

## VI. LAND USE, ZONING AND ECONOMIC DEVELOPMENT

### Existing Conditions

#### *Existing Land Use*

The Lake Shore Planning Area is approximately 14,127 acres. The area is generally bounded by the Patapsco River on the north, Rock Creek, Tick Neck Road, Mountain Road, Magothy Bridge Road and the Magothy River on the west, the Magothy River on the south and the Chesapeake Bay and Patapsco River on the east. Older, established residential communities and large tracts of vacant land characterize the area. Many of the communities are oriented around the creeks and along Mountain and Fort Smallwood Roads. The primary commercial area is located on Mountain Road between Hogneck Road and MD 100. Other commercial areas are scattered along Mountain Road and Fort Smallwood Road. The 1995 Existing Land Use is shown on Map 1. Table 15 shows the amount of land in each of the land use categories. The acres and percentages are based on the most recent land use data from 1995.

<b>Land Use Category</b>	<b>Acreage</b>	<b>Percentage of Total</b>
Single Family Dwelling	7,051	49.91
Townhouse	154	1.09
Office	8	0.06
Retail	205	1.45
Industrial	3	0.02
Transportation/Utility	127	0.90
Natural Open Space	623	4.41
Recreation and Parks	692	4.90
Government/Institutional	314	2.22
Vacant	4,868	34.46
Water	82	0.58
<b>Total</b>	<b>14,127</b>	<b>100.00</b>

**Residential Land Uses** total over 51 percent of the area. The majority of residential use is single- family housing. Some of the residential communities include Beachwood Park, Chelsea Beach, Beachwood Forest, Woodland Beach, Rockwood Beach, Fairwood, Riding Woods, Chesterfield, Venice on the Bay, Paradise Beach, Belhaven Beach, Forest Glen, Lake Shore, Kingston Estates, Saybrooke, Greenhill Manor, Ventnor Forest, Long Point, Laurel Acres, Lakewood, North Shore on the Magothy, Poplar Ridge, Bayside Beach, Brekenridge, Eagle Hill, Sillary Bay and Gibson Island.

**Commercial Land Uses** include office and retail establishments account for approximately 1.5 percent of the area. These are generally located along Mountain Road between Hogneck Road and MD 100 and scattered further eastward along Mountain Road. The Lake Shore Plaza, which includes over twenty businesses and the Pasadena Senior Center, is the largest commercial complex in the Small Area. Other commercial establishments include Bayside



Center, Lake Shore Commerce Center, Angels Grocery, Phelps Liquors and Texas Roadhouse Restaurant.

**Industrial Land Uses** are located on the north side of Fort Smallwood Road at the intersection of Hogneck Road. The industrial business is Storage USA, a self-storage center.

**Transportation/Utility Land Uses** typically includes the roadways and utility corridors.

**Government/Institutional Land Uses** include the Mountain Road Library, the public schools, fire stations and churches.

**Natural Open Space** accounts for nearly 5 percent of the Small Area. Most of this area is streams and associated 100-year floodplains and wetlands.

**Recreation and Parks** includes all of the publicly owned parkland as well as a private recreational area. Publicly owned recreation and parkland includes the Lake Shore Athletic Complex, Jacobsville Park, Bodkin Park, Poplar Ridge Park, Fort Smallwood Park, and Downs Park. The private recreational area is the Gibson Island Golf Club. This land use makes up nearly five percent of the area.

Approximately one-third of the planning area is in the **Vacant** land use category. The majority of this land is located on the south side of Mountain Road between Lake Shore Drive and South Carolina Avenue and on the north and south sides of Fort Smallwood Road Water Oak Point Road and Bellhaven Road. The majority of this land has been acquired by the County and will be passive open space or active recreation (Golf Course).

### ***General Development Plan***

The County's current General Development Plan (GDP), as adopted in 1997, serves as an overall policy guide that maps out a land use plan for the entire County reflecting desired future growth patterns over the next 10 to 20 years. The Lake Shore Small Area Plan is intended to adjust and refine the GDP, reflecting existing uses and illustrating in greater detail the proposed development of the area over the next 10 to 20 years. The GDP Land Use Map is depicted on Map 2. In general, the current GDP land use plan for the Lake Shore area consists of the following elements:

**Rural Agricultural** land use covers a vast majority of the Lake Shore Small Area. All of the area from the Patapsco River southward to the Magothy River and from the Chesapeake Bay westward to Fort Smallwood Road, Elizabeth Road, Mountain Road, and just east of Magothy Beach Road is designated as Rural Agriculture. Land use in this category is meant to continue as rural and agricultural. These areas are not planned for public sewer or water service in the future. Residential uses are also allowed within this area; however, the GDP recommends that new residential uses be developed in villages or clusters to preserve as much land as possible.

**Residential Low Density** land use is in the triangle created by Hog Neck Road, Elizabeth Road and Mountain Road; and just east of Magothy Beach Road for the communities of



Johnstown, Pine Crest, Beachwood Forest and Chelsea Beach. This land use category indicates where housing densities are two dwellings per acre or less. Single-family homes are the typical dwelling type in this category. Public water and sewer are generally not provided nor planned for the future.

**Residential Low-Medium Density** land use is located in the area between Fort Smallwood Road/Hog Neck Roads westward to Tick Neck Road. This category indicates where housing densities range from two to five dwellings per acre and where public water and sewer facilities are planned. Dwelling types in this category include single-family homes and townhomes.

**Commercial** land use is shown east of Hog Neck Road between Mountain Road and MD 100 and the north and south sides of Mountain Road west of Edwin Raynor Boulevard.

**Natural Features** land use covers Fort Smallwood Park, Bodkin Park, Downs Park, Lake Shore Athletic Park, Gibson Island Golf Course, Camp Whipperwill and the floodplains and wetlands associated with the streams.

### **Zoning**

Zoning is one of the primary planning tools used to regulate the use and intensity, development and preservation of land within the County. All land is classified in a zoning category. About 91% of the land in the Lake Shore planning area is classified in the Residential Zoning District. Approximately 23 percent is Low Density land use (RLD Zone), 68 percent is Low-Medium land use (R1, R2 and R5 Zones), and less than 1 percent is Medium Density land use (R10 Zone). Only one percent of the land is classified in the Commercial Zoning District. The 169 acres of commercially zoned land is classified in the C1, C2, C3 or C4 Zone. None of the land in the planning area is within the Industrial Zoning District (W1, W2 or W3 Zones). Very little (less than 1%) of the land is classified in one of the Maritime Group Districts. Approximately 58 acres is zoned MA1, MA2, MA3 or MB. About 6% of the land is classified the Open Space District. Existing zoning is shown on Map 3 and in Table 16.

<b>Table 16. Acreage and Percentage of Existing Zoning by Category, 2003</b>		
<b>Zoning Category</b>	<b>Acreage</b>	<b>Percentage of Total</b>
OS Open Space	1018	7.2
RLD Residential Low Density	3,288	23.27
R1 Residential	4,710	33.34
R2 Residential	4,339	30.71
R5 Residential	533	3.77
R10 Residential	12	0.08
C1 Commercial - Neighborhood Retail	24	0.17
C2 Commercial - Office	19	0.13
C3 Commercial - General	93	0.66
C4 Commercial - Heavy	33	0.23
MA1 Maritime - Community	7	0.05
MA2 Maritime - Commercial	6	0.04
MA3 Maritime - Yacht Club	15	0.11
MB Maritime - Group B	30	0.21
Total	14,127	100.00



## **Assets/Issues/Goals/Recommendations**

### ***Asset/Issue 1:***

It was pointed out at the initial public forum that the residents would like to keep future residential development to a minimum so that additional problems with traffic, schools and other public facilities does not occur. Concern has been raised in particular for Mountain Road and Fort Smallwood Road, which are the two major arteries that serve the area. The residents are in favor of providing adequate and safe roads but are not in favor of providing extra capacity that will accelerate and/or promote new growth.

Suggestions to help maintain the current densities include setting aside additional land as open space or parkland and working to enroll more land in conservation-based programs including agricultural preservation and environmental trusts.

The Small Area Planning Committee and staff discussed existing and future commercial nodes. Although there are a few small commercial areas along Mountain Road and Fort Smallwood Road, it was decided that those areas should not be expanded with additional commercial. A commercial hub for the Lake Shore area has been identified. This commercial hub is located along Mountain Road between Hogneck Road and Temple Drive (See Map 4). The hub encompasses primarily the existing commercially zoned property in this area. The Small Area Planning Committee also identified the Brumwell property as part of the commercial hub, even though it is not in their Small Area. The Committee expressed that the Brumwell Property should remain zoned C2.

Changes in zoning should also be considered on a case-by-case basis and where possible, densities reduced to be in conformance with adjoining land use if the properties are currently vacant.

***Goal: Ensure that future residential development is sustainable and maintains the rural character of the Lake Shore Area.***

### ***Recommendations:***

1. Residential densities should not exceed that which has been defined by this Plan. Where possible, densities should be reduced to be in concert with the character of the surrounding areas
2. Identify areas that qualify for easement acquisition programs (agriculture, heritage, land trusts, etc.) and encourage landowners and the County to work together to protect them from future development.
3. Develop new and/or more flexible regulations, which will allow the preservation of more property for agriculture and open space specific to Lake Shore.

Map 4. Commercial Hub - page 29

**Asset/Issue 2:**

The Lake Shore Small Planning Area has several small nodes of older commercial development primarily along Mountain Road between Edwin Raynor Boulevard and MD 100. There are other small nodes of commercial along Mountain Road and along Fort Smallwood Road.

Commercial businesses in the Pasadena area along Mountain Road and larger retail stores in the MD 2 corridor serve the Lake Shore Small Planning Area. The existing commercial in Lake Shore provides for local convenience and should stay small and local in nature. Future commercial should be restricted in size and location and developed in such a way as to enhance and improve, that which already exists.

***Goal: Have commercial development that will serve the local community and will be located in appropriate locations. Existing commercial businesses will be revitalized and improved where possible.***

**Recommendations:**

1. Limit new commercial development to that which serves the local community and limit it to areas that have been defined in this Plan as commercial nodes.
2. Improve the appearance of commercial and business establishments in the planning area by adopting design guidelines that consider: uniform facades; coordinated setbacks; better design and placement of parking; landscaping and sign standards; and maintenance requirements for businesses.

**Proposed Land Use Changes*****Land Use***

A new land use plan is proposed for the Lake Shore Small Area. The proposed changes attempt to refine the 1997 *General Development Plan* (GDP) by more accurately reflecting both current development patterns and desired future growth over the next twenty years. To determine the long-term use of the land, the Staff and the Small Area Plan Committee used criteria such as existing land use patterns, Critical Area designation, environmental features, existing zoning, water and sewer categories, the desire of the community as expressed at public forums and the Small Area Vision Statement. Based on these criteria, two types of land use changes proposed:

1. The first type of land use change is considered land use map “corrections”. Most of the changes proposed are within this category. These are changes where the GDP shows land use categories that do not correspond with the existing zoning. The corrections are reflected on Map 5 and are summarized below:
  - a. RA and RLD zoned land that is not designated as Rural/Agriculture is changed as such;
  - b. R1 and R2 zoned land that is not designated as Residential Low Density is changed as such except for some areas with a Resource Conservation Area Overlay; these areas remain as Rural Agriculture;
  - c. R5 zoned land that is not designated as Residential Low-Medium Density is changed as such unless it is within an area that is characterized as Residential Medium Density;

- d. Unless otherwise noted, designate Commercially Zoned land that is used as such to a commercial land use if not already so;
  - e. Designate County-owned parkland as Natural Features if not already so;
  - f. Designate Maritime Zoned land as Maritime Use; and
  - g. Designate land that has government and institutional uses in the Government / Institutional Land Use category. This land use category was used in the GDP to indicate major Federal and State facilities or land holdings located in the County. This category has been expanded to include churches and County-owned facilities such as public schools, libraries, fire stations and police stations.
2. The second type of land use change is considered an actual change to the land use map. For example, a change from Residential Low Density land use category to Commercial land use category. These changes are listed in Table 17 by tax map and parcel with location and justification given. These changes are also reflected on Map 6.

The Land Use map in this Small Area Plan is to serve as a guide for comprehensive zoning changes, which will be adopted subsequent to adoption of this Plan.

<b>Table 17. Proposed Land Use Map Changes</b>				
<b>Reference Number for Map 6</b>	<b>Location, Acreage</b>	<b>Tax Map, Parcel, Lots, OPZ 200 Scale Sheet,</b>	<b>Recommended Land Use Map Changes</b>	<b>Rationale for Change</b>
1 (also see Map 6A)	1343 Water Oak Point Road (4.356 Acres)	Map 17 Parcel 16 Sheet V9	Residential Low Density to Maritime	The change from Residential Low Density to Maritime is consistent with the existing use.
2 (also see Map 6A)	1421 Mirable Way (2.42 Acres)	Map 17 Parcel 257 Sheet W9	Residential Low Density to Maritime	The property has access only through the White Oaks Marina and is owned by the same owner as the Marina.
3 (also see Map 6B)	Honolulu Property (235 Acres)	Map 18 Parcel 1	Rural Agricultural to Natural Features	This property has been acquired by Anne Arundel County through a gift and open space purchase
4 (also see Map 6C)	7605A, 7631 Bay Street (1.048 Acres)	Map 12 Parcel 7, Lots 20, 34-42, p/o lot 7, Section C Sheet Y8	Residential Low Density to Natural Features	The change from Residential Low Density to Natural Features is consistent with the existing use, which is community open space and beach access.
5 (also see Map 6C)	2074, 2076 2080, 2088 Kurtz Avenue (3.298 Acres)	Map 18 Parcel 17 (lots 93 – 100, 107-116) Sheet Z9	Natural Features to Residential Low Density	A commercial use exists on lots 93-100 and a residence exists on lots 107-114. These uses do not meet the purpose of natural features. The character of this area is Residential Low Density.

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6 (also see Map 6D)	Fort Smallwood Road (Compass Pointe Golf Course 734.34 Acres)	Map 18 Parcel 16 Sheets W9, X9, W10, X10, W11, X11	Rural Agricultural to Natural Features	This parcel is owned by Anne Arundel County. The change to the land use map is consistent with the existing and intended uses of the property.
7 (also see Map 6D)	1720 Poplar Ridge Road (Poplar Ridge Park and Belhaven Woods Subdivision (58.6 Acres)	Map 18 P/O Parcels 26 (47.5 acres), P/O Parcel 317 (2.05 acres of Floodplain dedicated to Anne Arundel County and 9.05 acres of Open Space within Belhaven Woods) Sheets X9, X10, Y10	Rural Agricultural to Natural Features	These parcels are either floodplain, a park, or homeowners open space. The change to the land use map is consistent with the existing and intended uses of the property
8 (also see Map 5E)	4110, 4304 and 4306 Mountain Road 5.39 Acres	Map 17 Part of Parcels 138, 233, 431 Sheet V11	Commercial, Rural Agricultural and Natural Features to Commercial and Residential Low Density	The area recommended to change from Natural Features to Commercial is not an environmentally sensitive area nor does it serve as a public use such as a park or recreation area. The area that is proposed to change from Rural Agricultural to Commercial is currently used as commercial, surrounded by commercial uses and has direct access to Mountain Road. The area that is proposed to change from Rural Agricultural to Residential Low Density is consistent with the surrounding land use and the adjacent neighborhood

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9 (also see Map 6F)	4469 Mountain Road (1.1 Acres)	Map 24 Part of Parcels 127, 362 Sheet W12	Rural Agricultural to Commercial	The change in land use from Rural Agricultural to Commercial is consistent with the existing use of the property. A portion of the parcel is used as parking for the Texas Roadhouse Restaurant. Increasing the commercial land use on the parcel would allow expansion of the existing business.
10 (also see Map 6F)	4487, 4497 Mountain Road (2.0 Acres)	Map 24 Parcels 150, 151 Sheet W12	Commercial and Residential Low Density to Commercial and Residential Low Density (expand Commercial Land Use)	Parcels 150 and 151 are currently split-zoned R1 and C1. The recommendation is to change the land use category to increase the commercial area to allow expansion of the existing uses. These properties are used commercially and are surrounded by commercial and public uses.
11 (also see Map 6E)	Magothy Beach and Woods Roads (Jacobsville Park 15.5 Acres, and Lake Shore Athletic Complex 166.57 Acres)	Map 24 Parcels 35, 452, 713, 746 Sheets V11, W11, V12, W12	Rural Agricultural Natural Features	These properties have been acquired by Anne Arundel County for the purpose of expanding the parks in this area. The change in land use to natural features is consistent with County policy.
12 (also see Map 6G)	Mountain Road (Looper Property) (388 Acres)	Map 25 Parcel 56 Sheets W13, X13, W14, X14	Rural Agricultural to Natural Features	This property has been acquired by Anne Arundel County and the State of Maryland with the purpose of preserving this area as open space. The change in land use to natural features is consistent with County policy.

**Table 17. Proposed Land Use Map Changes**

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13 (also see Map 6H)	Otter Pond, Gibson Island (42.36 Acres)	Map 33 Sheet AA15, BB15, BB16	Rural Agricultural to Natural Features	This area is a pond that is a large pond that is shown as rural agriculture. Large bodies of open water are normally designated as natural features.



Map 6. Proposed Land Use Changes – Page 37







Map 6D. Proposed Land Use Changes – Page 41





Map 6G. Proposed Land Use Changes – Page 44

