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I. Introduction

The Deale/Shady Side Small Area Plan is a refinement of the 1997 Anne Arundel County General Development Plan. It establishes a more detailed set of goals and recommendations than those contained in the County General Development Plan, and focuses specifically on the needs and desires of the local community to enhance the quality of life in the Small Planning Area.

This Plan for the Deale/Shady Side Small Area consists of a document and maps. The document addresses community history and character, land use, zoning, transportation, community facilities and revitalization areas. The maps show existing and proposed land use and zoning.

This document is a blue print for future actions that promote citizen, business, and County cooperation in the planning and development process. Together, the text and maps when adopted will amend the General Development Plan and official zoning maps, and will become the master plan for future public and private actions.

The Small Area Plan Process

Based on the 1997 Anne Arundel General Development Plan, the Small Area Plan process began with the appointment of committee members and ends with the adoption of a long-range plan for the community. The Small Area Plan process is designed to maximize public participation, build consensus and present the best plan for the future of the small planning area.

The Plan's development was a collaborative process involving the Deale/Shady Side Small Area Plan Committee, staff from the Department of Planning and Code Enforcement, other County agencies and the public. Together, the Small Area Planning Committee and staff have held public forums and conducted regular committee meetings that were open to the public. Questionnaires were sent out to community associations and neighborhoods and were handed out at public functions. These questionnaires were received and read by the Committee. Business focus groups were held and the results utilized by the Committee in their planning process. The Committee reviewed surveys, and spoke with and listened to area residents. All of this information was used by the Committee to help identify assets, issues, opportunities and to formulate a vision for the future of the Deale/Shady Side Area.

The Small Area Planning Committee and County staff has worked to identify where pedestrian and road improvements are needed. Land use was analyzed and recommendations were made as to what uses would be appropriate for the Deale/Shady Side Area. Not only were appropriate uses determined but where those uses should be located was also established. The Committee also reviewed ways that the residential and commercial areas can be designed to improve their overall function and appearance.

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Small Area Planning Process – Tasks and Responsibilities