



ANNUAL DEVELOPMENT MEASURES AND INDICATORS REPORT
BY THE PLANNING ADVISORY BOARD
CY 2019

Anne Arundel County, MD



Anne Arundel County Office of
Planning and Zoning

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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.

Section 1-207(b) of the Maryland Land use Article requires that each county or municipal Planning Commission/Board approve an Annual Report for the Reporting Year 2019. In addition, the Annual Report must be filed with the local legislative body (Anne Arundel County Council) and the Maryland Department of Planning no later than July 1, 2020. Due to the onset of the COVID-19 pandemic, this report has been delayed.

This report addresses these issues in Anne Arundel County during the calendar year of 2019 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 2019. The County is finalizing the update of the General Development Plan, which was last updated in 2009. The plan revision, known as “Plan 2040” is expected to be adopted in early 2021.

Zoning Map Amendments

In CY2019, there were no Administrative Zoning Amendments. 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.

Zoning Text Amendments

The following zoning text amendments were adopted in CY2019.

Table 1-2 – Summary of Zoning Text Amendments in 2019

Bill Number	Title	Purpose
6-19	Zoning – General Provisions – Electrified Fences	For the purpose allowing electrified fences under certain circumstances in industrial zoning districts; and generally related to zoning

Bill Number	Title	Purpose
7-19	Zoning – Licensed Premises of Licensed Dispensaries, Growers, and Processors of Medical Cannabis	For the purpose the allowing licensed premises of licensed dispensaries of medical cannabis as special exception uses in C1 commercial districts; amending the conditional use requirements for licensed premises of licensed dispensaries, growers, and processors of medical cannabis; repealing the prohibition against variances to the conditional use requirements for licensed premises of licensed dispensaries, growers, and processors of medical cannabis; amending the special exception use requirements for licensed premises of licensed dispensaries of medical cannabis; repealing the prohibition against variances to the special exception use requirements for licensed premises of licensed dispensaries of medical cannabis; and generally relating to zoning.
14-19	Zoning – Farm Breweries in Residential Districts	For the purpose of allowing farm breweries as conditional uses in RLD and R1 residential zoning districts; amending the conditional use requirements for farm breweries; making certain technical changes; and generally relating to zoning.
20-19	Zoning – Tattoo Parlors and Body Piercing Salons	For the purpose of allowing tattoo parlors and body piercing salons as auxiliary uses in C1 commercial districts; and generally relating to zoning.
54-19	Zoning – Workforce Housing	For the purpose of exempting workforce housing from a portion of capital facility connection charges; repealing workforce housing as a special exception in certain residential districts; allowing workforce housing as a conditional use in certain residential, commercial, industrial, and mixed use districts; establishing the conditional use requirements for workforce housing; repealing the special exception use requirements for workforce housing; and generally related to zoning.
62-19	Zoning – Private Clubs	For the purpose of revising the definition of “private club”; and generally relating to zoning.

Bill Number	Title	Purpose
65-19	Zoning – Mixed Use Districts – Commercial Telecommunication Facilities – Antennas Attached to Structures	For the purpose of allowing commercial telecommunication facilities that are antennas to be attached to structures under certain conditions in mixed used districts; and generally relating to commercial telecommunication facilities.
75-19	Zoning – Small Cell Systems – Leases	For the purpose of exempting leases of three years or more for small cell systems from the requirement of approval by ordinance of the County Council; amending the zoning definition of “commercial telecommunication facility” to exclude small cell systems; adding a 434 Laws of Anne Arundel County zoning definition of “small cell system”; and generally relating to purchasing and zoning.
76-19	Public Works – County Rights-of-Way – Zoning – Small Cell Systems	For the purpose of defining a “small cell system” for County right-of-way permits; establishing additional requirements for small cell systems locating in County rights-of-way; modifying when permits for work in County rights-of-way are not needed; modifying the scope of permits for maintenance work in County rights-of-way; amending the zoning definition of “commercial telecommunication facility” to exclude small cell systems; adding a zoning definition of “small cell system”; requiring certificates of use for small cell systems; establishing fees for permits for small cell systems in County rights-of-way; adding small cell systems as a conditional use in certain zoning districts; establishing the conditional use requirements for a small cell system; and generally relating to public works and zoning.
77-19	Zoning – Requirements for Conditional Uses – Automobile, Truck, and Recreational Vehicle Sales	For the purpose of amending the conditional use requirements to allow automobile, truck, and recreational vehicle sales on lots of at least one acre when vehicular access is provided to at least two arterial roads; exempting automobile, truck, and recreational vehicles sales located on a lot or parcel of at least one acre from a certain storage requirement; and generally relating to zoning.

Changes to the PFA

The following properties, totaling 15.3 acres, received approval to be included within the Priority Funding Area within Calendar Year 2019: Tax Map 23, Parcels 258, 259, 353, 361, 362, 477 and 672. Map 2 highlights the location of new Priority Funding Areas in Anne Arundel County approved in CY2019.

Infrastructure Improvements

1. Water and Sewer plan changes

The County's 2017 Master Plan for Water Supply and Sewage Systems was amended in 2019. The amendments to the Master Plan included text amendments to add the Key School, Fusco Park well to Table 3-13; add language that describes Southern High School and other public facilities as a wastewater collection systems requiring more than 5,000 gallons per day; remove Southern Middle School as a wastewater treatment system; and change the name of the listing for Southern High School to Southern High School and Other Public Facilities. Also, Map S-2 was amended to change the sewer service category from Future to Planned service for Parcel 530 found on Tax Map 23; and move the service area boundary to include this parcel in the Cox Creek Sewer Service Area. The current water and sewer geographies have been included in the Mapping and GIS Shapefiles.

2. Major Transportation projects

In 2019, the County completed two major transportation projects. The first project was for the extension of Chesapeake Center Drive from Ordinance Road to Dover Road. The second major project consisted of road improvements to Pasadena Road between Ritchie Highway and Baltimore-Annapolis Boulevard, including installation of sidewalk for the length of the project, medians in specific locations, and other safety-related improvements. The County also constructed some smaller transportation improvements including a sidewalk on the east side of Veteran's Highway from Old Mill Road to Harpers Mill Road and the extension of the right turn lane on Sunrise Beach Road at General's Highway.

3. New or expanded schools

The following table lists all new and expanded school projects that began in 2019. It also quantifies the impact of these changes on each school's State Rated Capacity.

Table 1-2 – School Improvement Projects in 2019

School Name	Level	Address	ZIP	State Rated Capacity					
				Existing	Opening	Change	Type	Completion Date	PFA
Arnold	ES	95 Joyce Lane East Arnold	21012	456	565	109	Replacement school	1-Aug	Yes
Brock Bridge	ES	405 Brock Bridge Rd. Laurel	20724	609	577	-32	Open Space Enclosure	31-Mar	No
High Point	ES	7789 Edgewood Avenue Pasadena	21122	719	747	28	Revitalize/Addition	15-Aug	Yes
Jessup	ES	2798 Champion Forest Ave. Jessup	20794	435	773	338	Replacement school	28-Jun	Yes
Manor View	ES	2900 MacArthur Road Ft. Meade	20755	529	516	-13	Modernization	1-Jun	Yes
Maryland City	ES	3359 Crumpton South Laurel	20724	392	535	143	Kindergarten Addition	1-Aug	Yes
Riviera Beach	ES	8515 Jenkins Road Pasadena	21122	349	441	92	Kindergarten Addition	1-Aug	Yes
Solley	ES	7608 Solley Road Glen Burnie	21060	635	806	171	Room Addition	23-Aug	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 2019, Anne Arundel County issued 2,867 residential building permits, 71% of which were inside the PFA.

Map 3 shows the location of new residential and commercial building permits issued in CY2019 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)

Residential	PFA	Non - PFA	Total
# New Residential Permits Issued	2,042	825	2,867

[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 built in Anne Arundel County occurred inside the County’s PFA. In 2019, approximately 71% of residential building permits were issued inside the PFA and approximately 80% of residential construction occurred within the PFA. Thirty eight percent of approved residential lots were within the county’s PFA within 16 subdivisions. Creekstone Village, Section 3 is a subdivision that will add 216 residential units (apartments and townhouses) on 15 acres and is currently located outside of the PFA. The site was rezoned to high density and has water and sewer so would most likely be eligible to be included in the PFA. However, the County is currently working on an update to the GDP and will comprehensively review the PFA after its adoption. This “outlier” will cause the numbers in this report to be significantly different than in previous reports.

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 2019, there were a total of 69 residential demolition permits issued, 64% of which were inside the PFA.

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

Residential	PFA	Non - PFA	Total
# Units Approved	301	494	795
# Units Constructed	1,981	560	2,541
# Minor Subdivisions Approved	6	4	10
# Major Subdivisions Approved	10	11	21
Total Approved Subdivision Area (Gross Acres)	94	201	295
# Lots Approved	308	275	583
Total Approved Lot Area (Net Acres)	67	130	197
# Units Demolished	44	25	69

The majority of new non-residential growth in Anne Arundel County is located within the PFA. Eighty four percent of commercial and industrial building permits issued by the county were inside the PFA in 2019. One hundred percent of the non-residential lots approved in 2019 were inside the PFA.

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

Commercial	PFA	Non - PFA	Total
# Permits Issued	43	8	51
# Lots Approved	33	0	33
Total Building Square Feet Approved (Gross)	184,620	0	184,620
Total Square Feet Constructed (Gross)	595,372	182,326	777,698

The majority of residential building permits were issued inside the PFA, but majority of approved units and lots are located outside of the PFA. As previously stated, the Creekstone Village, Section 3 subdivision that will add 216 residential units (apartments and townhouses) on 15 acres and is currently located outside of the PFA. Since the County is planning to take a more comprehensive review of the PFA once the GDP update is complete, this site has not yet been added to the PFA. The site was rezoned to high density and has water and sewer so would most likely be eligible to be included in the PFA. This one subdivision makes up about 44% of the new units approved outside of the PFA.

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

<u>Residential</u>	PFA	Non – PFA	Total
# Permits Issued	2,042	825	2,867
# Units Approved	301	494	795
# Units Constructed	1,981	560	2,541
Total Approved Subdivision Area (Gross Acres)	94	201	295
# Lots Approved	308	275	583

The net density of residential development inside the PFA is 4.5 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 3.2 du/acre. The net density of residential parcels outside the PFA is 3.80 du/acre, while the gross density is 2.45 du/acre. These numbers are also dramatically impacted by Creekstone Village, Section 3.

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

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	301	494	795
Total Approved Lot Size (Net Acres)	67	130	197

Approximately 38% of new units approved in 2019 happened within the PFA. This is a much lower percentage than in CY2018 (73%) and is short of the County’s 80% goal. Residential building permits also fell short of the County’s 80% goal, with 71% of new residential building permits issued falling inside the PFA.

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

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	301	494	795
% of Total Units (# Units/Total Units)	38%	62%	

Eighty four percent of commercial and industrial building permits issued by the county were inside the PFA in 2019. 100% of the non-residential lots approved in 2019 were located inside the PFA. Severn Chapel Crossing is located inside and outside of the PFA. The parcels is accessed from an area within the PFA and is in close proximity to existing water and sewer lines, so the subdivision is being reported as being inside the PFA. 100% of the approved square footage of new non-residential development was

located inside the PFA in 2019. The following tables show detailed information about non-residential development in 2019.

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

Commercial	PFA	Non - PFA	Total
# Permits Issued	43	8	51
Total Building Square Feet Approved (Gross)	184,620	0	184,620
# Lots Approved	33	0	33
Total Subdivision Area (Gross Acres)	360.56	0.00	360.56

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

Commercial	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	184,620	0	184,620
Total Lot Size (Net Acres)	343.40	0.00	343.40

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

Commercial	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	184,620	0	184,620
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	100%	0%	

Locally Funded Agriculture Preservation Program

In calendar year 2019 an additional 183 acres were preserved under the County’s Agricultural and Woodland Preservation Program in two properties. The State’s Rural Legacy program preserved one property, which was 117 acres. This brings the county total preserved acres to 13,716 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 2019.

Table 9: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	Value (\$)
Agricultural and Woodlands Easement	183	\$888,446
Total	183	\$888,446

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 80% for new residential permits inside the PFA. In CY2019, 71% of new residential permits and 84% 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 2020. The most recent development capacity numbers are reflected in the table below. The purpose of estimating holding capacity is to find all vacant and under-developed land in Anne Arundel County and calculate the number of possible buildable units in all vacant and re-developable lots in the county based on existing zoning. The analysis indicates that there is capacity for an additional 13,488 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	5,024	24,057	29,081
Residential Parcel & Lots w/Capacity	3,395	3,836	7,231
Residential Capacity (Units)	7,723	5,765	13,488

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 May 1, 2019, five high schools are closed to additional development for the 2021 school year. These include: Annapolis, Arundel, Glen Burnie, North County, and Old Mill High Schools. Arundel, Meade, Lindale, George Fox, Old Mill North, Severna Park, and Crofton Middle Schools are closed for the 2021 school year. Thirty elementary schools are currently closed. Four elementary schools are closed in each of the following feeder districts: Arundel, Glen Burnie, Meade feeder district, and the Old Mill. Three elementary schools are closed in the Severna Park feeder district, two in the Broadneck, North County, Northeast, and South River feeder districts, and one in the Southern feeder district. Maps 6 through 8 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.

Planning Survey Questions

This information was provided by the Anne Arundel County Office of Transportation.

(A) Does your jurisdiction have a bicycle and pedestrian plan? Y N

1. Plan name - Anne Arundel County Pedestrian and Bicycle Master Plan, 2013 Plan Update
2. Date Completed (MM/DD/YR) 06/2013
3. Has the plan been adopted? Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? (Every ____ years) There is no set time frame, but it is intended to be updated in the next 2-3 years.
6. Are existing and planned bicycle and pedestrian facilities mapped? Y N

(B) Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan? Y N

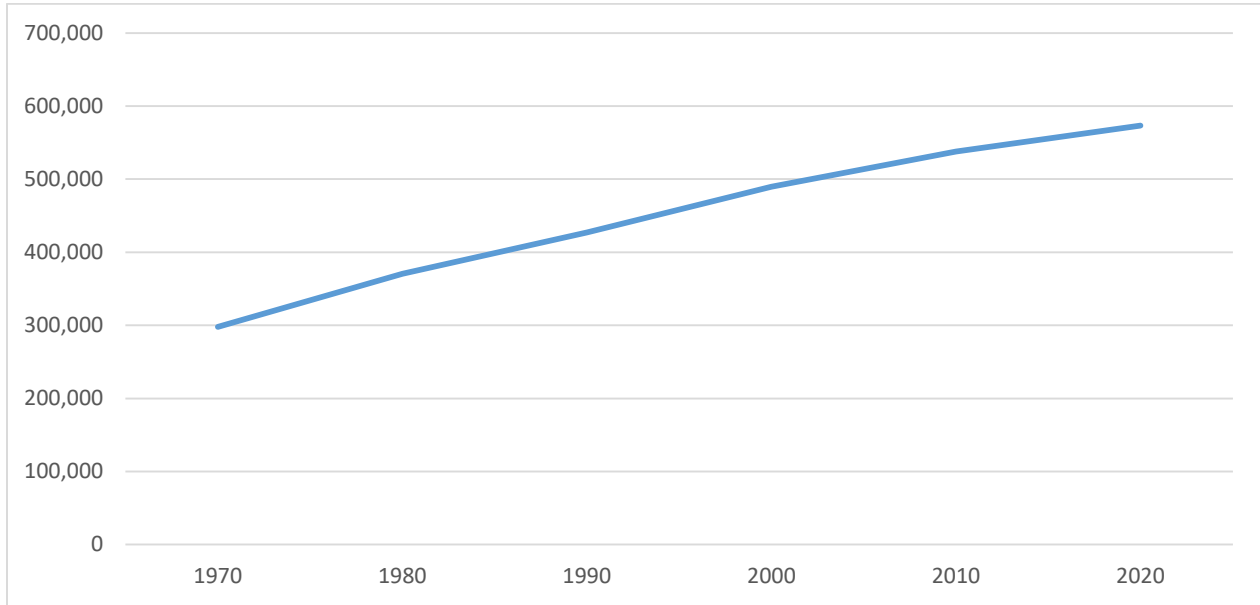
1. Plan name – Move Anne Arundel! County Transportation Master Plan
2. Date completed (MM/DD/YY) 12/2019
3. Has plan been adopted? Y N
4. Is the plan available online? Y N
5. How often do you intend to update it? (Every 3-5 ____ years)

Growth Trends

Anne Arundel County is located within the Baltimore Region and has seen steady population growth over the last several decades. Market conditions in this region affect how the County grows. These

market forces greatly impact what type of development occurs and when. While market conditions will always play a role, growth is also affected by current policies and regulations that are in place. According to the US Census Bureau and the Maryland Department of Planning’s population projections, Anne Arundel County’s population grew by 92% between 1970 and 2020. The County experienced higher growth rates in the decade of the 1970’s (15.23% increase) and 1980’s (14.61% increase). In the most recent decade (2010 – 2020), the population growth rate has slowed to 6.62% (based on population projections for 2020).

Chart 1: Total Population 1970 - 2020

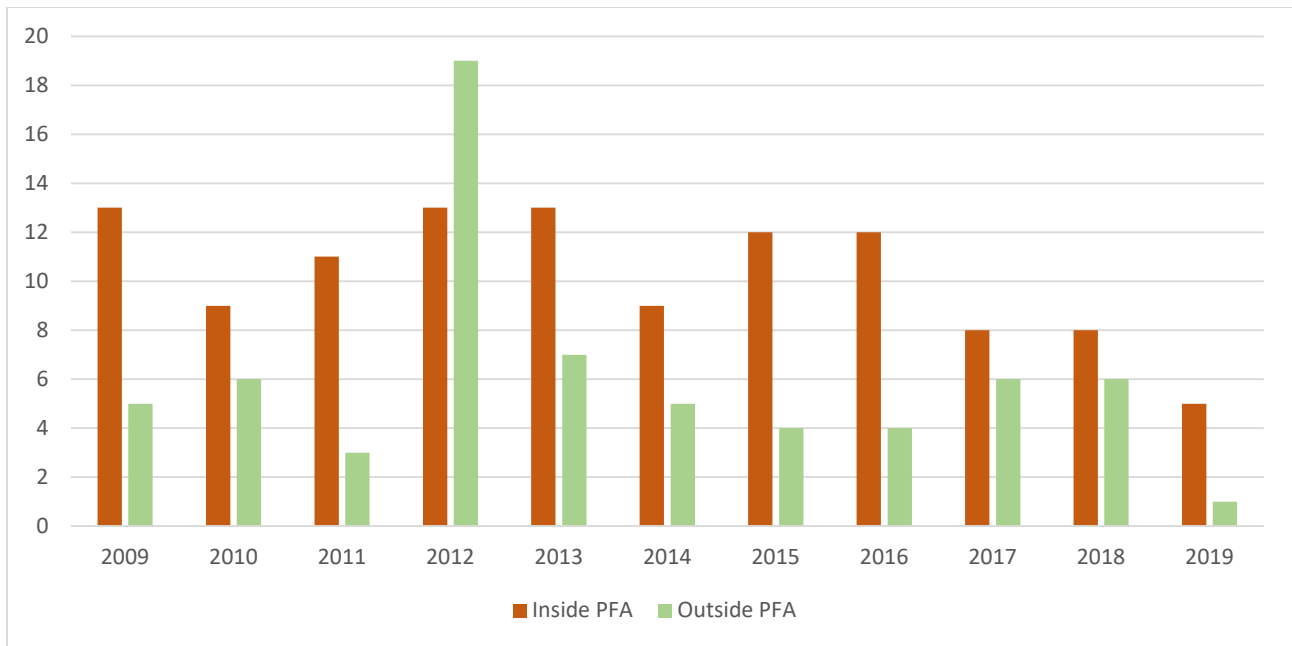


Source: Maryland Department of Planning, Projections and State Data Center, August 2017

There were a total of 179 residential preliminary, sketch, and modification to skip sketch plans approved in Anne Arundel County since 2009 that could be mapped (14 plans were not found in the County’s GIS system). Sixty-three percent of these plans were located inside of the PFA. Chart 2 shows that there was one year, 2012, where there were more plans approved outside of the PFA than inside the PFA.

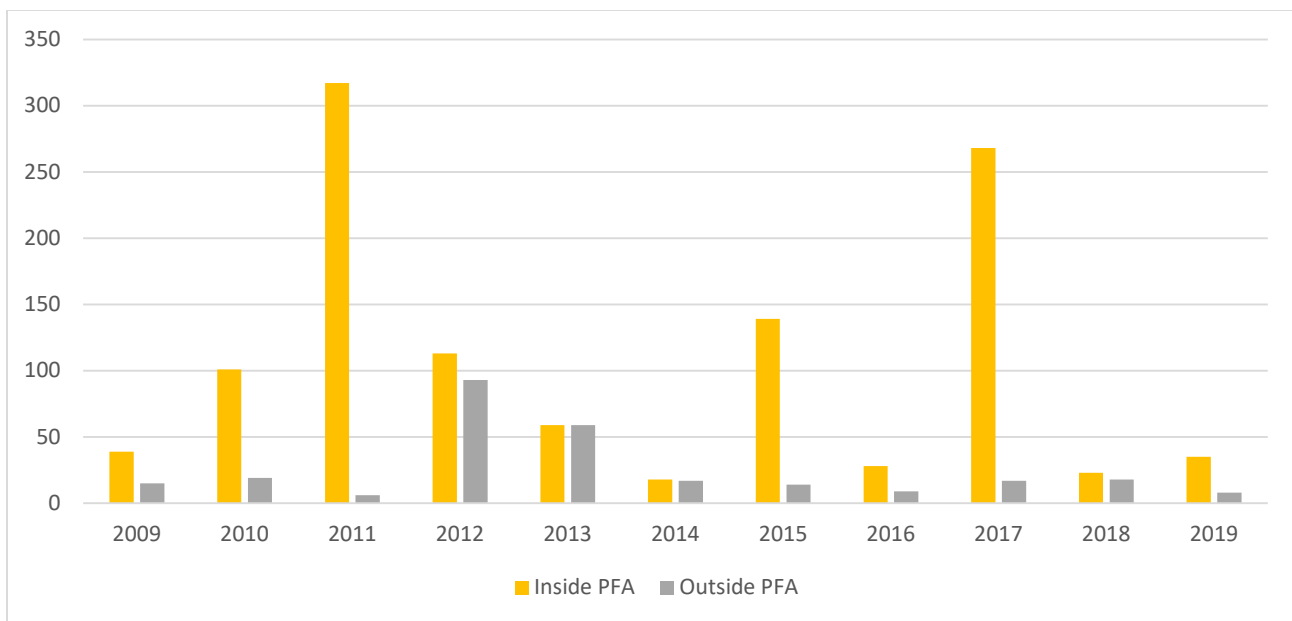
Charts 3 and 4 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 1,415 new lots approved through the preliminary, sketch, and modification to skip sketch process and the vast majority of new lots approved since 2009 were inside the PFA (81%). There were 4,590 new units approved since 2009, 94% of which were inside of the PFA.

Chart 2: New Residential Preliminary, Sketch, and Modification to Skip Sketch Plans
2009 - 2019



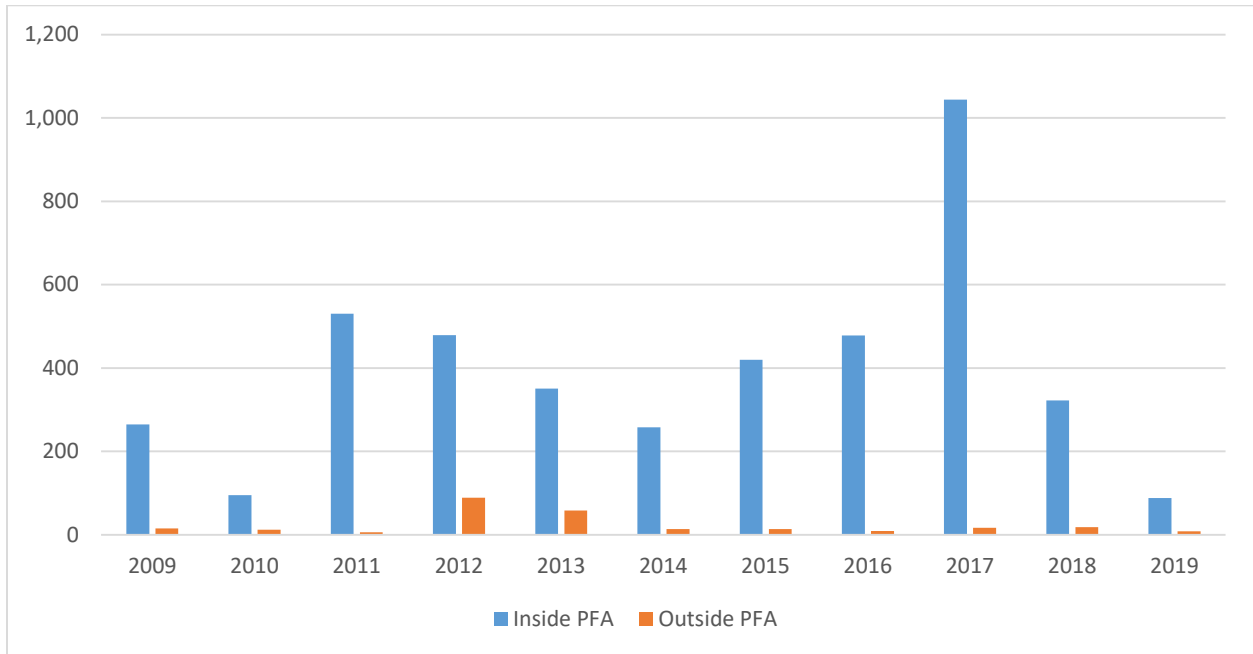
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 3: New Residential Lots Approved in Preliminary, Sketch, and Modification to Skip Sketch Plans
2009 - 2019



Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 4: New Residential Units Approved in Preliminary, Sketch, and Modification to Skip Sketch Plans
2009 - 2019



Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

There were a total of 591 residential final plans approved in Anne Arundel County since 2009 that could be mapped (21 plans were not found in the County's GIS system). Sixty-two percent of these plans were located inside of the PFA. Chart 5 shows the distribution of projects by year. Most years there were more projects inside the PFA. In 2009, there were equal numbers of projects inside and outside the PFA.

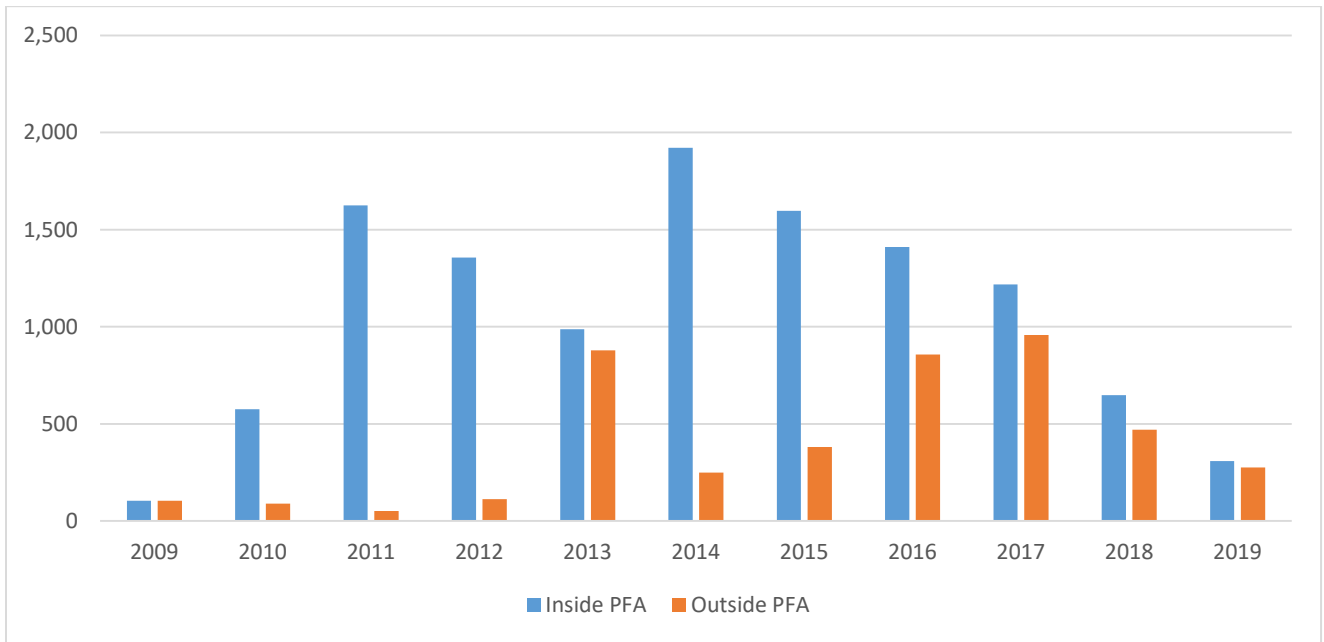
Charts 6 and 7 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 16,175 new lots approved through the final plat process and the vast majority of new lots approved since 2009 were inside the PFA (73%). There were 18,943 new units approved since 2009, 76% of which were inside of the PFA.

Chart 5: Number of Approved Final Subdivision Plans
2009 - 2019



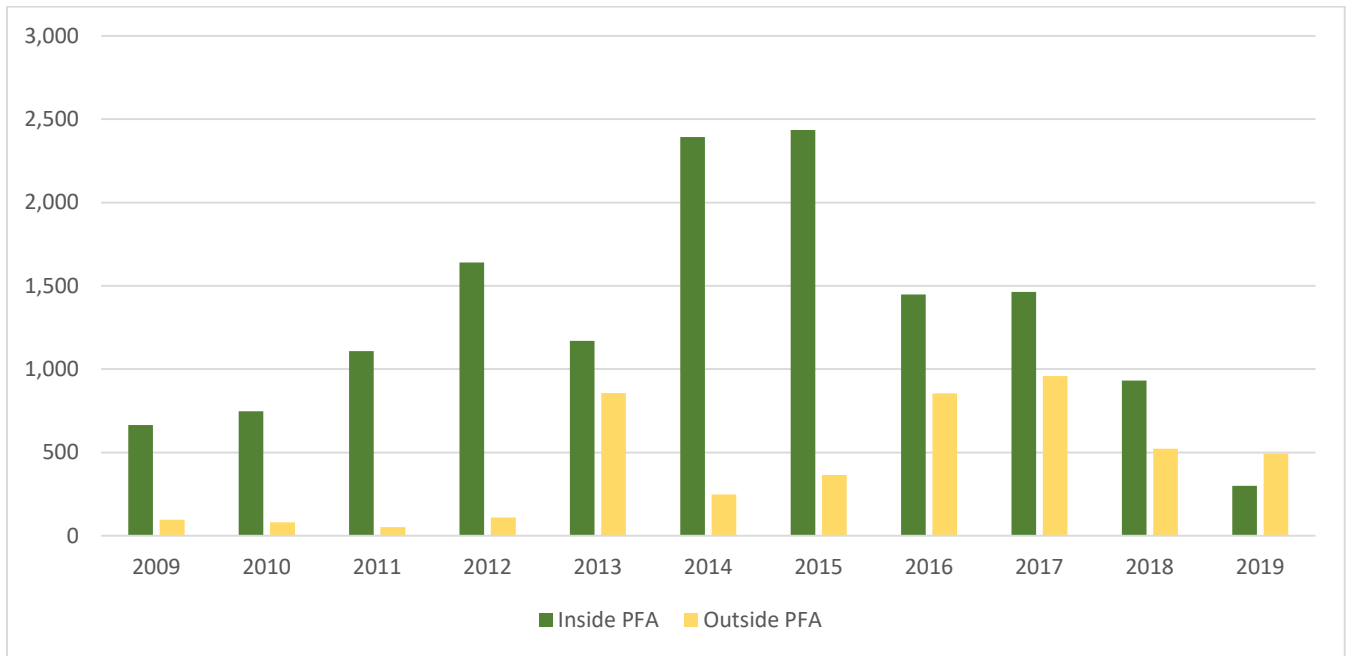
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 6: New Residential Lots Approved in Final Subdivision Plans
2009 - 2019



Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 7: New Residential Lots Approved in Final Subdivision Plans
2009 - 2019



Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Anne Arundel County’s residential building permit is illustrated in chart 8. Between 2001 and 2019, the County has issued a total of 47,245 residential building permits. The year with the highest number of building permits issued is 2005, with 3,684 permits issued. In 2008 and 2009, the number of new building permits dropped significantly. This is coincident with the Great Recession that impacted the economy across the United States. It is also coincident with a “slower growth” policy in Anne Arundel County, in response to rapid growth in the County over the previous years. Since 2009, the number of new residential building permits has fluctuated, but has generally increased over the last 10 years. In 2019, the County issued 2,920 residential building permits, which is the largest increase in residential building permits issued since 2005.

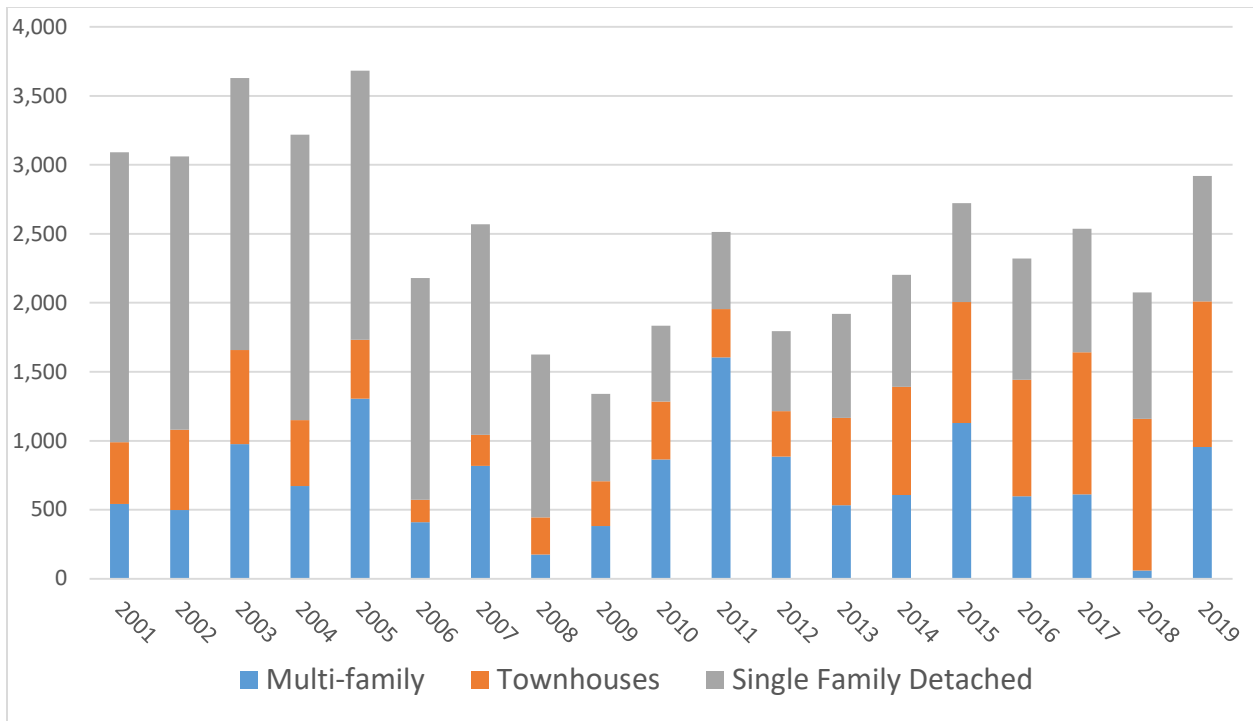
Chart 8: Residential Building Permits Issued
2001 - 2019



Source: Anne Arundel County Office of Planning & Zoning, building permit tracking database

It is also important to look at the type of residential building permits that have been issued over the last 19 years. Overall, the majority of the total building permits issued were single family detached units, with approximately 48% of all issued residential building permits. Multi-family permits made up 29% of the total and townhomes made up 23% of the total issued residential building permits. Since 2010, the trend has shifted, and there have been more multi-family and townhouse permits issued than single family residential.

Chart 8: Residential Building Permits Issued
2001 - 2019



Source: Anne Arundel County Office of Planning & Zoning, building permit tracking database

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. The indicators for 2019 illustrate that these patterns that the majority of development is located within areas with existing water and sewer infrastructure. The indicators also indicate the County’s strong position in continuing to preserve valuable farmland and natural resource areas. Anne Arundel County’s APFO for schools has resulted in several areas of the County being temporarily closed to development, which help ensure that there is school capacity for new development within the County. The County is actively working on an update to the GDP, which will result in implementation recommendations for comprehensive rezoning and a comprehensive update to the Priority Funding Area.

The population of Anne Arundel County has steadily grown since 1970, with the highest growth rate being in the 1970s and 1980s. Total Countywide population nearly doubled between 1970 and 2020.

Since 2009, the number of lots and units approved through the preliminary, sketch, and modification to skip sketch process peaked in 2014, with a steady decline since then. There is a similar pattern when looking at final subdivision plans, where the number of lots and units peaked in 2014 and 2015. The

vast majority of the lots and units subdivided in the County over the last decade have been approved inside of the PFA.

There have been just over 47,000 residential building permits issued in Anne Arundel County since 2001. Total issued permits dipped in 2009, and have increased since then, with 2019 having just under 3,000 new permits issued. From 2001 – 2008, single family residential permits made up the majority of the issued building permits in Anne Arundel County. Since then, townhome and multi-family permits have made up a more significant portion of residential building permits issued. This points to a trend where more residents are interested in smaller, less expensive homes.

As the County continues to work on the GDP update, known “Plan 2040”, the information and data compiled in this report will be useful in informing that effort. The updated plan is expected to be adopted in early 2021.

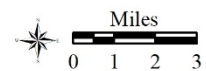
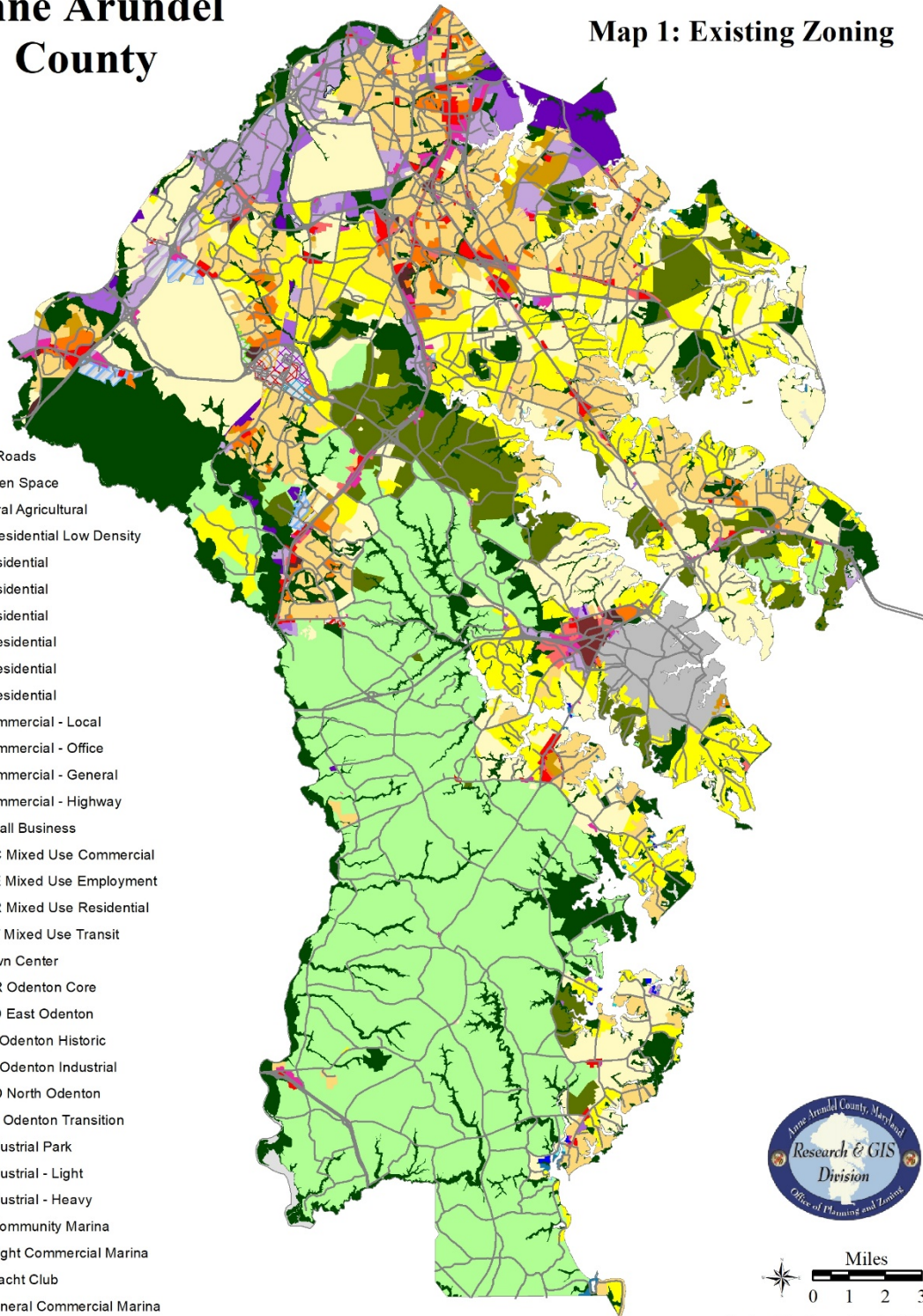
Appendix – Maps

Anne Arundel County

Map 1: Existing Zoning

Legend

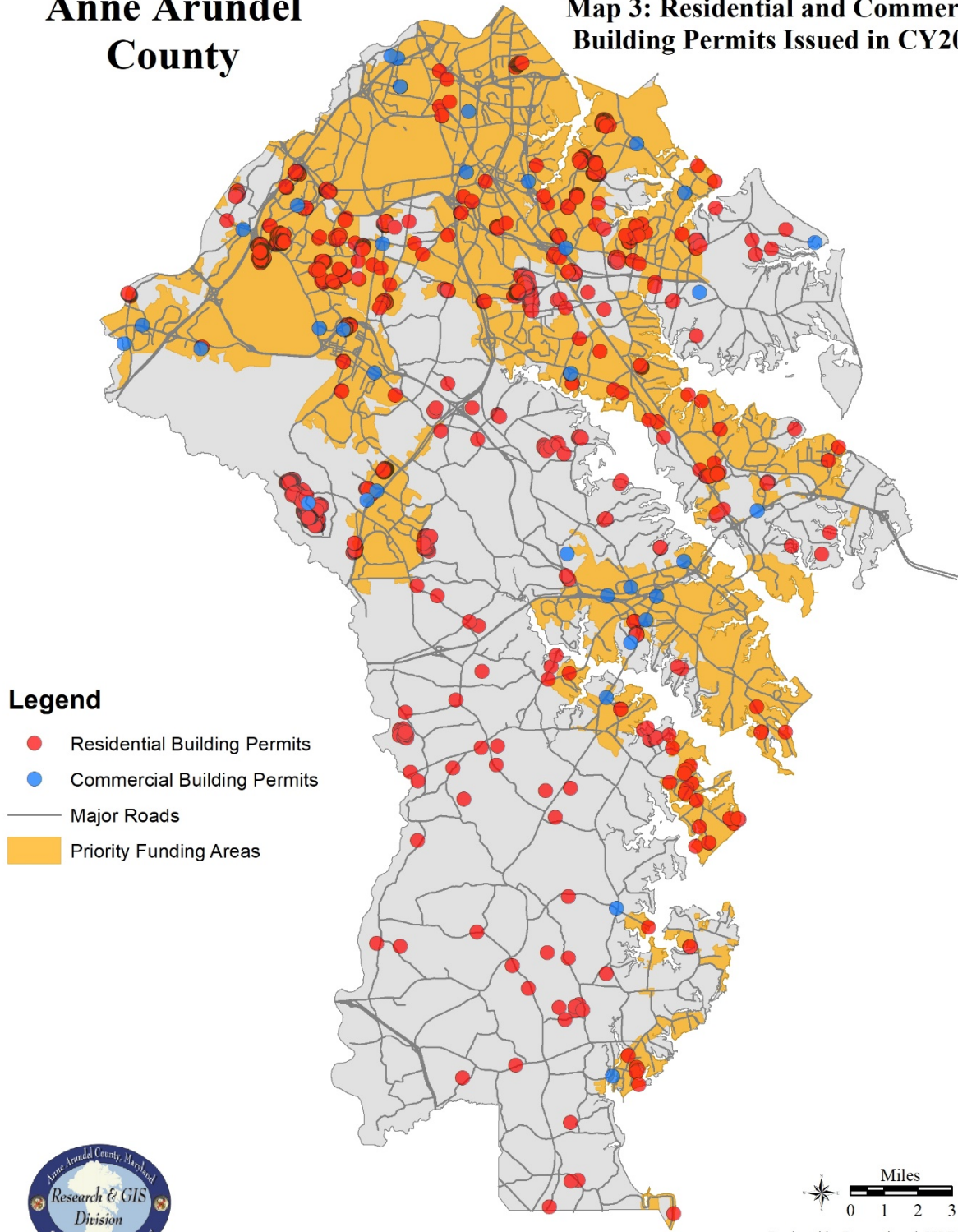
- Major Roads
- OS Open Space
- RA Rural Agricultural
- RLD Residential Low Density
- R1 Residential
- R2 Residential
- R5 Residential
- R10 Residential
- R15 Residential
- R22 Residential
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- ▨ SB Small 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



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Map 3: Residential and Commercial Building Permits Issued in CY2019



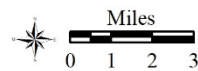
Note: Multiple building permits can be represented in one location.

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Map 4: Approved Residential and Commercial Subdivisions in CY2019

Legend

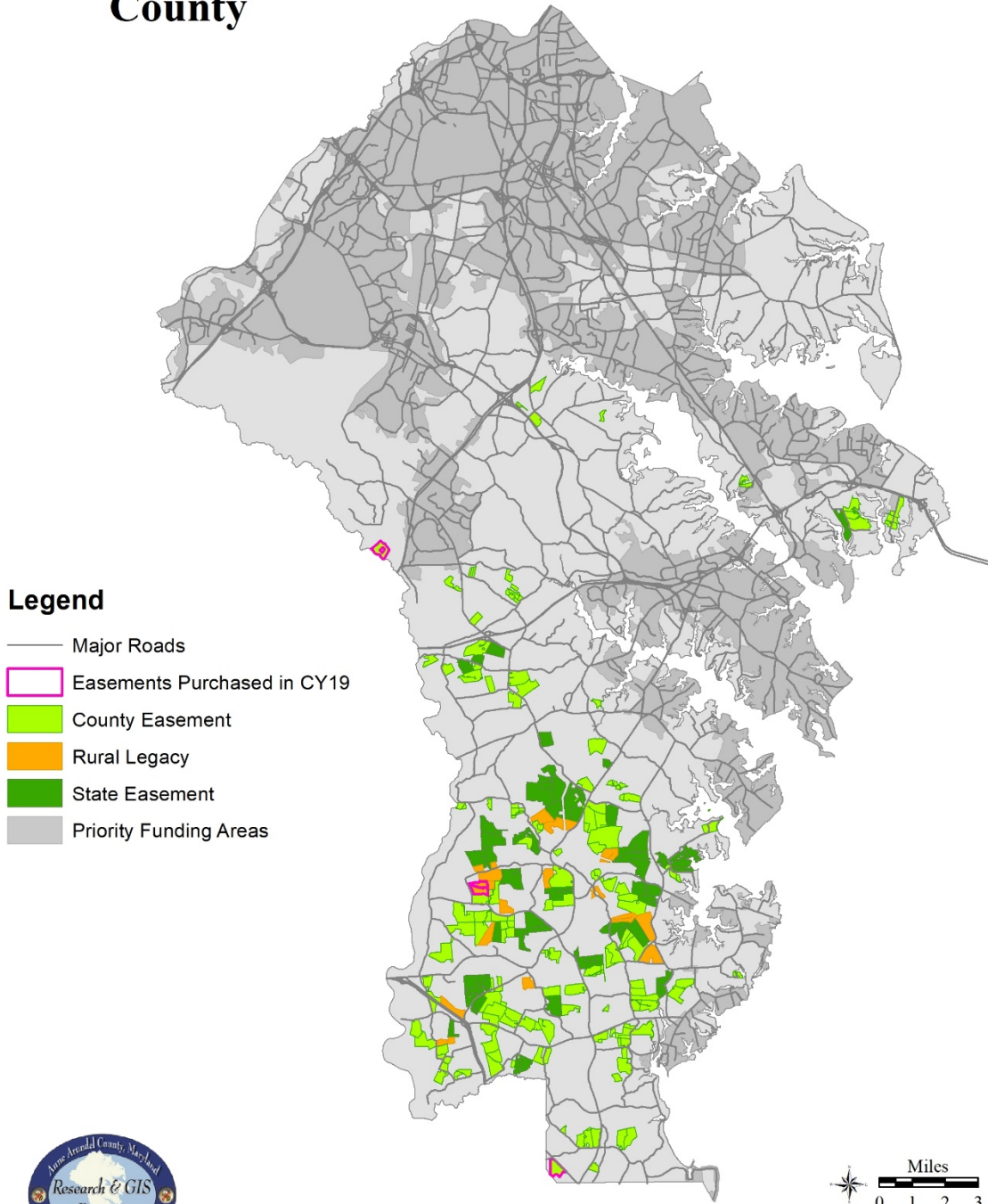
- Major Roads
- Commercial Subdivisions
- Residential Subdivisions
- Priority Funding Areas



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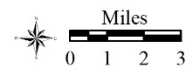
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Map 5: Protected Lands



Legend

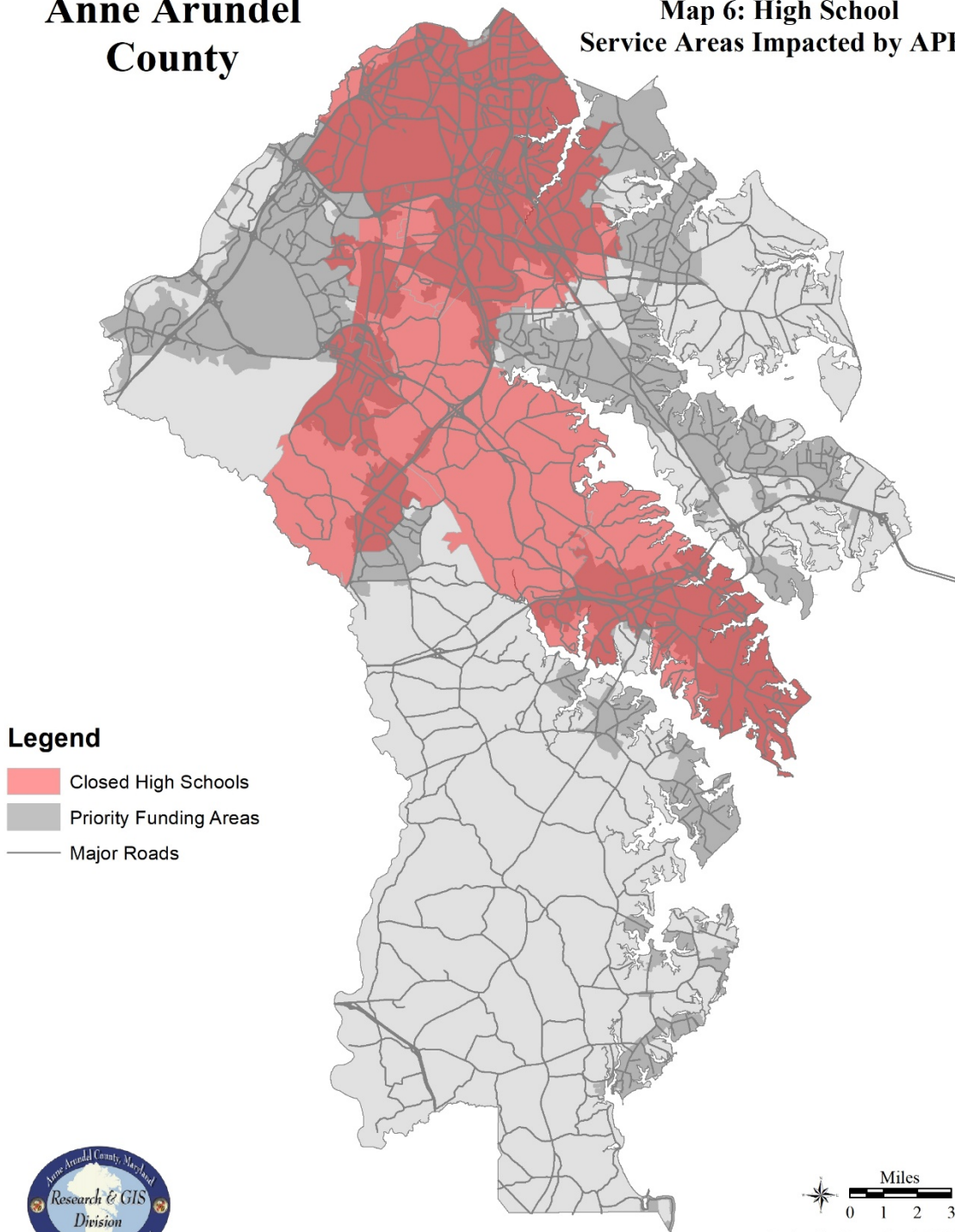
- Major Roads
- Easements Purchased in CY19
- County Easement
- Rural Legacy
- State Easement
- Priority Funding Areas



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Date: 6/3/2020

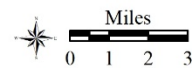
Anne Arundel County

Map 6: High School Service Areas Impacted by APFO



Legend

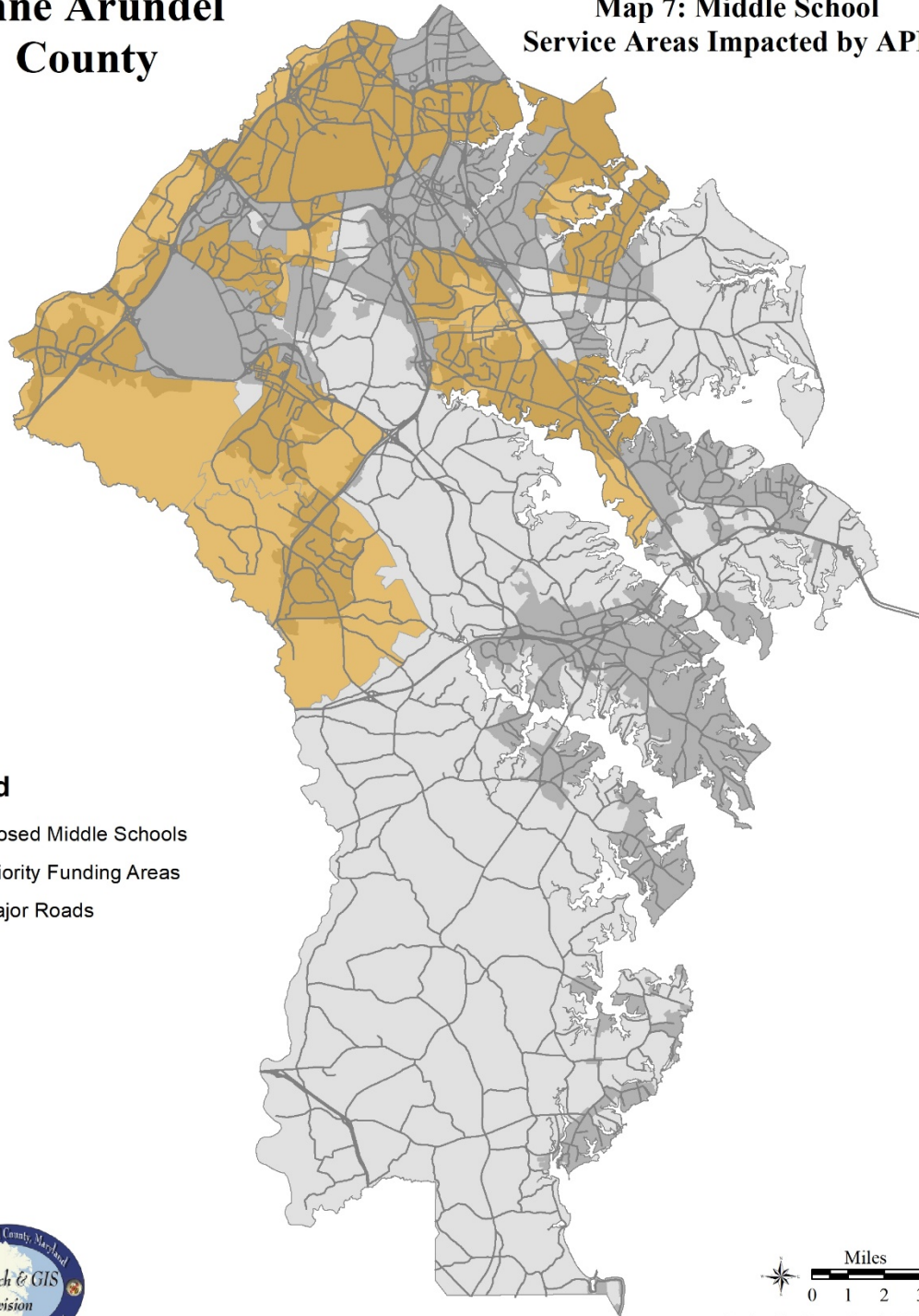
- Closed High Schools
- Priority Funding Areas
- Major Roads






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Office of Planning and Zoning
Date: 5/19/2020

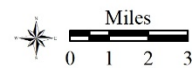
Anne Arundel County

Map 7: Middle School Service Areas Impacted by APFO



Legend

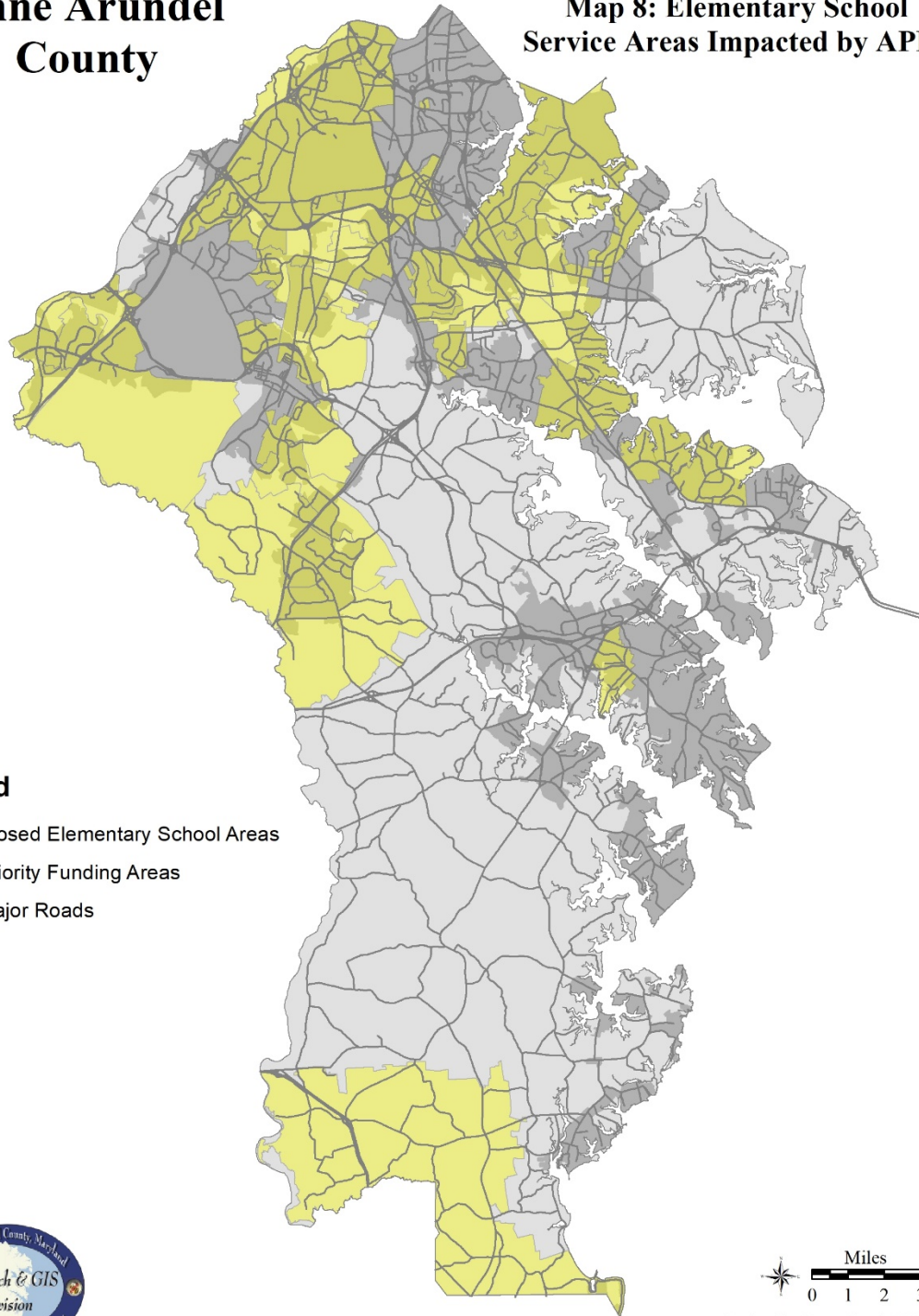
-  Closed Middle Schools
-  Priority Funding Areas
-  Major Roads






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Date: 5/19/2020

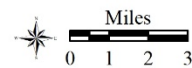
Anne Arundel County

Map 8: Elementary School Service Areas Impacted by APFO



Legend

-  Closed Elementary School Areas
-  Priority Funding Areas
-  Major Roads



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