



## ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

### Legislative and Fiscal Summary of Administration Legislation

**To:** Members, Anne Arundel County Council

**From:** Ethan Hunt, Director of Government Affairs /s/  
Janssen Evelyn, Deputy Chief Administrative Officer /s/

**Date:** January 14, 2025

**Subject:** Bill No. 2-25 – AN ORDINANCE concerning: Subdivision and Development – Zoning – Development Requirements for Particular Types of Development – Redevelopment

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This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill No. 2-25.

### Summary

The Administration is seeking approval of legislation that incentivizes and simplifies the redevelopment of existing developed sites. This Bill is substantively and substantially similar to Bill 86-23 that was similarly titled and defeated on January 2, 2024.

Except for redevelopment in the Glen Burnie Sustainable Community Overlay Area, redevelopment on real property in the County is generally treated the same as initial development of real property. In 2020 and 2021, provisions were added to Articles 17 and 18 of the County Code that specifically relate to redevelopment in the Glen Burnie Sustainable Community Overlay Area. See, Article 18, Title 14, Subtitle 6, and Article 17, Title 7, Subtitle 3.

Section 17-7-301 is modified to allow a developer to proceed under the new Subtitle 12 (“Redevelopment”) in the Glen Burnie Sustainable Community Overlay Area if the impervious area of the redevelopment site exceeds 40% of the total area of the site.

Section 17-7-1201 defines terms used in the Subtitle, including “redevelopment”.

**Note: This Legislative and Fiscal Summary provides a synopsis of the legislation as introduced. It does not address subsequent amendments to the legislation.**

Section 17-7-1202 provides that the Subtitle applies to redevelopment in Critical Economic Policy Areas, Critical Corridor Policy Areas, Town Center Policy Areas, and Transit-Oriented Overlay Policy Areas, as designated in Plan2040. The subtitle is optional in Commercial Revitalization Areas. The subtitle supersedes any requirements for redevelopment in Article 17 or 18, except for those applicable to the Glen Burnie Sustainable Community Overlay Area and the Critical Area.

Section 17-7-1203 sets forth the process for a pre-application meeting with the Office of Planning and Zoning (“OPZ”) and the Department of Inspections and Permits (“I & P”), at which a developer provides a concept plan for the redevelopment and receives feedback on conservation strategies and stormwater management practices. After the pre-application meeting, the developer is required to file an application for redevelopment that satisfies a checklist provided by OPZ. If a meeting would be required under § 17-2-107, then the developer is required to hold a community meeting in the six-month period prior to submitting a concept plan. The meeting must be recorded, may be virtual or in-person or a combination of both, must be at an ADA accessible location within 5 miles of the redevelopment site, and must begin on a weeknight between 6 p.m. and 8 p.m. At least 21 days prior to the meeting, the developer is required to give notice of the meeting to all lot owners within 300 feet of a property line of the redevelopment site, homeowners’ associations of any community within 300 feet of a property line of the redevelopment site, OPZ, the County Executive, and Councilmembers for districts in which the site is located.

Section 17-7-1204 provides that a redevelopment application for subdivision or site development may proceed directly to final plan or site development plan.

Section 17-7-1205 addresses modifications for certain aspects of redevelopment applications. In granting a modification, the Planning and Zoning Officer must make findings in writing that the modification satisfies criteria specified in § 17-7-1205(b)(2). The Planning and Zoning Officer may impose conditions on the modification. The section also provides that certain requirements may be waived without modification under certain circumstances. Modifications of forest conservation requirements under Article 17, Title 6, Subtitle 3 are required to comply with § 17-2-108. A modification may not be granted to allow a use that is not otherwise allowed in the underlying zoning district.

Section 17-2-1206 addresses open space, recreation area, open area, landscaping, and natural feature requirements for redevelopment. The developer must comply with open space, recreation area, open area, and landscaping requirements unless the Planning and Zoning Officer approves an alternative proposal due to practical difficulty or unnecessary hardship. Natural features and areas subject to preservation or conservation are required to remain undisturbed, and any additional impervious surface must meet all stormwater management requirements of Articles 16 and 17.

Section 17-7-1207 provides that redevelopment in the critical area must comply with provisions of the County Code addressing development in the critical area.

Section 17-7-1208 provides for modified requirements to pass adequate public facility (APF) testing for road facilities and school facilities, permits a prior use on the site to be taken into

account for purposes of a traffic impact study, and requires an applicant to provide supporting information to demonstrate assumptions made regarding trip generation from a prior use if the property is vacant at the time of the study. All other public facilities must pass testing in accordance with Article 17, Title 5.

Section 17-11-102 provides that, for redevelopment, fees for applications for a sketch plan, preliminary plan, site development plan, final plan, grading permit, and building permit are reduced by 50%.

Sections 18-10-124 amends the conditional use provisions for triplex, fourplex, and multiplex dwellings in commercial districts to allow for increased density for redevelopment in commercial districts in the critical economic, critical corridor, or transit-oriented development policy areas.

Section 18-10-126 amends the conditional use provisions for multifamily dwellings in commercial districts to allow for increased density for redevelopment in commercial districts in the critical economic, critical corridor, or transit-oriented development policy areas. It also eliminates the requirement for inclusion of commercial uses in redevelopment in those policy areas.

Section 18-10-127 amends the conditional use provisions for townhouse and stacked townhouse dwellings in commercial districts to allow for increased density for redevelopment in commercial districts in the critical economic, critical corridor, or transit-oriented development policy areas.

### **Purpose**

Plan2040 calls for adopting zoning and development tools tailored to the distinct Targeted Development, Redevelopment, and Revitalization Policy Areas that promote high quality design that supports walking, biking, and transit. And to expand incentives to encourage business and employment growth through a number of factors including flexibility and other regulatory incentives.

This legislation is also aligned with Plan 2040 by providing incentives for redevelopment in targeted growth and revitalization areas. Many of the goals and policy priorities within the Plan 2040's Built Environment chapter center around redevelopment and revitalization. While Countywide, this legislation would only apply to redevelopment projects in the following GDP policy areas: Critical Economic, Critical Corridor, Town Center, Village Center Overlay, and Transit-Oriented Development (TOD) Overlay.

This Bill will minimize land disturbance and the addition of impervious surfaces for new development projects, and incentivize redevelopment projects. It will do so by: adding flexible options to comply with requisite recreation and open space areas; simplifying the site development plan process for redevelopment projects and allow redevelopment modifications to be combined under one application; lower or eliminate specific parking requirements for

redevelopment; streamline APF traffic requirements for redevelopment including flexibility on trip counts for reuse of vacant buildings; and offer flexible bulk regulations for redevelopment. An improved and streamlined process will encourage high-quality redevelopment of the County's underutilized areas, promote growth and development in areas with existing infrastructure, and preserve the County's natural resources and rural communities.

### **Fiscal Impact**

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

### **Additional Information**

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Kelly Kenney Office of Law; or Christina Pompa, Office of Planning and Zoning. Thank you.

cc: Honorable Steuart Pittman, County Executive  
Christine Anderson, Chief Administrative Officer  
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