



ANNUAL DEVELOPMENT MEASURES AND INDICATORS REPORT
BY THE PLANNING ADVISORY BOARD
CY 2022

Anne Arundel County, MD



Research and GIS Section
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 2022. 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, 2023.

This report addresses these issues in Anne Arundel County during the calendar year of 2022 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.

Region Plans

One of the most significant implementation recommendations in Plan2040 was for the preparation of Region Plans to address unique needs in different areas of the County and provide more opportunity for residents to participate in planning for the future of their communities. Plan2040 established nine regions and a schedule for implementation that split the regions into three groups. Region planning processes commenced in the following three regions in 2021:

- Region 2, which includes the communities of Jessup, Annapolis Junction, Laurel, Maryland City, and Fort Meade.

- Region 4, which includes the communities of Gibson Island, Pasadena, Severna Park, Arnold, Cape St. Claire, and the Broadneck Peninsula.
- Region 7, which includes the communities of Riva, Parole, Annapolis Nick, Bay Ridge, and Highland Beach.

The region plans will also include a comprehensive zoning component. The first three draft region plans and their comprehensive zoning packages are anticipated to be reviewed by the County Council in early 2024. The second set of regions plans (Regions 1, 3, and 9) are anticipated to commence in 2023 and the third set of region plans (Regions 5, 6 and 8) are anticipated to commence in 2024. Map 9 illustrates the Region Plan Areas in Anne Arundel County.

Zoning Map Amendments

In CY2022, there were five 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 2022

Tax Account Number	Case Number	Approval Date	Old Zone	New Zone	Acreage
442090230155	2021-0205-R	2/17/2022	W1	MXD-E	2.35
500005776400	2021-0206-R	3/10/2022	W1	R22	6.37
500015225000	2022-0021-R	5/30/2022	C1/OS	W2	2.22
500090033103	2022-0056-R	6/9/2022	R5	W2	0.30
500005088977	2022-098-R	8/18/2022	W1	C4	0.33

Zoning Text Amendments

The following zoning text amendments were adopted in CY2022.

Table 1-2 – Summary of Zoning Text Amendments in 2022

Bill No.	Title	Purpose
8-22	2022 Green Infrastructure Master Plan	Adopts the Green Infrastructure Master Plan as a guide for the future conservation of an interconnected network of natural lands in the County.
17-22	Master Plan for Water Supply and Sewerage Systems	Changes the service category from No Public Service to Planned Service to allow public sewer and water connection for a property located in Odenton.
31-22	Zoning – BRAC Mixed Use Development	Revises the conditional use requirements for BRAC Mixed Use Development in certain zoning districts within a four-mile radius of Fort Meade.

Bill No.	Title	Purpose
33-22	Zoning – Residential Districts – Requirements for Conditional Uses – Townhouses	Allows townhouses as a conditional use in the R22 district and adopts conditional use requirements.
53-22	Master Plan for Water Supply and Sewerage Systems	Repeals the 2017 Water and Sewer Master Plan and adopts the updated 2022 Water and Sewer Master Plan.
57-22	Zoning – Nurseries with Landscaping and Plant Sales	Amends the definition and the conditional use requirements for nurseries with landscaping and plant sales in residential districts, and removes the limit on the percentage of a lot used for nurseries with landscaping and plant sales that may be used for accessory retail or wholesale uses.
59-22	Master Plan for Land Preservation, Parks and Recreation	Adopts the required five-year update to the Land Preservation, Parks and Recreation Plan.
63-22	Zoning – Bulk Regulations – Adult Independent Dwelling Units	Allows for increase maximum net density in R1, R2 and R5 districts for adult independent dwelling units (eg. age-restricted dwellings) that are located within two miles of an assisted living facility or a County library or community center.
71-22	Zoning – Critical Area Overlay – Growth Allocation	Amends the allowances for the Critical Area Growth Allocation process as pertains to redevelopment of an existing commercial use located in the IDA area.
73-22	Subdivision , Development and Zoning – Cluster Development	Requires that cluster developments must include landscaped screening and buffer areas of a 25 foot width along adjacent non-local roads and adjoining developments.
81-22	Zoning – Carwash Facilities	Allows a carwash as a conditional use in the C1 and C2 commercial districts and adds conditional use requirements.
82-22	Subdivision and Development – Modifications – Notice	Amends the property owner notice requirements for an applicant seeking a modification to the Subdivision and Development code.
83-22	Scenic and Historic Roads - Designation of Roads – Furnace Avenue and Ridge Road	Designates Furnace Ave. and a segment of Ridge Road north of MD 295 as Scenic and Historic Roads.

Bill No.	Title	Purpose
88-22	Subdivision and Development – BRAC Mixed Use Development - Applicability	Amends the grandfathering provision applicable to development applications for BRAC Mixed Use Development established by Bill 31-22.
90-22	Subdivision and Development – Adequate Public School Facilities – School Utilization Chart	Approves the 2024 School Utilization Chart.
92-22	Zoning – Critical Area Overlay – RCA Uses – Nurseries with Landscaping and Plant Sales	Limits commercial uses associated with nurseries with landscaping and plant sales in the Critical Area RCA to a certain percentage of the lot.

Changes to the PFA

In 2022, the MDP approved a change to the Priority Funding Area (PFA) boundary in the Gambrills area to include the Two Rivers Planned Unit Development and adjacent West County Elementary School site. MDP also approved a boundary change to include an approximately 32 acre area in Severn, north of the MD-32, in the PFA. This is a residential area that was developed prior to 1997. The subdivision was originally platted in 1924 and revised in 1998. The request to change PFA is intended to support Bay Restoration Fund grant applications for connecting houses currently on septic systems to sewer service as part of efforts to reduce nutrient pollution.

The County Department of Public Works and OPZ have been conducting analyses of communities that are currently utilizing septic systems to determine where it might be most feasible for connection to public sewer in order to reduce pollution loads. Location in the PFA or granting of a PFA exception permits eligibility of the community to use Bay Restoration Grant Funds to offset the costs of sewer connection, making it more affordable for the homeowners. Through the current petition process, most communities typically do not go forward with connection to public utilities due to the cost. The County worked with MDP staff to determine whether the communities meet the criteria for inclusion in the PFA to support eligibility or a PFA exception.

Infrastructure Improvements

1. Water and Sewer plan changes

On March 21, 2022, the County Council approved an amendment to the 2017 Water and Sewer Master Plan (WSMP) through Bill 17-22. This Ordinance changed the West County Elementary School site and one neighboring parcel from No Public Sewer Service to Planned Sewer Service, and from No Public Water Service to Planned Water Service. This also changed the Water Pressure Zone (WPZ) from Rural WPZ to be included in the King Heights/Odenton 330 WPZ and Sewer Service Area (SSA) from Rural SSA to be included in the Patuxent SSA. This amendment allowed Anne Arundel County Public Schools to connect the new West County Elementary School to public sewer to support students in the Two Rivers Development and surrounding area.

Upon adoption of Plan2040, the County updated the 2017 WSMP that included alignment with the comprehensive plan policies. The 2022 WSMP was adopted by County Council Bill 52-33 on June 6,

2022. The Maryland Department of Environment subsequently reviewed the adopted WSMP and granted final approval on October 7, 2022.

2. Major Transportation projects

The following transportation projects were completed in 2022:

- MD 2 & Tarragon Lane - intersection improvements
- Riva Road - sidewalk installation from Speicher Drive to 2715 Riva Road

3. New or expanded schools

The following table lists all new and expanded school projects that were completed in 2022. 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
Brock Bridge	ES	405 Brock Bridge Road Laurel	20724	577	753	176	Kindergarten Addition	31-Dec	No
Sunset	ES	8572 Fort Smallwood Road Pasadena	21122	519	598	79	Kindergarten Addition	22-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 must be 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

Implementation of the Plan2040 Goals, Policies and Strategies can be monitored through the [Annual Progress Report](#).

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 2022, Anne Arundel County issued 2,169 residential building permits, 95% of which were inside the Priority Funding Area (PFA).

Map 2 shows the location of new residential and commercial building permits issued in CY2022 with respect to the County’s PFA. Map 3 illustrates the density of residential building permits issued in CY2022. 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	2,064	105	2,169

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 2022, approximately 95% of residential building permits were issued inside the PFA and approximately 90% of residential construction occurred within the PFA. Eighty one percent (81%) of approved residential lots were within the county’s PFA within 16 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 2022, there were a total of 50 residential demolition permits issued, 74% 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	2,503	249	2,752
# Units Constructed	1,099	120	1,219
# Minor Subdivisions Approved	2	1	3
# Major Subdivisions Approved	14	4	18
Total Approved Subdivision Area (Gross Acres)	313	224	537
# Lots Approved	1,058	246	1,304
Total Approved Lot Area (Net Acres)	110	61	171
# Units Demolished	37	13	50

The majority of new non-residential growth in Anne Arundel County is located within the PFA. Eighty-one percent (81%) of commercial and industrial building permits issued by the County were inside the PFA in 2022. One hundred percent (100%) of the non-residential lots approved in 2022 were inside the PFA.

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

Commercial	PFA	Non - PFA	Total
# Permits Issued	39	9	48
# Lots Approved	3	0	3
Total Building Square Feet Approved (Gross)	221,145	0	221,145
Total Square Feet Constructed (Gross)	1,587,456	17,506	1,604,962

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 one percent (91%) of the units approved were inside of the PFA, while only 67% of the total development area (total approved subdivision area) was inside the PFA. Development inside the PFA tends to be on smaller lots and more concentrated (e.g. townhouses) than development outside the PFA (e.g single family homes on 2-5 acre lots), meaning it takes less land area to accommodate more growth inside the PFA.

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

<u>Residential</u>	PFA	Non - PFA	Total
# Permits Issued	2,064	105	2,169
# Units Approved	2,503	249	2,752
# Units Constructed	1,099	120	1,219
Total Approved Subdivision Area (Gross Acres)	310.32	152.79	463.12
# Lots Approved	1,058	246	1,304

The net density of residential development inside the PFA is 22.8 du/acre. This calculation reflects only acreage associated with residential developed parcels. Gross density includes all land within a subdivision, such as common areas and roads. If density is calculated based on the gross density of subdivisions, the density inside the PFA is 8 du/acre. The net density of residential parcels outside the PFA is 4.1 du/acre, while the gross density is 1.1 du/acre.

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

<u>Residential</u>	PFA	Non – PFA	Total
# Units Approved	2,503	249	511
Total Approved Lot Size (Net Acres)	110	61	72.1

Approximately 91% of new units approved in 2022 occurred within the PFA. This is a slightly lower percentage than in CY 2021 (99%), and exceeds the County’s 80% goal. Residential building permits exceeded the County’s 80% goal, with 95% 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	2,503	29	2,752
% of Total Units (# Units/Total Units)	91%	9%	

Eighty-one percent (81%) of commercial and industrial building permits issued by the county were inside the PFA in 2022. One hundred percent (100%) of the non-residential lots approved in 2022 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 2022. The following tables show detailed information about non-residential development in 2022.

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

<u>Commercial</u>	PFA	Non - PFA	Total
# Permits Issued	39	9	48
Total Building Square Feet Approved (Gross)	221,145	0	221,145
# Lots Approved	3	0	3
Total Subdivision Area (Gross Acres)	24.36	0.00	24.36

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)	221,145	0	221,145
Total Lot Size (Net Acres)	22.76	0.00	22.76

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)	221,145	0	221,145
% of Total Building Sq. Ft. (Total Building. 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 2022 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 (\$)
Maryland Agricultural Land Preservation Foundation Easements	184	\$1,418,031
Total	184	\$1,418,031

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 74% for new residential permits inside the PFA. In CY2022, 95% of new residential permits and 81% of non-residential permits were issued inside the PFA.

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, which was included in the 2021 annual report. The County is working on developing a new model, which will incorporate updated data and assumptions. It will be reported in next year’s annual report.

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 and the Board of Education has embarked on a school redistricting process for the northern part of the County, which may also relieve capacity constraints.

Planning Survey Questions

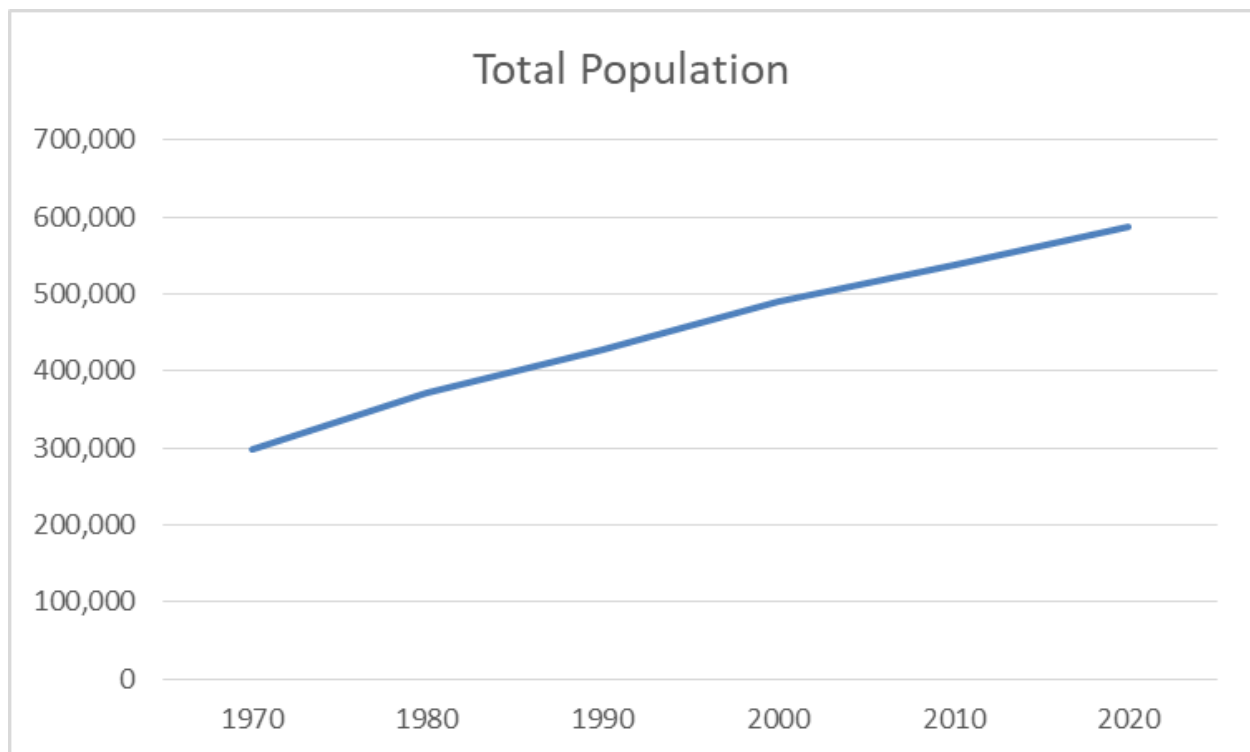
This information was provided by the Anne Arundel County Office of Transportation.

- (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 an updated plan is expected to be reviewed by the County Council in 2023..
 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

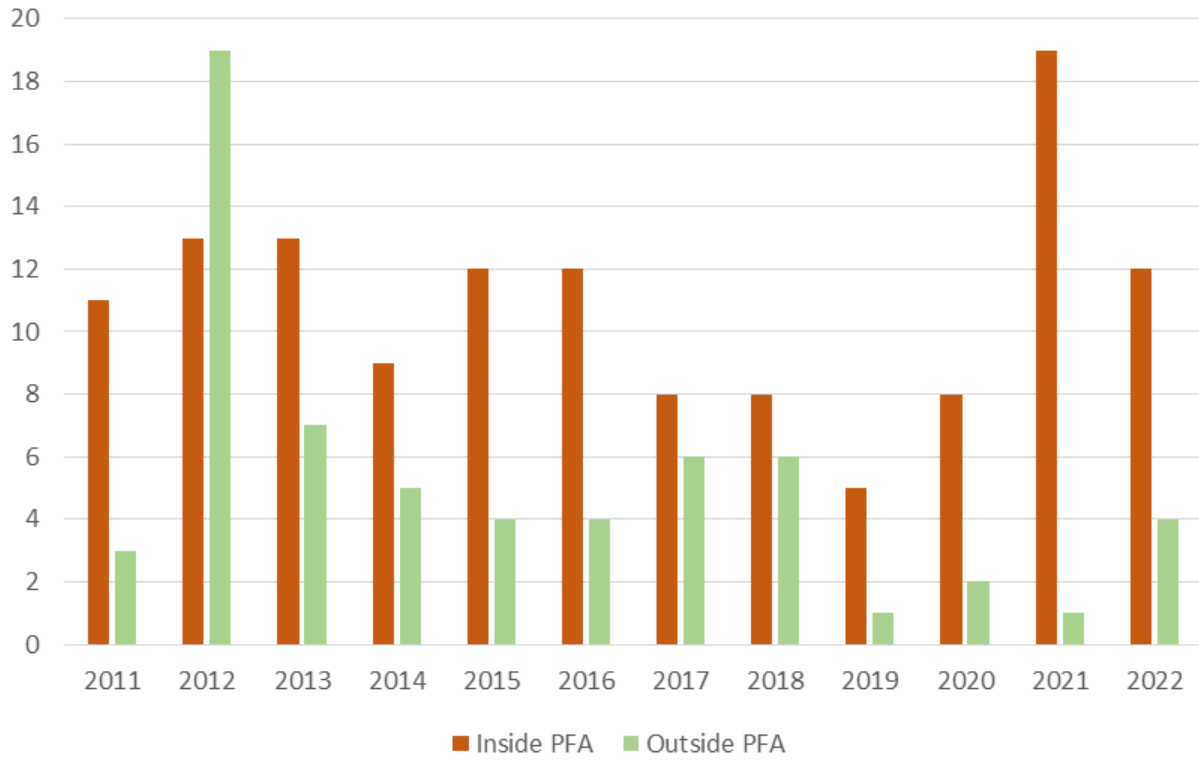


Source: Maryland Department of Planning, Projections and State Data Center, US Census Bureau, 2020

There were a total of 192 residential preliminary, sketch, and modifications to skip the sketch plan process approved in Anne Arundel County since 2011 that could be mapped. Sixty-eight (68%) 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, 85% of approved plans were located inside the PFA.

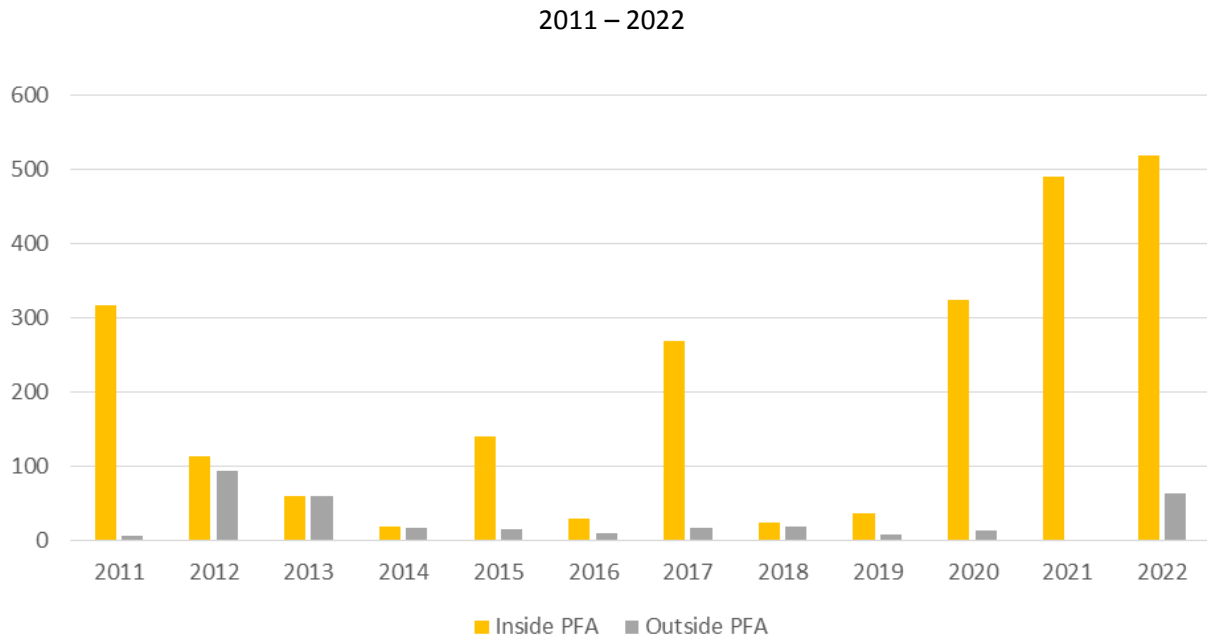
Charts 3 and 4 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 2,649 new lots approved through the preliminary, sketch, and modifications to skip the sketch plan process and the vast majority of new lots approved since 2011 were inside the PFA (88%). There were 7,115 new units approved since 2011, 96% of which were inside of the PFA.

Chart 2: New Residential Preliminary, Sketch, and Modifications to Skip the Sketch Plan Process
2011 – 2022



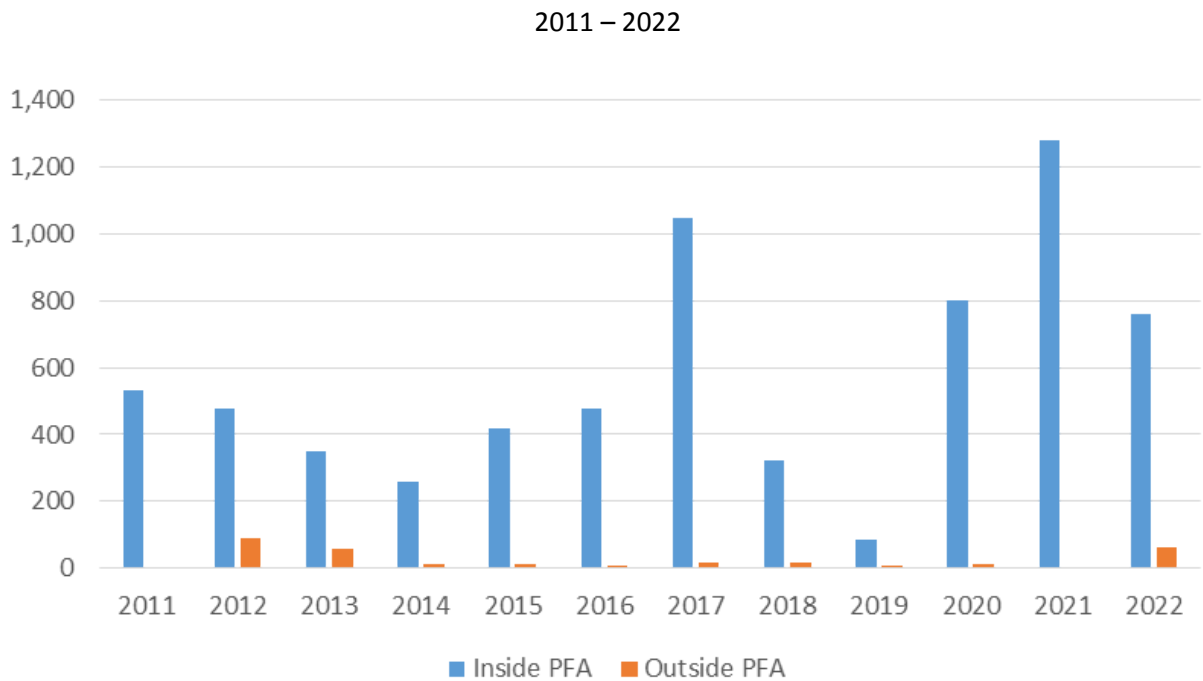
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 3: New Residential Lots Approved in Preliminary, Sketch, and Modifications to Skip the Sketch Plan Process



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

Chart 4: New Residential Units Approved in Preliminary, Sketch, and Modifications to Skip the Sketch Plan Process



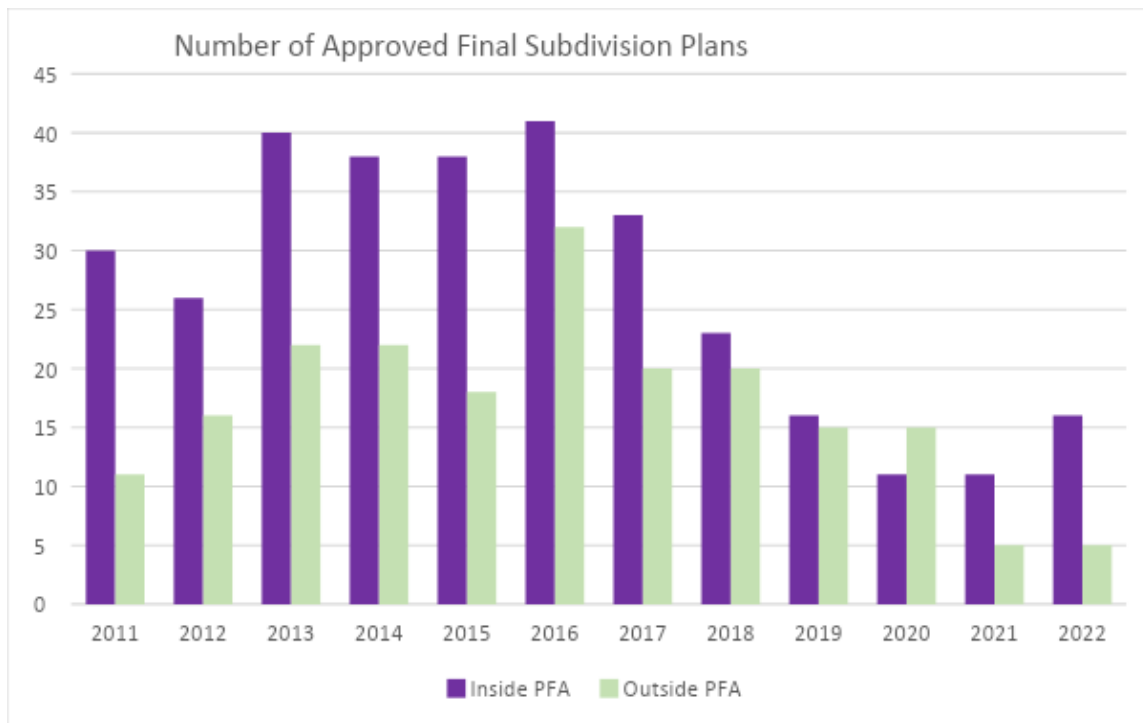
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

There were a total of 524 residential final plans approved in Anne Arundel County since 2011 that could be mapped. Sixty-two percent (62%) 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 17,720 new lots approved through the final plat process and the vast majority of new lots approved since 2011 were inside the PFA (73%). There were 21,498 new units approved since 2011, 77% of which were inside of the PFA.

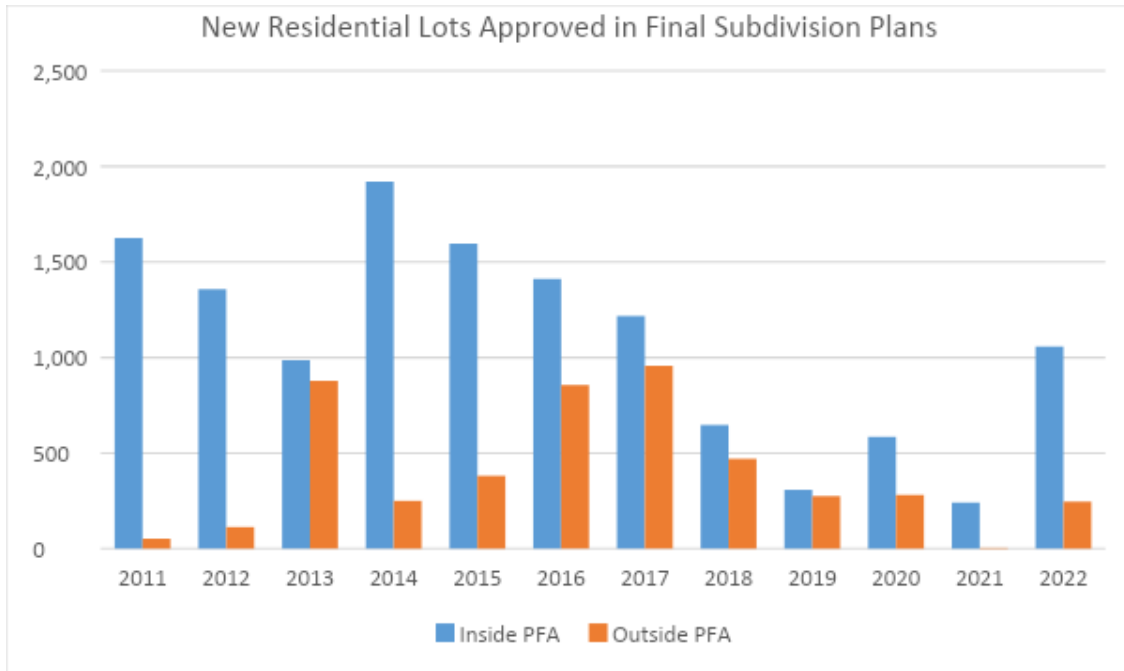
Chart 5: Number of Approved Final Subdivision Plans

2011 – 2022



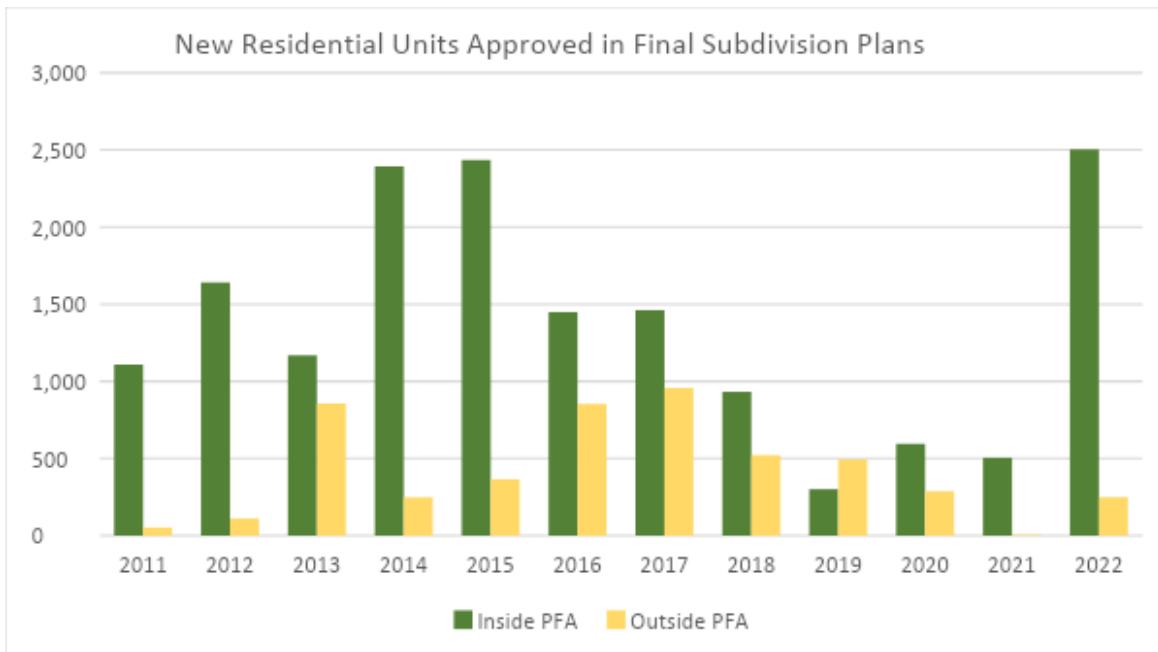
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 6: New Residential Lots Approved in Final Subdivision Plans
2011 – 2022



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

Chart 7: New Residential Units Approved in Final Subdivision Plans
2011 – 2022

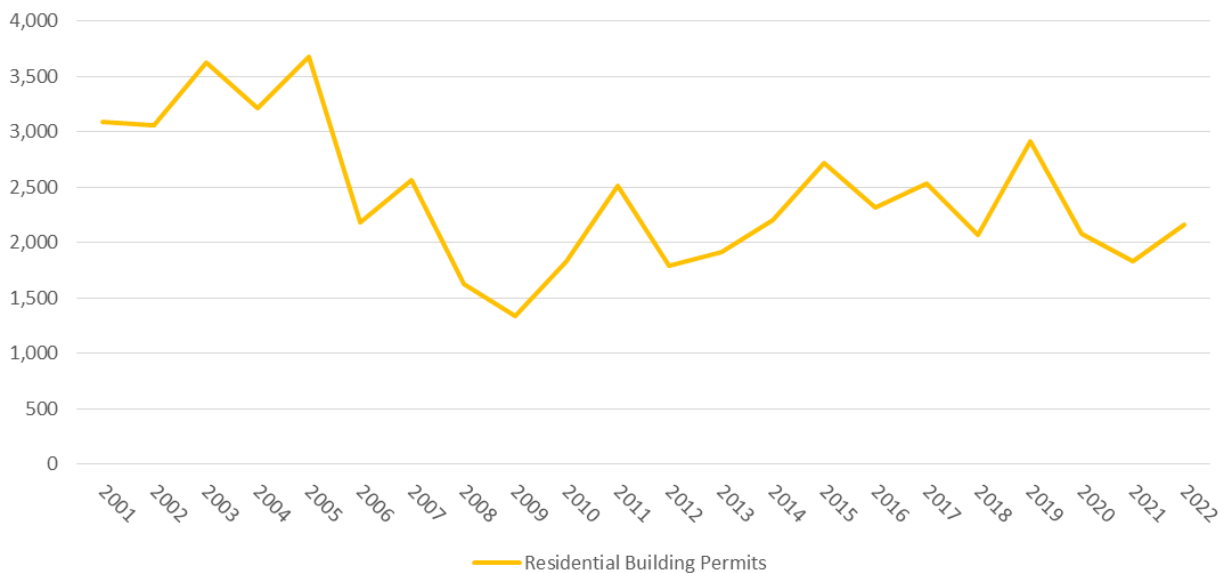


Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Anne Arundel County’s residential building permit activity is illustrated in Chart 8. Between 2001 and 2022, the County has issued a total of 53,327 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 2022, the County issued 2,169 residential building permits, which is an 18% increase from 2021.

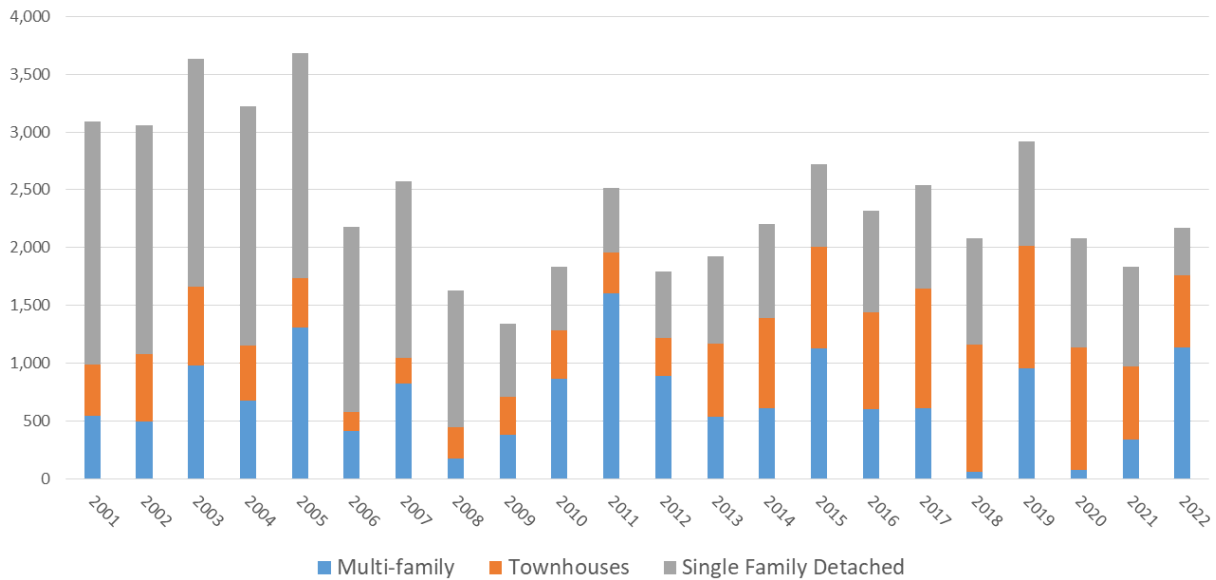
It is also important to look at the type of residential building permits that have been issued over the last 20 years. Overall, the majority of the total building permits issued were single family detached units, with approximately 47% of all issued residential building permits. Multi-family permits 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 – 2022



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

Chart 9: Residential Building Permits Issued
2001 – 2022



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 2022 illustrate that these patterns show that the majority of development is located within areas with existing water and sewer infrastructure. The indicators also show 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. Region Plans are underway, which serve as an important implementation tool of Plan2040.

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 modifications to skip the sketch plan process have been variable, but have increased in 2020, 2021, and 2022. There is a similar pattern when looking at final subdivision plans, where the number of lots and units peaked in 2014 and 2015, with secondpeak in 2022. 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 53,000 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 from 2019 -2021, with an increase in 2022. 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.

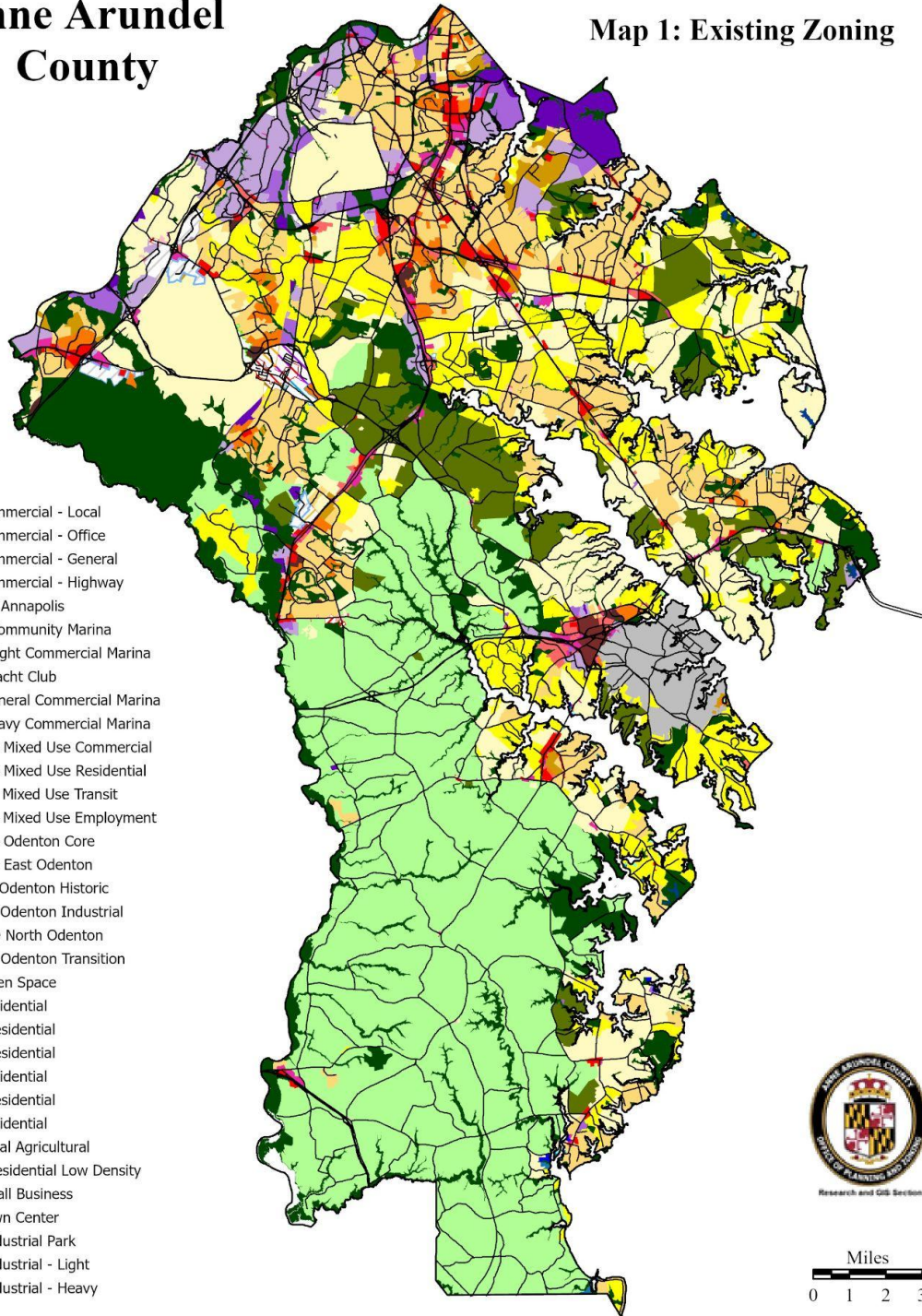
Appendix – Maps

Anne Arundel County

Map 1: Existing Zoning

Legend

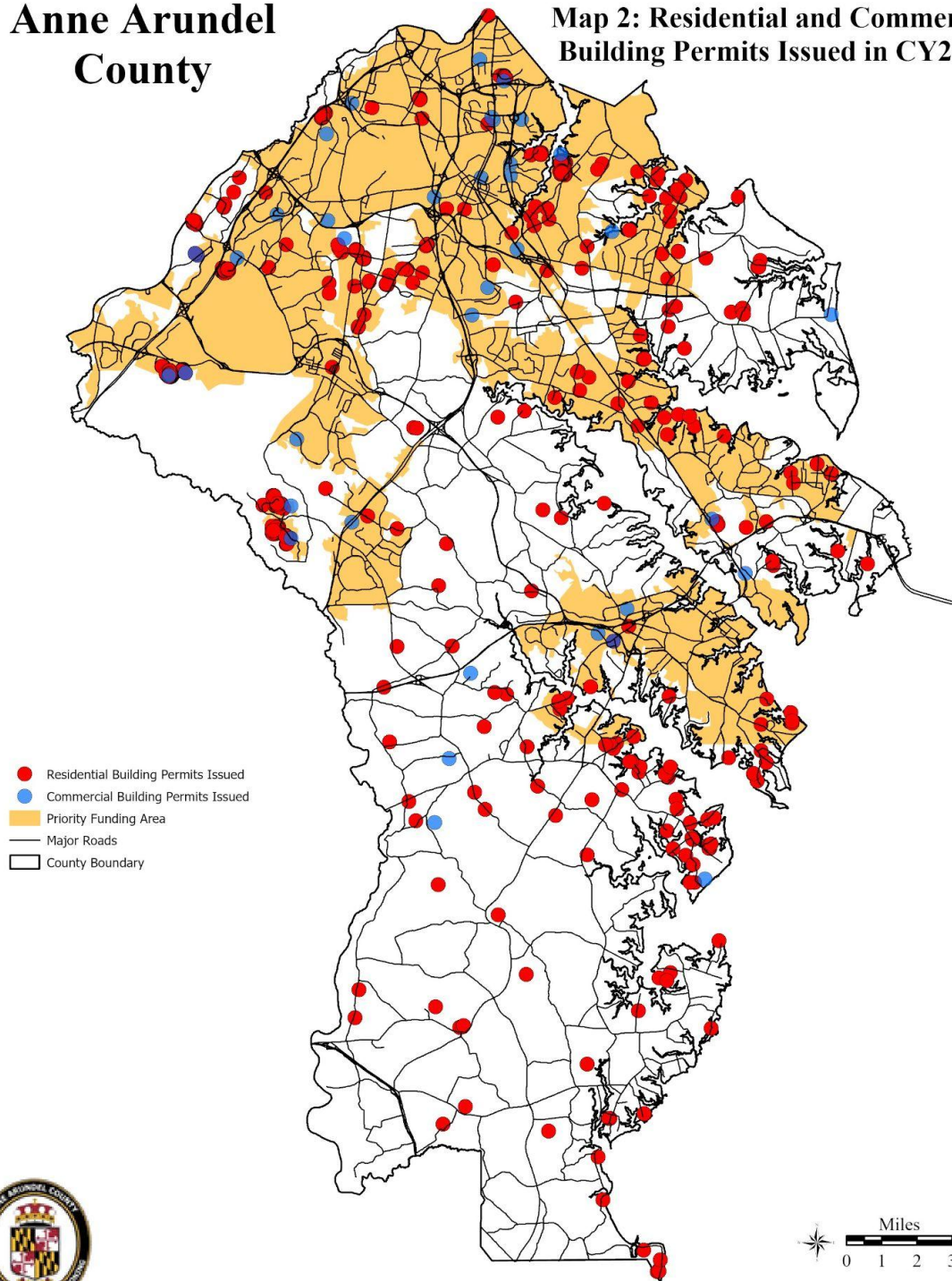
- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1-Community Marina
- MA2-Light Commercial Marina
- MA3-Yacht Club
- MB-General Commercial Marina
- MC-Heavy Commercial Marina
- MXD-C Mixed Use Commercial
- MXD-R Mixed Use Residential
- 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



Produced by Research and GIS Division,
Office of Planning and Zoning
Date: 6/8/2023

Anne Arundel County

Map 2: Residential and Commercial Building Permits Issued in CY2022

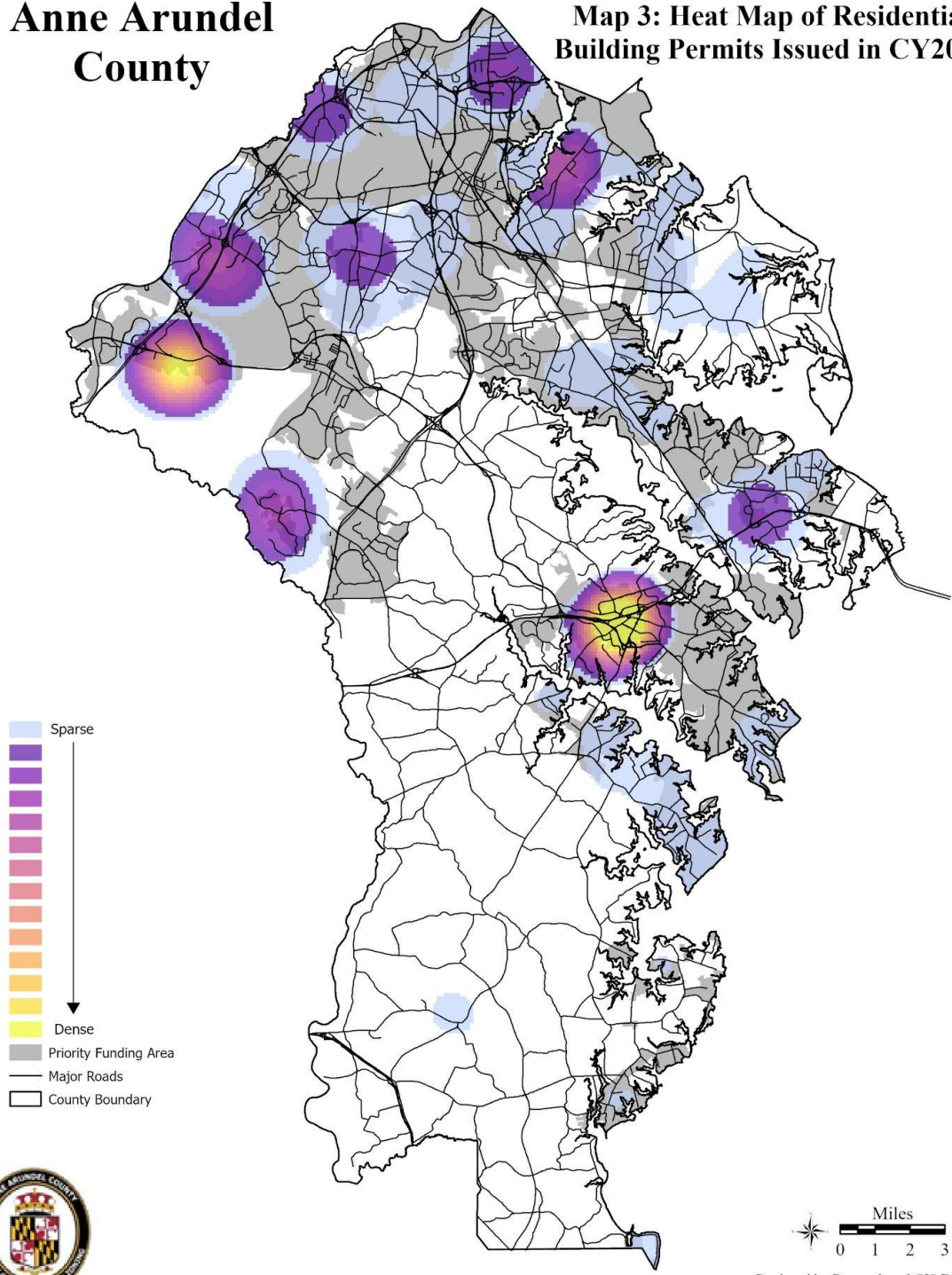


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Date: 6/7/2023

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

Anne Arundel County

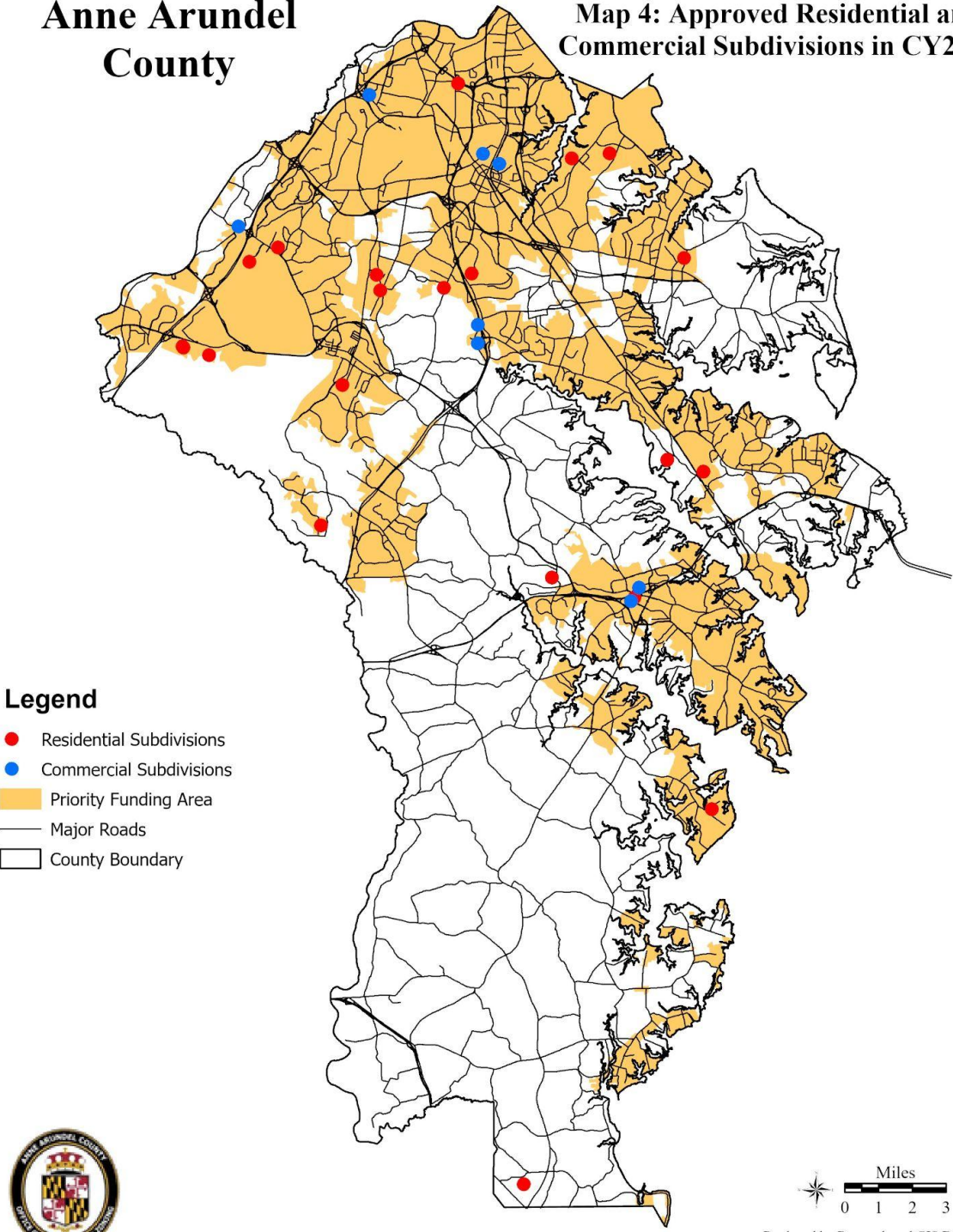
Map 3: Heat Map of Residential Building Permits Issued in CY2022



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Anne Arundel County

Map 4: Approved Residential and Commercial Subdivisions in CY2022



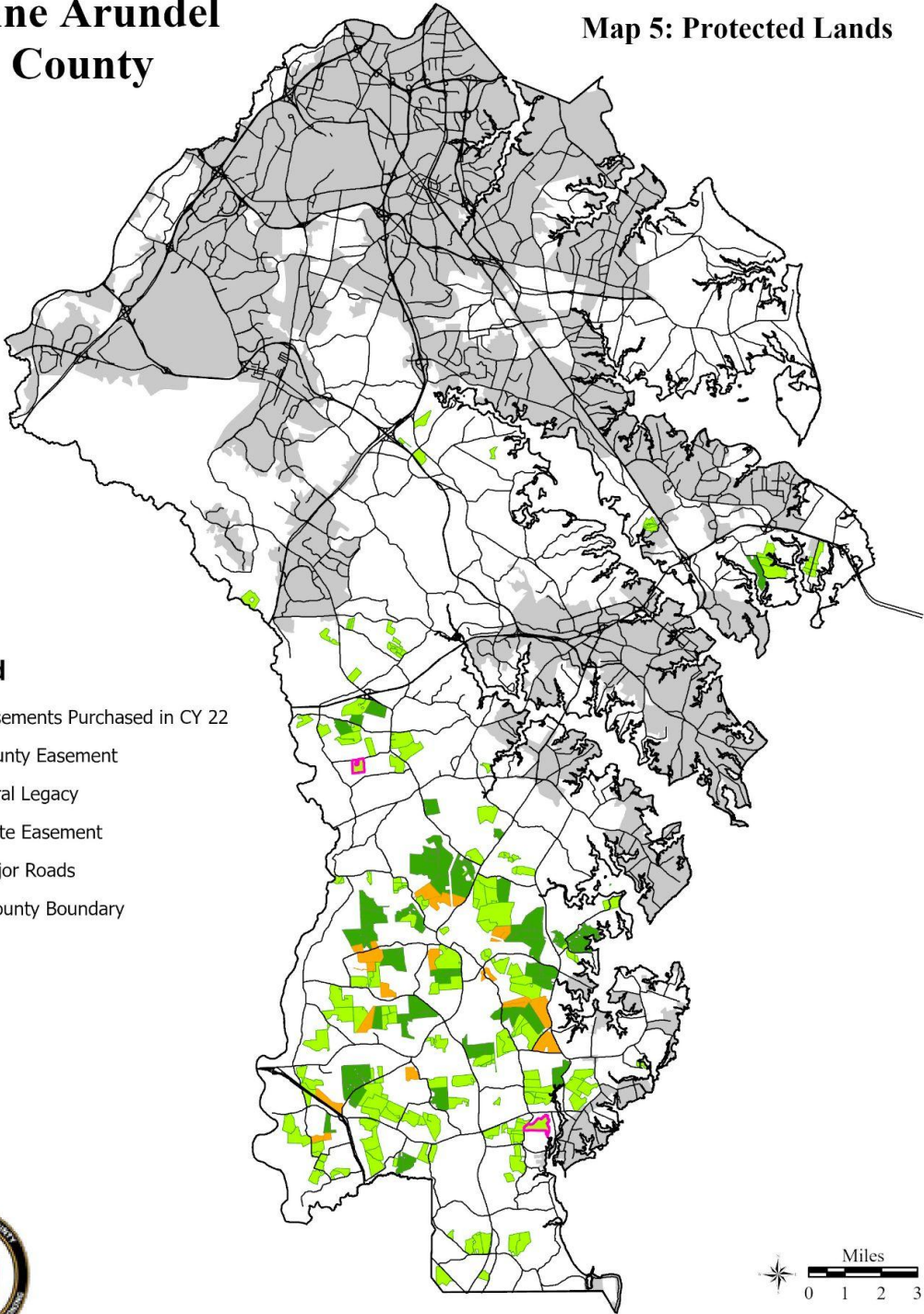
Produced by Research and GIS Division,
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Date: 2/8/2023

Anne Arundel County

Map 5: Protected Lands

Legend

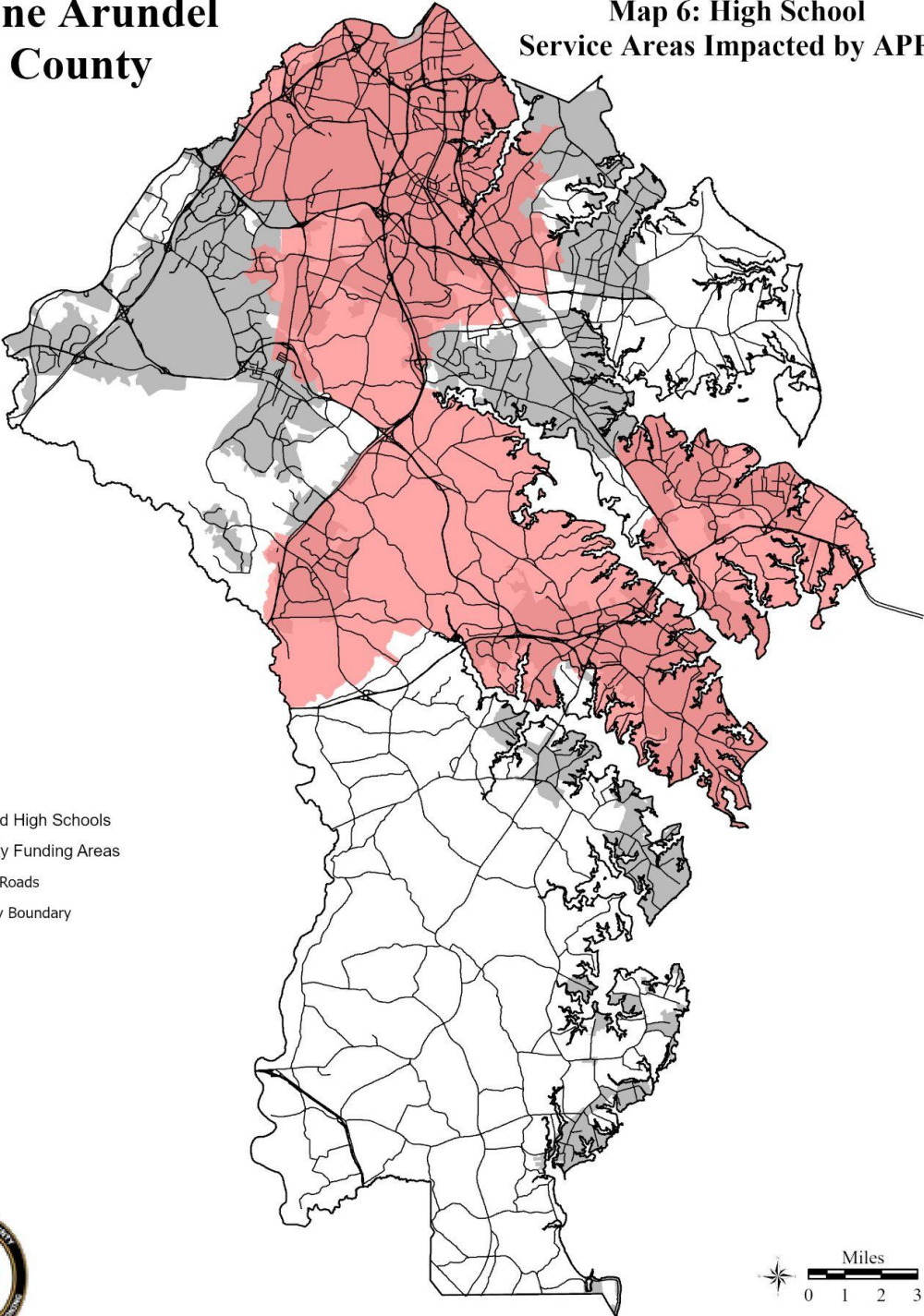
-  Easements Purchased in CY 22
-  County Easement
-  Rural Legacy
-  State Easement
-  Major Roads
-  County Boundary



Produced by Research and GIS Division,
Office of Planning and Zoning
Date: 5/19/2023

Anne Arundel County

Map 6: High School Service Areas Impacted by APFO



Legend

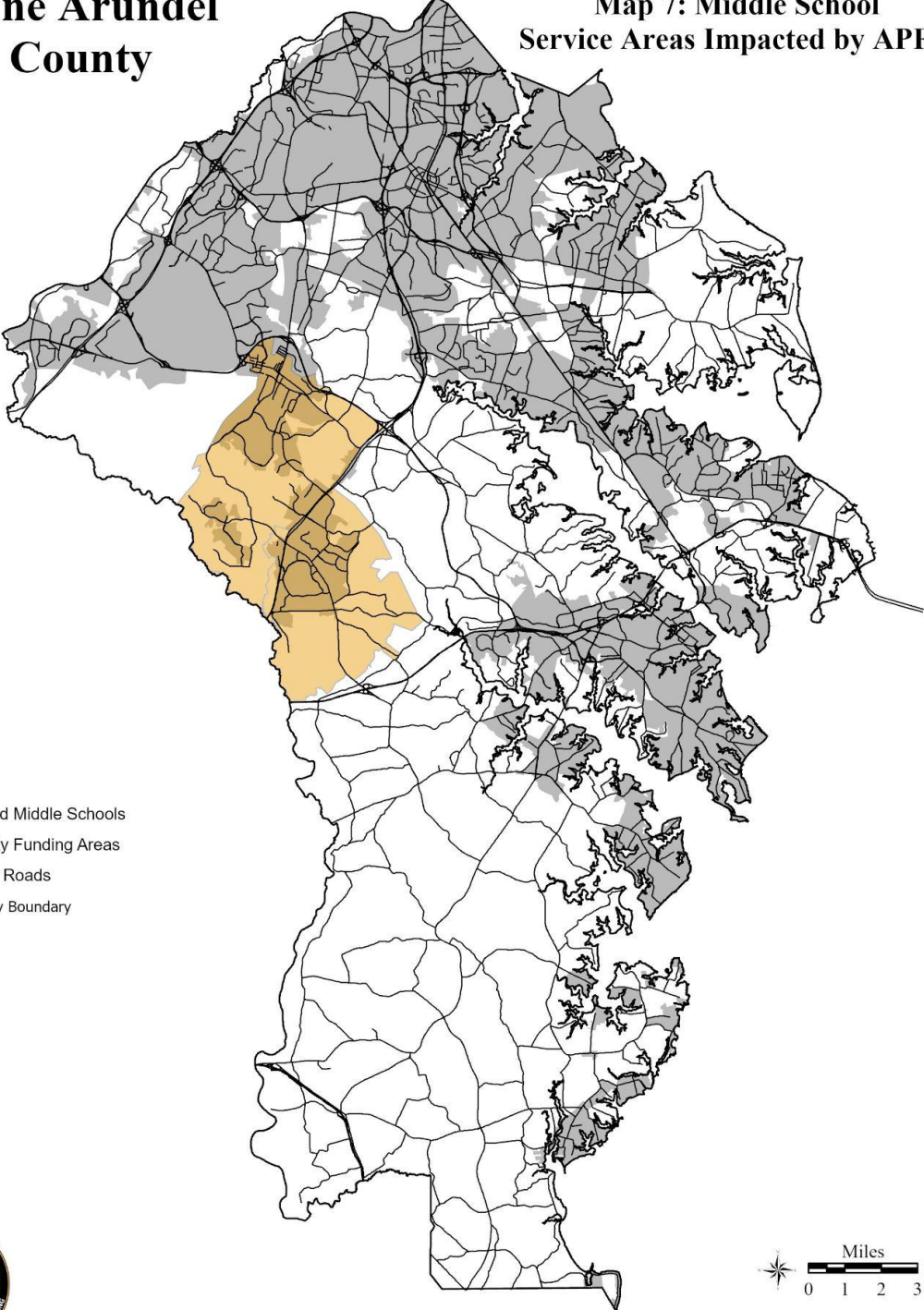
-  Closed High Schools
-  Priority Funding Areas
-  Major Roads
-  County Boundary



Produced by Research and GIS Division,
Office of Planning and Zoning
Date: 5/10/2023

Anne Arundel County

Map 7: Middle School Service Areas Impacted by APFO



Legend

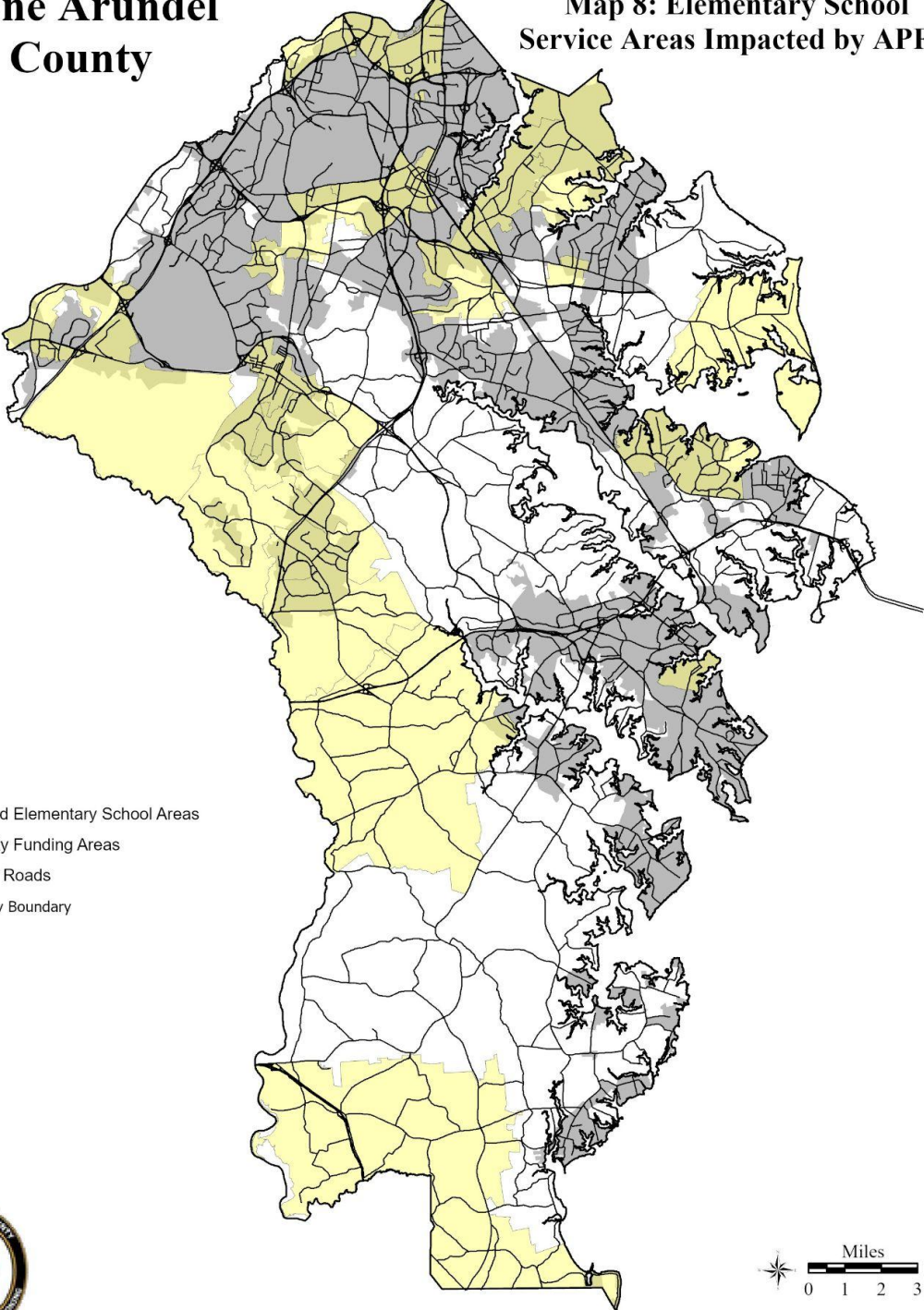
-  Closed Middle Schools
-  Priority Funding Areas
-  Major Roads
-  County Boundary



Produced by Research and GIS Division,
Office of Planning and Zoning
Date: 6/7/2023

Anne Arundel County

Map 8: Elementary School Service Areas Impacted by APFO



Legend

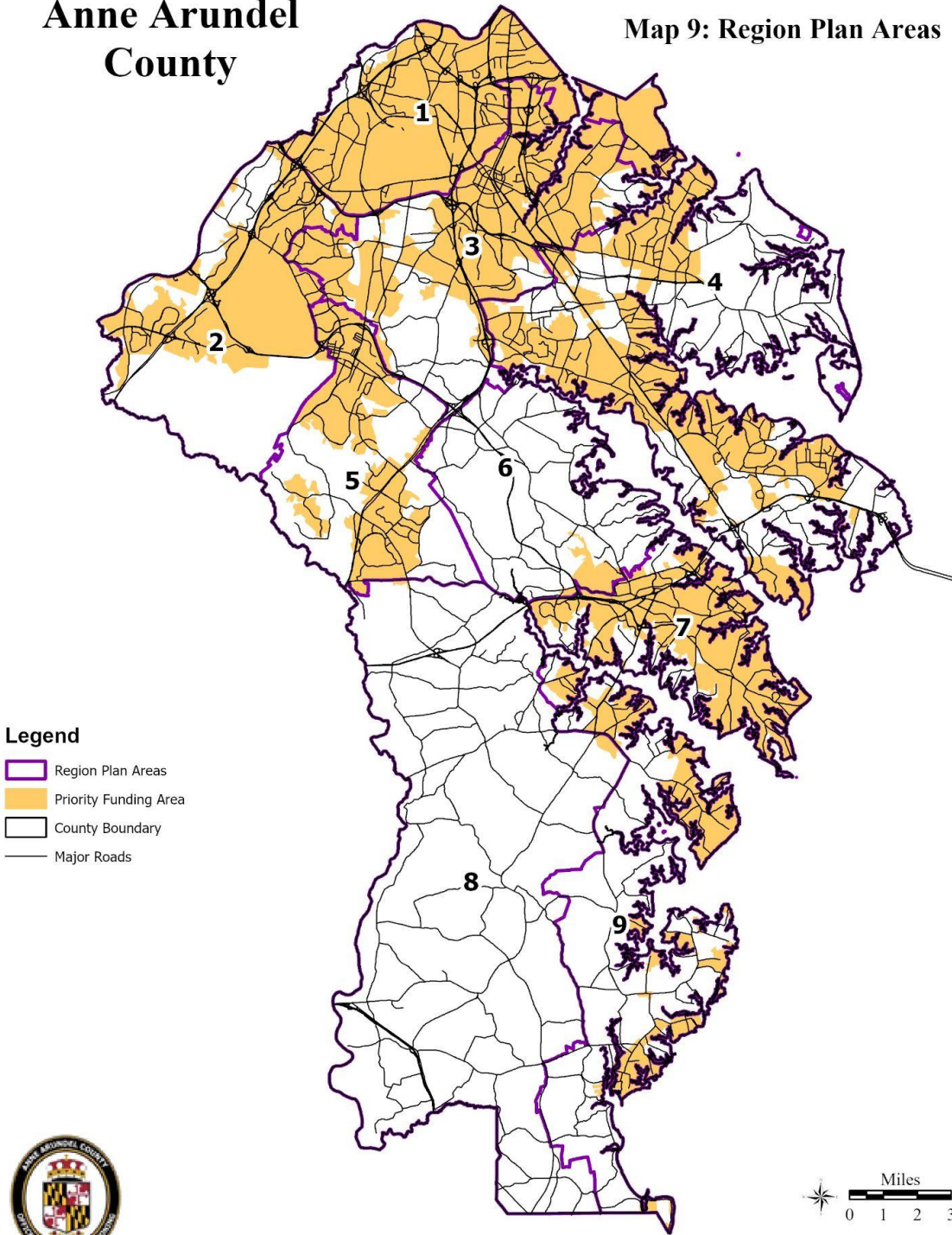
-  Closed Elementary School Areas
-  Priority Funding Areas
-  Major Roads
-  County Boundary



Produced by Research and GIS Division,
Office of Planning and Zoning
Date: 6/7/2023

Anne Arundel County

Map 9: Region Plan Areas



Legend

- Region Plan Areas
- Priority Funding Area
- County Boundary
- Major Roads



Miles
0 1 2 3

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Date: 7/5/2023