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Anne Arundel County **Region 3** Plan
 County Council Draft | February 3, 2025
Glen Burnie, Severn, parts of Millersville



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Special thanks to all of the residents and stakeholders who participated in meetings, completed surveys, and provided the County with input to create this plan.

*Resigned December 2024

INTRODUCTION.....6
 Overview.....6
 Plan Purpose.....7
 Vision Statement.....8
 Organization of the Plan.....10
 Equity in Region 3.....12
 Our Community, Our Voice.....13
 Key Issues and Recommendations.....14
 EXISTING CONDITIONS.....16
 Region at a Glance.....16
 Historic African American Communities in Region 3.....18
 Region 3 Communities.....22
 NATURAL ENVIRONMENT.....28
 Introduction.....28
 Sensitive Areas.....28
 Water Quality.....30
 Forest and Land Conservation.....30
 Current Environmental Regulations.....31
 Water and Sewer Service.....33
 Equity in the Natural Environment.....34
 Challenges and Opportunities for the Natural Environment.....35
 BUILT ENVIRONMENT.....36
 Introduction.....36
 Housing.....36
 Challenges and Opportunities for Housing.....41
 Land Use and Zoning.....42
 Challenges and Opportunities for Land Use and Zoning.....50
 Climate Change and Sea-Level Rise.....52
 Transportation.....54
 Challenges and Opportunities for Transportation.....59
 Cultural Resources.....60
 Challenges and Opportunities for Cultural Resources.....63
 HEALTHY COMMUNITIES.....64
 Introduction.....64
 Recreation and Park Facilities.....66
 Health, Aging, and Disability Services.....67
 Public Schools.....69
 Other Public Facilities and Services.....72
 Challenges and Opportunities for Healthy Communities.....74
 HEALTHY ECONOMY.....76
 Introduction.....76
 Existing Conditions.....78
 Current Economic Development Programs.....84
 Challenges and Opportunities for the Economy.....87

IMPLEMENTATION.....88
 Introduction.....88
 Implementing the Region Plan's Recommendations.....89
 Measuring our Success.....90
 Acronyms.....93
 Implementing Matrix.....94
 Glossary.....102
 Relevant Plans.....109
 Development Policy Area and Development Policy Area Overlay Changes.....111
 Planned Land Use Changes.....116
 Public Involvement & Planning Process.....134

Overview

The Anne Arundel County Region Plans are community-driven land use documents that build on the work of Plan2040—the Countywide General Development Plan—in smaller areas. The Region 3 Plan (Plan) evaluates community assets and needs, presents a shared vision for the next 20 years, and makes specific recommendations about planned land use, zoning, environmental protection, transportation improvements, and public facilities. The Plan will be used as a reference for informing future requests that directly affect areas such as modifying zoning, private development plans, and the capital budget and improvement program.

The Region 3 planning process began in January 2023 with research and community outreach to solicit information on the assets and needs of the community. This included:

- Launch of a dedicated website for Region 3 (known as the Region 3 Hub site)
- Notification to over 36,750 property owners informing them of the process and a link to the Region 3 Hub Site
- Research interviews with community members
- Outreach at community events
- Region Plan open house events
- Questionnaire and Feedback Map on Region 3 Hub Site

In the spring and summer of 2023, the Office of Planning and Zoning (OPZ) solicited applications for the Stakeholder Advisory Committee (SAC), a group of 15 individuals representing a variety of interest groups to provide further insights on their communities and the Region as a whole. The SAC first met in October 2023, and met 11 times at public meetings throughout the process to learn about County initiatives from department staff, exchange ideas, examine existing conditions briefing documents created by OPZ staff, and build consensus on the vision, strategies, and recommended planned land use and zoning changes in this Region Plan. These meetings and other community engagement efforts that occurred throughout the planning process were tracked through the Region 3 Hub site, www.aacounty.org/Region3, and allowed community members to stay up-to-date on planning efforts.



The Plan also draws on public and stakeholder engagement to provide regional strategies and zoning recommendations to address community concerns and opportunities while implementing the goals and policies of Plan2040. To better promote the region planning process and solicit additional community feedback, County staff attended eight public events, hosted seven drop-in open house sessions throughout the Region, met with senior citizens, students, and other stakeholders in Region 3, and conducted other outreach efforts. A detailed list of outreach efforts is in the Appendix: Public Involvement & Planning Process.

Plan Purpose

The Plan has gathered regional and community scale data and perspective from Region 3 communities to implement and enhance the goals, policies, and strategies of Plan2040. This is intended to inform a shared vision for the next 20 years and identify specific recommendations about land use, zoning, environmental protection, transportation improvements, public facilities, and community design to implement and enhance the goals, policies, and strategies of Plan2040. Ultimately, the goal of the Plan is to enhance the quality of life of residents and visitors in Region 3 by addressing local priorities and concerns.

The other key component of the Region 3 Plan is comprehensive zoning. The Region Planning process is the County's fifth comprehensive zoning process and proposes consistency changes to make the Zoning Map more closely aligned with actual development on the ground and the Plan2040 Planned Land Use Map. County staff conducted an analysis of land use and zoning as part of Plan2040 and the Region Plans, and identified key issues that should be addressed to make Plan2040 and zoning more effective development management tools.

Vision Statement

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.

Developing the Vision

The Region 3 planning process involved a series of public meetings, questionnaires, outreach events, and public engagement that shed light on the community's thoughts on and desires for the future of Region 3. The Region 3 Stakeholder Advisory Committee (SAC) drew from these conversations, informational meetings from County departments, and the SAC's own experiences to develop a shared vision for the future of Region 3. The vision statement is reflected throughout the content of this Plan, and will guide implementation of the Region 3 strategies.

Organization of the Plan

The Plan provides an introduction to pertinent data that illustrates where there are gaps in infrastructure and amenities, inequities for residents and visitors, and imbalances in policies that facilitate where the Region should grow based on public engagement. This data sets the foundation for understanding the issues that face Region 3. Community descriptions help illustrate each area's assets and special qualities, key needs, and desired character for the future.

The issues identified through an analysis of the data are grouped into four major themes:



These chapters include contextual information and data that help illustrate the challenges and opportunities of the Region. Given that this Plan builds on the work of Plan2040, the goals and policies identified in Plan2040 are referenced to provide a brief overview of the priorities in the Region. Goals represent the desired outcome of a future condition; the end state toward which we aim. Goals tend to be general and broad. Policies are statements of intent upon which County decisions are evaluated.

The challenges and opportunities set the stage for specific topical strategies. Strategies, also called Implementing Strategies, are specific actions for further study and consideration by the County government to accomplish the Plan's goals and policies, address the challenges and leverage the opportunities. These strategies are listed in the Implementation Matrix. To facilitate the implementation of this Plan, each strategy includes a performance measure, an implementation schedule, and a responsible agency so progress can be tracked.

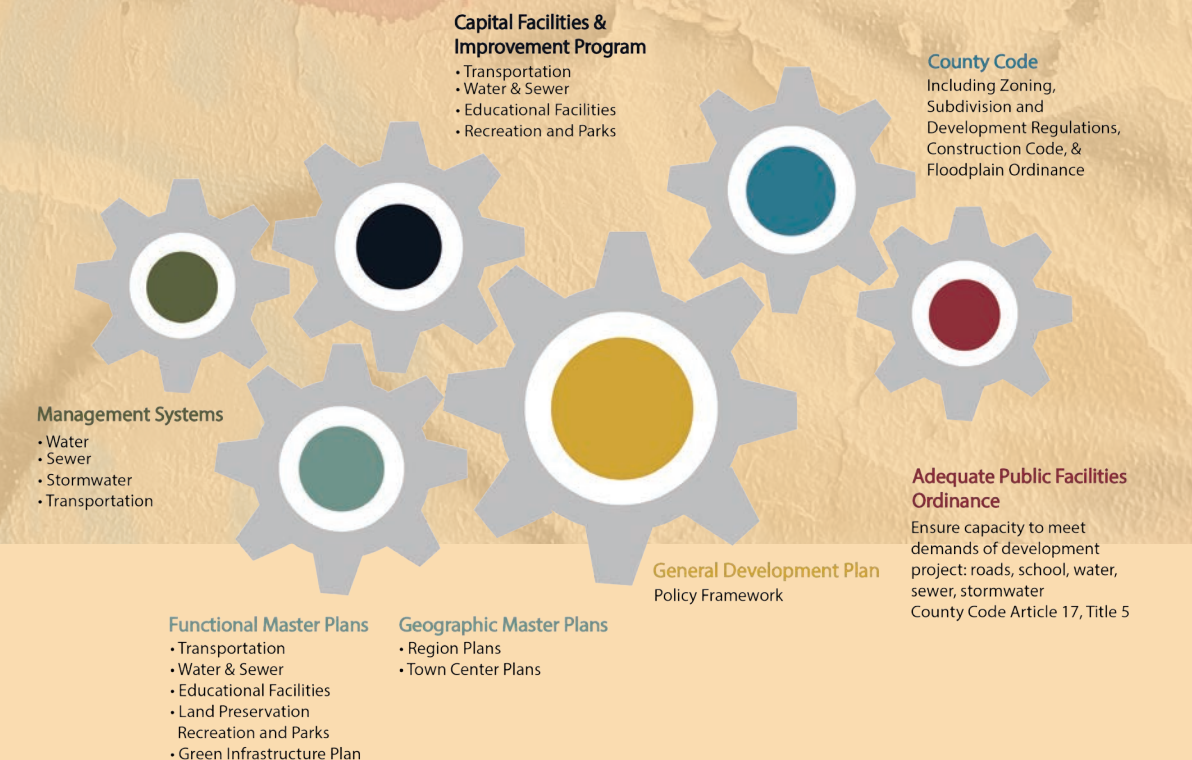
It should be noted that some strategies may refer to other topics. In these situations, some topics, such as housing and jobs, are referenced in multiple goals and policies.

Relationship to Plan2040 and other plans

This Plan is intended for use as a guide for County policies and decisions. Given the interconnectedness and wide range of issues that impact land use, the Plan draws upon the work of other plans in the County - most notably Plan2040. In accordance with the Land Use Article of the Maryland Code, policies and implementation actions are required to be consistent with or have consistency with Plan2040. These actions will further the implementation of Plan2040 and not be inconsistent with it. The elected officials and staff of the County will use the plan to:

- Provide a framework and common goals for all County plans
- Guide policy decisions
- Inform changes to County laws
- Inform the County's resource and budgeting decisions
- Evaluate and measure progress toward achieving Countywide goals

Plan2040 covers a broad range of interconnected topics related to land use. Some topics are addressed through policies in multiple chapters, while others receive more detailed treatment in complementary functional and strategic master plans developed by County departments, including the Department of Recreation and Parks, Anne Arundel County Public Schools and the Office of Transportation. In this way, Plan2040 connects and coordinates the plans and work of all County programs related to land management. Find a brief description of the relevant plans in the Appendix.



Equity in Region 3

Public policy, including policy related to land use, housing, public infrastructure, and public services, has contributed to inequality across the County and in Region 3. For example, there are overlapping patterns of people of color and poverty as well as access to recreation and parks in Region 3. Similar patterns emerge in relation to the major themes of Region 3 and will be discussed in those chapters and addressed throughout the goals, policies, and strategies of the Plan. Following the recommendations of the Planning for Equity Policy Guide prepared by the American Planning Association (APA), Anne Arundel County strives to consider equity in all policies.



The APA guide defines equity as "just and fair inclusion into a society in which all can participate, prosper, and reach their full potential."

Unlike equality, which connotes sameness, equity recognizes difference. Equitable policies actively mitigate the disproportionate harm faced by certain communities. In an equitable society, a person's access to basic resources such as education, employment, housing, clean air, clean water, and recreation and parks is not strongly linked to a person's race, ethnicity, or economic class. A consistent theme in goals, policies, and strategies in Region 3 is to be inclusive of all our residents, to prioritize investment in historically underserved and under-resourced communities, and to remove barriers that limit people's opportunities based on who they are or where they live in the County. The goals, policies, and strategies by themselves will not resolve

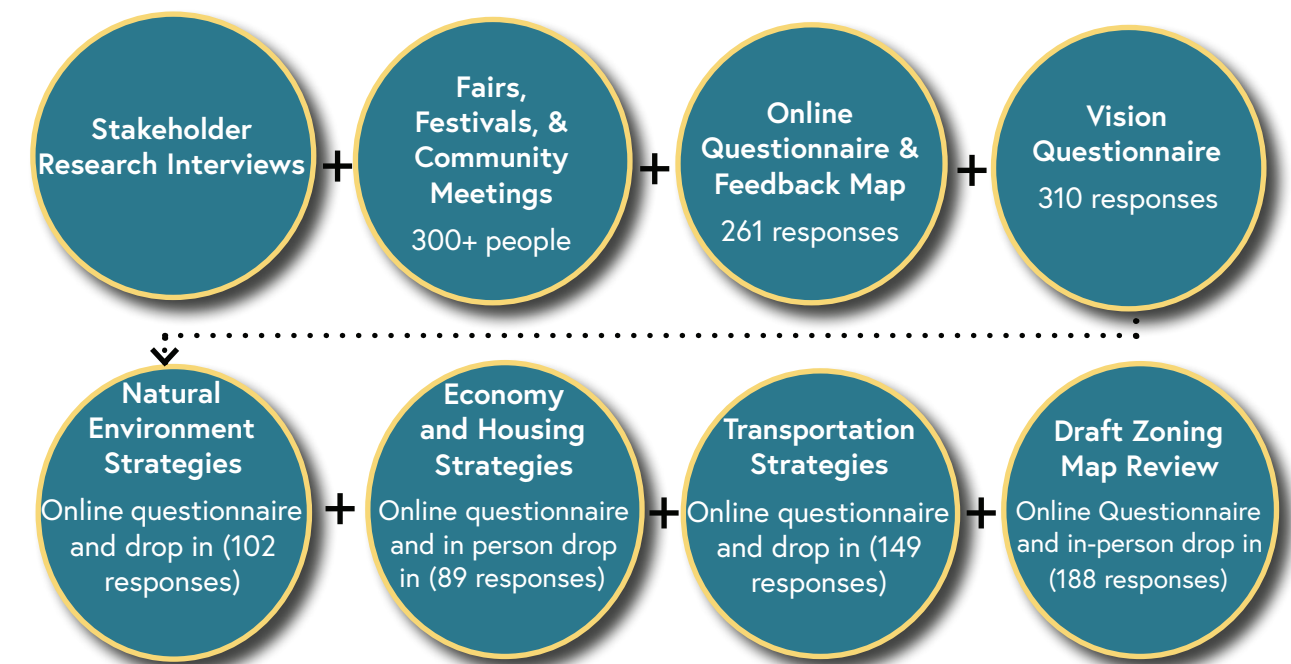


all the inequities in the County, but they help establish a commitment to pursuing social and racial equity, with accountable equitable policy to overcome history as the working goal.

Our Community, Our Voice

Public involvement is foundational to the Region Plan process. OPZ collected information and built on previous outreach efforts including the Small Area Plans. The public outreach process began with sending notification postcards to the property owners in Region 3 with information about the Region Plan and a link to the dedicated website. OPZ staff conducted in-person research interviews with key stakeholders and hosted in-person and online opportunities for the public to tell the County what they love about their community, what they want to see improved, and their dreams for the future. Major public engagement activities are illustrated below. Summaries of public feedback from engagement activities are provided in Appendices A-E.

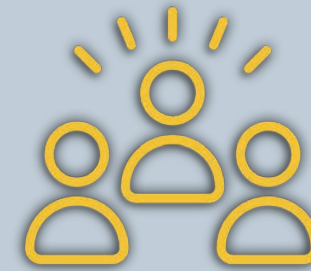
In addition to engaging the general public, a Stakeholder Advisory Committee was appointed through County Council Resolution 35-23 to work collaboratively with County staff to develop the recommendations in this plan. The committee included long-term and recent residents, business owners, and representatives of the agricultural and maritime industries. Committee members represented communities throughout Region 3.



Key Issues and Recommendations

Several key issues emerged from the Region 3 SAC members and input from residents that were addressed within Region specific strategies.

Read all of the strategies within each topic area in the Implementation Matrix.



WHAT WE HEARD

Stormwater management, habitat and wildlife protection, protection of forested areas, siltation of creeks, and pollution from septic tanks are concerns for Region 3 community members.

Region 3 is largely built out and dominated by single-family residential neighborhoods. There is a lack of housing diversity in the Region.

WHAT WE HEARD

Lack of access to parks, green spaces, and recreational facilities in Region 3.

Glen Burnie has limited commercial options and there is an overall sense of decline and lack of investment.

WHAT WE RECOMMEND:

Prioritize implementation of stormwater management and stream restoration projects in watersheds identified as priorities by the County Bureau of Watershed Protection and Restoration, including the Jabez Branch, Sawmill Creek, and Marley Creek.

Support opportunities for more housing and redevelopment in Glen Burnie, as enabled by the Glen Burnie Sustainable Community Overlay and other policies and programs.

WHAT WE RECOMMEND:

Implement sidewalk and trail connections between public parks, recreational facilities, and residential neighborhoods to increase opportunities for people to walk and bike to parks. Prioritize areas of high need identified in the Land Preservation, Parks, and Recreation Plan, including Glen Burnie and areas to the south and the western Severn area.

Implement streetscape improvements and traffic-calming measures in Glen Burnie Town Center to help beautify the area, promote pedestrian activity, and enhance safe multimodal movement in the area.

Region at a Glance

Region 3 encompasses Glen Burnie, Severn, and parts of Millersville. The area includes some of the most urban parts of the County in the Glen Burnie Town Center and some of its most sensitive habitats in the Severn Run Natural Environment Area. The area includes historic neighborhoods like Freetown and large new communities like Tanyard Springs. Region 3 includes a mix of older, established commercial districts, like Glen Burnie, with many small, local businesses, as well as large shopping centers with national chain stores, such as Quarterfield Crossing. There are significant opportunities to redevelop aging commercial centers such as the Marley Station Mall. The region also includes the University of Maryland Baltimore Washington Medical Center and numerous medical specialists around the hospital complex. The Region is served by light rail and multiple bus routes as well as the I-97 freeway and several State highways, providing multimodal transportation options. The B&A Trail provides bike and pedestrian connections to other Regions in the County.

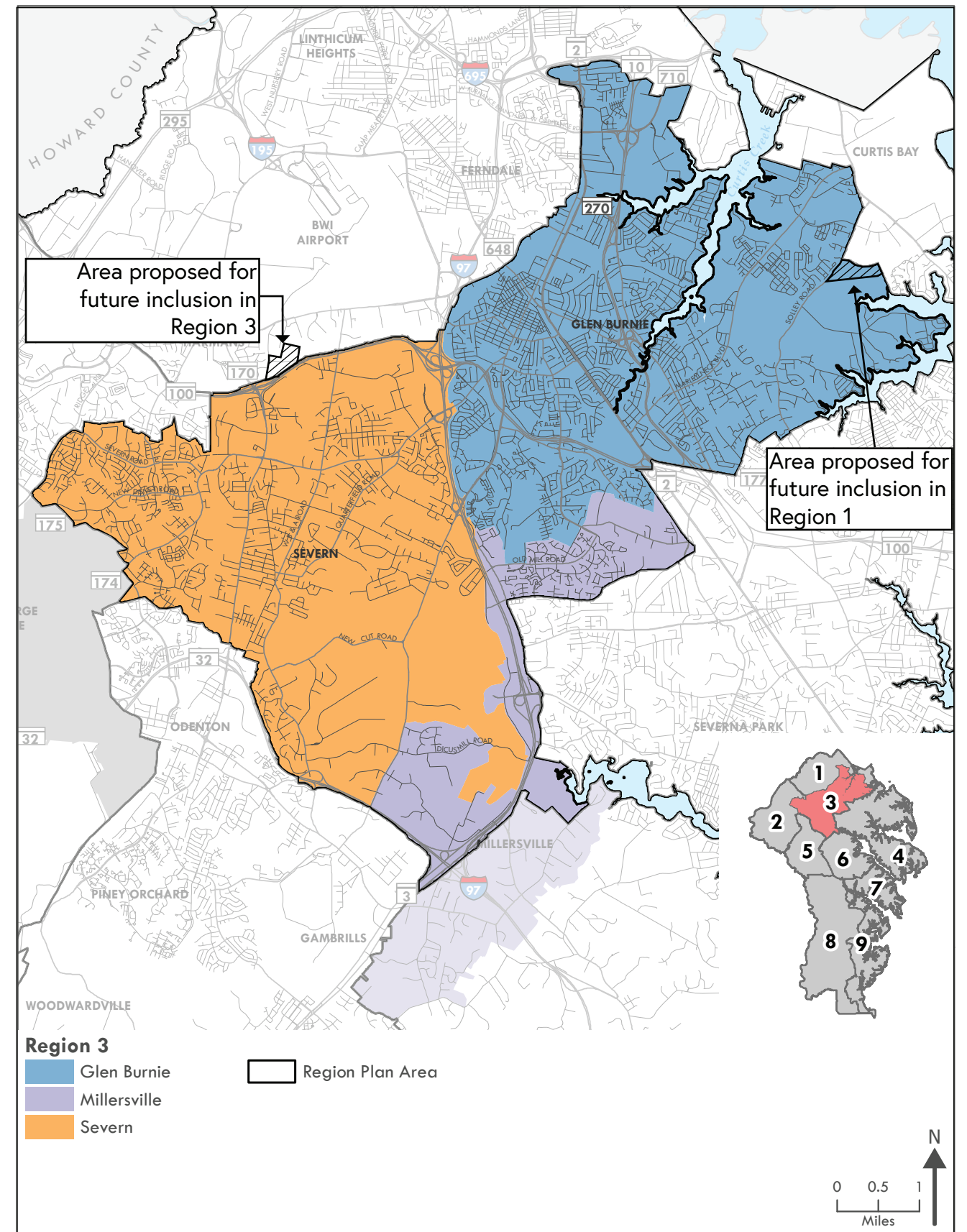
Demographics

Region 3's population has increased approximately 18% from 100,580 in 2010 to 118,724 in 2021; this represents an annual growth rate of 1.64% per year. The County's annual population growth rate was 0.98% over the same period. Region 3 contains approximately 27,000 acres, around 10% of the County's land area.

The County manages a number of public parks and amenities in Region 3, but availability and accessibility are limited depending on the location. Public feedback during the Region Plan process included strong support for more recreational opportunities and increased bike and pedestrian connectivity to recreation. Additionally, data from the Department of Recreation and Parks' Land Preservation, Parks and Recreation Plan (LPPRP) demonstrates a medium to high need in Region 3 in and around Glen Burnie and Severn near Fort Meade for increased access to park space.



Figure 1: Region 3



Historic African American Communities in Region 3

Region 3 includes two historic African American communities—Freetown and Queenstown—that have deep cultural significance to Anne Arundel County.

Freetown, located in the eastern portion of the Region, is one of the oldest African American communities in the County, founded sixteen years before the start of the Civil War. It became one of the largest population centers of free Black residents, outside of Annapolis, during the 19th century. The community continues to be a source of great pride, inspiration, and support for descendants and residents in the present-day.

Queenstown is located in Severn. Dating from the mid-1800s, the community is named after one of the early Black families in the area, and many descendants of the Queen and Gaither families still live in the area today.

As part of the planning process, residents expressed the importance of preserving and amplifying the heritage of both communities. In particular, OPZ's discussions with Queenstown community members has resulted in strategies that seek to honor the community's grassroots work to preserve the area's history and character.

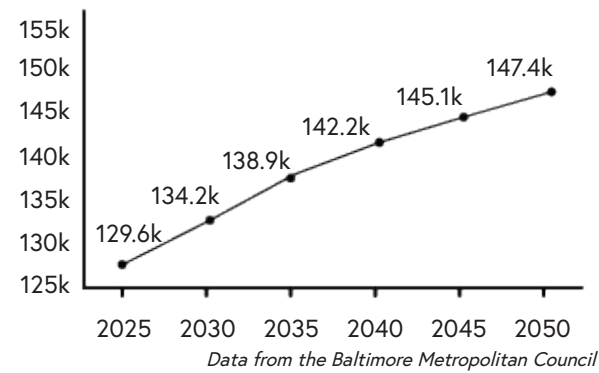


Demographic Overview

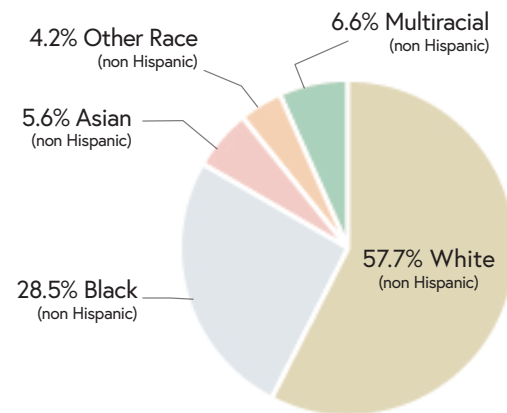
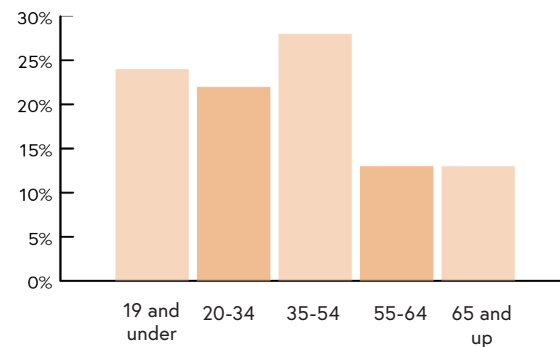
Population 118,724
Region 3



Population Growth Forecast



Age of Population (2021)



Race/Ethnicity
Region 3
(2021)

Median Age (2021)

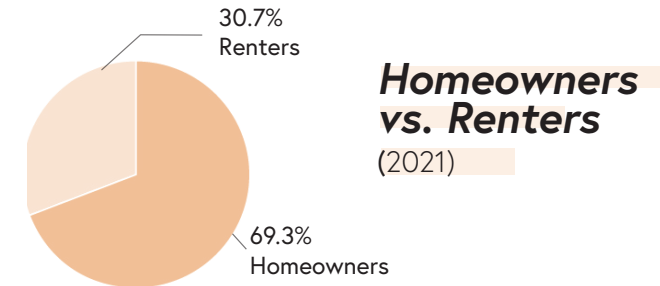
51 yrs
Region 3

38.5 yrs
Countywide

Economic and Housing Overview



Median Household Income (2021)
\$90,798



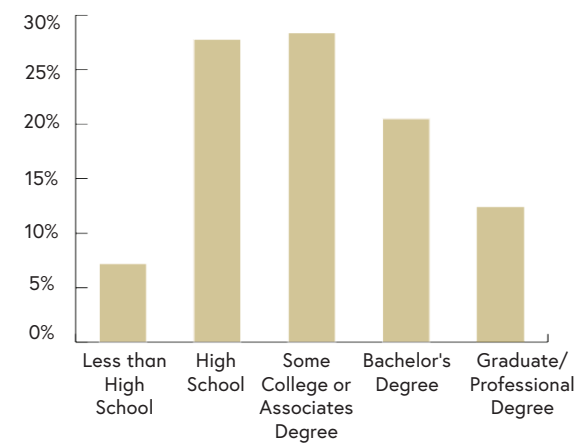
Median Home Value (2021)
\$360,226

Average Monthly Rent (2021)
\$1,942

Percentage of Population with Income Below Poverty (2021)

Area	Percentage
Region 3	7.2%
County	5.3%

Educational Attainment (2021)



Percentage of Households without a Vehicle 2021

Area	Percentage
Region 3	6.5%
County	3.7%

Cost-Burdened Households

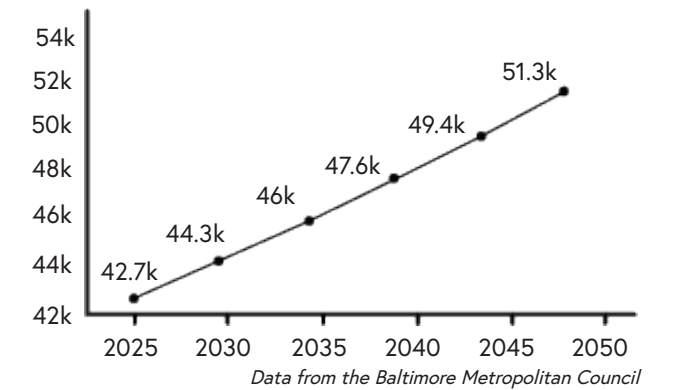
Spend >30% on housing costs

28.8%
Region 3 Total

21.0%
Owner Households

46.6%
Renter Households

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. Transportation Analysis Zone Round 10 Forecast 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.

As shown in Figure 1 and described in this section, slight adjustments to the Region 3 boundary are included for future Region Planning efforts.

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.



The Glen Burnie community retains a number of historic resources that reflect much of the history of northern Anne Arundel County. In particular, the Glen Burnie Historic District, with numerous homes and buildings near the heart of the Town Center, has been determined eligible for listing in the National Register of Historic Places, and development and redevelopment in and near it should consider careful design to reinforce the historic character of this area. The Freetown and Marley Neck Rosenwald school buildings also remain intact in other parts of the community.

Many of the older residential neighborhoods of Glen Burnie, including near the Town Center area, have connected sidewalk networks, though gaps do exist within and between some of these neighborhoods. Similarly, much of the recent residential development on the Marley Neck peninsula has included sidewalk construction within each neighborhood. All of these neighborhoods should be prioritized for safe pedestrian links between them and nearby destinations, especially schools, parks, and local commercial areas. A bicycle network throughout Glen Burnie is less developed. The B&A Trail traverses the center of the community, providing valuable connections to many residential neighborhoods and some businesses. It also links north to BWI Marshall Airport and south to the Broadneck peninsula, and work should continue to expand on this central spine to provide an interconnected network of bike lanes and shared-use paths throughout the Region, with key trail connections at Dorsey Road and around Marley Station Mall.

Future development in the Glen Burnie community should be tailored to complement the surrounding neighborhood. The community's stable residential neighborhoods should not anticipate significant change over



the planning horizon, with future development limited to infill of a complementary built character and density. The Marley Neck area would benefit from some local commercial and service development so that residents in the Tanyard-area neighborhoods have nearby options for some of their daily needs.

As Glen Burnie's primary growth area, the Glen Burnie Town Center should be the focus of investment and redevelopment energy, with a goal of reinforcing the downtown character and central civic identity, as well as creating a vibrant retail and service environment hub for northern Anne Arundel County. Future development should include a higher density mix of uses that revitalizes properties along B&A Boulevard and Crain Highway, while respecting and enhancing the historic residential neighborhoods that surround the Town Center.

The various aging commercial shopping centers and commercial corridors, such as the Harundale Mall and underutilized sites along Ritchie Highway, should continue to be targeted for revitalization and redevelopment. In particular, Marley Station Mall is frequently cited as a prime redevelopment opportunity, but many other sites are underutilized as well. Policies should encourage incorporating or transitioning these to new uses that serve surrounding neighborhoods or, along Ritchie Highway, a wider regional market. Redevelopment also offers a chance to retrofit these properties with modern stormwater management facilities and landscaping, install robust landscaping to beautify these areas and expand the community's tree canopy, and expand safe bicycle and pedestrian links to surrounding residential neighborhoods.

The Region 3 Plan recommends a minor adjustment to the Region 1 and Region 3

boundary to move the southern properties associated with the Brandon Woods Business Park from the Glen Burnie community in Region 3 into the Curtis Bay community in Region 1. This minor correction adjusts the line between Regions 1 and 3 that currently divides an existing building and separates properties within the business park between regions, placing all properties associated with the business park into the same community and region for the future. The properties were considered by the Region 3 SAC, and no Planned Land Use changes are proposed.



Portion of Brandon Woods Business Park to be added into the Region 1 Planning Area

Severn

The Severn community extends generally from I-97 to Ridge Road in the west and from MD 100 in the north to Odenton in the south. The overall built character of the Severn community is of stable, suburban residential neighborhoods, often having been subdivided from larger tracts and former farmland. Many of these neighborhoods are of low-density single-family homes on a quarter- to half-acre lot, though there are examples of duplexes and even some quadplexes integrated into some neighborhoods. There are pockets of higher density townhouses in the western portion of the community around Reece Road and in the east near the I-97 and Quarterfield

Road interchange. The southern area of Severn, near Millersville and Severn Run, is of a more rural residential character, with much lower residential densities than the rest of Severn and more forest canopy owing to the Severn Run Natural Environment Area that anchors the southern end of the community.

Severn is home to various historic properties that are listed on the Anne Arundel County Inventory of Historic Resources that hint at the area's agricultural roots, historical development patterns, and cultural history in the area. Examples include the Queenstown Rosenwald School, the Basil Smith Farm, and the Severn Historic District around Severn Station Road.

Bicycle and pedestrian facilities exist within Severn, but are often disconnected or limited to the extent of a neighborhood or subdivision. Work should continue to develop a safe and complete network of bicycle and pedestrian facilities, prioritizing connections between residential areas and key destinations such as schools, parks, and commercial areas. Additionally, roadway upgrades, particularly of the community's arterial roads, should be prioritized to improve the capacity of the road network to handle existing and future mobility needs.

Future development within Severn should be of a scale and form that is generally consistent with the area's primarily residential character, mitigating adverse impacts on stable residential neighborhoods. Modest increases in residential density are appropriate along primary transportation corridors, such as Telegraph Road or portions of Reece Road, near community amenities such as parks and schools. Local commercial and service nodes should be targeted for revitalization; in particular, the Severn Village Center should be prioritized for development



as a local commercial and service hub for the surrounding residential areas and coordinated with significant capacity improvements to the road network, particularly along Telegraph Road and Reece Road.

The Region 3 Plan recommends an adjustment to the Region 1 and Region 3 boundary to bring properties along the western end of Queenstown Road (north of MD 100) from the Hanover community in Region 1 into the Severn community in Region 3. This correction adjusts a line between the regions that did not recognize the locally understood extent of the Queenstown area, and keeps a recognized community together for the future. The properties were considered by the Region 1 SAC, and several Planned Land Use changes are proposed as shown in the Region 1 Plan Appendix.



Area along the western end of Queenstown Road to be added into the Region 3 Planning Area

Millersville

A small portion of the Millersville community is located within Region 3 and includes the Old Mill Road area to the north, the commercial and industrial properties along

I-97 and Veterans Highway, and the low-density and rural residential areas south of the Severn Run Natural Environment Area.

The easternmost portion of the Severn Run Natural Environment Area is within Region 3's Millersville community, east of I-97. Together with the Marley Creek Park north of Elvaton Road, these areas provide substantial green space for nearby residents. Much of Millersville south of Dicus Mill Road is within a Jabez Branch subwatershed, and land use and development policies should ensure protection of this waterway by expanding conservation efforts, prioritizing stream restoration, and increasing community access to these green spaces.

Because of the small geographic area of Millersville within Region 3, there are few historic sites listed on the County Inventory of Historic Resources, though the John Mills Farm does stand as a reminder of the truck farms that anchored the late 19th and early 20th century agricultural economy of the area.

Sidewalks exist in the northern portion of Millersville, but are frequently limited to subdivisions and are disconnected between neighborhoods. Linking these pedestrian facilities, including between residential areas and local commercial areas and other potential destinations, should be prioritized. Few bicycle facilities exist in Millersville, though there are plans for a more connected network of bike lanes and shared-use paths, particularly in the northern portion of Millersville, along Veterans Highway, and along Dicus Mill Road.

Future development within the Region 3 portion of Millersville should enhance the character of each portion of the community. In the northern portion of the community, the



residential character should be reinforced, with the potential for increasing residential density closer to Veterans Highway. Commercial development and services along Veterans Highway may expand the range of retail and service options for adjacent residential neighborhoods, and opportunities for safe bicycle and pedestrian connections between adjacent residential areas and commercial development along Veterans Highway should be prioritized. Similarly, business park and industrial development along Najoles Road may expand employment opportunities for people in Region 3 and beyond. Development within the southern portion of Millersville should maintain that area's rural residential and open character, prioritizing forest retention and protection of green space.

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.



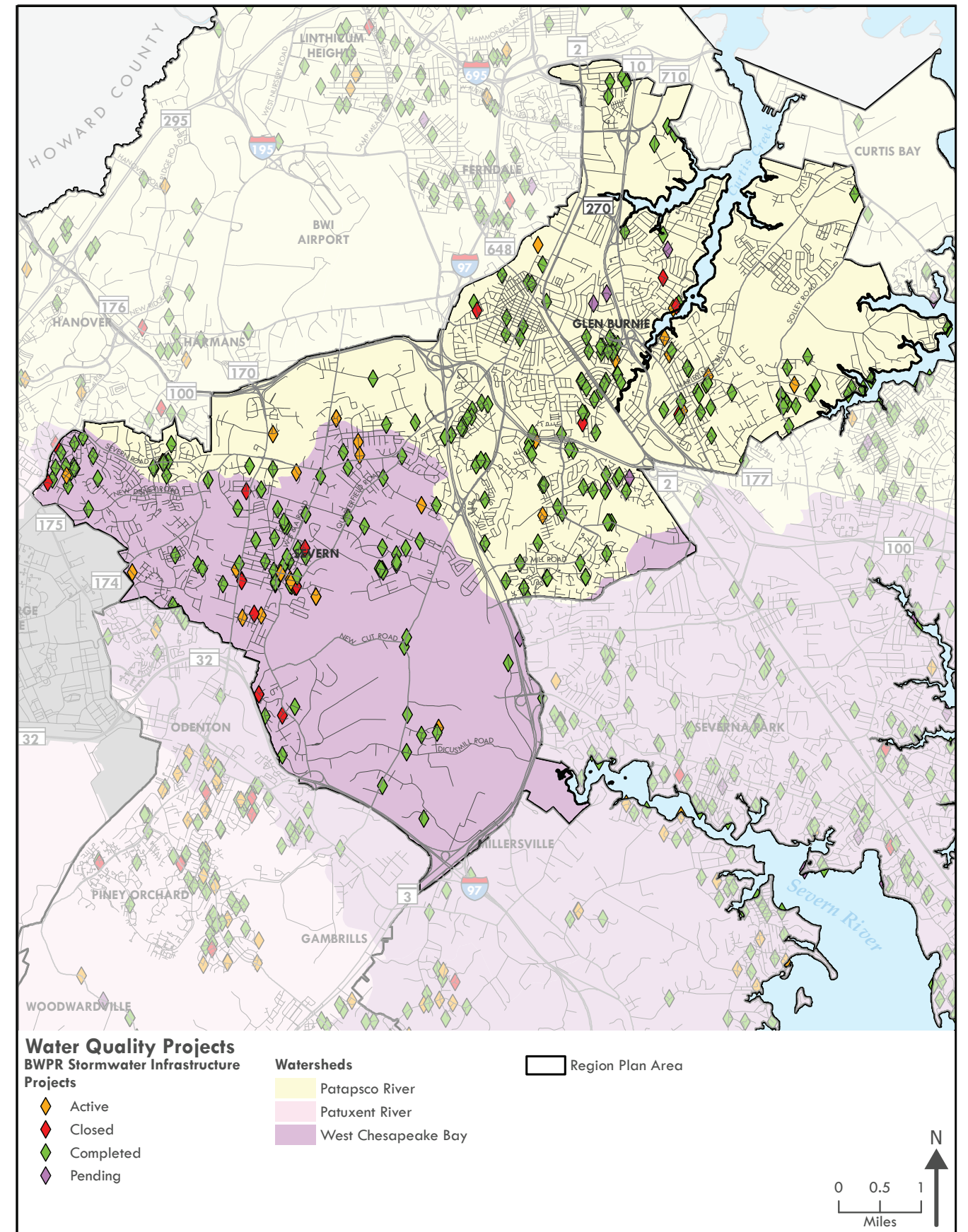
Sensitive Areas

Region 3 lies within primarily two watersheds: the Patapsco Tidal and the Severn River. Small portions of the Region are within the Patapsco Nontidal and the Magothy River watersheds. 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.

Figure 2: Water Quality Projects



Water Quality

Water quality does not meet federal Clean Water Act standards in the Patapsco River and the Severn River. The primary water quality impacts are from excessive inputs of nutrients (nitrogen and phosphorus) and sediments.¹ Nutrients in the river contribute to large algae blooms that decrease the clarity of the water and lead to low dissolved oxygen levels when they die off and decompose. The major sources of nutrients are from stormwater runoff, septic systems, and wastewater treatment plants. Studies have indicated that septic systems contribute approximately eight times more nitrogen per gallon of wastewater than sewer systems. Sediments in the rivers also decrease the clarity of the water and impair fish and crabs. The major sources of sediments are from construction sites, stormwater runoff, and erosion of stream banks. Approximately 8.1% of the total length of streams in Region 3 are considered moderately to extremely eroded (compared to 7.2% of the length of all streams in the County).

Anne Arundel County's National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDES-MS4) permit and the Chesapeake Bay Total Maximum Daily Load (TMDL) set forth rigorous goals for controlling stormwater pollution and improving water quality. The NPDES-MS4 attainment goal tracks the treatment of 20% of Anne Arundel County's impervious surface area, such as roads, sidewalks, and driveways, which have little or no stormwater management.

¹ Patapsco Tidal and Bodkin Creek Watershed Assessment, Anne Arundel County, August 2012, Severn River Watershed Management Master Plan, Anne Arundel County, February 2006.

The County's Phase III Watershed Implementation Plan (WIP) tracks the nutrient and sediment load reductions allocated to the County by the State for achieving the Chesapeake Bay TMDL. The Phase III WIP provides a road map for the numeric and

Plan2040, Goal NE2 called for retaining existing forest cover, increasing forest replanting efforts, and increasing urban tree canopy and identified policies and strategies to achieve that goal.

programmatic commitments of the County so that all practices are in place by 2025 to achieve the Bay's dissolved oxygen, water clarity/submerged aquatic vegetation, and chlorophyll-a standards.

The County's approach to meeting these commitments involves stormwater management, stream restoration, upgrades to wastewater treatment systems, and conversion of private septic systems to public sewer. With funding from a stormwater runoff fee, the County Bureau of Watershed Protection and Restoration has completed 217 stormwater retrofit projects in Region 3 and 45 stream restoration projects.

Forest and Land Conservation

The County has multiple programs for land conservation including the Land Preservation, Parks and Recreation Plan (LPPRP) and the Green Infrastructure Master Plan. The LPPRP acts as a Countywide master plan for land preservation, recreational programming, park acquisition, and facility development. The Green Infrastructure Plan is a tool to prioritize land conservation in the County by mapping the largest, contiguous natural areas.

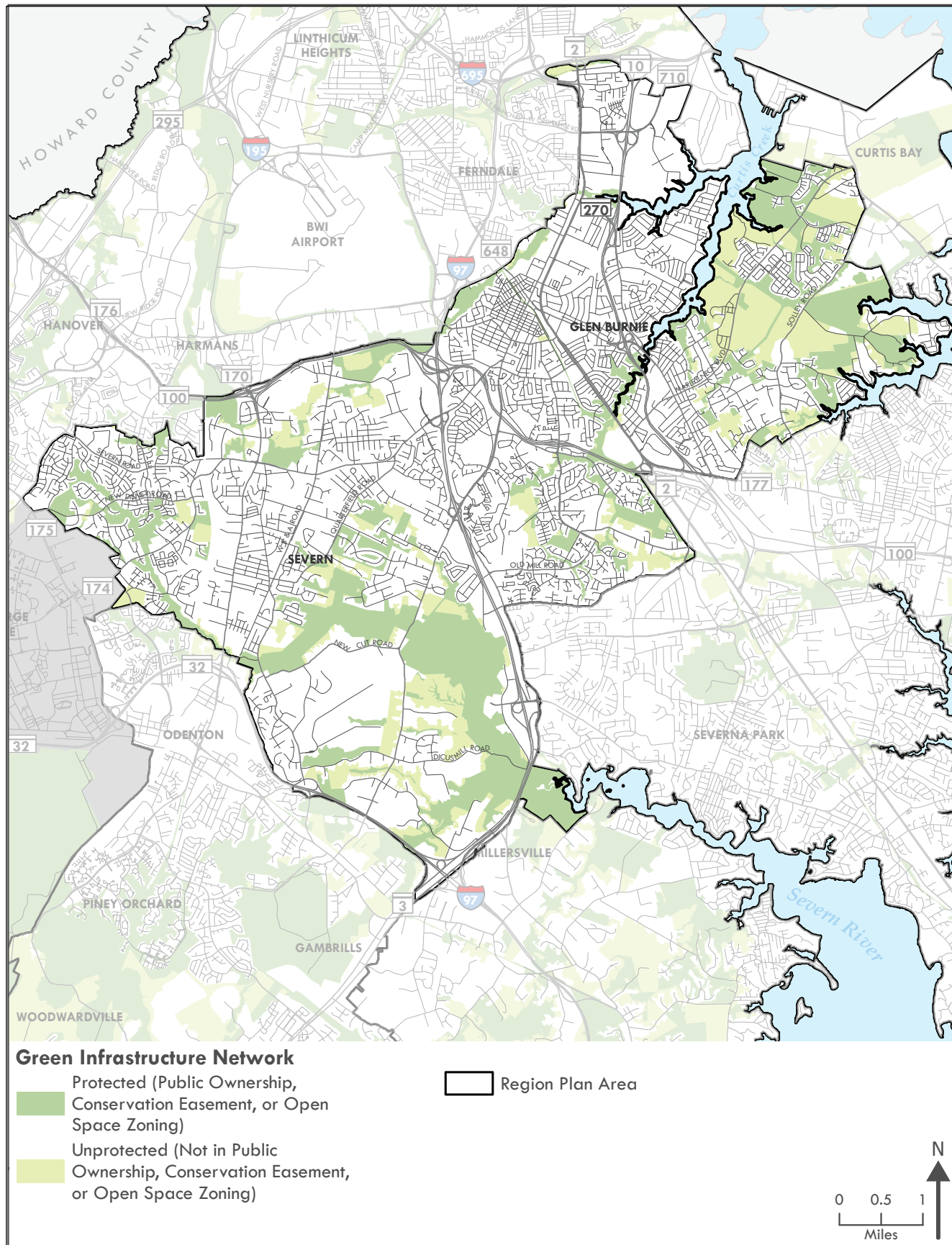
Current Environmental Regulations

The Anne Arundel County Code regulates sensitive areas including streams, wetlands, floodplains and forests that apply across the County. The following table lists some, but not all, key natural features regulations.

Table 1. Summary of Key Natural Features Regulations in County Code and COMAR

Feature	Regulations	County and/or State Code Reference(s)
Critical Area	Land within 1,000 feet of tidal waters regulated by Critical Area provisions in County Code and State law and regulations. Regulations vary between three designated zones (Intensive Development Area, Limited Development Area, and Resource Conservation Area). Includes limits on impervious cover, protection of 100-foot upland buffer from tidal wetlands and waterways, and habitat protection areas (including waterfowl staging and concentration areas, colonial waterbird nesting sites, threatened and endangered species, and anadromous fish spawning areas).	17-8-101, et. seq. 18-13-101, et. seq. Code of Maryland Regulations, Title 27
Steep slopes	Development prohibited on slopes that are 25% or greater (or 15% in Critical Area) that meet the area and height thresholds.	17-6-404
Forests	Forest conservation regulations establish a process and requirements for subdivision and development projects. Requirements include, but are not limited to, forest stand delineation, thresholds for forest clearing, mitigation requirements for afforestation/reforestation, and protections for Priority Forest Retention Areas, including prohibition of clearing forests over 75 acres in size.	17-6-301, et seq
Nontidal wetlands	Development prohibited in wetlands and 25-foot wide buffer.	17-6-402
Streams	Development prohibited in 100-foot wide buffer for perennial and intermittent streams.	17-6-403
Bogs	Multiple provisions including development prohibition in bog and contributing streams. Development limitations within 100-foot buffer, 300-foot buffer (limited activity area) and the contributing drainage area.	Article 17, Title 9
Floodplains	Development limited, including requirements for easement or dedication of floodplain areas to the County through the subdivision process.	Article 16, Title 2 17-3-701
Stormwater Management	State law and County code requires new development to implement Environmental Site Design to the Maximum Extent Practicable. This standard requires site planning and stormwater management techniques that conserve natural features and drainage patterns and minimize impervious surfaces.	16-4-101, et. seq; Code of Maryland Regulations 26.17.02.08
Forest Interior Dwelling Species (FIDS)	FIDS require large forest areas to breed successfully and maintain viable populations. A FIDS habitat is any forest tract that is greater than 50 acres with at least 10 acres that is 300 feet or more from the nearest forest edge, or a riparian forest that is at least 300 feet in total width and greater than 50 acres in total forest area. Mitigation is required based on impact to the number of acres of FIDS habitat	17-8-603 18-9-204

Figure 3: Green Infrastructure



The Green Infrastructure Network in Region 3 includes the Severn Run Natural Area, forested portions of Marley Neck, and generally follows streams, including the Sawmill Creek, Marley Creek, and Stoney Creek.

Region 3 encompasses approximately 27,102 acres of land. Approximately 7,626 acres of land in Region 3 is included in the County's Green Infrastructure Network, which consists of interconnected natural areas that have been conserved through public ownership or private conservation easements or have the potential to be conserved based on a set of environmental criteria. Most of that land conserved (approximately 4,961 acres) is in the Severn Run Natural Area, Stoney Creek Park, Solley Cove Park, and platted conservation of floodplains. Approximately 2,665 acres remaining in the Green Infrastructure Network within Region 3 have been identified as unprotected. These areas are currently not within public ownership or conserved through easements.

Water and Sewer Service

Public Water

Approximately 62 percent of the Region is currently served by the County public water systems. An additional 19 percent is planned for water service in the future. These areas are primarily served by the Glen Burnie Low 220 and the Glen Burnie High 295 water pressure zones (WPZ). Other service areas include Airport Square, Jessup, and Kings Height/Odenton. Annual reports prepared by the County Department of Public Works (DPW) indicate that water quality meets or exceeds all federal drinking water standards.

Studies indicate that there is sufficient groundwater supply to support forecasted development in the Region. A study of major well fields in the County as well as individual wells and independent well fields found that there is currently sufficient available drawdown in the Upper Patapsco, Lower Patapsco, and Patuxent aquifer systems in Anne Arundel County to support withdrawals and does not adversely affect domestic-well operation.

The Region lies within an area where elevated radium has been detected in groundwater. New and replacement wells in this area are required to be installed to a minimum well depth and meet drinking water standards for radium. Owners of existing private wells are encouraged to test for gross alpha particles. Where levels are found above the drinking water standards, a water treatment unit or a replacement well in a deeper aquifer is recommended.

Public Sewer

Approximately 60% of the Region is currently served by the County sanitary sewer system. An additional 15% is planned for sewer service at some time in the future. The north portion of the Region is served through an agreement with Baltimore City while the eastern portion is served by the Cox Creek Water Reclamation Facility (WRF). The central portion of the Region is served by the Broadneck WRF and the western portion is served by the Patuxent WRF.



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:

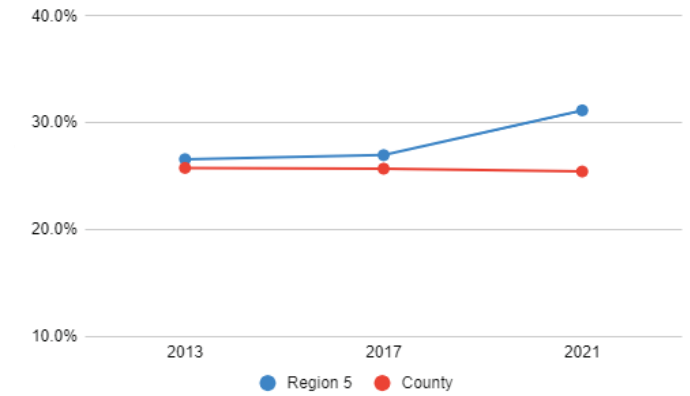
- **Goal BE5:** Entails focusing growth in identified Growth Areas. In Region 3, the Glen Burnie Town Center is the primary growth area, but the adopted Development Policy Areas map places other areas within the Targeted Development, Redevelopment and Revitalization Policy Area, including the TOD overlay 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).

Housing options in Region 3 are fairly diverse when compared to the rest of the County. While just over half of residences in the Region are single-family detached homes, single-family attached and multifamily units each make up just under a quarter of the housing stock.

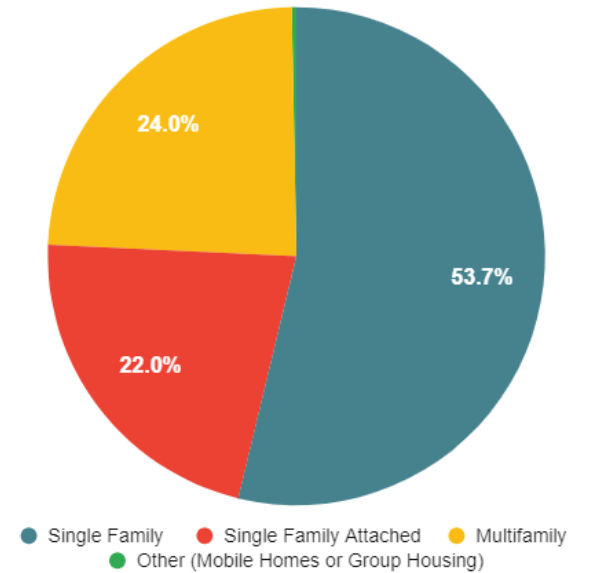
Region 3 has a mix of older and newer homes. About 25% of homes were built prior to 1970. Approximately 7,000 homes have been built since 2010, making up about 15% of the housing stock (more than most regions in the County).

Region 3 has a larger share of renters than the County as a whole, with approximately 31% of households renting, though this proportion has decreased slightly over the last five years.

The average price of a home sale in Region 3 rose nearly 75% since 2010 to \$410,000 in 2022. Average income in the Region grew 40% comparatively, not keeping up with the pace of home price growth. The average monthly rent was \$1,391 in 2022, with 50% of households paying more than \$1,500 a month.



Region 3 Housing Types (2022)



Holding Capacity

At the outset of the Region 3 planning process, a residential Holding Capacity Analysis was conducted to provide an estimate of the number of additional housing units that could be built under the existing, adopted zoning. The analysis considered zoning, subdivision and development regulations, regulated natural features, and land values to provide an estimated number of residential units that could be achieved without any changes to the current zoning. Because many factors contribute to determining if and how a property is developed, including market changes, finances, private agreements and leases, and personal preferences of property owners, the Holding Capacity Analysis is not a parcel-specific feasibility study or a guarantee that development would occur.

Key steps in the Holding Capacity Analysis include:

1. Identifying parcels with development or redevelopment potential,
2. Calculating the actual yield of recent development in each zone,
3. Applying density to developable parcels, and
4. Comparing results with growth forecasts and infrastructure capacity.

Plan2040 provides an in-depth description of each step in this process (Volume II, page 111).

Growth projections anticipate that Region 3 will add over 7,000 new households over the next 20 years. The results of the initial Holding Capacity analysis showed adequate zoning within Region 3 to accommodate this projected growth. However, a revised estimate produced in summer 2024 refined the modeling used to generate the Holding Capacity estimate. The refinements made the Holding Capacity model more accurate and

impact the numbers generated for Region 3 in two key ways:

- the threshold for identifying sites with redevelopment potential is narrowed, resulting in including only sites that are most likely to redevelop; and
- the anticipated residential unit yield within non-residential zones is based more closely on the actual yield from permitted projects in these areas, which is typically lower than the maximum potential yield.

As a result of the 2024 Holding Capacity analysis, the table below indicates a deficit of residential development capacity in Region 3 to meet the 20-year projected household growth for the Region. However, it is important to note that within Region 3, the Holding Capacity analysis does not account for additional residential capacity within the Glen Burnie Sustainable Community overlay zone due to the complexity of eligibility criteria, as well as the relatively low number of residential development applications that have used the overlay zone provisions; these factors make it difficult to refine the residential yield within this area. In addition, other areas of the County, such as the Parole Town Center, gained substantial capacity to accommodate residential growth.

Table 2: Forecast and Holding Capacity

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

*Notes: These statistics are estimates, not growth targets
Source: 2024 Holding Capacity Analysis and Round 10 Baltimore Metropolitan Council (BMC) Forecast*



"There should be more affordable decent housing, more multifamily, single family homes."

- Region 3 Resident

Housing Affordability

Housing affordability is frequently cited as a significant challenge for Anne Arundel County. Within Region 3, approximately 20% of households are considered very low income by U.S. Department of Housing and Urban Development standards. Like other areas of the County, demand for housing in Region 3 is high, and the capacity for new residential development is constrained due to a number of factors, including zoning restrictions and land availability.

The average home price in Region 3 rose nearly 75% since 2010 to \$410,000 in 2022. In comparison, average income in the Region grew only 40%. Nearly half of all renters in Region 3 are considered "cost-burdened," spending more than 30% of their income on rent. There are existing County programs that provide financial support and/or counseling for affordable housing developments and low-income homeowners/renters, but demand outstrips available resources. Market dynamics, including interest rates and the cost of land, labor and materials, make the production of affordable housing challenging.

As of October 2023, the Anne Arundel County Housing Commission had a total of 4,965 households on its waiting list for public housing units, 23,141 on its waiting list for housing choice vouchers, and 18,286 on its waiting list for tenant-based voucher programs. The numbers include duplicates, meaning a household can be on more than one waiting list. Region 3 has 42% (1329) of the Housing Choice Vouchers in the County and 20% (576) of the ACDS-financed units in the County.

Housing Diversity and the "Missing Middle"

Providing a range of housing sizes and types is a key policy goal that helps ensure there are housing options for people at different income levels and different life stages. "Missing Middle" housing refers to a range of housing types between the single family detached home and the mid-rise apartment building, including dwelling types such as duplexes, fourplexes, and small two- to three-story apartment buildings. Some of these missing middle housing types were ubiquitous in American communities prior to World War II, and there are some examples within Region 3. However, zoning and financial constraints often disincentivize construction of these housing types in Anne Arundel County. Nevertheless, a focus on producing missing middle housing options can play a role in addressing both the housing affordability and availability issues in the Region. Moreover, many missing middle forms, when carefully designed and sited, are compatible in appearance and design

with detached single family homes, and can even transition between single family neighborhoods and more commercial areas.

Strategies adopted with Plan2040 and with prior rounds of Region Plans aim to mitigate barriers to constructing missing middle units within the County. These include more clearly defining these residential forms in the County Code, developing design guidelines to ensure their compatibility within existing neighborhoods, and Code changes to address lot and dwelling unit size requirements that make missing middle housing forms difficult. Bill 72-24, known as the Housing Attainability Act, was passed by County Council in October 2024 and will go into effect in July of 2025. It addresses some missing middle goals by clarifying the definitions of certain missing middle housing types and expanding options for constructing them in certain residential zones. The Region 3 Plan reiterates the importance of implementing Missing Middle strategies to expand the availability and range of housing types in Region 3.



Accessory Dwelling Unit



Duplexes



Multiplex Medium



Challenges and Opportunities for Housing



Challenges

- **There is a need for more housing options that are affordable** to households at or below the area median income, particularly in neighborhoods near retail, service, employment, and transit options.
- **Housing diversity.** Historically, the County's development regulations and housing market do not encourage housing diversity and availability of housing at different price points.
- **Development process for affordable housing is very complex.** Coordinating between Federal, State, and local funding and regulatory requirements, such as school vesting, is uniquely challenging for developers providing income-restricted housing.
- **The expense of housing production** makes affordable housing less competitive than market-rate housing.
- **Maintenance of the existing housing stock**, particularly properties that may be more affordable to households below the area median income.
- **Gentrification that displaces lower-income households** from some areas of the Region.

Opportunities

- **High redevelopment potential for aging properties**, such as those within and near the Glen Burnie Town Center or the Marley Station Mall, which could include below market-rate housing.
- **Utilizing County-owned property**, such as 7409 B&A Boulevard, to encourage the development of affordable housing units.
- **Missing Middle housing.** There is a rising tide of community support for a variety of housing products to be integrated into existing communities.
- **Established workgroups and initiatives.** Bill 72-24, the Housing Affordability and Attainability Act of 2024, was passed by the County Council on October 7, 2024. The law will take effect on July 1, 2025 and requires certain percentages of moderately priced dwelling units (MDPUs) in certain residential developments and allows for missing middle housing in certain zoning districts.
- **Implementation.** Monitoring the implementation of recent code changes may reveal additional need for Code updates to further incentivize production of diverse housing types.

Land Use and Zoning

Plan2040 establishes the County's policy framework for how growth and development is managed. The following land use goals from Plan2040 are relevant to Region 3:

- **Goal BE1:** Supports strategies to improve the regulatory land use framework in the County.
- **Goal BE3:** Establishes recommendations to protect the character of existing communities.
- **Goals BE5, BE6, and BE7:** Shape recommendations for Targeted Growth Areas, Critical Economic areas, and Town Centers.
- **Goals BE8 and BE9:** Promote the establishment of planned, walkable nodes of mixed commercial, residential, and service uses in Village Centers and around transit stations.
- **Goal BE10:** Details policies for Critical Corridor Policy Areas.

Development Policy Areas

- The Development Policy Area map identifies areas where development and redevelopment are encouraged, as well as areas where preservation of lower density, suburban character and natural features are prioritized. Nearly all Development Policy Areas (Policy Areas) are represented in Region 3, and brief descriptions of each Policy Area are included below. See page 38 in Plan2040, Volume I for full definitions of these Policy Areas.

Rural and Agricultural Policy Areas include primarily residential and farm uses on large lots, where the rural and agricultural character is protected by limited development or public utility extension. In Region 3, much of the area south of and including the Severn Run Natural Environment Area is in the Rural and Agricultural Policy Area.

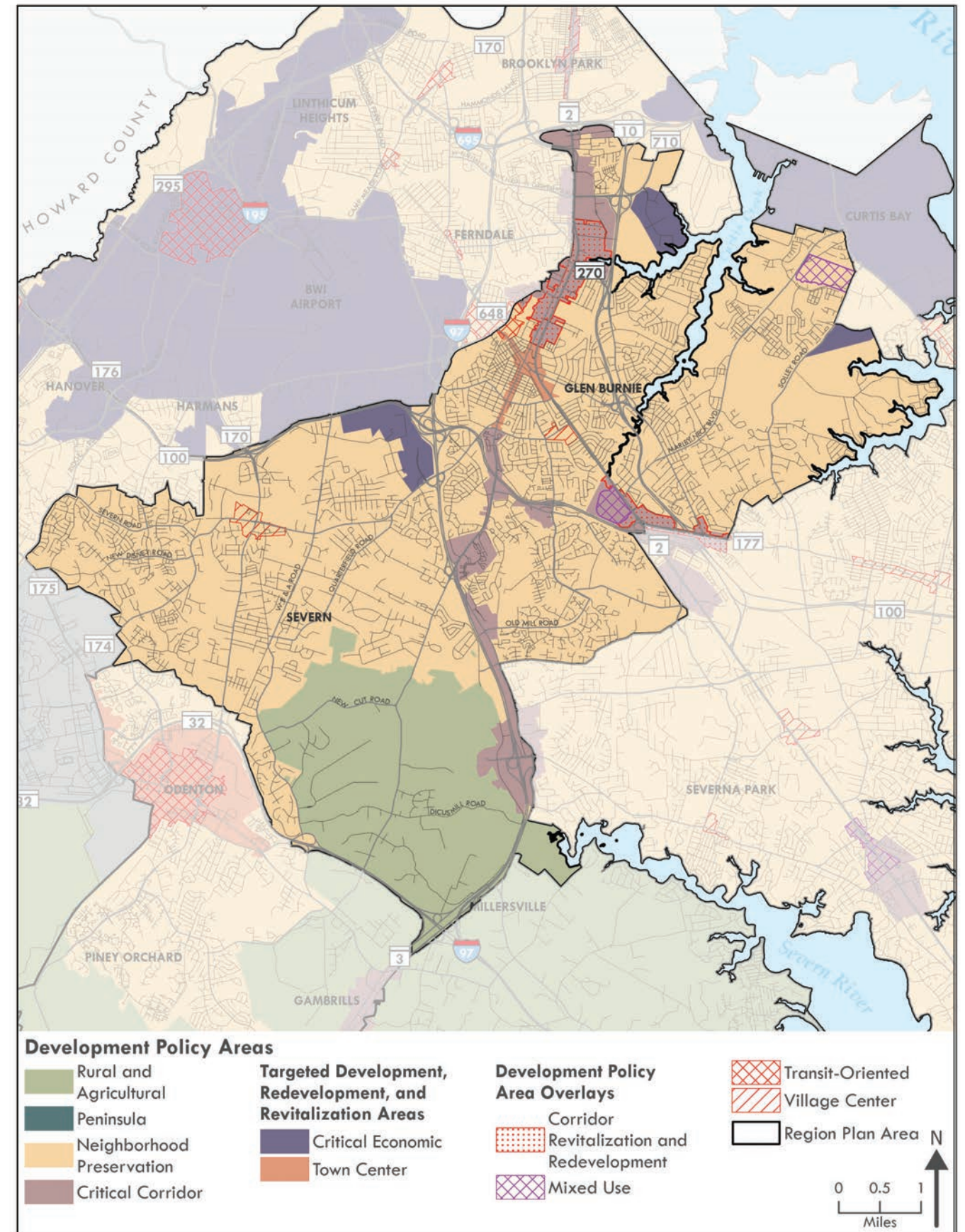
Neighborhood Preservation Areas generally focus on existing residential communities by limiting new development to compatible infill and redevelopment and promoting investment in walking and biking infrastructure, parks and schools. Many of Region 3's stable residential neighborhoods are within the Neighborhood Preservation Policy Area.

Critical Corridor Policy Areas extend along many of the Region's major roadways, including portions of Veterans Highway, Crain Highway, Ritchie Highway North, and areas surrounding Marley Station Mall and the Southdale Center. These areas are typically the economic spine of a community, where redevelopment is encouraged to improve multi-modal options and preserve adjacent residential neighborhoods.

Several Policy Areas are considered **Targeted Development, Redevelopment and Revitalization Policy Areas**, and are the County's Growth Areas. Together, these are areas where facilities and infrastructure exist and where public and private investment in infrastructure and services will help absorb much of the County's growth pressure.

- The Critical Economic Policy Area includes business areas that support the County's major economic drivers. In Region 3, an area south of MD 100 west of I-97, including the Quarterfield Crossing Shopping Center, and the Baymeadow Drive area, including the

Figure 4: Development Policy Areas



Baymeadow Industrial Park, are within this Policy Area.

- The Town Center Policy Area, intended for the County's most urban areas that are to be developed with a mix of uses in a manner that is dense, compact, and walkable, is applied to the central Glen Burnie area spreading outward from the Crain Highway / B&A Boulevard intersection
- Region 3 has two Village Center Overlay areas. The Severn Village Center is centered around the intersection of MD 170 and MD 174 (Telegraph Road and Reece Road/Donaldson Avenue), while the Harundale Village Center includes the Harundale Plaza Shopping Center and the commercial areas along Aquahart Road to Oakwood Road. Each is classified in Plan2040 as a Suburban Neighborhood Village Center and intended for targeted development to retrofit these more auto-oriented areas with mixed-use, pedestrian-friendly development.
- Portions of the B&A Boulevard corridor are within the Transit-Oriented Overlay, including much of the 7409 B&A Boulevard site.

Two additional Development Policy Area Overlay categories were adopted in 2024 with the Region 2 Master Plan. The Corridor Revitalization and Redevelopment Overlay is applied to areas designated as a Commercial Revitalization Area that are not otherwise in a Growth Area and the Mixed-Use Overlay is intended for areas with mixed-use zoning outside of a Growth Area. Both of these new Policy Area Overlay designations are considered Growth Areas.

The Region 3 Plan amends the Development Policy Areas map in several key areas:

- Glen Burnie Town Center: The Policy Area Map reduces the northern extent of the Town Center by moving the area north of Georgia Avenue from the Town Center Policy Area to the Critical Corridor Policy Area. Additionally, the new Corridor Revitalization and Redevelopment Overlay is recommended for all portions of the Ritchie Highway corridor that are within a Commercial Revitalization Area.
- In the area of Ritchie Highway and Mountain Road, the Corridor Revitalization and Redevelopment Overlay is applied to most of the commercial area within the Commercial Revitalization Area. Marley Station Mall has the Mixed-Use Policy Area Overlay applied to encourage greater flexibility and promote future redevelopment and reuse of this underutilized area.
- In the Solley Road area, a 117-acre area north of Tanyard Springs Lane is placed in the Mixed-Use Policy Area Overlay, and the Critical Economic designation is applied to industrial properties associated with Brandon Woods.
- Two areas in the southern portion of Region 3 are slated to move into the Neighborhood Preservation Policy Area. Approximately 147 acres of existing industrial property at the southern end of Grover Road is recommended to change from Rural and Agricultural to Neighborhood Preservation, while the existing Steeple Chase community is recommended to change from Rural and Agricultural to Neighborhood Preservation Policy Area.

Planned Land Use and Zoning

The Planned Land Use Map in Plan2040 establishes a general Countywide framework to guide the pattern of development in different areas in terms of density, character and location of certain land uses. Plan2040 established that the Region Plans would provide for community-level planning and outreach that would amend the Plan2040 Planned Land Use Map, with a Comprehensive Zoning process to update the Regions' zoning for consistency with the Planned Land Use Map. Implementation of Planned Land Use occurs primarily through Zoning regulations, as well as the Subdivision and Development provisions of the County Code.

The Region Plans are the fifth time Anne Arundel County has conducted comprehensive zoning since the first zoning map was introduced in 1952. Comprehensive zoning is typically conducted after a major planning process that has analyzed land use, development activity, and holding capacity to provide recommendations for achieving the goals of the Plan, including accommodating forecasted growth. The comprehensive zoning process also provides an opportunity to more closely align zoning with existing, on-the-ground development; to allow property owners or persons that have a financial, contractual, or proprietary interest in a property to apply for a zoning change; and to ensure that zoning is consistent with Planned Land Use as required by the Maryland Land Use Article (§ 1-303).



The Region 3 Plan generally reinforces the broad land use patterns established by Plan2040, but there are areas where the Region 3 Planned Land Use Map amends the Plan2040 map. Staff have proposed consistency changes to more closely align zoning with the Development Policy Areas Map and the Planned Land Use Map. Consistency changes include updates to align the zoning with the actual development of built communities to protect the physical character of an area and better predict infrastructure needs. Additionally, consistency changes include updates so that the OS zoning district applies to public parks and privately owned areas that provide active and passive recreational amenities, platted floodplains, conservation easements and other preservation areas that are primarily used for floodplains, natural areas, public open spaces, and public parks and recreation facilities.

For currently zoned OS areas that do not meet one of the above criteria for the OS zoning district, staff initially recommended that these areas be changed to a zoning district consistent with the remainder of the site and with the adopted Plan2040 Planned Land Use. The Region 3 Stakeholder Advisory Committee agreed with staff's recommendation. During the Planning Advisory Board review, interest groups raised concerns about the County Code permitting modifications to Article 17 provisions that protect natural features and requested to maintain the OS zoning district. Staff now recommends that until changes are made to the County Code that reduce or eliminate modifications for environmental features, the OS zone be retained for properties that are not considered parcel misalignments or are property owner requested changes that are supported. Because the current OS zoning district boundary is based on County environmental guidance maps that are not field-verified, staff is continuing to recommend retaining the adopted Plan2040 Planned Land Use and recommends revisiting this issue during the next Region 3 planning and comprehensive zoning processes.

Additionally, Bill 75-24, passed by the County Council in late 2024, revised the mixed-use zoning categories so that properties with a Planned Land Use designation of Mixed Use can have a corresponding zoning category that is compatible with the surrounding area. The chart below illustrates the relationship between Mixed Use Planned Land Use and the prior and revised Mixed Use zoning categories. Bill 75-24 became effective February 2, 2025.

Region 3 has older, established commercial districts which are experiencing decline and high vacancy rates. Opportunities for redevelopment and revitalization of these sites are described in the Healthy Economy chapter.

Other recommended changes from OPZ follow an analysis of comments by community members through public comments, zoning change applications by property owners or their agents, or address key challenges and opportunities throughout Region 3.

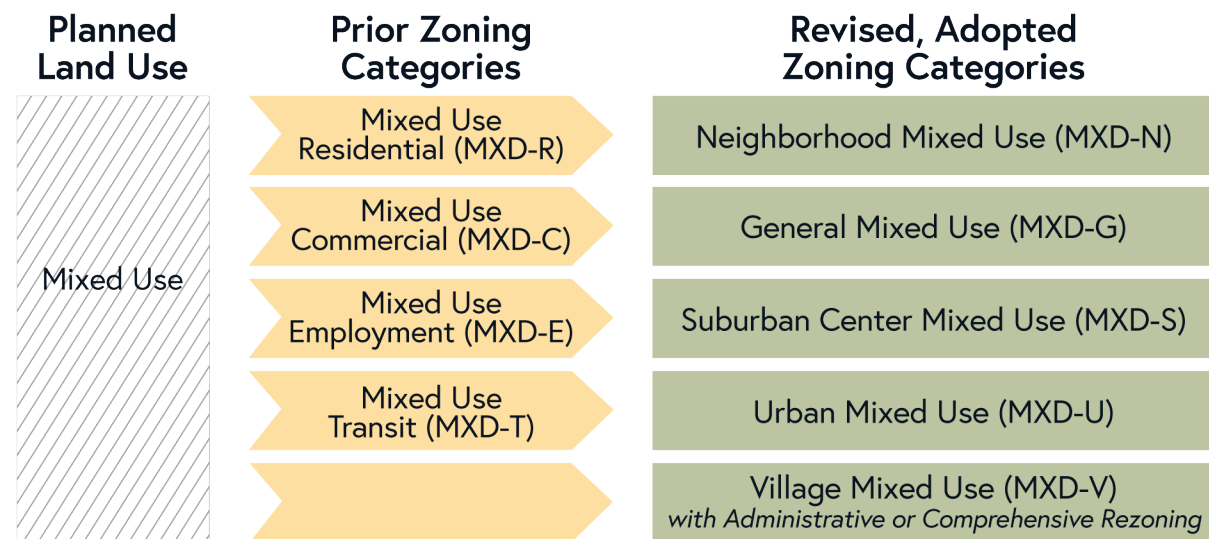
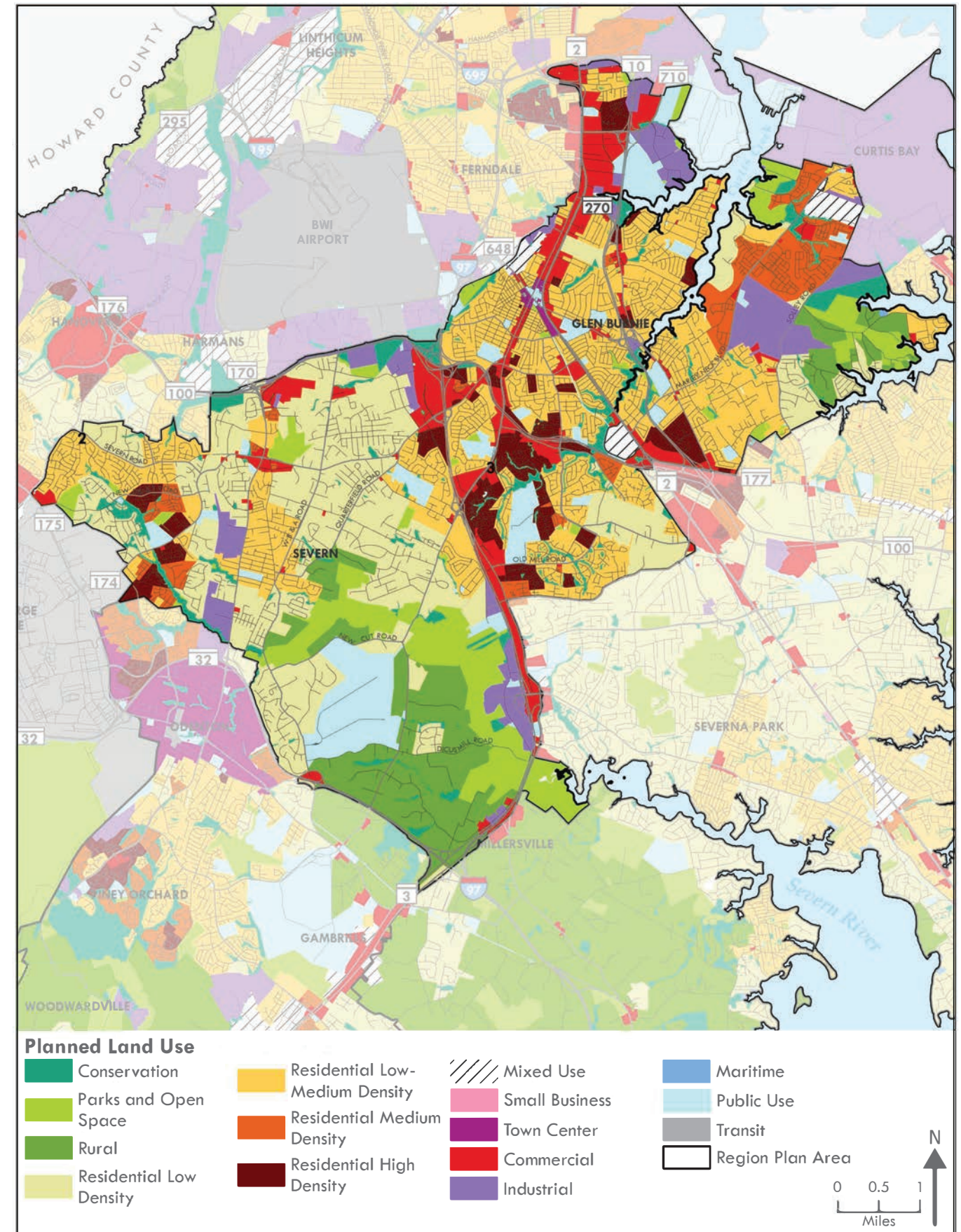


Figure 5: Planned Land Use



Queenstown Community

Queenstown is a historic, predominantly black residential community in the Severn area. Located between Quarterfield Road and MD 100, Queenstown takes its name from one of the most prolific families in the area, with local roots dating to the mid-19th century. Many of the community's earliest families and institutions remain in Queenstown.

Because of its location in the growing northern part of the County, Queenstown has faced a number of land use challenges in recent decades, including the construction of MD 100, as well as growth and development within and around the community. An ongoing issue has been the proximity of BWI Marshall Airport and the impact of its operations on the surrounding area. Much of the area surrounding BWI Marshall is within the Airport Noise Zone (ANZ), which is a regulatory designation certified to control land use and development where average noise levels are above certain thresholds in order to minimize the adverse impacts of aircraft noise on the areas surrounding the airport. Guidance from the Federal Aviation Administration notes that residential land uses are not recommended within an ANZ due to adverse health impacts and instances of complaints about aircraft noise where people live. While many properties within the ANZ are industrial or commercial, approximately 44 properties along Queenstown Road are within the ANZ and remain zoned R2.

BWI Marshall has plans to extend its runway over Dorsey Road and toward the Queenstown area, potentially in the next 5-10 years, to improve the airport's international service. If realized, this will further increase the proximity to the Queenstown community

of aircraft operation and subsequent noise. Some of the Queenstown area closest to this potential runway extension is already zoned Industrial or Commercial, including approximately 250 acres near the intersection of MD 100 and I-97 that were rezoned in the 1970s and 1990s. Much of the Commercially-zoned land was developed with the Quarterfield Crossing shopping center; however, only a few of the Industrial properties are developed with industrial uses, and there remains significant potential for industrial development, particularly in the Jones and Wall Road area.

Over the course of the Region 3 planning process, OPZ staff met with property owners in the Queenstown area to gauge sentiment about land use and the future of the community. In particular, staff joined a monthly meeting of the Severn Improvement Association to discuss the Region 3 Plan and the land use challenges in the Queenstown area. Staff then followed up with a community meeting targeted specifically to the residentially zoned properties that remain within the Airport Noise Zone. In each of these engagements, the community's message was clear: the Queenstown community is deeply invested in maintaining its low-density residential character, preserving and amplifying the area's heritage, and protecting the neighborhood from the adverse impacts of non-residential uses. In particular, with the unrealized potential for industrial development along Jones Road, there are deep concerns for additional truck traffic on Queenstown Road, a narrow two-lane collector road that is the main thoroughfare of the community, should further industrial development take place.



The Region 3 Plan does not recommend significant land use changes that would further alter the residential character that exists along Queenstown Road. However, to honor the grassroots work of the community to preserve the character and history of Queenstown, the County should work with local residents in the following ways:

- Provide technical guidance and resources in preserving and documenting the community's history.

- Invest in upgrades to Queenstown Park. Consider construction of a recreation center and access paths through the Park's woodlands.
- Explore the potential for alternative access to the Jones Road industrial area to eliminate industrial truck traffic from Queenstown Road. In particular, prior agreements in place with the Quarterfield Crossing development should be revisited to consider the possibility of access points at the rear of the commercial area.
- Work with SHA to install noise barriers along MD 100, especially between WB&A Road and the Queenstown Road overpass.
- Work with legislators to expand the scope of properties eligible for funding that retrofits residences with noise insulation. The County may consider other local resources to assist residences that are not otherwise eligible for these funds.
- Assist the neighborhood in the development of community gardens and animal sanctuary designations in the Queenstown area.
- Explore models such as a Community Land Trust in Queenstown to preserve local homeownership, reduce displacement of long-term residents, and maintain the community's residential character. Partner with local and State organizations to implement.
- Work with BWI Marshall Airport and the Maryland Aviation Administration to enhance outreach and communication with surrounding communities.
- Adjust the Region 3 boundary to include properties along the western end of Queenstown Road.

Challenges and Opportunities for Land Use and Zoning



Challenges

- **There is a need for reinvestment and revitalization** of many commercial properties.
- **Residents express concern about additional development** exceeding the capacity of the local environment and infrastructure systems, especially roadways.
- **Concerns about lack of affordable housing**
- **Poor walkability and pedestrian or bicycle connectivity** in much of the Region.

Opportunities

- **Promoting development and redevelopment** patterns where people can live/work without requiring a car for every trip.
- **Expanding housing opportunities near major transportation corridors**, transit lines, and employment centers.
- **Using redevelopment as an opportunity to improve performance of the built environment** on health outcomes, environmental impacts, and quality of life.
- **Ensuring new developments complement the existing community's built character.**
- **Mixed use zoning districts.** Bill 75-24, passed by the County Council in late 2024, revised the mixed use zoning categories so that properties with a Planned Land Use designation of Mixed Use can have a corresponding zoning category that is compatible with the surrounding area.

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Climate Change and Sea-Level Rise

The impacts of climate change are becoming more apparent in the County and in Region 3. The Region is encountering land subsidence from groundwater withdrawal and rising water levels due to global sea-level rise. Also, the Region experiences more frequent flooding; coastal flooding exacerbated by sea-level rise, and nuisance flooding related to heavier precipitation events. Additionally, the Region is experiencing an increase in heat waves, including more days above 90 degrees throughout the year.

In 2018, the Maryland Commission on Climate Change updated sea-level projections for the State. The 2018 study analyzed multiple greenhouse gas emissions and prepared estimates of sea level rise with probabilities to indicate likelihood of occurrence. Effects of accelerated sea-level rise are already apparent, including shoreline erosion, deterioration of tidal wetlands and saline contamination of low-lying farm fields.

While few areas of Region 3 are projected to be at significant risk from sea-level rise, there are properties along Marley Creek and Furnace Creek in particular that are at risk, including coastal lots in Marley Park Beach and properties on the north side of Furnace Branch Road.

Plan2040 is the first General Development Plan for Anne Arundel County to address sea-level rise. Goal NE6 broadly calls for strategies to create resilient, environmentally-sound and sustainable communities, while Goal BE16 calls for increasing the County's resilience to climate changes. Several other individual strategies focus on addressing and/or adapting to sea-level rise, including in Maritime use requirements (BE4.2c), in adopted plans (BE16.1c), and in targeting at-risk properties for easement or acquisition (NE3.1e).

In 2021, Anne Arundel County and the City of Annapolis established a joint Resilience Authority to provide a mechanism to manage and fund projects to increase the County's resilience to climate change. The powers of the Resilience Authority are outlined in the Section § 3-8A-110 of the County Code. The Resilience Authority partners with County agencies and local communities to provide technical assistance and obtain grants to support projects to reduce flood risk and improve water quality and habitat.

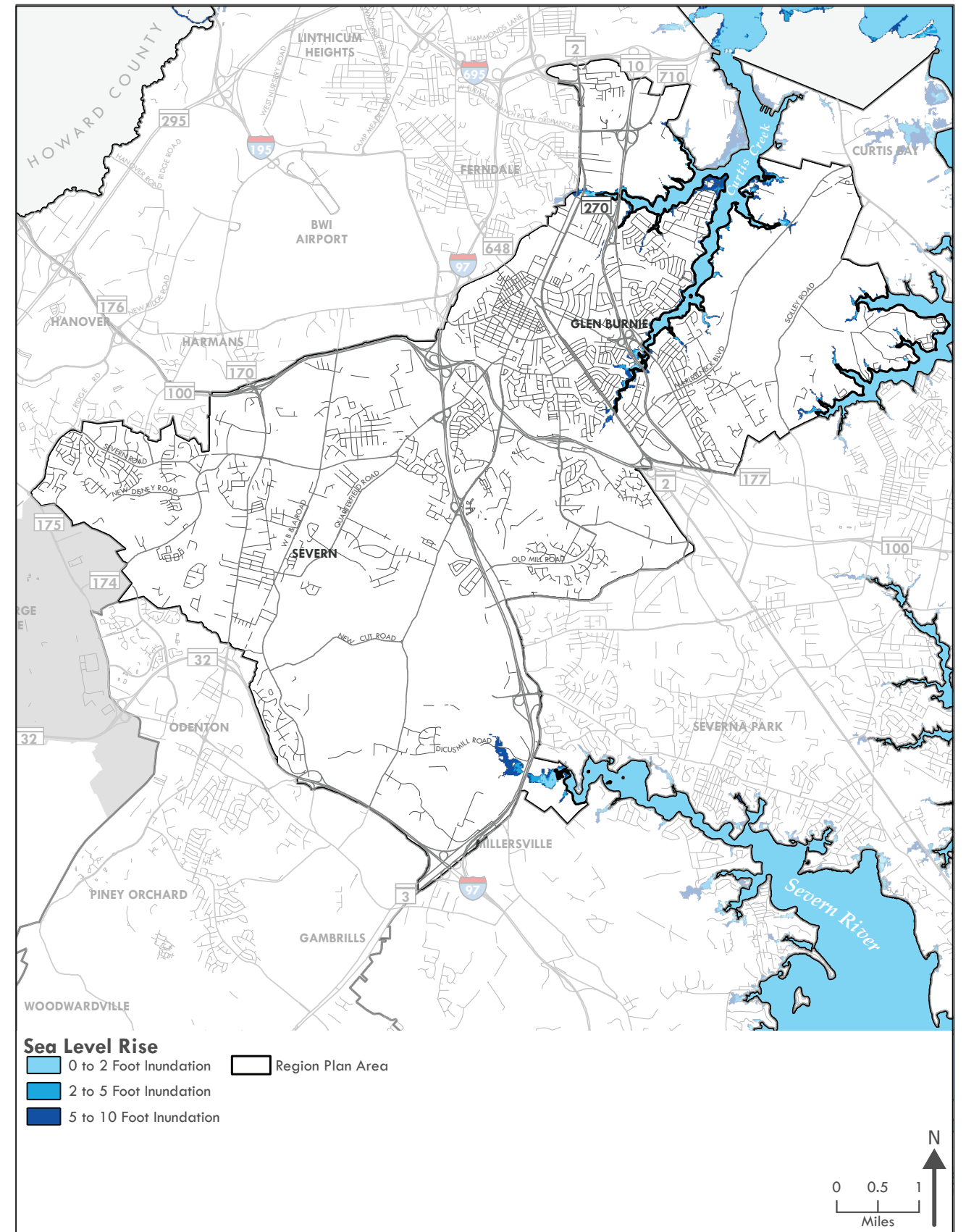
Additionally, Anne Arundel County produced a Sea Level Rise Strategic Plan in 2023. The plan includes an assessment of the County's vulnerability to sea level rise under multiple scenarios and a set of recommended actions to manage risks.

Table 3: Sea-Level Rise Projections

Year	Emissions Scenario	Likely Range (67% probability)	Central Estimate (50% probability)	1 in 20 (5% probability)
2050		0.8 - 1.6 ft.	1.2 ft.	2 ft.
2100	Growing	2.0 - 4.2 ft.	3.0 ft.	5.2 ft.
	Stabilized	1.6 - 3.4 ft.	2.4 ft.	4.2 ft.
	Paris Agreement	1.2 - 3.0 ft.	2.0 ft.	3.7 ft.

Source: Sea level rise projections for Maryland 2018. University of Maryland Center for Environmental Science.

Figure 6: Sea-Level Rise



Transportation

Region 3 is composed of older developed areas that emerged at crossroads or around train stations, as well as newer developments that developed along the various State highways that traverse the Region. Plan2040 established a Countywide policy framework for transportation that calls for multimodal options, emphasizes safety and reliability, and calls for the transportation system to be well-maintained, environmentally sensitive and resilient. Additionally, Move Anne Arundel! (MAA!), the County's Transportation Functional Master Plan, contains various recommendations for priority investments in Region 3 to make the Region's communities more walkable, improve safe bicycle connectivity, enhance transit service, and address roadway congestion.

The following land use goals from Plan2040 are relevant to Region 3:

- **BE 9:** Supports mixed-use development around transit stations to enhance connections between residents and key destinations.
- **BE10:** Outlines strategies to improve congestion and safety in Critical Corridor Policy Areas.
- **BE15:** Calls for enhanced safety, reliability, maintenance and resiliency of the transportation network.

Transportation concerns featured heavily in public input gathered during the Region 3 process. Residents appreciate the Region's central location and proximity to a range of amenities, employment opportunities, and services, but note that recent developments appear to have exacerbated traffic congestion and safety concerns on the roadways. People also note frustration with the lack of

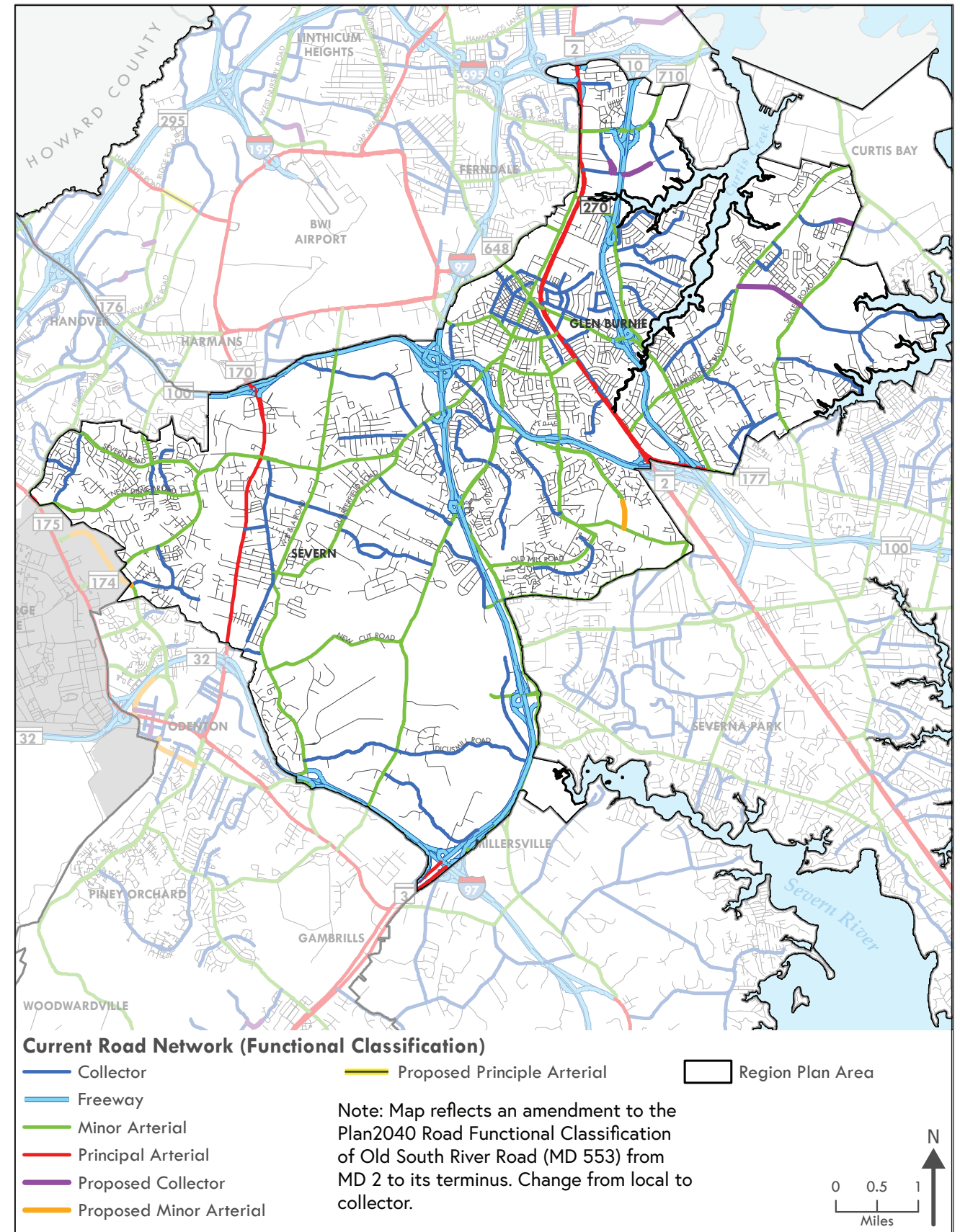
pedestrian or bicycle connectivity in much of the Region, and that transit options can be inefficient, costly for low-income residents, and need to be better advertised.

The primary road corridors serving Region 3 include the I-97 freeway, State highways including MD 2 (Ritchie Highway), MD 3 (Crain Highway), MD 10, MD 100, MD 170 (Telegraph Road), MD 174 (Donaldson Avenue) and MD 648 (Baltimore & Annapolis Boulevard). In Region 3, MAA! recommends investments in mobility, particularly to support economic and community development needs within Commercial Revitalization Districts and within the Glen Burnie and Severn Sustainable Communities. Additionally, the MAA! Plan calls for improvements along both Solley Road and Telegraph Road to address growing traffic congestion.

Walk and Roll Anne Arundel!, the County's Bicycle and Pedestrian Master Plan, establishes the County's vision for a safe network of bicycle and pedestrian infrastructure, with recommendations to improve safety and accessibility for cyclists and pedestrians. Region 3 Plan recommendations target the Glen Burnie Town Center for bicycle and pedestrian investment, while other specific recommendations include a shared-use path on the northern portion of Ritchie Highway; a separated bicycle lane on Baltimore-Annapolis Boulevard, Aquahart and Fitzallen Roads; and a shared use path along MD 3.

The 2024 update to the Transit Development Plan for Anne Arundel County includes Countywide recommendations for the expansion of existing and new transportation services in the County and Central Maryland region, including widening the geographic

Figure 7: Road Network



area of transit networks, better linking to other regional transit providers and using new technologies to expand on-demand transit. Several proposed routes that could enhance service within Region 3 include a route between Annapolis and Arundel Mills/BWI Marshall Airport and a Crofton to Cromwell Light Rail route. A Glen Burnie - Ft. Meade route is also noted for further feasibility study.

Equity concerns are particularly important to consider in transportation planning as vulnerable populations are more likely to rely on public transportation and non-auto focused mobility options. This makes it critical to provide ongoing investments to support multimodal options, particularly to link areas where low-income households are concentrated to employment, service and shopping destinations.

Figure 8: Bike and Pedestrian Network

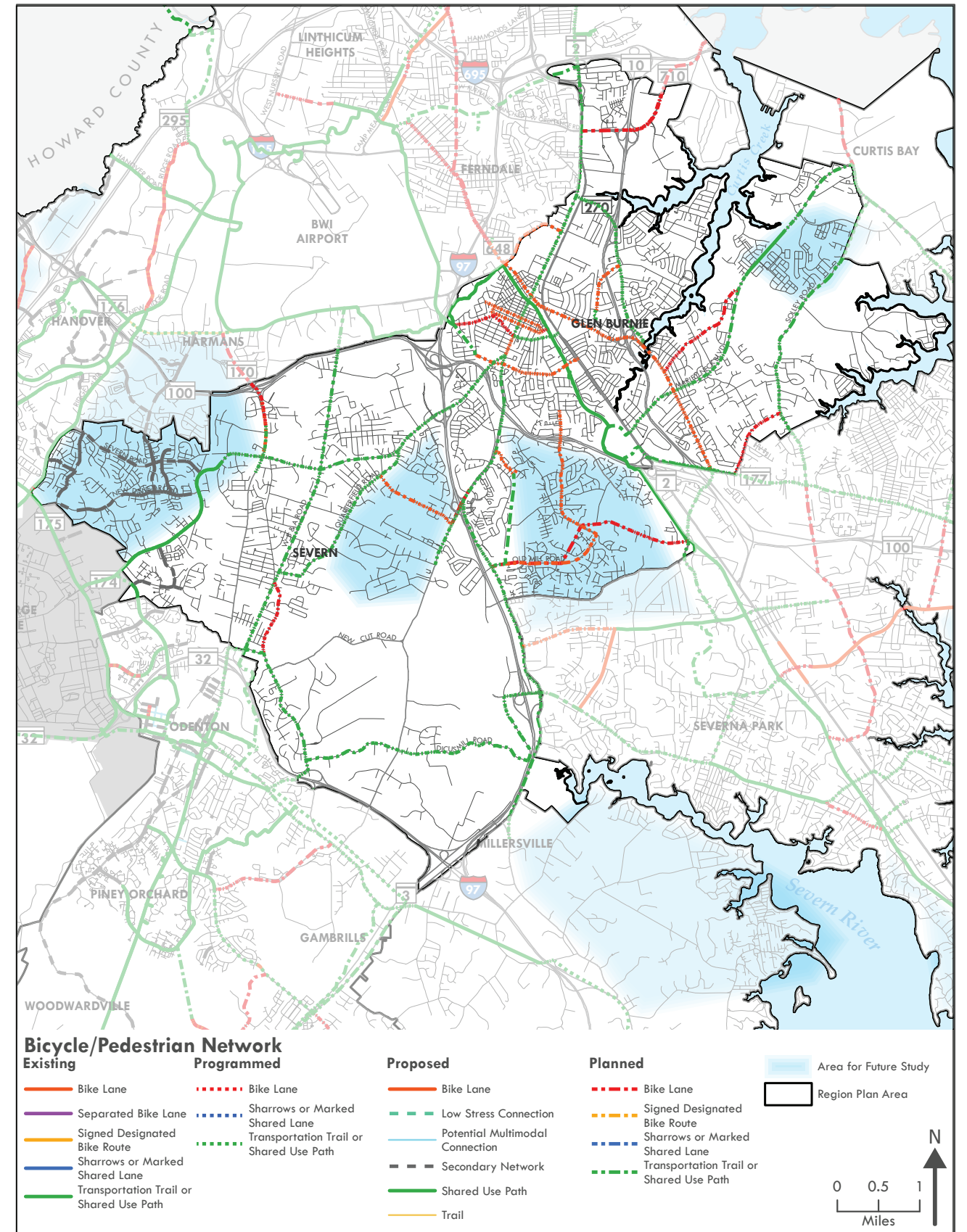
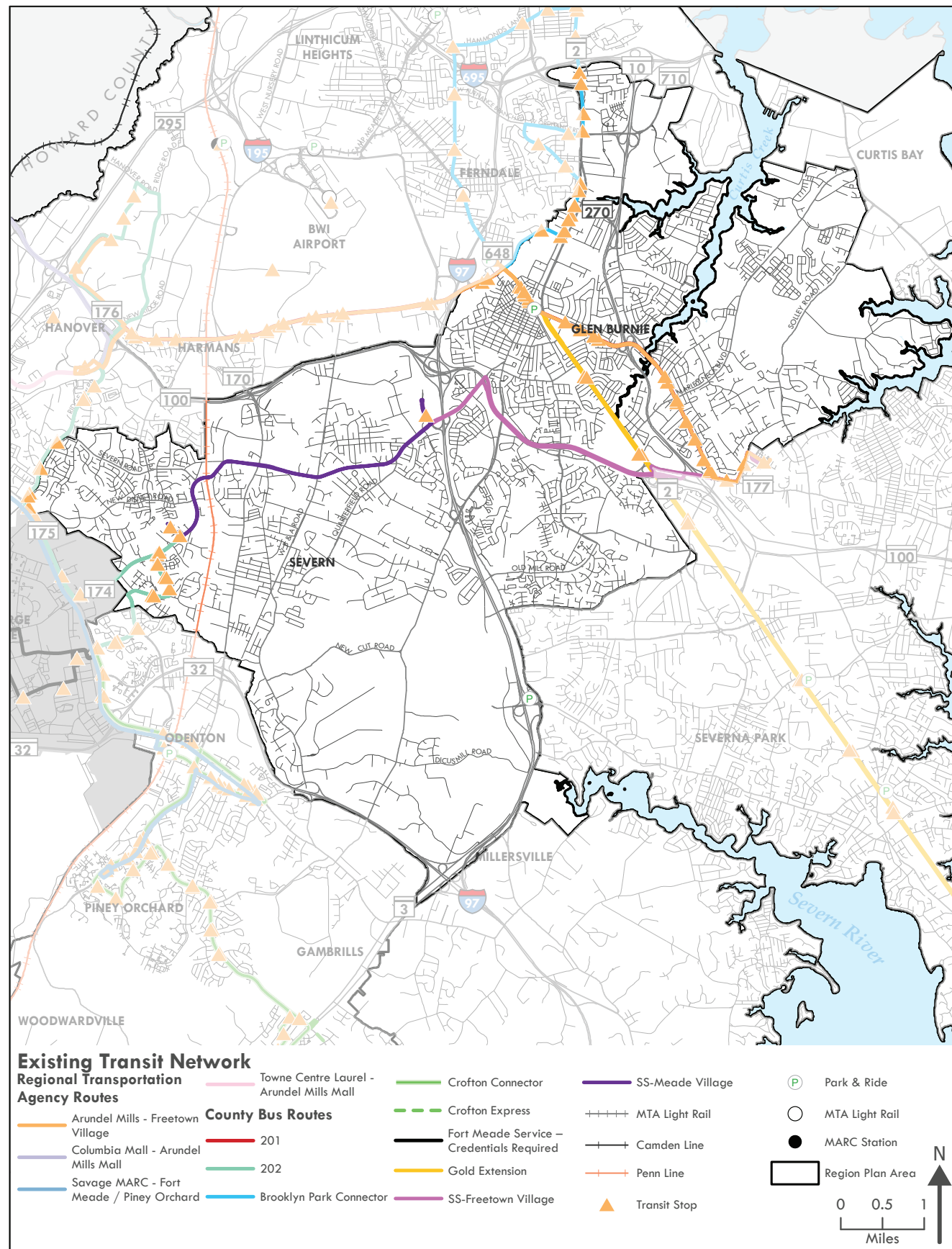


Figure 9: Transit Network



Challenges and Opportunities for Transportation



Challenges

- **Insufficient frequency and reliability of transit** serving Region 3, particularly areas of greatest need and geographic isolation.
- **Limited or poorly-maintained transit amenities** for transit users.
- **Limited transit connections to shopping and service areas** and employment centers.
- **Gaps in the bicycle and pedestrian network**, especially to connect residential areas with schools, parks, shopping, transit lines, and other key destinations.
- **Roadway congestion** throughout the region.
- **Limited funding** for transportation improvements.
- **Balancing safety for all modes** on the Region's roadways.
- **Coordination between State and County agencies** on roadway improvements and safety enhancements.

Opportunities

- **Proximity to regional employment, shopping and dining amenities.**
- **New development can invest in roadway capacity improvements** and help fill gaps in bicycle, pedestrian or transit infrastructure.
- **Improved connections and access** to the Region's bicycle and transit network.
- **Construction of parallel roadways and linkages** to existing roadways to improve network interconnectivity
- **Investment** in new transportation technologies.
- **Expansion of transit availability and frequency**, particularly for vulnerable populations.

Cultural Resources

The history and development of Region 3 is linked to the Region's geographic position in the County and later to the growth and development of Glen Burnie, and its strategic location within the County's major transportation network. The headwaters for three major rivers; Patapsco, Patuxent, and Severn, have their origins in the Region which has directed its historical development beginning in prehistoric times. The area represents a diversity of historic land uses ranging from rural "truck farms" to the residential, industrial, and commercial growth and expansion of the Baltimore metropolitan area.

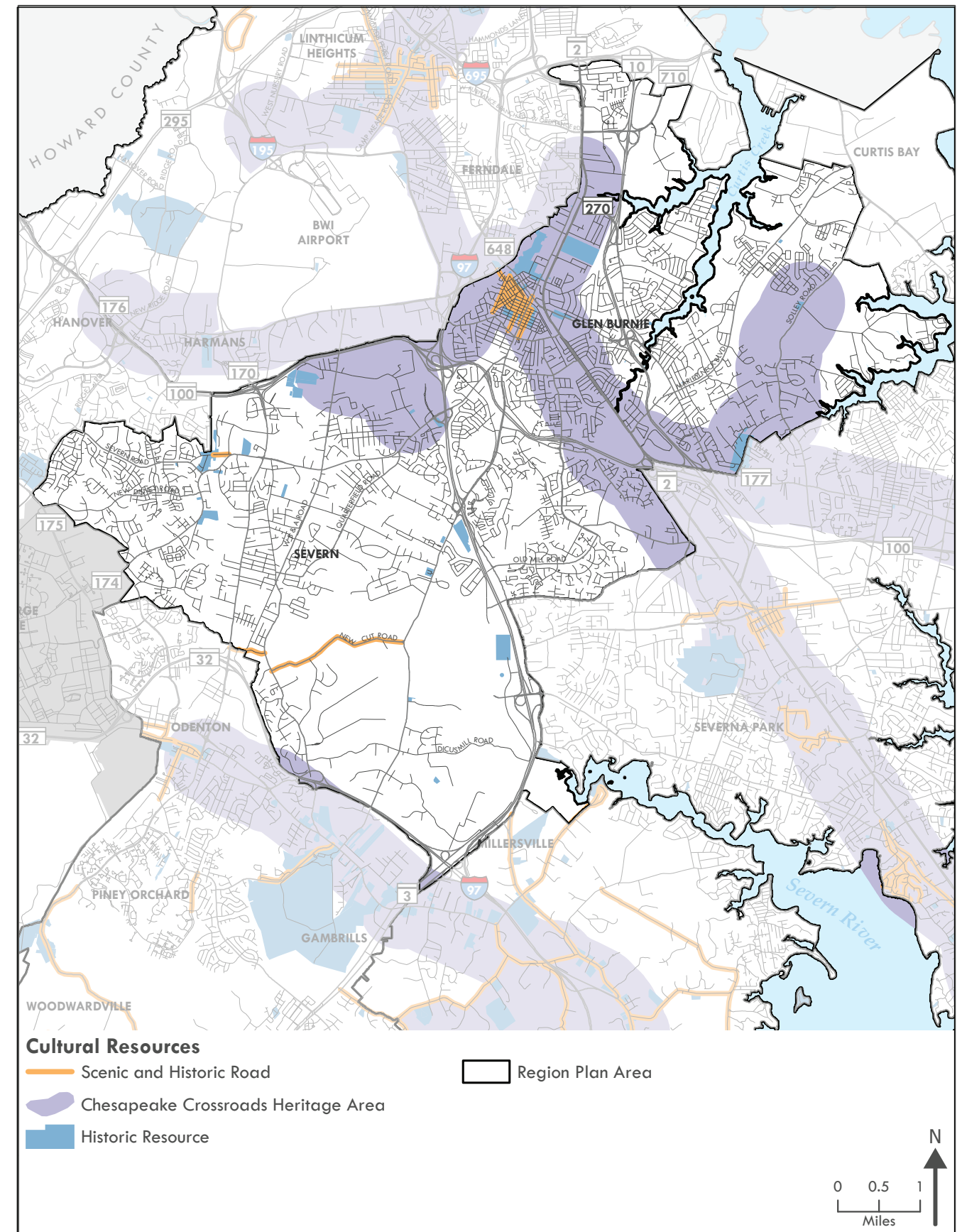
By the 19th century, Region 3 had attracted numerous farming families. Although some tobacco remained in cultivation, a shift in the growing of wheat and corn to producing fruits and vegetables for the markets in Baltimore and as far as Boston and Montreal was underway; and due to the Region's strategic location, planters in the Severn area also had the ability to access ports or wharves on the upper ends of the Patuxent and Patapsco Rivers.

The arrival of the Baltimore & Potomac Railroad in 1868, followed by the Washington, Baltimore, & Annapolis Electric Railway in 1908, changed the Severn area dramatically; however, the town development, like other communities in the County, never amounted to more than crossroad villages or small railroad station communities that served the local surroundings. The location of train stations created nodes of small development, including stores, post offices, blacksmith shops, schools and a handful of residences; and Severn was no different with its commercial center being clustered near the railroad tracks along Severn Station

Road and to the east along Old Camp Meade Road. It remained a small railroad town into the early 20th century. Like other towns in northern Anne Arundel County, the Glen Burnie area also saw a dramatic change with the establishment of the railroad, specifically with the construction of the Annapolis and Baltimore Short Line Railroad in 1887.

Within Region 3, there are two prominent historic African-American communities that were first established in the 19th century. Freetown, located in the eastern portion of the region, is one of the largest and oldest African American communities in Anne Arundel County, founded sixteen years before the start of the Civil War. The founders included free-born Blacks, formerly enslaved persons and run-aways, and indentured servants. It became one of the largest population centers of free Blacks, outside of Annapolis, during the 19th century. Today, Freetown is bounded by Baltimore-Annapolis Boulevard to the west, Solley Road to the east, Marley Neck Boulevard to the north, and Mountain Road to the south. Another historic African-American community located in Severn is Queenstown. Originally called Burleytown, the community was founded after the Civil War in 1880 when African Americans first purchased land there. The first residents were the Queen and Gaithers families who were truck farmers and sold their crops to markets in Baltimore. Many descendants of the Queen and Gaither families still live there today.

Figure 10: Historic Resources



Plan2040, under Goal BE14, establishes several policies to promote stronger protection for historic and archeological resources, increase the understanding and appreciation of the County's history and preservation, and promote the stewardship of historic resources.

The Cultural Resources Section in OPZ administers the County Code provisions to protect archeological sites, historic buildings, cemeteries and scenic and historic roads whenever development is proposed. This work is important to safeguard the County's heritage, which in turn stabilizes and improves property values, fosters civic pride, protects and enhances the County's resources for citizens and visitors, serves as a stimulus to economic development, and ultimately strengthens the economy of the County. Staff also administer the County's Historic Preservation Tax Credit Program and Easement Program, provide technical guidance and support to citizens and nonprofits, conduct outreach and education programs, manage volunteer efforts in preservation, and manage archival and archeological collections through the Archeology Lab and Curation Facilities.

The Table below provides an overview of the documented historic resources within Region 3.

Table 4: Historic Resources

Resource Type	Number of Recorded Resources
Historic Buildings and Districts	49
Archeology Sites	137
Historic Cemeteries	71
Scenic and Historic Roads	13 miles

The Cultural Resources Section maintains the County's Historic Resources Inventory, which documents the value and significance of historic buildings and sites using an established framework of the following broad heritage themes:

- Growing a County: Agricultural Heritage in Anne Arundel
- Economic History: Commerce, Trade, & Industry
- Government, Politics, & the Military Presence in AACo
- The Basis for a Community: Social, Religious, & Civic Life
- A Landscape Evolves: Settlement & Development Patterns in AACo
- Gone but not Forgotten: Archaeology, Cemeteries, & Lost Places
- Horses, Boats, Trains, Cars, & Planes: Transportation in AACo
- A Diverse Melting Pot: Immigration & Migration

On April 8, 2021, the Annapolis, London Town, and South County Heritage Area's (ALTSCHA) boundary amendment was approved by the Maryland Heritage Areas Authority (MHAA). This amendment expanded the boundary of the former Four Rivers Heritage Area. The goal of the expansion was to provide additional heritage experiences that include historical, cultural, and natural resources that exist beyond the original heritage area boundary and to support partners of these resources that need the tools and services that MHAA offers. New experiences include a North County African American Heritage Trail, twelve standalone heritage sites, two recreational trails, and natural resource clusters, for example. To reflect the new boundary, the heritage area was renamed and is now known as the Chesapeake Crossroads Heritage Area. The boundary expansion extends into the Region 3 area, generally following Ritchie Highway, portions of the Solley Road area, and Queenstown in Severn.

Challenges and Opportunities for Cultural Resources



Challenges

- **County Code.** Limited protections in County Code adversely impact Historic Resources with loss of historic integrity or destruction.
- **County Inventory of Historic Resources.** The County Inventory of Historic Resources lacks diversity and is not inclusive of all populations who have contributed to the development of our local heritage.
- **Scenic and historic roads.** The County Code is outdated, inconsistent, and inadequate in the designation and protection of scenic and historic roads.
- **Cemeteries.** Historic cemeteries are neglected, in disrepair, and being actively vandalized amid a lack of legal protections.

Opportunities

- **Historic Resources.** Improved preservation of historic resources to maintain and promote ties to the Region's history.
- **Representation.** Expanded representation in the Historic Inventory of the contributions of traditionally underrepresented communities and groups to the Region.
- **Regulatory tools.** Reformed and enhanced County Code provisions and regulatory tools to improve protection of the full range of historic resources.

Introduction

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:

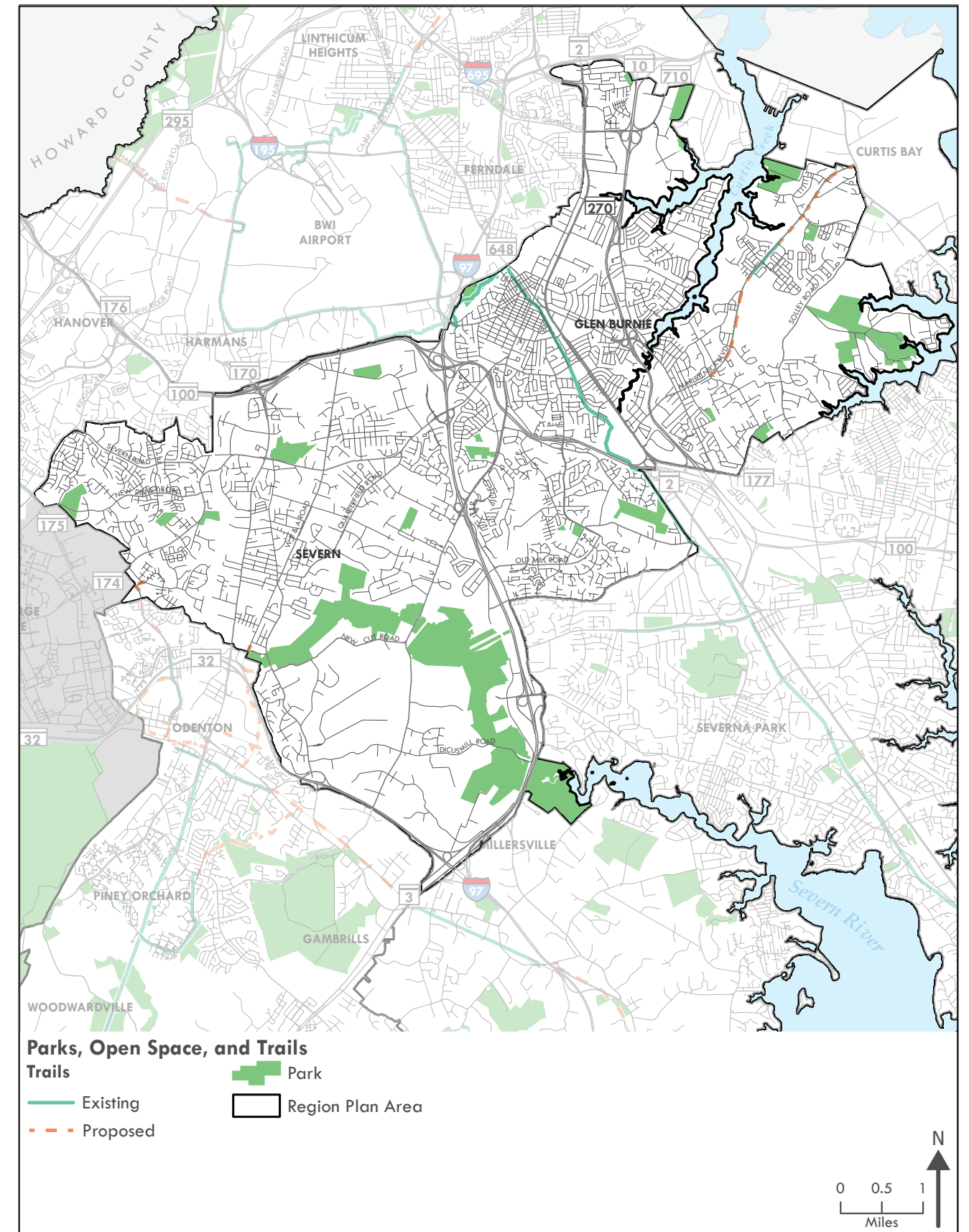
- **Goal HC1:** The County's community facilities and services will meet the needs of all residents.
- **Goal HC2:** Provide the highest quality education for all County residents and strive for equity among all schools.
- **Goal HC3:** All County residents will have access to high-quality, lifelong learning opportunities that transform lives to ensure an engaged and inclusive society.
- **Goal HC4:** Transform library facilities and services to maximize benefits (outcomes and effectiveness) for the County's communities.
- **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.

- **Goal HC6:** Enhance accessibility of all programs, services, and activities offered by Anne Arundel County Government.
- **Goal HC7:** Support diverse, flexible food models that provide healthy, culturally-relevant and sustainable food in every community.
- **Goal HC8:** Provide a diverse range of accessible public recreational facilities to serve the needs of all County residents.
- **Goal HC9:** Efficiently manage, reduce and recycle residential solid waste.
- **Goal HC10:** Provide a high-level of emergency medical care, fire protection, police protection, emergency management and an all hazards response to all residents and visitors of the County, including a comprehensive evacuation plan with adequate evacuation shelters.

Public feedback received during the Region 3 planning process included the following comments on ways to improve community health:

- Residents value the parks and trails in Region 3, especially Severn Danza Park and the B&A trail. There is a need for more public recreation opportunities and open space.
- The community is excited about the new Severn Center.
- Access to healthy food is a concern in parts of Glen Burnie and Severn
- Many people have concerns about public safety particularly in parts of Glen Burnie and Severn

Figure 11: Parks, Open Space, and Trails



Recreation and Park Facilities

Public Parks in Region 3 include the Severn Run Natural Area, Severn Danza Park, Provinces Park, Stoney Creek Park, and Solleys Cove Park.

In 2022, the County Council adopted the latest update of the Land Preservation, Parks, and Recreation Plan (LPPRP); a five-year master plan for park improvements and program development. The LPPRP process included analysis of demographics, existing park facilities, and extensive public outreach to understand the needs for recreation and open space. Facility updates scheduled for Region 3 improvements to the North Arundel Aquatic Center and Severn Danza Park and development of recreation amenities at Tanyard Springs Park and Marley Creek Park. Other recreation priorities in the Region include the continued improvement of trails and increasing public water access.

The LPPRP included an analysis of proximity of the County's population to parks. The proximity analysis indicates that most residents of Region 3 live within ½ mile of at least one park or recreation facility and a five-mile buffer of a regional multi-use trail. People living west of Glen Burnie are typically more than five miles away from a public water access opportunity.

The Park Equity Analysis evaluates the degree to which parks and recreation facilities are accessible to populations that are typically underserved, including areas of high population density, high concentrations of poverty, and high concentrations of children. Shown below, the analysis identifies Glen Burnie and areas to the south and the southwestern portion of Severn as areas of High and Medium-High Need.



The following park improvements are currently underway or have been recently completed in Region 3:

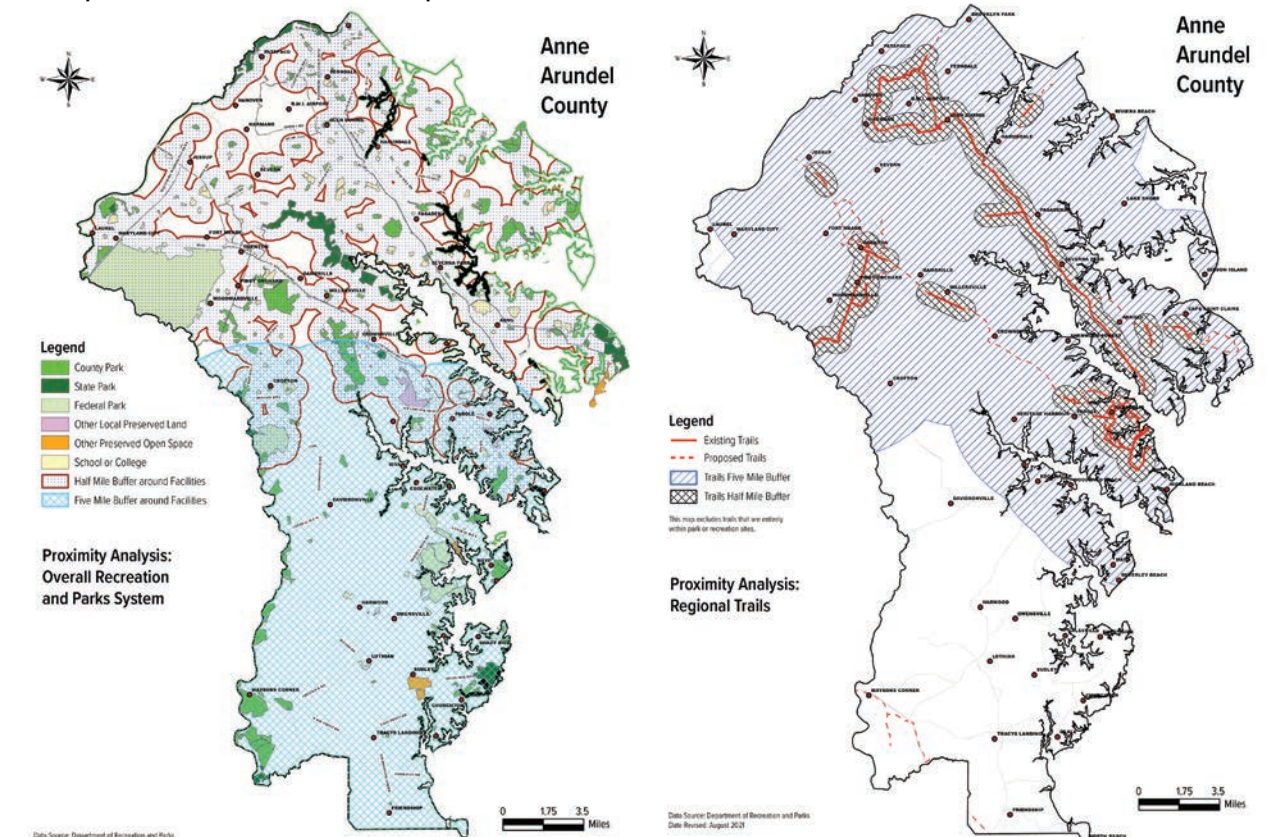
- A boat ramp was opened in Solleys Cove Park in 2021
- The Glen Burnie ice skating rink was renovated in 2023
- Design work for the Tanyard Springs active park
- Funds allocated for design of Marley Creek Regional Park
- Improvements to various parks in the Region, including Provinces Park, Queenstown Park, and Severn Danza Park.

Knowing that waterways and the Bay are such important natural and cultural features of the County, the Department of Recreation and Parks is working to increase public water access. Most water access in the County is not public and is limited to private owners

or residents of private communities with access. The Region 3 SAC recommends the County continue to increase public water access including facilities for launching car top boats, swimming, and fishing.

Health, Aging, and Disability Services

The built environment has a strong correlation to public health, including adult and childhood obesity, heart disease, cancer, and respiratory problems. The U.S. Department of Health and Human Services defines the social determinants of health as "the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks." Although Anne Arundel County has a high standard of living overall, there are pockets of poverty and health issues found in neighborhoods



Mapping from the Proximity Analysis of the Land Preservation, Parks, and Recreation Plan (2022)

throughout Anne Arundel County. The most negative social and health indicators occur in Brooklyn Park, Glen Burnie, Meade/Severn, Annapolis, and Lothian¹. These areas are disproportionately African American and Hispanic, indicating a geography and color to poverty and poor health outcomes in the County².

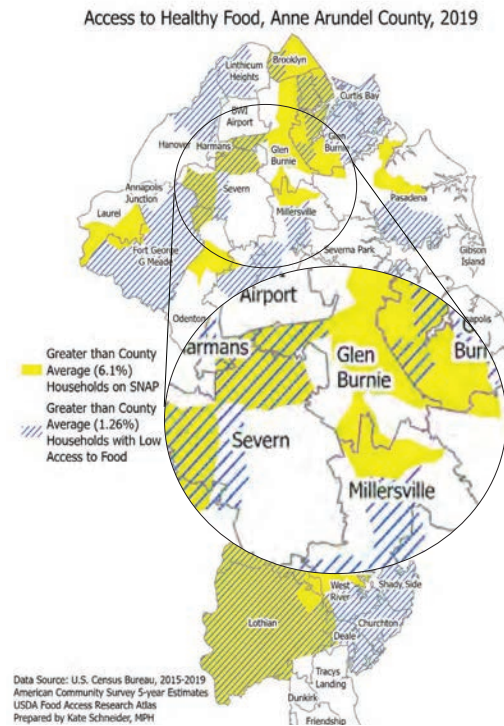
The Department of Health (DOH) manages community, school, behavioral, and environmental health programs and initiatives critical to chronic disease prevention and safety. The DOH runs the Glen Burnie Health Center. The Department of Aging and Disabilities operates the Pascal Senior Activity Center. DOH also provides various health-related services such as environmental programs (well and septic approvals, residential inspections, and food service licensing and inspection) and healthy living outreach. The DOH tracks various health indicators and produces regular Community Health Needs Assessment Reports.

Throughout the planning process, residents expressed the need for grocery stores and access to healthy food. As shown below, the proportion of residents in parts of Glen Burnie and Severn receiving Supplemental Nutrition Assistance Program benefits is above the County average of 6.1%. These communities have a high need for better access to healthy food. The Economic Research Service (ERS) uses the term "low-income and low-access" to designate areas with limited access to healthy food. The ERS uses indicators such as accessibility to healthy food measured by distance to stores or number of stores in an area, family income or vehicle availability, and average income

¹ *Community Health Needs Assessment: Anne Arundel County. Healthy Anne Arundel Coalition. 2022*

² *Poverty Amidst Plenty VII: Moving Forward Together. Seventh Edition. Community Foundation of Anne Arundel County 2022.*

of the neighborhood and transit availability³. Using these criteria, portions of Glen Burnie and Severn are considered low-income and low-access.



The "walkability index" combines a variety of factors that affect whether residents of an area can safely walk around their neighborhood and access businesses and transit. Region 3's walkability scores range widely, but it has some of the most walkable areas in the County. The Town Center area of Glen Burnie developed with street grid pattern and residences located near commercial areas. Strategies in this plan related to transportation and economic development in Glen Burnie focus on improving accessibility and walkability.

³ *Economic Research Service (ERS), U.S. Department of Agriculture (USDA). Food Access Research Atlas, <https://www.ers.usda.gov/data-products/food-access-research-atlas/> (2021)*



Public Schools

Region 3 is home to 33 public and private schools. The Region includes portions of the feeder districts for Glen Burnie, Northeast, Old Mill, and Severn Run High Schools. Anne Arundel County Public Schools (AACPS) tracks population growth in feeder districts to anticipate growth in student enrollment and plan for capacity improvements and other renovations at the schools.

AACPS is undertaking a redistricting process for the entire County to address the discrepancy in school seat vacancies and school capacity issues. According to AACPS, from 2002 to 2022 there was an annual average of 11,616 vacant seats in Anne Arundel schools throughout the County, indicating significant untapped capacity within the overall school system. While some schools are overcrowded, there were over 16,000 vacant seats in schools Countywide in 2022. Redistricting may also help alleviate some of the limitations on residential development due to closed school feeder systems, ultimately reducing this barrier to addressing the Region's workforce and affordable housing needs. The redistricting process will occur in two phases. The Phase 1 plan, which was adopted by the Board of Education in 2023, addressed North County and created districts for the new Severn

Run High School and Two Rivers Elementary School. The Phase 1 redistricting plan brought all of the public schools in that area below 100% of State Rated Capacity and will go into effect for the 2024-2025 school year. The Phase 2 redistricting process, focusing on Annapolis, Arundel, Broadneck, Crofton, Severna Park, South River, and Southern feeder districts, will begin in February 2025.

With redistricting, schools in the Glen Burnie, Northeast, Old Mill, and Severn Run feeder systems are projected to all be below their State Rated Capacity for the next ten years, except for Old Mill Middle North, which is projected to increase to 106% of State Rated Capacity of its current capacity by 2033⁴. However, a new replacement for Old Mill Middle School is scheduled to be constructed, which may change the State Rated Capacity.

In 2015, Anne Arundel County Public Schools prepared an update of the Strategic Facilities Utilization Master Plan. This Master Plan provided recommendations for facilities capital improvements and building utilization to meet the long-term needs of the school district. These recommendations included providing replacement school facilities for five of the schools in the Old Mill feeder district including: Quarterfield Elementary School, Rippling Woods Elementary School, Old Mill Middle School North, Old Mill Middle School South and Old Mill High School. Each of those schools received "poor" composite scores in the facilities assessment which analyzed factors including building condition, educational suitability, grounds condition, and technology readiness. The Master Plan also recommended the construction of a

⁴ *2024 Educational Facilities Master Plan, Anne Arundel County Public Schools.*

Two Phase Redistricting

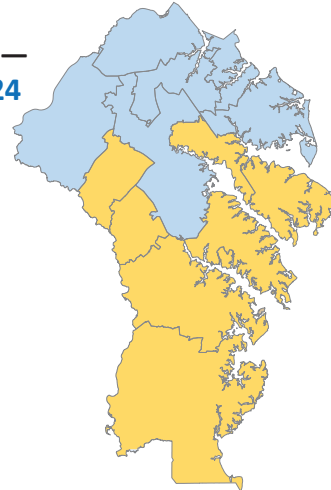
Phase 1 Northern Redistricting— Implementation SY2024

Existing Clusters

- Chesapeake
- Glen Burnie
- Meade
- North County
- Northeast
- Old Mill

New Schools

- Old Mill West HS
- West County ES



Phase 2 Southern Redistricting— Implementation SY2026

Existing Clusters

- Annapolis
- Arundel
- Broadneck
- Crofton
- Severna Park
- South River
- Southern

new high school, Severn Run High School, to enable the County to provide smaller target enrollments in high schools throughout the county by means of redistricting. The Old Mill Complex Master Plan was completed in 2016 and designed a phasing strategy and layout for implementation of these capital projects. By the start of the 2024-2025 school year, most of these school capital projects have

been completed. The remaining projects are replacements of:

- Old Mill Middle School North (scheduled for completion in 2027)
- Center for Applied Technology North (scheduled for completion in 2027)
- Old Mill High School (scheduled for completion in 2028)



The Relationship between Adequate Public Facilities for Schools and Development

The County is responsible for providing and funding adequate infrastructure consistent with the General Development Plan (Plan2040) through the Capital Improvement Program. Adequate Public Facilities (APF) standards ensure there is sufficient infrastructure and service for fire safety, roads, schools, and sewer and water facilities by requiring each proposed development to be tested to determine whether the proposal may be approved, would require redesign to mitigate the impact on infrastructure, or would require a mitigation plan be prepared by the developer and approved by the County. APF manages the pace and distribution of development and directs growth to areas where adequate public infrastructure exists or will exist.

Article 17, Title 5 of the County Code sets APF standards that test for adequacy of school facilities. The County Council adopted reforms to the APF standards in 2023. OPZ reports the number and type of dwelling units approved to the Board of Education, who develop an annual "Utilization Chart" showing all vacant seats in the school system and the number of students that are forecasted in those seats. This informs maps and charts indicating which school feeder districts are open or closed for residential subdivisions. The Utilization Chart also includes a "wait list" for closed feeder systems, where a development project's approval may be postponed for up to six years, allowing the Board of Education time to invest in capacity improvements in schools through the Capital Improvement Program (CIP). If a school in a geographically contiguous district has enough capacity to move a school below 100%, then it can remain open to development. APF school standards are not applicable for deed-restricted affordable housing, workforce housing, age-restricted subdivisions, housing for the elderly of moderate means, agricultural preservation subdivisions, town centers, and low-income tax credit developments.

Other Public Facilities and Services

Library Facilities and Services

Anne Arundel County Public Libraries (AACPL) system consists of sixteen branch locations throughout the County with two locations in Region 3: the Glen Burnie Regional Library and the Severn Community Library. For planning purposes, AACPL serves the County through four regions: North, East, West, and South⁵. The Glen Burnie library is in the North Region, while the Severn library is in the West Region. AACPL has set an objective that there should be a minimum of 0.5 gross square feet (GSF) of library space per capita in the County overall and 0.5 GSF per capita in the planning regions where the population density exceeds 1,000 people per square mile. This standard is based on the performance and comparison of peer libraries nationwide and Maryland libraries overall. The Western Region meets this threshold, but in the Northern Region, there is currently 0.29 square feet of library per capita, well below the goal of 0.5 square feet per capita. To help address this issue, AACPL is building a new joint-use facility that will house the Glen Burnie Library, the County Cultural Resources Lab and the Local History Resource Center. The new Glen Burnie Library will be located on the same site as the existing building, and will provide a larger, modern facility with meeting rooms and additional space to support more computers and internet services. Construction is scheduled to be completed by 2027.

Public Safety Facilities and Services

Region 3 is served by the Northern, Eastern, and Western Police Districts.

Average response times for County Police

⁵ AACPL Facilities Master Plan: 2024-2029. <https://www.aacpl.net/sites/default/files/content/minutes/AACPL%20FMP%20FY%202024-29.pdf>

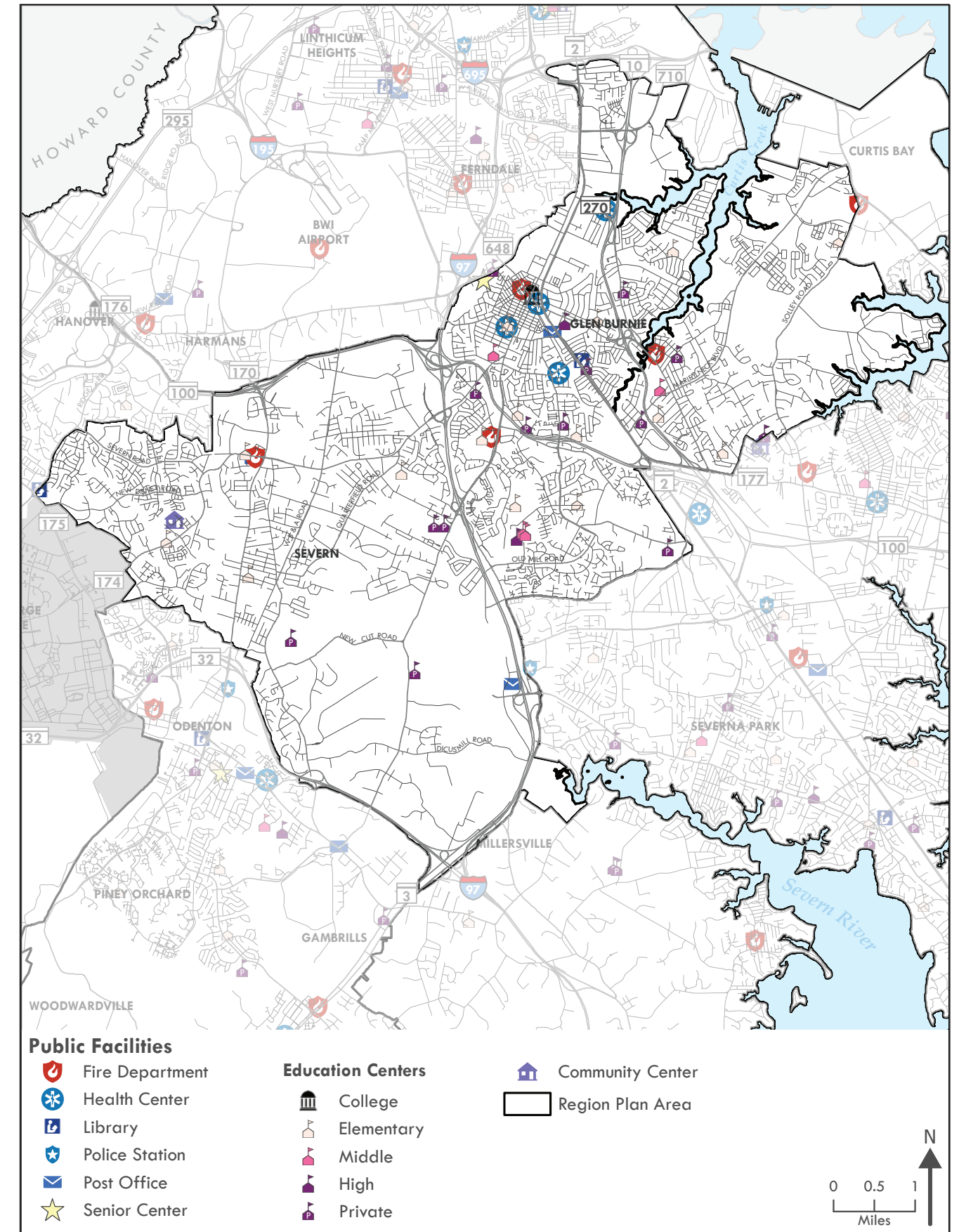
have decreased slightly since 2018 to just over 4 minutes for priority #1 calls (which involve loss of life and/or a serious crime in progress); this is notable despite staffing challenges experienced overall⁶.

There are four fire stations in Region 3: Severn, Glen Burnie, South Glen Burnie, and Marley, and the Orchard Beach station is just outside of the Region.

The County's Office of Emergency Management (OEM) actively implements plans and programs to assess and prepare for future emergencies; educate the public on preparedness, mitigation, and recovery; activate plans and support functions in an event; and rebuild following an event. The County's Hazard Mitigation Plan (HMP) assesses what natural hazards we face, the risks these hazards pose, and what actions the County will take to prepare for and respond to these hazards. OEM is currently in the middle of its five-year comprehensive update to the HMP to ensure compliance with Federal and State mitigation planning requirements and maintain participation in the National Flood Insurance Program. The biggest hazards to consider in land use policy in this area include flooding, erosion and drought, and extreme heat. OEM is partnering with DPW to conduct a Countywide Roadway Vulnerability Study to inform mitigation and response measures for road and bridge flooding.

⁶ Open Arundel, Open Performance statistics. Accessed June 21, 2024. <https://www.aacounty.org/openarundel/openperformance/department-performance?department=police-department>

Figure 12: Schools and Public Facilities



Challenges and Opportunities for Healthy Communities



Challenges

- **Few parks and open spaces** compared to less intensely developed parts of the County.
- **Crime and safety** in public spaces.
- **Lack of infrastructure** for pedestrian safety.
- **Access to healthy food options is limited** in parts of Severn and Glen Burnie.

Opportunities

- **Improvements to Severn Danza Park and Marley Creek Park.**
- **Pedestrian infrastructure improvements**, especially in the Glen Burnie Town Center and to connect neighborhoods to parks.
- **Implement improvements to make it safer to bike and walk to schools.**
- **Supporting a new grocery store** and other opportunities to get healthy food into the community.
- **Increased resources** for Crime Prevention Through Environmental Design (CPTED) projects.

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Introduction

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 Marshall Airport and Fort Meade .

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.

Plan2040 established a set of economic development goals that are relevant to Region 3.

- **Goal HE1:** Promote economic development that supports smart growth and provides opportunities for all County residents.
- **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.
- **Goal HE4:** Protect the future growth potential of Baltimore-Washington International Thurgood Marshall International Airport (BWI Airport).

- **Goal HE5:** Enhance commercial hubs and corridors to create thriving and attractive centers that serve both local communities and regional needs.

Public input during the development of the Region Plan showed support for these economic goals. Public comments specific to Region 3 included:

- Appreciation for the diversity and proximity of jobs, shopping, and restaurants in the area.
- Glen Burnie has significant, unrealized potential as a Town Center.
- Support for reuse and redevelopment of vacant storefronts, especially Marley Station Mall.
- There are multiple, interconnected challenges impacting low income households including access to transportation, affordable child care, and rising costs of housing.
- Access to transportation is a challenge for lower-wage workers, especially limited transit options.
- Lack of affordable childcare is a major challenge for working families.
- Limited access to affordable, healthy food and grocery stores in the Severn area.

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.



Existing Conditions

The median household income for Region 3 is approximately \$90,800, but there are areas with high percentages of households in poverty in Glen Burnie and parts of Severn. The federal poverty guideline as of 2021 (applied nationally) is \$26,500 for a family or household of four persons. The percentage of households in poverty for the zip codes covering Glen Burnie (in 2019) was 8.4% and 7.5% respectively compared to the overall County rate of 5%.¹

Employment

Region 3 provides approximately 32,827 jobs, making up 14% of jobs in the County. Many of these jobs are clustered within the large shopping centers at Ordnance Road and Quarterfield Road, around the Baltimore Washington Medical Center, the Glen Burnie Town Center, and along highway corridors. Only around 8.9% of the people living in Region 3 are also employed within the Region, leaving 91% of residents to commute outside of the Region for work.

The largest employers in Region 3 include:

- University of Maryland Baltimore
- Washington Medical Center (2,284)
- Amazon (1,000)
- Walmart (550)
- Powercon Corporation (380)
- Vision Technologies (310)
- Home Depot (300)

In collaboration with the Baltimore Metropolitan Council (BMC), a regional planning coordination organization, the County prepared forecasts for employment growth. These forecasts are based on multiple data sources, including past trends, commercial and industrial projects in the permitting pipeline or under construction, and federal and state economic and business data. The employment forecasts help the County plan for future infrastructure investments and inform land use planning. As shown in Figure 3, employment in Region 3 is expected to grow by approximately 8,900 jobs from 2020 to 2040. The 2020 baseline employment as estimated by BMC is around 39,000. It should be noted that

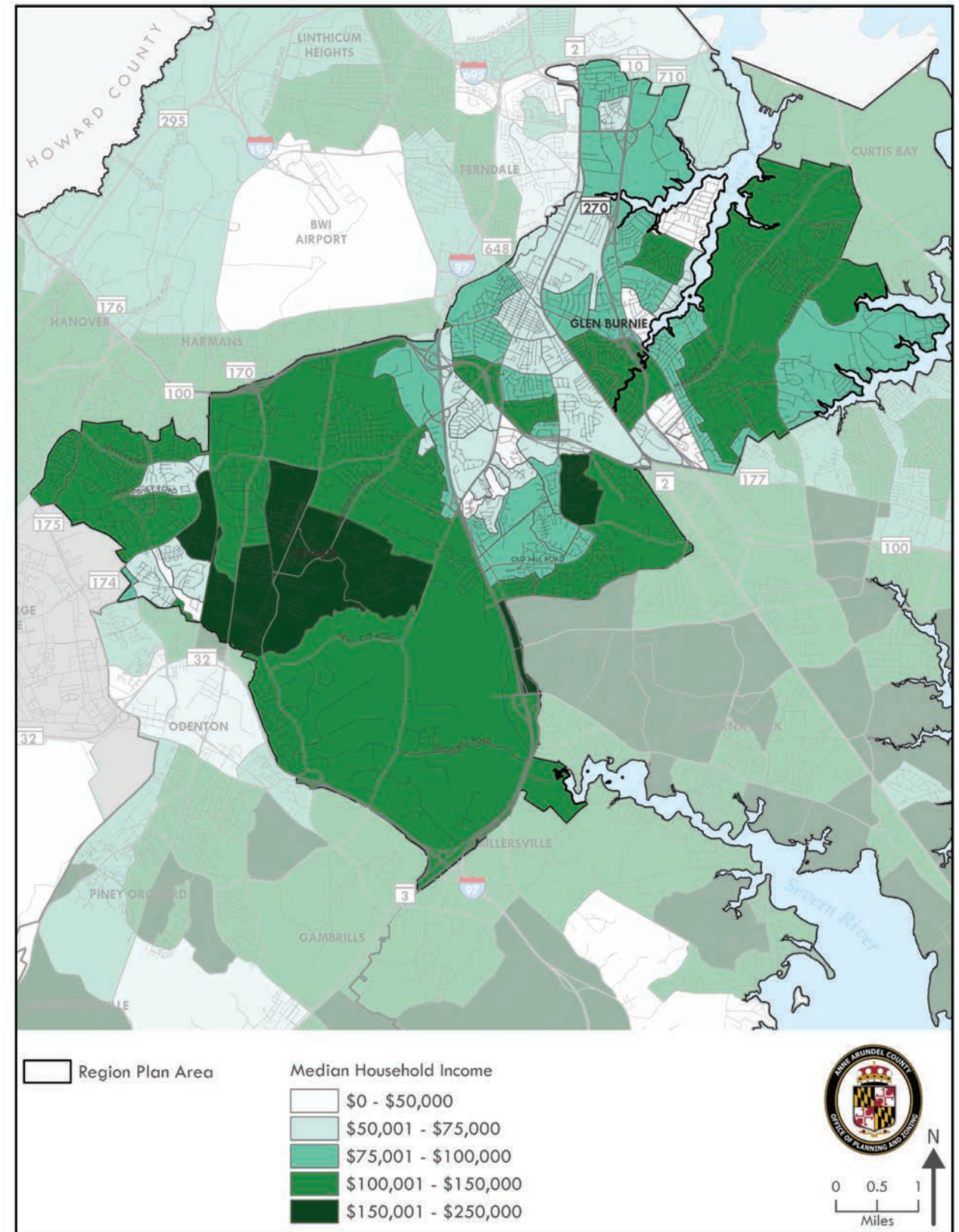
Table 5: Region 3 Jobs

Industry Sector	Jobs	% of Region
Retail Trade	6,776	20.6%
Health Care and Social Assistance	6,102	18.6%
Administration & Support, Waste Management and Remediation	2,949	9.0%
Professional, Scientific, and Technical Services	2,596	7.9%
Accommodation and Food Services	2,557	7.8%

¹ Brown P.M. (2022). *Poverty Amidst Plenty VII: Moving Forward Together. Seventh Edition.* Annapolis, MD: Community Foundation of Anne Arundel County https://cfaac.org/sites/default/files/portal_files/CFAAC%20Needs%20Assessment%20VII_websize_1.pdf

these forecasts are not growth targets. They are estimates of how the market is expected to grow. These forecasts tend to be more accurate at the scale of the County than at the community or neighborhood level.

Figure 13: Median Household Income



Region Plan Area

Median Household Income

- \$0 - \$50,000
- \$50,001 - \$75,000
- \$75,001 - \$100,000
- \$100,001 - \$150,000
- \$150,001 - \$250,000

0 0.5 1 Miles

9/25/2023

Retail/Office/Industrial Properties

The vacancy rate is a key indicator for commercial and industrial properties. When vacancy rates are low, prices for rent tend to increase and market demand leads to construction of more building space. Despite the impacts of Covid-19, vacancy rates in commercial real estate (retail and office) in Region 3 and the County have remained relatively low. With the growing market for online shopping and next-day delivery, the industrial market, and warehousing in particular, has been in high demand locally and nationwide.

Redevelopment Opportunity Sites

With approximately 7.3 million square feet of retail space, Region 3 includes a mix of older, established commercial districts, such as within the Glen Burnie Town Center with its many small, local businesses, as well as large shopping centers with national chain stores, such as at Quarterfield Crossing. However, there are also commercial areas that have experienced decline and high vacancy rates; approximately 10% of retail space in the Region is vacant. Several properties in particular offer significant opportunities for revitalization.

Table 6: Commercial Vacancy Rates

Building Type	Retail	Office	Industrial
Current Vacancy Rate	9.92%	7.1%	3.6%
10 Year Average Vacancy Rate	8.2%	8.6%	7.2%
Inventory	7.3 Million Sq Ft 478 buildings	2.6 Million Sq Ft 202 buildings	4.1 Million Sq Ft 83 buildings

Source: CoStar, August 2023

Glen Burnie Town Center

Various policy and planning actions have been undertaken in recent years to position the Glen Burnie Town Center for revitalization. The Glen Burnie Sustainable Community Overlay Zone was adopted in 2020 and provides an optional method of redevelopment in the Glen Burnie Area. The zoning overlay district facilitates redevelopment of vacant or underutilized properties by allowing flexibility of design, building types, and densities; a wide range of redevelopment uses or mixes of uses; and adjusted standards for adequate public facilities testing. The Glen Burnie Town Center Revitalization Plan was completed in 2022 through the work of a local stakeholder committee. The Revitalization Plan included analysis of market and physical conditions and provided a set of recommendations for programs and projects to catalyze redevelopment. The recommendations of the Revitalization Plan are incorporated in the Region Plan as strategies.

BROADER TOWN CENTER CONSIDERATIONS

- A. Extend the Community Brand
- B. Enhance Town Center Gateways
- C. Implement Wayfinding
- D. Revitalize the Town Center Plaza
- E. Enhance the Carnival Grounds
- F. Coordinate with Heritage at Town Center to Enhance the Open Space
- G. Improve the Public Parking Garage
- H. Coordinate the RFP Process for the Mixed-Use Redevelopment of the Former County Sanitary Commission Property

"Glen Burnie Town Center and Cromwell Station should become true village centers with easy multimodal access to them and between them."

- Region 3 Resident

Marley Station Mall

On a site covering over 80 acres, the Marley Station Mall has seen some loss of tenants over the last decade, and provides one of Region 3's most significant opportunities for redevelopment to transform an older suburban development pattern to a more modern mix of uses with site amenities and strong sense of place. Many residents have expressed concern about low occupancy and vacant storefronts, as well as interest in alternative retail and mixed-use options for the mall. Uses could include indoor recreation, education, medical services and retail. The property could also include improved connections and outdoor recreation opportunities associated with the B&A bike trail. Development of a transit center on the property should also be explored. Community members have also expressed interest in incorporating housing on the site, including affordable or workforce housing options, to create a walkable place where people can live, work, learn, and play. Such redevelopment would also provide an opportunity to re-tool the site for enhanced landscaping, tree canopy, and compliance with modern stormwater management practices, which would ultimately benefit the adjacent Marley Creek tributaries.

While the structure and obligations of private ownership and existing leases within Marley Station Mall complicate large-scale redevelopment, there are various County policies and designations in place to incentivize the private sector to take advantage of opportunities for revitalization. The site is within the Glen Burnie Sustainable Community Overlay and within a Commercial Revitalization Zone, and the Region 3 Plan applies the Mixed-Use Development Policy Area Overlay to the site. Other forms of County support could include: conducting

technical studies of transportation and infrastructure needs, amending zoning or development code requirements, and making public investments in infrastructure to support mixed use redevelopment. These efforts should be conducted in partnership with the landowner and potential developer(s).

The following graphic from a recent study of potential Transit-Oriented Development sites in Anne Arundel County is included for illustrative purposes only.



7409 Baltimore and Annapolis Boulevard

Located between the Glen Burnie Town Center and Cromwell Light Rail Station (in Region 1), this property was previously home to the County's Wastewater Utility headquarters and other maintenance functions, but has the potential to catalyze redevelopment of the area. At approximately 35 acres, with thirteen developable acres outside of Sawmill Creek floodplain, the property hosts at least nine underutilized buildings and unsightly surface parking and storage areas. Like Marley Station Mall, the County has put various policies in place to help promote the site's transformation into a more vibrant part of the Town Center. The site is within the Glen Burnie Sustainable Community Zoning Overlay, and Plan2040 places the site in the Transit-Oriented Development Policy Area Overlay. The Region

3 Plan recommends placing the site within the MXD-U zoning district to promote a mixed-use vision for the site. Additionally, the Anne Arundel County Economic Development Corporation is exploring the potential for private partners to take advantage of these various policy and program designations to transform the property into a vibrant, transit-oriented, mixed-use community that reinforces and catalyzes revitalization of both the Glen Burnie Town Center and Cromwell Station area.

Current Economic Development Programs

Anne Arundel Economic Development Corporation (AAEDC)

The Anne Arundel Economic Development Corporation (AAEDC) is a quasi-governmental non-profit organization with a mission to support business and catalyze business growth in Anne Arundel County, thereby increasing job opportunities, expanding the tax base, and improving quality of life. AAEDC provides investment and technical assistance and fosters community revitalization initiatives. The organization is vital in enhancing commercial districts, improving county infrastructure, increasing agriculture-based business, and promoting high-value business sectors such as technology and national security. AAEDC also helps business owners navigate the permit process.

AAEDC offers various financial assistance programs to help small businesses in the County. One such program is the Inclusive Ventures Program (IVP), which seeks to help small, minority-owned, woman-owned, and Veteran-owned businesses in Anne Arundel County succeed and grow. The program offers business education, mentorship, and access to capital. The goal is to help small business owners maximize opportunity, create jobs, and grow our local and State economy.

Additionally, AAEDC partners with the Anne Arundel Workforce Development Corporation (AAWDC) and others to promote workforce programs to strengthen the capacity and skills of local workers and job seekers based on the needs of business and industry in the Region and Countywide. The Anne Arundel Community College (AACC) provides career-focused educational programs, including recently expanded programs in health and

life sciences and skilled trades including electrical, plumbing, and carpentry. AACC has two satellite facilities in the Glen Burnie Town Center and Arundel Mills in addition to the main campus in Arnold. The strategies in this Region Plan support the work of these organizations.

Community Revitalization

The County has a set of programs and initiatives to facilitate revitalization and promote reinvestment in some of the County's older communities and commercial corridors. These initiatives include the Sustainable Communities program, the Baltimore Regional Neighborhood Initiative, and the Commercial Revitalization Areas program.

Commercial Revitalization Areas

To stimulate private investment and encourage revitalization in older commercial corridors, the County established Commercial Revitalization Areas, which are adopted as Overlay Areas in the Zoning Ordinance (Article 18, Title 14, Subtitle 3). In general, these corridors are located along State highways in the northern and western areas of the County and were developed with commercial uses decades ago. While all contain viable uses and generate economic activity, they have experienced varying levels of decline over the years. The Overlay Areas intend to encourage revitalization and reuse of vacant properties and facilitate redevelopment opportunities by allowing expanded uses, greater development flexibility, and tax credits and loans within the designated areas

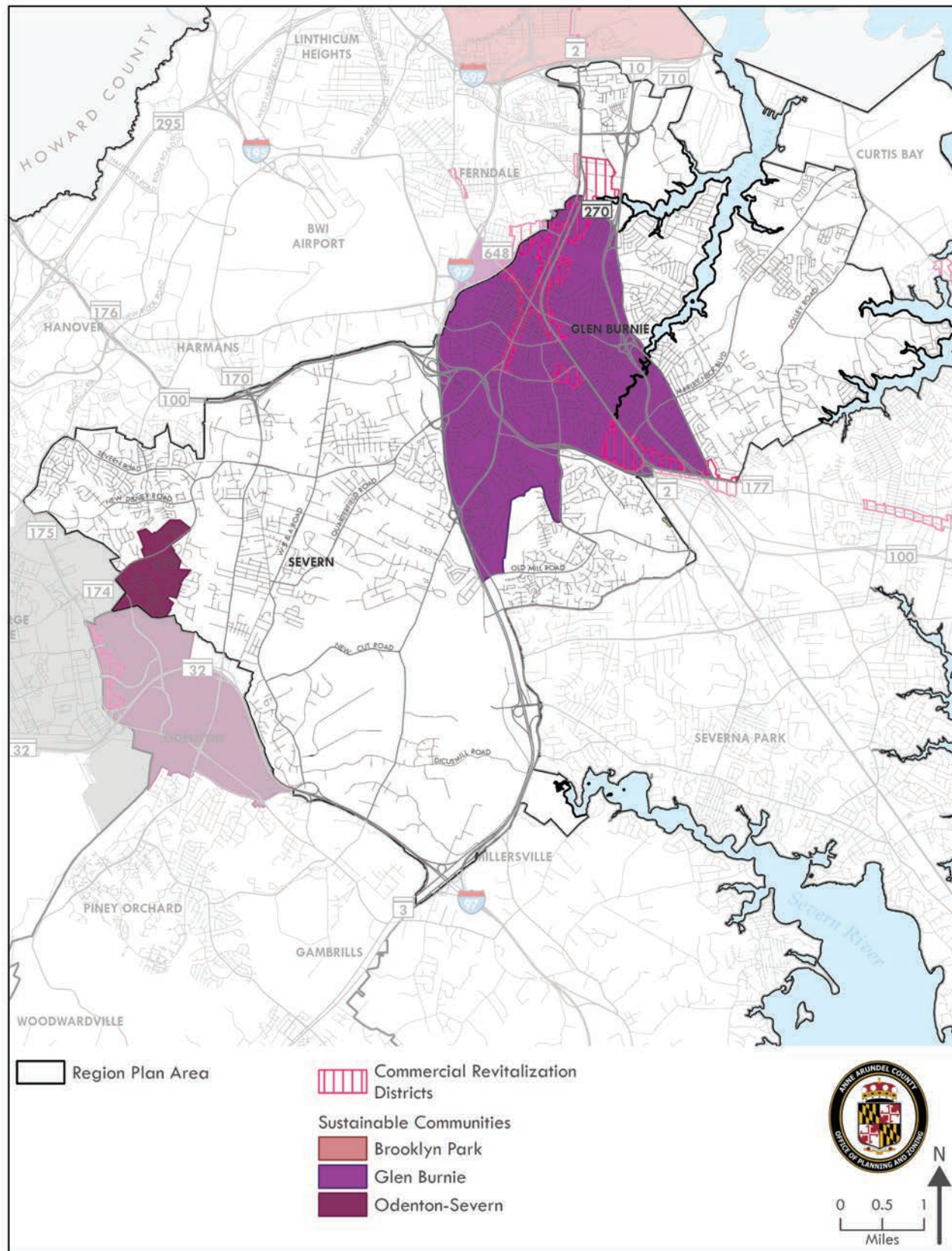
Although the character and need for improvements varies among these commercial corridors, some of the common issues that exist in many of them include vacancies, extensive pavement due to large

parking lots, lack of landscaping, building or property age and upkeep, multiple driveway entries, excessive or unkempt signage, and lack of sidewalks. Along some segments of these corridors, small parcel sizes also limit redevelopment potential since assemblage of multiple properties will often be required for redevelopment opportunities. Designated Commercial Revitalization Areas in Region 3 include the Glen Burnie Town Center, Harundale, and Marley Station - Ritchie Highway.

Sustainable Communities

The Sustainable Communities Act of 2010 was intended to promote reinvestment and revitalization in existing communities around the State. The Act established a State designation of specific geographic areas to promote efficient use of State resources based on local sustainability and revitalization strategies. Development and infrastructure projects located within a Sustainable Community may be eligible for assistance through a variety of State financing and tax credit programs. Anne Arundel County was approved for three designated Sustainable Communities: Brooklyn Park, Glen Burnie, and Odenton-Severn.

Figure 14: Redevelopment Areas



11/13/2023

Challenges and Opportunities for the Economy



Challenges

- **Workforce to meet the needs of local employers.**
- **Transportation to employment centers, traffic congestion, limited public transit options** (challenges with frequency and length of time transit takes and limited hours of operation which makes it difficult for shift workers).
- **Child care** - limited options and high cost.
- **Vacant and underutilized strip commercial and mall spaces.**
- **Availability of land**, the need to shift from development of 'greenfields' to redevelopment.
- **Lack of housing affordability** makes it difficult for people to live near where they work.

Opportunities

- **Strong foundation of major employers** especially around BWMC hospital.
- **Strong community of small business entrepreneurs.**
- **Proximity to employment centers** of BWI Marshall Airport, Fort Meade, Washington D.C. and Baltimore.
- **Potential for redevelopment in targeted areas** including Glen Burnie Town Center and Marley Station Mall.
- **Increased market demand generated by recent residential development.**

Introduction

The Region 3 Plan consists of a coordinated set of implementation strategies for decision-making that will guide future growth and development in the Region. Strategies are specific actions for further study and consideration by the County government to address challenges and opportunities identified in the Region or Countywide and to further the Vision of the Region. The strategies are not mandatory directives. The implementation matrix at the end of this section identifies strategies by the four themes of the Plan and are separated into Region-specific and Countywide. The matrix also identifies the related Plan2040 goal or policy, the implementing mechanism, time frame expected to implement the strategy, the lead departments responsible for implementation along with key supporting departments and the performance measure used to monitor the success of the strategy. Partnerships with Federal and State agencies, non-profit organizations, and other stakeholders in the Region are key to successful implementation, however to focus on the County's commitments, only the County department and agencies are listed in the matrix.

The successful implementation of the Region 3 Plan depends on the coordinated and collaborative effort of various parties, including the County Administration and County agencies, the County Council, various advisory boards and commissions, and a Region Plan Implementation Action Committee. The Implementation Matrix in this chapter lists the implementation strategies of this Plan that support and advance the goals and policies of Plan2040. The matrix focuses on the County's commitments, identifying the lead departments responsible for implementation, along with key supporting

departments. Partnerships with Federal and State agencies, non-profit organizations, and others are key to successful implementation of this Plan.

Roles and Responsibilities

The roles and responsibilities of the departments and/or organizations in the implementation of the Region Plan are described below. The County Executive is responsible for recommending the priorities for the implementing strategies and time frames in the Region Plan. The County Executive is also responsible for recommending the budget resources that are needed for implementation.

The County Council is responsible for establishing the priorities for the implementing strategies, and the time frames for accomplishing them. It is also responsible for ensuring that the budget resources needed for implementation are available, including capital and/or operating funds, staffing resources, and other programmatic needs. As the County's legislative body, the County Council adopts the Region Plan, zoning maps, as well as the annual operating budgets for County departments, the Capital Program and Budget, and any legislation needed to implement the strategies. All plans and maps adopted or amended by the Planning and Zoning Officer, and all changes to the Zoning Code are approved by ordinance of the County Council prior to taking effect as law.

The Planning Advisory Board (PAB) is responsible for advisory recommendations to the County Executive, the Planning and Zoning Officer, and the County Council relating to the master plans, the zoning maps, and the rules and regulations relating to zoning. In addition, the PAB makes

recommendations regarding the proposed Capital Budget and Program, as well as amendments to the approved Capital Budget and Program. The PAB also reviews the annual report on development measures and indicators that is submitted to the Maryland Department of Planning.

The County intends to create an Implementation Advisory Committee (IAC) that will be responsible for monitoring the progress of implementation of the Region Plans. The committee will help to ensure transparency and accountability and provide advice and guidance to the County on public outreach, implementation and performance monitoring related to the Region 3 Plan.

Implementing the Region Plan's Recommendations

The strategies and recommendations of this Region Plan, or of any master plan or general development plan, are aspirational, but they should be reasonably attainable for decision makers and County staff to implement over the short-, medium- and long-term. The process of implementing a strategy varies based on the type of recommendation, the implementing agency, and the complexity of implementation. The following examples show how different types of strategies in this Plan, once adopted by the County Council, could be realized.

Example Strategy #1:

Promote conservation of property in the Green Infrastructure Network, with a focus on land surrounding existing public parks and protected open spaces, such as Severn Run Natural Area (including the Jabez Branch watershed) and large forested areas on Marley Neck.

1. Areas are prioritized for potential preservation based on ecological value, potential for water quality improvement, and other factors.
 - A. The Green Infrastructure Master Plan identifies these potential areas.
 - i. As needed, responsible agencies add to their work program developing or updating such studies.
2. Land that is identified as a priority for conservation may be acquired or conserved through various means. Some examples include:
 - A. The Department of Recreation and Parks uses a portion of funding from the State's Program Open Space for the fiscal year to purchase a key property that has become available. Large portions of the property are conserved as woodland, with public access to trails and other passive recreation areas.
 - B. The Scenic Rivers Land Trust acquires a conservation easement from a willing landowner on several acres of their privately-owned property. The landowner continues to own the property, but agrees to extinguish future development

rights in exchange for a property tax reduction and various other tax benefits.

- C. A private developer redeveloping a vacant retail property, in the process of site design, subdivides a portion of the property adjacent to an intermittent stream as a protected floodplain parcel.

Example Strategy #2:

Invest in the completion of gaps in the region's bicycle and pedestrian network and infrastructure. Prioritize completing gaps within and linking to the Glen Burnie Town Center, Severn and Harundale Village Centers, and the Region's Critical Corridors.

1. Walk and Roll Anne Arundel! prioritizes needed bicycle and pedestrian facilities within the Region.
 - A. The DPW Bureau of Engineering requests funding in the upcoming Capital Budget to study and develop plans for an identified bicycle and/or pedestrian facility segment, as recommended in Walk and Roll Anne Arundel!. Subsequent fiscal year budgets include requests for construction funding.
 - B. A private developer submits a development application for a property along one of the priority bicycle or pedestrian project segments identified in Walk and Roll Anne Arundel!. OPZ staff reviews the proposal and requires, as a condition of approval, pedestrian sidewalks and dedication of right-of-way for a bicycle lane.

Measuring our Success

Annual Monitoring

Annual monitoring will provide an accountability framework for reporting progress on implementing the Region 3 Plan strategies. Annual compilation of this information will promote inter-departmental coordination as each department shares and can view the progress made on the strategies. It also clearly demonstrates to elected officials and the public that their local government is following through on the commitments made in the Region Plan. The Office of Planning and Zoning will take the lead in coordinating the Region Plan annual monitoring report. The Region Plan monitoring report will complement the Plan2040 annual report and the land use measures and indicators report that the County currently prepares as required by Maryland State law.

Four-Year Performance Metrics

The performance measures report analyzes the County's progress toward addressing the challenges and opportunities and furthering the Region Plan's Vision in four-year intervals. This analysis will include evaluation of the effectiveness of the strategies in achieving the desired outcomes of the goals and policies. To the extent possible, the performance measures are quantified so that trends can be statistically analyzed. Qualitative measures will be used if there is no clear, reliable quantitative metric. The performance measures report will inform minor plan amendments and modifications that may be needed. The annual monitoring reports and four-year performance measures report will also provide a foundation of information to support the next update of the Region Plan.

Implementation Matrix

The Implementation Matrix on the following pages lists the Region Plan's implementation

strategies, noting strategies that are specific to Region 3 and those that are Countywide in nature. The Matrix also identifies the lead and supporting departments responsible for carrying out each recommendation. Note that the strategies are ideas for further consideration and study, not mandatory directives. Many strategies will require changes to County Code prior to implementation. In each case, the responsible County departments will conduct a comprehensive analysis of the issue(s) to determine the best regulatory solution(s) prior to legislation being presented for consideration by the County Council.


Not all strategies in a Region Plan will ultimately be implemented, and a number of issues can arise that prevent implementation. These can include issues such as:


- an economic downturn that limits state or federal funding, or local agency staffing, to carry out certain projects
- subsequent discussions with property owners or the community indicate resistance to details of implementing the recommendation
- general constraints within the County budget
- a change in property ownership to a new owner who has a different vision for the property
- a change in political priorities of elected officials
- subsequent feasibility studies that determine a potential recommendation is not technically or economically feasible
- a recommendation is only partially recommended, such as a road connection that is implemented as a bicycle/pedestrian link.

Acronyms

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AACC:	Anne Arundel Community College	DPW-BWPR:	Anne Arundel County Department of Public Works, Bureau of Watershed Protection and Restoration
AACPS:	Anne Arundel County Public Schools	GDP:	General Development Plan, also known as Plan2040
AAEDC:	Anne Arundel Economic Development Corporation	HUD:	U.S. Department of Housing and Urban Development
AAWDC:	Anne Arundel Workforce Development Corporation	I&P:	Anne Arundel County Department of Inspections and Permits
ACDS:	Arundel Community Development Services	LPPRP:	Anne Arundel County Land Preservation, Parks, and Recreation Plan
ACS:	American Community Survey	MARC:	Maryland Area Rail Commuter
AMI:	Area median income	OEM:	Anne Arundel County Office of Emergency Management
APA:	American Planning Association	OOF:	Anne Arundel County Office of Finance
APF:	Adequate Public Facilities	OOT:	Anne Arundel County Office of Transportation
BMC:	Baltimore Metropolitan Council	OPZ:	Anne Arundel County Office of Planning and Zoning
BWI:	Baltimore/Washington International Thurgood Marshall Airport	PHA:	Public housing agencies
CEN:	Anne Arundel County Office of Central Services	PLU:	Planned Land Use
DOAD:	Department of Aging and Disabilities	RA:	Resilience Authority
DOH:	Department of Health	REAL:	Anne Arundel County Office of Central Services, Real Estate Division
DRP:	Anne Arundel County Department of Recreation and Parks	SAC:	Stakeholder Advisory Committee
DPA:	Development Policy Area	SUP:	Shared-use path
DPW:	Anne Arundel County Department of Public Works	TFMP:	Transportation Functional Master Plan
DPW-BH:	Anne Arundel County Department of Public Works, Bureau of Highways	TIF:	Tax Increment Financing
		TOD:	Transit-Oriented Development


Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List in Appendix)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 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>						
 Natural Environment						
Region 3 Strategies						
NE1	In partnership with community members and organizations such as the Watershed Stewards Academy, implement stormwater management improvements and tree planting to reduce flooding and improve natural habitat in community properties. Prioritize community properties in impaired watersheds, like Marley Creek, Furnace Creek, Sawmill Creek, and Stoney Creek.	NE1.1	PPI	DPW-BWPR, I&P	Ongoing	Number of stormwater best management practices implemented and number of trees planted.
NE2	Incorporate trees and rain gardens in Region 3 streetscapes to both improve the visual quality and provide environmental benefits. Prioritize major community corridors, including Routes 2 and 3 in the Glen Burnie area.	NE2.1	CI	DPW-BWPR, DRP, I&P	Mid-Term	Tracking of projects and investment
NE3	Prioritize implementation of stormwater management and stream restoration projects in watersheds identified as priorities by the County Bureau of Watershed Protection and Restoration, including the Jabez Branch, Sawmill Creek, and Marley Creek.	NE1.1	CI	DPW-BWPR, DRP, I&P	Ongoing	Tracking of projects and investment
NE4	Promote conservation of property in the Green Infrastructure Network, with a focus on land surrounding existing public parks and protected open spaces, such as Severn Run Natural Area (including the Jabez Branch watershed) and large forested areas on Marley Neck.	NE3.2	PPI	OPZ, R&P	Ongoing	Acres of land conserved in Region.
NE5	Promote redevelopment of vacant or underutilized properties and retrofit of aging and underperforming stormwater management infrastructure, particularly in Glen Burnie.	NE1.1	PPI	DPW-BWPR	Short-Term	Number of facilities improved
NE6	Provide funding resources and technical support for communities to design and implement living shoreline projects, with a focus on areas at greatest risk of sea-level rise impacts such as Stoney Creek and Nabbs Creek.	NE1.3	PPI	DPW-BWPR, RA, OPZ	Mid-Term	Number of projects funded, amount of grants awarded and linear feet of shoreline enhanced.


Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List in Appendix)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 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>						
Countywide Strategies to amend Plan2040 Implementation Matrix						
NE6.2b	Increase education and outreach efforts related to improving water quality in the Bay to promote training resources and grant programs, such as the Bay Restoration Fund and Anne Arundel County Watershed Restoration Grant Program, which are available for residents.	NE6.2	PII	DPW-BWPR	Ongoing	Utilization of grant programs
 Built Environment						
Region 3 Strategies						
BE1	Balance land conservation efforts with the need for housing, especially affordable housing, in Region 3. Encourage housing growth in areas that are already urbanized, and cluster buildings on a site in order to minimize the impact on the natural environment.	BE1	LEG	OPZ	Ongoing	Ratio of new dwelling units to acres conserved
BE2	Support opportunities for more housing and redevelopment in Glen Burnie, as enabled by the Glen Burnie Sustainable Community Overlay and other policies and programs.	BE13.1	PPI	ACDS, OPZ	Ongoing	Tracking of residential building permits
BE3	Encourage stronger Code enforcement to address substandard housing conditions, especially in Severn and Glen Burnie.	BE11.1	OP	OPZ, DOH, ACDS	Ongoing	Tracking of enforcement efforts
BE4	Invest in the expansion of programs to avoid displacement of low-income households as Region 3 develops.	BE11	PPI	DOH, ACDS, OPZ	Mid-Term	Status of policy work
BE5	Develop a Master Plan for the full Glen Burnie Town Center, building on prior planning efforts in the area.	BE7	PSI	OPZ, AAEDC	Mid-Term	Status of Master Plan
BE6	Develop a Village Center Master Plan for the Severn Village Center and the Harundale Village Center.	BE8	PSI	OPZ, AAEDC	Mid to Long-Term	Status of Master Plan
BE7	Through a collaborative effort with the site's owners and community stakeholders, develop a master plan for the potential redevelopment of Marley Station Mall.	BE13.3	PSI	OPZ, AAEDC	Mid-Term	Status of Master Plan

Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List in Appendix)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 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>						
BE8	Work with Federal and State partners to ameliorate noise pollution in Region 3 neighborhoods. Priorities include: <ul style="list-style-type: none"> expanding eligibility of properties for airport noise insulation funding, particularly in the Queenstown area, and expanding installation of noise barriers between highway corridors and residential neighborhoods, including along Route 100 near WB&A Road. 	BE17.1	PPI		Mid-Term	Changes to eligibility criteria; status of new noise barriers
BE9	Continue to work with BWI-Marshall Airport and the Maryland Aviation Administration to enhance outreach and communication about airport planning and operations with surrounding communities and residents.	BE1.4	PPI	OPZ	Ongoing	Status of outreach efforts
BE10	Explore opportunities for future light rail extensions within Region 3, including from Cromwell Station to Marley Station Mall, as well as east/west light rail links.	BE15.2	PSI	OOT, OPZ	Long-Term	Status of planning studies
BE11	Continue to advertise and raise awareness, particularly to transportation disadvantaged populations, of free or low-cost public transit options in the Region.	BE15.2	PII	OOT	Ongoing	Status of outreach efforts
BE12	Implement recommended facility improvements for bicyclists from Walk & Roll Anne Arundell. Prioritize roadways with high incidences of auto and bicycle/pedestrian conflict, including Dicus Mill Road, New Cut Road, and other identified roadways. Consider additional safety education and awareness measures in identified areas.	BE15.1	CI	OOT, DPW	Mid- to Long-Term	Status of facility improvements
BE13	Implement recommendations from the Walk and Roll Plan to increase the pedestrian connections from neighborhoods to bicycle corridors (trails, off street paths and bike lanes), with a priority along the B&A trail.	BE15.2	CI	OOT, DPW, DRP	Mid-Term	Status of facility improvements
BE14	Utilize programs such as "Safe Routes to Schools" to implement pedestrian safety priorities around Region 3 elementary schools, with a focus on elementary schools along Reece Road (Meade Heights, Van Bokkelen and Severn), as well as Quarterfield and Richard Henry Lee Elementary Schools.	BE15.2	PPI	OOT, AACPS	Mid-Term	Status of facility improvements

Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List in Appendix)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 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>						
BE15	Invest in the completion of gaps in the region's bicycle and pedestrian network and infrastructure. Prioritize completing gaps within and linking to the Glen Burnie Town Center, Severn and Harundale Village Centers, and the Region's Critical Corridors.	BE15.2	CI	OOT, DPW	Mid-Term	Status of facility improvements
BE16	Design and implement projects around the Glen Burnie Town Center to make it more safe and accessible for walking and biking. <ul style="list-style-type: none"> Design and implement solutions to improve connectivity between Glen Burnie Town Center and the Cromwell Light Rail Station. Design and implement pedestrian and bicycle projects in the Walk and Roll plan, including: <ul style="list-style-type: none"> a separated bike lane on Aquahart Road and Fitzallen Road between MD-3 and Upton Road, and a separated bike lane on MD-648 from Nursery Road to MD-177. Partner with State Highways Administration to design and implement improvements to MD-170 and MD-174 to improve safety, add capacity, improve traffic operations, and improve pedestrian and bicycle connectivity. Design and implement projects around Baltimore Washington Medical Center to improve safety and accessibility for vehicle, pedestrian, and bicycle access. Design a cohesive cross-section for Marley Neck Boulevard and implement it ahead of future development. Invest County funds if needed and seek repayment through developer impact fees, grants, and other funding sources. Implement operational changes to Marley Neck Boulevard such as traffic signals and adjustments to speed limit to improve safety and traffic flow. Implement operational improvements, such as signals and intersection modifications to improve safety and traffic flow along New Cut Road and Gambrills Road. 	BE15.2	PSI	DPW, OOT	Mid- to Long-Term	Status of facility improvements

Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List in Appendix)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 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>						
BE17	Partner with the State Highway Administration and other agency stakeholders to implement identified roadway capacity improvements to facilitate safe and efficient multimodal movement throughout Region 3. Key priorities include: <ul style="list-style-type: none"> capacity improvements along MD 170 (Telegraph Road) capacity and access needs around BWMC, including at Oakwood Road and Hospital Drive, capacity and safety enhancements for MD 174 (Reece Road) and MD 175 (Annapolis Road), capacity improvements for Marley Neck Boulevard and Solley Road to support expanding residential and commercial development on Marley Neck, and enhancements to support roads serving the newly-constructed schools in the region, including New Cut Road, Old Mill Road, Stevenson Road and Quarterfield Road. 	BE15.2	CI	OOT, DPW	Mid- to Long-Term	Status of facility improvements
BE18	Explore the potential for alternative access to the Jones Road industrial area to eliminate industrial truck traffic from Queenstown Road.	BE15.2	PSI	OOT, DPW, OPZ	Mid-Term	Status of planning study
BE19	Implement improvements to roads and bridges at risk of flooding, including B&A Boulevard and Dorsey Road at Sawmill Creek, Old Mill Road and Burns Crossing Road at Severn Run, and Marley Neck Road.	BE15.3	CI	DPW, OOT, OEM	Mid-Term	Status of design and construction of improvements to flood prone roads and bridges.
Countywide Strategies to amend Plan2040 Implementation Matrix						
BE12.1l	Support the development of shelters and provision of supportive services for unhoused families.	BE12.1	PPI	DOH	Mid-Term	Number of additional shelter beds/facilities
BE14.2h	Support local communities' efforts to preserve and document community history.	BE14.2	PPI	OPZ	Ongoing	Tracking of community support efforts
BE16.2n	Promote community solar projects that allow people to get the benefits of renewable energy with lower costs than installing solar on the roofs of their own houses.	BE16.2	PPI	RA	Ongoing	

Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List in Appendix)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 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>						
 Healthy Community						
Region 3 Strategies						
HC1	Support community efforts to establish community gardens and planting orchards to increase access to healthy foods and build relationships and skills. Potential locations could include community open space parcels, churches, and grounds of public properties such as parks, libraries, and the Severn Center.	HC7.2	PPI	DOH	Mid-Term	Number of projects
HC2	Provide amenities along bicycle corridors to improve security and increase usage and accessibility, with a priority along the B&A Trail. Consider amenities such as safety call boxes, enhanced pedestrian-scale lighting, security patrols, and/or other elements for the public.	HC8.2	CI	R&P, DPW	Short-Term	Tracking investment and type of amenity
HC3	Improve access to parks and other recreational amenities. Implement sidewalk and trail connections between public parks, recreational facilities, and residential neighborhoods to increase opportunities for people to walk and bike to parks. Prioritize areas of high need identified in the Land Preservation, Parks, and Recreation Plan, including Glen Burnie and areas to the south and the western Severn area.	HC8.2	CI	R&P, DPW, OOT	Mid-Term	Tracking investment and projects implemented
HC4	Improve public safety around Cromwell Light Rail station and the Glen Burnie Town Center.	HC10.3	OP	PD	Ongoing	Tracking of crime statistics
HC5	Support community members and local organizations in trash cleanup efforts, including through logistical support for the pickup and disposal of collected litter. Prioritize efforts along primary Region 3 corridors and around the landfill.	HC9.1	PPI	DPW-BH	Ongoing	Tracking of projects and investment
HC6	Collaborate with the Maryland Department of Natural Resources to create more opportunities for public access to the Severn Run Natural Area for passive recreation and environmental appreciation. Any additional public access should be designed to minimize impacts on wildlife and plants.	HC8.2	CI	DRP	Mid-Term	Status of access improvements.

Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List in Appendix)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 10+ yrs)	Performance Measures
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 Healthy Economy						
Region 3 Strategies						
HE1	Invest in resources to support improvements to existing building facades and properties in Glen Burnie Town Center.	HE1.2	PPI	AAEDC, OPZ	Short- to Mid-Term	Number of facade and property improvements completed. Financial value of investments
HE2	With local input, develop and promote a brand for the Glen Burnie Town Center.	HE2.2	PPI	AAEDC	Short-Term	Track development and usage of brand
HE3	Consider establishing a Tax Increment Financing (TIF) district to support redevelopment projects in Glen Burnie Town Center.	HE1.2	LEG, FS	OOF, OPZ AAEDC	Mid-Term	Status of TIF district
HE4	Identify and evaluate the potential for public-private partnerships in the redevelopment of previously developed land in Region 3, such as with 7409 Baltimore-Annapolis Boulevard.	HE2.2	PPI	AAEDC, OPZ	Mid-Term	Status of inventory
HE5	Implement streetscape improvements and traffic-calming measures in Glen Burnie Town Center to help beautify the area, promote pedestrian activity, and enhance safe multimodal movement in the area.	HE2.2	CI	DPW, AAEDC	Mid-Term	Number and type of improvements implemented
HE6	Seek Main Street Affiliate Designation for Glen Burnie Town Center to support the implementation of the Glen Burnie Town Center Revitalization Plan. Coordinate with local businesses, property owners, and community stakeholders to organize an active network for the revitalization of Glen Burnie Town Center.	HE2.2	PPI	AAEDC, OPZ	Mid-Term	Status of organization
HE7	As redevelopment opportunities emerge for Marley Station Mall, coordinate efforts with the owners and surrounding community for input and support to promote redevelopment and revitalization toward a vibrant, mixed-use, environmentally friendly community asset.	HE2.2	PPI	AAEDC, OPZ, DPW, DRP	Long-Term	Status of redevelopment efforts
HE8	Partner with the State to implement safe, multimodal connections between Glen Burnie Town Center and the Cromwell Light Rail Station.	HE1.2	PPI, CI	DPW, OOT, OPZ, MDOT	Mid-Term	Status of multimodal connection

Implementation Matrix		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead agency in bold; see Acronym List in Appendix)	Timeframe (Short-Term 0-5, Mid-Term 5-10, Long-Term 10+ yrs)	Performance Measures
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HE9	Coordinate with the State partners, developers, property owners and surrounding community stakeholders in outlining a vision for the Brandon Shores Power Plant property that enhances the quality of life on Marley Neck.	HE1.3	PSI	AAEDC, OPZ	Long-Term	Status of studies

Glossary

Adequate Public Facilities (APF): Ordinance to provide a growth management process that will enable the County to provide adequate public schools, roads, and other infrastructure facilities in a timely manner and achieve General Development Plan (GDP) growth objectives.

Affordable Housing:

Defined in the County Code as:

Housing that complies with the requirements for workforce housing listed in Title 10 of Article 18 of the County Code; or for which there are recorded restrictive covenants on the property for at least 30 years restricting occupancy to income eligible households; and the housing is financed, in whole or part, through the U.S. Department of Housing and Urban Development funding, low income housing tax credit program, Maryland Community Development Administration's Rental Housing Development Programs, Anne Arundel County Affordable Housing Trust Funds, or a combination of these funds and programs.

Bulk Regulations: Controls on building size, placement and coverage through floor-area ratio (FAR), height, setback, and open area regulations as set forth in Article 18 of the County Code.

Commercial Revitalization Areas: Areas adopted as overlay zones in the County Code (Article 18, Title 14, Subtitle 3). The areas are allowed expanded uses and greater development flexibility to encourage redevelopment of vacant properties.

Communities of Opportunity: Areas that have strong schools, strong housing markets, low concentrations of poverty, and healthy economic characteristics.

Conservation Easement: A voluntary legal agreement between a landowner and a government agency or land trust that permanently limits future development of the land to protect its conservation values.

Critical Corridor Development Policy Area: Existing, developed areas along major roads where opportunities to improve safety and mobility exist. These areas often form the economic center of a community. Redevelopment that improves multi-modal outcomes and preserves adjacent neighborhoods is encouraged.

Critical Economic Development Policy Area: Existing or planned regional-scale destinations, employment centers, or areas supporting the County's major economic drivers. They have primarily industrial, commercial, and mixed land uses within the Priority Funding Area, with flexible land use policies to facilitate business growth and job creation.

Demolition by Neglect: Neglect of a building or structure to the point that restoration or rehabilitation is no longer feasible and demolition becomes necessary.

Density: The number of residential dwelling units per acre of land.

Density Bonus: An incentive-based tool that permits a developer to increase the maximum allowable density on a site in exchange for including features that help meet specified public policy goals.

Design Guidelines: Standards for architecture and site design that allow for diversity of development while promoting specific qualities that are unique to a given neighborhood or community.

Equity: A condition of parity between different demographic and socioeconomic groups that is achieved by intentionally improving quality of life for populations that are underserved, under-resourced, and vulnerable.

First/Last Mile: This refers to the beginning and end of trips made by public transit, specifically the gap between a transit stop and a traveler's origin or destination. People will often walk or bike up to one mile to access transit; longer distances correlate with higher rates of car usage.

Full-Time Equivalent: a unit of measurement equal to the number of hours typically worked by a single full-time employee.

Functional Road Classification: The grouping of highways, roads and streets by the character of service they provide.

Gentrification: a process in which a poor area (as of a city) experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses and which often results in an increase in property values and the displacement of earlier, usually poorer residents.

Goal: A general, overall, and ultimate purpose, aim, or end toward which the County will direct effort. Goals should seek to provide an answer to the question: "What does this Region community want to be?"

Green Infrastructure Network: The largest, connected natural areas and open spaces in the County. The Network includes both public and private land. Some private properties in the Network are conserved through agricultural and conservation easements or through the development review process as open space and floodplains and forest conservation easements. The Network also includes privately owned land without special protections.

Growth Tiers: In 2012, the Maryland General Assembly passed the Sustainable Growth and Agricultural Preservation Act to address major developments served by on-site sewage disposal systems and their impact on the Chesapeake Bay and its tributaries. The legislation requires all local jurisdictions in Maryland to develop and adopt a system of Growth Tiers for future residential development. Four tiers were established to identify where major and minor residential subdivisions may be located in a jurisdiction and what type of sewerage system can serve them.

Headway (transit): The measurement of time between two vehicles in a given transit system route.

Historic Preservation Tax Credit Program: Established "Landmark" buildings and districts and provides a property tax credit in the amount of 25% of qualified expenses for certain historic residential or income-producing properties, or 5% for a qualified new construction in a Landmark Historic District. See § 4-2-312 of the County Code.

Historic Resources, County Inventory of: Properties listed on the Maryland Inventory of Historic Properties, the National Register of Historic Places or the National Register of Historic Landmarks. Historic resources consist of properties, buildings, structures, districts, and archaeological sites that represent County history, that are associated with the lives of historically significant persons,

that have historically significant architectural value, or that are capable of yielding information important to the County's history or prehistory.

Homeowners Property Tax Credit: Provides property tax credits for homeowners who qualify on the basis of a comparison of their tax bill to their income. See § 4-2-312 of the County Code.

Housing Choice Voucher: The federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. These are administered locally by public housing agencies (PHAs). This program was previously referred to as Section 8.

Housing Trust Special Revenue Fund: Authorized through Maryland House Bill 933 in Chapter 10 of 2021, and established in § 4-11-124 of the County Code, allows an increase in the rate of the transfer tax imposed on certain written instruments conveying title to property or a leasehold interest in real property where the consideration is \$1,000,000 or more. The revenue paid into the fund is dedicated and appropriated to provide affordable housing for moderate and low income individuals in the County.

Impact Fee: Any person who improves real property and thereby causes an impact upon public schools, transportation, or public safety facilities shall pay development impact fees as provided in § 17-11-203 of the County Code. Impact fees collected under § 17-11-203 are deposited into appropriate special funds to ensure the fees and all interest accrued are designated for improvements reasonably attributable to new development and are expended to reasonably benefit the new development.

Inclusive Ventures Program: An Anne Arundel Economic Development Corporation (AAEDC) program that seeks to help small, minority, woman, and Veteran-owned businesses in Anne Arundel County succeed and grow.

Income-Restricted Housing: refers to housing that is limited to tenants earning below certain total household income percentages of the area median income.

Infill or Infill Development: Residential infill is the development of vacant, buildable lots within an existing subdivision or existing developed area, or the creation of new lots within a previously approved residential plan of subdivision or an existing developed area. This is the most prevalent type of infill.

Commercial infill occurs on vacant commercial sites. In designated Mixed-Use zones, infill development may combine a variety of different uses (for example, residential, commercial, institutional).

Landscape Manual: governs the landscaping, screening, and buffering of development in the County.

Land Use, Existing: Existing land use in the County reflects how land is currently being used. It establishes a reference point for identifying areas suitable for change and redevelopment or areas appropriate for preservation.

Land Use, Planned: Planned land use is a policy guide for how the County and its residents envision the future use of the land to be in order to promote a more desirable outcome. State law mandates that zoning be compatible with planned land use.

Last-Mile Connections: refer to "First/Last Mile"

Living Shoreline: The result of applying erosion control measures that include a suite of techniques which can be used to minimize coastal erosion and maintain coastal process.

Low Income Housing Tax Credit: The low-income housing tax credit (LIHTC) program is the federal government's primary policy tool for encouraging the development and rehabilitation of affordable rental housing. The program awards developers federal tax credits to offset construction costs in exchange for agreeing to reserve a certain fraction of units that are rent-restricted for lower-income households. Though a federal tax incentive, the program is primarily administered by state housing finance agencies (HFAs) that award tax credits to developers.

Market-Rate Housing: indicates housing (rented or sold) that is based on existing area market values and demand, rather than any kind of subsidies or government assistance.

Microtransit: Smaller-scale transit services that can fill service gaps in public transportation routes. Micro-transit routes can be flexible and on-demand, or operate along a fixed route and schedule.

Missing Middle Housing: "Missing middle" is a commonly-used term that refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings. Examples include duplexes, triplexes, townhomes, and more. Used in this context, "middle" references the size and type of a home, relative to its location – in the middle – on a housing scale spectrum. The cost of these homes vary based on style, size, location, and market forces; therefore missing middle housing types do not correlate with a specific income bracket.

Mixed-Use: A development or project that blends two or more residential, civic/institutional, commercial, office, or other uses. Vertical mixed-use refers to one building that includes two or more uses. Horizontal mixed-use refers to a site or area that may have multiple uses, such as when the uses are in individual buildings located near each other.

Moderately Priced Dwelling Unit (MPDU): Housing unit developed under governmental programs or private initiatives to assist families of low or moderate income, which is sold or rented at a cost that does not exceed a maximum price or rent established by the County.

Move Anne Arundel Plan: Anne Arundel County's Transportation Final Master Plan (TFMP). The goal of the TFMP is to identify, analyze and understand the relationship between land use patterns and the mobility and accessibility constraints and opportunities within the County. The document provided by this effort shall be a logical, cohesive and comprehensive assessment of multimodal transportation issues, opportunities and recommendations in Anne Arundel County that will be programmed to the year 2045.

Multimodal Transportation: Consideration for multiple modes of transportation, including bus, train, bicycling, walking, rolling, ride-hailing, and/or other means of mobility, including automobile.

Neighborhood Preservation Development Policy Area: Existing, stable residential communities and natural areas (may include local commercial and industrial uses) that are not intended for

substantial growth or land use change, but may have specific areas targeted for revitalization. Development is limited to infill and redevelopment that must be compatible with the existing neighborhood character. Public infrastructure exists but may need capacity improvements.

Nuisance Flooding: High-tide flooding that causes public inconvenience.

Overlay Design Guidelines: A collection of regulations to establish architectural and landscape criteria within a defined area.

Paratransit: Transportation services, primarily for older adults and individuals with disabilities, that supplement fixed-route mass transit by providing individualized rides without fixed routes or timetables.

PILOT Agreement: In the context of housing, this refers to an agreement between a property owner and the County to exempt the owner from payment of County real property taxes in exchange for a negotiated fee. PILOT agreements can be used to facilitate or expedite the development of housing that is affordable to limited-income households.

Placemaking: The concept of strengthening the connection between people and the places they share. Placemaking facilitates creative patterns of use of space, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing activation.

Plan2040: Anne Arundel County's General Development Plan, which sets the 20-year policy framework to protect the County's natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy. The County Council adopted Plan2040 in May 2021.

Property, Underutilized: Those with an assessed value of improvements over \$10,000 but less than the base land-assessed value.

Property, Vacant: Those with an assessed value of improvements of less than \$10,000.

Public Facility: Essential facilities provided to the public. Some, such as public roads, emergency services, stormwater management systems, and public schools, are part of Adequate Public Facilities (APF) testing in the development process. Other public facilities, such as public libraries, the community college, and parks, are not part of APF testing, but are still monitored by the government to ensure their ability to meet the needs of residents.

Redevelopment: New construction on a site that has pre-existing uses or renovation of existing uses on a site.

Road Functional Classification: Identifies current and future highway and road proposals throughout the County. Roadways are identified by their functional classification, which is the grouping of highways, roads and streets by the character of service they provide. These classifications reflect the utility of various facilities and generally determines the design of the roadway.

Safe Routes to School: These programs are federally-funded, sustained efforts by community members and governments to enable and encourage children to safely walk, roll, or bicycle to school. Federal funds allocated to this program are reimbursable and available for infrastructure and non-infrastructure projects that benefit elementary and middle school children in grades K-8.

Scenic and Historic Roads: A road shown on the official map entitled "Scenic and Historic Roads, 2006" adopted by the County Council. Legislation protects the scenic and historic fabric of the landscape of Anne Arundel County through regulating development along the County's 150+ designated Scenic and Historic Roads.

Sense of Place: A feeling of connection to a place, where people have positive associations with and ascribe meaning to a place based on memorable experiences; a "community feel."

Setback: The minimum distance between a lot line and a structure.

Strategy: A specific action to be taken by the County government to implement the Region Plan goals, such as the adoption of a new ordinance or implementation of a new County program. Strategies should be in response to the question, "How does this help implement the goals?"

Subdivision: Involves the process of dividing property into two or more lots of record. Applications are classified as either Subdivision or Minor Subdivision. Minor subdivisions are those that generally consist of five residential lots or fewer (including any existing developed lot). Subdivisions are generally those existing or proposed subdivisions that consist of more than five residential lots.

Targeted Development, Redevelopment and Revitalization Development Policy Area: A County designation that promotes public and private investment in designated Town Centers, Commercial Revitalization Areas and Sustainable Communities. Also known as "Targeted Growth Areas."

Tax-Increment Financing (TIF): A public financing mechanism for capturing the future tax benefits of community improvements—such as infrastructure or real estate—in order to pay for the present cost of those improvements.

Town Center Development Policy Area: As designated in Plan2040, existing or planned compact, walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas within the Priority Funding Area that take the most urban form in character within the County. Town Centers are focused and encouraged to take advantage of existing infrastructure. Implementation is guided by a town center master plan.

Traffic Analysis Zones (TAZ): The unit of geography most commonly used in conventional transportation planning models.

Transit-Oriented Development (TOD): A dense, mixed-use deliberately-planned development within a half-mile of transit stations that is designed to increase transit ridership while reducing reliance on cars.

Transit-Oriented Policy Development Overlay Area: A Plan2040 designation. Compact, walkable, pedestrian-oriented, mixed-use areas that are within a half-mile of an existing or planned transit station and compatible with the underlying Policy Area and surrounding community. There are three Transit-Oriented Policy Overlays in Region 2 at the Dorsey, Savage, and Laurel Park MARC Stations.

Use, Conditional: A use that is permitted subject to compliance with a set of conditions or requirements set forth in the zoning ordinance.

Use, Permitted: A use that is permitted by right within a zoning district.

Use, Special Exception: A use permitted within a zoning district, but subject to certain specific conditions. An applicant must demonstrate compliance with the conditions during a public hearing before the County Administrative Hearing Officer.

Vision of the Region: A statement of philosophy and basic community values and aspirations for the future of the Region that sets the overall goals, policies, and strategies in Region Planning. The Vision is supported by the five Plan2040 Themes.

Walk & Roll Anne Arundel! Plan: The plan builds on recommendations established in Move Anne Arundel, Transportation Functional Master Plan (TFMP). The goals and strategies are to prioritize a safe and comfortable walking network between essential destinations throughout the County, ensure that vulnerable populations have access to active transportation infrastructure, recommend infrastructure proven to reduce crashes, and to identify policy recommendations to promote the construction of safe accessible, and direct walking and rolling infrastructure.

Wastewater Management Problem Areas: The Anne Arundel County Health Department has identified on-site wastewater management problem areas within Anne Arundel County that show indication of operational problems. These areas have problems such as high water table, small lot size, impermeable soil or excessive slope.

Workforce Housing: A conditional use, requiring deed-and income-restricted dwelling units wherein 60% of rental units are occupied by households whose income does not exceed 60% Area Median Income, and 40% of homeowner units are occupied by households whose income does not exceed 100% Area Median Income. Area Median Income is adjusted for household size for the Baltimore Primary Metropolitan Statistical Area, as defined and published annually by the United States Department of Housing and Urban Development.

Zoning: Requirements in County Code that specifies allowed types of uses, regulates the bulk and shape of buildings, and where buildings can be situated on property lots, among other characteristics of development. For example, different zoning allows for different uses, setbacks from the street, maximum heights of buildings, or minimum sizes of lots. Comprehensive Zoning is a legislative process that classifies land into different zones consistent with the adopted land use plan as required by State law.

Relevant Plans

This section includes additional reports and plans that have been adopted or are in progress since Plan2040.

Plan2040 Annual Progress Report: The Annual Progress Report provides summary statistics on the status of the Plan2040 Goals, Policies, and strategies as of the end of calendar year 2022. It also highlights some of the achievements that occurred in 2022. The appendix provides a brief update on all of the 400+ strategies with descriptions and performance measures.

Vision Zero: Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. In January 2022, the Office of Transportation released a Vision Zero Draft Plan.

Walk & Roll Anne Arundel! Plan: The recent update to the Pedestrian and Bicycle Master Plan, is a vision for walking, bicycling, and rolling (using a connected network of streets and trails where it's safer, easier, and more comfortable to get around outside of a vehicle. The plan builds upon Move Anne Arundel!, the County's recently adopted transportation master plan, as well as the previous 2003 and 2013 Pedestrian and Bicycle Master Plans.

Land Preservation, Parks, and Recreation Plan (LPPRP): Developed by the Anne Arundel County Department of Recreation and Parks, the LPPRP serves as a guide for land preservation and for parks and recreation planning, park development, program improvements, and decision making.

Green Infrastructure Master Plan: The County's Green Infrastructure Master Plan supports the LPPRP and is a technical guide to conserving and adding green spaces throughout the County. The plan identifies a Green Infrastructure Network— large, connected, natural lands that work together to protect environmental and community health— and identifies strategies to maintain and expand the Network where possible.

Poverty Amidst Plenty: The purpose of this report is to provide an overview of the issues in Anne Arundel County that impact the economy and quality of life. The report intends to increase knowledge and awareness as well as to frame informed discussions about persistent local trends and needs.

Water and Sewer Master Plan: The Water and Sewer Master Plan is a document that is required by Maryland State Law for all Counties to monitor, manage and plan for the orderly development within each County that coordinates the goals and policies of the current Comprehensive Plan(s), serves to protect and care for the surface and sub-surface environmental resources and provides a tool for the daily management of the support infrastructure.

DPA, DPAO, and PLU Changes

The following tables detail the key changes to the Development Policy Area Overlays and Planned Land Use maps from the maps in Plan2040. Changes initiated by owner application, by OPZ staff recommendation, and by public comments to the preliminary land use plan shared via the Online Open House web tool are included. The land use changes set forth in the columns entitled "Final Recommendation" shall become effective upon approval and enactment of this Plan, except where the land use is amended in the column entitled "Council Amendments". In that case, the land use changes that become effective upon approval and enactment of this Plan shall be those set forth in the column entitled "Council Amendments".

This Region Plan and amendments to the maps herein shall be considered amendments to Plan 2040, until adoption of the next General Development Plan in accordance with § 18-2-103(e)(5) of the County Code.

Development Policy Area and Development Policy Area Overlay Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification	Council Amendment
GLEN BURNIE	DPA-R3-GBN-0100A/B	400, 402, 406, 408, 410, 411, 415, 417, 420, 427, 428, 429, 432, 434, 436, 438, 440, 442, 443, 445, 500, 502 Crain Hwy N 7229, 7231, 7233, 7237, 7301, 7305, 7315, 7310, 7314, 7316, 7319, 7323, 7324, 7327, 7328, 7330, 7334, 7336, 7339, 7340, 7341, 7342, 7344, 7346, 7348, 7352, 7354, 7355 Ritchie Hwy, 7306 Laurie Lee Ln, 98 Georgia Ave Ne, 102, 108, 221, 217 6th Ave N, 445 Rogers Ave	9, 10	1 - 25, 138, 139, 140, 144, 157, 252, 276, 277, 306, 318, 321, 322, 360, 365, 5001, 411, 447 - 5002, 451, 469, 5004, 490, 492, 5005, 496 - 502, 5007, 506, 507, 5008, 5009, 5010, 5011, 5012, 5014, 5015, 5017, 5019, 5022, 5023, 5024, 5026, 5032	AR, B, C, D, 1A, 1R, 2R, 3, 4, 5, 6, 8, 9, 10, 13, 14	68.28	Town Center	Split: Critical Corridor/ Neighborhood Preservation	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Split: Critical Corridor/ Neighborhood Preservation	Justification for A: This change to add this area to the Neighborhood Preservation Development Policy Area is consistent with the Plan2040 definition for the policy area for existing, stable residential communities and natural areas (may include local commercial and industrial uses) that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements. This area is not intended for walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas that would be consistent with the Town Center Development Policy Areas. Justification for B: This change to add this area to the Critical Corridor Development Policy Area for a portion of the Ritchie Highway corridor is consistent with Plan2040 Goal BE10 that promotes redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas and is consistent with the intensive auto-oriented commercial character and recognizes the need for investments in improved traffic management and mobility for all modes.	
	DPA-R3-GBN-0101	7677 - 7679, 7683, 7659, 7663 Solley Rd	10, 11	134, 87, 47, 31	3, 4	140.02	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Critical Economic	This change to add this area to the Critical Economic Development Policy Area is consistent with Plan2040 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Area and is also consistent with the existing industrial uses and W1 zoning.	
	DPA-R3-GBN-0102	1018 -1020 Stewart Ln; 7150 E Furnace Branch Rd	10	604	99, 98	1.39	Neighborhood Preservation	Critical Corridor	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Critical Corridor	This change to add this area to the Critical Corridor Development Policy Area includes commercially zoned properties that are within a Commercial Revitalization Area consistent with Plan2040 Goal BE10 that promotes redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas to provide multimodal transportation solutions for the existing communities.	
	DPA-R3-GBN-0104	112 Marie Ave	10	187	2, 3, and 4	0.6	Neighborhood Preservation	Critical Corridor	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Critical Corridor	This change to add this area to the Critical Corridor Development Policy Area includes commercially zoned properties that are within a Commercial Revitalization Area consistent with Plan2040 Goal BE10 that promotes redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas to provide multimodal transportation solutions for the existing communities.	
	DPA-R3-GBN-0105	129 Marie Ave	10	187	16	0.45	Neighborhood Preservation	Critical Corridor	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Critical Corridor	This change to add this area to the Critical Corridor Development Policy Area includes commercially zoned properties that are within a Commercial Revitalization Area consistent with Plan2040 Goal BE10 that promotes redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas to provide multimodal transportation solutions for the existing communities.	
	DPA-R3-GBN-0107	6, 9, 11 - 14 First Ave SW	9	168, 212, 211, 210	9, 12 - 16, 7 - 8	1.4	Town Center	Neighborhood Preservation	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Neighborhood Preservation	This change to add this area to the Neighborhood Preservation Development Policy Area is consistent with the Plan2040 definition for the policy area for existing, stable residential communities and natural areas (may include local commercial and industrial uses) that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements. This area is not intended for walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas that would be consistent with the Town Center Development Policy Areas. This area is developed with single-family residential dwellings and a historic school that has been converted to apartments and is consistent with the character of the surrounding neighborhood within the Neighborhood Preservation Development Policy Area.	

Development Policy Area and Development Policy Area Overlay Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification	Council Amendment
GLEN BURNIE	1	DPAO-R3-GBN-0102	149, 151 8th Ave; 7200, 7201 May Wagner Ln; 7205 Wilco Rd	9	80, 204, 507	1, 2B, 3R	9.67	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center Core - B&A Boulevard Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.
	2	DPAO-R3-GBN-0104	112 Marie Ave	10	187	2, 3, and 4	0.62	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center North - Crain Hwy & Ritchie Hwy Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.
	2	DPAO-R3-GBN-0105	129 Marie Ave	10	187	16	0.45	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center North - Crain Hwy & Ritchie Hwy Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.
	2	DPAO-R3-GBN-0106	"400, 402, 406, 408, 410, 411, 415, 417, 420, 427, 428, 429, 432, 434, 436, 438, 440, 442, 443, 445, 500, 502 Crain Hwy N 7229, 7231, 7233, 7237, 7301, 7305, 7315, 7310, 7314, 7316, 7319, 7323, 7324, 7327, 7328, 7330, 7334, 7336, 7339, 7340, 7341, 7342, 7344, 7346, 7348, 7352, 7354, 7355 Ritchie Hwy, 7306 Laurie Lee Ln, 98 Georgia Ave Ne, 102, 108, 221, 217 6th Ave N, 445 Rogers Ave"	9, 10	1 - 25, 138, 139, 140, 144, 157, 252, 276, 277, 306, 318, 321, 322, 360, 365, 411, 447 - 5004, 451, 469, 5005, 490, 492, 5008, 496 - 502, 506, 507, 5010, 5011, 5012, 5014, 5015, 5017, 5019, 5022, 5023, 5024, 5026, 5032	AR, B, C, D, 1A, 1R, 2R, 3, 4, 5, 6, 8, 9, 10, 13, 14, 5001, 5002, 5004, 5005, 5007, 5008, 5009, 5010, 5011, 5012, 5014, 5015, 5017, 5019, 5022, 5023, 5024, 5026, 5032	68.28 *63.28	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center North - Crain Hwy & Ritchie Hwy Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.
	2	DPAO-R3-GBN-0107	7850, 7856, 7862, 7868, 7874, 7890, 7900, 7918 Ritchie Hwy; Sears Parcel; Bulk Parcel 2; Penney Parcel	16	132, 360, 532, 1029	4, 6, 3, 2, 1	69.31	None	Mixed-Use Overlay	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Mixed-Use Overlay	This change applies the Mixed-Use Development Policy Area Overlay to Marley Station Mall consistent with Plan2040 Goal BE10 by providing an opportunity to promote redevelopment of underutilized or distressed properties with multimodal transportation solutions for the existing communities and with Goal BE13 that promotes redevelopment, adaptive reuse, infill and mixed-use in designated Commercial Revitalization Areas.

Development Policy Area and Development Policy Area Overlay Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification	Council Amendment
GLEN BURNIE	1, 2	DPAO-R3-GBN-0108	8,10 8th Ave; 8,10 9th Ave; 508, 512, 516, 522, 524, 550, 612, 621, 622, 630, 701, 702, 705, 706, 800, 804, 806, 810, 812, 900, 902, 906, 908, 1001, 1101, 1111, 1120, 1128, 1130, 1200, 1201, 1204, 1205, 1417 Crain Hwy; 65, 75, 85, 100, 104 Dover Rd; 9 Eighth Ave; 20 Ertel Rd; 7110, 7120, 7123, 7124, 7125, 7130, 7150 Furnace Branch Rd; 12, 20, 100, 101, 108, 110, 112, 113, 114, 115, 117, 203, 205 Holsum Way; 6731, 6801, 6807, 6809, 6811, 6814, 6815, 6816, 6901, 6905, 6906, 6909, 6910, 6914, 6918, 6922, 6925, 7005, 7010, 7101, 7102, 7102, 7106, 7116, 7117, 7118, 7124, 7125, 7128, 7134, 7138, 7139, 7142, 7145, 7146, 7147, 7149, 7152, 7154, 7155, 7160, 7162, 7164, 7166, 7167, 7200, 7212, 7214, 7216, 7218, 7222, 7224, 7228, 7230, 7232, 7234, 7238 Ritchie Hwy; 100, 115, 127 Roesler Rd; 1020 Stewart Ln	5, 9, 10	16, 36, 40, 89, 119, 120, 121, 122, 123, 124, 125, 126, 128, 129, 138, 149, 163, 204, 205, 207, 253, 262, 263, 313, 320, 321, 322, 348, 367, 394; 47, 57, 81, 86, 136, 165, 262, 272, 285, 309, 310, 366, 367, 368, 396, 398, 414, 415, 428, 444, 466, 495, 499, 550, 552, 682; 30, 132, 135, 137, 152, 154, 157, 158, 160, 161, 162, 163, 164, 167, 168, 170, 173, 176, 177, 178, 179, 181, 183, 184, 186, 187, 318, 320, 335, 370, 393, 402, 406, 407, 408, 414, 417, 462, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 478, 480, 503, 510, 564, 582, 604, 661, 664	*267.3	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center North - Crain Highway and Ritchie Highway Commercial Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.	

Development Policy Area and Development Policy Area Overlay Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification	Council Amendment	
GLEN BURNIE	2, 3	DPAO-R3-GBN-0109	100, 102, 122, 124 Mountain Rd; 7790 Overhill Rd; 7867, 7869, 7871, 7873, 7875, 7879, 7901, 7905, 7907, 7911, 7915, 7917, 7924, 7927, 7929, 7930, 7932 Ritchie Hwy; 7931-65, 7952, 7954, 7956, 7958, 7960 B-A Blvd; 7950 Freetown Rd; Americana Cir.	16	28, 30, 128, 129, 130, 131, 133, 139, 212, 329, 363, 374, 453, 487, 491, 558, 619, 625, 743, 761, 859, 875, 901, 925, 1029	1-6, 1, 1-3	*105.68	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie/Marley - Ritchie Highway and Mountain Road Commercial Revitalization District as a Mixed Use Overlay policy area so that it is recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.	
	3	DPAO-R3-GBN-0110	7353 Carbide Rd, 7203 Marley Neck Blvd, Bulk Par 1,2	5, 10	22, 24, 53, 398	3, 10	183.89 *180	None	Mixed-Use Overlay	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Mixed-Use Overlay	This change designates an area that was designated as Mixed-Use Planned Land Use with the adoption of Plan2040 as a Mixed-Use Development Policy Area Overlay so that it is recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.	
SEVERN	2, 5	DPA-R3-SVN-0101	Grower Rd; 8303, 8307-8313, 8321 Grower Rd; 8364 Crain Hwy; Burns Crossing Rd; I-97 PI 49096; I-97 SC D-2; I-97 South PI 50589; MD Rt 3 South; New Cut Rd;	22	51, 73, 78, 191, 194, 198, 242, 328, 363, 385, 603, 611		*148.1	Rural and Agricultural	Neighborhood Preservation	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Neighborhood Preservation	This change to add this area to the Neighborhood Preservation Development Policy Area is consistent with the Plan2040 definition for the policy area for existing industrial areas that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements. This area is within the Priority Funding area which is not consistent with the Rural and Agricultural Development Policy Area.	
	5	DPA-R3-SVN-0102	315, 331 Burns Crossing Rd; 1503-1505, 1511-1520 Chase Hill Dr; 301-309 Chase Hill Ct; Open Space	22	149, 192, 148	1, 2, 1-24	27.44	Rural and Agricultural	Neighborhood Preservation	SAC agrees with OPZ recommendation.	PAB agrees with OPZ recommendation	Neighborhood Preservation	This change to add this area to the Neighborhood Preservation Development Policy Area is consistent with Plan2040 BE3 that recognizes and preserves the existing Steeple Chase community that is developed on 0.4-acre lots on public sewer, which is not consistent with the Rural and Agricultural Development Policy Area.	

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Planned Land Use Changes

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU A deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification	Council Amendment	
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	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	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	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-0100	Fort Smallwood Rd	6	26, 54		12.54	Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.	Commercial	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	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.	
	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	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	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent 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	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.	
	3	PLU-R3-GBN-0117	419 Lincoln Dr	16	823	47A	1.94	Low-Medium Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner expressed their desire to maintain the existing zoning on this property due to the existing uses.	
	3	PLU-R3-GBN-0118	112 and 108 Cedar Dr; Baltimore Annapolis Blvd	16	830	3, 4, 5, 23, 24, 25, 26, 27, 28	0.4	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with the existing use as a primary residence and with Table 17 in Plan2040 Volume II for single-family lots on 1/4 acre 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.	
	2	PLU-R3-GBN-0119	Floodplains	15	350		4.41	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is a County-owned platted wooded floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.	

Planned Land Use Changes

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GLEN BURNIE	2	PLU-R3-GBN-0120	Floodplains	15	350		4.41	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is a County-owned platted wooded floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.	
	2	PLU-R3-GBN-0121	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	3	PLU-R3-GBN-0122	Open Space #6	10	113		1.34	Split: Low-Medium Density Residential and Industrial and Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	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 also consistent with the existing partial R5 zoning within the access strip; and is compatible with the surrounding area.	
	3	PLU-R3-GBN-0123	Open Space	10	53		6.02	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	3	PLU-R3-GBN-0124	Open Space	16	36		2.74	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	3	PLU-R3-GBN-0125	Solley Rd	16	890		0.6	Low-Medium Density Residential	Public Use	SAC agrees with OPZ recommendation.	Public Use	Public Use	This change to Public Use Planned Land Use is consistent with Table 17, in Plan2040, Volume II for government-owned facilities and with the existing use as a County-owned sewer pumping station.	
	2	PLU-R3-GBN-0128	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-GBN-0129	South Jerome Pkwy	10	222		6.71	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-GBN-0130	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-GBN-0131	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	

Planned Land Use Changes

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	Council Amendment	
GLEN BURNIE	2	PLU-R3-GBN-0132	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	1	PLU-R3-GBN-0133	Arundel Expwy	5	107		7.25	Commercial	Industrial	SAC agrees with OPZ recommendation.	Industrial	Industrial	This change to Industrial Planned Land Use is consistent with Plan2040 Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base. Industrial Planned Land Use is also compatible with the commercial and light industrial uses in the surrounding area.	
	2	PLU-R3-GBN-0134	7459 E Furnace Branch Rd	10	514		0.54	High Density Residential	Commercial	SAC agrees with OPZ recommendation.	Commercial	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 Point Pleasant community. Additionally, Commercial Planned Land Use is compatible with the surrounding area.	
	2	PLU-R3-GBN-0135	Arundel Expwy	10	523		2.48	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. The parcel is County-owned and is primarily floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.	
	2	PLU-R3-GBN-0136	Recreation Area	16	701		2.01	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	3	PLU-R3-GBN-0137	Open Space, Recreation Area	16	122		3.35	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-GBN-0138	Hammarlee Rd	10	515		1.86	High Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. Parks and Open Space is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-GBN-0139	Arundel Expwy	10	545, 538, 552		3.75	Low-Medium Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with the adopted Plan2040 Planned Land Use for the remainder of Glen Haven Memorial Park.	
	2	PLU-R3-GBN-0140	400, 402, 406, 408, 410, 411, 415, 417, 420, 427, 428, 429, 432, 434, 436, 438, 440, 442, 443, 445 Crain Hwy N 7310, 7314, 7316, 7324, 7328, 7330, 7334, 7336, 7340, 7342, 7344, 7346, 7348, 7352, 7354 Ritchie Hwy	9	1-25, 447-451, 496-502	1A, 1R, 2R, 4, 5, 6, 8, 5001, 5002, 5004, 5005, 5007, 5008, 5009, 5010, 5011, 5012, 5014, 5015, 5017, 5019, 5022, 5023, 5024, 5026, 5032	28.75	Town Center	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with the existing zoning of the property and 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.	
	2	PLU-R3-GBN-0141	11 - 13A Main Ave	9	146	13, 14, 15, 16, 17, 18	0.36	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to R5 is consistent with the existing use and compatible with the surrounding area. The existing use is nonconforming unless zoned to C4 which would not be compatible with the surrounding area.	

Planned Land Use Changes

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GLEN BURNIE	2	PLU-R3-GBN-0142	126 N Langley Rd	10	423	1	3.69	Commercial	Industrial	SAC agrees with OPZ recommendation.	Industrial	Industrial	This change to Industrial Planned Land Use is consistent with the existing use and 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-0144	Open Space I SC 1A	10	171		85.08	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space is also consistent with the existing use as open space, passive recreation and conservation for the Tanyard Cove North community and with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.	
	2	PLU-R3-GBN-0145	7850, 7856, 7862, 7868, 7874, 7880, 7900, 7918 Ritchie Hwy; 7908 S Ritchie Hwy; Sears Parcel; Bulk Parcel 2; Penney Parcel	16	132, 532, 1029	4, 6, 3, 2, 5	69.3	Commercial	Mixed Use	SAC agrees with OPZ recommendation.	Mixed Use	Mixed Use	This change to Mixed Use Planned Land Use for Marley Station Mall is consistent with Plan2040 Goal BE10 by providing an opportunity to promote redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas with multimodal transportation solutions for the existing communities and with Goal BE13 that promotes redevelopment, adaptive reuse, infill and mixed-use in designated Commercial Revitalization Areas.	
	2	PLU-R3-GBN-0146	1759 Marley Ave	10	272	29B	0.62	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential is consistent with the existing use as a primary residence and with Plan2040 Goal BE3 that strategizes to ensure that infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character.	
	3	PLU-R3-GBN-0147	5 Marley Neck Rd	10	17	86, 87, 88, 89	0.23	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential is consistent with the existing use and the adopted Plan2040 Planned Land Use for the remainder of the property. Additionally, the change is compatible with the surrounding area.	
	2	PLU-R3-GBN-0148	Open Space/Recreation Area	16	701		3.55	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. Parks and Open Space is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-GBN-0149	85 Kindred Way	15	1049		1.4	High Density Residential	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with the property's existing use and supports Plan2040 Goal BE8.	
	2	PLU-R3-GBN-0150	101, 103, 105 Central Ave SW	9	224	1, 2, and 3	0.43	Low-Medium Density Residential	Medium Density Residential	SAC agrees with OPZ recommendation.	Medium Density Residential	Medium Density Residential	This change to Medium Density Residential Planned Land Use is consistent with the property's existing use and supports Plan2040 Goals BE 11 and 12 for additional housing opportunities and is compatible with the surrounding area.	
	2	PLU-R3-GBN-0151	Joyce Dr	9	543		1.04	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with the property's existing use and supports Plan2040 Goal NE1.	
	2	PLU-R3-GBN-0152	619 Greenway Ave	9	326		1.45	High Density Residential	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with the existing zoning and supports Plan2040 Goal BE8.	
	2	PLU-R3-GBN-0153	430 Old Mill Rd	16	648		37.11	Parks and Open Space	Split: Parks and Open Space and Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Parks and Open Space	Split: Parks and Open Space and Low-Medium Density Residential	This change to Parks and Open Space and Low-Medium Density Residential Planned Land Use is consistent with the existing use as a school and a park and is compatible with the surrounding area.	
	2	PLU-R3-GBN-0154	Recreation Area, Dotson Ln	10	212		0.76	Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with the existing use and the existing zoning.	
	2	PLU-R3-GBN-0155	Recreation Area, Dotson Ln	10	212		0.76	Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space is consistent with restrictions in the plat limiting the use of the property to recreation, and is compatible with the surrounding area.	
	2	PLU-R3-GBN-0156	Ritchie Hwy	16	487, 491		2.56	Commercial	Split: Commercial and Conservation	SAC agrees with OPZ recommendation.	Split: Commercial and Conservation	Split: Commercial and Conservation	This change in Planned Land Use is consistent with an existing zoning split that was granted through an administrative hearing process in 2012, and is consistent with the surrounding area.	

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GLEN BURNIE	2	PLU-R3-GBN-0157	Norman Rd	16	862		33.04	Conservation	Split: Conservation and Low-Medium Density Residential SAC agrees with OPZ recommendation.	Split: Conservation and Low-Medium Density Residential	Split: Conservation and Low-Medium Density Residential	This change to Conservation and Low-Medium Density Planned Land Use is consistent with the property's existing use as a passive recreation and conservation area for the Harundale Civic Association, is compatible with the surrounding area, and supports Plan2040 Goal BE3 encouraging resident participation in the planning process.		
	2	PLU-R3-GBN-0158	7379 E Furnace Branch Rd	10	558		0.7	Low-Medium Density Residential	Commercial SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with its previous use and 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 commercial properties along Furnace Branch Rd.		
	2	PLU-R3-GBN-0159	7408 B-A Boulevard	9	318		0.24	Commercial	--	--	Industrial	This change to Industrial Planned Land Use is consistent with the existing use and 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-0162A	various on Winterhill and Barkleyridge Lane	10	171	1-42: p/o Open Space A, p/o Open Space B, and p/o Rec Area	*9.57	Medium Density Residential	--	--	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land use is consistent with the adopted zoning and with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner has expressed their desire to preserve the existing zoning of their properties, which is part of a multiphase project with future phases dependent on existing zoning and development approvals.	
	3	PLU-R3-GBN-0162B	various east of Barkleyridge Lane	10	171	p/o Open Space A, p/o Open Space B, and p/o Rec Area	*1.68	Medium Density Residential	--	--	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land use is consistent with the adopted zoning and with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner has expressed their desire to preserve the existing zoning of their properties, which is part of a multiphase project with future phases dependent on existing zoning and development approvals.	
	3	PLU-R3-GBN-0163A	various in Tanyard Cove South	10	27	p/o Floodplain	11.31 *9.44	Medium Density Residential, Conservation	--	--	Low Density Residential	Low Density Residential	This change to Low-Medium Density Residential Planned Land uses are consistent with the adopted zoning and with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner has expressed their desire to preserve the existing zoning of the properties, which is part of a multiphase project with future phases dependent on existing zoning and development approvals.	

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GLEN BURNIE	3	PLU-R3-GBN-0163B	various in Tanyard Cove South	10	27	Lots 656-741, Open Space 31, floodplain, Open Space 38, Open Space 39, Private ROW, 890 Sankofa Rd p/o lots 26-30, 295, 344, 718, 719, 742, 743, Open Space, Open Space 1, Open Space 30, Private Road ROW	*58.77	Conservation, Medium Density Residential	--	--	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land uses are consistent with the adopted zoning and with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner has expressed their desire to preserve the existing zoning of the properties, which is part of a multiphase project with future phases dependent on existing zoning and development approvals.	
	3	PLU-R3-GBN-0163C	various in Tanyard Cove South	10	27	p/o Lots 638-649, 370, floodplain, Open Space 2, Open Space 30, Open Space 32, Open Space 35, Open Space 36, Open Space 44, and 603 Pocola Drive	11.3 *4.6	Low Density Residential, Conservation	--	--	Medium Density Residential	Medium Density Residential	This change to Medium Density Residential Planned Land uses are consistent with the adopted zoning and with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner has expressed their desire to preserve the existing zoning of the properties, which is part of a multiphase project with future phases dependent on existing zoning and development approvals.	
	2	PLU-R3-GBN-0200	910 Crain Hwy	10	159, 540	3	1.42	Low-Medium Density Residential	COM	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with the commercial character along Crain Highway and would provide a transition between more intensive Commercial properties to the south and residential properties along Jackson Avenue.	
	2	PLU-R3-GBN-0400	912 Crain Hwy NW	10	140		1	^Low-Medium Density Residential	COM	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with the commercial character along Crain Highway and would provide a transition between more intensive Commercial properties to the south and residential properties along Jackson Avenue.	
	2	PLU-GBN-R3-0500	326 Greenway	91	105	22R	5.146	POS	No Rec	Application submitted after SAC discussion completed.	Commercial, Parks and Open Space	Commercial, Parks and Open Space	This change to split Commercial and Parks and Open Space Planned Land Use is consistent with the existing use of the property and supports Plan2040 Goal HCB by retaining recreational area for the surrounding neighborhood.	
	2	PLU-GBN-R3-0501	8120 Oakwood Rd	16	647		0.91	Low-Medium Density Residential	No Rec	Application submitted after SAC discussion completed.	Medium Density Residential	Medium Density Residential	This change to Medium Density Residential is consistent with the character of adjacent properties and with Plan2040 Goal BE11 by providing housing opportunities in close proximity to public amenities.	
	2	PLU-GBN-R3-0504	1007 Crain Hwy	9	378		1.26 *0.24	Commercial / High Density Residential	No Rec	--	Commercial, High Density Residential	Commercial, High Density Residential	This change revises the existing Planned Land Use split to align with zoning and is consistent with Plan2040 Goal BE7 to promote high-quality development in Town Centers.	

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GLEN BURNIE	2	PLU-GBN-R3-0505	99 Heather Stone Way	9	247	1	1.06 * .05	Commercial / High Density Residential	No Rec	--	Commercial	Commercial	This change aligns the Planned Land Use with the property line and is consistent with Plan2040 Goal BE7 to promote high-quality development in Town Centers.	
	2	PLU-GBN-R3-0506	Georgia Ave N W	9	453		1.27 * .35	Low-Medium Density Residential	No Rec	--	Commercial	Low-Medium Density Residential, Commercial	This change to split Commercial and Low-Medium Density Residential supports Plan2040 Goal HE2 to retain businesses.	
	3	PLU-GBN-R3-0507	7560 Solley Rd and Solley Rd	11	11, 268		1.95 * 2.07	Industrial / Medium Density Residential	--	--	Commercial	Commercial	This change to Commercial Planned Land Use supports Plan2040 Goal HE2 to support and retain businesses.	
MILLERSVILLE	5	PLU-R3-MRV-0100	Reserved Parcel	30	356		10.4	Rural	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is platted as a non-buildable parcel. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.	
	2	PLU-R3-MRV-0101	700 - 705 Kenora Ct; 605 - 614 Kenora Woods Ct	22	288	1 - 10, 16 - 19	4.55	High Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040 Volume II for single-family lots on 1/4 acre or less with a built density of two to five units per acre.	
	2, 3, and	PLU-R3-MRV-0102	8450 Elvaton Rd	16	882		3.1	Low Density Residential	Commercial	SAC agrees with OPZ recommendation.	Commercial, OS	Commercial	This change to Commercial Planned Land Use 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. Commercial Planned Land Use is also consistent with the existing zoning and is compatible with the surrounding area.	
	5	PLU-R3-MRV-0103	Maryland Rt 3 South La	22	363, 527		12.45	Industrial	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with the existing use as State-owned property adjacent to the Severn Run Natural Area and with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Additionally, the change is compatible with the surrounding area.	
SEVERN	4	PLU-R3-SVN-0001	1135 Reece Rd	14	141		2	Low-Medium Density Residential	High Density Residential	SAC agrees with OPZ recommendation.	High Density Residential	High Density Residential	The change to High Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 that provides an opportunity for greater diversity and affordability in housing stock in the Severn community. Additionally, the change is compatible with the surrounding area.	
	2	PLU-R3-SVN-0002	829 Stevenson Rd	15	719	1	0.9	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	The change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 that provides an opportunity for greater diversity and affordability in housing stock. Additionally, the change is compatible with the surrounding area.	
	2	PLU-R3-SVN-0003	827 Stevenson Rd	15	279		4.21	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	The change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 that provides an opportunity for greater diversity and affordability in housing stock. Additionally, the change is compatible with the surrounding area.	
	2	PLU-R3-SVN-0004	7733 Telegraph Road	14	35		6.39	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Conservation, Low Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use supports Plan2040 Goals BE 11 and 12 for additional housing opportunities and is compatible with the surrounding area.	
	2	PLU-R3-SVN-0100	500 Shaw Ct	15	228	part of lot 5 (north side Queenstown Road)	3.75	Commercial	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is a correction based on new parcel layer information. Low Density Planned Land Use is consistent with the existing use and zoning. Additionally, it is compatible with the surrounding area.	
	2	PLU-R3-SVN-0101	Minnetonka Rd	14	572		14.93	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is an update to recognize that the property is no longer under State-ownership and is now owned privately and without a conservation easement. Low Density Residential is consistent with the surrounding residential neighborhood.	

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SEVERN	2	PLU-R3-SVN-0102	1039 Minnetonka Rd	14	226		2.53	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Planned Land Use is an update to reflect that the conservation easement on this property has been extinguished. Low Density Planned Land Use is consistent with Table 17 in Plan2040 Volume II for density between one to two units per acre and is compatible with the surrounding area.	
	2	PLU-R3-SVN-0103	913 S Wiekert Rd	15	240, 244		30.5	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the intended future use as an addition to Severn Danza Park and also consistent with Table 17 in Plan2040, Volume II for public parks.	
	2	PLU-R3-SVN-0104	Crossroads Town Homes, Route 174	14	98		7.5	Commercial	Medium Density Residential	SAC agrees with OPZ recommendation.	Medium Density Residential	Medium Density Residential	This change to Medium Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE13 to provide a variety of housing types and choices and to revitalize and stabilize existing communities. The change to Medium Density Residential is also consistent with the approved and constructed development of the property.	
	2	PLU-R3-SVN-0105	Floodplain Area 2	14	98		2.2	Commercial	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is a platted wooded floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.	
	4	PLU-R3-SVN-0107	Open Space A	14	140		4.74	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	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. Additionally, the change is consistent with the existing use and is compatible with the surrounding area.	
	4	PLU-R3-SVN-0108	Pioneer Dr and Severn	14	607		9.54	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-SVN-0109	Recreation Area	21	371		2.56	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-SVN-0110	Open Space B	15	725		5.7	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-SVN-0111	8231 - 8237 Quarterfield Rd	22	28	4R, 5R, 6R, 7R	3.51	Rural	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Planned Land Use is consistent with the existing use and with Table 17 in Plan2040 Volume II for lots between 1/4 acre to 1 acre with a built density of one to two units per acre. Additionally, the change is compatible with the surrounding area.	
	4	PLU-R3-SVN-0112	8325 - 8329 Jacobs Rd W; 1200 Falcon Point Dr	21	1	1, 2, 3, 4	0.6	Medium Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with the existing use and with Table 17 in Plan2040 Volume II for lots on 1/4 acre or less with a built density of two to five units per acre. Additionally, the change is and is compatible with the surrounding area.	
	4	PLU-R3-SVN-0113	Recreation Area, Spring Mead Dr, Odenton, 21113	21	579		4.4	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-SVN-0114	Widening Strip	21	188		0.45	Medium Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use corrects a mistake which shows this widening strip as Medium Density Planned Land Use, inconsistent with the surrounding neighborhood. Low Density Residential is consistent with the surrounding residential Planned Land Use.	

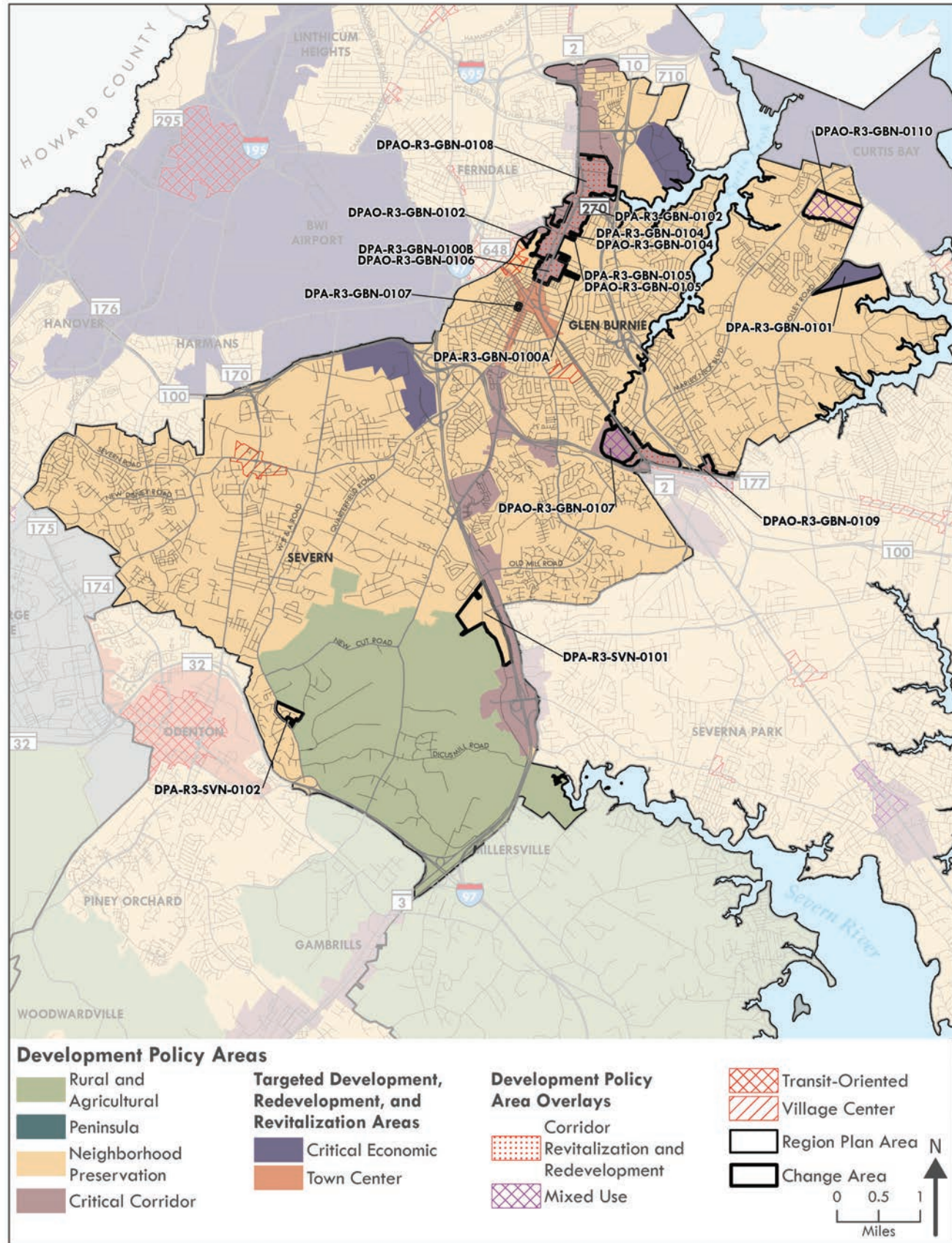
Planned Land Use Changes

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	Council Amendment	
SEVERN	2	PLU-R3-SVN-0115	Open Space	22	247		10.3	Rural	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	2	PLU-R3-SVN-0117	Open Space	9	528		2.4	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	
	1	PLU-R3-SVN-0118	Recreation Area and Floodplains	14	658		4.05	Conservation	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Conservation	Low-Medium Density Residential	This change to Low-Medium Density Residential is consistent with the remaining R5 zoning on the property and with Goal BE3 by providing an opportunity for the community to participate in the planning process. The neighborhood expressed their desire to maintain the existing planned land use and zoning on this property.	
	1	PLU-R3-SVN-0119	Recreation Area	14	744		5.94	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Conservation, Low-Medium Density Residential	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as a recreation area for the Provinces community and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.	
	4	PLU-R3-SVN-0120	1057 Loving Rd	14	148		15.25	Low Density Residential	Public Use	SAC agrees with OPZ recommendation.	Public Use	Public Use	This change to Public Use Planned Land Use is consistent with the County ownership and the existing zoning. There are concerns of devaluation of the land if the property was rezoned to OS consistent with the existing Plan2040 Conservation Planned Land Use if it was ever needed for another use. The land was purchased with Land Water Conservation Funds that have strict requirements. Grant agreements require that the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County.	
	2	PLU-R3-SVN-0121	Open Space	15	747		5.43	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as a recreation area for the Severn Pines community and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.	
	2	PLU-R3-SVN-0122	8218 Lexington Dr	15	10	46, 47, 48	0.11	Low-Medium Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with the adopted Plan2040 Planned Land Use for the remainder of this neighborhood. This property was developed as a cluster subdivision under R2 zoning in 2002.	
	2	PLU-R3-SVN-0123	Recreation Area	14	63		3.26	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as a recreation area for the Youngs Farm community and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.	
	1	PLU-R3-SVN-0124	1758 Disney Rd	14	667		1.91	Low-Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with the existing use and 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.	
	2	PLU-R3-SVN-0125	Recreation Area	22	30		5.82	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as a recreation area for the New Cut Farms community and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.	
	2	PLU-R3-SVN-0126	7867 Quarterfield Rd	15	587		0.37	Commercial	LMDR	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use supports Plan2040 Goals BE 11 and 12 for additional housing opportunities and is compatible with the surrounding area.	
	2	PLU-R3-SVN-0127	8109 Telegraph Rd	21	586		43.32	Conservation	LDR	SAC agrees with OPZ recommendation.	Conservation	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with the property's ownership status and applies one zoning district to the entire parcel.	

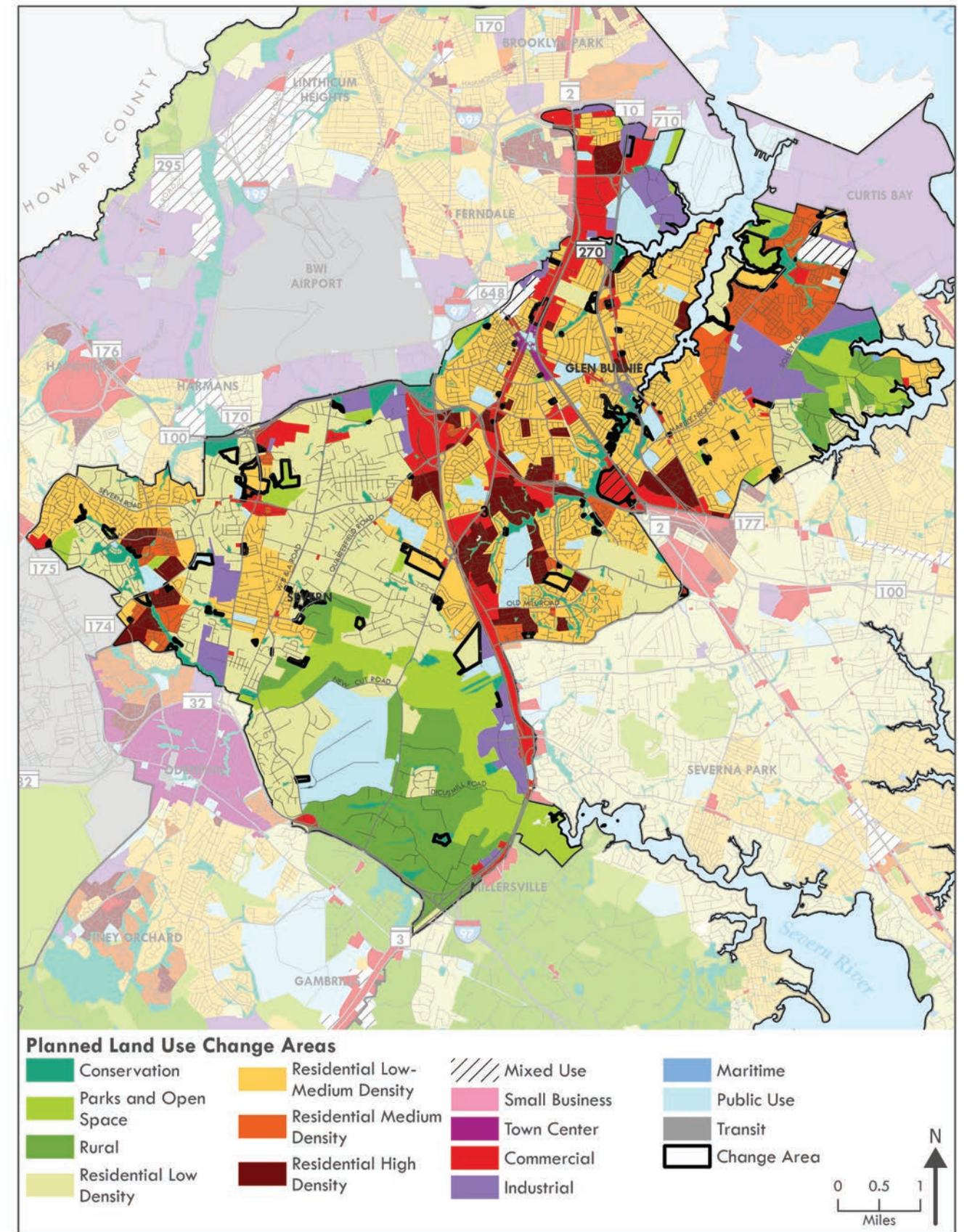
Planned Land Use Changes

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	Council Amendment	
SEVERN	2, 5	PLU-R3-SVN-0128	8303 Grover Rd; 8220 Veterans Hwy; 982 Oakdale Cir	22	191, 51, 506		81.41	Industrial	LDR	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use for this portion of these properties is consistent with the character of the surrounding area.	
	1	PLU-R3-SVN-0129	Recreation Area	14	673		2.98 *1.53	Conservation	HDR	SAC agrees with OPZ recommendation.	High Density Residential	High Density Residential	This change to High Density Residential is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner has expressed their desire to preserve development potential. Additionally, High Density Residential is consistent with Goal BE11 to provides for a variety of housing types and designs to allow all residents housing choices. This property is currently used for passive recreation. Recreation and environmental considerations will be assessed during any future development process.	
		PLU-R3-SVN-0130	Clark Station Road	14	158		26.03 *3.42		--	--	Commercial	Commercial	This Change to Commercial Planned Land Use is consistent with the adopted zoning and with Goal BE8 by maintaining future potential for local commercial options to serve the surrounding neighborhood.	
		PLU-R3-SVN-0131	393 Burns Crossing Rd	22	157		567 *5.26	Low-Medium Density Residential	--	--	Public Use	Public Use	This change to Public Use Planned Land Use is consistent with the existing use as a County-owned facility. The change is applying Public Use on portion of the Millersville Landfill that are not currently designated as such. Additionally, the change is compatible with the surrounding area.	
	2	PLU-R3-SVN-0200	761, 793, 801 Stevenson Rd; 8064 New Cut Rd	15	275, 696, 273, 337		43.16	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 by providing an opportunity for a modest increase in housing density and affordability in housing stock in proximity to community amenities and transportation corridors.	
	2	PLU-R3-SVN-0201	1006 - 1032 Minnetonka Rd; 7711, 7717, 7758 - 7769 7804 - 7832 Telegraph Rd; 7820 Sandy Farm Rd; Bulk Parcel B, Sandy Farm Rd	14	619, 397, 580, 125, 283, 25, 88, 100, 197, 208, 209, 214, 215, 216, 217, 388, 430, 558, 723, 598, 151, 648, 219, 153, 223, 221, 222, 89, 616, 423, 152, 220, 53, 54, 624, 36, 743, 37, 64, 576, 577, 64	A, B, 7R, 1	41.58	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	The change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 that provides an opportunity for greater diversity and affordability in housing stock. Additionally, the change is compatible with the surrounding area.	
	2	PLU-R3-SVN-0202	29 BKT & PT Rd	15	10	1	1.18	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use supports Plan2040 Goals BE 11 and 12 for additional housing opportunities and is compatible with the surrounding area.	

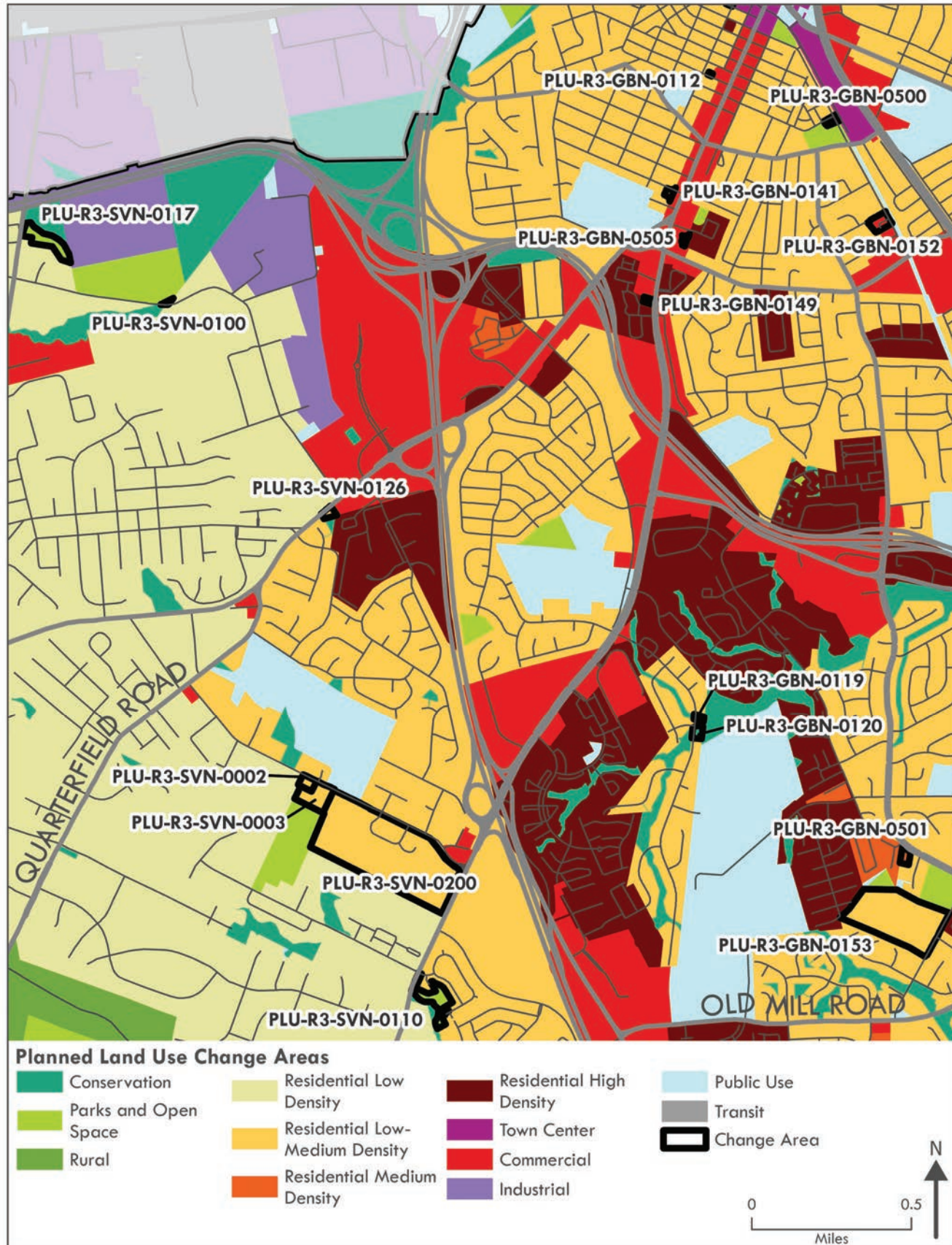
Development Policy Area & Development Policy Area Overlay Change Areas Map Since Plan204



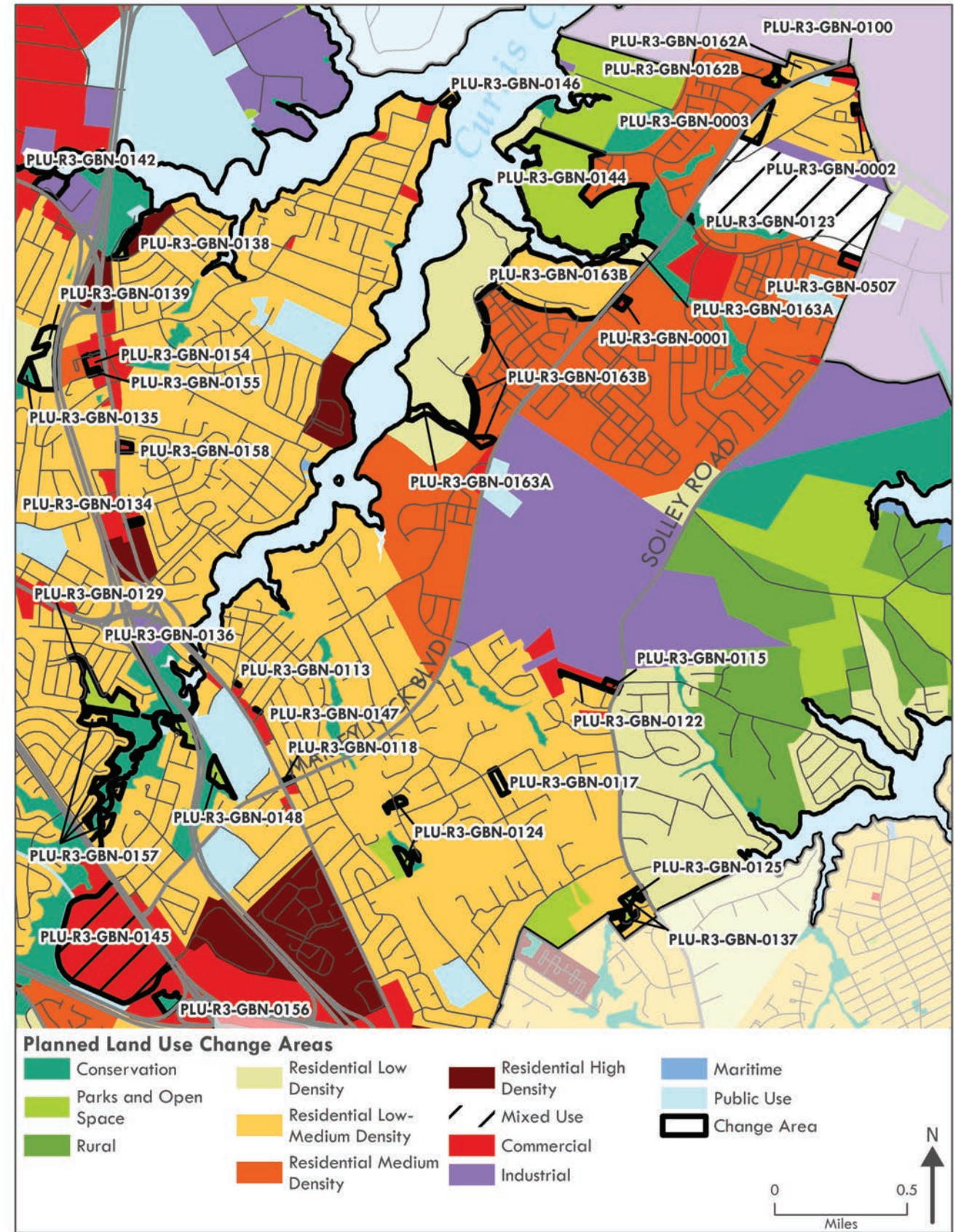
Planned Land Use Change Areas Map Since Plan2040



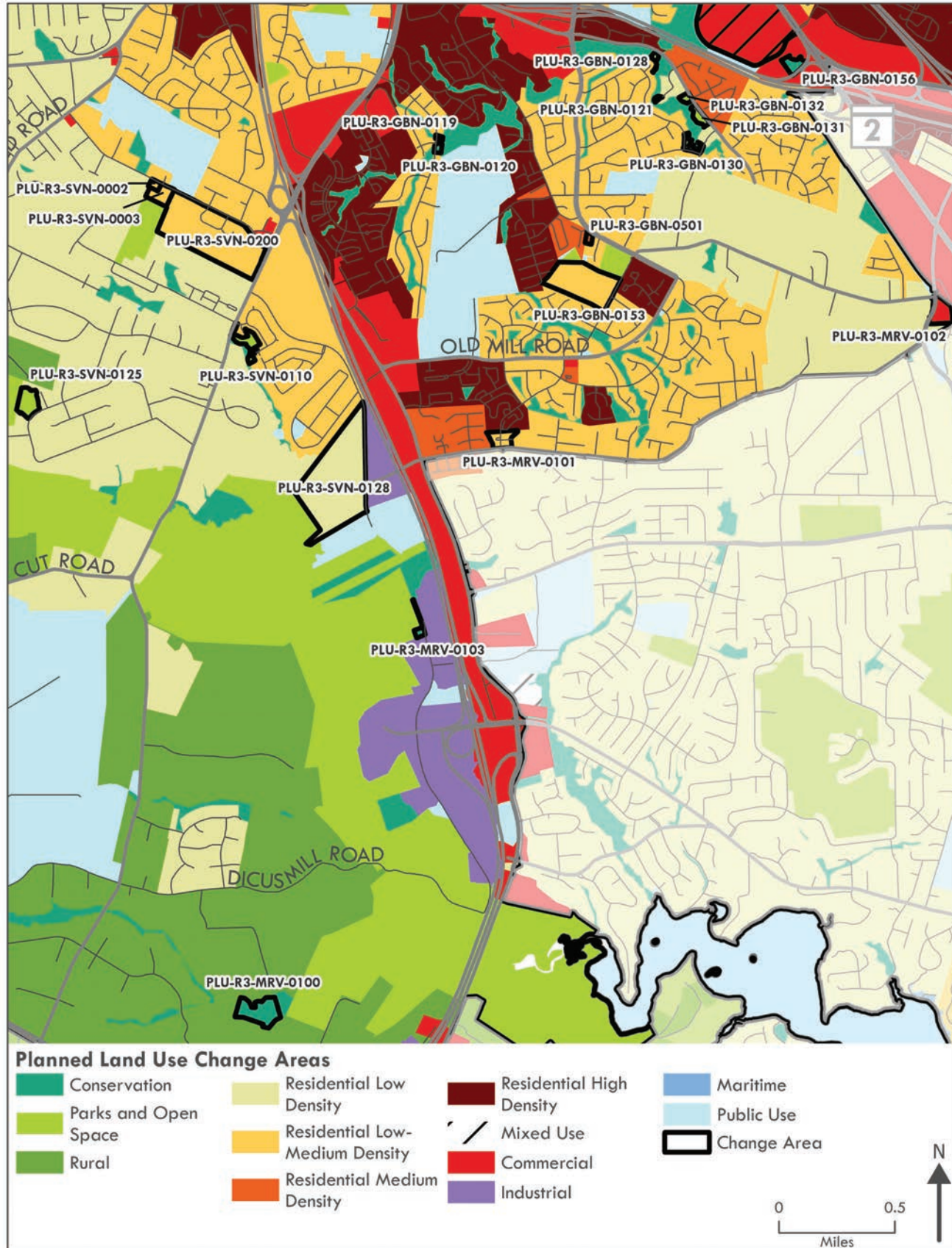
Planned Land Use Change Areas Map
Since Plan2040



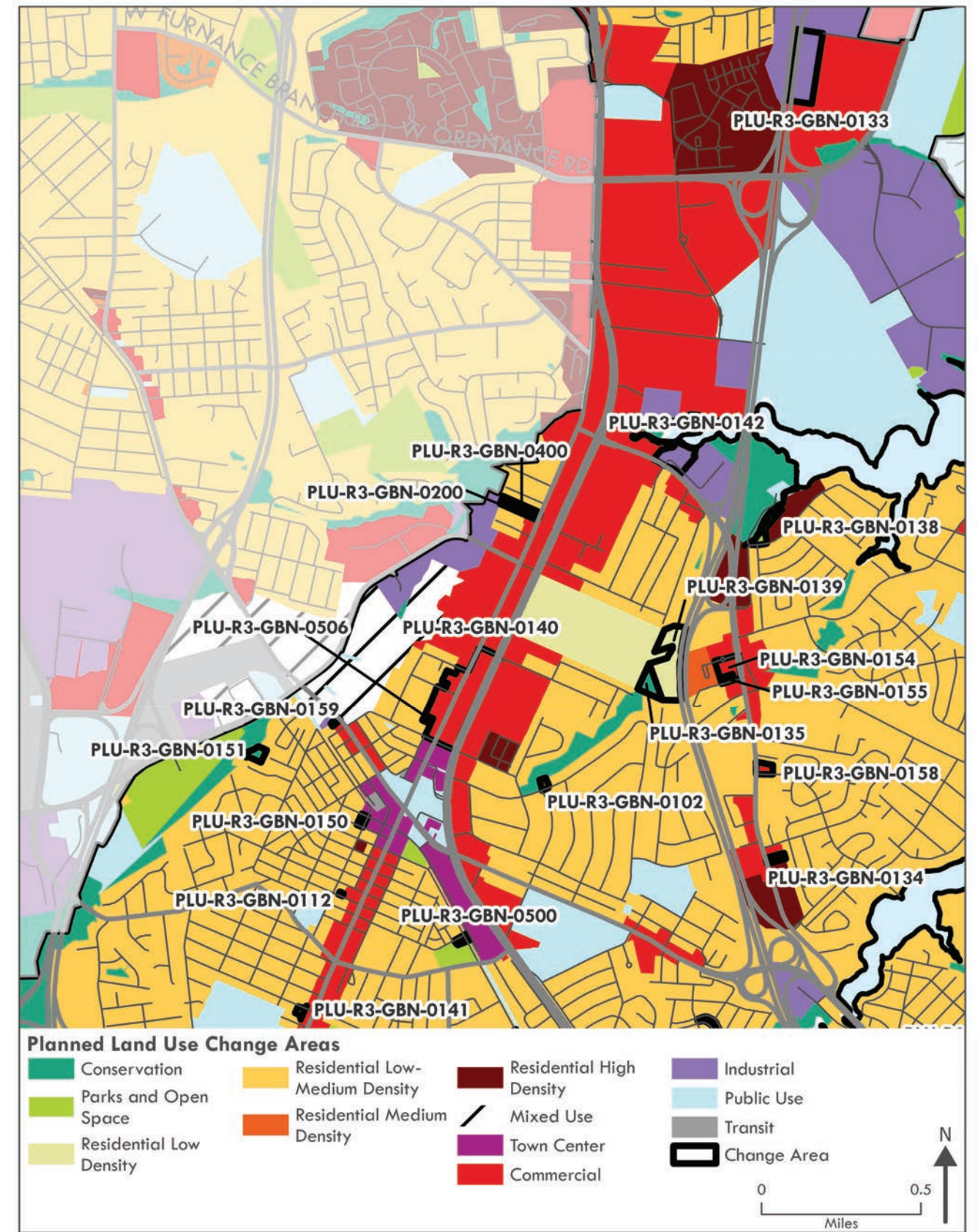
Planned Land Use Change Areas Map
Since Plan2040



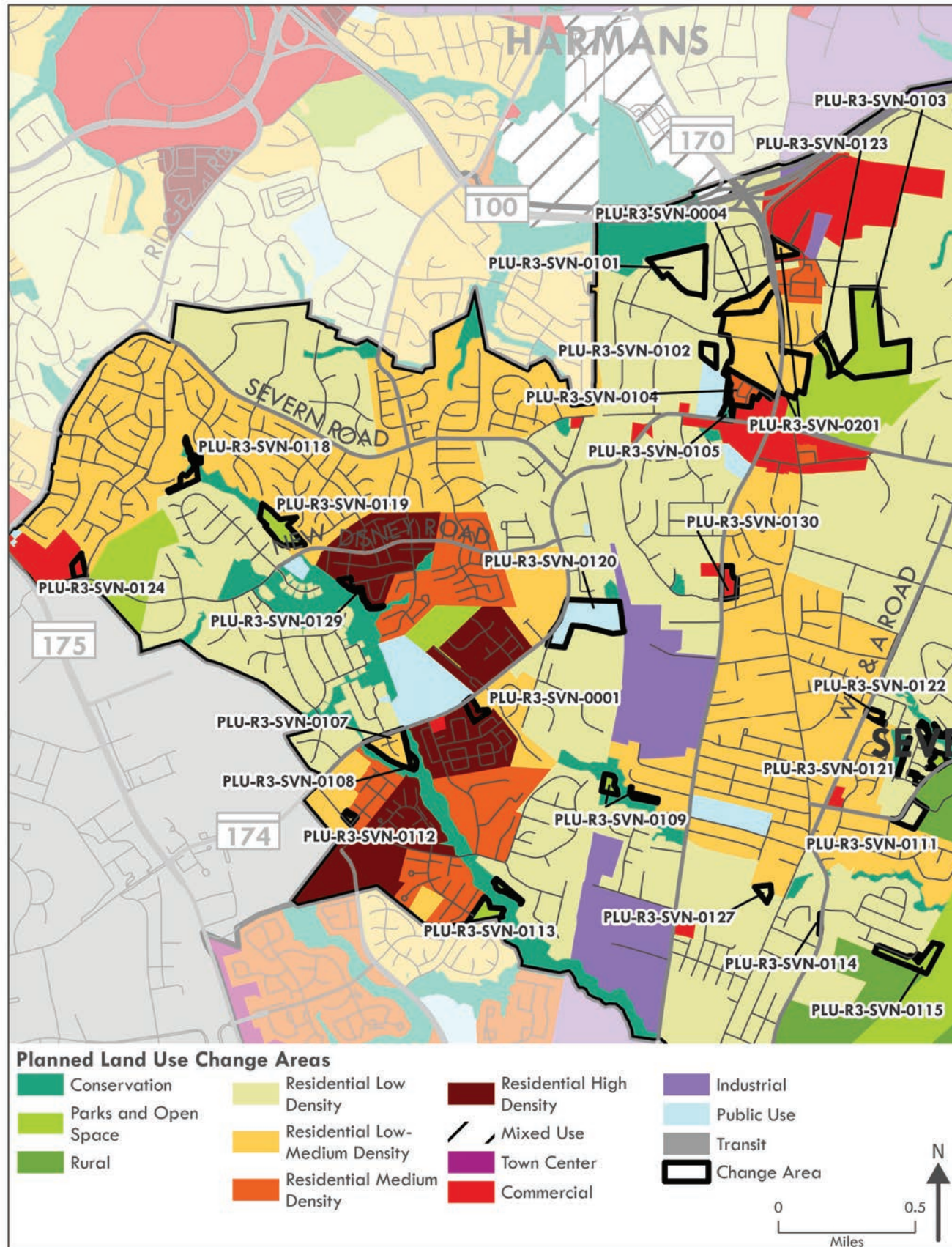
Planned Land Use Change Areas Map
Since Plan2040



Planned Land Use Change Areas Map
Since Plan2040



Planned Land Use Change Areas Map Since Plan2040



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Public Involvement & Planning Process

The Region 3 planning process kicked off in April 2023 with the launch of the Region 3 Hubsite (aacounty.org/region3) and the opportunity for the public to provide feedback through two questionnaires about what is working and not working. The public also had the opportunity to identify locations on an interactive map, including features of the region that they love, those that need to be fixed, and those they would like to see in the future. Community members left over 127 comments on the questionnaire about what is working/not working and 134 comments on the interactive map during this questionnaire period that lasted until June 30, 2023.

The Office of Planning and Zoning (OPZ) staff conducted multiple research interviews with community members and promoted the launch of the region planning process at community events. Staff conducted in-person and virtual interviews with individuals or small groups as an opportunity for open-ended comments and nuanced discussion of issues with local community leaders. When possible, staff scheduled meetings with stakeholders in the communities they represent. Staff asked participants what they thought were the most important issues relative to topics relevant to the Region Plan: environment, development, housing, public health, transportation, and economic development. Staff also asked for recommendations on the most effective approaches to engaging with the community.

To meet people who may not typically participate in local government planning efforts, OPZ staff hosted information tables at community events at the AACPL Kickoff of Kindness (June 29, 2023), National

Night Out (August 1, 2023), Korean Festival (September 17, 2023), Glen Burnie Trunk or Treat (October 26, 2023), Pasadena Trunk or Treat (October 23, 2023), Seniors Jazz Night at the Seven Center (November 17, 2023), Glen Burnie Town Center Tree Lighting (December 3, 2024), Kingdom Kare Wellness Day (June 8, 2024), Queenstown Day (July 13, 2024), and the Glen Burnie Farmers Market (September 6, 2024). OPZ also met with and provided a presentation to the Glen Burnie Rotary Club (February 1, 2024), the Glen Burnie Improvement Association (June 11, 2024), the Severn Improvement Association (July 9, 2024), and the Marley Civic League (October 8, 2024). During these events, staff provided information on the region planning process, recommended applications for the Stakeholder Advisory Committee, and requested attendee comments on community assets and needs on detailed local maps and display boards.

At the beginning of October, OPZ began the application period for property owners to submit an application requesting a change to their zoning. This application period ran from October 3 to December 15, 2023. OPZ held a public forum on October 10, 2024, to showcase the online tool about the comprehensive zoning process and how to prepare a comprehensive zoning application.

In October 2023, the Stakeholder Advisory Committee (SAC) met to review the scope of work, the process, and the Committee's roles and responsibilities at a kickoff meeting with the other Round 2 Region Plan SACs. From November 2023 to August 2024, the SAC met in a public setting to learn about various County initiatives from department staff, exchange ideas, examine

documents created by OPZ staff, and build consensus on ideas that will shape the future of Region 3.

A third public questionnaire was launched on September 13, 2023 to collect input to help inform a vision statement and strategies to achieve the vision. A vision statement provides direction for a master plan and describes how the Region will grow, preserve its resources, and capitalize on its assets for future generations. The Region 3 Vision Statement Questionnaire was available from September 13 to November 1, 2023. The public input on the visioning questionnaire as well as the previous six months of listening, analyzing, and researching allowed the SAC to develop a vision statement at their March 2024 public meeting.

At the conclusion of SAC meetings, OPZ staff developed draft strategies to address the issues that were discussed not only in the meeting, but also other relevant comments collected during the various outreach events held to date. The draft strategies are specific actions for further study and consideration by the County government and its partners to accomplish the Plan's goals and policies and address challenges and leverage opportunities. These draft strategies were shared with the public for comment. For each of the strategy questionnaires, OPZ staff held office hours in the community (drop-in sessions) to be available in-person to help explain the process and collect feedback. The following is a list of the questionnaires, dates, and drop-in sessions:

- June 21, 2023 - Region 3 Open House (Department of Aging and Disabilities North)
- September 13, 2023 - November 1, 2023: Vision Statement Questionnaire
- November 30, 2023 - January 2, 2024: Draft strategies for the Natural Environ-

ment Questionnaire available

- November 30, 2023 - January 2, 2024: Natural Environment Drop-In Session (Severn Library)
- January 30 - February 27, 2024: Draft strategies for Housing and Economic Development Questionnaire available.
- January 30, 2024: Housing and Economic Development Drop-In Session (Severn Library)
- April 15 - May 15, 2024: Draft strategies for Transportation and Healthy Communities
- April 2, 2024: Transportation and Healthy Communities Drop-In Session (Severn Library)

During April and May 2024, the SAC met four times to review draft zoning, planned land use, and development policy area maps. Similar to the draft strategies process, these maps were then shared with the public to receive feedback. The public comment period ran from June 18 to July 15, 2024. One virtual forum was held on June 20, 2024 to provide a tutorial on using the online zoning tool and two drop-in sessions (June 24, 2024 at the Glen Burnie Improvement Association and July 9, 2024 at the Severn Center) were held in the Region to allow in-person review of these maps.

The last SAC meeting was held in August 2024 to review public feedback on the preliminary draft zoning map and the draft plan. Based on the comments from the SAC, the Office of Planning and Zoning finalized draft elements that would become the Planning Advisory Board Draft of the Region 3 Plan and comprehensive zoning map.

For a complete list of meetings, the meeting minutes, recordings, questionnaire summaries, please visit the Region 3 Hub Site.

Public Outreach Summaries

Please visit the Region 3 Hub Site at www.aacounty.org/region3 to review the following outreach summaries:

- Initial Public Outreach Summary
- Vision Statement Questionnaire Summary
- Summary of Public Comments on Draft Environmental Strategies
- Summary of Public Comments on Draft Housing and Economic Development Strategies
- Summary of Public Comments on Draft Transportation and Healthy Communities Strategies

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