

Introduction

This report presents a summary of the public input on the Preliminary Draft of Plan2040, the General Development Plan (GDP) for Anne Arundel, submitted to the Office of Planning and Zoning during the 45-day public review period (September 30, 2020 through November 15, 2020).

Plan2040 is Anne Arundel County's comprehensive plan to guide land use in the County, capitalize on its assets and conserve critical resources. It is prepared in compliance with State requirements and guidelines. Adopted by the County Council, Plan2040 establishes policies and recommendations to guide land use decisions over a 20-year planning timeframe. All master plans and development regulations adopted by the County must be consistent with the goals, policies and strategies of Plan2040.

Topics

1. Public Notification of Preliminary Draft Plan2040 review
2. Demographics of Commenters
3. Summary of Comments and Responses

Attachment

List of all comments received during public review period

1. Public Notification of Preliminary Draft Plan Review

The Preliminary Draft of Plan2040 was made available for public review on the Anne Arundel County Office of Planning and Zoning website. A PDF version of the document was posted along with a set of three interactive web maps that showed the draft Development Policy Areas, Resource Sensitive Policy Areas, and Planned Land Use Map. Printed copies of the preliminary draft plan were made available at the sixteen branches of the County public library.

The public was notified of the availability of the preliminary draft plan for review through:

- Press release, press conference, and related media articles
- Direct email messages to an email list of people who provided their contact information through the Plan2040 planning process
- Weekly e-newsletters distributed by the County Office of Community Engagement and Constituent Services distributed to homeowner associations, community associations, non-profit organizations, chambers of commerce, and individuals who have subscribed to the newsletter

A series of three virtual town hall meetings on October 15, 22, and 29 2020 focused on the Plan2040 themes of Green Future, Smart Future, and Equitable Future. A virtual town hall meeting was also hosted by the Crofton Civic Association, in partnership with a number of other local community associations in the Crofton, Gambrills, and Millersville area.

2. Demographics of Commenters

Approximately 470 people submitted comments on the Preliminary Draft of Plan2040. The following charts illustrate the demographic composition of people who submitted comments on the survey through the Office of Planning and Zoning website. (A total of 341 respondents provided demographic information). Respondents to the survey represented a wide range of ages (Figure 1). The majority of respondents identified as white (76%) and as homeowners (92%) (Figures 2 and 4). Residents of Millersville, Severna Park, Arnold, Crofton, Mayo, and the Annapolis area provided the most comments (Figure 3). Additional efforts are needed in the future to engage more representatives of people of color, renters, and stakeholders from North, West, and South County.

Figure 1. Age Distribution

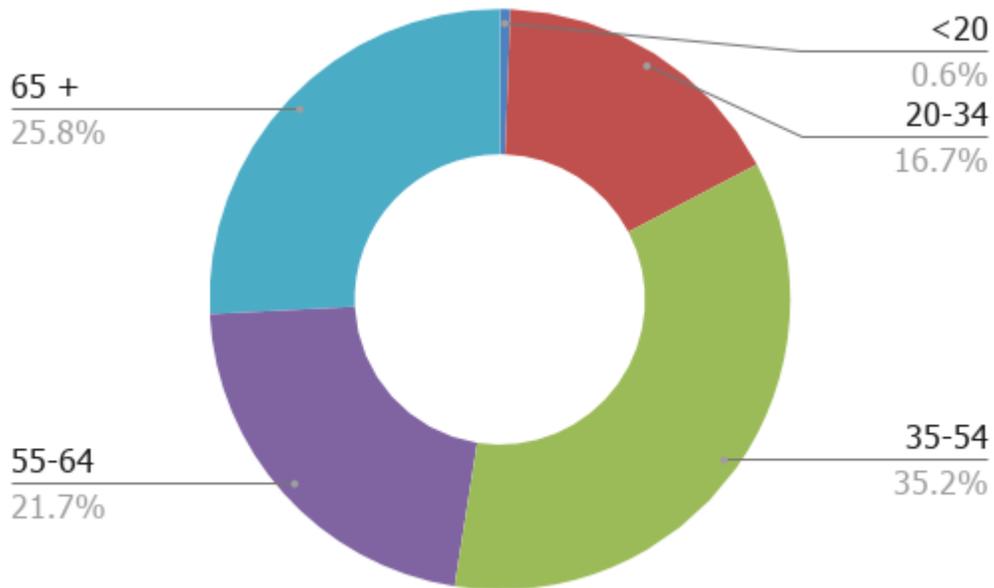


Figure 2. Racial and Ethnical Distribution

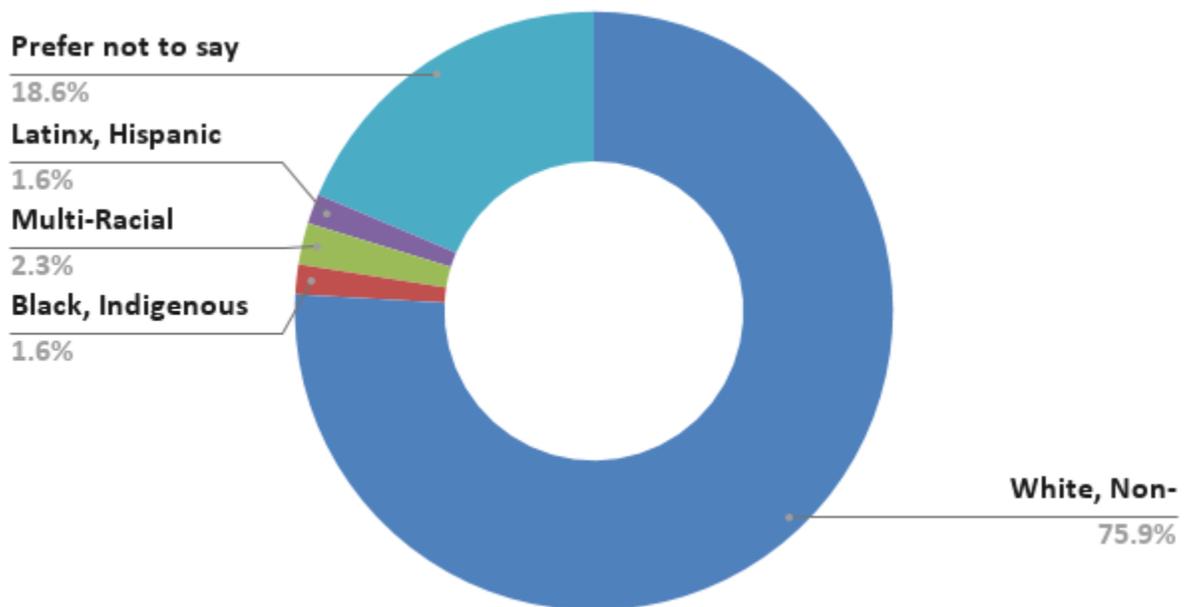


Figure 3. Geographic Distribution

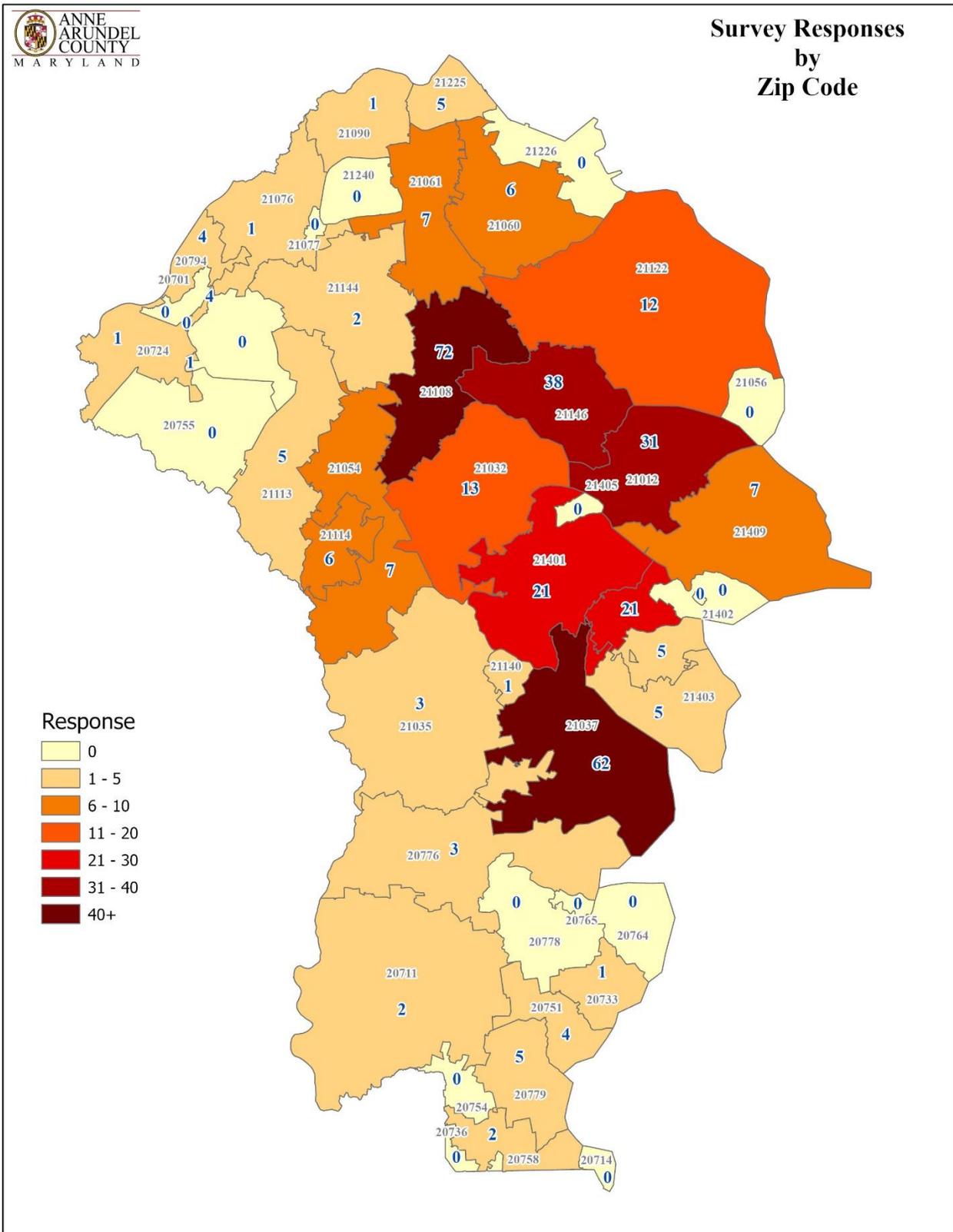
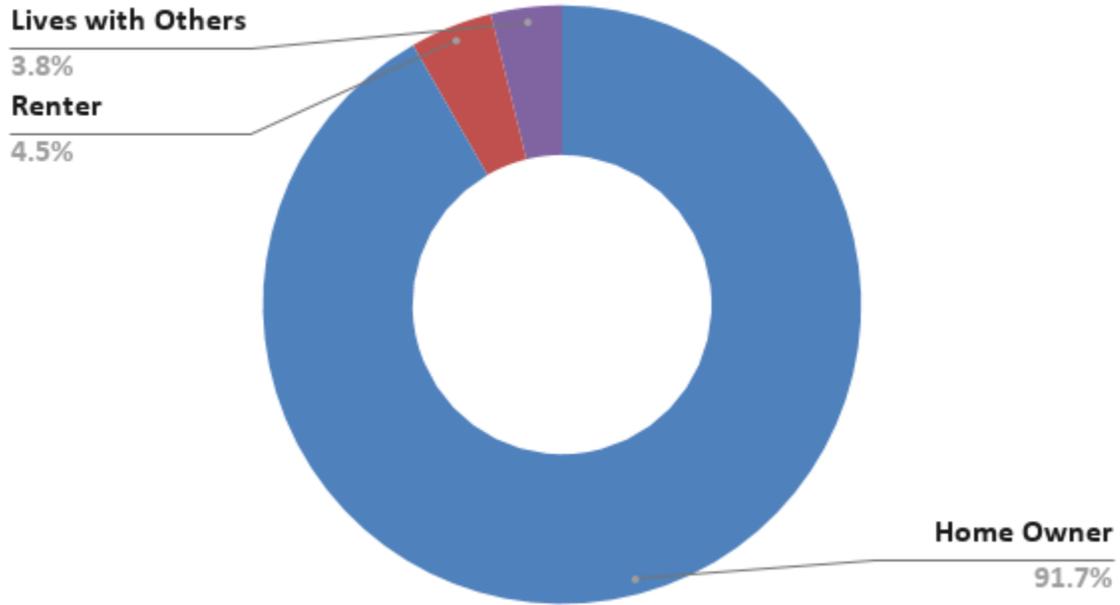


Figure 4. Housing Tenure



3. Summary of Comments and Responses

Public comments addressed a wide range of topics. A summary of the most frequently mentioned topics in comments is presented below along with responses from the Office of Planning and Zoning (OPZ). The text of comments and responses are provided in the Attachment.

Table 1. Summary of Most Frequent Comment Topics and Responses

Comment	Response
<p>Environmental Protection (254 comments) - General support for protecting natural features, including forests, streams and wetlands. Comments expressed support for the Natural Environment Goals, Policies, and Strategies in Plan2040 and advocated for rigorous implementation of the plan.</p>	<p>Plan2040 includes a number of strong measures to increase environmental protections. Public support will be critical to ensuring the measures are implemented.</p>
<p>Transportation and Traffic (231 comments) - These comments generally expressed concerns that traffic is too congested and that improvements need to be made before any new development occurs. Particular areas of traffic congestion identified in comments include the Route 3 corridor in Crofton/Gambrills/Millersville (37 comments). 56 comments also addressed public transportation options including buses and light rail.</p>	<p>Plan2040 builds on the analyses and recommendations of <i>Move Anne Arundel!</i>, the Transportation Functional Master Plan, which was adopted by County Council in November 2019. <i>Move Anne Arundel!</i> includes strategic approaches and specific recommendations for transportation systems improvements. Many of these are implemented through the Capital Improvement Program and collaboration with partner agencies including Maryland Department of Transportation and City of Annapolis. A work group is currently developing recommendations to improve the County’s Adequate Public Facilities Ordinance to ensure that development projects adequately mitigate their traffic impacts.</p>

Comment	Response
<p>Pedestrian (53 comments) and Bike Infrastructure (52 comments) - These comments supported increased investments in sidewalks, bike lanes, and trails to increase opportunities for walking and biking to schools, work, shopping, and for recreation. In particular, 22 comments supported improvements in bicycle infrastructure in Council District 7.</p>	<p>Plan2040 includes multiple policies that support improving walking and biking options in the County. This includes investing in safe routes to schools (Built Environment 6.1.b and 6.2.d.), increasing design standards for bike and pedestrian accessibility (Built Environment 6.2.a.7 and 8 and 6.2.e) and developing a Countywide Trails Plan (Healthy Communities 8.1.d and 8.2.c and d). More detailed information on planned bike and pedestrian improvements is provided in <i>Move Anne Arundel!</i> (the Transportation Functional Master Plan) and the Pedestrian and Bicycle Master Plan.</p>
<p>Schools (82 comments) - These comments expressed concern that development was leading to schools being overcrowded and the quality of education declining.</p>	<p>Plan2040 recognizes the importance of high quality education and the challenge of balancing school capacity and student enrollment. Anne Arundel County Public Schools (AACPS) and the OPZ coordinated on preparation of Plan2040. The Healthy Communities Goal HC2 and its supporting policies and strategies address school capacity. The goal relates to using and improving existing tools AACPS and OPZ use to manage school capacity. These include</p> <ul style="list-style-type: none"> • Added new Policy BE1.3 and supporting strategies focused on Adequate Public Facilities (APF) regulations: <ul style="list-style-type: none"> ○ Conduct fiscal impact analysis and impact fee study ○ Update impact fees ○ Update growth management program ○ Update APF for schools

Comment	Response
	<ul style="list-style-type: none"> • Continuing to conduct analyses including the annual Educational Facilities Master Plan that evaluate school capacity relative to current and projected student enrollment (Strategy HC2.1.a). • Reforming the Adequate Public Facilities Ordinance to ensure sufficient school capacity exists prior to new development approvals (Strategy HC2.1.d). A work group is currently researching this issue and will make specific recommendations including legislative reforms. • Prioritize capital investments to reduce the achievement gap in schools in alignment with the Anne Arundel County Public Schools Strategic Plan (Strategy HC2.1.e). • Continue to address utilization rates at each of the schools through a combination of methods including redistricting; additions and renovations to existing schools; replacement of existing schools; and construction of new schools (Strategy HC2.1.b).
<p>Retail and Commercial Development (170 comments) - Many comments expressed concern about expansion of commercial areas and suggested that there is already too much commercial development. They recommended that commercial development should focus on reuse of existing, vacant space rather than new construction. Please note that a large number of the comments on retail and commercial development were related to specific properties that were the subject of Land Use Change Applications (LUCA).</p>	<p>Plan2040 recognizes that the retail and commercial real estate sectors are undergoing significant change including the growth of e-commerce and the Covid-19 pandemic.</p> <p>In the update of the Planned Land Use Map, there is limited expansion of Commercial Land Use designations, primarily in cases where a property is already zoned commercial to ensure that the Planned Land Use Map and Zoning Maps are consistent. Requests from property owners to change</p>

Comment	Response
	<p>planned land use to commercial were generally deferred to Region Plans for more community discussion or not approved unless the property was currently zoned as commercial and/or currently used as a commercial business.</p> <p>Studies of the retail market indicate that people are increasing buying experiences as much as commodities. Plan2040 supports the County’s existing Commercial Revitalization Areas program (Goal BE13 and its supporting policies and strategies) and promotes mixed-use development to create more spaces that combine commercial, office, and residential uses in an attractive, walkable setting to enhance place making and retail experience (Goals BE 7 and 8 and supporting policies and strategies).</p>
<p>Racial and Social Equity (33 comments) – These comments address equity concerns including providing equal access to opportunities for low income communities and people of color, providing more transit opportunities to support low income communities, and avoiding impacts from incompatible land uses.</p>	<p>Plan2040 addresses equity in multiple goals, policies and strategies. This “equity in all policies” approach is recommended by the American Planning Association (APA) Planning for Equity Policy Guide. Equity is highlighted in the draft of Plan2040 in a number of places including:</p> <ul style="list-style-type: none"> • Planning for the Natural Environment - Promoting increased tree canopy in underserved areas to address water quality and urban heat island issues (Policy NE2.1). • Planning for the Built Environment - Committing to more extensive engagement with communities that have been under-represented in planning processes

Comment	Response
	<p>in the past (Goal BE3 and supporting policies and strategies). Reforming zoning and development regulations to promote a variety of housing types including cottage houses, tiny houses, duplexes, triplexes, and in-law units (Goal BE 11 and supporting policies and strategies. Creating more affordable housing and evaluating alternative forms of inclusionary housing programs such as a moderately-priced dwelling unit program that would require new development projects to provide a certain number of affordable housing units (Goal BE12 and supporting policies and strategies).</p> <ul style="list-style-type: none"> • Healthy Communities - Prioritizing investments in public facilities and services in underserved communities including schools (Goal HC2), food systems (Goal HC7), and recreation and parks (Goal HC8).Healthy Economy - Supporting women and minority-owned businesses and supporting workforce training (Goal HE2 and supporting policies and strategies). <p>Implementation of policies to address inequity will be a long-term effort that will require public support, so we encourage the public to continue to follow and engage in the planning process.</p>
<p>Affordable Housing - 24 comments addressed the topic of affordable housing. These comments acknowledged the need for more affordable housing in Anne Arundel County.</p>	<p>Plan2040 recognizes the need for more housing options that are affordable across income levels. Built Environment Goal 11 and its supporting policies and strategies focus on maintaining the existing housing stock and exploring</p>

Comment	Response
<p>Many comments also expressed concern about the location, amount and potential impacts of affordable housing.</p>	<p>options to increase the variety of housing types. Built Environment Goal 12 and its supporting policies and strategies identify multiple actions to support affordable housing.</p> <p>Regarding location of affordable housing, the Consolidated Plan for affordable housing emphasizes the need to avoid concentrating low income households and promotes increasing housing options in 'communities of opportunity,' where there are high performing schools, employment, and transportation</p> <p>Development permit applications for affordable housing must meet the same development regulation requirements as other residential developments, with an exception that under the Adequate Public Facilities Ordinance, the standard for school capacity is increased from 90% to 100%.</p>
<p>Peninsulas (68 comments) - Most of these comments expressed a desire to limit development on peninsulas because of concerns about traffic, stormwater management, flooding, and environmental impacts. 8 comments expressed concern that the policies in Plan2040 create a "peninsula privilege" that excludes the rest of the County from the benefits of waterfront access.</p>	<p>Plan2040 recognizes the unique needs of peninsulas, including the traffic constraints of relying on access from one primary road, extensive shorelines, and the susceptibility to flooding and sea level rise. The Development Policy Area Map and Built Environment Goal BE 4 and its supporting policies and strategies address these issues.</p> <p>The peninsulas also provide opportunities for public access to the water. Increasing opportunities for public water</p>

Comment	Response
	<p>access has been a high priority across the County and one that the County is committed to investing in. This has created a tension between local residents who do want to see increased activity and traffic, and other County residents who want to use public facilities on the peninsulas.</p> <p>It is also important to recognize the historic development pattern that created many small lots as part of resort communities in many areas. A property owner has the right to develop a residence on an existing legal lot. The most viable way to prevent development of those properties is to acquire them for the purpose of conservation.</p>
<p>Public Water Access (23 comments) - These comments generally supported increased opportunities for public access to the water. Many of these comments also debated the Planned Land Use designation of waterfront parks on the Mayo Peninsula. Supporters of public access requested that the parks be designated as Open Space to emphasize the importance of recreational facilities for public water access. Others argued that the parks should be designated as Conservation to prioritize protection of natural resources.</p>	<p>Increasing public water access is a priority for Anne Arundel County. In Plan2040, Healthy Communities Goal 8 and supporting policies and implementing strategies support increasing park and recreation opportunities. Policy 8.2 will be amended to specifically refer to public water access. Public water access is specifically addressed in Volume II of the draft Plan2040 document (page 184) and referenced as a priority for implementation (page 187).</p> <p>Additional water access will continue to be implemented through CIP project P567400 Water Access Facilities.</p> <p>An update to the Land Preservation, Park and Recreation Plan (LPPRP) is underway. Specific comments addressing public water access will be forwarded to the Department of</p>

Comment	Response
	<p>Recreation and Parks for inclusion in the update to the LPPRP.</p> <p>Through consultation with the Department of Recreation and Parks, the Conservation Land Use was placed on County Park properties where the primary (not exclusive) use is natural resource protection. The definition of Conservation Land Use has been amended to clearly state that appropriate public water access is allowed.</p>
<p>Mayo and Growth Tiers (19 comments) – These comments expressed concern that much of the Mayo Peninsula is designated as Tier 1 on the Growth Tiers Map.</p>	<p>These comments reference Growth Tiers that are based on the Sustainable Growth and Agriculture Preservation Act of 2012. The law restricts residential subdivisions through the use of a system of growth tiers. The law limits the number of lots that can be developed on individual septic systems in certain areas. Tiers must be mapped based on criteria outlined in the law and will determine the type of sewage disposal system allowed in a given area. Tier I is defined in the law as areas currently served by sewer systems. Since the Mayo Peninsula is served by the Mayo-Glebe Heights sewer service area, it is classified as Tier I.</p> <p>While the Growth Tiers Map represents the availability of public sewer access which is a controlling factor on density, the Development Policy Areas Map more clearly illustrates the locations where County policy seeks to direct future development in Targeted Development, Redevelopment, and Revitalization Areas. Mayo is identified as a Peninsula</p>

Comment	Response
	<p>Policy Area, not a Targeted Area for growth on the Development Policy Area Map.</p>
<p>Infrastructure (93 comments) - Comments generally expressed concerns about infrastructure insufficient to support current development, let alone future growth. Please note that many of these comments were submitted in reference to specific properties that were subjects of Land Use Change Applications.</p>	<p>Plan2040 affirms the fundamental growth management principle that infrastructure needs to be provided to support development. Plan2040 incorporates references to the three primary ways the County balances infrastructure and development.</p> <ul style="list-style-type: none"> • Adequate Public Facilities Ordinance (Policy BE 5.2). A working group with two subgroups focused on schools and transportation are currently developing recommendations to improve the Adequate Public Facilities Ordinance. • Added new Policy BE1.3 and supporting strategies focused on Adequate Public Facilities (APF) regulations: <ul style="list-style-type: none"> ○ Conduct fiscal impact analysis and impact fee study ○ Update impact fees ○ Update growth management program ○ Update APF for schools • Functional master plans, including the Water Sewer Master Plan (Policy NE5.2) and the <i>Move Anne Arundel!</i>, Transportation Functional Master Plan (Goal BE 15). • Capital Improvement Program, the rolling 6 year project list for public facility investment. Plan2040 includes strategies to prioritize capital investments in

Comment	Response
	Town Centers, Critical Economic, and Transit-Oriented Policy Areas (Policy BE 5.2 and HE1.2)
<p>Caps on Development Permits (20 comments) - advocated for the County adopting a cap to limit the rate of development in the County.</p>	<p>Through the Plan2040 planning process, some advocacy groups have promoted the idea of placing a limit on the number of residential units that can be permitted in the County in total in any year. Based on assessment of past development trends, combined with a data-driven forecast for future development potential, the Office of Planning and Zoning does not support an effort to create and/or apply some form of building permit cap at the present time. The best available data indicates Anne Arundel County is growing at "slower" average annual growth rates, and that trend is expected to continue. Although highly unlikely, should the County return to growth pressures experienced in the 1960's to 1970's, the issue of future growth controls can be reconsidered. The Office of Planning and Zoning has serious concerns about the legality, efficacy, lack of supporting data, and potential unintended consequences in establishing a cap on permits. A discussion of caps on residential development permits has been added to Plan2040 in the Built Environment chapter.</p>
<p>Covid-19 Pandemic (10 comments) - The comments asked how the plan addresses the changes emerging through the Covid-19 pandemic.</p>	<p>The Covid-19 pandemic has had a dramatic effect on the economy, commercial and residential real estate, and the transportation system, in addition to its public health impacts. While the pandemic has led to increased office, retail, and restaurant vacancy rates, increased remote working, and changes in transportation patterns, it is too</p>

Comment	Response
	<p>early to know if these changes will persist. Lessons from the pandemic that inform Plan2040 include:</p> <ul style="list-style-type: none"> • Continued investment in acquisition, development, and maintenance of open space for public health benefits • Limit land designated for commercial planned land use to recognize the changing market dynamics • Support for local businesses to develop resilience
<p>Capacity to implement all the work of Plan2040 - Several comments asked whether the County actually has the capacity to implement the large number of recommendations in Plan2040.</p>	<p>Plan2040 is a comprehensive plan with an implementation timeframe of 20 years. It synthesizes and coordinates the plans, strategies, and work programs of over 20 County departments. The plan includes over 400 strategies, which is a tremendous work load. OPZ partnered with the other departments to develop the plan to ensure that it reflects their priorities as well as the priorities of the public.</p>
<p>Region Plan Committee composition – several comments expressed concern about the composition of the the Region Plan Committee’s. Some comments stated the need for the committees to represent diverse interests. Some comments expressed concern that the Committees would have an over-representation of business and development interests.</p>	<p>Plan2040 recommends that the committees ‘be broadly representative of the Region” and that “the age, gender, racial, and ethnic composition of the Committees should reflect the demographics of the Region.”</p> <p>The minimum nine-member committee should be representative of all stakeholders in the region, much the way that the Small Area Plan Committees strived to be. A diverse stakeholder group that includes residents of the region that represent the business and real estate sectors will be highly valuable as land use plans are refined and will provide greater sustainability and equity within the region</p>

Planned Land Use designations for specific properties was the subject of 202 comments. Planned Land Use designations were changed for the following properties based on public comment and further technical analysis. The following table lists properties where Planned Land Use designations have been changed between the Preliminary Draft of Plan2040 (September 30, 2020) and the Planning Advisory Board Review Draft of Plan2040 (December 9, 2020). More information on Planned Land Use designations is provided in Plan2040.

Table 2: Changes in Planned Land Use Designations

Property #	Preliminary Draft Planned Land Use	PAB Review Draft Planned Land Use	Justification
LUCA-129 – Laurel Race Track	Industrial and Mixed-Use	Mixed-Use	The Planned Land Use designation is proposed to change to Mixed-Use for the entire site to support the planned redevelopment of the Laurel Race Track.
LUCA-172 – Southeast corner of Route 3 and Millersville Road intersection	Commercial and Low Density Residential	Commercial for Parcel 353 and Rural for Parcel 357	The requested change to Commercial for Parcel 357 is consistent with the existing development plan that is under consideration with Parcel 353 which is zoned C2. However, staff recommends retaining the Rural Land Use designation to reflect the existing RLD zoning. Further evaluation of this parcel should be considered during the Region Plan process when a more comprehensive land use plan is developed for the MD 3 corridor with input from the community stakeholders.
SR-60 - 4105 Cadle Creek Rd	Low Density Residential	Maritime	The recommended change from Low Density Residential to Maritime is consistent with the existing use and it is compatible with the surrounding planned land use.
PDR-2 – 814 Bestgate Road	Low Density Residential	Commercial and Low Density Residential	Split land use designation is recommended to support continued operation of existing mortuary services and preservation of existing cemetery on the same parcel. The change to Commercial land use along the Bestgate Road frontage is consistent with the surrounding development along the corridor.

Property #	Preliminary Draft Planned Land Use	PAB Review Draft Planned Land Use	Justification
PDR-3 – 1024 Carrs Wharf Road	Maritime, Low Density Residential	Maritime, Low Density Residential	Split land use designation is recommended to support continued operations of existing marina and preservation of historic house on the same parcel. The property owner is encouraged to pursue subdivision of the parcel to create separate legal lots for marina and residential houses and appropriate land use and zoning for each parcel.
PDR-4 –Gibson Island Maintenance Yard, Aberfoyle Road	Maritime	Industrial, Maritime	Split land use designation is recommended to support continued operations of Gibson Island's existing service department on the site.
Mayo Water Reclamation Facility	Public Use	Open Space	Aligns with planned development of the property into a public park with recreation amenities and protection of natural features.