



ANNUAL DEVELOPMENT MEASURES AND INDICATORS REPORT
BY THE PLANNING ADVISORY BOARD
CY 2021

Anne Arundel County, MD



Anne Arundel County Office of
Planning and Zoning

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	6
Infrastructure Improvements	6
Consistency of Growth Related Changes	7
Measures and Indicators	8
Amount, Net Density, and Share of Growth Inside and Outside the Priority Funding Area	8
Locally Funded Agriculture Preservation Program	11
Local Land Use Goal	12
Development Capacity Analysis (DCA)	13
Adequate Public Facility Ordinance (APFO) Restrictions	13
Planning Survey Questions	13
Growth Trends	15
Conclusion	21
Appendix – Maps	22

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 2021. 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, 2022.

This report addresses these issues in Anne Arundel County during the calendar year of 2021 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

The Anne Arundel County Council adopted the updated Comprehensive Plan, Plan2040 in May 2021. Plan2040 was developed through an extensive public engagement process over three years. Plan2040 was reviewed by the Maryland Department of Planning, Maryland Department of the Environment, and Maryland Department of Transportation for compliance with State requirements. Plan2040 includes an updated Planned Land Use Map, Growth Tiers Map, and sections on development regulations, water resources, sensitive resources, transportation, mineral resources, priority preservation areas, housing, and climate change. Plan2040 addresses equity in policies throughout the entire plan. Plan2040 received the Maryland Sustainable Growth award for Sustainable Communities in December 2021.

Plan2040 continues Anne Arundel County's growth management policies of promoting development in specified targeted areas, conserving land in rural and environmentally sensitive areas and supporting existing neighborhoods. It also strengthens policies to improve multimodal mobility.

Zoning Map Amendments

In CY2021, there were three Administrative Zoning Amendments, as seen on Table 1-1. Map 1 shows the current locally approved zoning map for Anne Arundel County.

Table 1-1 – Summary of Administrative Zoning Amendments in 2021

Tax Account Number	Case Number	Approval Date	Old Zone	New Zone	Acreage
300090212390	ZMC 2021-0001	11/4/2021	R5	W3	4.31
500008462600	2021-0009-R	4/21/2021	OS	W1	0.64
500017330000 & 500090075899	2021-0010-R	4/21/2021	OS	W1	1.35

Zoning Text Amendments

The following zoning text amendments were adopted in CY2021.

Table 1-2 – Summary of Zoning Text Amendments in 2021

Bill No.	Title	Purpose
2-21	Zoning – Bird Sanctuaries	Allows bird sanctuaries as a conditional use in RA and RLD residential zoning districts - adds the conditional use requirements
7-21	Zoning – Housing for the Elderly of Moderate Means	Allows live-in caretakers
11-21	Planning and Zoning- Plan2040	Adopted the 2021 General Development Plan
14-21	Zoning and Construction Code – Setbacks and Permits for Certain Accessory Structures	Allows accessory structures other than sheds in R5 to be closer to front lot lines – exempts larger accessory structures similar to sheds from certain permit requirements
21-21	Zoning – Landscaping and Tree Contracting with Accessory Recycling of Logs into Firewood	Allows ‘landscaping and tree contracting with accessory recycling of logs into firewood’ as a special exception use in RA zoning districts – adds the special exception requirements
28-21	Subdivision and Development – Community Meetings	Requires developers to record community meetings and submit copies to OPZ for posting on County website
30-21	Zoning- Definitions – Adult Independent Dwelling Units	Allows AIDUs to be any dwelling type in any zoning district where AIDUs are permitted
47-21	Zoning – Veterinary Clinics as a Conditional Use in Industrial Districts	Allows “veterinary clinics, if overnight stays are limited to those necessary for medical treatment without outside runs or pens” as a conditional use in W2

Bill No.	Title	Purpose
48-21	Zoning- Alcoholic Beverages as Accessory to Other Uses	Allows that an off-sale alcoholic beverage license use for a restaurant or a package goods store use operated on the same property as and under common ownership with a restaurant shall be limited to 30% of the floor area of the restaurant
49-21	Zoning – Assisted Living Facilities	Alters the special exception requirements for assisted living facilities
61-21	Zoning – Outdoor Lighting in Nonresidential and Residential Zoning Districts	Adds conditions for the installation of outdoor lighting fixtures on residentially zoned lots
62-21	Subdivision and Development – Critical Area Overlay – Forest Conservation Easements	Requires the County to convey a forest conservation easement back to an owner upon a written request
63-21	Zoning- Critical Area Overlay	Revises the Anne Arundel County Critical Area Overlay Layer
65-21	Subdivision and Development and Zoning – Glen Burnie Sustainable Community Overlay Area	Clarifies the application process to apply for a development approval within the overlay
66-21	Zoning – Parking, Nonresidential Outdoor Lighting, and Signage – Prohibited Signs and Temporary Signs	Amends the definition of temporary sign, allows wind signs and animated signs and makes changes to the requirements for temporary signs
74-21	Subdivision and Development – Site Development – Exemptions	Provides for exemptions related to site development for certain farm uses
75-21	Subdivision and Development – Community Meetings – Exemption for In-Kind Replacements	Exempts in-kind replacement of decks or structures accessory to residential development from the requirement to hold a community meeting
85-21	Subdivision and Development – Adequate Public Facilities – Public Schools	Modifies the provisions for an exemption from requirements for adequate public facilities for schools, restores provisions relating to the school utilization chart – adds the option of donating land to the Board of Education for future construction of school facilities to pass the test for adequate school facilities
93-21	Subdivision and Development – Adequate School Facilities – Residential Development in Transit-Oriented Overlay Development Policy Areas	Exempts residential development located in transit-oriented overlay development policy areas from the adequate school facilities test under certain conditions – adds conditions for the exemption

Bill No.	Title	Purpose
94-21	Subdivision and Development and Zoning – Glen Burnie Sustainable Community Overlay Area – Transit-Oriented Overlay Development Policy Areas	Amends both the conditions for an exemption from the test for adequate school facilities for residential redevelopment projects within the Glen Burnie Sustainable Community Overlay Area and the definition of “redevelopment” to include lots located in transit-oriented overlay development policy areas
99-21	Subdivision and Development – Site Development – Exemptions	Exempts improvements to an existing structure outside the critical area or bog protection area from the site development plan process under certain conditions
102-21	Zoning – Requirements for Conditional Uses – Adult Independent Dwelling Units – Setbacks	Clarifies the required distance from lot lines for structures and parking areas in an adult independent dwelling facility
103-21	Zoning – Commercial Districts – Gunsmiths and Ammunition Sales Facilities	Allows gunsmiths and ammunition sales facilities as a conditional use in the C3 zoning districts – adds the conditional use requirements
104-21	Zoning – School Bus Facilities	Allows school bus facilities in C4, W2 and W3 districts as a permitted use, allows school bus facilities as a conditional use in the C3 district – adds a definition of school bus facility and conditional use requirements
106-21	Zoning – Critical Area Overlay – Resource Conservation Area – Farm Alcohol Production Facility	Allows farm alcohol production facilities as a use in the critical area Resource Conservation Area (“RCA”)
110-21	Subdivision and Development – Critical Area Overlay – Marina Development in Buffer Modification Areas	Exempts marinas from certain reconfiguration requirements under certain conditions
113-21	Subdivision and Development – Adequate Public School Facilities – School Utilization Chart	Approves the 2023 School Utilization Chart
116-21	Zoning – Nonconforming Uses – Termination	Allows a nonconforming use or structure to be repaired under certain circumstances and amends the method of calculating termination of a nonconforming use

Changes to the PFA

In 2021, the County requested two changes to the Priority Funding Area (PFA) boundary in the Gambrills area near the Two Rivers Planned Unit Development and along Brock Bridge Road. MDP reviewed and provided comments on both of these requests. These changes to the PFA boundary will be pursued in future years pending changes to sewer service boundaries with the update of the Master Plan for Water Supply and Sewerage Systems and changes through comprehensive zoning that will be conducted as part of Region Plans.

Infrastructure Improvements

1. Water and Sewer plan changes

There were no Water and Sewer Master Plan (WSMP) amendments approved in 2021. The County began preparing its triennial update to the WSMP following adoption of Plan2040. The WSMP updates service area boundaries and service categories to reflect existing conditions and to be consistent with Plan2040. With the exception of one request submitted by a property owner, amendments submitted in the second cycle of 2021 and the first cycle of 2022 and are supported by the County have been incorporated into the WSMP update. A preliminary draft of the WSMP was reviewed by State agencies early in 2022 as well as by the County's Planning Advisory Board. The WSMP is expected to be adopted by Council in spring of 2022 and approved by the Maryland Department of the Environment by the summer of 2022. The current water and sewer geographies have been included in the Mapping and GIS Shapefiles.

2. Major Transportation projects

The following transportation projects were completed in 2021:

- Tanyard Springs Lane Extension - Tanyard Springs Lane to Solley Road. This project added shoulders and sidewalks along approximately 1/4 mile of Tanyard Springs Lane, and improved the intersection at Solley Road.
- Georgia Avenue - MD 3 to MD 648. This reconstruction project included comprehensive road improvements (drainage, curb, gutter, sidewalks, SWM, traffic calming, etc.) to Georgia Ave. N.W. between MD 648 (Baltimore-Annapolis Boulevard) and MD 3 (Crain Highway).
- MD 648 at Faywood Avenue - Traffic Calming/pedestrian safety island. This project installed a traffic calming / pedestrian safety island along MD 648 to narrow the crossing distance and reduce pedestrian crossing exposure at the existing crosswalk at Faywood Avenue.
- Arundel on the Bay Road Sidewalk. This project installed sidewalks along the east side of Arundel On The Bay Road near Bay Ridge Road to fill in two missing gaps in the sidewalk network.
- Jennifer Road Sidewalk - Medical Parkway to Jennifer Road Detention Center. This project constructed a sidewalk along the south side of Jennifer Road from the Anne Arundel Medical Center Women's Center building to the Jennifer Road Detention Center.

- Jennifer Road Sidewalk - Annapolis Exchange Parkway. This project installed a small segment of sidewalk along the south side of Jennifer Road just west of Annapolis Exchange Parkway to fill in a missing gap in the existing sidewalk network.
- WB&A Trail Culvert at Riden Street. This project performed inlet improvements to reduce upstream flooding on a culvert for the WB&A Trail.
- B&A Trail over Joyce Lane. This project replaced the Joyce Lane Pedestrian Bridge located in Arnold, MD serving the B&A trail that had recurring maintenance issues.

3. New or expanded schools

The following table lists all new and expanded school projects that were completed in 2021. It also quantifies the impact of these changes on each school’s State Rated Capacity.

Table 1-2 – School Improvement Projects in 2021

School Name	Level	Address	ZIP	State Rated Capacity					
				Existing	Opening	Change	Type	Completion Date	PFA
Arundel	MS	1179 Hammond Lane Odenton	21113	1186	1410	224	Room Addition	24-Dec	Yes
Edgewater	ES	121 Washington Road Edgewater	21037	455	661	206	Revitalization	13-Aug	Yes
Tyler Heights	ES	200 Janwal Street Annapolis	21403	442	547	105	Revitalization	26-Mar	Yes
Van Bokkelen	ES	1140 Reece Road Severn	21144	585	673	88	Kindergarten Addition	1-Jul	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.

Planned Improvements to the Planning and Development Processes

Plan2040 includes a number of recommendations to improve the planning and development process in Anne Arundel County. A list of recommendations is provided in the Built Environment chapter in strategy BE1.1.a. These include:

- Reforming the County Zoning Code for clarity and consistency

- Reforming the Mixed Use Zoning district to promote quality design and connectivity
- Streamlining development review for projects in targeted areas
- Revising cluster subdivision regulations to more effectively protect open space and the environment

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 2021, Anne Arundel County issued 1,835 residential building permits, 64% of which were inside the Priority Funding Area (PFA).

Map 2 shows the location of new residential and commercial building permits issued in CY2021 with respect to the County’s PFA. Map 3 illustrates the density of residential building permits issued in CY2020. 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
# Permits Issued	1,169	666	1,835

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 PFA.

The majority of the residential development that was built in Anne Arundel County occurred inside the County’s PFA. In 2021, approximately 64% of residential building permits were issued inside the PFA and approximately 61% of residential construction occurred within the PFA. Ninety eight percent (98%) of approved residential lots were within the county’s PFA within 11 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 2021, there were a total of 28 residential demolition permits issued, 61% 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	505	6	511
# Units Constructed	1,416	913	2,329
# Minor Subdivisions Approved	3	2	5
# Major Subdivisions Approved	8	3	11
Total Approved Subdivision Area (Gross Acres)	43	60	103
# Lots Approved	241	4	245
Total Approved Lot Area (Net Acres)	22	50	72
# Units Demolished	17	11	28

The majority of new non-residential growth in Anne Arundel County is located within the PFA. Ninety percent (90%) of commercial and industrial building permits issued by the County were inside the PFA in 2021. One hundred percent of the non-residential lots approved in 2021 were inside the PFA.

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

Commercial	PFA	Non - PFA	Total
# Permits Issued	70	8	78
# Lots Approved	8	0	8
Total Building Square Feet Approved (Gross)	143,444	0	143,444
Total Square Feet Constructed (Gross)	392,275	130,297	522,572

As in most 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. Ninety nine percent (99%) of the units approved were inside of the PFA, while only 42% 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	1,169	666	1,835
# Units Approved	505	6	511
# Units Constructed	1,416	913	2,329
Total Approved Subdivision Area (Gross Acres)	43	60	103
# Lots Approved	241	4	245

The net density of residential development inside the PFA is 22.9 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 11.8 du/acre. The net density of residential parcels outside the PFA is 0.12 du/acre, while the gross density is 0.1 du/acre.

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

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	505	6	511
Total Approved Lot Size (Net Acres)	22.1	50	72.1

Approximately 99% of new units approved in 2021 happened within the PFA. This is a much higher percentage than in CY 2020 (67%), and exceeds the County’s 80% goal. Residential building permits fell short of the County’s 80% goal, with 64% 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	505	6	511
% of Total Units (# Units/Total Units)	98.83%	1.17%	

Ninety percent (90%) of commercial and industrial building permits issued by the county were inside the PFA in 2021. One hundred percent (100%) of the non-residential lots approved in 2021 were located inside the PFA. One hundred percent (100%) of the approved square footage of new non-residential development was located inside the PFA in 2021. The following tables show detailed information about non-residential development in 2021.

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

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	70	8	78
Total Building Square Feet Approved (Gross)	143,444	0	143,444
# Lots Approved	8	0	8
Total Subdivision Area (Gross Acres)	141.40	0.00	141.40

Table 2-7: Net Density of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	143,444	0	143,444
Total Lot Size (Net Acres)	113.70	0.00	113.70

Table 2-8: Share of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non – PFA	Total
Total Building Square Feet Approved (Gross)	143,444	0	143,444
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	100.00%	0.00%	

Locally Funded Agriculture Preservation Program

There were two new areas of preserved land in calendar year 2021 under the County’s Agricultural and Woodland Preservation Program. The County’s total preserved acres is 14,083 acres (including MALPF, Rural Legacy, and the County’s Agricultural and Woodland Preservation Program). Map 5 illustrates protected lands in Anne Arundel County.

Table 2-9: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	Value (\$)
Agricultural and Woodland Easements	121	\$745,304
Total	121	\$745,304

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 close to achieving this goal overall with a five year average of 72% for new residential permits inside the PFA. In CY2021, 64% of new residential permits and 90% of non-residential permits were issued inside the PFA. Out of the 666 building permits issued outside the PFA in 2021, 418 of them were issued within the Two Rivers Planned Unit Development. As mentioned earlier in this report, the changes to the PFA boundary in this area of the County will be pursued in future years, pending changes to sewer service boundaries with the update of the Master Plan for Water Supply and Sewerage Systems and changes through comprehensive zoning that will be conducted as part of Region Plans.

Land use and development policies established within the County's General Development Plan, WSMP, Land Preservation, Parks and Recreation Plan, and other master plans promote and facilitate this continued trend in maintaining this goal. Plan2040 included an update to the Development Policy Areas map that identifies Targeted Development, Redevelopment, and Revitalization Areas. Plan2040 land use, transportation, and infrastructure policies promote focusing future development in these Targeted Areas, which are smaller and more concentrated than the PFA.

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 2022. 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 13,135 housing units in the county, with the majority of the capacity being in higher density PFA areas.

Table 2-10: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots with Residential Development Capacity	PFA	Non-PFA	Total
Residentially Zoned Acres with Capacity	4,884	24,117	29,001
Residential Parcel & Lots with Capacity	3,303	3,713	7,016
Residential Capacity (Units)	7,517	5,618	13,135

Adequate Public Facility Ordinance (APFO) Restrictions

Anne Arundel County’s Adequate Public Facilities Ordinance (APFO) 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. Each project that goes through the development process is tested for each of these APFO standards.

The only APFO restrictions that are in place for current development projects are related to schools. In September, 2020, a new high school, Crofton High School, opened to ninth (9th) and tenth (10th) graders. The new feeder district was developed from parts of the South River and Arundel school feeder areas. As of March 12, 2022, six high schools are closed to additional development for the 2023 school year. These include: Annapolis, Broadneck, Crofton, Glen Burnie, North County, and Old Mill High Schools. Arundel and Crofton Middle Schools are closed for the 2023 school year. A total of 31 elementary schools are currently closed. Four (4) elementary schools are closed in each of the following feeder districts: Crofton and North County. Three (3) elementary schools are closed in the Annapolis, Arundel, Broadneck, Meade, and Old Mill feeder districts, two (2) in the Glen Burnie, Northeast, and Severna Park feeder districts, and one in the South River and Southern feeder districts. 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 six (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

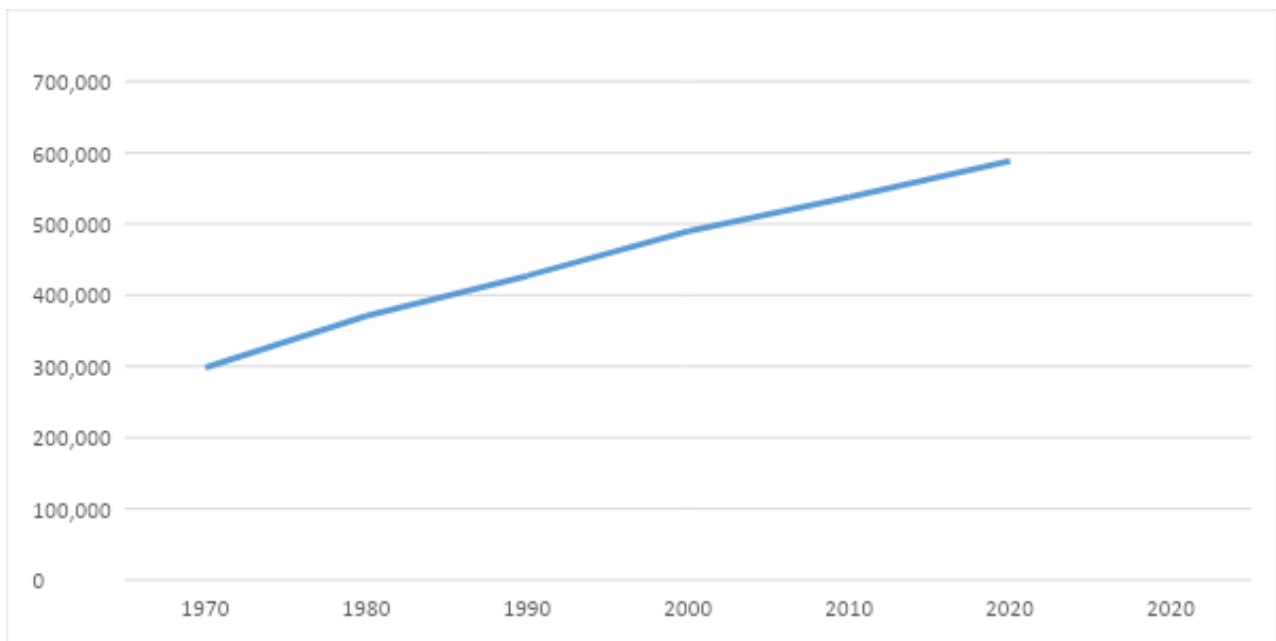
4. Is the plan available online? Y N

5. How often do you intend to update it? (Every 3-5____ years)

Growth Trends

Anne Arundel County is located within the Baltimore Metropolitan 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, Anne Arundel County's population grew by 97% 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 years (2010 – 2020), the population growth rate has slowed to 9.4%.

Chart 1: Total Population 1970 – 2020

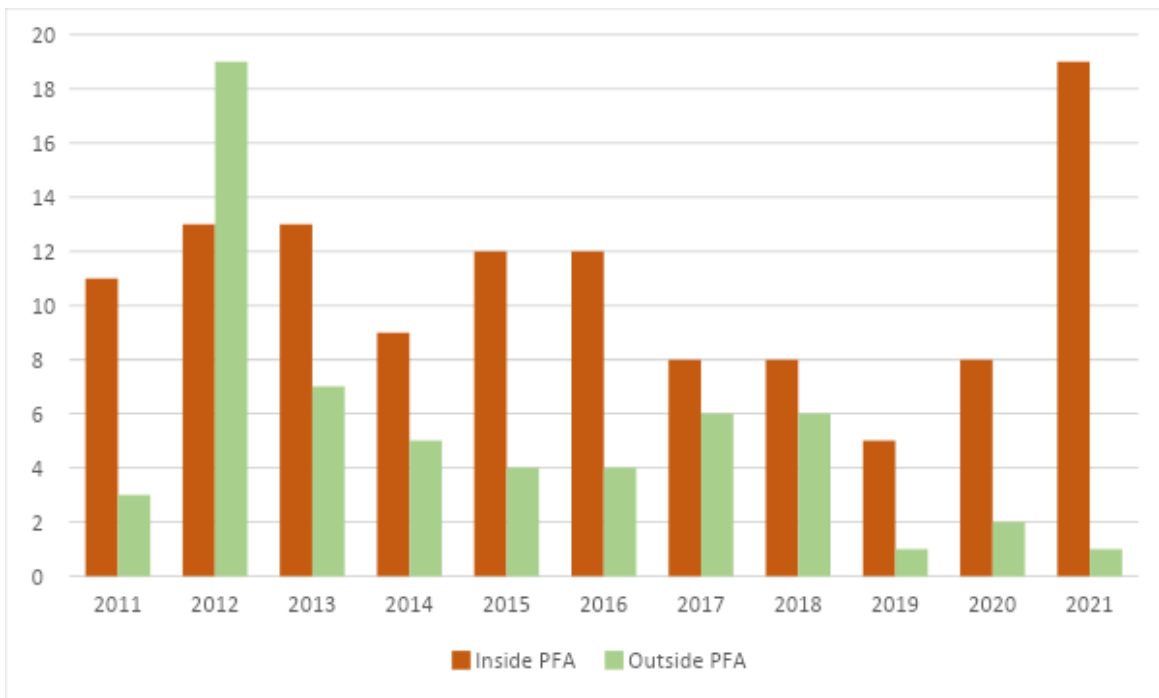


Source: Maryland Department of Planning, Projections and State Data Center, US Census Bureau, 2020

There were a total of 176 residential preliminary, sketch, and modification to skip sketch plans approved in Anne Arundel County since 2011 that could be mapped. Sixty-seven (67%) 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. Since 2019, 89% of approved plans were located inside the PFA.

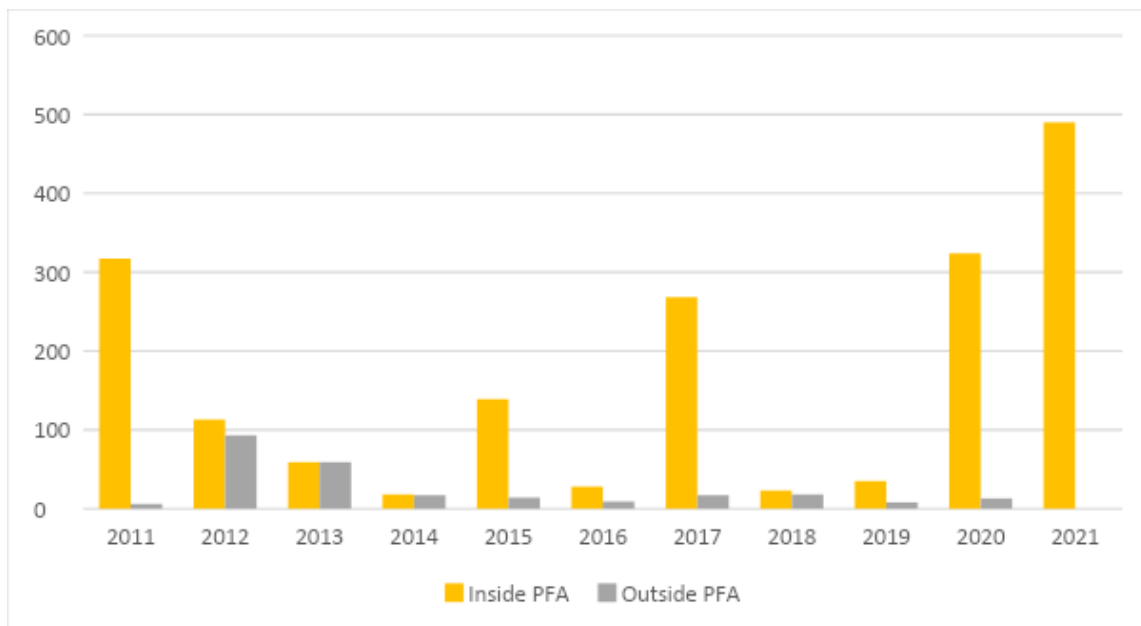
Charts 3 and 4 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 2,068 new lots approved through the preliminary, sketch, and modification to skip sketch process and the vast majority of new lots approved since 2011 were inside the PFA (88%). There were 6,292 new units approved since 2011, 96% of which were inside of the PFA.

Chart 2: New Residential Preliminary, Sketch, and Modification to Skip Sketch Plans
2011 – 2021



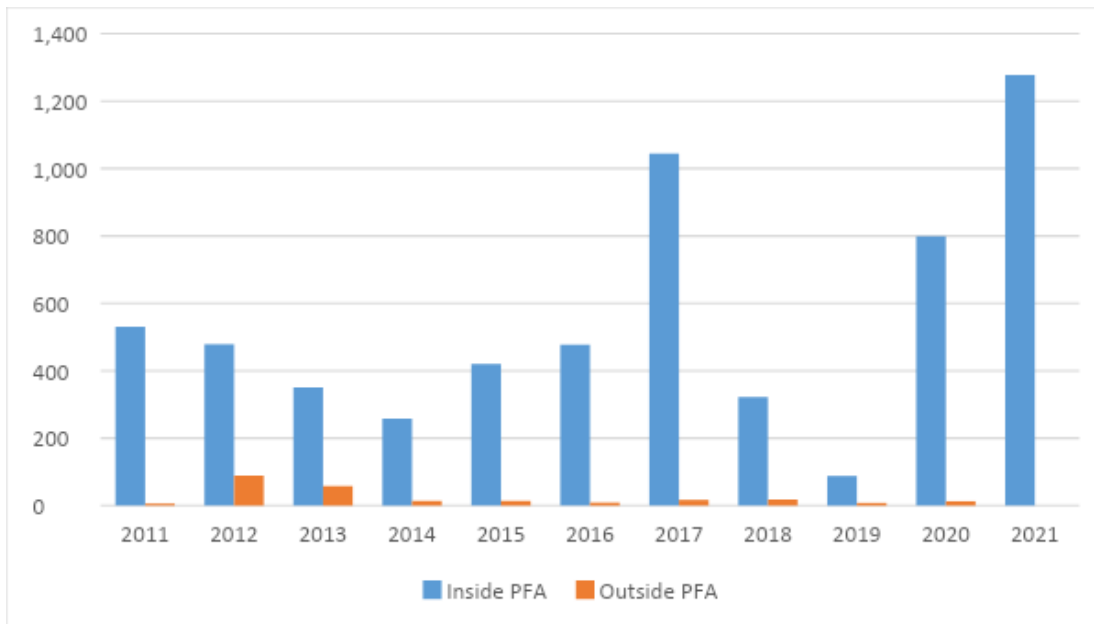
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 3: New Residential Lots Approved in Preliminary, Sketch, and Modification to Skip Sketch Plans
2011 – 2021



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
2011 – 2021

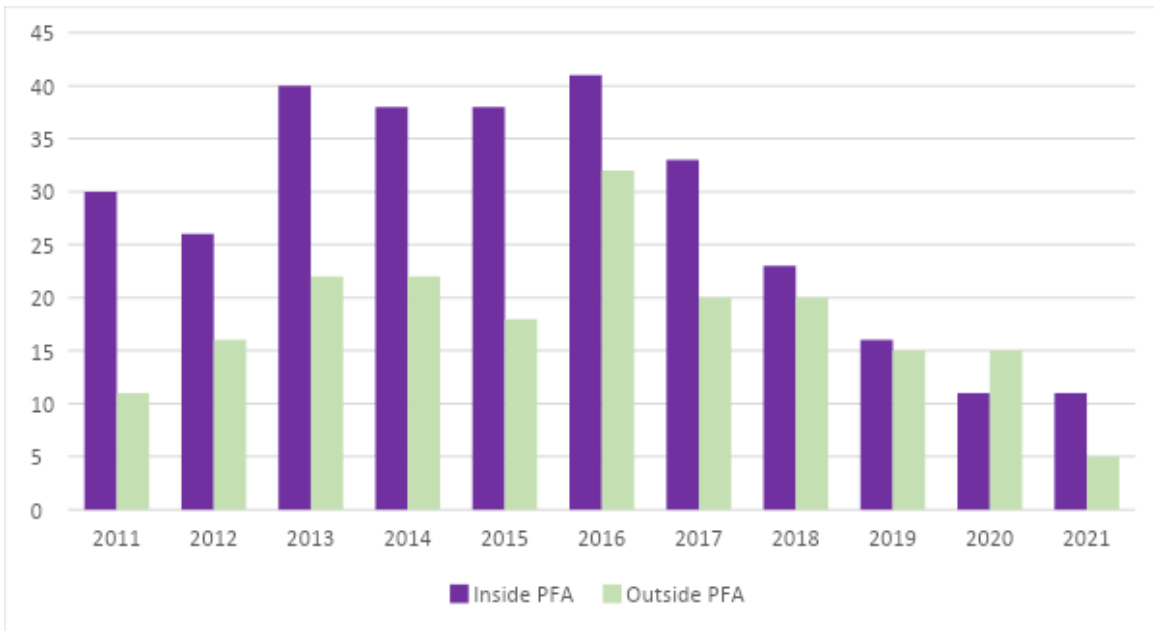


Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

There were a total of 503 residential final plans approved in Anne Arundel County since 2011 that could be mapped. Sixty-one percent (61%) of these plans were located inside of the PFA. Chart 5 shows the distribution of projects by year. In the last decade, the only year where there were more projects outside the PFA than inside the PFA was 2020.

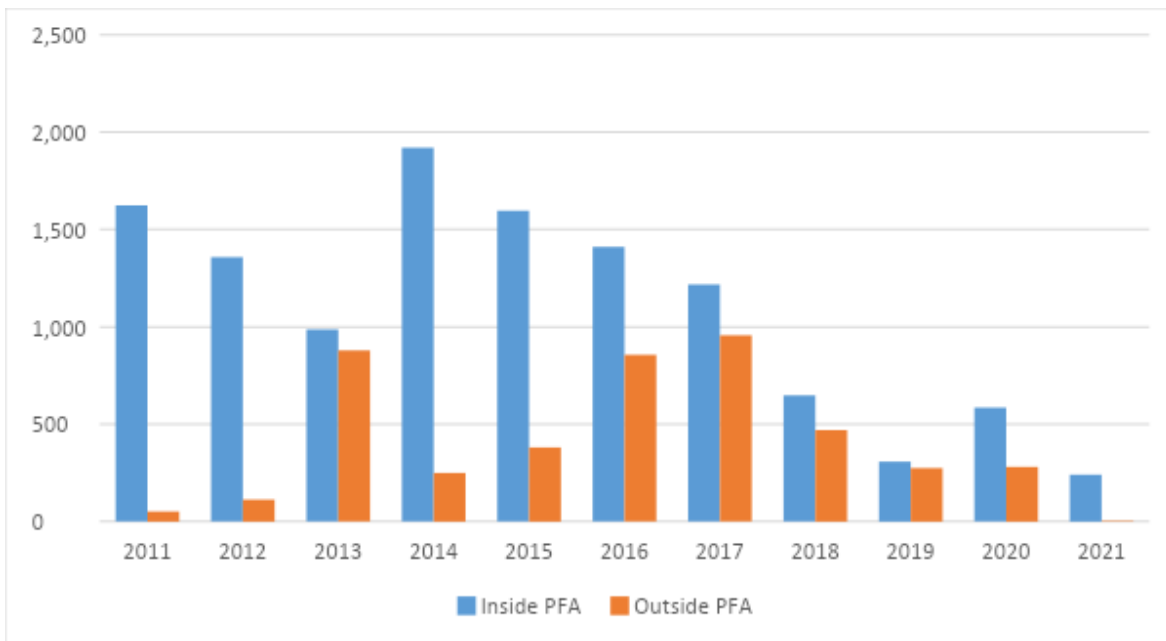
Charts 6 and 7 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 16,171 new lots approved through the final plat process and the vast majority of new lots approved since 2011 were inside the PFA (74%). There were 18,746 new units approved since 2011, 75% of which were inside of the PFA.

Chart 5: Number of Approved Final Subdivision Plans
2011 – 2021



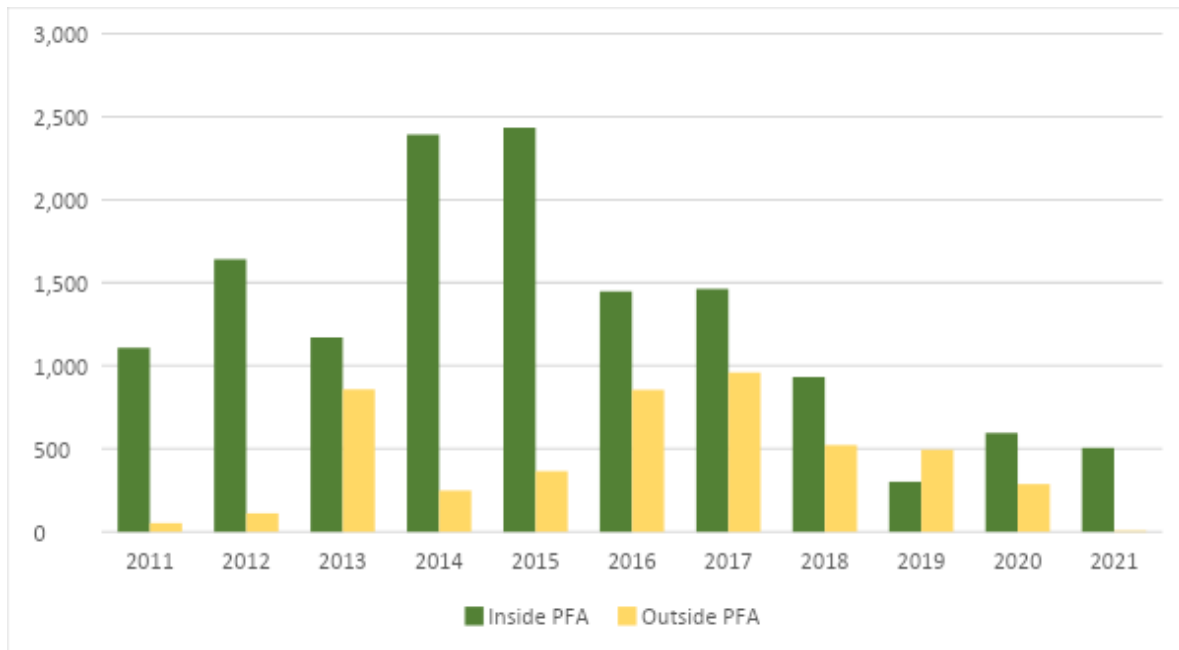
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 6: New Residential Lots Approved in Final Subdivision Plans
2011 – 2021



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

Chart 7: New Residential Units Approved in Final Subdivision Plans
2011 – 2021



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

Anne Arundel County’s residential building permit activity is illustrated in Chart 8. Between 2001 and 2021, the County has issued a total of 51,158 residential building permits. The year with the highest number of building permits issued was 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 2021, the County issued 1,835 residential building permits, which is a decrease from 2020.

It is also important to look at the type of residential building permits that have been issued over the last 20 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 28% of the total and townhomes made up 25% 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, with the exception of 2018 and 2020.

Chart 8: Residential Building Permits Issued
2001 – 2021



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

Chart 9: Residential Building Permits Issued
2001 – 2021



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 2021 illustrate that these patterns show 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 has recently adopted 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 2010, the number of lots and units approved through the preliminary, sketch, and modification to skip sketch process peaked in 2017, and have been variable. 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 51,000 residential building permits issued in Anne Arundel County since 2001. Total issued permits dipped in 2009, and have increased since then. There has been a decline in the number of new residential building permits issued since 2019. 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 begins the implementation phase of its GDP, known as "Plan 2040", the information and data compiled in this report will be useful in informing that effort.

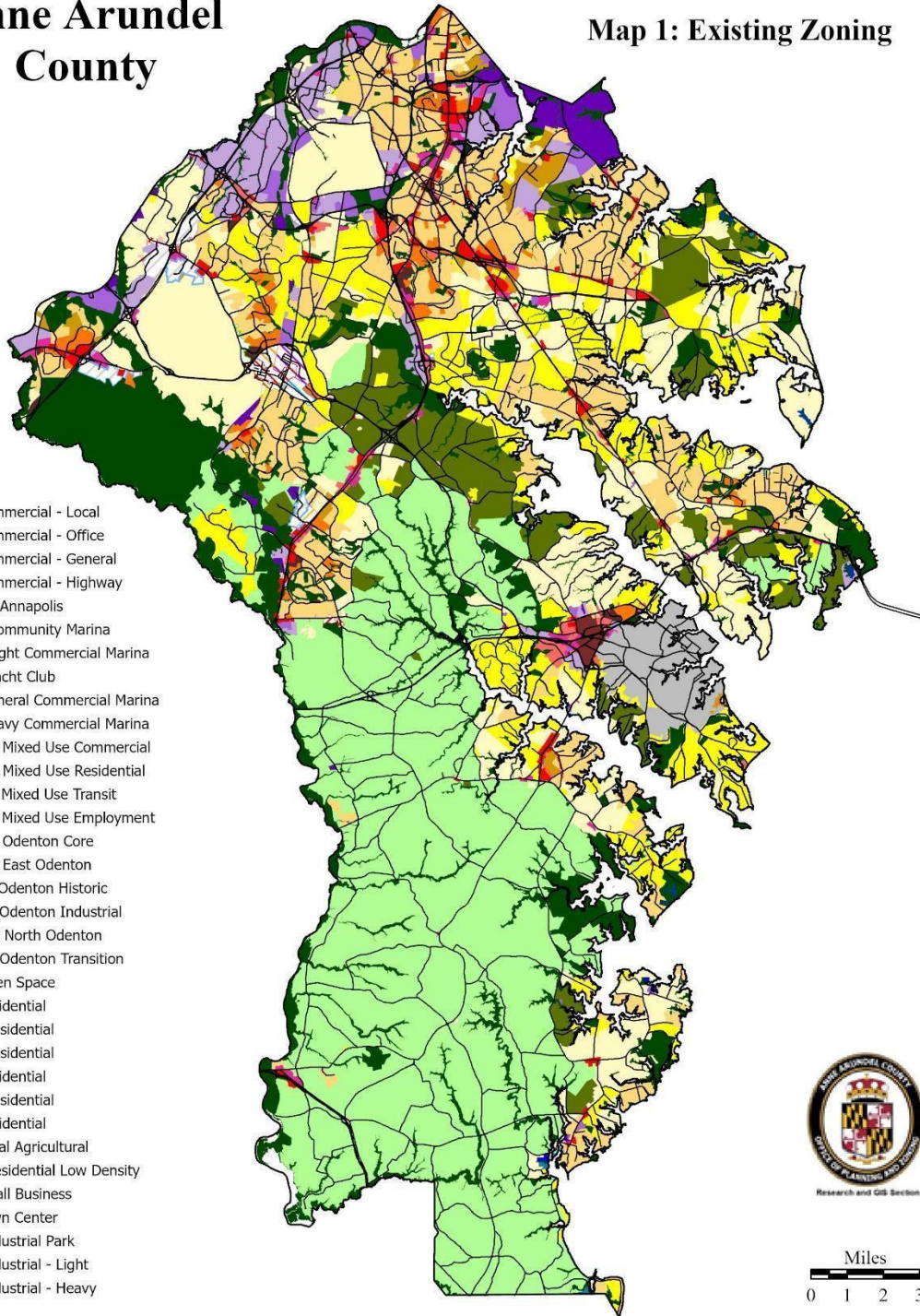
Appendix – Maps

Anne Arundel County

Map 1: Existing Zoning

Legend

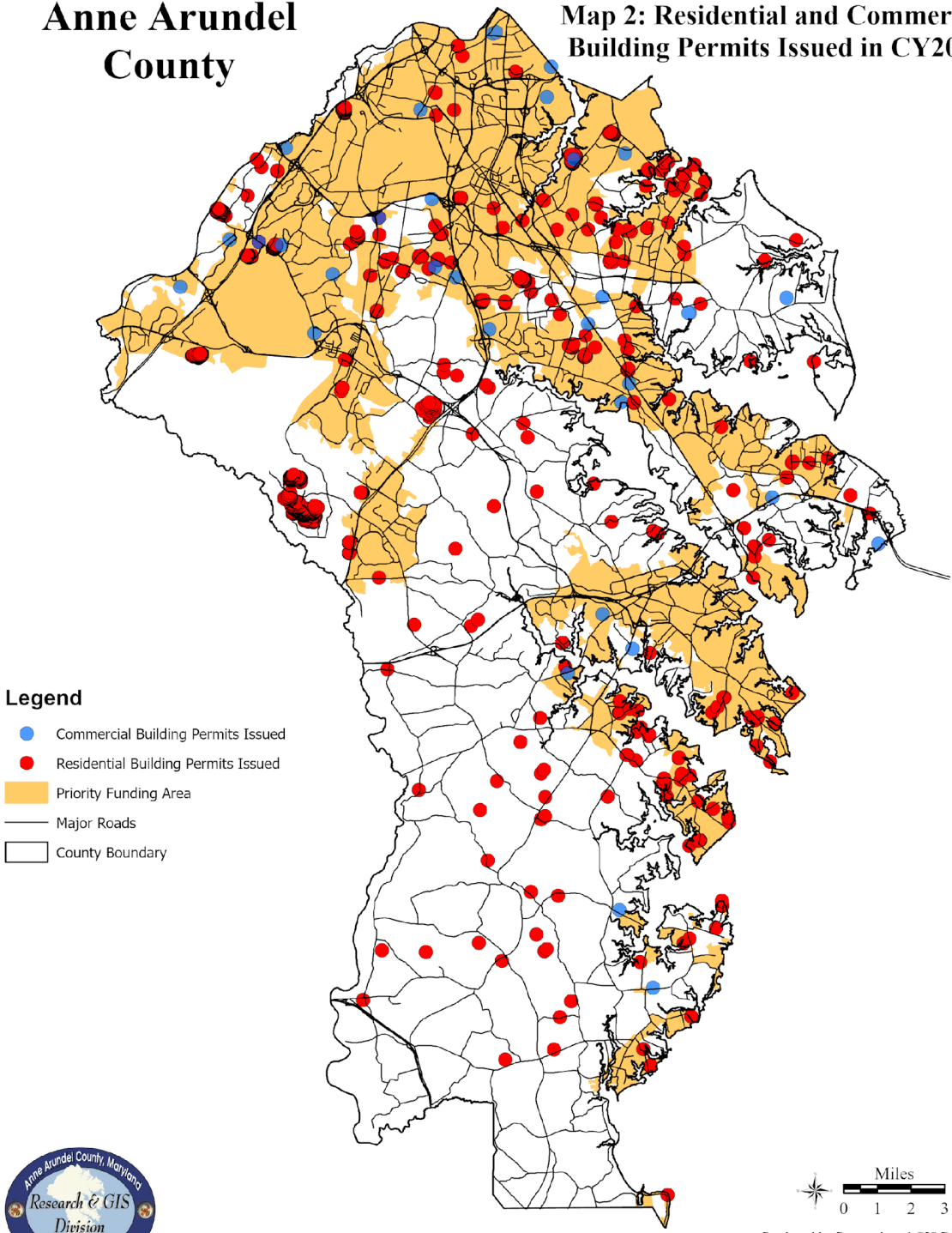
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1-Community Marina
- MA2-Light Commercial Marina
- MA3-Yacht Club
- MB-General Commercial Marina
- MC-Heavy Commercial Marina
- MXD-C Mixed Use Commercial
- MXD-R Mixed Use Residential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



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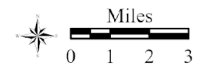
Anne Arundel County

Map 2: Residential and Commercial Building Permits Issued in CY2021



Legend

- Commercial Building Permits Issued
- Residential Building Permits Issued
- Priority Funding Area
- Major Roads
- County Boundary

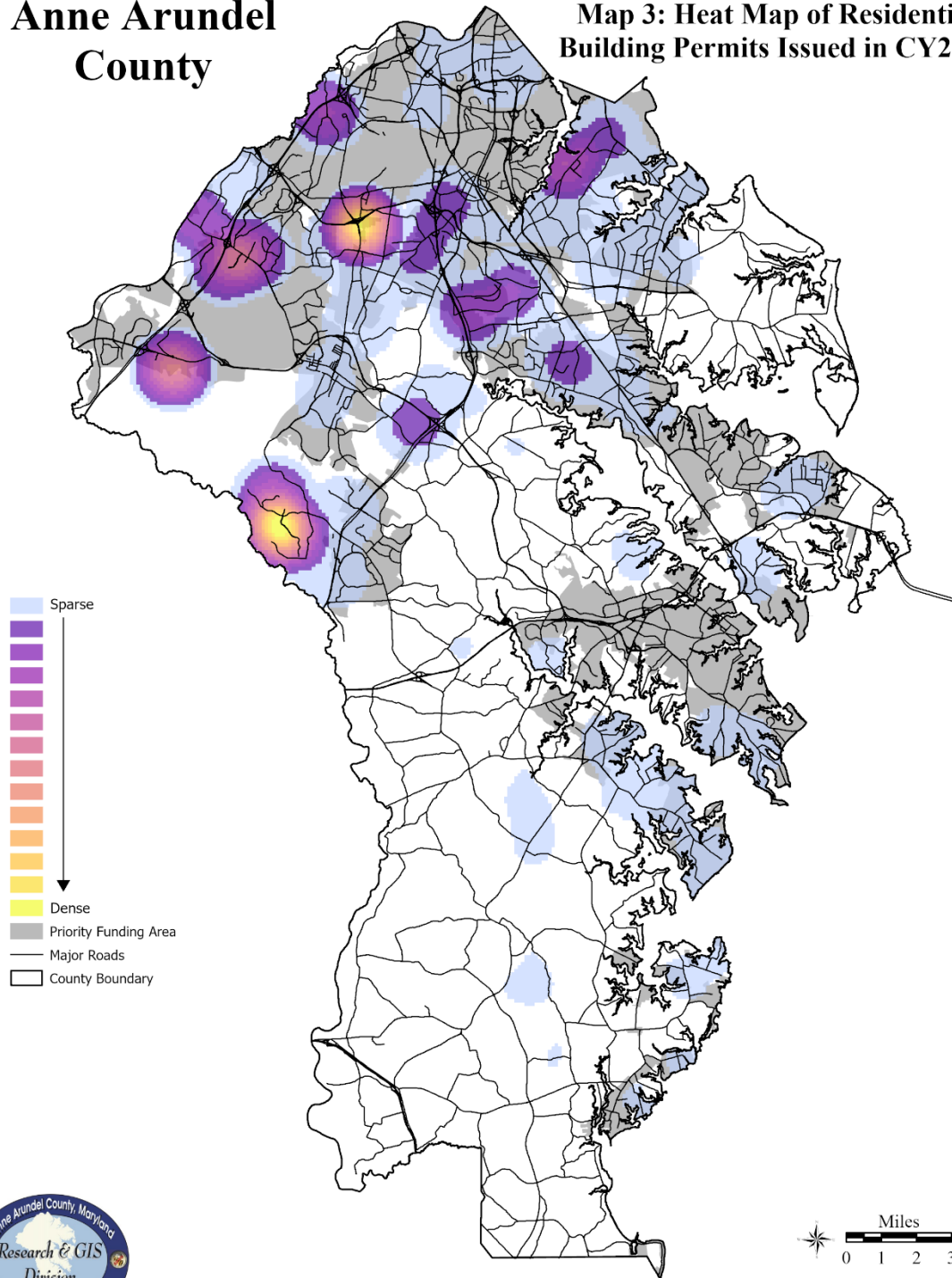


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Note: Multiple building permits can be represented in one location.

Anne Arundel County

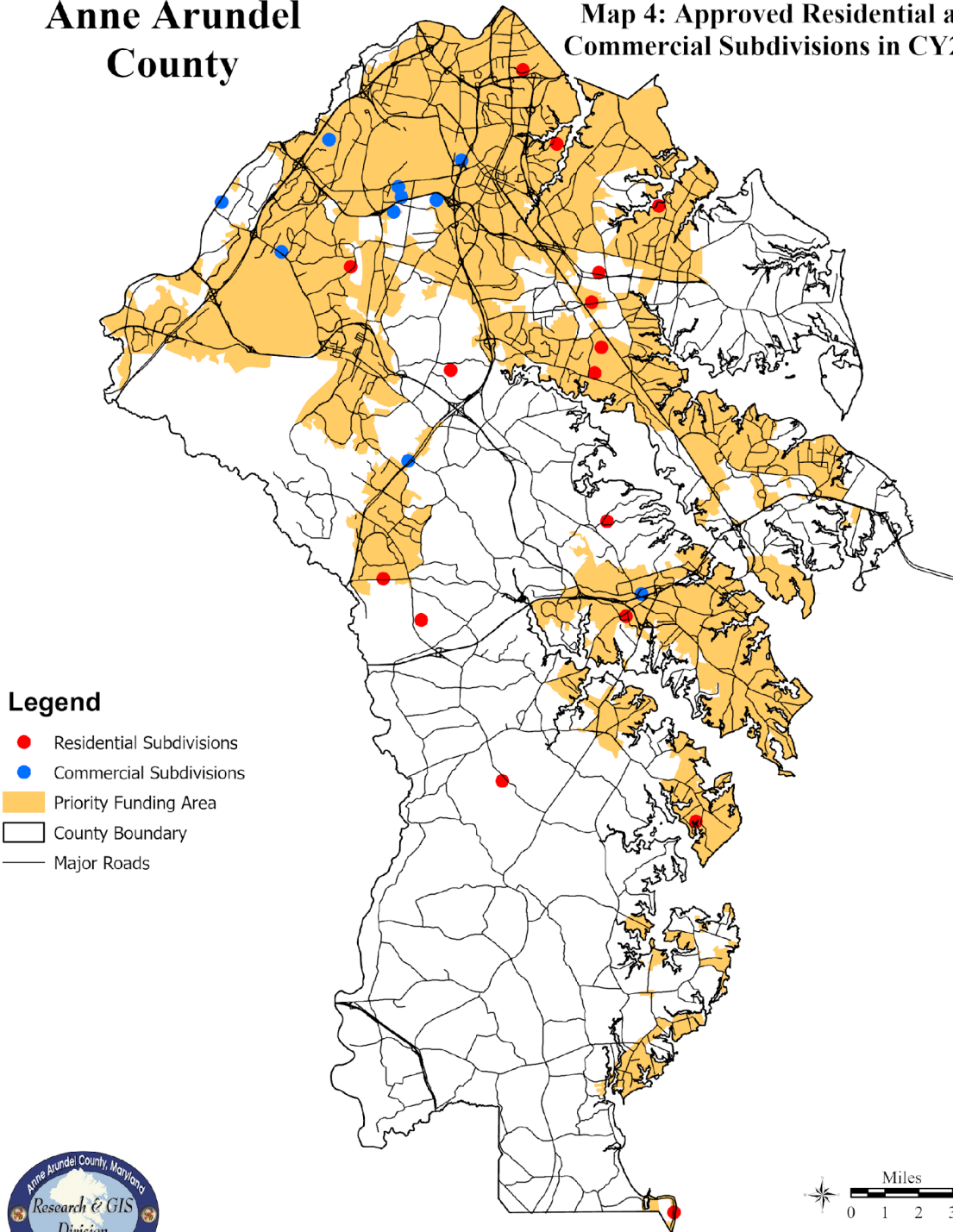
Map 3: Heat Map of Residential Building Permits Issued in CY2021



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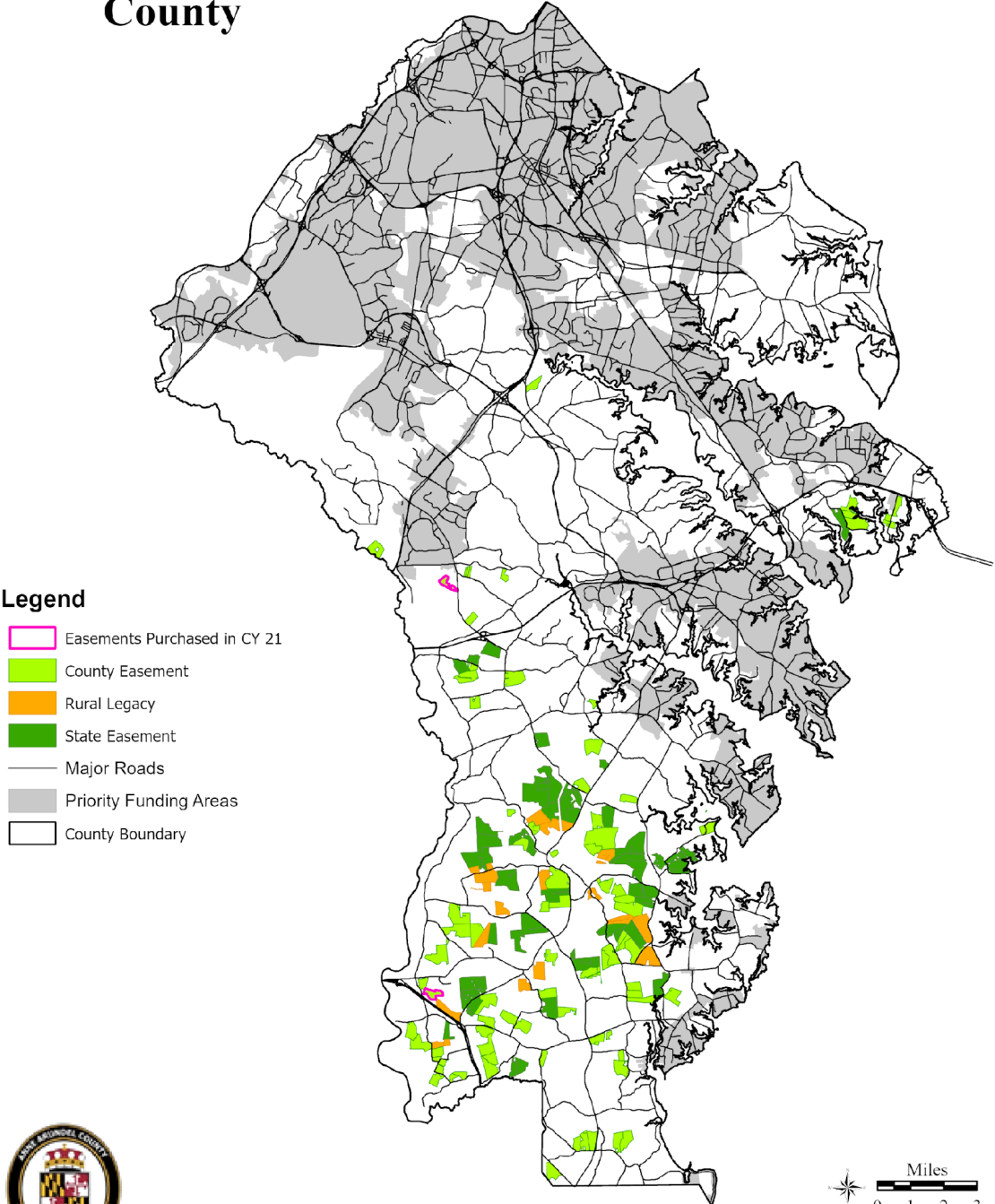
Anne Arundel County

Map 4: Approved Residential and Commercial Subdivisions in CY2020










Anne Arundel County

Map 5: Protected Lands



Legend

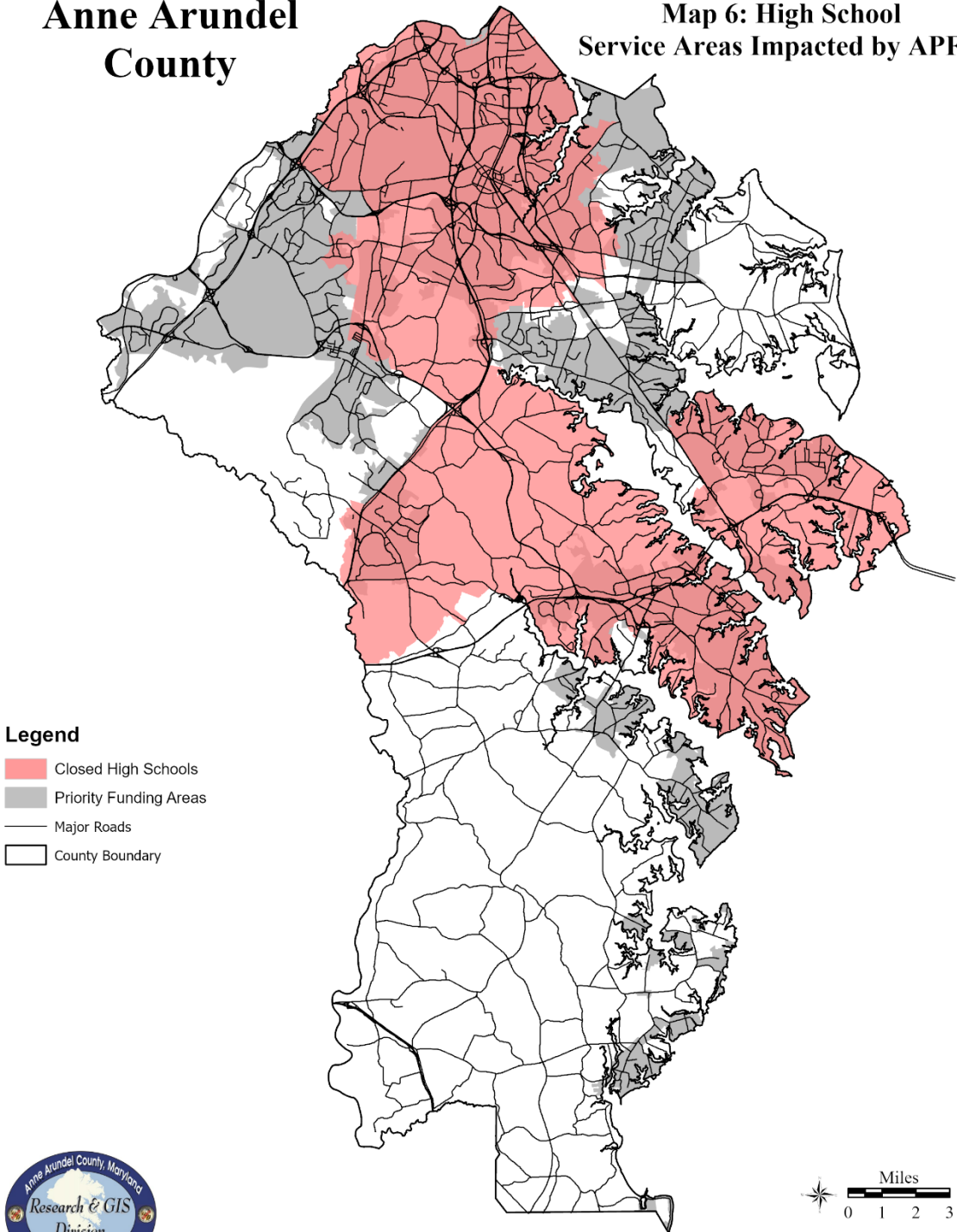
-  Easements Purchased in CY 21
-  County Easement
-  Rural Legacy
-  State Easement
-  Major Roads
-  Priority Funding Areas
-  County Boundary



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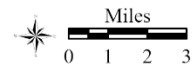
Anne Arundel County

Map 6: High School Service Areas Impacted by APFO



Legend

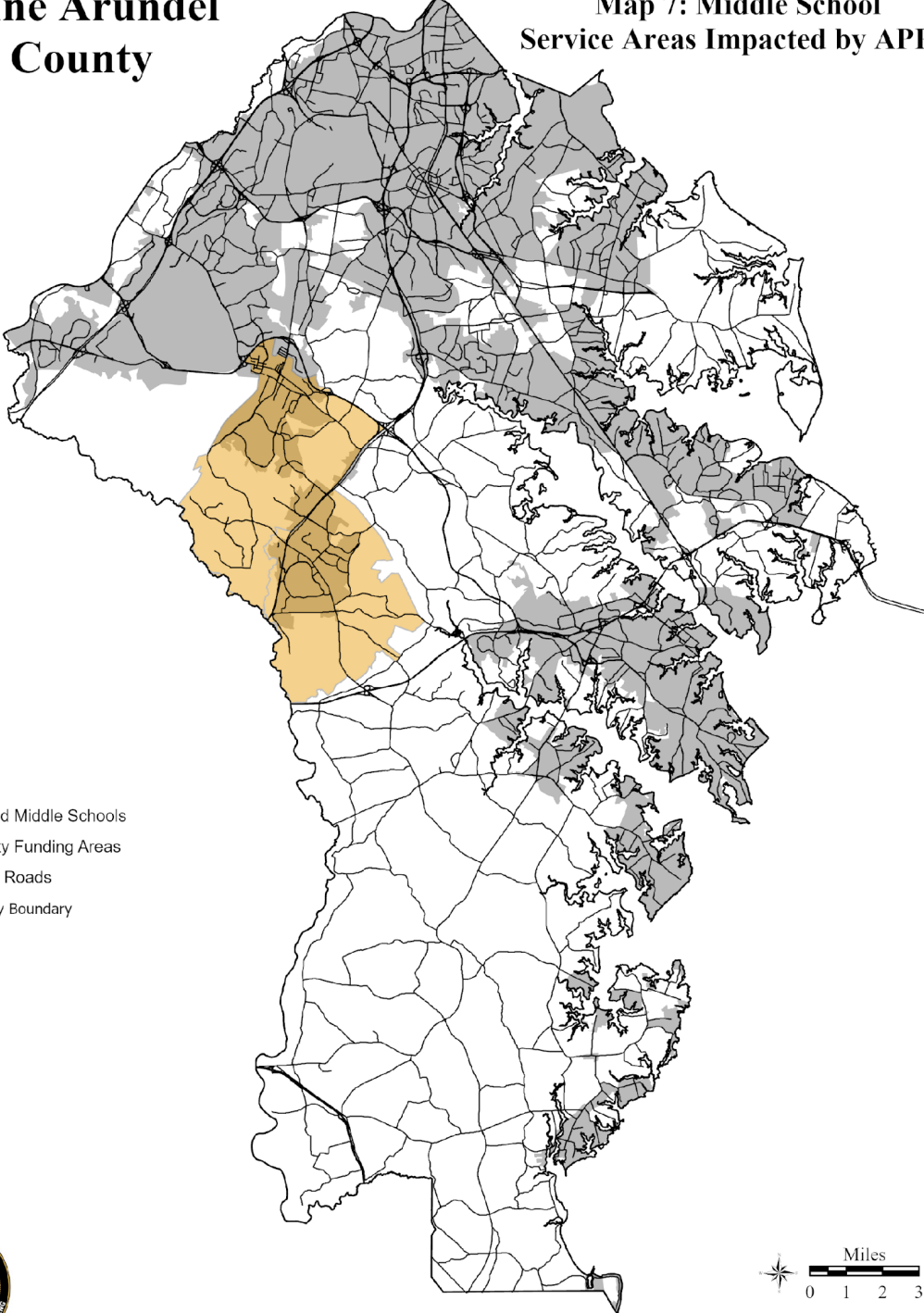
- Closed High Schools
- Priority Funding Areas
- Major Roads
- County Boundary







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Date: 5/10/2022

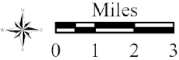
Anne Arundel County

Map 7: Middle School Service Areas Impacted by APFO



Legend

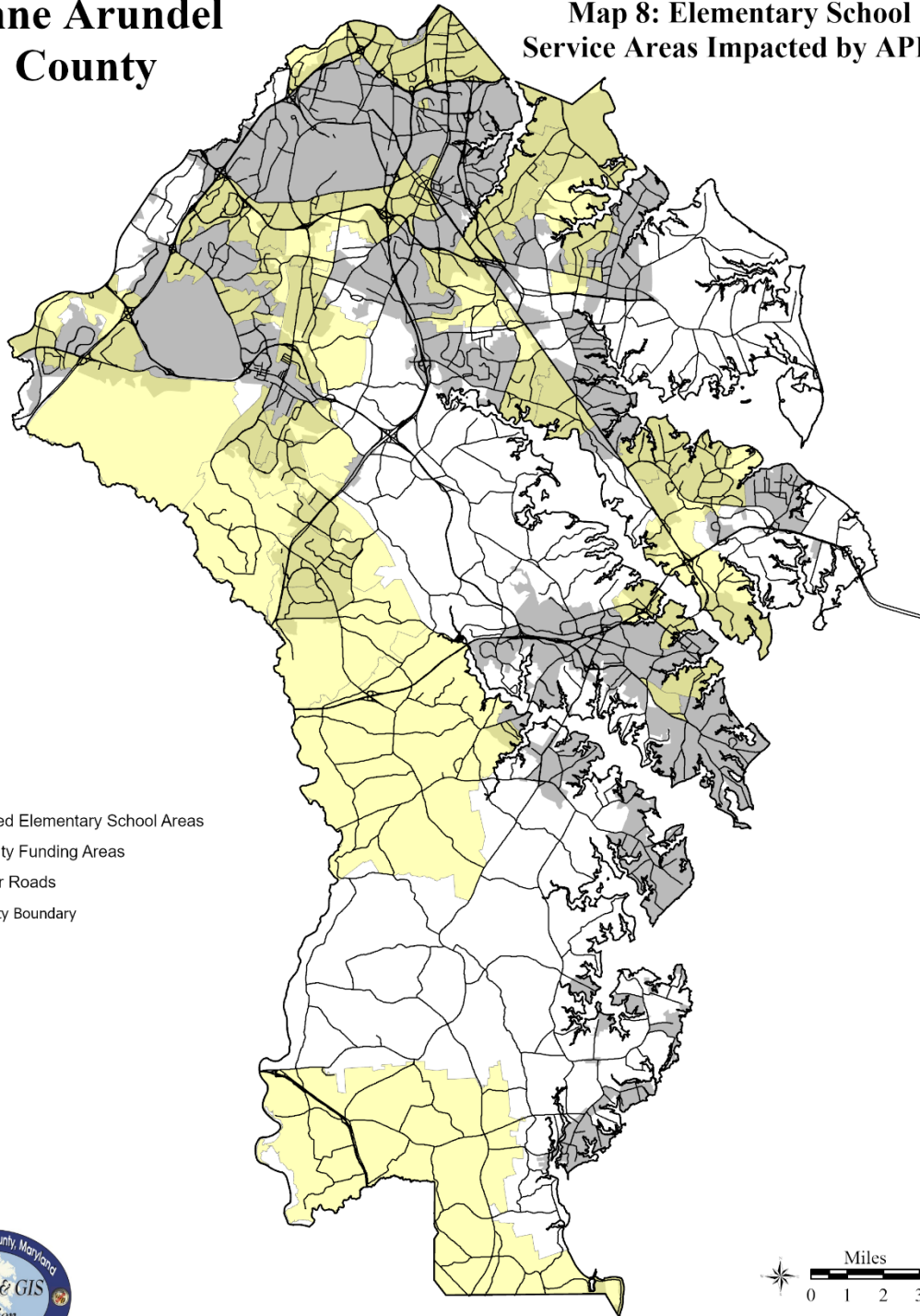
-  Closed Middle Schools
-  Priority Funding Areas
-  Major Roads
-  County Boundary







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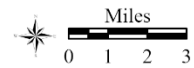
Anne Arundel County

Map 8: Elementary School Service Areas Impacted by APFO



Legend

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



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