

**Table 12. Proposed Land Use and Zoning Map Changes in BWI/Linthicum Small Area**

| <b>Reference Number</b> | <b>Location of Area</b>                                      | <b>Tax Map &amp; Parcels</b>   | <b>Recommended Land Use Changes</b>                       | <b>Recommended Zoning Changes</b> | <b>Reason for Change</b>   |
|-------------------------|--|--|---|-----------------------------------|--|
| 1                       | Camp Meade Road at Light Rail crossing (north of Music Lane) | Map 4 - Parcels 557, 558, 559, 560, & 612  | Medium Density Residential to Commercial                  | R5 to SB                          | Residential uses are not the most appropriate for these parcels that abut the Light Rail crossing on Camp Meade Road. Several local small businesses and commercial uses exist along Camp Meade Road in this area.   |
| 2                       | Aviation Boulevard between Maple Ave. and Allwood Drive      | Map 4 - 118, 120, 181, 675 (lots 1A& 1B), 952 (lot 8A) and 1034 (lots 2, 4 & 6);<br>Map 9 - Parcels 83, 84, 85, 108, 109, 110 & 529 (lot 53) | Medium Density Residential to Commercial                  | R5 to SB                          | Residential uses are no longer the most appropriate use along this segment of Aviation Boulevard due to airport traffic and noise.   |
| 3                       | 7030 to 7034 Aviation Boulevard                              | Map 9 - Parcel 529 (lots 4, 5, & 62)   | Medium Density Residential to Commercial                  | R5 to C1                          | Residential uses are not the most appropriate use at this location due to airport traffic and noise. Block contains existing commercial use.   |
| 4                       | West Nursery Road @ Baltimore Washington Parkway             | Map 3 - Parcel 16;<br>Map 4A - Parcels 57, 8, & part of 7  | Industrial & Rural Agriculture to Industrial & Commercial | W3 & R1 to W1 & C4                | An Industrial Park district is a more appropriate land use for these parcels given the character of the surrounding area and their location along the BW Parkway corridor. Rezone property frontage along West Nursery Road to C4 to a depth of 250 feet to allow new commercial uses to serve the surrounding employment centers. |
| 5                       | Intersection of Hammonds Ferry Road & West Nursery Road      | Map 1 - Parcels 19, 20, 21, 22, 57, 165, 184, 185, 288, 290, 358, & part of 356  | Industrial to Commercial                                  | W2 & W1 to C3                     | General Commercial zoning is more consistent with the character of the surrounding area at the Hammonds Ferry Road / West Nursery intersection.  |

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|------------------|--|--|--|----------------------------|--|
| 6                | Andover Road and Harrison Ave.                                   | Map 4 - Parcels 99, 100, 108, 432, 866, 1079     | Low Density Residential to Industrial  | R1 to W1                   | Residential uses have been impacted by hotel and office park development along W. Nursery Road corridor. An Industrial Park district is more suitable for these parcels given the character of the surrounding area. |
| 7                | Ridge Road and Old Stoney Run Road                               | Map 8 - Parcel 125                               | Industrial to Commercial               | C1 to C4                   | Property is currently developed with a commercial use. Character of area has changed significantly. Promote a wide range of commercial uses to serve new and planned development in the area.                        |
| 8                | Stewart Avenue & Zachary Lane                                    | Map 9 - Parcel 702 & Parcel 64 (lots I, J, K)    | No change - Industrial                 | R2 to W1                   | These Parcels are not suitable for residential uses because they fall within the Airport Noise Zone and abut Interstate 97.  |
| 9                | B&A Blvd. and Orchard Road north of Ferndale commercial district | Map 4 - Parcel 117 (lots 4 to 11, Block J)       | No change - Medium Density Residential | R5 to R10                  | Allow for additional townhouse development between commercial district to the south and townhouse complex to the north.  |
| 10               | Ridge Road at New Ridge Road                                     | Map 8 - Parcel 192 (lot B)                       | No change - Industrial                 | W1 to W2                   | Promote redevelopment of former junkyard site.   |
| 11               | Furnace Road at River Road                                       | Map 3 - Parcels 197 & 136                        | Rural Agricultural to Industrial       | R1 to W1                   | Provide additional opportunity to meet the increasing demand for business park development near BWI Airport and BW Parkway.  |
| 12               | Furnace Road & River Road  | Map 3 - Parcels 7, 8, 9, 10, 11, 12, 13, 24, 66, | Rural Agricultural to                  | No change - R1             | These parcels are currently developed as low density residential and no change in  |

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|------------------|--|---|--|----------------------------|---|
|                  |  | 69, 72, 97, 112, 117, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 141, 145, part of 146, 150, 152, 153, 158, 161, 162, 167, 168, 193, 194, 195, 198, 199, 245, 265, 268, 269 & 278 | Low Density Residential                                |                            | this use is predicted in the foreseeable future; the change will make the land use map consistent with the existing use.  |
| 13               | Ehrmansville area, west of Ridge Road and north of B-W Parkway | Map 3 - Parcels 17, 74, 75, 76, 77, 79, 80, 81, 82, 19, 171, 172, 208, 209, 235, 243, 252, 257 & 281  | Natural Features to Rural Agricultural                 | No change - RLD            | This change is to make the land use map consistent with the existing zoning and current use of these parcels.   |
| 14               | Lynnview Terrace Subdivision                                   | Map 4 - Parcels 5, 58, 428 & 459  | Medium Density Residential to High Density Residential | No change - R15            | These parcels are currently developed as high density residential and no change in this use is predicted in the foreseeable future; the change will make the land use map consistent with the existing use. |