



# ANNUAL MEASURES AND INDICATORS REPORT CY 2018

Anne Arundel County, MD



Anne Arundel County Office of  
Planning and Zoning

GIS and Research Division

## Contents

Introduction .....	2
Amendments and Growth Related Changes in Development Patterns .....	2
Comprehensive Plan or Plan Elements .....	2
Zoning Map Amendments .....	2
Zoning Text Amendments.....	3
Changes to the PFA .....	5
Infrastructure Improvements .....	5
Consistency of Growth Related Changes .....	6
Measures and Indicators.....	7
Amount, Net Density, and Share of Growth Inside and Outside the Priority Funding Area .....	7
Locally Funded Agriculture Preservation Program .....	10
Local Land Use Goal .....	10
Conclusion.....	11
Appendix – Maps .....	12

## 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 2018 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 2018. The County has started the process of updating the entire General Development Plan, which was last updated in 2009. The plan revision, known as "Plan 2040" is expected to be completed in early 2020.

### Zoning Map Amendments

In CY2018, there were 15 Administrative Zoning Amendments, as seen in Table 1-1. On July 15, 2018, Bill No. 17-18 was enacted, which imposes a temporary moratorium on the acceptance for administrative zoning reclassifications until 90 days after the date upon which a draft General Development Plan is submitted to the Planning Advisory Board or until the introduction of an ordinance that adopts the General Development Plan, whichever comes first, but no later than July 1, 2020. Map 1 shows the current locally approved zoning map for Anne Arundel County.

**Table 1-1 – Summary of Zoning Map Amendments in 2018**

Tax Account Number	Case Number	Approval Date	Old Zone	New Zone	Acreage
157907899000	ZMC 2017-0006	1/24/2018	OS	R2	0.12
389614463500	ZMC 2017-0005	2/12/2018	C4	R1	0.13
389690212001	ZMC 2017-0005	2/12/2018	R1	C4	5.53
400002963800	ZMC 2018-0001	2/22/2018	R1	C3	0.17
400002963700	ZMC 2018-0004	4/18/2018	R1	C3	0.03
400002963700	ZMC 2018-0004	4/18/2018	RLD	C3	0.09
300024329203	ZMC 2018-0007	4/26/2018	R10	R15	0.98
200090036007	ZMC 2018-0003	5/25/2018	R1	C2	0.44
300001506800	ZMC 2018-0009	7/18/2018	R5	W3	3.52
200009141500	2017-0284-R	9/5/2018	R2	C4	0.62

## Zoning Text Amendments

The following zoning text amendments were adopted in CY2018.

**Table 1-2 – Summary of Zoning Text Amendments in 2018**

Bill Number	Title	Purpose
3-18	Zoning- Limited Distilleries and Distilleries	Defined and distinguished limited distilleries from distilleries and allowed them as permitted uses in certain commercial, industrial and mixed use zoning districts.
4-18	Zoning- Accessory Structures – Lot Merger	Allows an accessory structure on an unimproved lot when abutting a lot improved with a principal structure and both lots are under the same ownership, and exempts the lots from the lot merger requirements.
17-18	Administrative Zoning Reclassifications- Temporary Moratorium	Establishes a temporary moratorium on administrative zoning reclassifications until completion of the draft General Development Plan.
18-18	Board of Appeals- Variances- Odenton Town Center- Zoning- Administrative Hearings- Special Exceptions	Prohibits the granting of a variance to the provisions of the Odenton Town Center Master Plan; adds additional requirements for Special Exceptions before the Administrative Hearing Officer.
19-18	Zoning- Administrative Hearings- Notices and Signs	Requires property owners to provide contact information for certain nearby property owners for notice of Administrative Hearings; increases the distance requirement for notifying nearby property owners of application for a variance, special exception, or rezoning.
21-18	Zoning- GDP and Small Area Plans	Requires the General Development Plan to provide for the designation of small area planning areas, the content of small area plans, and a schedule.
24-18	Zoning- Conditional Uses- Licensed Dispensaries, Growers, and Processors of Medical Cannabis – Special Exception Uses- Licensed Dispensaries	Prohibits variances to the conditional use requirements for licensed dispensaries, growers, and processors and amends the special exception use requirements for licensed dispensaries of medical cannabis.
25-18	Zoning- Wineries	Allows wineries as permitted uses in light and heavy industrial zoning districts.
30-18	Zoning- Mixed Use Districts-Industrial Park Uses and Self-Storage Facilities	Allows any use permitted in W1 districts to be permitted in in MXD Districts; and adds specific requirements for W1 uses in certain MXD districts.

Bill Number	Title	Purpose
32-18	Zoning -Correction of Zoning Violations - Notice	Amends the method and time required for sending a notice of correction of zoning violations to a Council member.
34-18	Zoning - Cosmetic Facial Hair Salons	Defines and allows cosmetic facial hair salons as a permitted use in commercial districts.
67-18	Zoning- Residential Districts- Lot Merger – Religious Facilities	Provides for an exception to lot merger requirements in residential districts for certain religious facilities.
70-18	Zoning – Miniature Pigs in Residential Districts	Defines Miniature Pig and permits them on residential lots of certain sizes with certain conditions.
74-18	Zoning- Plasma Centers, State-Licensed Medical Clinics, and Transitional Housing	Allows plasma centers as a special exception use in commercial districts; amends the conditional use requirements and prohibits variances to those requirements for State-licensed medical clinics.
77-18	Zoning- Conditional Uses- Licensed Dispensaries, Growers, and Processors of Medical Cannabis – Special Exception Uses- Licensed Dispensaries	Amends certain conditional use requirements for licensed dispensaries, growers, and processors and amends the special exception use requirements for licensed dispensaries of medical cannabis.
86-18	Zoning – Commercial Revitalization District Program –	Designation of a Commercial Revitalization Area in Ferndale
88-18	Zoning- Conditional Uses- Stables and Riding Clubs	Increased required setbacks for horse stables from residential properties.
89-18	Zoning- Solar Energy Generating Facilities	Defined accessory, community, and utility-scale solar energy generating facilities; allowed solar energy facilities in certain zoning districts; established conditional and special exception requirements for solar energy facilities in certain districts.
94-18	Subdivision and Development- Adequate Public Facilities – Parole Town Center	Exempts certain residential developments within the Parole Town Center from the adequate public facilities test for schools under certain conditions.
97-18	Zoning- Conditional Uses – Farm Breweries	Amends the conditional use requirements for farm breweries.

## Changes to the PFA

The following properties, totaling 8.64 acres, received approval to be included within the Priority Funding Area within Calendar Year 2018:

- Tax Map 13, Parcel 90
- Tax Map 13, Parcel 160
- Tax Map 13, Parcel 159

Map 2 highlights the location of new Priority Funding Areas in Anne Arundel County approved in CY2018.

## Infrastructure Improvements

### 1. Water and Sewer plan changes

The County's 2017 Master Plan for Water Supply and Sewage Systems was amended in 2018. The amendments to the Master Plan included a sewer map change from future to planned service and a water map change from No Public Service to Planned Public Service for a commercial property in the Broadneck area. The current water and sewer geographies have been included in the Mapping and GIS Shapefiles.

### 2. Major Transportation projects

In 2018, The Pavement Management Program completed 59 miles of road rehabilitation, including preventative maintenance seal treatments, HMA resurfacing, full reconstruction, permanent patching, and crack sealing. In addition, Catherine Avenue was widened between 228<sup>th</sup> Street and 231<sup>st</sup> Street creating two through lanes in the northbound direction. The Rutland Road Fish Passage project replaced a culvert with a bridge to remove the fish migration barriers near the intersection of Rutland Road and MD Route 450.

### 3. New or expanded schools

The following table lists all new and expanded school projects that began in 2018. It also quantifies the impact of these changes on each school’s State Rated Capacity.

**Table 1-2 – School Improvement Projects in 2018**

School Name	Level	Address	Zip	State Rated Capacity				
				Existing	Opening	Change	Type	PFA
Brock Bridge	ES	405 Brock Bridge Rd. Laurel	20724	609	577	-32	Open Space Enclosure	No
Chesapeake Bay	MS	4804 Mountain Road Pasadena	21122	2058	2058	0	Open Space Enclosure	No
Crofton	HS	2291 Davidsonville Rd. Gambrills	21054	0	1,696	1,696	New construction	Yes
Edgewater	ES	121 Washington St. Edgewater	21037	455	669	214	Revitalize/Addition	Yes
Glen Burnie Park	ES	500 Marlboro Rd. Glen Burnie	21061	499	624	125	Program Addition	Yes
Maryland City	ES	3359 Crumpton South Laurel	20724	392	535	143	Kindergarten Addition	Yes
Richard Henry Lee	ES	400 A St SW Glen Burnie	21061	479	509	30	Revitalization/Addition	Yes
Riviera Beach	ES	8515 Jenkins Road Pasadena	21122	349	441	92	Kindergarten Addition	Yes
Solley	ES	7608 Solley Road Glen Burnie	21060	635	806	171	Room Addition	Yes
Tyler Heights	ES	200 Janwall Street Annapolis	21403	442	549	107	Revitalization/Addition	Yes

### Consistency of Growth Related Changes

Development related changes including zoning changes, capital projects, new subdivisions, new public facilities, priority funding areas, 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, 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. 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 2018, Anne Arundel County issued 2,038 residential building permits, 73% of which were inside the PFA.

Map 3 shows the location of new residential and commercial building permits issued in CY2018 with respect to the County’s PFA. Map 4 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
<b># New Residential Permits Issued</b>	1,485	553	2,038

## 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 2018, approximately 73% of residential building permits were issued inside the PFA and approximately 77% of residential construction occurred within the PFA. 54% of approved residential lots were within the county’s PFA within 40 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 2018, there were a total of 50 residential demolition permits issued, 58% of which were inside the PFA.



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

<b>Residential</b>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># Units Approved</b>	1,383	544	1,927
<b># Units Constructed</b>	1,782	513	2,295
<b># Minor Subdivisions Approved</b>	6	7	13
<b># Major Subdivisions Approved</b>	34	31	65
<b>Total Approved Subdivision Area (Gross Acres)</b>	289.20	1,233.60	1,522.8
<b># Lots Approved</b>	898	756	1,654
<b>Total Approved Lot Area (Net Acres)</b>	137.6	269.6	407.2
<b># Units Demolished</b>	29	21	50

There is a similar development pattern for non-residential growth in Anne Arundel County. 61% of commercial and industrial building permits issued by the county were inside the PFA in 2018. 81% of the non-residential lots approved in 2018 were inside the PFA.

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

<b>Commercial</b>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># Permits Issued</b>	33	21	54
<b># Lots Approved</b>	13	3	16
<b>Total Building Square Feet Approved (Gross)</b>	279,467	63,860	343,327
<b>Total Square Feet Constructed (Gross)</b>	324,727	49,806	374,533

As in previous years, the majority of residential growth in Anne Arundel County happened inside the PFA. This growth inside the PFA has less of an impact on land resources than growth outside of the PFA. 72% of the units approved were inside of the PFA, while only 19% 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)**

<b><u>Residential</u></b>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b># Permits Issued</b>	1,485	553	2038
<b># Units Approved</b>	1,383	544	1,927
<b># Units Constructed</b>	1,782	513	2,295
<b>Total Approved Subdivision Area (Gross Acres)</b>	289.2	1,233.6	1,522.8
<b># Lots Approved</b>	898	756	1,654

The net density of residential development inside the PFA is 10.05 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 4.78 du/acre. The net density of residential parcels outside the PFA is 2.02 du/acre, while the gross density is 0.44 du/acre.

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

<b><u>Residential</u></b>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b># Units Approved</b>	1,383	544	1,927
<b>Total Approved Lot Size (Net Acres)</b>	138	270	407

Approximately 72% of new units approved in 2018 happened within the PFA. This is a slightly higher percentage than in CY2017 (67%) but is short of the County’s 80% goal. Residential building permits also fell short of the County’s 80% goal, with 73% of approved residential building permits falling inside the PFA.

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

<b><u>Residential</u></b>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b># Units Approved</b>	1,383	544	1,927
<b>% of Total Units (# Units/Total Units)</b>	71.8%	28.2%	100%

61% of commercial and industrial building permits issued by the county were inside the PFA in 2018. 81% of the non-residential lots approved in 2018 were located inside the PFA. 81% of the approved square footage of new non-residential development was located inside the PFA in 2018. The following tables show detailed information about non-residential development in 2018.

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

<b>Commercial</b>	<b>PFA</b>	<b>Non - PFA</b>	<b>Total</b>
<b># Permits Issued</b>	33	21	54
<b>Total Building Square Feet Approved (Gross)</b>	279,467	63,860	343,327
<b># Lots Approved</b>	13	3	16
<b>Total Subdivision Area (Gross Acres)</b>	186.33	28.69	215.02

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

<b>Commercial</b>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b>Total Building Square Feet Approved (Gross)</b>	279,467	63,860	343,327
<b>Total Lot Size (Net Acres)</b>	107.3	7.2	114.5

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

<b>Commercial</b>	<b>PFA</b>	<b>Non – PFA</b>	<b>Total</b>
<b>Total Building Square Feet Approved (Gross)</b>	279,467	63,860	343,327
<b>% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)</b>	81.40%	18.60%	100%

### Locally Funded Agriculture Preservation Program

In calendar year 2018 an additional 94 acres were preserved under the States MALPF program. This brings the county total to 13,416 acres (including MALPF, Rural Legacy, and the County’s Agricultural and Woodland Preservation Program). Map 5 illustrates protected lands in Anne Arundel County, highlighting the land that was preserved in CY 2018.

### 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 with a five year average of 84% for new residential permits inside the PFA. In CY2018, 73% of new residential permits and 61% 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.

## 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.

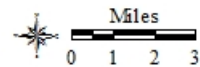
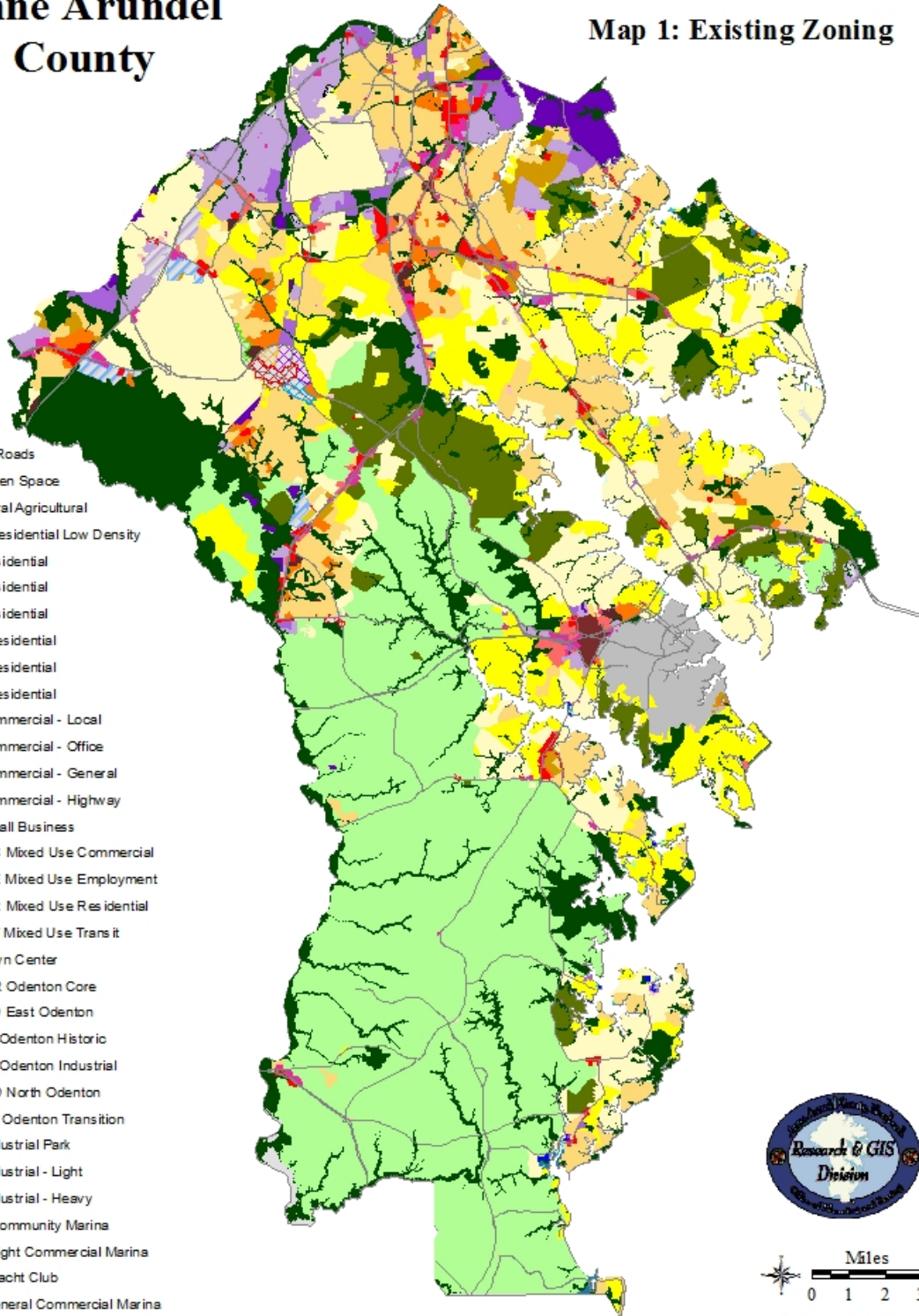
## Appendix – Maps

# Anne Arundel County

## Map 1: Existing Zoning

### Legend

- Major Roads
- OS Open Space
- RA Rural Agricultural
- RLD Residential Low Density
- R1 Residential
- R2 Residential
- R5 Residential
- R10 Residential
- R15 Residential
- R22 Residential
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- SB Small Business
- MXD-C Mixed Use Commercial
- MXD-E Mixed Use Employment
- MXD-R Mixed Use Residential
- MXD-T Mixed Use Transit
- TC Town Center
- O-COR Odenton Core
- O-EOD East Odenton
- O-HIS Odenton Historic
- O-IND Odenton Industrial
- O-NOD North Odenton
- O-TRA Odenton Transition
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy
- MA1-Community Marina
- MA2-Light Commercial Marina
- MA3-Yacht Club
- MB-General Commercial Marina
- MC-Heavy Commercial Marina
- City of Annapolis



Produced by Research and GIS Division,  
Office of Planning and Zoning  
Date: 6/20/2019

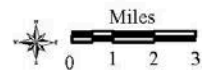
# Anne Arundel County

## Map 2: Priority Funding Areas



### Legend

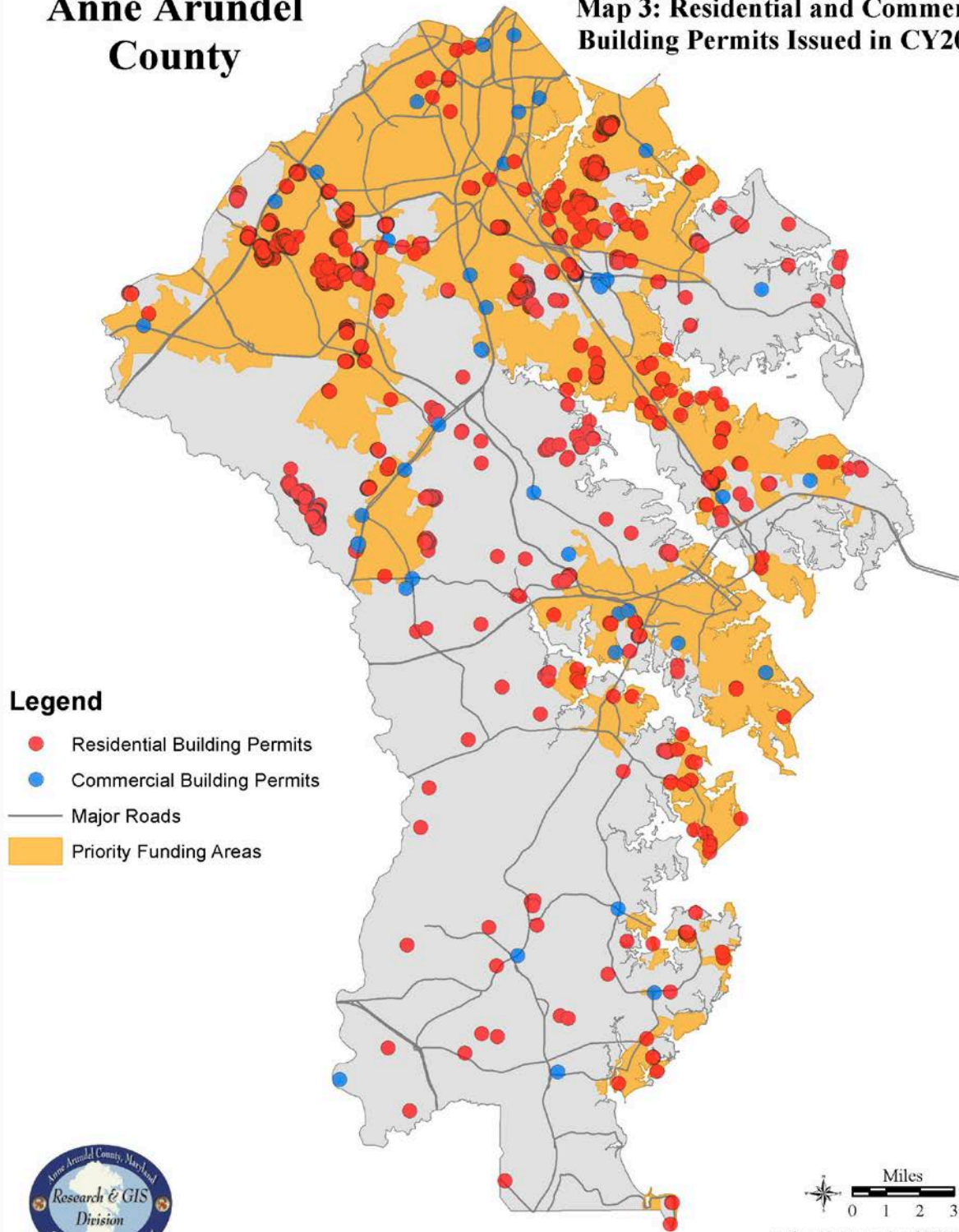
-  New PFA CY2018
-  Major Roads
-  Priority Funding Areas



Produced by Research and GIS Division,  
Office of Planning and Zoning  
Date: 5/24/2019

# Anne Arundel County

## Map 3: Residential and Commercial Building Permits Issued in CY2018



Produced by Research and GIS Division,  
Office of Planning and Zoning  
Date: 5/9/2019





Note: Multiple building permits can be represented in one location.

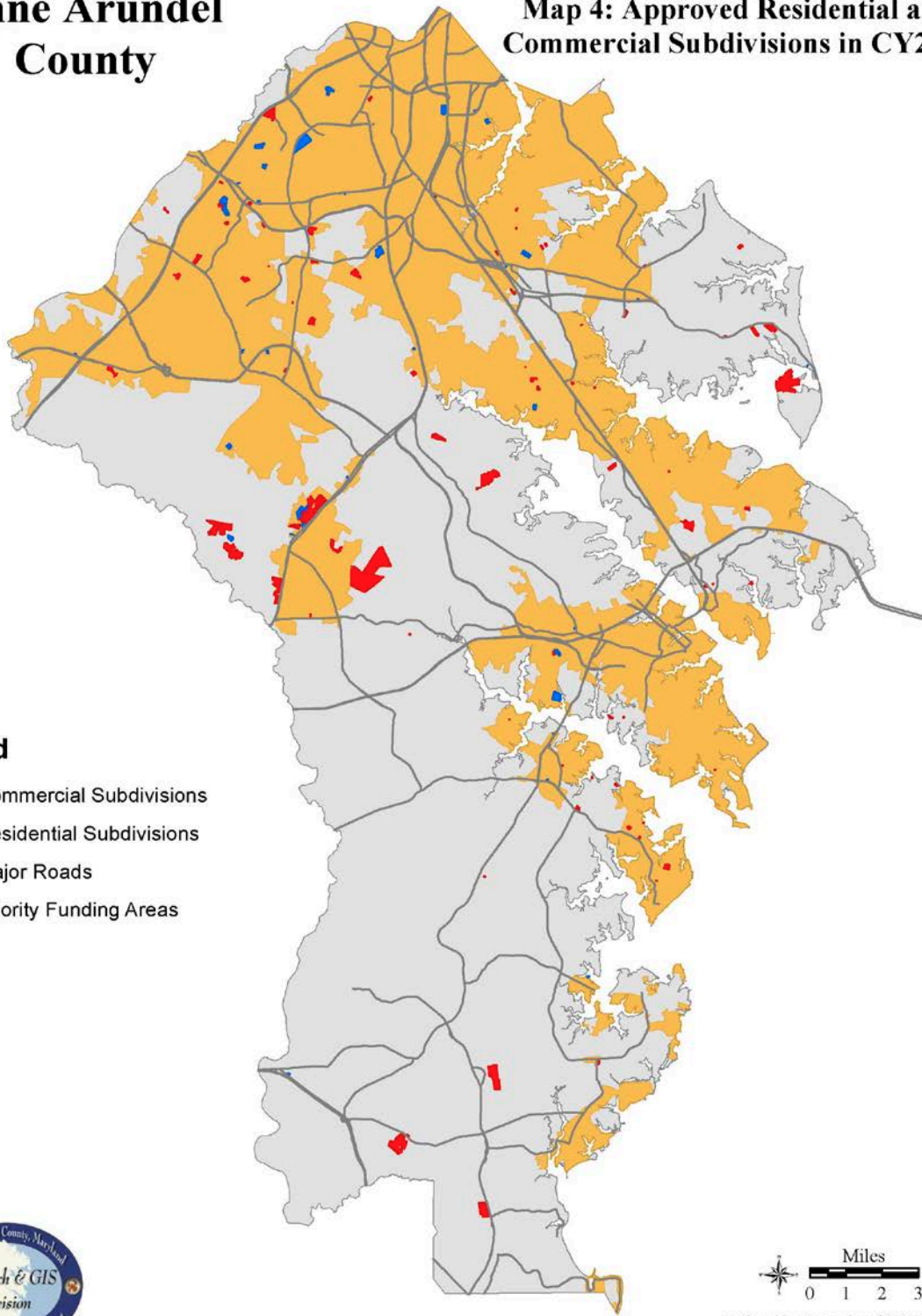


# Anne Arundel County

## Map 4: Approved Residential and Commercial Subdivisions in CY2018

### Legend

-  Commercial Subdivisions
-  Residential Subdivisions
-  Major Roads
-  Priority Funding Areas



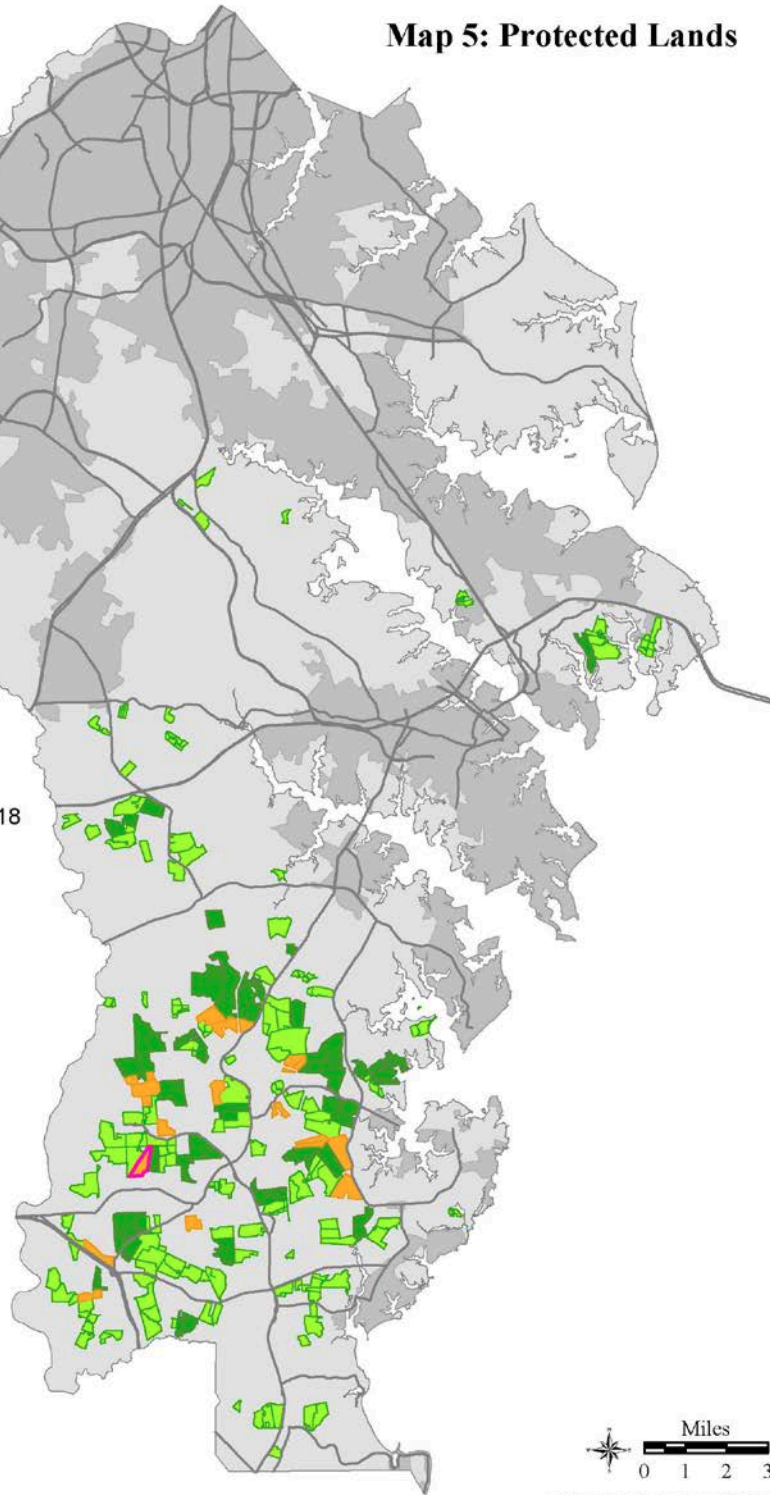
Produced by Research and GIS Division,  
Office of Planning and Zoning  
Date: 5/9/2019

# Anne Arundel County

## Map 5: Protected Lands

### Legend

-  Easements Purchased in CY18
-  County Easement
-  Rural Legacy
-  State Easement
-  Major Roads
-  Priority Funding Areas



Produced by Research and GIS Division,  
Office of Planning and Zoning  
Date: 5/24/2019