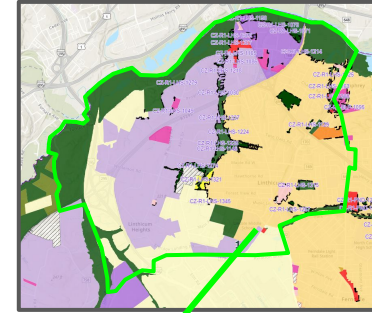
## Linthicum Heights

- **Andover Road area**  
(CZ-R1-LHS-0009)
- **Adopted zoning: R1**
- **Recommended zoning:**
  - OPZ: R1
  - SAC: R1 and R5 (6605 Maryland Ave.)
- **Public comment:** Strong support to maintain R1 due to concerns about overdevelopment, road capacity and safety, loss of character of the neighborhood.
- **General recommendation:** Maintain existing community character; and allow property owner to subdivide given proximity to the BWI Mixed Use Overlay.



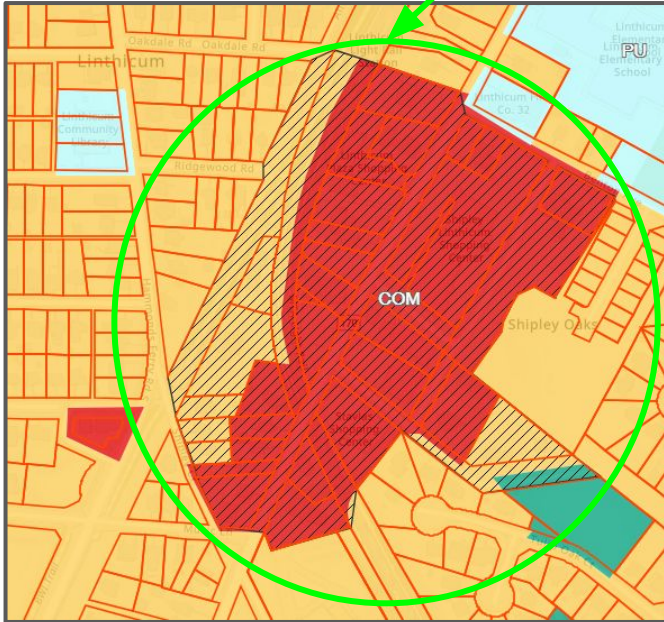
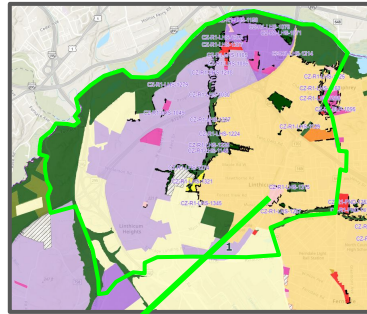
## Linthicum Heights

- **Andover Road/Camp Meade**  
(CZ-R1-LHS-0010)
- **Adopted zoning:** R5
- **Recommended zoning:** W1
- **Public comment:** Majority of individuals are opposed to this site being developed which would reduce the wooded noise and scenic buffer.
- **General recommendation:** This change to W1 is consistent with the adopted Plan2040 Industrial Planned Land Use and is compatible with the surrounding area. Additionally, the change to W1 is consistent with Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base and is compatible with the surrounding area.



## Linthicum Heights

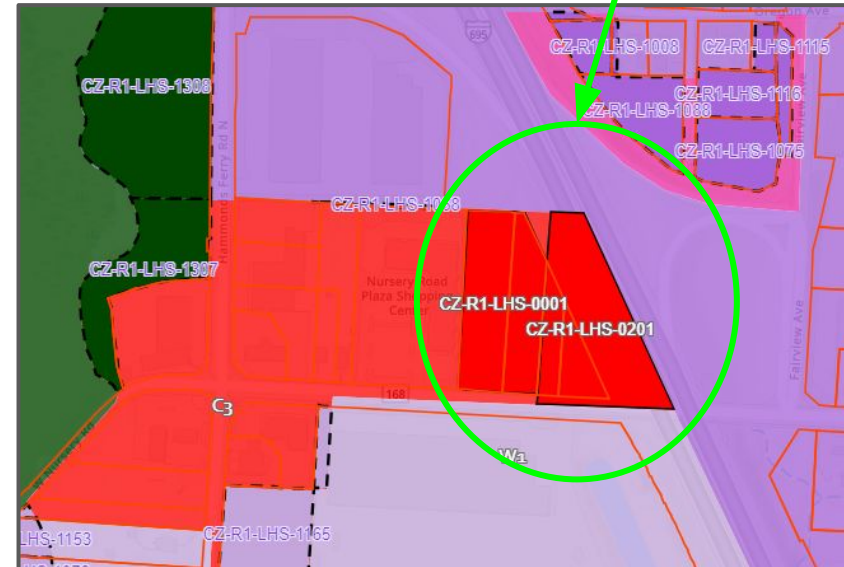
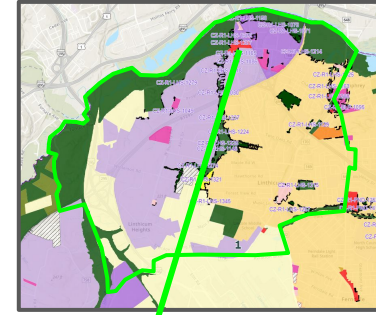
- Linthicum Light Rail Station
- Adopted zoning: C1 and SB
- Recommended zoning: C1 and SB
- Adopted Planned Land Use: Commercial
- Recommended PLU: Mixed Use
- Adopted Development Policy Area Overlay: Transit Oriented
- Recommended DPAO: Transit Oriented
- Public comment: Majority of individuals are opposed to any intensification of development at the light rail station area due to potential increased traffic, loss of character, and perceived crime.
- General recommendation: The change to Mixed-Use Planned Land Use designation provides a long-term vision for a small-scale, low-intensity, mixed-use development. This change is consistent with Plan2040 Goals BE9, BE11, and BE12 by providing an opportunity for a variety of housing types in this area, which are close to jobs and transit. The change is compatible with the surrounding area.



# Region 1 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Linthicum Heights

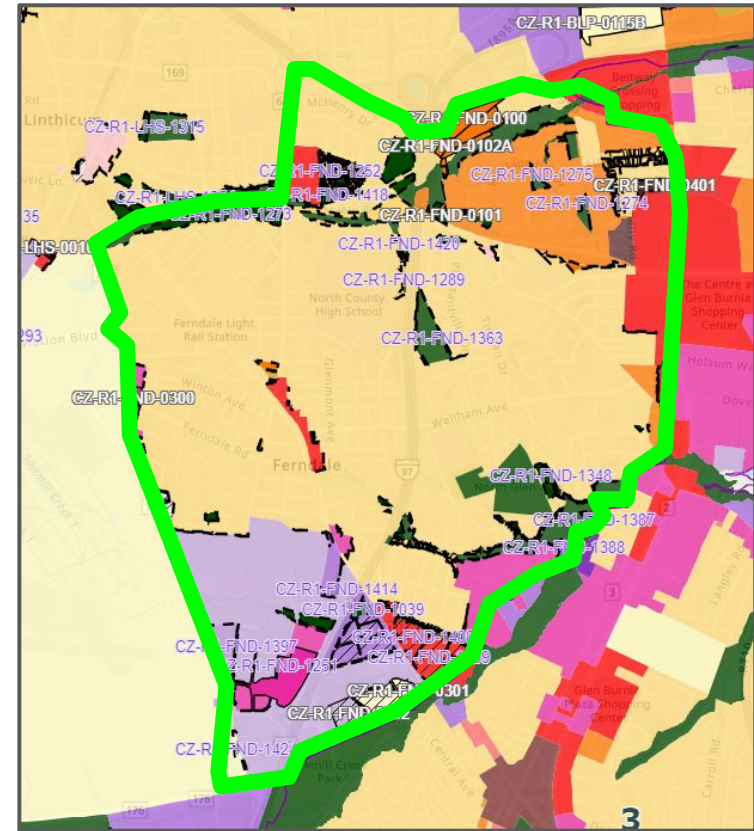
- **Nursery Road**  
(CZ-R1-LHS-0001, CZ-R1-LHS-0201)
- **Adopted zoning: C3**
- **Recommended zoning:**
  - **OPZ: C3**
  - **SAC: W2**, plus two parcels to east
- **Public comment:** One comment supporting C3, but no explanation
- **General recommendation:** C3 is consistent with the adopted Critical Economic Development Policy Area and the Commercial Planned Land Use. Additionally, the retention of C3 is consistent with Goal HE5 which encourages the enhancement of commercial hubs and corridors to create thriving and attractive centers that serve both local communities and regional needs.





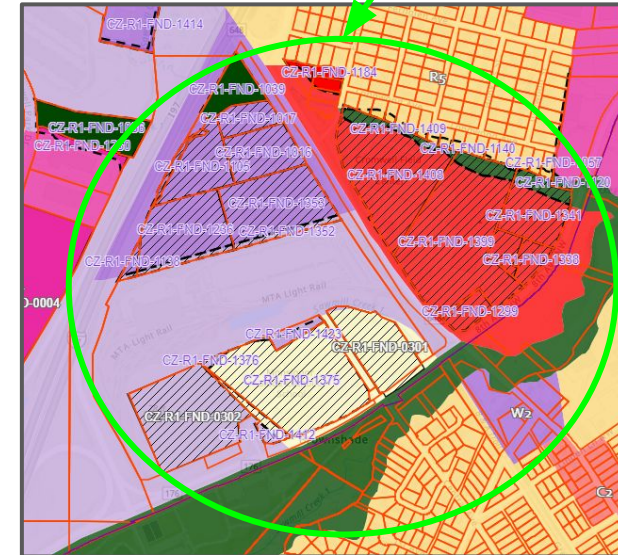
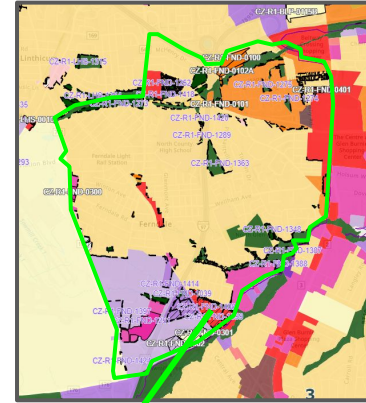
## Ferndale - general overview

- 5 zoning change applications received
  - Requests to upzone
- 14 OPZ and SAC recommended zoning changes
  - Cromwell Light Rail station
  - Ferndale Light Rail station



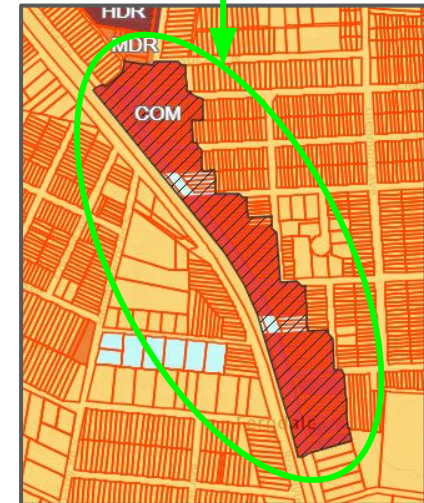
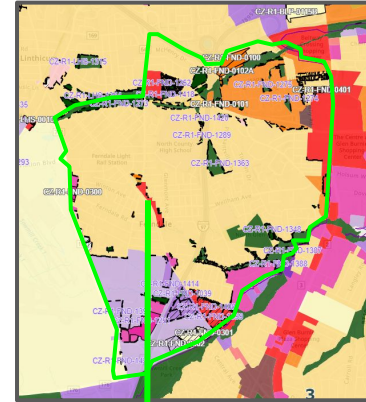
## Ferndale

- **Cromwell Station**
- **Adopted zoning:** W1, W2, R1, C3
- **Recommended zoning:** MXD-T
- **Public comment:** None
- **General recommendation:** This change to MXD-T is consistent with the adopted Plan2040 Planned Land Use and Goal BE9; and the intended future use of the site. Additionally, the change is compatible with the surrounding area.



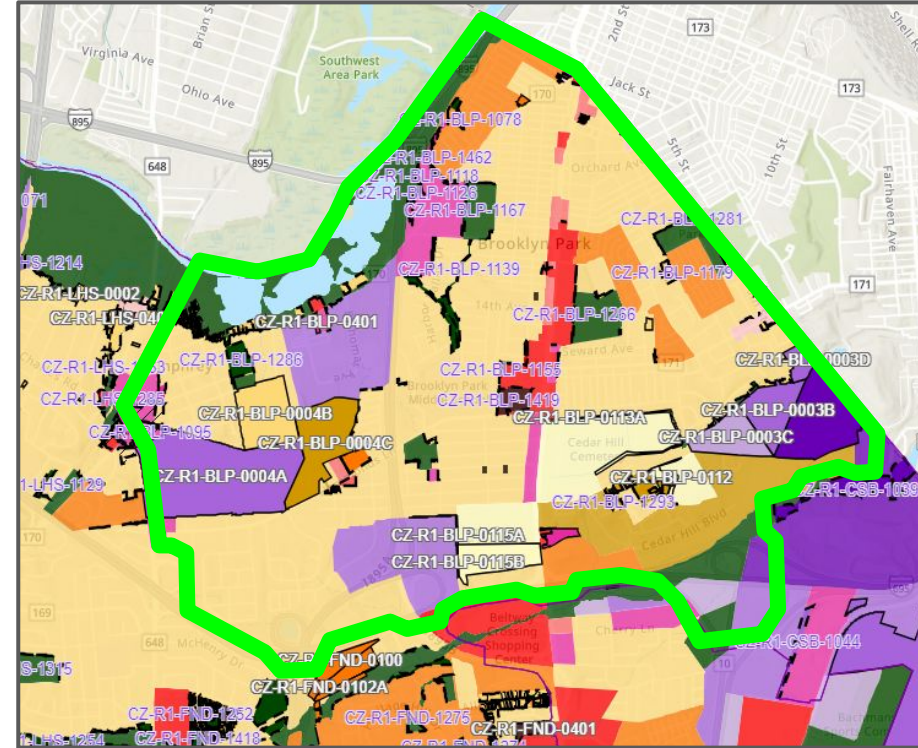
## Ferndale

- Ferndale Light Rail Station
- Adopted zoning: C3
- Recommended zoning: C3
- **Adopted Planned Land Use: Commercial**
- **Recommended PLU: Mixed Use**
- Adopted Development Policy Area Overlay: Transit Oriented
- Recommended DPAO: Transit Oriented
- Public comment: None
- **General recommendation:** The change to Mixed-Use Planned Land Use designation provides a long-term vision for a small-scale, low-intensity, mixed-use development. This change is consistent with Plan2040 Goals BE9, BE11, and BE12 by providing an opportunity for a variety of housing types in this area, which are close to jobs and transit. The change is compatible with the surrounding area.



## Brooklyn Park - general overview

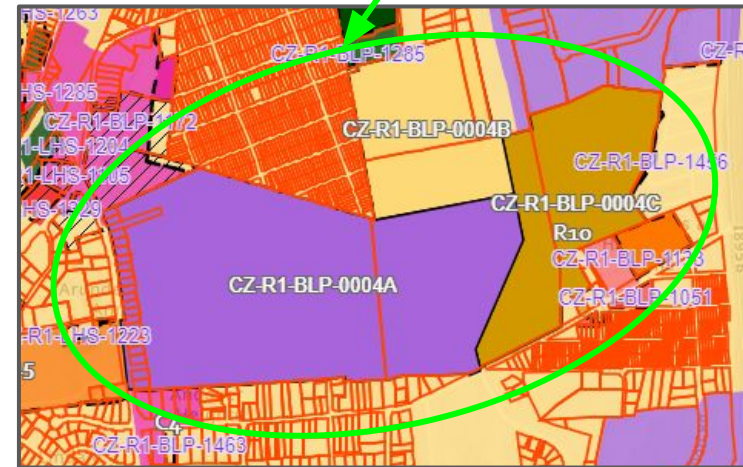
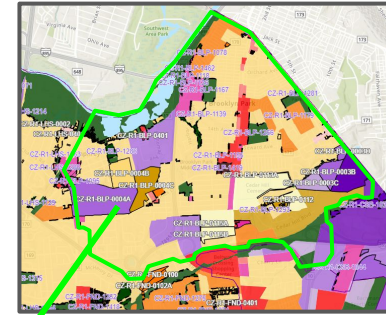
- **8 zoning change applications received**
  - Requests to upzone, reflect current uses on site, or future plans for the properties
- **13 OPZ and SAC recommended zoning changes**
  - Belle Grove site
  - 6025 Ritchie Highway





## Brooklyn Park

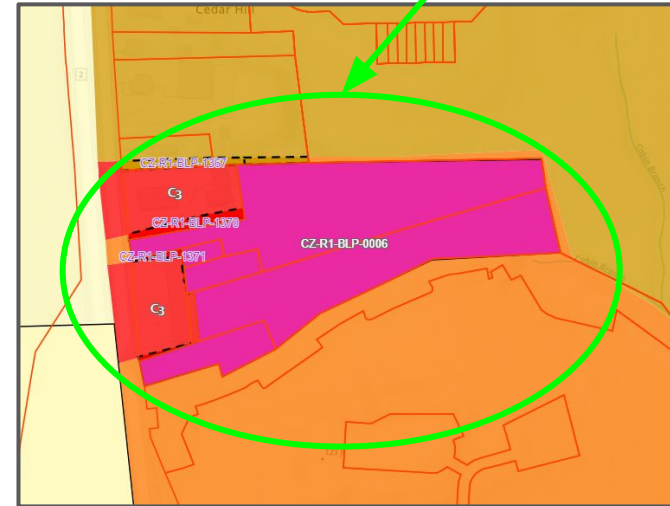
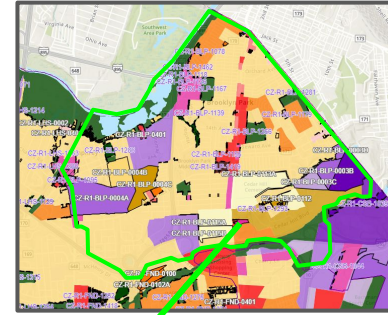
- Belle Grove site (CZ-R1-BLP-0004A/B/C)
- Adopted zoning: C4, R5, R10, OS
- Recommended zoning:
  - OPZ: W2, R5, R10
  - SAC: MXD-C
- Public comment: Individuals generally supported some type of mixed use occurring on the site, though a focus on residential is preferred.
- General recommendation:
  - OPZ: This change to split the property is consistent with Plan2040 Goals to provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels and encourage retention of appropriately zoned land for industrial uses to maintain a balanced tax base.
  - SAC: MXD-C zoning supports the redevelopment of the site and provides more uses to the property owner.





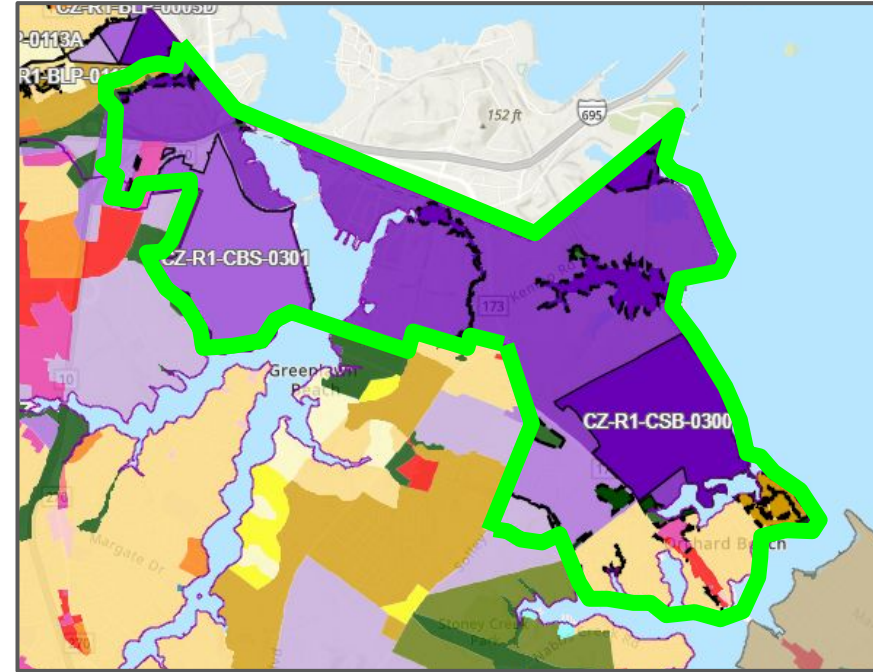
## Brooklyn Park

- 6025 Ritchie Highway  
(CZ-R1-BLP-0006)
- Adopted zoning: C3/R15
- Recommended zoning:
  - OPZ: C4
  - SAC: C3
- Public comment: Property owners concerned about limited use of property.
- General recommendation:
  - OPZ: The change to C4 zoning is consistent with the adopted Commercial Planned Land Use. It is consistent with Plan2040 Goal HE2 promoting retention and expansion of an existing business.
  - SAC: C3 is consistent with surrounding properties.



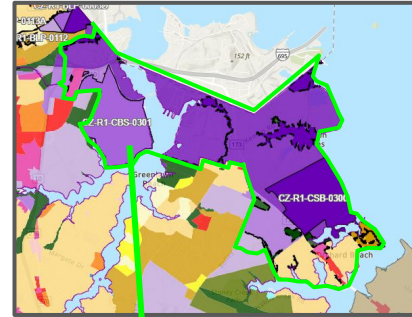
## Curtis Bay

- 0 zoning change applications received
- 5 OPZ and SAC recommended zoning changes
  - U.S. Army Depot
  - Brandon Shores area



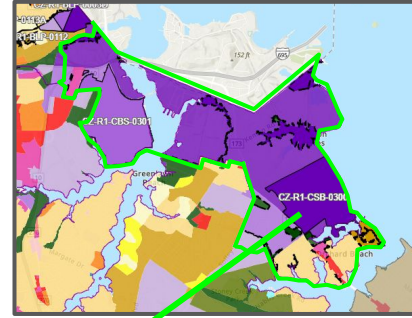
## Curtis Bay

- U.S. Army Depot
- Adopted zoning: W2
- Recommended zoning:
  - OPZ: W2
  - SAC: MXD-E
- Public comment: None
- General recommendation:
  - OPZ: The retention of W2 allows for the existing use to continue.
  - SAC: Mixed-Use Employment zoning accommodates additional economic growth and job opportunities, and recognizes the eventual redevelopment of the property.



## Curtis Bay

- **Brandon Shores**
- **Adopted zoning: W3**
- **Recommended zoning:**
  - **OPZ: W3**
  - **SAC: MXD-E**
- **Public comment: None**
- **General recommendation:**
  - **OPZ:** The retention of W3 allows for the existing use to continue.
  - **SAC:** Mixed-Use Employment zoning accommodates additional economic growth and job opportunities, and recognizes the eventual redevelopment of the property.



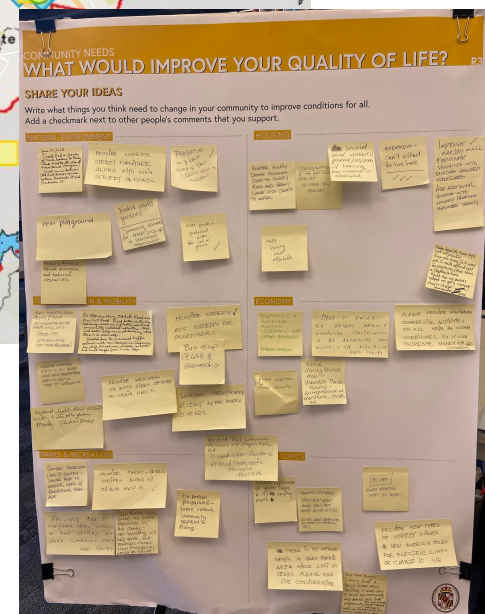
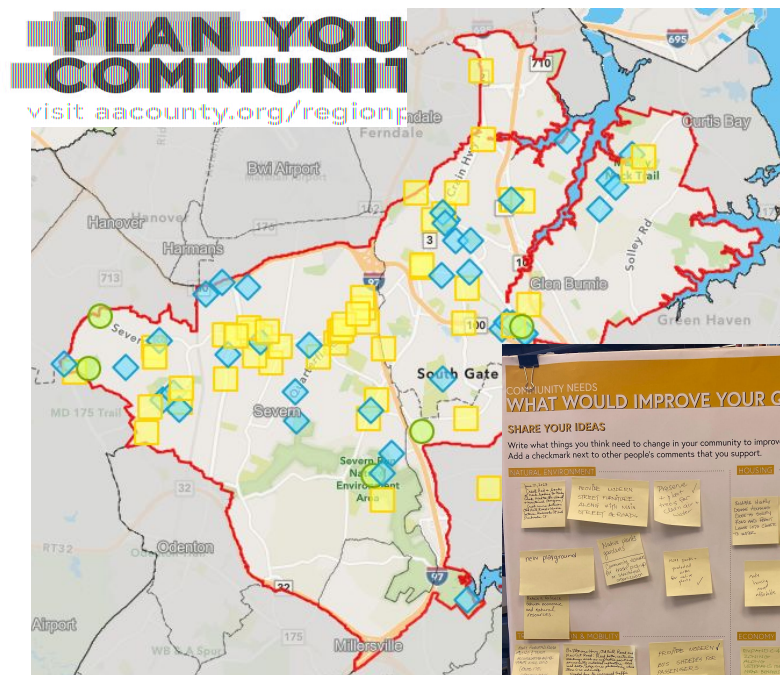
# Region 3 Plan and Comprehensive Zoning



# Region 3 Process Overview: Public Outreach

## What we heard:

- Safe walking / biking and connections
- Expanded opportunities for / access to recreation
- Roadway safety and congestion
- Transit options are incomplete and underutilized
- Increase safe, affordable housing options
- Reinvest and revitalize in commercial areas
- Public safety
- Protect and increase natural features



### Region 3 Vision:

Region 3 is an adaptive community network which balances the economic, social, and environmental needs of the residents. All people can attain desirable housing, earn a decent living, and enjoy a healthy natural environment with diverse opportunities for education, recreation, entertainment, and social engagement. Businesses serve the community and enrich its network of goods and services. Convenient, affordable public transportation and safe biking and walking paths are available modes of transportation, offering green options to mitigate the effects of climate change. Plans for development are transparent to the public with opportunities for public engagement. Residents are happy to live here and feel a sense of belonging to the larger community.

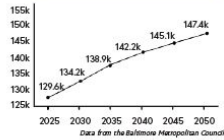
# Region 3 Plan: Key Highlights and Recommendations

## Demographic Overview

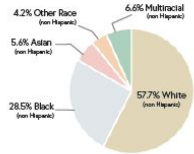
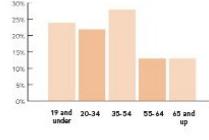
Population **118,724**  
Region 3



### Population Growth Forecast



### Age of Population (2021)



Race/Ethnicity

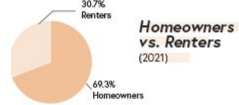
### Median Age (2021)

**51 yrs**  
Region 3  
**38.5 yrs**  
Countywide

## Economic and Housing Overview



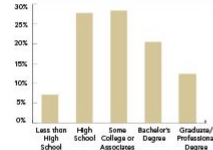
Median Household Income (2021) **\$90,798**



Median Home Value (2021) **\$360,226**  
Average Monthly Rent (2021) **\$1,942**

Percentage of Population with Income Below Poverty (2021)  
Region 3: **7.2%**  
County: **5.3%**

### Educational Attainment (2021)

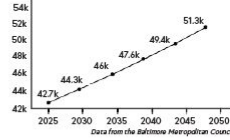


Percentage of Households without a Vehicle (2021)  
Region 3: **6.5%**  
County: **3.7%**

### Cost-Burdened Households

Spend >30% on housing costs  
Region 3 Total: **28.8%**  
Owner Households: **21.0%**  
Renter Households: **46.6%**

### Employment Forecast



### Unemployment Rate (2021)

**4.1%**  
Region 3

Produced by Anne Arundel County Office of Planning and Zoning, Research & GIS.

Source: 2021 American Community Survey data, 2020 Decennial Census Data, 2010 Decennial Census Data unless otherwise noted. Tax Round 10 Forecasts is considered draft until Baltimore Metropolitan Council adopts it.

## Region 3 Communities

Region 3 is composed of three communities: Severn to the west, Glen Burnie to the north and east, and portions of Millersville along the I-97 corridor. The following provides an overview of each of these communities, identifying the defining aspects of each community's physical character, determining key needs to be addressed over the planning timeline, and providing broad recommendations to guide future development and preservation to maintain and enhance the community's character.

### Glen Burnie

The Glen Burnie community is centered on the MD 2 corridor from MD 100 in the south to I-695 to the north and encompasses a diverse range of development patterns and land use intensities. Major highways traverse the community, reinforcing its proximity to significant amenities and employment centers in the Washington-Baltimore region.

The predominant land use in Glen Burnie is the single-family home. Many are in stable residential neighborhoods dating from the suburban growth patterns of the 1950s and 1960s, often arranged on well-connected street grids. In the southern

Glen Burnie area, denser townhome and condo communities began to develop in the 1980s and 1990s. Other residential neighborhoods, such as the Tanyard-area communities of Marley Neck, are much more recent developments, often with townhomes, single-family detached homes, and various neighborhood amenities.

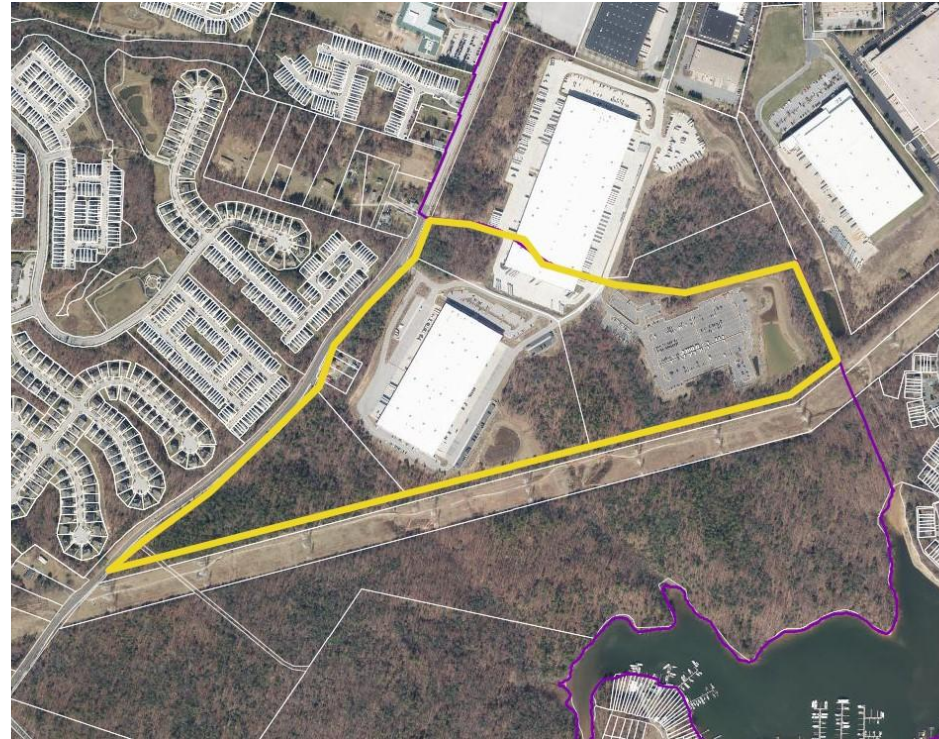
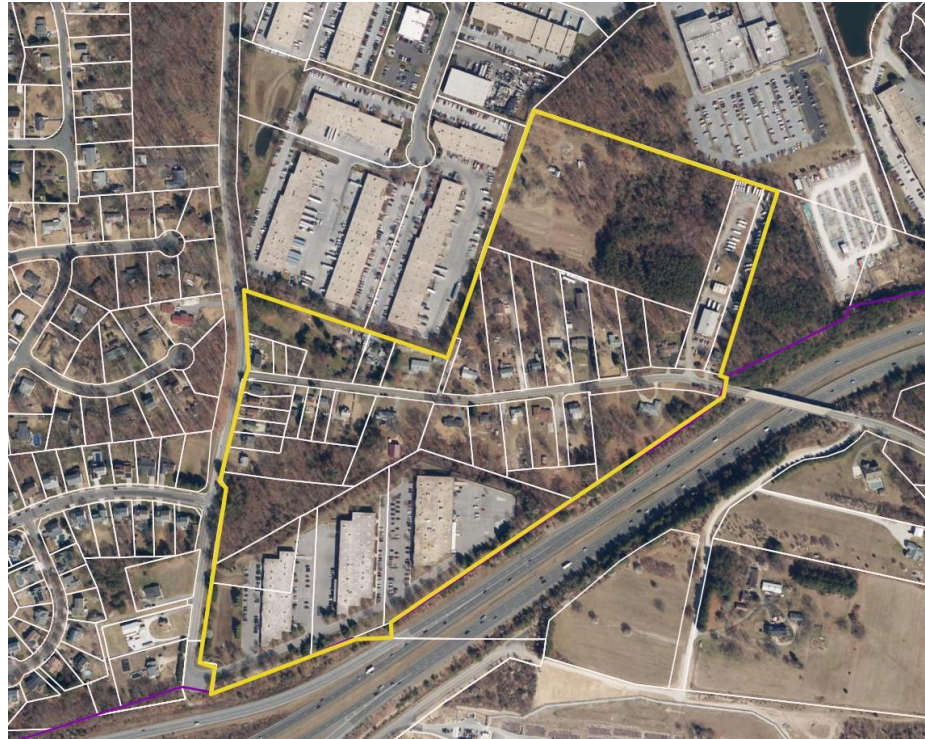
The built-out nature of much of Glen Burnie has left very little forest or green areas for residents in much of the community. Expansion of the community's green infrastructure network through land conservation and preservation efforts should be prioritized, with access where possible for the community. The waterways surrounding Marley Neck and Point Pleasant are key character-defining amenities for these neighborhoods, and water access should be considered with new development in these areas.

The Glen Burnie Town Center is the historic civic, commercial, and service center of the community. The Town Center maintains its downtown pedestrian scale, with offices and small businesses arranged on walkable streets and residential neighborhoods in close proximity. Many of the commercial corridors leading north and south from the Town Center reflect older auto-oriented development patterns, with opportunities for revitalization and/or redevelopment.





# Region 3 Plan: Key Highlights and Recommendations



## Natural Environment

- 8 strategies
- Highlights:
  - Stormwater management
  - Land conservation
  - Living shorelines
  - Tree cover

### NATURAL ENVIRONMENT

#### Introduction

Region 3 is a diverse landscape with dense, older communities around Glen Burnie and large natural areas around the Severn Run and Marley Neck. The Severn Run Natural Area is one of the largest and highest quality natural areas in the County. Water quality in Sawmill Creek and Marley Creek and other local streams in the watershed has degraded over many years. Much of the Region was developed prior to the creation and adoption of the more stringent stormwater management regulations that are in place today, and as a result area streams have been degraded by erosion, siltation, and nutrient pollution.

Increasing access to green space, increasing tree canopy, and retrofitting improvements to stormwater management infrastructure are important goals in the Region. Given that much of the Region is developed, there is a need to create opportunities for increasing and preserving open green space in local communities, and conserving the largest remaining natural lands.

Plan2040 provides a countywide framework for protecting the County's natural resources, with six primary goals:

- Goals NE1, NE2, and NE3 focus on preserving and enhancing sensitive features, forests and tree canopy, and environmentally sensitive lands.
- Goals NE4 and NE5 emphasize measures to protect water quality and manage wastewater.
- Goal NE6 focuses on County operations to reinforce community sustainability.



#### Sensitive Areas

Region 3 lies within primarily two watersheds: the Patapsco Tidal and the Severn River. Small portions of the Region are within the Patapsco Non-Tidal and the Magothy River watersheds (See Figure X). Portions of the Region within 1,000 feet of tidal waters including Curtis Creek, Marley Creek, and Stoney Creek are covered by the Chesapeake Bay Critical Area overlay.

Streams and their floodplains are important habitats for fish, birds, and wildlife. They are also areas where development is at risk from flooding. County Code prohibits development within 100 feet of streams and limits development in the floodplain mapped by the Federal Emergency Management Agency (FEMA) as having a 1% chance of flooding each year (100-year floodplain). The most extensive streams and floodplains in Region 3 are Severn Run, Sawmill Creek, and Marley Creek.

Severn Run is the nine-mile-long headwater stream of the Severn River, and is a relatively healthy stream compared to many in the Region. Over 1,700 acres of the Severn Run watershed are protected by Maryland Department of Natural Resources as a preserve designated the Severn Run Natural Environment Area. Jabez Branch, a tributary to Severn Run, is the only stream in the Maryland Coastal Plain physiographic region that supports a native, self-sustaining brook trout population.



## Built Environment

- 22 strategies
- Highlights
  - Opportunities for housing
  - Redevelopment and revitalization
    - Glen Burnie Town Center
    - Village Centers
    - other key areas for redevelopment
  - Transportation improvements

### BUILT ENVIRONMENT



#### Introduction

The development patterns in Region 3 have been shaped over centuries by the geography of the area's land and waterways, onto which the inflow of new people and the evolution of transportation routes and technologies were layered to give Region 3 its present form. Today, the Region is noted by many residents for its convenient proximity to employment hubs and larger metropolitan areas.

#### Housing

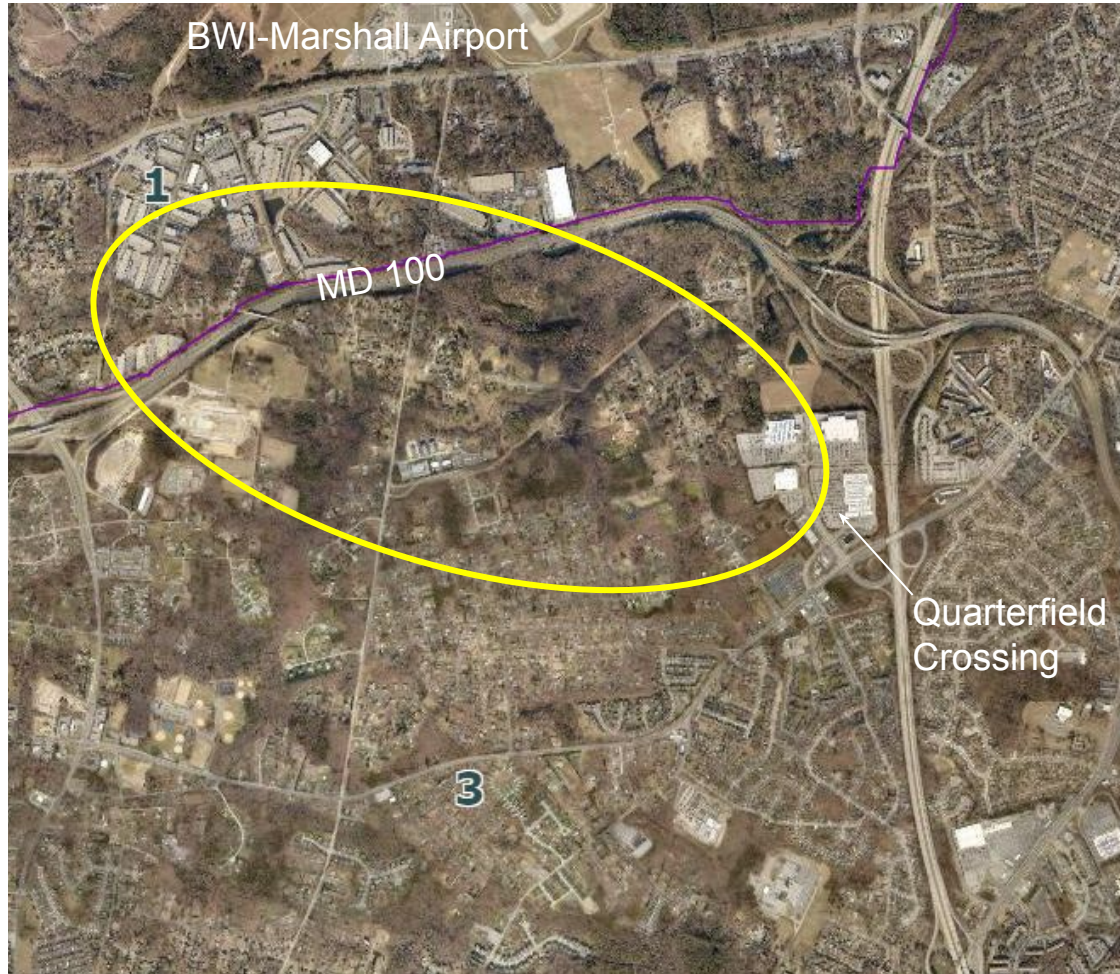
Plan2040 establishes a Countywide framework for promoting the development of various types of housing in certain areas, particularly where growth is anticipated. In particular:

- Goal BE5 entails focusing growth in identified Growth Areas. In Region 3, the Glen Burnie Town Center is the primary growth area, but the adopted Development Policy Areas map places other areas within the Targeted Development, Redevelopment and Revitalization Policy Area, including the TOD overlay area near 8th Avenue NW (associated with the Cromwell Light Rail Station), the Harundale and Severn Village Centers, and the recommendations for new Development Policy Area changes such as the Mixed-Use Overlay recommended for Marley Station Mall.
- Goal BE11 calls for a variety of housing types and designs to serve all people's needs and income levels.
- Goal BE12 focuses on accommodating workforce housing needs, particularly in Communities of Opportunity (much of Region 3 is within both the Priority Funding Area and a Community of Opportunity, including portions of western and northeast Severn, central Glen Burnie and Marley Neck).

# Region 3 Plan: Key Highlights and Recommendations

## Queenstown Community

- primarily low-density residential area
- growth pressures
- proximity to airport



# Region 3 Comprehensive Zoning: Holding Capacity Analysis

	Region 3
<b>Household Forecast (Change from 2020 to 2040)</b>	7,233
<b>Holding Capacity Residential Zoning Districts</b>	2,704
<b>Holding Capacity Non-residential Zoning Districts</b>	1,580
<b>Total Estimated Holding Capacity</b>	<b>4,284</b>
<i>Difference</i>	<b>-2,949</b>

**Notes:**

*These statistics are estimates, not growth targets.*

*Source: 2024 Holding Capacity Analysis and Round 10 BMC Forecast*

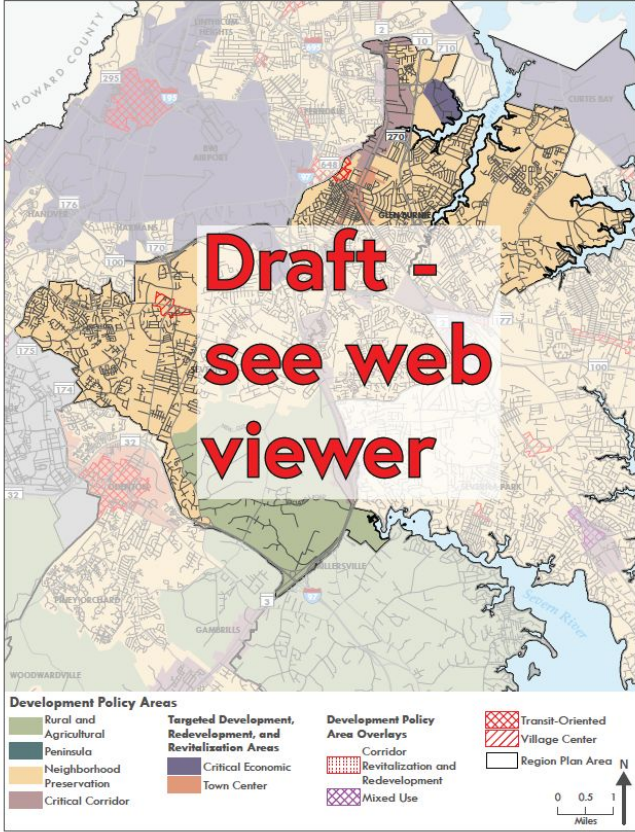


# Region 3 Plan: Key Highlights and Recommendations

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September 2024

## BUILT ENVIRONMENT

Figure 4: Development Policy Areas

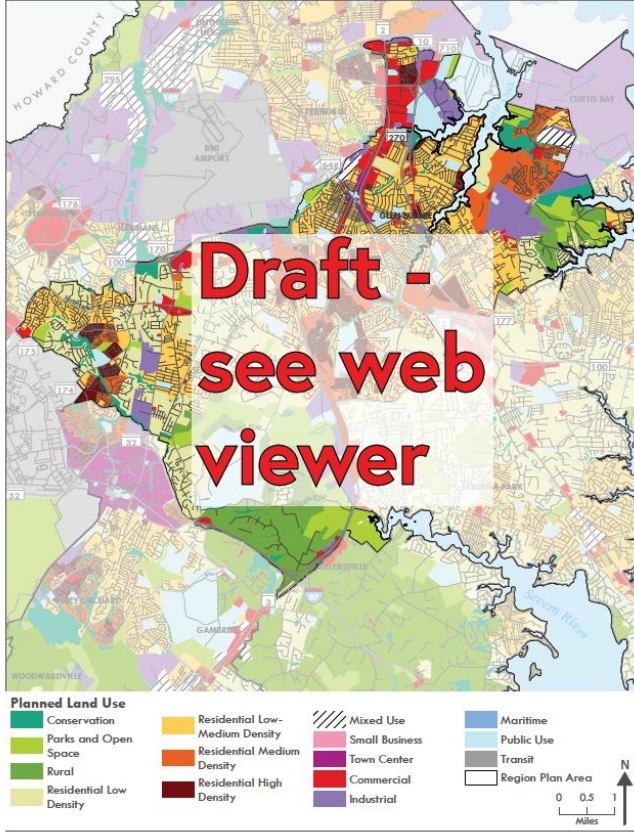


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September 2024

## BUILT ENVIRONMENT

Figure 5: Planned Land Use



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# Region 3 Plan: Key Highlights and Recommendations

## Healthy Communities

- 6 strategies
- Highlights:
  - Recreation amenities
  - Natural area access
  - Addressing litter

## Healthy Economy

- 9 strategies
- Highlights:
  - Revitalization of underutilized areas

<p><b>HEALTHY COMMUNITIES</b></p> <p><b>Introduction</b></p> <p>The health of a community is highly correlated with the quality of the environment, access to safe walking and biking infrastructure, availability of housing, and employment opportunities. Those topics are addressed in the Natural Environment, Built Environment, and Healthy Economy chapters of this Region Plan. This chapter focuses on the following public facilities and services that contribute to the health and well-being of Region 3 community members: parks and recreation; senior centers, community centers, public schools, libraries, police, fire and emergency management. Most of these services are planned and provided for at a Countywide scale, and Plan2040 outlines ten broad healthy communities goals that relate to land use:</p> <ul style="list-style-type: none"> <li>▪ Goal HC1: The County's community facilities and services will meet the needs of all residents.</li> <li>▪ Goal HC2: Provide the highest quality education for all County residents &amp; strive for equity among all schools.</li> <li>▪ Goal HC3: All County residents will have access to high-quality, lifelong learning opportunities that transfer lives to ensure an engaged and inclusive society.</li> <li>▪ Goal HC4: Transform library facilities and services to maximize benefits (outcomes and effectiveness) for the County's communities.</li> <li>▪ Goal HC5: Provide services and opportunities for older adults, individuals with disabilities, caregivers and anyone wishing to plan for the future to lead healthy, independent and fulfilling lifestyles.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Goal HC6: Enhance accessibility of all programs, services, and activities offered by Anne Arundel County Government.</li> <li>▪ Goal HC7: Support diverse, flexible food models that provide healthy, culturally-relevant and sustainable food in every community.</li> <li>▪ Goal HC8: Provide a diverse range of accessible public recreational facilities</li> </ul>
<p>64 Region 3 Plan</p>	<p><b>HEALTHY ECONOMY</b></p> <p><b>Introduction</b></p> <p>Region 3 contains a diverse range of employment, from small, local businesses to large national chains and institutional employers. The University of Maryland Baltimore Washington Medical Center is the largest employer in Region 3. The top three employment sectors in Region 3 are health care; professional, scientific, and technical services; and retail trade. Many residents commute to major employment centers outside of Region 3, including around BWI Airport and Fort Meade.</p> <p>Issues related to economic and community development in the Region include the challenges of redeveloping and revitalizing aging and underutilized commercial areas (especially along highway corridors), limited public transportation options to get to work and services, and limited availability and high costs of child care. Economic development strategies in this plan address the diversity of assets and needs in the Region to sustain thriving businesses and support revitalization of areas in need.</p> <p>Plan2040 established a set of economic development goals that are relevant to Region 3.</p> <ul style="list-style-type: none"> <li>▪ Goal HE1: Promote economic development that supports smart growth and provides opportunities for all County residents.</li> <li>▪ Goal HE2: Attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income, and a tax base that is sustainable and meets the needs of all residents.</li> <li>▪ Goal HE4: Protect the future growth potential of Baltimore-Washington International Thurgood Marshall International Airport (BWI Airport).</li> <li>▪ Goal HE5: Enhance commercial hubs and corridors to create thriving and attractive centers that serve both local communities and regional needs.</li> </ul> <p>Public input during the development of the Region Plan showed support for these economic goals. Public comments specific to Region 3 included:</p> <ul style="list-style-type: none"> <li>• Appreciation for the diversity and proximity of jobs, shopping, and restaurants in the area.</li> <li>• Glen Burnie has significant, unrealized potential as a Town Center.</li> <li>• Support for reuse and redevelopment of vacant storefronts, especially Marley Station Mall.</li> <li>• There are multiple, interconnected challenges impacting low income households including access to transportation, affordable child care, and rising costs of housing.</li> <li>• Access to transportation is a challenge for lower-wage workers, especially limited transit options.</li> <li>• Lack of affordable childcare is a major challenge for working families.</li> <li>• Limited access to affordable, healthy food and grocery stores in the Severn area.</li> </ul> <p>The Region 3 SAC supports the Plan2040 Healthy Economy goals, policies, and strategies focused on promoting the redevelopment or revitalization of underutilized buildings and commercial centers and supporting existing businesses, including the medical sector and small businesses. Region 3 specific economic strategies are listed in the Implementation Matrix. The rest of this chapter will focus on redevelopment opportunity sites and business assistance programs.</p> <p>76 Region 3 Plan</p>

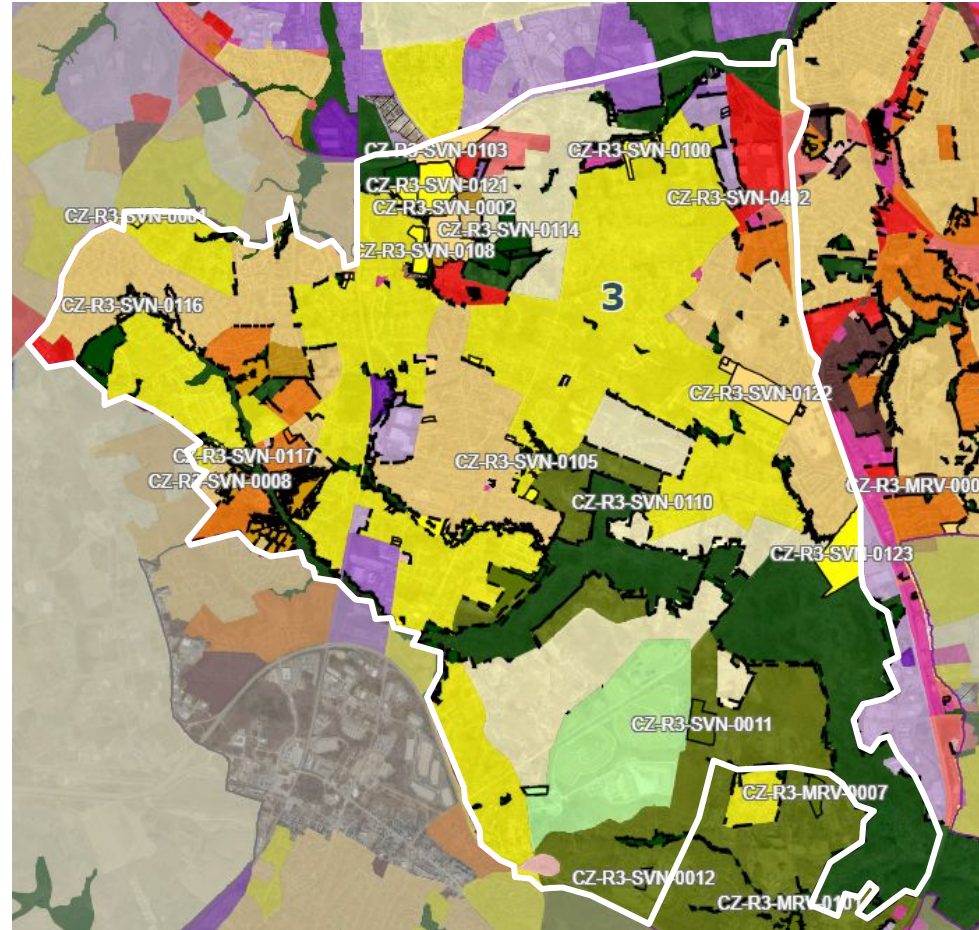


## Region 3 Comprehensive Zoning: Change Statistics

<b>Zone</b>	<b>Adopted (acres)</b>	<b>Proposed (acres)</b>	<b>Change (acres)</b>	<b>Zone</b>	<b>Adopted (acres)</b>	<b>Proposed (acres)</b>	<b>Change (acres)</b>
<b>RA</b>	576.99	586.73	9.74	<b>SB</b>	5.84	5.35	-0.50
<b>RLD</b>	2675.98	2478.12	-197.86	<b>C1</b>	114.10	113.77	-0.33
<b>R1</b>	2100.80	1841.42	-259.38	<b>C2</b>	357.79	345.18	-12.61
<b>R2</b>	4416.14	4325.09	-91.05	<b>C3</b>	1092.69	1065.64	-27.06
<b>R5</b>	7749.40	7647.59	-101.81	<b>C4</b>	630.54	627.41	-3.13
<b>R10</b>	909.49	1141.10	231.61	<b>W1</b>	1597.45	1456.69	-140.76
<b>R15</b>	1280.23	1144.13	-136.10	<b>W2</b>	258.75	284.34	25.59
<b>R22</b>	167.23	185.47	18.24	<b>W3</b>	31.41	38.40	6.99
<b>MXD-R</b>	0.00	127.56	127.56	<b>MA2</b>	8.40	8.44	0.04
<b>MXD-T</b>	0.00	63.69	63.69	<b>MB</b>	0.98	1.08	0.10
<b>TC</b>	68.76	67.85	-0.91	<b>OS</b>	3041.09	3539.92	498.83

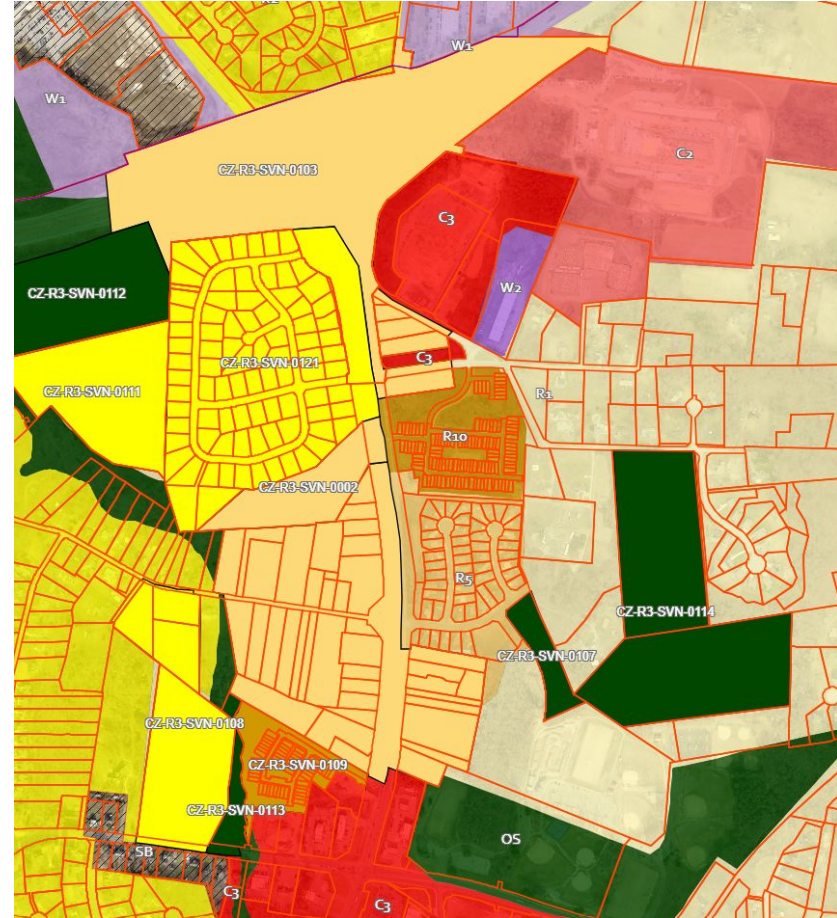
## Severn

- **17 zoning change applications received**
  - Requests for upzoning, change from residential to non-residential, change to reflect existing use
- **22 OPZ and SAC recommended zoning changes**
  - Telegraph Road
  - Queenstown area
  - Stevenson Road
  - Grover Road



## Severn - Telegraph Road area

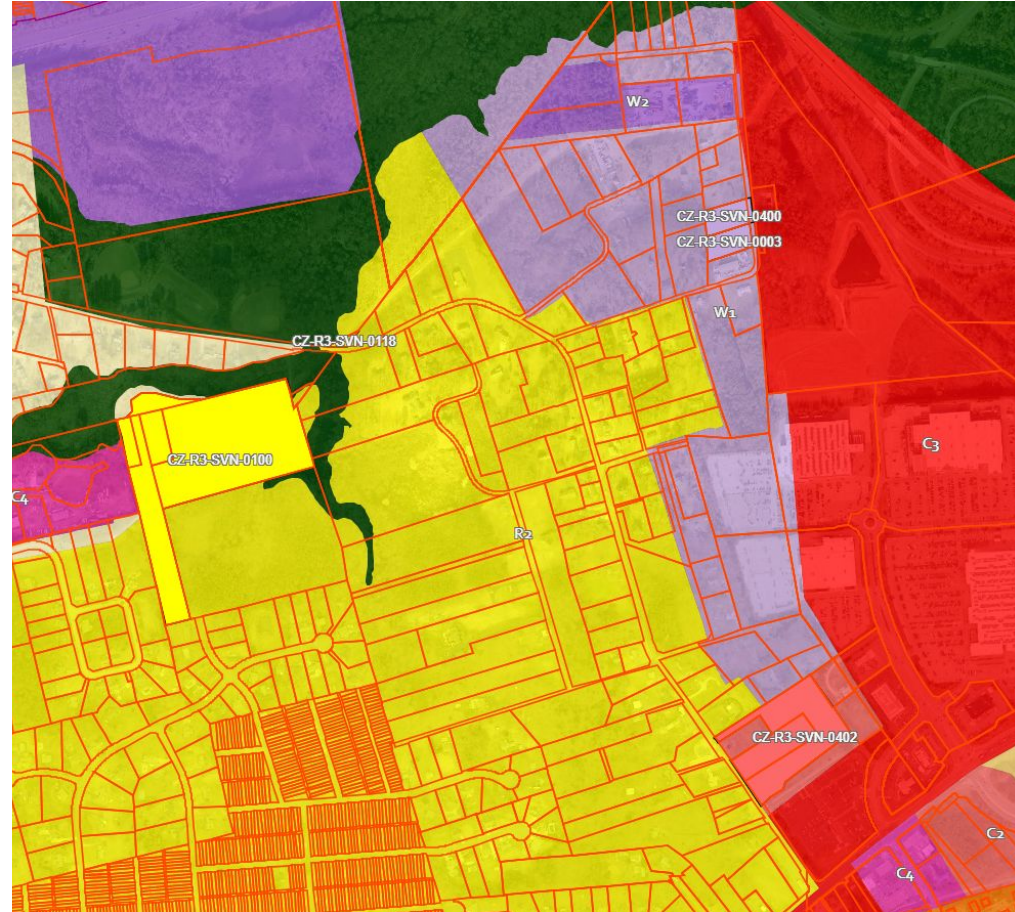
- **Adopted zoning:** R1
- **Recommended zoning:** R2 (Munson Hts) and R5
- **Public comment:** some opposition to additional density along Telegraph, citing traffic congestion, loss of green area
- **General recommendation:** Maintain R5 recommendation to promote additional housing opportunities in proximity to Village Center and MD 100 corridor





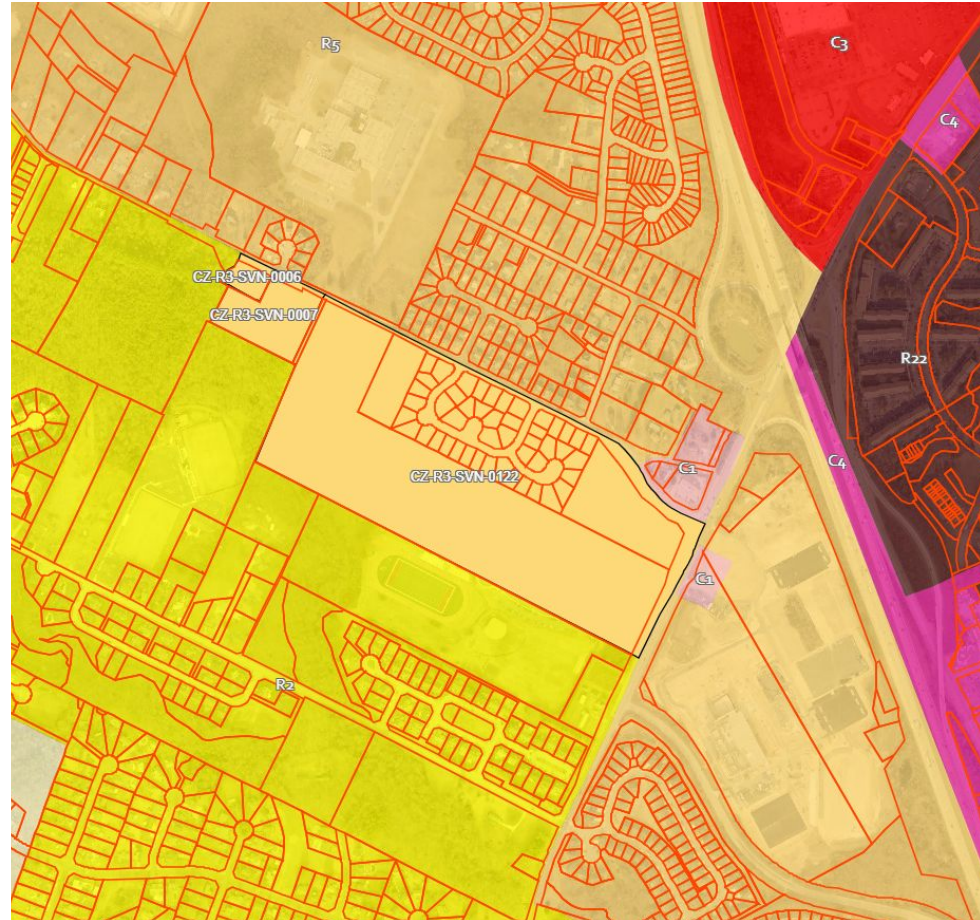
## Severn - Queenstown area

- **Adopted zoning:** primarily R2 and area of primarily W1 zoning (Jones Road)
- **Public comment:**
  - maintain neighborhood's low density residential character
  - owner reiteration of W2 request (SVN-0003)
- **General recommendation:**
  - largely maintain existing zoning (clean of up zoning lines) to preserve neighborhood character



## Severn - Stevenson Road area

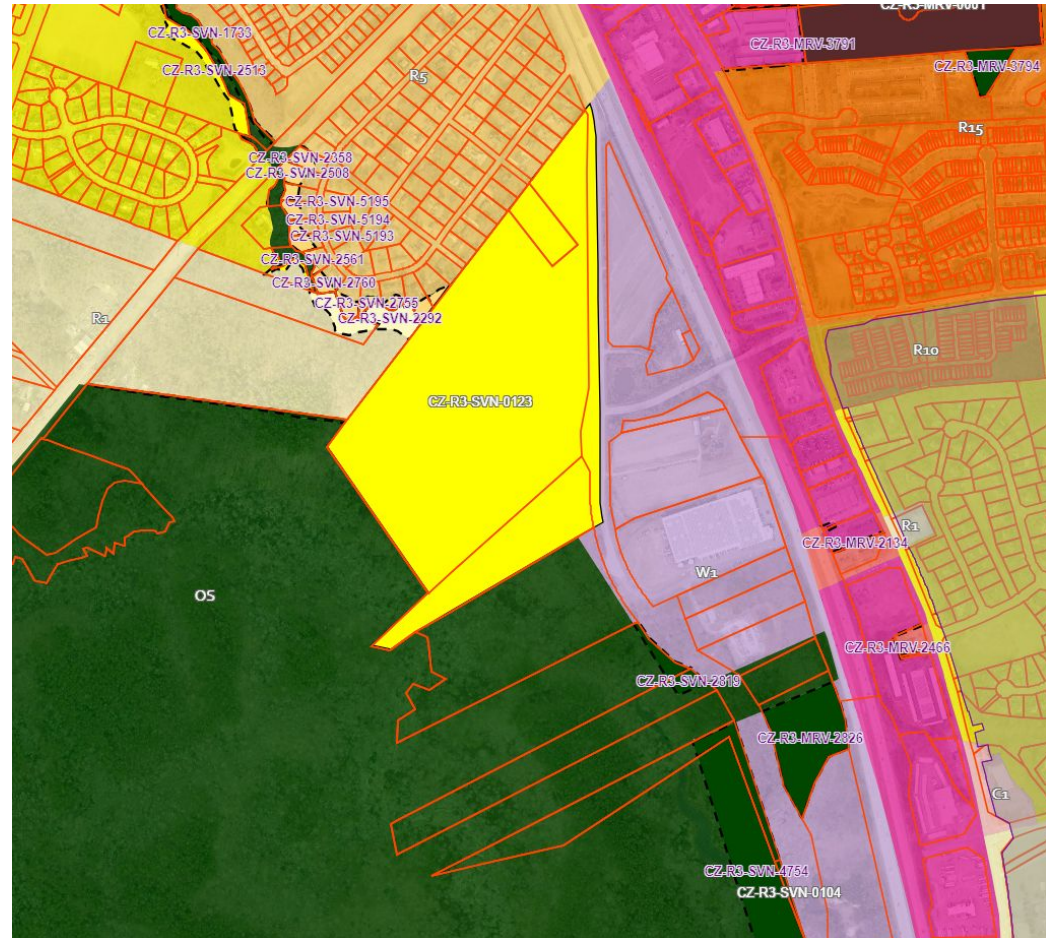
- **Adopted zoning:** R2 (south side of Stevenson)
- **Recommended zoning:** R5
- **Public comment:** none
- **General recommendation:** maintain R5 recommendation to support additional housing potential near schools, parks, and transportation routes





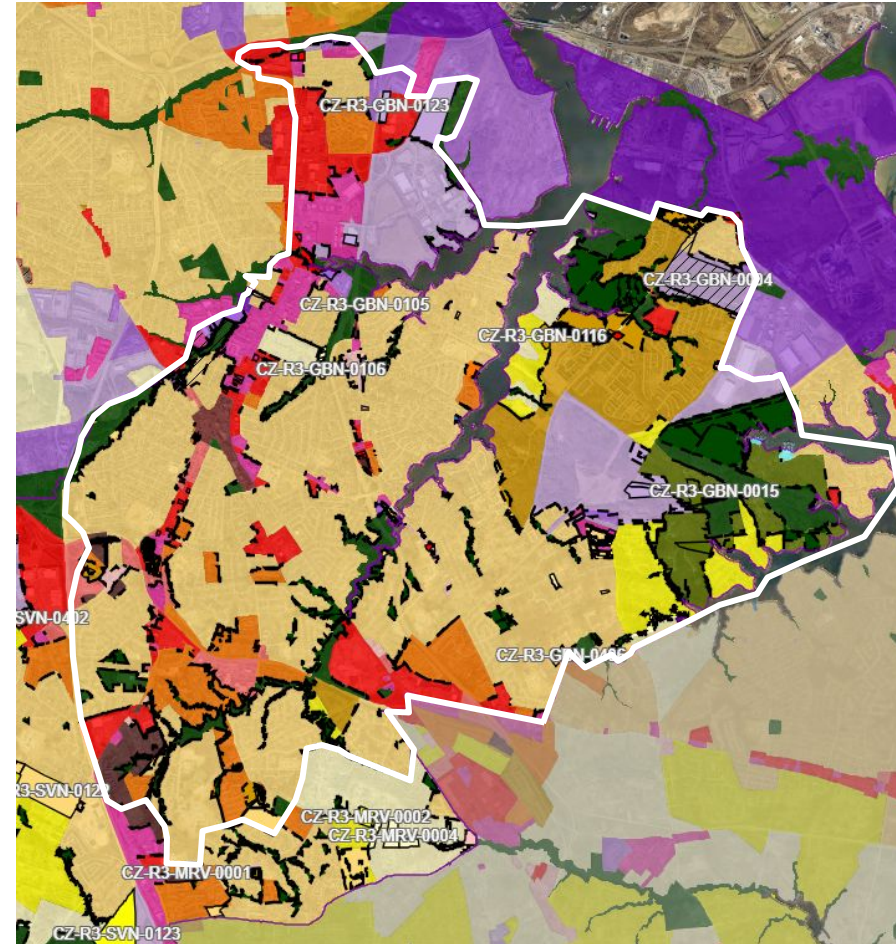
## Severn - Grover Road area

- **Adopted zoning:** W1, OS, R1
- **Recommended zoning:** R2
- **General recommendation:** Residential zoning to support additional housing and be more compatible with adjacent single family neighborhood to the north.



## Glen Burnie

- 30 zoning change applications received
- 23 OPZ and SAC recommended zoning changes (3 companion changes)
  - Glen Burnie Town Center and environs
  - Furnace Branch / B-A Blvd
  - Ritchie Highway South and Marley Station
  - Marley Neck

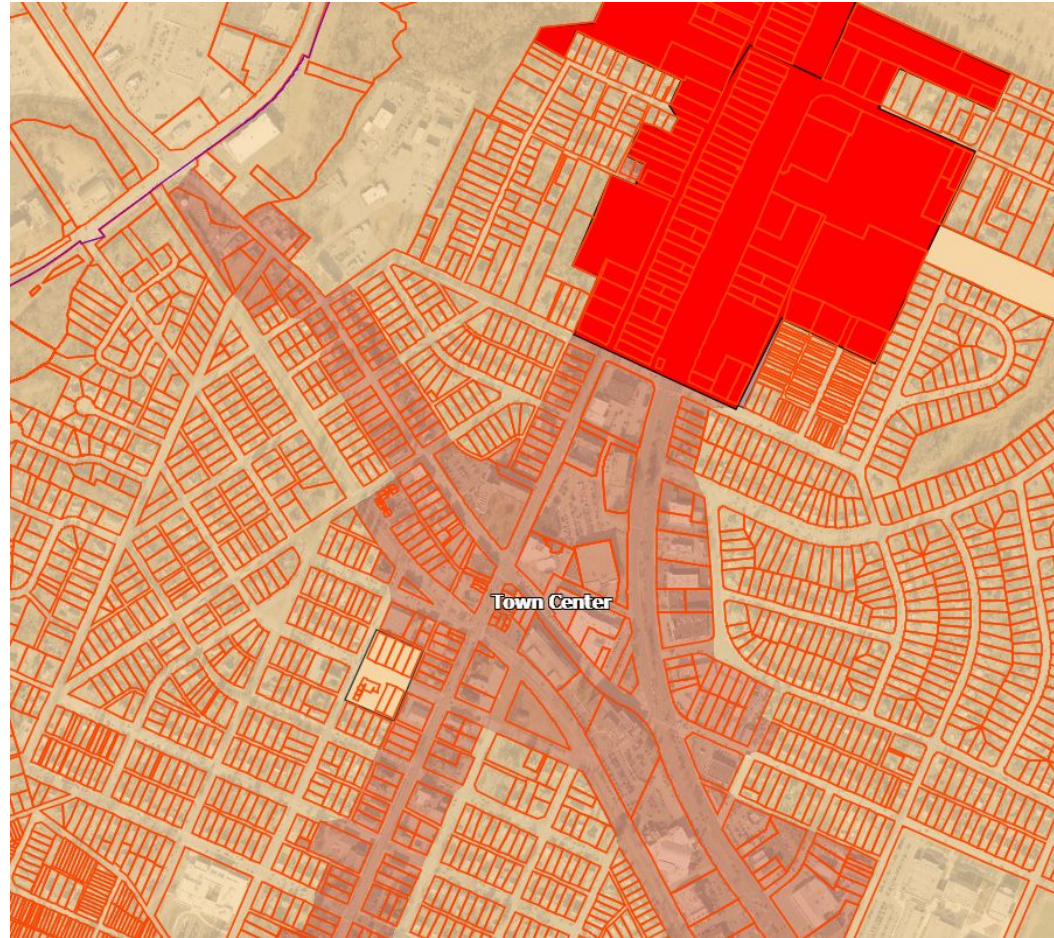




# Region 3 Development Policy Area, Planned Land Use, and Comprehensive Zoning

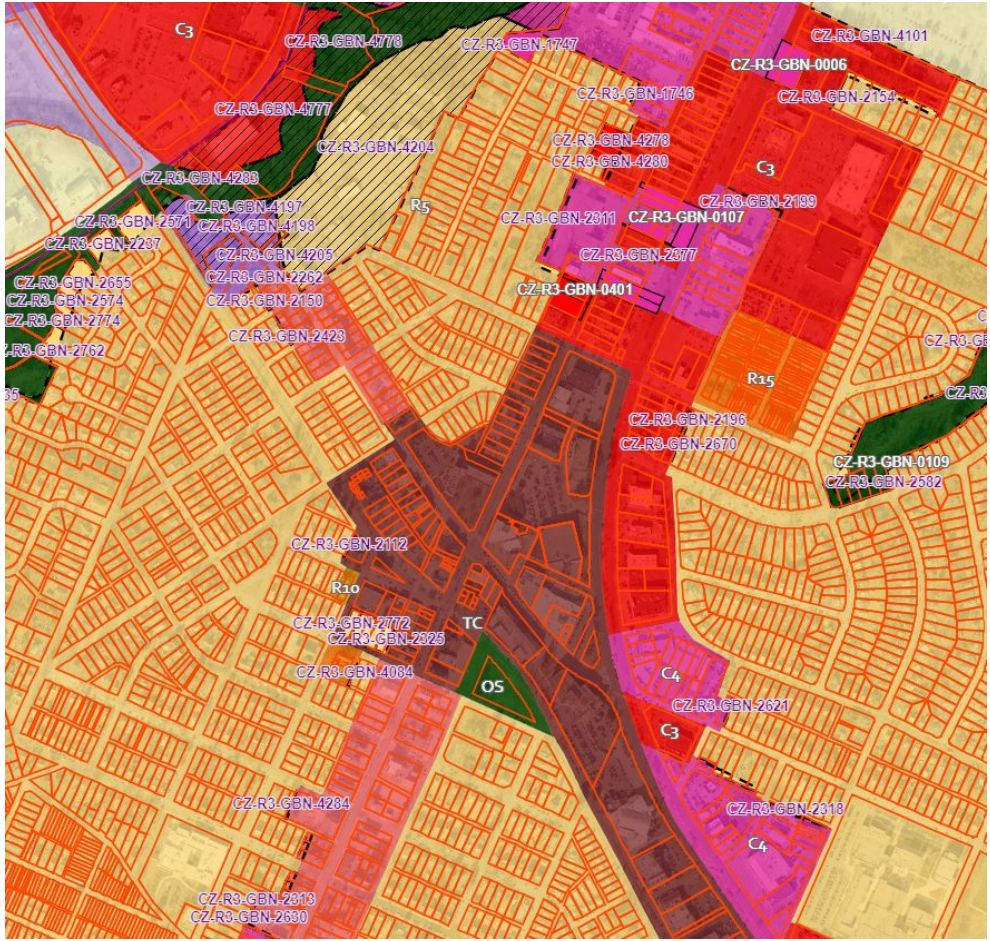
## Glen Burnie - Town Center and environs

- **Policy Area Revisions**
  - Town Center
  - Corridor Revitalization and Redevelopment Overlay



## Glen Burnie - Town Center and environs

- **Adopted zoning:** TC in Town Center; C2, C3 and some C4 surrounding
- **Recommended zoning:**
  - TC and C2/C3 commercial zoning in Town Center
  - MXD-T - B-A Blvd near Dorsey
- **Public comment:**
  - support for MXD-T
  - opposition to changing R10 property to R5
- **General recommendation:**
  - maintain TC and commercial zones compatible with Town Center.
  - MXD-T near Dorsey Road

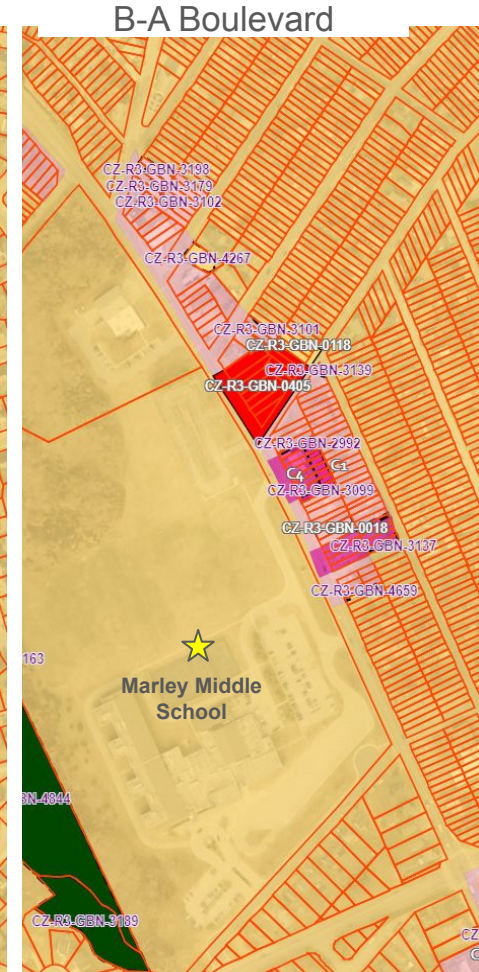
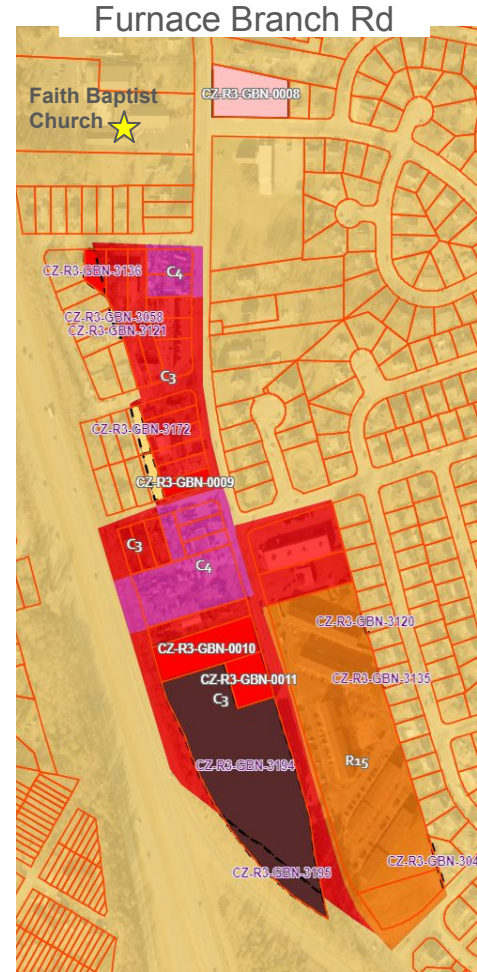




# Region 3 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Glen Burnie - Furnace Branch / B-A Blvd

- 6 applications in existing commercial corridors
- **Adopted zoning:** C1, C2, C3, some C4
- **Recommended zoning:**
  - limit intensification of commercial zoning, maintain more compatibility with adjacent neighborhoods
  - SAC supports C4 requests along Furnace Branch
- **Public comment:**
  - support for C1 on GBN-0008
  - reiteration of C4 applicant requests
- **General recommendation:** maintain lower intensity commercial for residential compatibility

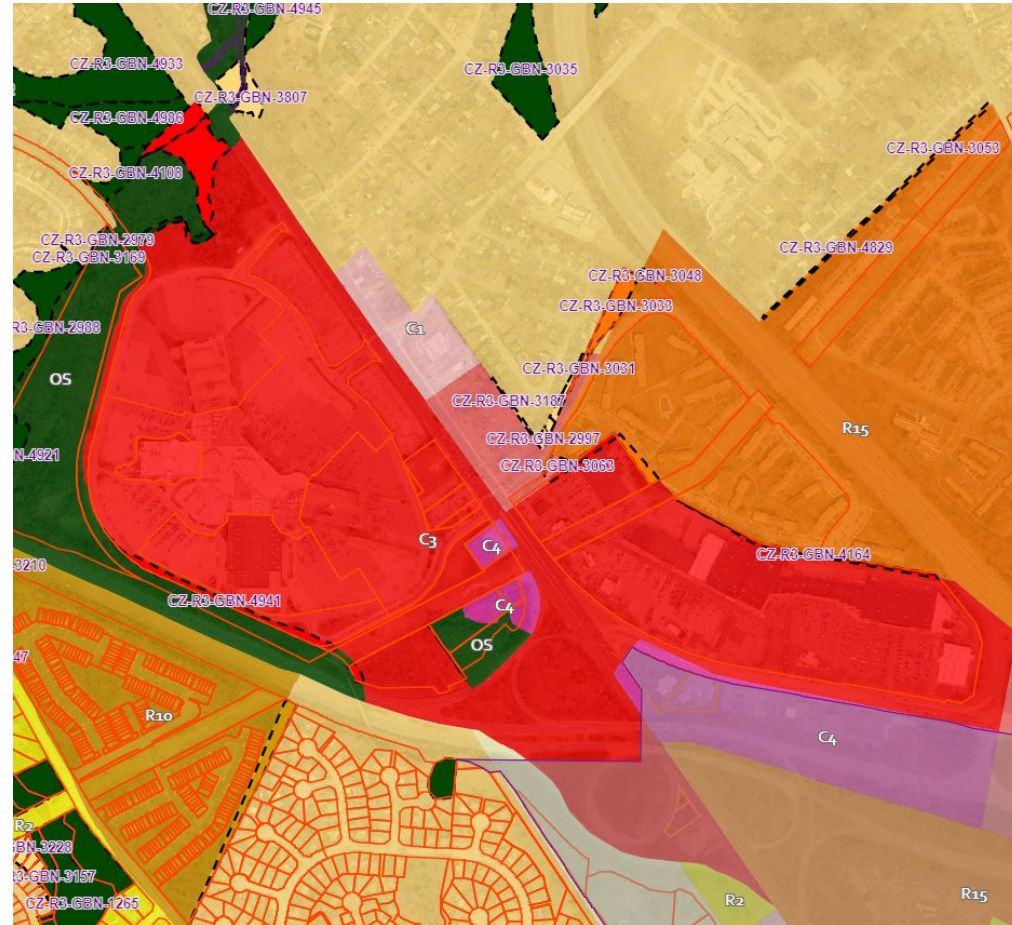




# Region 3 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Glen Burnie - Ritchie Hwy South / Marley Station Mall

- **Adopted Development Policy Area:** Critical Corridor (no overlays)
- **Recommendation:**
  - Mixed-Use PLU / Mixed-Use DPA Overlay for Marley Station Mall
  - Corridor Revitalization and Redevelopment Overlay along MD 2 / MD 177 corridor



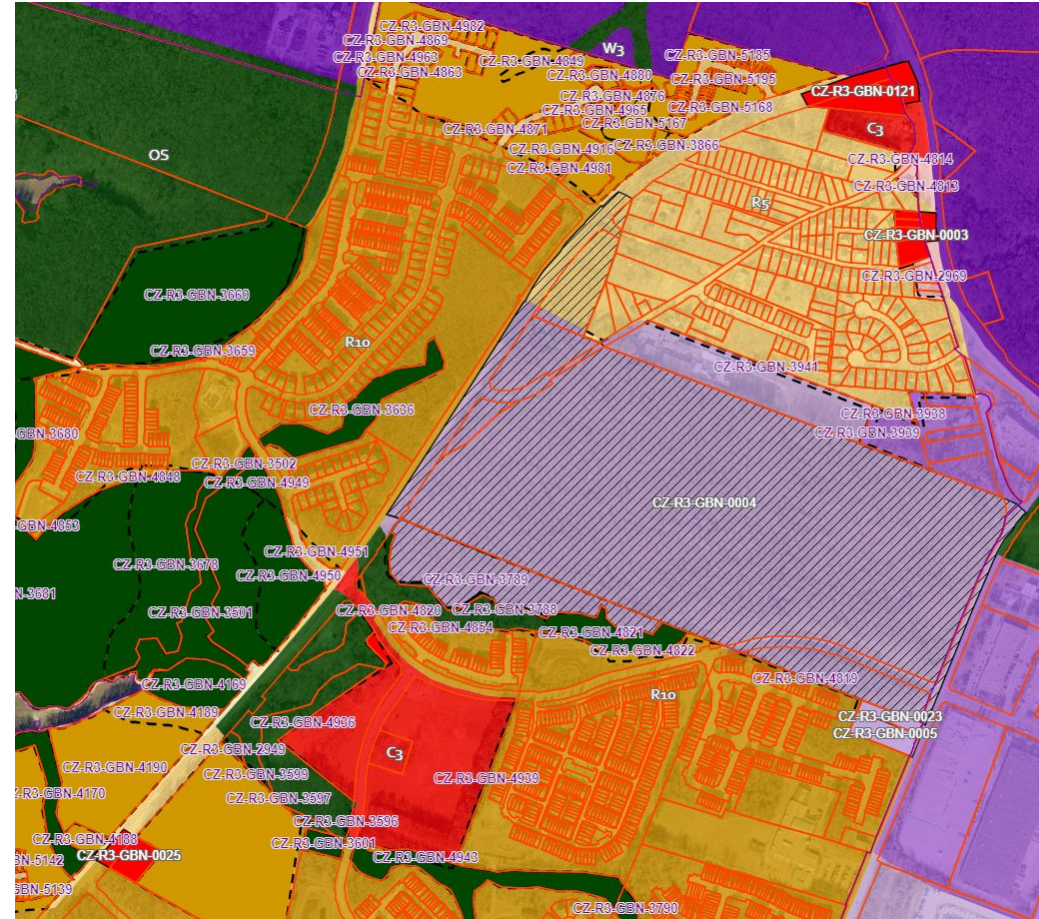
## Glen Burnie - Marley Neck

### Recommendations

- GBN-0003: C3
- GBN-0004: MXD-R
- GBN-0025: C3
- GBN-0121: C3

### General:

- aligning zoning with recent residential developments
- addition additional opportunities for commercial and service uses to serve the new residential developments

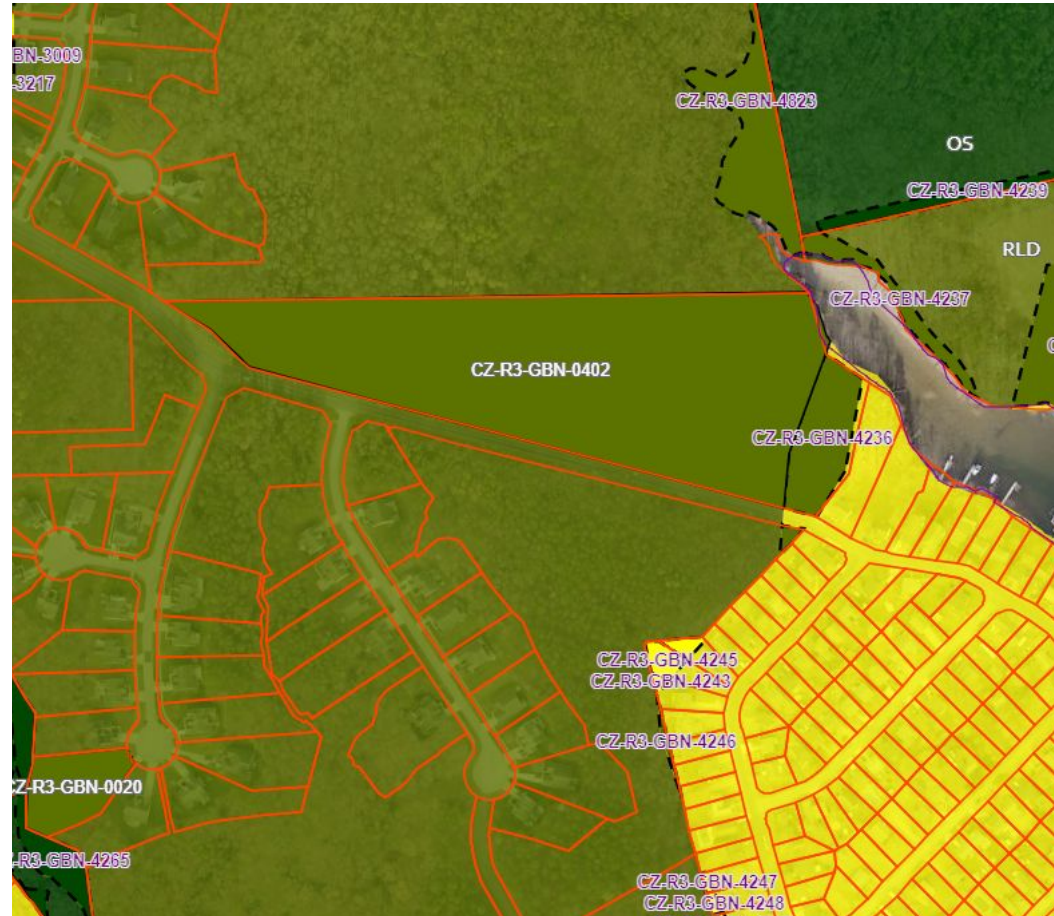




## Glen Burnie - Marley Neck

### GBN-0402 and GBN-4236

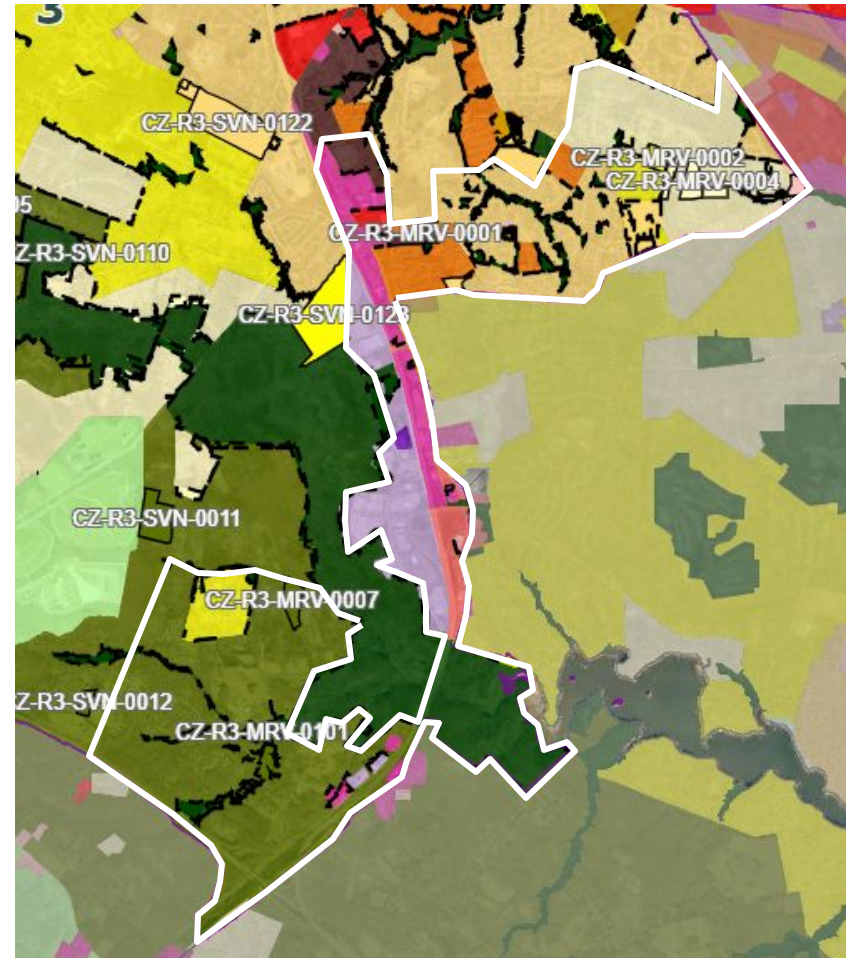
- **Adopted zoning:** RLD and R2
- **Preliminary Recommendation:** RLD
- *Note: new owner wishes to rescind application and retain existing zoning split*



# Region 3 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Millersville

- 7 zoning change applications received
- 3 OPZ and SAC recommended zoning changes
- Elvaton Road



## Millersville - Elvaton Road

- **Adopted zoning:** R1, some R2
- **Recommended zoning:**
  - OPZ: Maintain existing zoning
  - SAC recommends R5
- **Public comment:** applicants reiterate R5 request
- **General recommendation:** maintain low density residential zoning and character





# Region 9 Plan and Comprehensive Zoning

## What we heard:

- Environmental protection
- Lack of housing diversity
- Maintain scale and character of communities
- Park and recreation facilities
- Congestion
- Roadway safety
- Keep South County rural



### Region 9 Vision:

The quality and diversity of the waterways, shorelines, forests, farms, and small communities within Region 9 will be protected, enhanced, and the natural, historical and cultural significances of the area will be respected. Conservation and restoration of natural shorelines and forests will be prioritized to maintain quality of life. Agricultural and maritime industries and a sustainable level of tourism will continue to be key parts of the economy and culture of the Region. Development will be limited, with a focus on redevelopment in existing centers of commercial activity. Each community within the Region will work together to provide equitable access to: economic opportunities, superb schools, recreation, waterways, healthcare, food security, and housing for all community members. Investments in infrastructure will make it safer and easier to access our communities whether walking, biking, driving, or on public transit. Working in partnership with government, businesses, and private individuals, the Region will become more resilient to flooding and climate change. The ultimate measure of success will be the conservation of the unique geographical, cultural, and historical heritage of this Chesapeake coastal community for future generations.

## Natural Environment

- 12 strategies
- Highlights:
  - Land Conservation
  - Agricultural Preservation
  - Protection for Coastal Communities



## Built Environment

- 28 strategies
- Highlights
  - Housing that is Affordable
  - Missing Middle Housing Options
  - Traffic and Roadway Improvements
  - Multi-modal Safety
  - Access to Transportation Options





## Healthy Communities

- 11 strategies
- Highlights:
  - Community Spaces
    - Parks, Recreation, Senior



## Healthy Economy

- 12 strategies
- Highlights:
  - Local Businesses
  - Education and Engagement on Marine and Agricultural Trades



# Region 9 Comprehensive Zoning: Holding Capacity Analysis

	Countywide		Region 9
<b>Household Forecast (Change from 2020 to 2040)</b>	31,612*		312
<b>Holding Capacity Residential Zoning Districts</b>	12,554		1,699
<b>Holding Capacity Non-residential Zoning Districts</b>	15,729		285
<b>Total Estimated Holding Capacity</b>	<b>28,283</b>		<b>1,984</b>
<i>Difference</i>	<b>-3,329</b>		<b>1,672</b>

**Notes:**

*\*excluding the City of Annapolis*

*These statistics are estimates, not growth targets.*

*Source: 2024 Holding Capacity Analysis and Round 10 BMC Forecast*

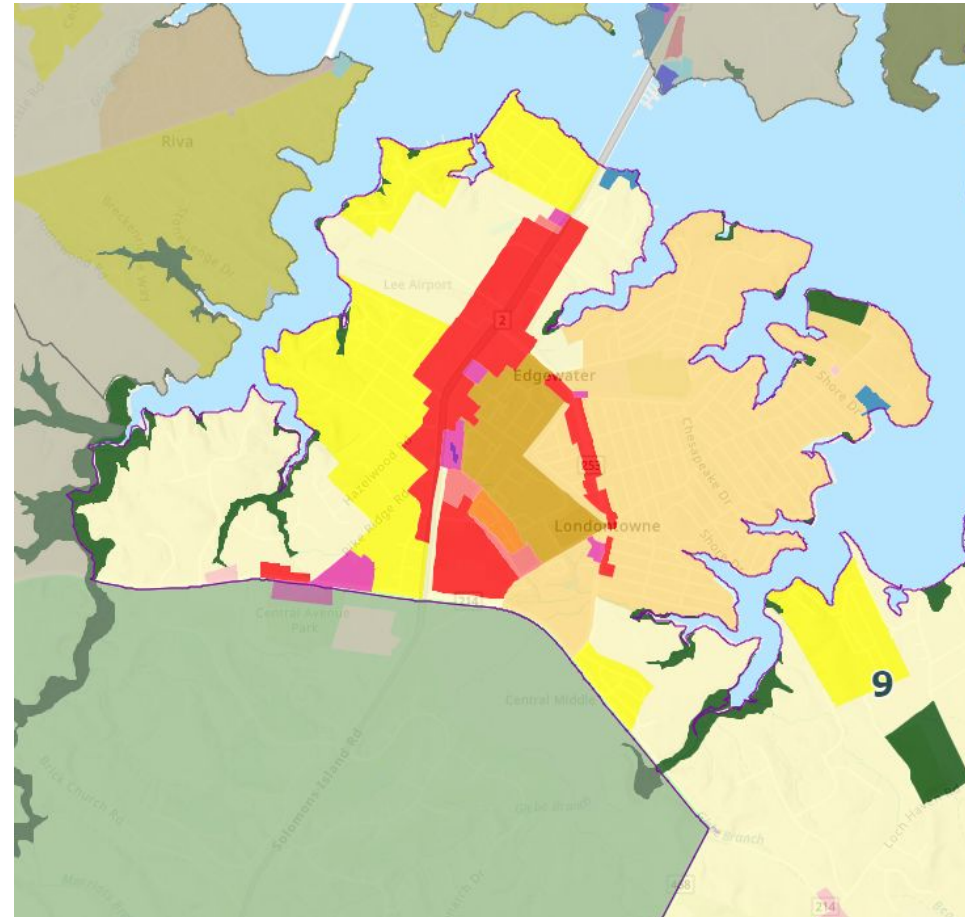
## Region 9 Comprehensive Zoning: Change Statistics

Zoned	Adopted (acres)	Proposed (acres)	Change (acres)		Zoned	Adopted (acres)	Proposed (acres)	Change (acres)
RA	10,862.11	10,409.05	-453.05		C4	63.36	62.80	-0.56
RLD	822.37	1,018.21	195.84		W1	7.04	0.00	-7.04
R1	4,841.11	4,043.06	-798.05		W2	63.56	60.87	-2.69
R2	2,766.81	2,877.18	110.37		W3	0.72	0.72	0.00
R5	2,733.87	2,511.30	-222.57		MA1	13.24	14.61	1.37
R10	111.97	112.41	0.44		MA1B	0.00	0.45	0.45
R15	11.95	11.95	0.00		MA2	56.47	66.45	9.98
SB	0.00	3.51	3.51		MA3	8.37	8.58	0.21
C1	75.02	72.76	-2.27		MB	130.56	148.22	17.66
C2	17.74	16.79	-0.95		MC	84.17	94.84	10.67
C3	314.59	330.46	15.87		OS	4,484.33	5,629.67	1,145.34

# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Edgewater

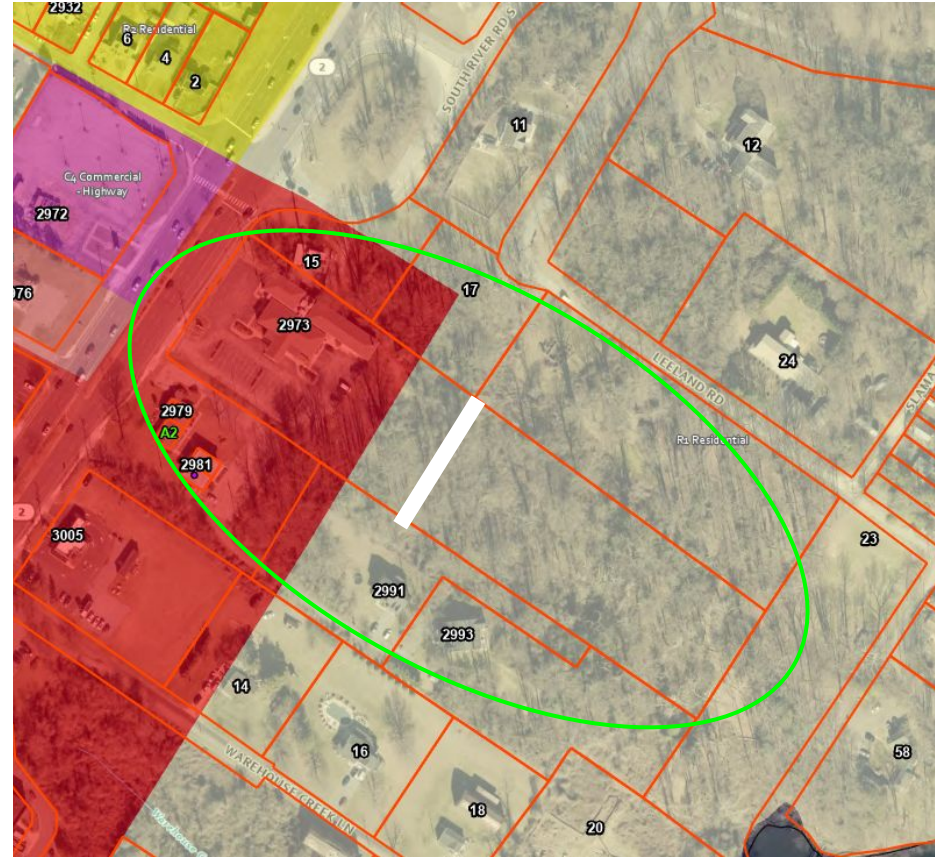
- 11 Zoning Change Applications
- 6 OPZ and SAC Recommended Zoning Changes
- 1 Application where OPZ and SAC have Different Recommendations





## Edgewater

- **CZ-R9-EDW-0002** 2973 SOLOMONS ISLAND RD
- **Adopted zoning:** Split R1 and C3
- **Owner Requested:** C3
- **Staff Recommended zoning:** Split R1 and C3
- **SAC Recommended zoning:** No Recommendation
- **Public comment:** None at this time

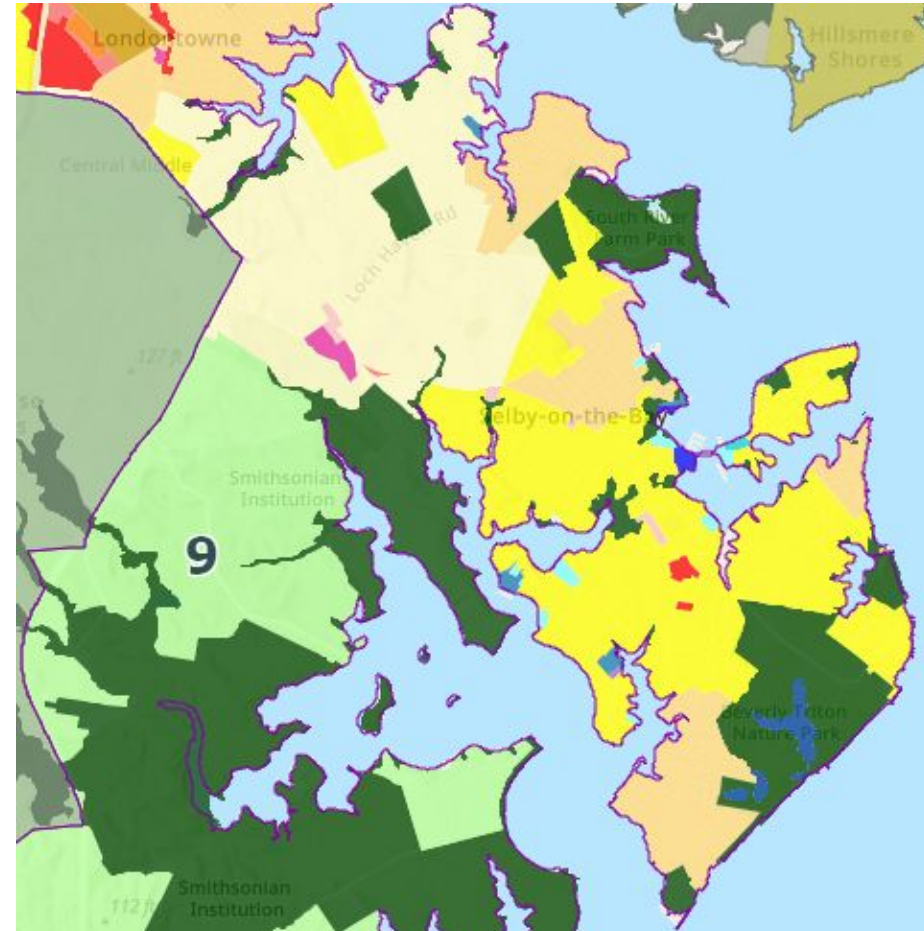


Current Zoning

# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Mayo

- 13 Zoning Change Applications
- 11 OPZ and SAC Recommended Zoning Changes
- 2 Applications where OPZ and SAC have Different Recommendations



## Mayo

- **CZ-R9-MYO-0001** Off of Loch Haven Rd
- **Adopted zoning:** Split R1 and OS
- **Owner Requested:** R2
- **Staff Recommended zoning:** R1
- **SAC Recommended zoning:** RLD
  
- **Public comment:** Generally opposed to increased density of the site.

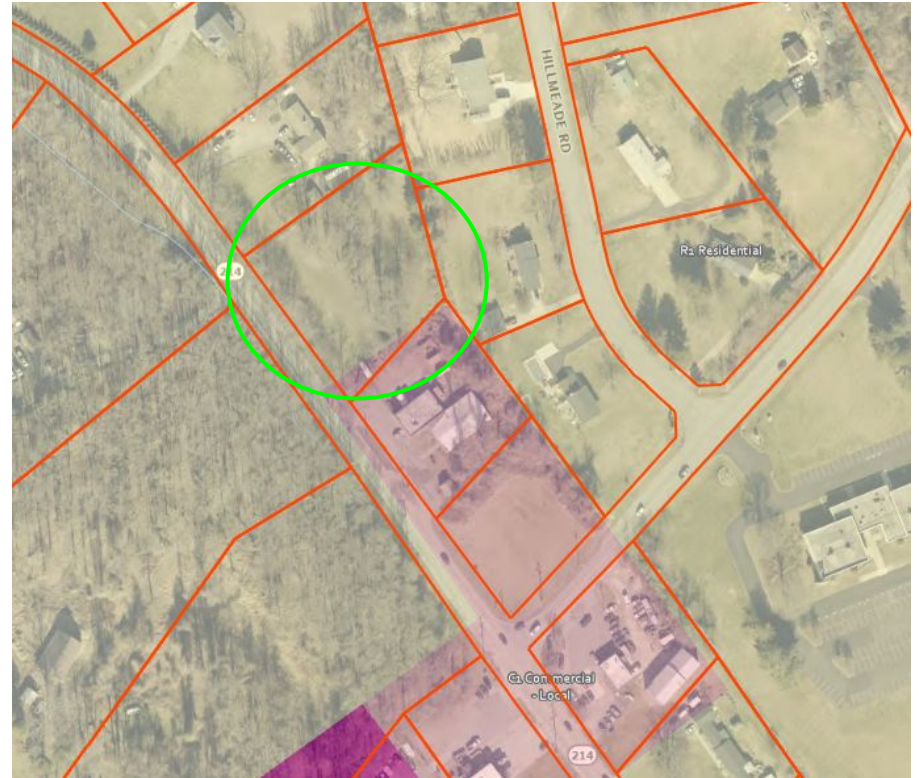


Current Zoning



## Mayo

- **CZ-R9-MYO-0004** 712 Central Ave
- **Adopted zoning:** Split R1 and C1
- **Owner Requested:** W2
- **Staff Recommended zoning:** C1
- **SAC Recommended zoning:** No Recommendation
  
- **Public comment:** This site received two comments, one supportive and one opposed to the proposed change.

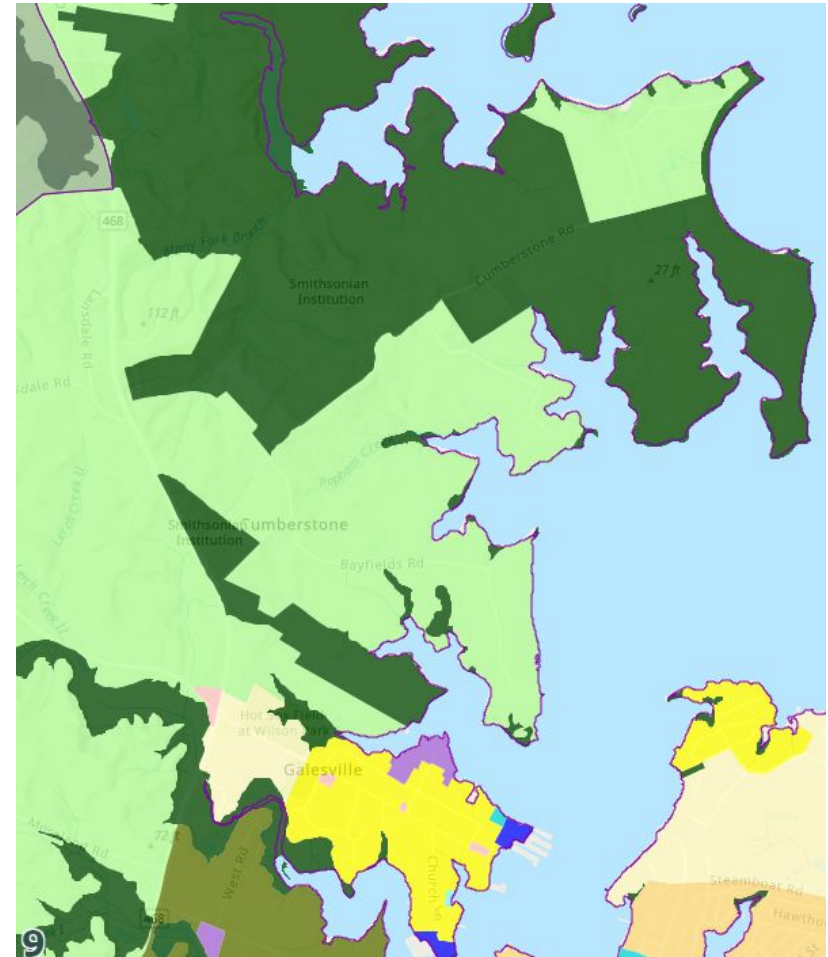


Current Zoning



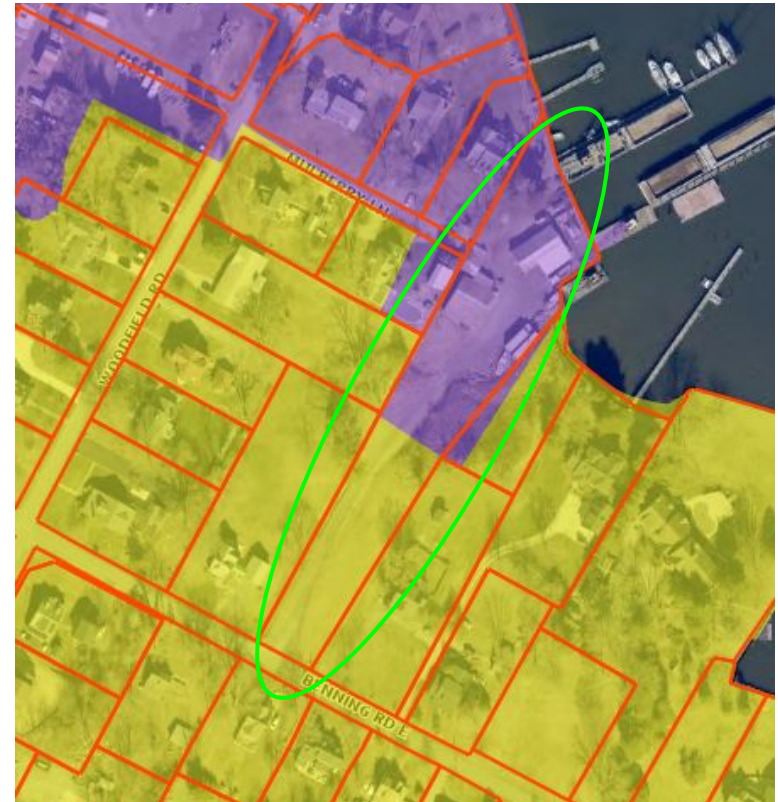
## Galesville

- 7 zoning Change Applications
- 1 OPZ and SAC Recommended Zoning Change
- 1 Application where OPZ and SAC have Different Recommendations



## Galesville

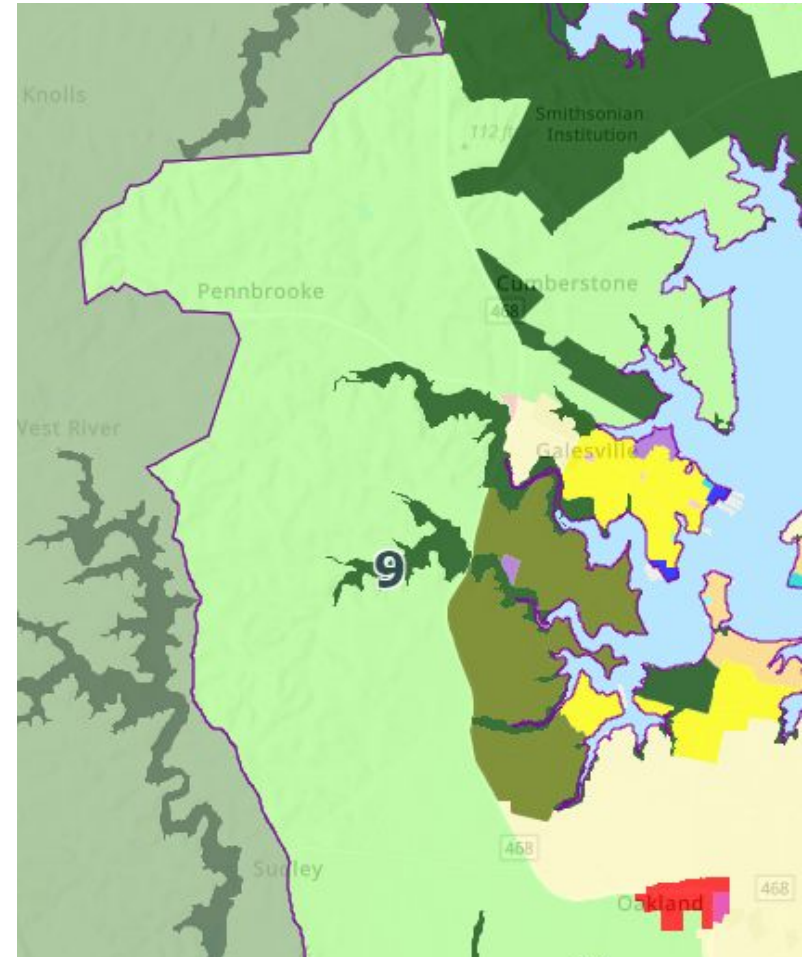
- **CZ-R9-GSV-0401** 1014 E BENNING RD
- **Adopted zoning:** Split R2 and W2
- **Owner Requested:** W2
- **Staff Recommended zoning:** Split R2 and W2
- **SAC Recommended zoning:** W2
  
- **Public comment:** None at this time as this application was received during the public preliminary review.



Current Zoning

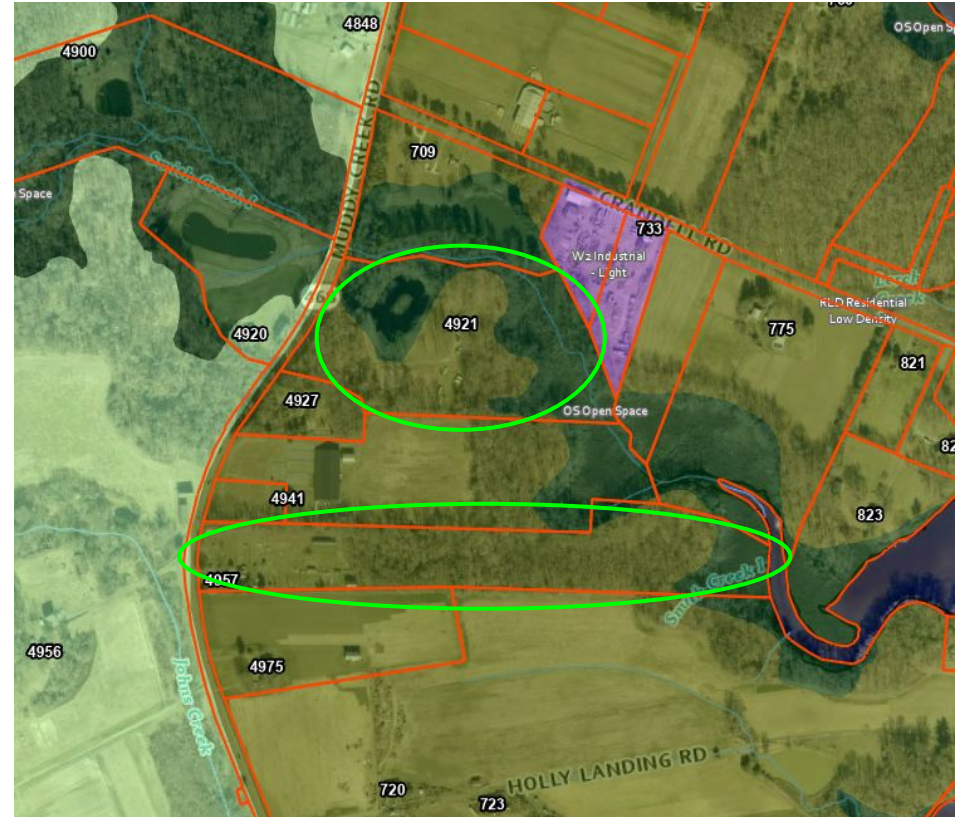
## West River

- 4 zoning Change Applications
- 5 OPZ and SAC Recommended Zoning Changes
- 1 Application where OPZ and SAC have Different Recommendations



## West River

- **CZ-R9-WRV-0001** 4921, 4957 Muddy Creek Rd
- **Adopted zoning:** Split RLD and OS
- **Owner Requested:** RA
- **Staff Recommended zoning:** RLD
- **SAC Recommended zoning:** No Recommendation
- **Public comment:** One comment recommending to maintain the existing zoning

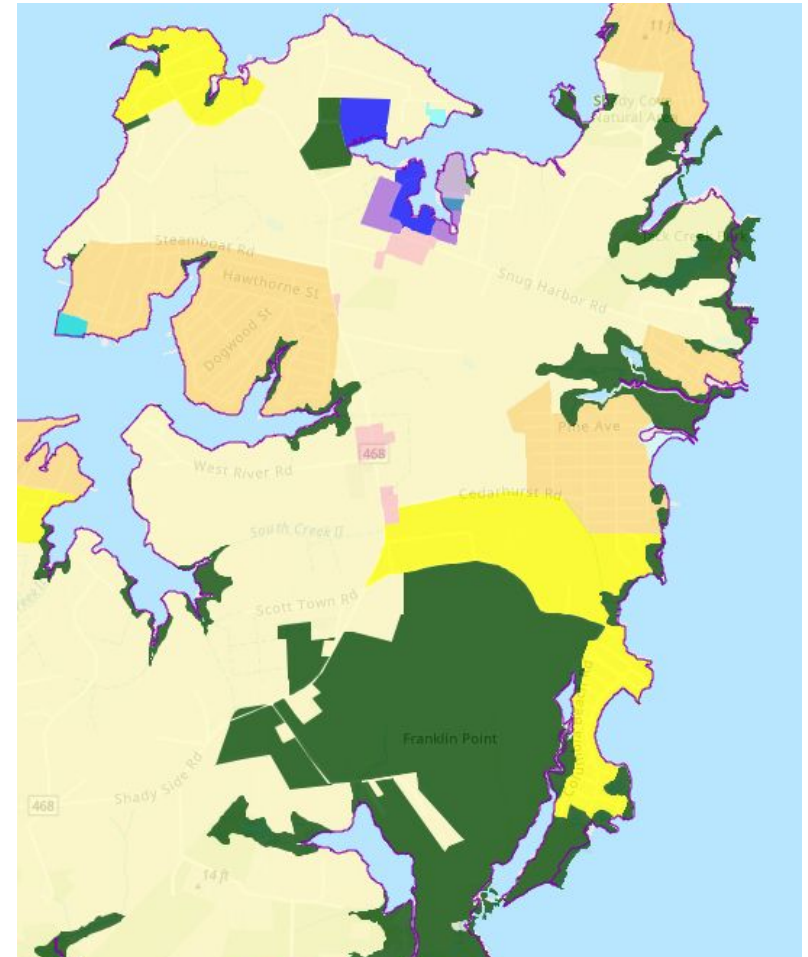


Current Zoning



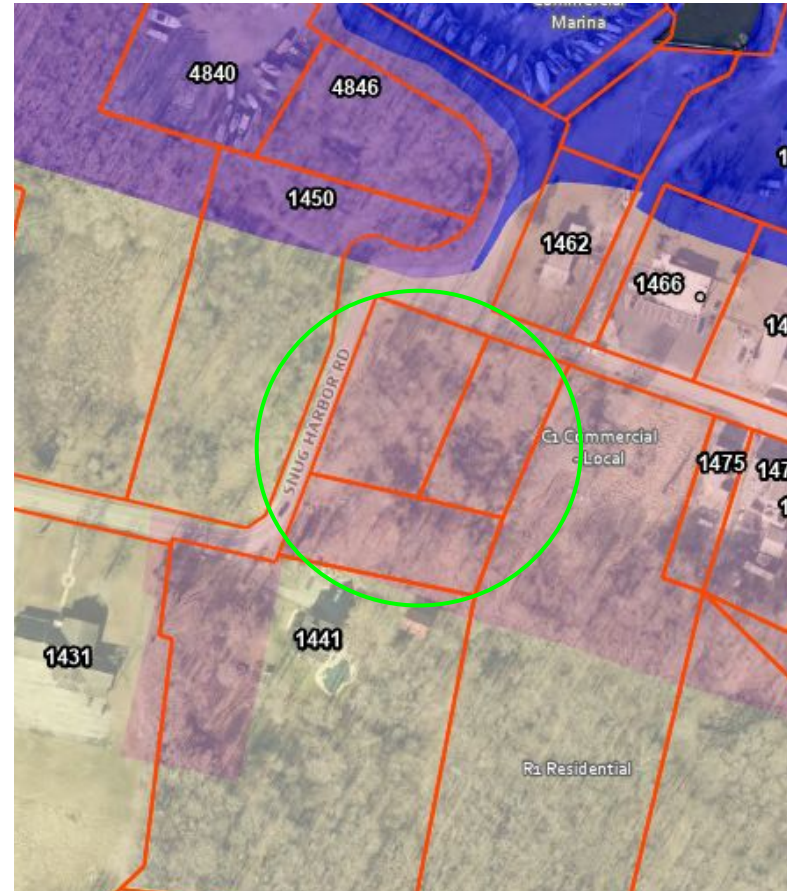
## Shady Side

- 4 Zoning Change Applications
- 10 OPZ and SAC Recommended Zoning Changes
- 2 Applications where OPZ and SAC have Different Recommendations



## Shady Side

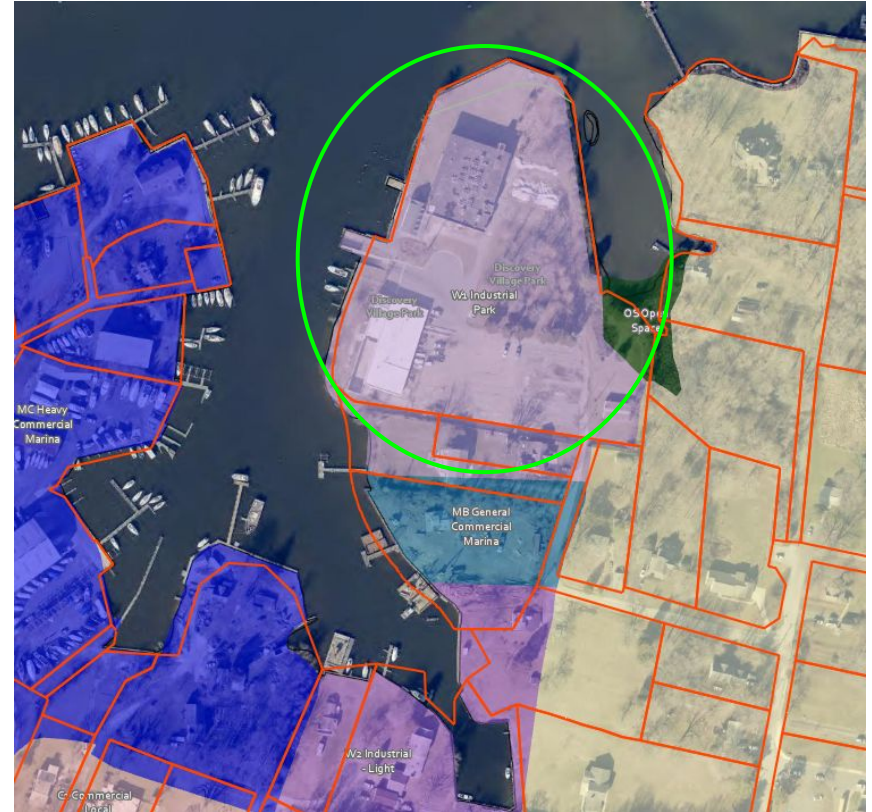
- **CZ-R9-SDS-0001** 1449, 1459, 1463 Snug Harbor Rd
- **Adopted zoning:** C1
- **Owner Requested:** R10
- **Staff Recommended zoning:** R5\*  
(Changed from C1 during the Preliminary Review)
- **SAC Recommended zoning:** C1
- **Public comment:** None on the preliminary draft recommendation of C1; however there is a new recommendation on the PAB draft



Current Zoning

## Shady Side

- **CZ-R9-SDS-0400** 4804 Atwell Rd
- **Adopted zoning:** W1
- **Owner Requested:** MC
- **Staff Recommended zoning:** MB
- **SAC Recommended zoning:** No Recommendation
- **Public comment:** Limited responses have opposed rezoning, however, this application was received during the public preliminary review.

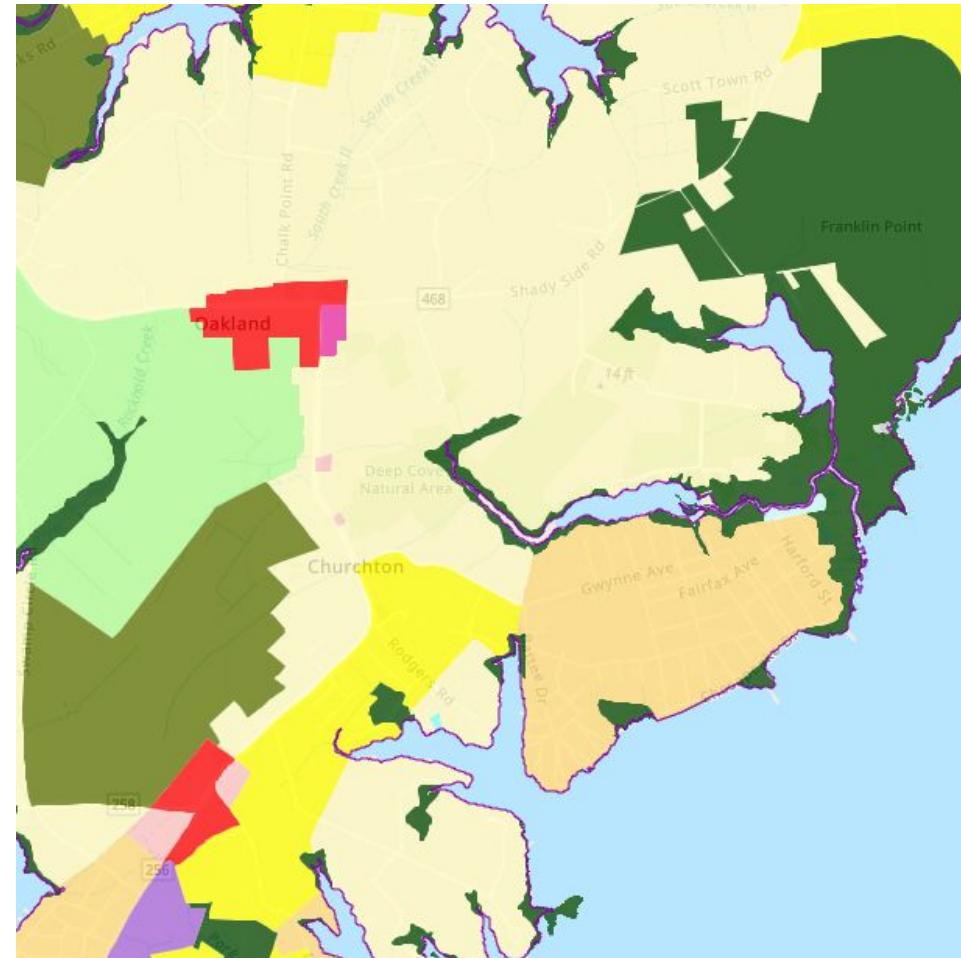


Current Zoning

# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning

## Churchton

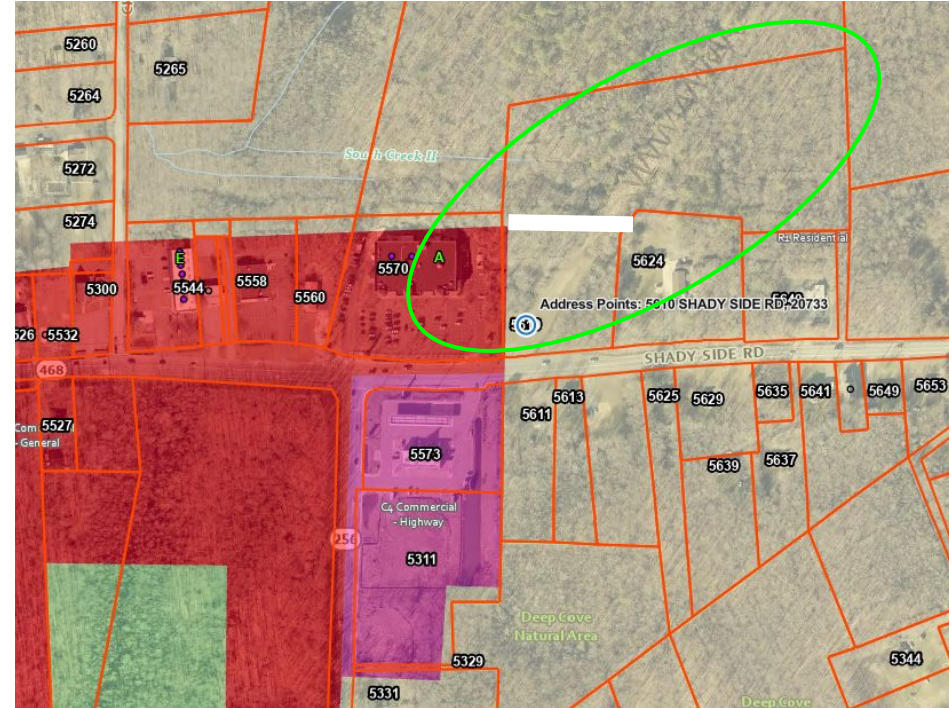
- 3 Zoning Change Applications
- 9 OPZ and SAC Recommended Zoning Changes
- 1 Application where OPZ and SAC have Different Recommendations





## Churchton

- **CZ-R9-CHT-0001** 5610 Shady Side Rd
- **Adopted zoning:** Split R1 and C3
- **Owner Requested:** C3
- **Staff Recommended zoning:** Split R1 and C3
- **SAC Recommended zoning:** No Recommendation
- **Public comment:** Most comments oppose the OPZ recommendation. Comments mention other community gathering spaces as well as traffic and environmental concerns.

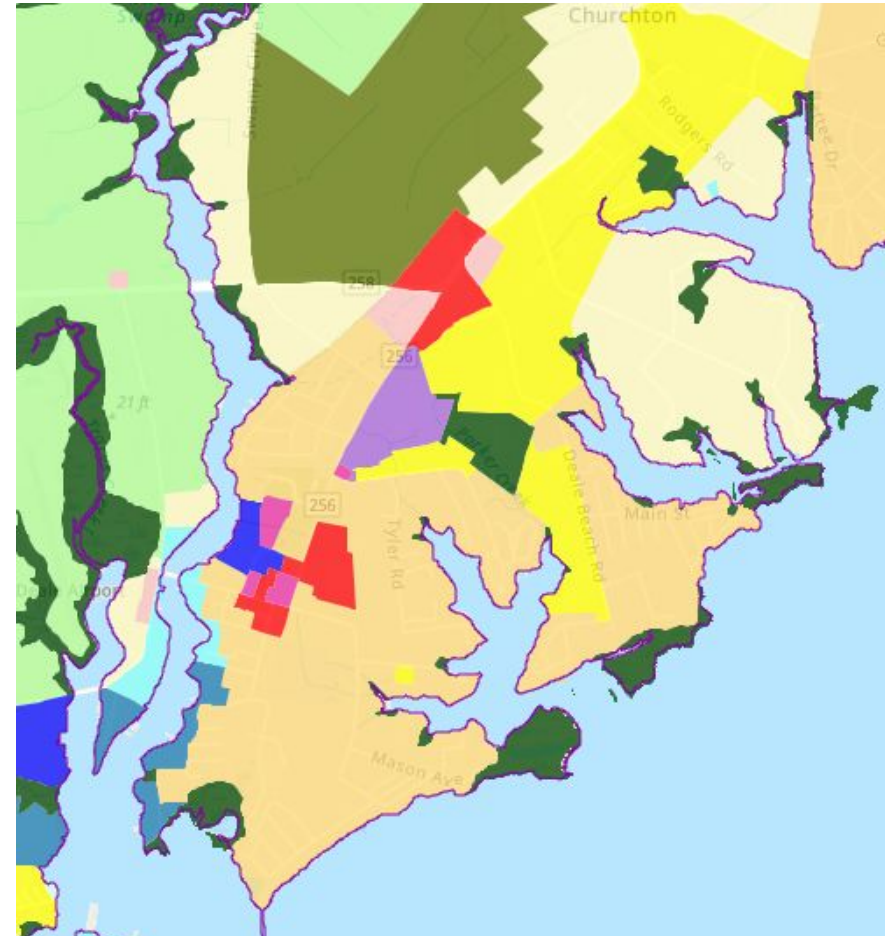


Current Zoning

# Region 9 Development Policy Area, Planned Land Use, and Comprehensive Zoning

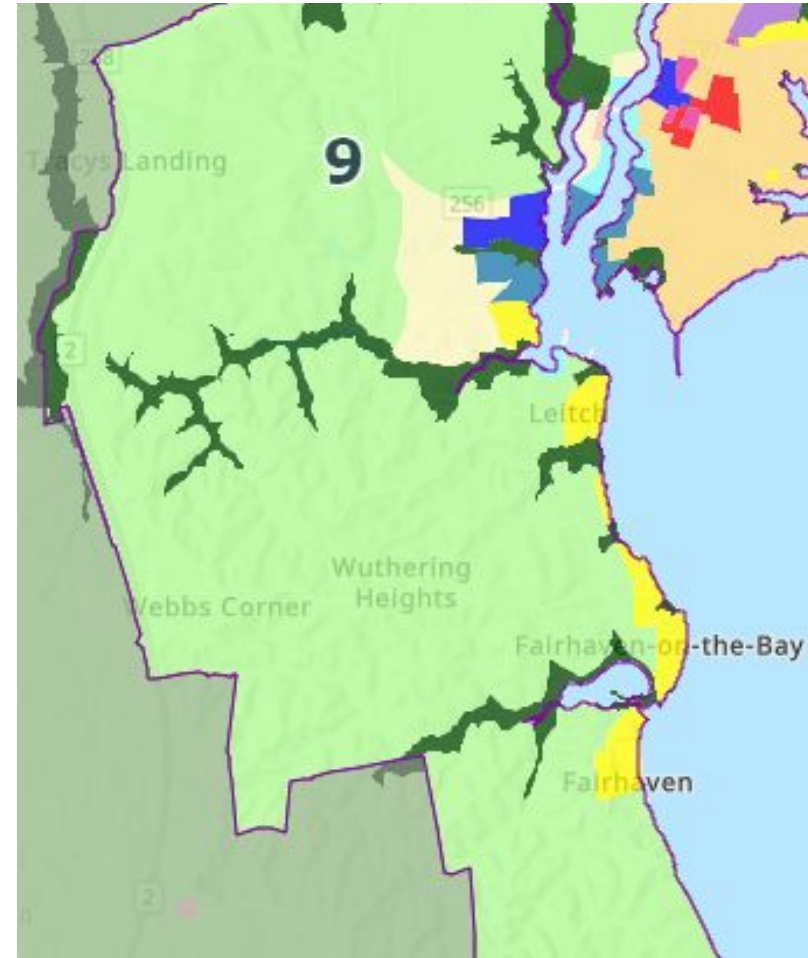
## Deale

- **4 Zoning Change Applications**
- **12 OPZ and SAC Recommended Zoning Changes**
- **OPZ and SAC are in Agreement with All Applications**
- **Public Comment:** The majority of the comments received in Deale were on consistency changes recommended for individual properties, and comments pertained to the property owner asking questions about the recommended change.



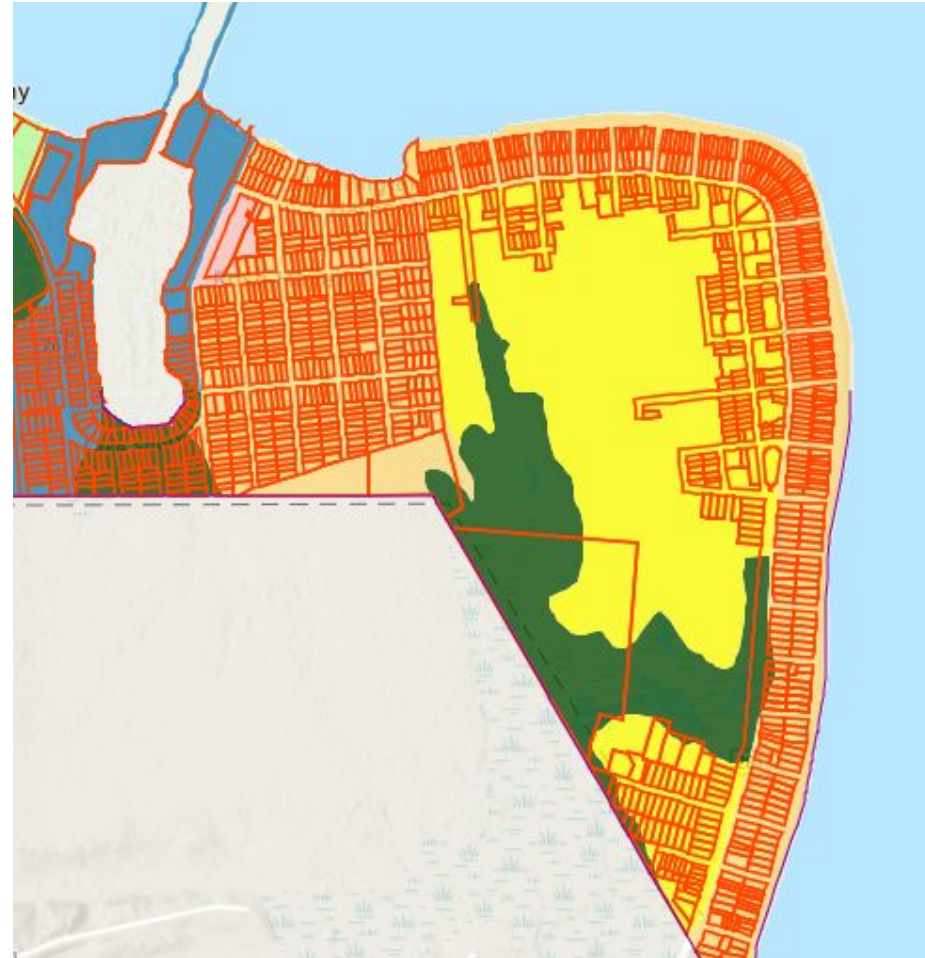
## Tracys Landing

- 3 Zoning Change Applications
- 3 OPZ and SAC Recommended Zoning Changes
- OPZ and SAC are in Agreement with All Applications
- **Public Comment:** The majority of the comments received in Tracys Landing were on consistency changes recommended for individual properties, and comments pertained to the property owner asking questions about the recommended change.



## North Beach

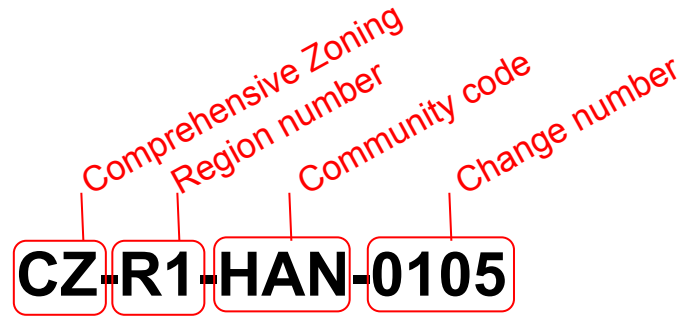
- 3 zoning change applications
- 1 OPZ and SAC Recommended Zoning Change
- OPZ and SAC are in Agreement with All Applications
- **Public Comment:** OPZ received one comment on North Beach pertaining CZ-R9-NBC-0101, it was a question about the recommendation and did not indicate support or opposition for the change recommendation.





# Comprehensive Zoning Web Viewer

# Comprehensive Zoning: Tools for Review

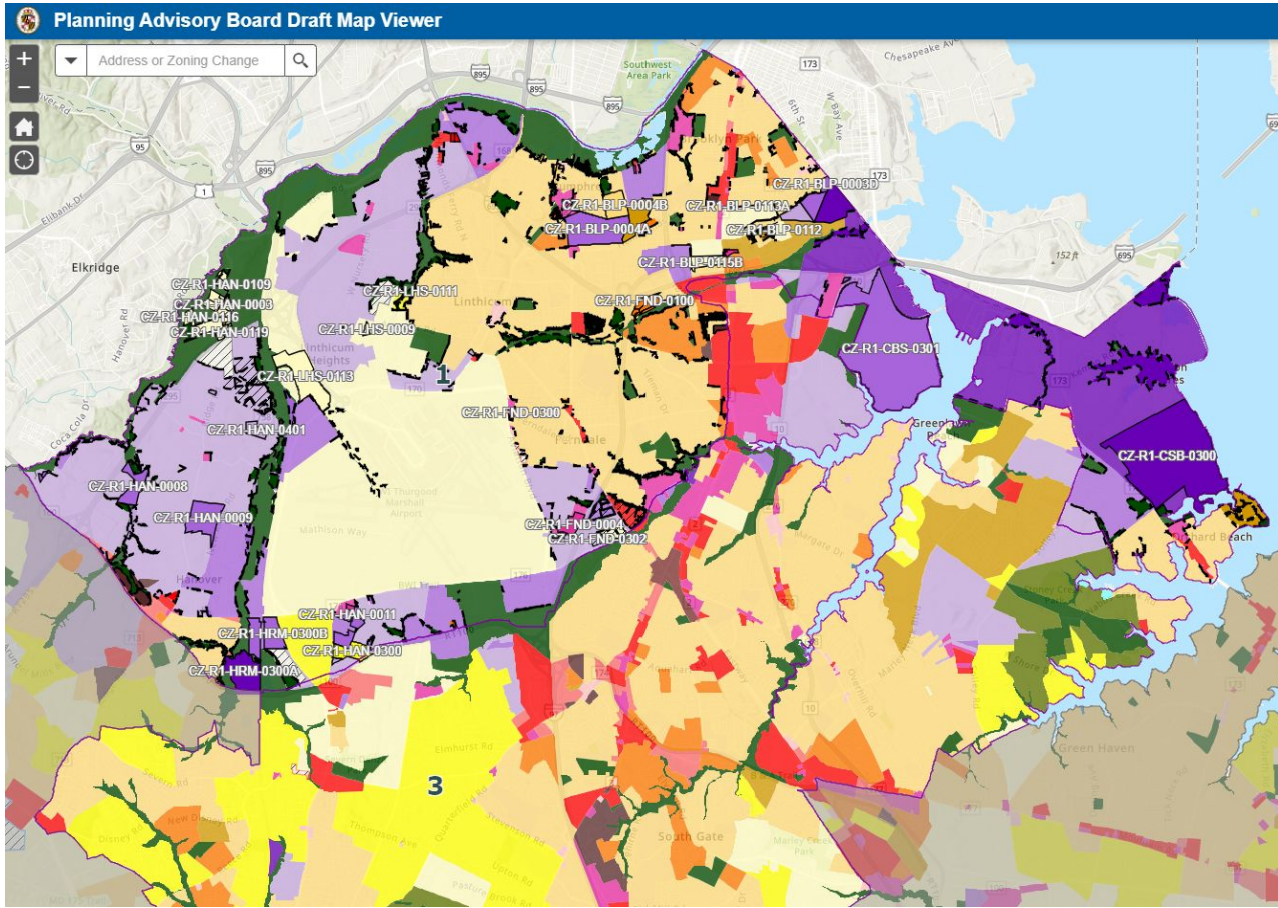


## Change Numbers and types:

- 0001 - 0099** Owner Application
- 0100 - 0199** Staff Recommended Changes
- 0200 - 0299** Staff Recommended Companion Changes
- 0300 - 0399** SAC Recommended
- 0400 - 0499** Owner Application during Preliminary Draft
- 0500 - 0599** Owner Application during PAB process
- 0600 - 0699** County Council Amendments
- 0700 - 0799** County Council Member-initiated zoning amendments
- 1001 - Infinity** Consistency Changes

# Comprehensive Zoning Web Viewer

- [aaconomy.org/Region1](http://aaconomy.org/Region1)
- [aaconomy.org/Region3](http://aaconomy.org/Region3)
- [aaconomy.org/Region9](http://aaconomy.org/Region9)



Briefing to Planning Advisory Board

# Region 1, 3, 9 and Comprehensive Zoning

September 18, 2024



Anne Arundel County Office of Planning and Zoning