



ANNUAL MEASURES AND INDICATORS REPORT CY 2017

Anne Arundel County, MD



Anne Arundel County Office of
Planning and Zoning

GIS and Research Division

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Introduction

The annual report is required under the Land Use Article (§ 1-207 and § 1-208) of the Annotated Code of Maryland. The statute requires local planning commissions to prepare an annual report that addresses growth and development by reporting comprehensive plan and zoning changes, growth-related infrastructure improvements, and development in various stages of completion.

This report addresses these issues in Anne Arundel County during the calendar year of 2017 and builds on previous reports.

Amendments and Growth Related Changes in Development Patterns

This section provides an overview of any significant changes in development patterns or programs and policies that impact development patterns.

Comprehensive Plan or Plan Elements

There were no amendments to Anne Arundel County's General Development Plan in 2017. An amendment to the County Code was adopted in 2017 changing the requirement to monitor and revise the GDP from 10 years to 8 years. The County began the process of updating the entire plan, which was last updated in 2009. The plan revision, known as "Plan 2040" is expected to be completed in December 2019.

Zoning Map Amendments

There were no zoning map amendments made in CY2017.

Zoning Text Amendments

The following zoning text amendments were adopted in CY2017.

Table 1-1 – Summary of Zoning Text Amendments in 2017

Bill #	Summary
3-17	For the purpose of amending the definition of "in-kind replacement", repeal exception to bulk zoning limitations; exempt in-kind replacement from applicable bulk regulations, etc.
17-17	Automobile, Truck and Recreational Vehicle Sales - for the purpose of adding the use as a conditional use in C3 General Commercial Districts and creates requirements.
20-17	Photography Studios - For the purpose of adding as a permitted use photography studios in C1 Local Commercial Districts.
21-17	Medical Cannabis Licensed Dispensaries - for the purpose of amending the location requirements to clarify those dispensaries may be in areas north of Rte 50 or north of the northeast shore of the South River.

Bill #	Summary
26-17	Dog Grooming Parlors - for the purpose of adding grooming parlors as a separate use in several districts.
64-17	Accessory Structures - for the purpose of allowing sheds, garages, and similar land-based structures as accessory on certain lots without principal structures.
67-17	Agritourism - for the purpose of defining the term agritourism – allows agritourism uses in various districts – modifies definitions related to agritourism and farming – adds a conditional use requirement for agritourism – exempts certain farm buildings from building permits under Construction Code.
75-17	Wholesale Bakeries – for the purpose of allowing wholesale bakeries as a permitted use in the W1, W2 and W3 Industrial Districts.
82-17	General Development Plan - for the purpose of amending the process for monitoring and revising the GDP from 10 years to 8 years.
84-17	Wholesale Trade, Warehousing, and Storage Establishment in Commercial Districts in the BWI/Ft. Meade Growth Area- for the purpose of allowing new uses as a conditional use in C2 and C3 Districts as shown on the Official Map of the BWI/Ft Meade Growth Area.
85-17	Chickens in Residential Districts - for the purpose of amending the minimum lot size requirements to allow the keeping of chickens in varying numbers on certain residential lots.
101-17	For the purpose of allowing commercial recreational facilities as a permitted use in a W1 District.

Changes to the PFA

There were no changes to Anne Arundel County’s Priority Funding Area in 2017.

Infrastructure Improvements

1. Water and Sewer plan changes

The County’s Master Plan for Water Supply and Sewage Systems was updated in 2017. The revision to the Master Plan included text changes that updated all information based on current land use, zoning, population, and the flow projections: updated information on on-site disposal systems (OSDS) and strategies for reducing nutrient loads based in the OSDS Evaluation Study; updated information regarding NPDES limitations, TMDLs, Enhanced Nutrient Removal (ENR) requirements (all ENR upgrades to be completed in 2017) and the impact on the County’s long range treatment capacity; and updated financial data and Capital Improvement Program items. In addition, there was significant rewrite of Chapter 3 (water) based on the recommendations within the 2016 Comprehensive Water Strategic Plan for water demand projections, future storage needs, strategic planning for infrastructure and CIP needs to meet the demand and water pressure zone boundary

changes. The revision also included map changes that updated service categories, sewer service areas, and water pressure zone boundaries to reflect areas that are now served; move some areas from the Future and No Public Service categories to the Planned Service category to allow extension of public utilities where appropriate; Added two water quality problem areas (Lower Patapsco Aquifer adjacent to Fort Meade and the Annapolis/ Edgewater peninsula) and mitigation requirements for each; and updated all facility and pipe information on the water and sewer maps.

2. Major Transportation projects

The Pavement Management Program completed resurfacing of 83.31 miles in calendar year 2017, including the Road Resurfacing, Road Reconstruction, and Arundel Mills LDC Roads capital projects. That includes full reconstruction, HMA resurfacing, and preventative maintenance seal treatments. In addition, there was bridge replacement and approach road work along Chesterfield Road over Bacon Ridge Branch, totaling 0.08 miles and jacketed piles for the bridge along Riva Road over the South River, totaling 0.28 miles. There was one project that added new lane miles, a taper lane along MD 214 at MD 468, for a total of 0.33 miles of new roads.

3. New or expanded schools

The following table lists all new and expanded school projects that began in 2017. It also quantifies the impact of these changes on each school’s State Rated Capacity.

Table 1-2 – School Improvement Projects in 2017

School Name	Level	Address	Zip	State Rated Capacity				
				Existing	Opening	Change	Type	PFA
Arnold	ES	90 Church Rd. Arnold	21012	456	565	109	Replacement	Yes
Crofton	HS	2291 Davidsonville Rd. Gambrills	21054	0	1,696	1,696	New Construction	Yes
Edgewater	ES	121 Washington St Edgewater	21037	455	679	224	Revitalize/Addition	Yes
George Cromwell	ES	525 Wellham Ave Glen Burnie	21061	322	451	129	Revitalize/Addition	Yes
Richard Henry Lee	ES	400 A St SW Glen Burnie	21061	479	578	99	Revitalize/Addition	Yes
Tyler Heights	ES	200 Janwal St Annapolis	21403	442	628	186	Revitalize/Addition	Yes

Consistency of Growth Related Changes

Development related changes including zoning changes, capital projects, new subdivisions, new public facilities, and water/sewer map amendments are reviewed for consistency with adopted plans. Public facility improvements are consistent with development that is planned.

The review process for subdivision plans and development plans and map amendments involves finding consistency with adopted plans of Anne Arundel County such as the General Development Plan; the

Land Preservation, Parks and Recreation Plan; the Water and Sewer Master Plan; Educational Facilities Master Plan; and other strategic or functional plans.

The adopted plans of adjoining jurisdictions are received and reviewed for consistency with the County's plans and vice versa. All changes in development patterns are consistent with adjoining jurisdictions. To the best of our knowledge, all changes in development patterns are consistent with State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the County's Plan.

Measures and Indicators

In 2009, the State of Maryland enacted the "Smart, Green, and Growing - Annual Report - Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions" legislation (SB 276/HB 295). Annual reports for development activity during the previous calendar year are to be adopted by the planning commission and filed with the local legislative body before July 1 of each year. In order to satisfy the requirements in the legislation, in addition to the existing requirements, the annual report examines and reports on several measures and indicators.

The Measures and Indicators section of the annual report requirement is required for jurisdictions that issued more than 50 residential building permits for the calendar year of the report. In 2017, Anne Arundel County issued 2,536 residential building permits, 82% of which were inside the PFA.

Map 1 shows the location of new residential and commercial building permits issued in CY2017 with respect to the County's PFA. Map 2 illustrates new subdivisions that were approved relative to the County's PFA.

Table 2-1: New Residential Permits Issued (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# New Residential Permits Issued	2,082	454	2,536

Amount, Net Density, and Share of Growth Inside and Outside the Priority Funding Area

This section reports on the amount of residential and non-residential development that is happening inside and outside of the Priority Funding Area (PFA).

The majority of the residential development that was approved and built in Anne Arundel County occurred inside the County's PFA. In 2017, approximately 82% of residential building permits were issued inside the PFA and approximately 82% of residential construction occurred within the PFA. 62% of approved residential lots were within the county's PFA within 35 subdivisions.

Although the County does not have a way to specifically track redevelopment in its building permit database, the number of residential demolition permits issued can be an indicator of possible areas of redevelopment. In 2017, there were a total of 71 residential demolition permits issued, 70% of which were inside the PFA.

Table 2-2A: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Units Approved	1,313	657	1,970
# Units Constructed	2,001	434	2,435
# Minor Subdivisions Approved	8	7	15
# Major Subdivisions Approved	27	15	42
Total Approved Subdivision Area (Gross Acres)	401.19	1,010.31	1,411.50
# Lots Approved	1,063	653	1,716
Total Approved Lot Area (Net Acres)	91	210	301
# Units Demolished	50	21	71

There is a similar development pattern for non-residential growth in Anne Arundel County. 81% of commercial and industrial building permits issued by the county were inside the PFA in 2017. 50% of the non-residential lots approved in 2017 were inside the PFA.

Table 2-2B: Non-residential Growth Inside and Outside the PFA

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	74	17	91
# Lots Approved	13	13	26
Total Building Square Feet Approved (Gross)	303,657	187,823	491,480
Total Square Feet Constructed (Gross)	358,141	63,675	421,816

As in previous years, the majority of residential growth in Anne Arundel County happened inside the PFA in 2017 in terms of number of residences. This growth inside the PFA has less of an impact on land resources than growth outside of the PFA. 67% of the units approved were inside of the PFA, while only 28% of the total development area (total approved subdivision area) was inside the PFA.

Table 2-3: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued	2,082	454	2,536
# Units Approved	1,313	657	1,970

# Units Constructed	2,001	434	2,435
Total Approved Subdivision Area (Gross Acres)	401.19	1,010.31	1,411.50
# Lots Approved	1,063	653	1,716

The net density of residential development inside the PFA is 14.43 du/acre. This calculation reflects only acreage associated with residential developed parcels. If density is calculated based on the gross density of subdivisions, the density is 3.27 du/acre. The net density of residential parcels outside the PFA is 3.13 du/acre, while the gross density is 0.65 du/acre.

Table 2-4: Net Density of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	1,313	657	1,970
Total Approved Lot Size (Net Acres)	91	210	301

Approximately 67% of new units approved in 2017 happened within the PFA. This is a slightly lower percentage than in CY2016 (73%) and is short of the County’s 80% goal. However, more than 80% of residential building permits were approved inside the PFA.

Table 2-5: Share of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	1,313	657	1,970
% of Total Units (# Units/Total Units)	66.65%	33.35%	100%

81% of commercial and industrial building permits issued by the county were inside the PFA in 2017. 50% of the non-residential lots approved in 2017 were located inside the PFA. 65% of the approved square footage of new non-residential development was located inside the PFA in 2017. The following tables show detailed information about non-residential development in 2017.

Table 2-6: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non - PFA	Total
# Permits Issued	74	17	91
Total Building Square Feet Approved (Gross)	303,657	187,823	491,480
# Lots Approved	13	13	26
Total Subdivision Area (Gross Acres)	46.38	88.32	134.69

Table 7: Net Density of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	386,290	208,952	595,242
Total Lot Size (Net Acres)	46.38	88.32	134.69

Table 8: Share of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	386,290	208,952	595,242
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	64.90%	35.10%	100%

Locally Funded Agriculture Preservation Program

In calendar year 2017 an additional 252 acres were preserved under the County’s Agricultural and Woodland Preservation Program. This brings the county total to 13,416 acres (including MALPF, Rural Legacy, and the County’s Agricultural and Woodland Preservation Program). Map 3 illustrates protected lands in Anne Arundel County, highlighting the land that was preserved in CY 2017.

Local Land Use Goal

Anne Arundel County’s goal is for 80% of new development to occur within the PFA. While there is some variation from year to year, the County is achieving this goal overall. In CY 2017, 82% of new residential permits and 65% of non-residential permits were issued inside the PFA.

Land use and development policies established within the County's General Development Plan, Water and Sewer Master Plan, Land Preservation, Parks and Recreation Plan, etc. promote and facilitate this continued trend in maintaining this goal.

Funding is the necessary resource for infrastructure improvements within the PFA. This is addressed annually through the County's six-year Capital Budget and Improvement Program and State funding sources.

The County uses three easement acquisition programs: the Maryland Agricultural Land Preservation Foundation, the County's Agricultural and Woodland Preservation Program, and the Rural Legacy Program to implement land preservation outside of the PFA. Other mechanisms including land use policies, zoning, marketing, and public outreach are also used.

Development Capacity Analysis (DCA)

Anne Arundel County maintains and updates a residential development capacity analysis (DCA). An updated DCA was completed in 2018. The most recent development capacity numbers are reflected in the table below. This analysis is an assessment of vacant land only, and does not account for possible infill and redevelopment opportunities. It also does not include the impact of overlay or floating zones, which could potentially yield many more units of capacity in specific areas. The analysis indicates that there is capacity for an additional 11,846 housing units in the county, with the majority of the capacity being in higher density PFA areas.

Table 9: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity	2,937.79	15,706.47	18,644.26
Residential Parcel & Lots w/Capacity	2,545	3,185	5,730
Residential Capacity (Units)	7,649	4,197	11,846

Adequate Public Facility Ordinance (APFO) Restrictions

Anne Arundel County's Adequate Public Facilities Ordinance seeks to enable the County to provide adequate public schools, roads, and other infrastructure facilities in a timely manner and achieve General Development Plan growth objectives. It applies to water and sewerage, roads, schools, and other infrastructure.

Currently, the only APFO restrictions that are in place are related to schools. As of April 24, 2017, four high schools are closed to additional development for the 2018 school year. These include: Annapolis, Arundel, North County, and South River High Schools. Arundel and Crofton Middle Schools are closed for the 2018 school year. 26 elementary schools are currently closed, 6 of which are in the Meade Feeder district, four in the Old Mill feeder district, three in the South River and North County feeder districts, two in Annapolis, Arundel, Broadneck, Glen Burnie, and Northeast feeder district, and one in

the Southern feeder district. Maps 4 through 6 show the closed areas for High, Middle, and Elementary Schools.

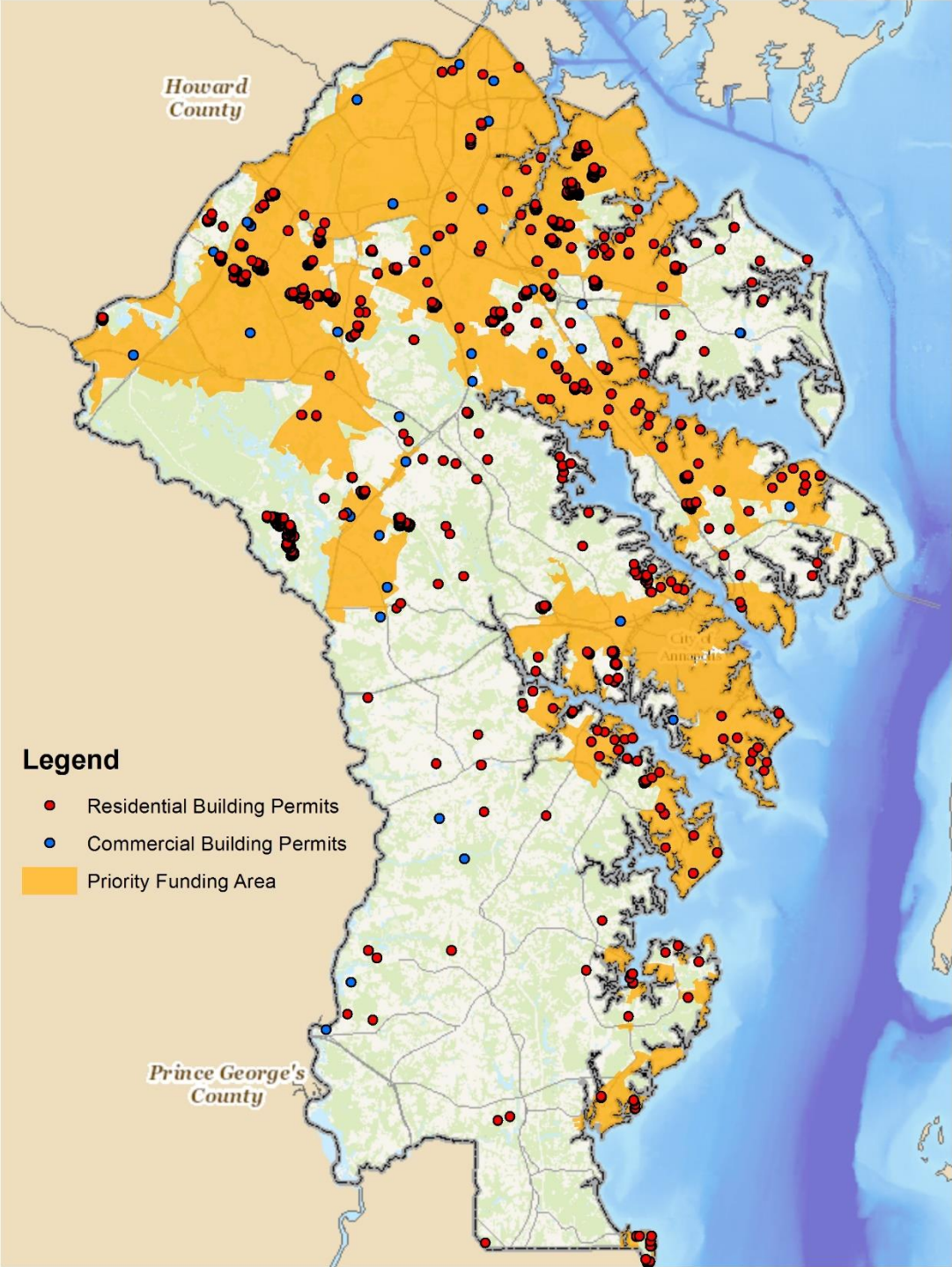
For the restricted schools, projects remain on a waiting list until capacity is available or 6 years has lapsed, whichever comes first. In addition, there are upcoming CIP projects to relieve capacity constraints.

Conclusion

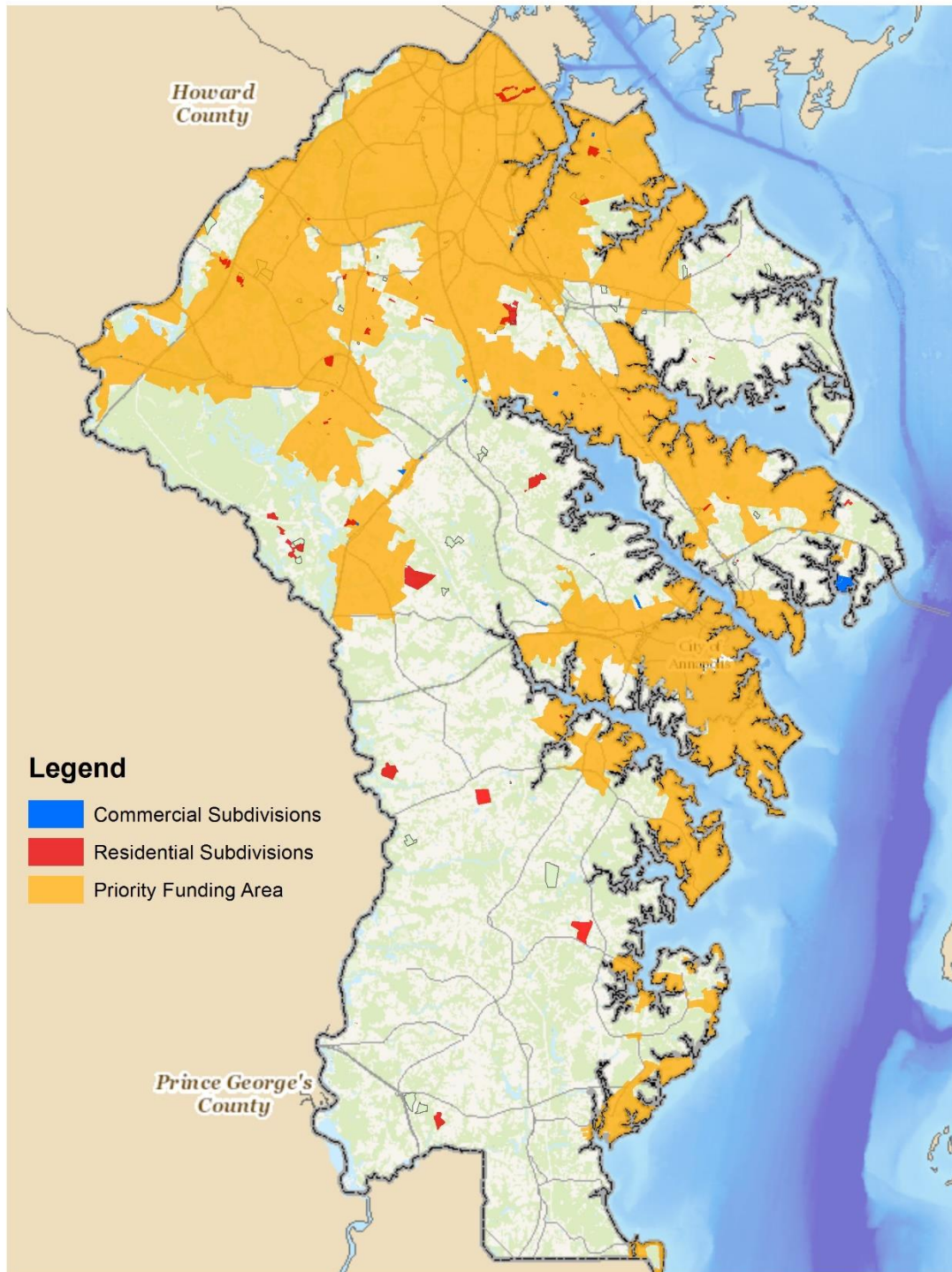
As in previous years, Anne Arundel County's pattern of development remains consistent with its plans and programs as well as with smart growth goals. This information will be useful to the County as it embarks on the Plan2040 process moving forward.

Appendix – Maps

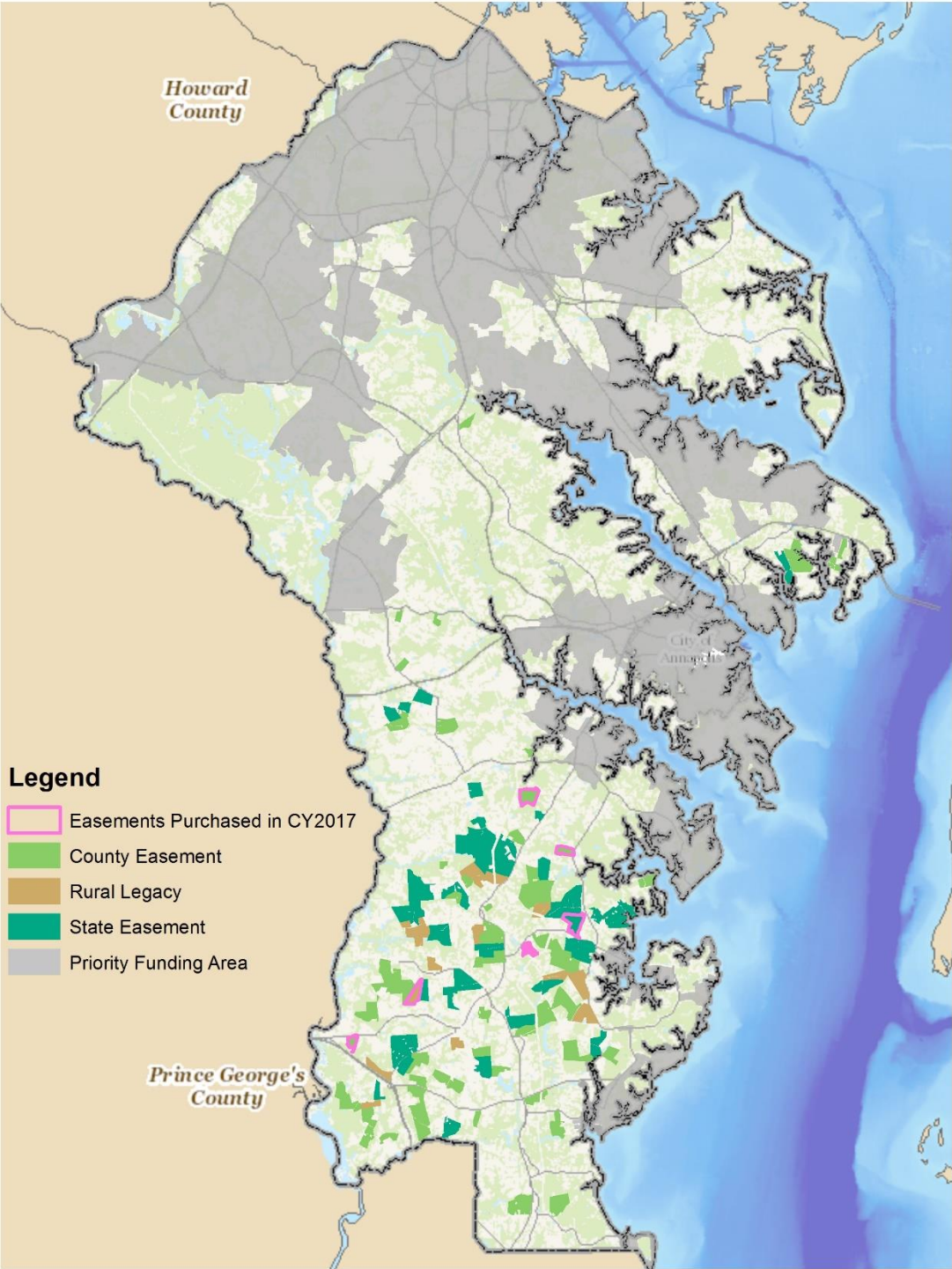
Map 1: Issued Residential and Commercial Building Permits in CY2017



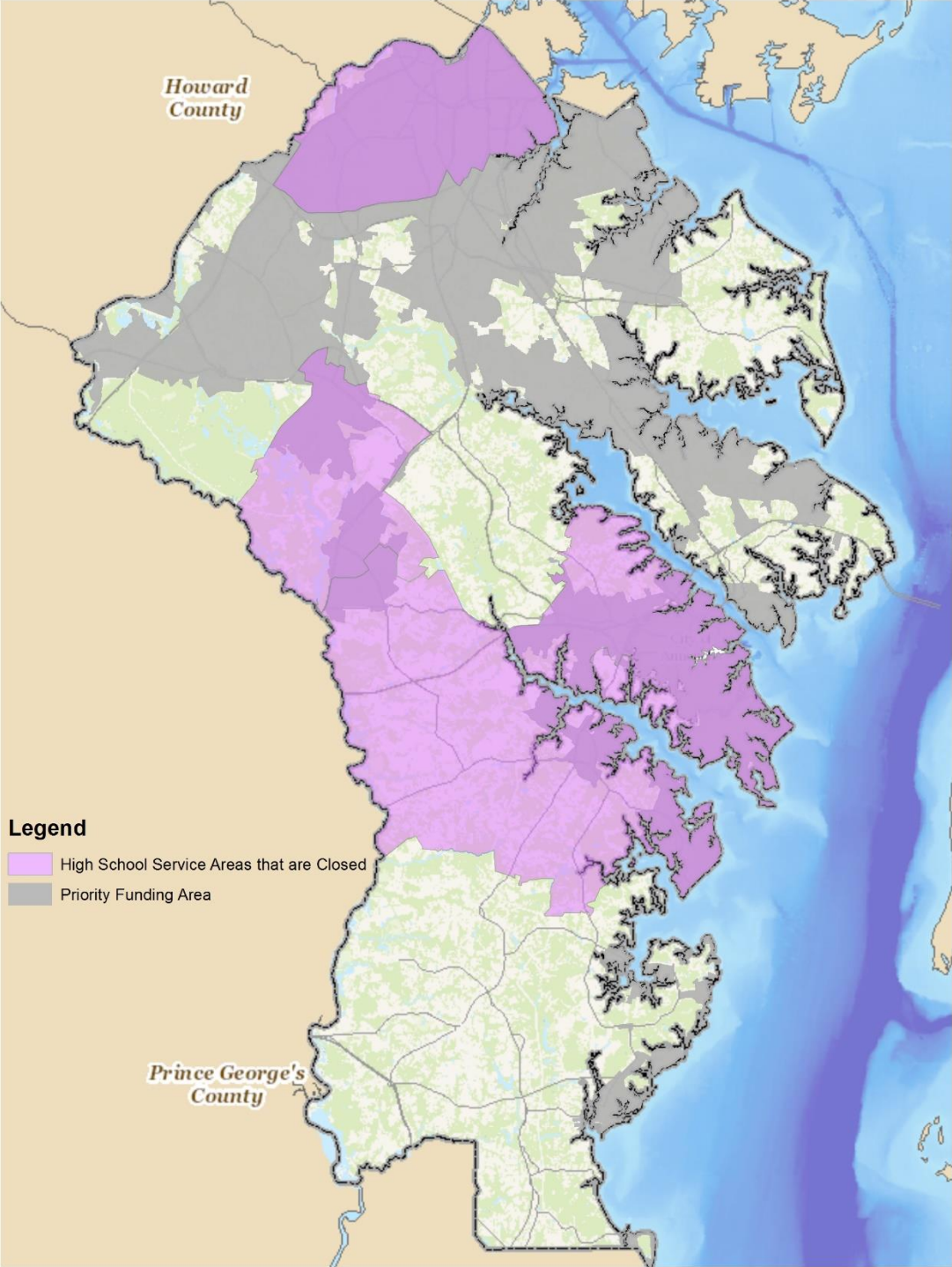
Map 2: Approved Residential and Commercial Subdivisions in CY2017



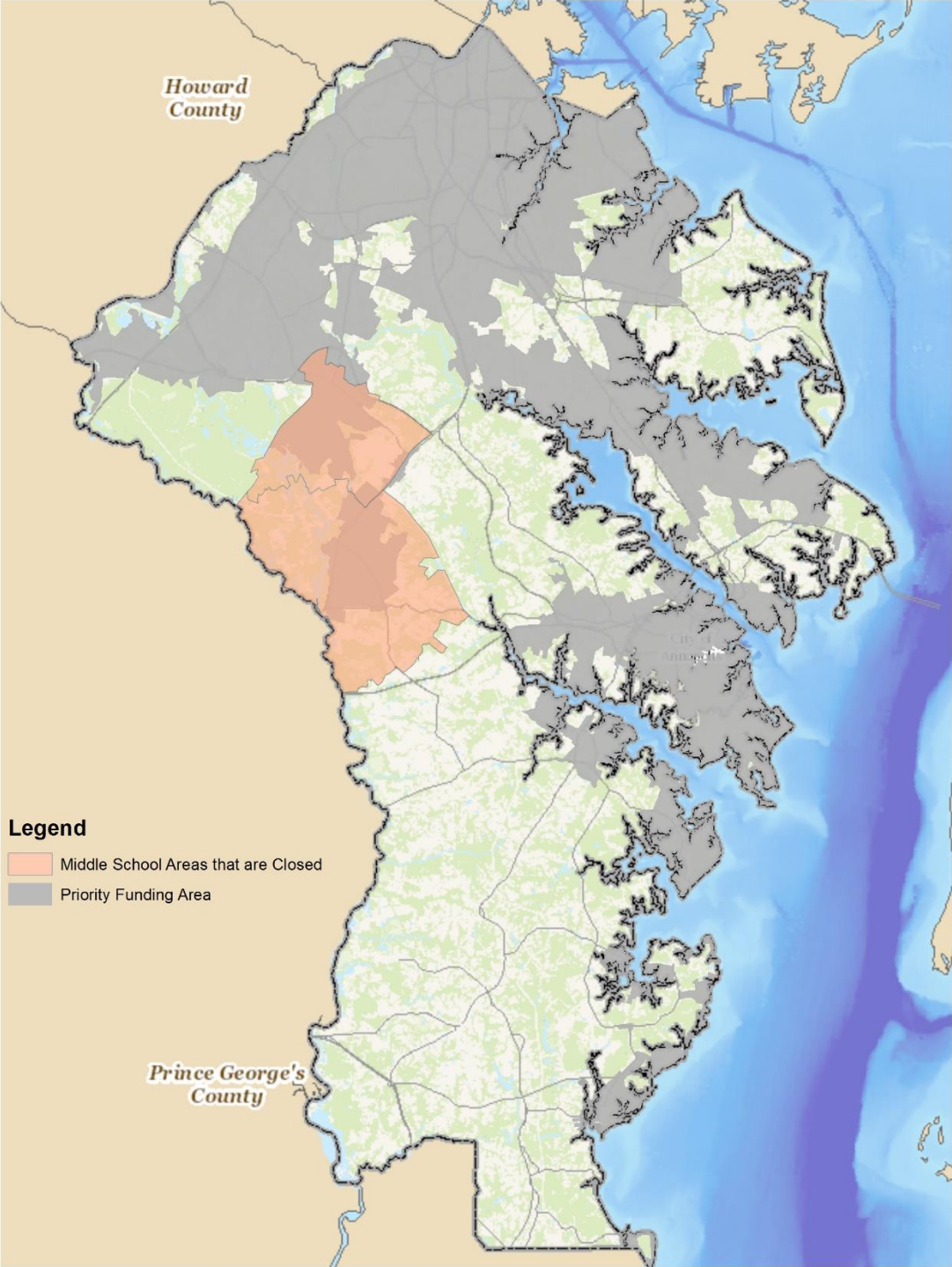
Map 3: Protected Lands



Map 4: High School Service Areas Impacted by APFO



Map 5: Middle School Service Areas Impacted by APFO



Map 6: Elementary School Service Areas Impacted by APFO

