



Office of Planning and Zoning
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PLANNING ADVISORY BOARD

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March 2, 2011

The Honorable John R. Leopold, County Executive
Anne Arundel County
44 Calvert Street, P.O. 2700
Annapolis, Maryland 21402

RE: Bill 12-11, Comprehensive Zoning Recommendations for Councilmanic Districts
1 and 4, Planning Advisory Board Deliberation Letter

Dear Mr. Leopold:

The Planning Advisory Board (PAB) is established under § 532 of the Anne Arundel County Charter. It is our duty under § 533 of the Charter to prepare and transmit to you, the Planning & Zoning Officer and the County Council our advisory recommendations concerning comprehensive zoning. The PAB understands that the purpose of comprehensive zoning is to implement the land use recommendations of the adopted *Anne Arundel County General Development Plan* (April 2009).

On February 16, 2011, the PAB held a hearing to obtain public input regarding the 91 applications for comprehensive zoning filed with the County, covering approximately 1900 acres located within Councilmanic Districts 1 and 4. We understand that this action will be the first of three separate groups of comprehensive zoning applications ultimately covering the entire County. Of the 91 applications, the Office of Planning and Zoning staff recommended approval of Fifty-three (53) proposals. The PAB heard oral testimony and/or received written comments regarding 25 applications. Based on staff presentation and response, public oral and written testimony, the PAB is providing this deliberation letter for Council Bill 12-11.

On February 23, 2011, the PAB met to deliberate and prepare its advisory recommendations regarding the ninety-one (91) applications for comprehensive rezoning

and the fifty-three (53) proposals recommended by the Office of Planning and Zoning Staff. Of the fifty-three (53) staff proposals included in Council Bill 12-11 the PAB, by unanimous vote of the six members present, supported forty-six (46) of those recommendations.

Of the remaining seven (7), the PAB supported six (6) of the staff proposals by a majority vote.

Only one proposal was not supported by the PAB, Proposal 4-10.

Address	Proposal No. / Application No.	Comments
520 Brock Bridge Rd (Riverwood)	4-10 / CZ091429	The County proposes to rezone this property at 520 Brock Bridge Road in Maryland City from R1 to R22 to support a developer's proposal to develop the site with affordable multifamily housing. The PAB feels this type of development is too dense for this area; is concerned about environmental impacts to the Patuxent River; and questions the justification for rezoning to promote affordable housing when there is no provision in R22 mandating or ensuring that the developer provide such housing.

Of the remaining Applications that were not proposed for rezoning, the PAB voted to recommend that the following property [CZ091014] be considered for rezoning.

Address	Application No.	Comments
792 Herald Harbor Rd	CZ091014	The owner of this property had filed an application requesting commercial zoning and provided testimony (oral and written) stating that his property is adjacent to heavy commercial uses and has had issues with well water contamination, concluding that he feels the property is no longer suitable for residential use. The PAB feels this property should be included in the proposal 4-2 to rezone properties in this area to C1.

The PAB wishes to thank all of those citizens and their representatives who provided comments and written materials during the public hearing and comment period that followed. It also wishes to thank the Office of Planning & Zoning for its presentations and assistance during deliberations.

If you have questions regarding our advisory recommendations concerning the comprehensive zoning applications for Councilmanic Districts 1 and 4, please contact George Cardwell or Sharon Faulkner in the Office of Planning & Zoning.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Mary Alter".

Mary Alter, PhD
PAB Chair

cc: Larry R. Tom, Planning & Zoning Officer
Carole Sanner, Assistant Planning & Zoning Officer
Lynn Miller, Planning Administrator, OPZ
George Cardwell, Planning Administrator, OPZ
County Council