

COUNTY COUNCIL OF
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AMENDED LEGISLATIVE SUMMARY

To: All Councilmembers of the Anne Arundel County Council
From: Linda M. Schuett, Legislative Counsel
Date: August 31, 2020
Subject: Bill No. 64-20

This Amended Legislative Summary updates section and subsection references in Bill No. 64-20 as introduced.

Redevelopment in the Glen Burnie Sustainable Community Overlay Area:

Bill No. 64-20 addresses redevelopment in the Glen Burnie Sustainable Community Overlay Area, as shown on the map that accompanies the bill. It is an optional, not mandatory, method of redevelopment.

Redevelopment is defined as the rehabilitation of an existing structure or new construction if one or more of the lots (1) is zoned as high density residential (R10 through R22), town center, commercial, or industrial; (2) has or had preexisting structures, uses, or paved parking; and (3) has primary vehicular access from an arterial road or from a local or higher classification road that directly accesses an arterial road. *See* § 18-14-601(a)(2).

The provisions of this bill do not apply to greenfield development, meaning the development of land not previously developed.

Purposes:

The bill facilitates redevelopment of underutilized or deteriorated properties by allowing flexibility of design, building types, and densities; a wide range of redevelopment alternatives; creative uses or mixes of uses; and the assemblage of lots. It encourages pedestrian connections, community enhancements (as defined below), and high-quality design. *See* § 18-14-601(b).

Uses; bulk regulations; community enhancements:

Redevelopment in the Glen Burnie Sustainable Community Area may include any use allowed in the R15, R22, C2, C3, C4, and W1 zoning districts as permitted or conditional uses. The allowed uses are not limited by the underlying zoning. For example, if a developer wishes to redevelop two lots, one zoned as R10 and the other zoned as R22, the developer may redevelop the properties with uses or a mix of uses allowed in R15, R22, C2, C3, C4, or W1. In addition, the Planning and Zoning Officer may approve additional uses so long as the uses are compatible with the surrounding neighborhood. *See* § 18-14-603.

The only bulk regulations that apply to redevelopment in the Glen Burnie Sustainable Community Area are those which relate to building height and floor area ratio. *See* § 18-14-604(a). All other bulk regulations in the Code, containing setbacks, coverage, lot size, density, and the like, do not apply.

The building height and the floor area ratio requirements are increased if the development includes one or more community enhancements. *See* § 18-14-604(a). A community enhancement is a contribution or feature that exceeds the requirements of the Code and that improves the community's aesthetic character or quality of life. Examples include pocket parks, playgrounds, recreational facilities, trail improvements, transit improvements, public meeting space, public art, and contributions to capital projects relating to a public park or community facility. *See* § 18-14-601(a)(1).

Review Process:

Redevelopment in the Glen Burnie Sustainable Community Area is commenced by the filing of an application for approval of a Concept Plan. The Concept Plan includes 3D massing, which shows a structure in three dimensions rather than a single perspective, thereby giving the community a better sense of what the proposed redevelopment will look like. The Concept Plan must also include the general site layout, the approximate location of structures; the proposed building types and uses; the approximate number of dwelling units or approximate square footage of structures; pedestrian connections; certain tabulations; narrative descriptions about compatibility and how the proposed redevelopment meets one or more purposes of the overlay; a description of any community enhancements; and the location of any environmental features based on existing inventories and mapping. *See* § 17-7-302. After filing the application, the developer meets with the Office of Planning and Zoning to discuss the Concept Plan. Within 45 days thereafter, the Office of Planning and Zoning provides written comments and the developer revises the Concept Plan accordingly. *See* § 17-7-303(a).

Although existing law requires a community meeting under certain circumstances only, a community meeting is required for all redevelopment in the Glen Burnie Sustainable Community Area. County staff must attend the community meeting. At the meeting, the developer and the community discuss the proposed redevelopment, thereby providing the developer with early

feedback on the project prior to having make a significant financial investment. The developer must keep comprehensive minutes and mail or email the minutes to those who attended the meeting. *See* § 17-7-303 (b) and (d). The developer then files a revised Concept Plan to incorporate community comments, to the extent practical. *See* § 17-7-303(e).

Within 45 days, the Office of Planning and Zoning and other reviewing agencies meet to review the revised Concept Plan and they issue a preliminary decision to approve, approve with conditions, or disapprove the Plan, thereby giving the developer an early sense of the likelihood of final approval. *See* § 17-7-303(f).

After completion of the Concept Plan phase, the developer may choose to skip the usual first phase of the development review process (Sketch Plan or Preliminary Plan) and proceed to the second phase (Final Plan or Site Development Plan) without the need for a modification, which would otherwise be required. Another community meeting must be held within 45 days after the submission of the final plan or site development plan. *See* § 17-7-304.

Adequacy of public facilities; open space; recreation area; open area; and landscape plan:

Provisions relating to the adequacy of public roads and schools are borrowed, in part, from the law governing the Parole Town Center and the Odenton Town Center. Similar to the Odenton Town Center, the road standards include a smaller impact area; use 250 new daily trips as the threshold for testing, rather than 50 trips; and provide additional considerations for mitigation. *See* § 17-5-401(c). Similar to the Parole Town Center, there is a potential exemption from the need to pass the adequacy of public schools test. The exemption is available only if (1) the proposed redevelopment is located in the town center zoning district, shown as the small blue area on the map that accompanies the bill; (2) the redevelopment includes a mix of uses connected by pedestrian access; and (3) if multifamily dwellings form part of the mix, at least 50% of the units consist of efficiency or one-bedroom units and no dwelling units have more than two-bedrooms. *See* § 17-5-207(e).

To the extent practical, a developer must comply with the open space, recreation area, open area, and landscaping requirements contained in § 17-6-111 and § 17-6-202 of the Code. However, if these requirements create a difficulty or hardship in achieving one or more of the goals for redevelopment in the Glen Burnie Sustainable Community Area, the developer may submit an alternative plan, subject to approval by the Office of Planning and Zoning, without the need for the modification that would otherwise be required. *See* § 17-7-305.

Financial incentives:

This bill provides the same property tax credit to redevelopment in the Glen Burnie Sustainable Community Area as is allowed for the development of properties in a commercial revitalization area. *See* § 4-2-307. It also provides for a 50% reduction of development and permit application fees. *See* § 17-11-102(b).