

Annual Development Measures and Indicators Report Calendar Year 2022



PAB Presentation

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Anne Arundel County Office of Planning and Zoning

July 26, 2023

Introduction

- Land Use Article (§ 1-207 and § 1-208) of the Annotated Code of Maryland requires counties to complete an annual report.
- Once approved, the report is filed with the County Council and submitted to the Maryland Department of Planning
- Calendar Year (CY): 2022

(ANNUAL REPORT SHORT FORM TEMPLATE FOR COUNTIES ISSUING LESS THAN 50 NEW RESIDENTIAL BUILDING PERMITS)

(Submit on County Letterhead and modify text as appropriate)
Please submit via email to david.dahlstrom@maryland.gov and cc: to mfp.planreview@maryland.gov

Office of the Secretary
Maryland Department of Planning
Attn: David Dahlstrom, ACP
301 W. Preston St.
Baltimore, Maryland 21201-2305

Re: Annual Report Calendar Year 2022

Dear Mr. Dahlstrom:

The _____ Name of County _____ Planning and Zoning (Commission/Board) approved the following annual report for the reporting year 2022, as required under §1-207(b) and §1-208(c)(1)(i) and (c)(3)(i) of the Land Use Article on _____ Date _____. In addition, the report has been filed with the local legislative body.

- The county issued the following number of new residential permits inside and outside of the Priority Funding Area (PFA):

Table 1: New Residential Permits Issued Inside and Outside the Priority Funding Area (PFA)

Residential – Calendar Year 2022	PFA	Non - PFA	Total
New Residential Permits Issued	█	█	█

- The County preserved the following number of acres using local agricultural land preservation funds, (if applicable):

Table 2: Locally Funded Agricultural Land Preservation Acres

Local Preservation Program Type – Calendar Year 2022	Acres	Value (\$)
Example: Transfer of Development Rights	█	█
Example: Building Lot Retirement	█	█
Example: Land Purchase	█	█
Example: Local Land Trust	█	█
Example: Easement	█	█
Example: Other	█	█
Total	█	█

Revised 05/19/2023

(*) If you have suggestions to improve this worksheet or any annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.

Revised 05/19/2023



Amendments and Growth Related Changes in Development Patterns

Comprehensive Plan or Plan Elements

- Region Plans are underway:
 - **Region 2:** Jessup, Annapolis Junction, Laurel, Maryland City, and Fort Meade
 - **Region 4:** Gibson Island, Pasadena, Severna Park, Arnold, Cape St. Claire, and the Broadneck Peninsula
 - **Region 7:** Riva, Parole, Annapolis Neck, Bay Ridge, and Highland Beach

Zoning Map Amendments

- 5

Zoning Text Amendments

- 16

Changes to the Priority Funding Area (PFA)

- 2



Infrastructure Improvements

Water and Sewer Plan Changes

- **Bill 52-22:** adopted the Master Plan for Water Supply and Sewerage Systems. MDP also granted final approval
- **Bill 17-22:** changed the West County Elementary School site and one neighboring parcel

Major Transportation Projects

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



Priority Funding Areas



What are the Priority Funding Areas (PFAs)?

- PFAs were established to provide geographic focus for state investment in growth, and to strategically direct the use of limited state funding for roads, water and sewer plants, economic development, and other growth-related needs.

Source: <https://planning.maryland.gov/Pages/OurProducts/pfamap.aspx>



Priority Funding Areas



Which areas qualify as Priority Funding Areas?

- All Maryland municipalities
- Areas inside the Washington and Baltimore Beltways
- Areas designated as:
 - Enterprise zones
 - Neighborhood revitalization areas
 - Heritage areas
 - Existing industrial land

Source: <https://planning.maryland.gov/Pages/OurProducts/pfamap.aspx>



Priority Funding Areas



Areas eligible for County designation:

- Existing communities
- Areas where industrial or other economic development is desired
- Areas planned for new residential communities which will be served by public water & sewer systems & meet density standards

Source: <https://planning.maryland.gov/Pages/OurProducts/pfamap.aspx>



Measures and Indicators

Non-residential and Residential Growth for 2022

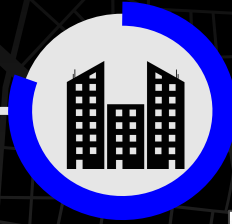


Measures and Indicators

Non-residential and Residential Building Permits Issued in CY 2022

Non-residential Building Permits

- 48 non-residential building permits issued
- 39 inside the PFA
- 9 outside the PFA



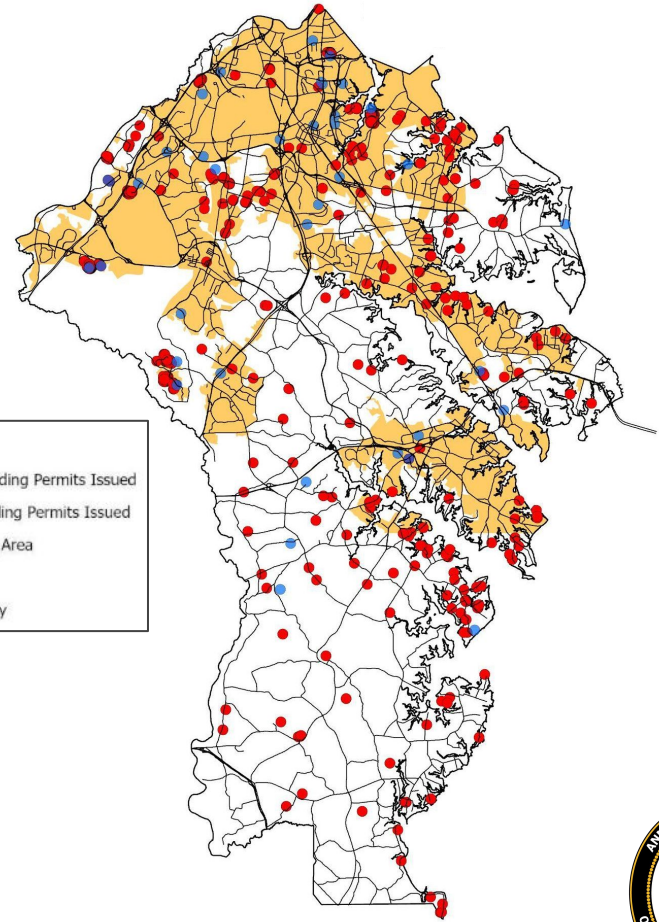
81%
Inside PFA

Residential Building Permits

- 2,169 residential building permits issued
- 2,064 inside the PFA
- 105 outside the PFA



95%
Inside PFA

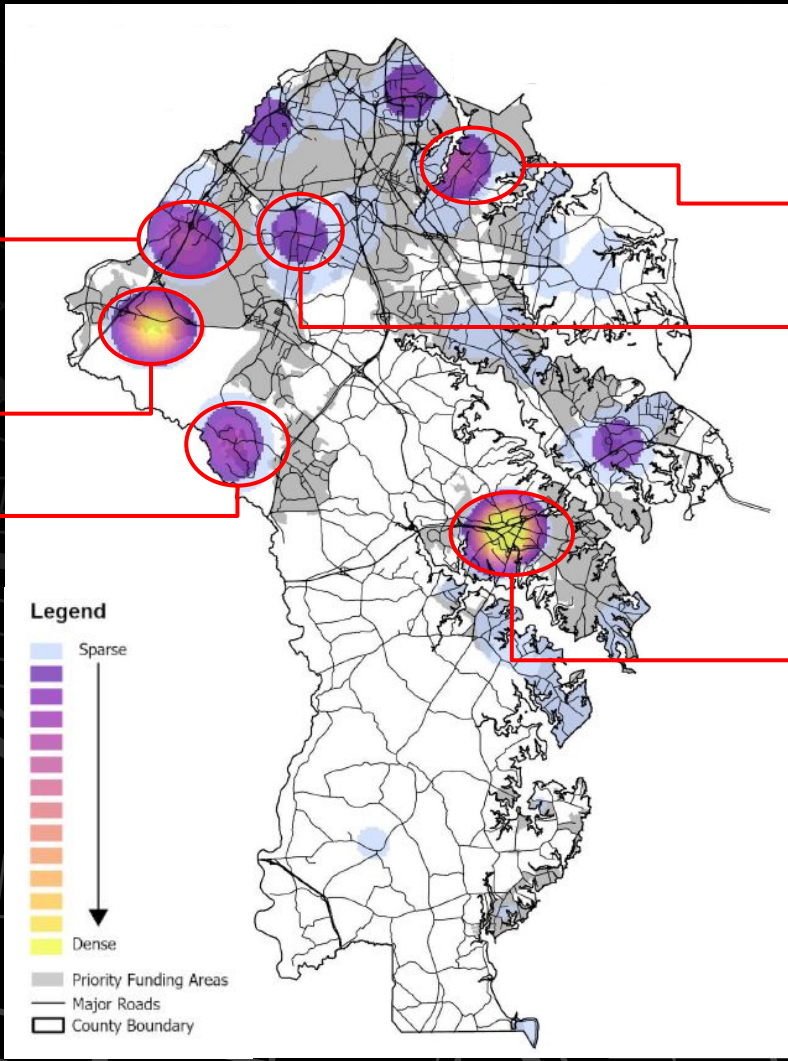


Density of Commercial and Residential Building Permits Issued in CY 2022

Parkside

Watershed

Two Rivers



Tanyard Area

MD 170 and MD 100

Parole Town Center/
Riva Rd Corridor



Amount of Non-residential Growth 2022

<u>Commercial</u>	PFA	Non - PFA	Total	% PFA
# Permits Issued	39	9	48	81%
# Lots Approved	3	0	3	100%
Total Building Square Feet Approved (Gross)	221,145	0	221,145	100%
Total Square Feet Constructed (Gross)	1,587,456	17,506	1,604,962	98%
Total Subdivision Area (Gross Acres)	24.36	0.00	24.36	100%



Amount of Residential Growth 2022

New Residential Permits Issued

<u>Residential</u>	PFA	Non-PFA	Total	% PFA
# Permits Issued	2,064	105	2,169	95%

Amount of Residential Growth

<u>Residential</u>	PFA	Non - PFA	Total	% PFA
# Units Approved	2,503	249	2,752	91%
# Units Constructed	1,099	120	1,219	90%
# Minor Subdivisions Approved	2	1	3	66%
# Major Subdivisions Approved	14	4	18	78%
Total Approved Subdivision Area (Gross Acres)	313	224	537	58%
# Lots Approved	1,058	246	1,304	81%
Total Approved Lot Area (Net Acres)	110	61	171	64%
# Units Demolished	37	13	50	74%



New Residential Permits Issued

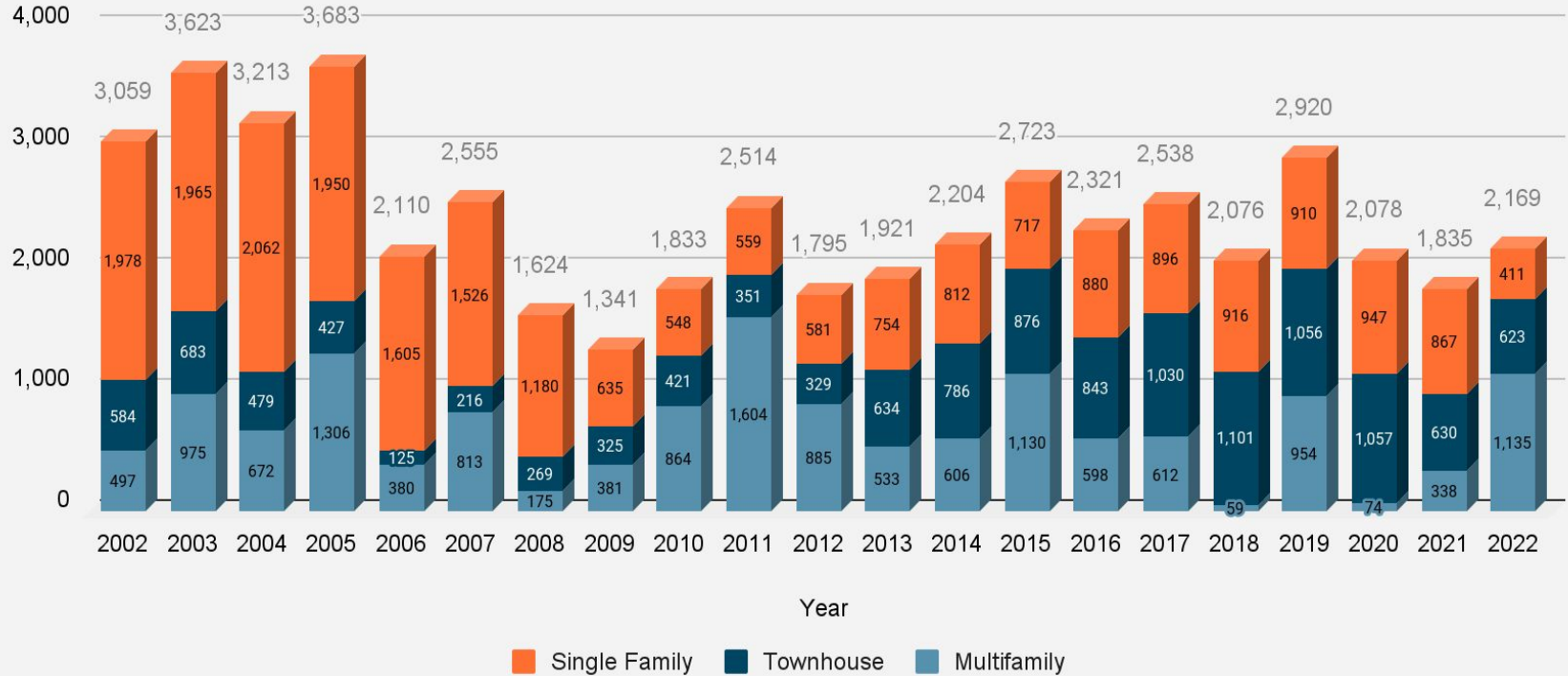
<u>Residential</u>	PFA	Non-PFA	Total	% PFA
# Permits Issued	2,064	105	2,169	95%

Residential Permits Issued Past 5 years PFA / Non-PFA



Residential Building Permits Issued by Housing Type

2002 - 2022



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

Residential Units Constructed

<u>Residential</u>	PFA	Non - PFA	Total	% PFA
# Units Constructed	1,099	120	1,219	90%

Residential Units Constructed Past 5 years



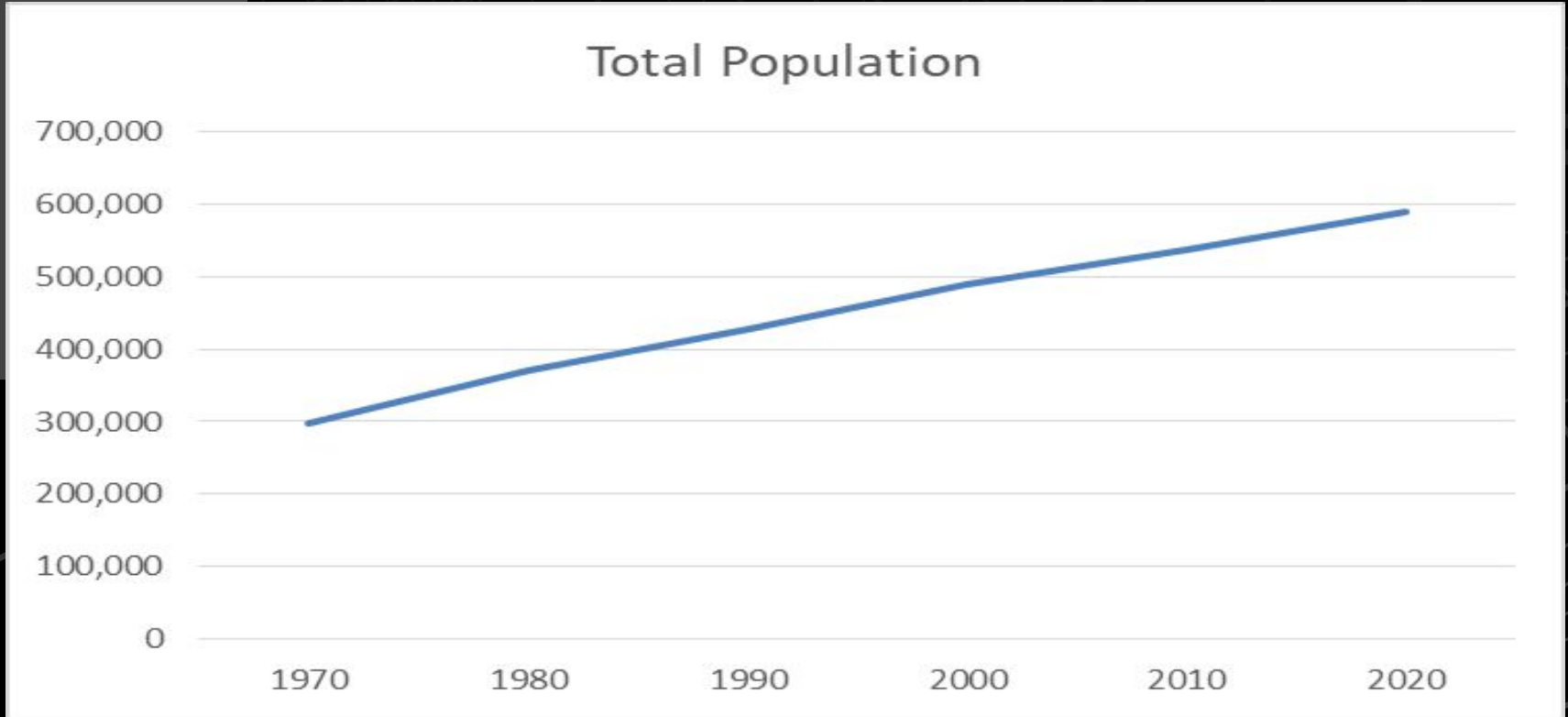
New Residential Units Approved in Final Subdivision Plans

2012 - 2022



Growth Trends

Population Growth: 1970 - 2020



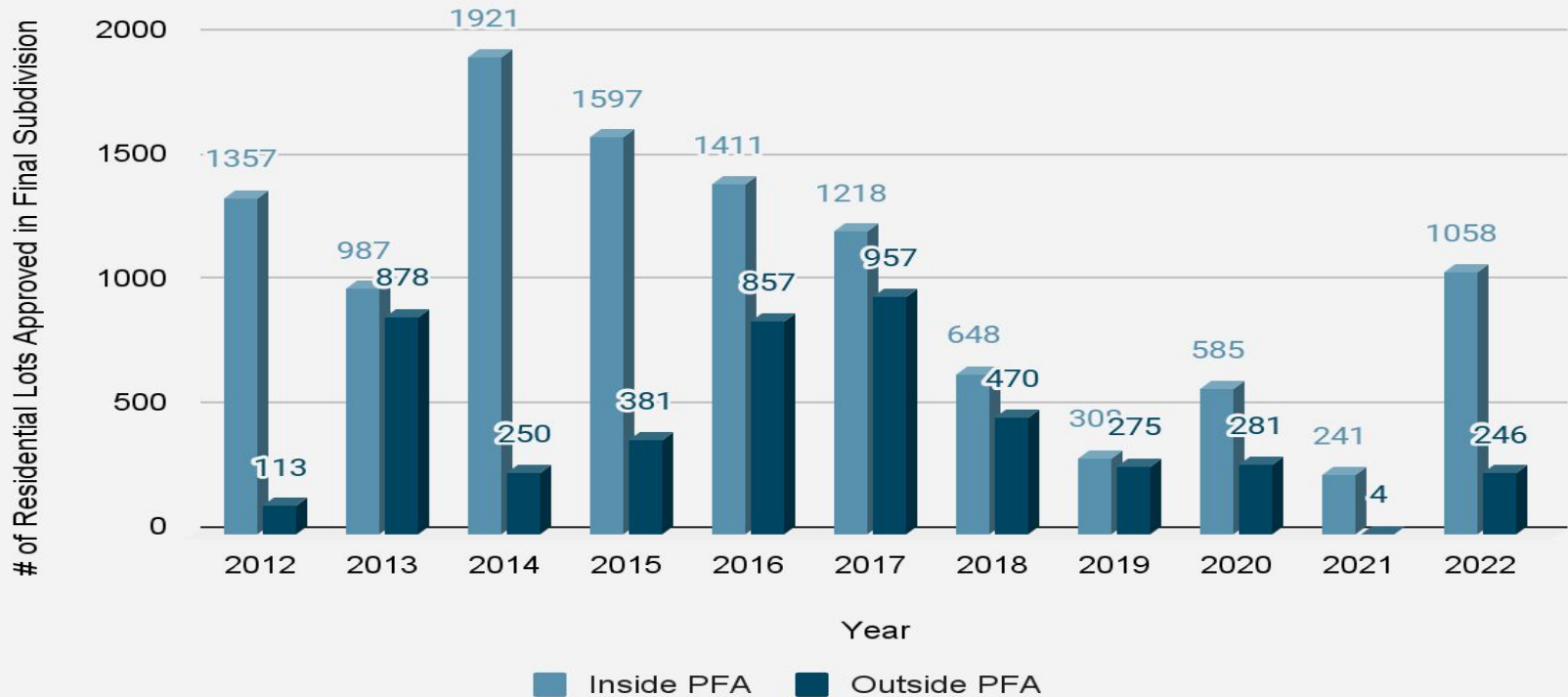
Growth Trends

Number of Approved Final Subdivision Plans 2012 - 2022



Growth Trends

New Residential Lots Approved in Final Subdivision Plans 2012 - 2022



Completed School Improvement Projects for 2022

School Name	Existing SRC	Opening SRC	Change in SRC	Type of Project	Completion Data	PFA
Brock Bridge ES	577	753	+176	Kindergarten Addition	December 31	No
Sunset ES	519	598	+79	Kindergarten Addition	August 22	Yes



SRC - State Rated Capacity



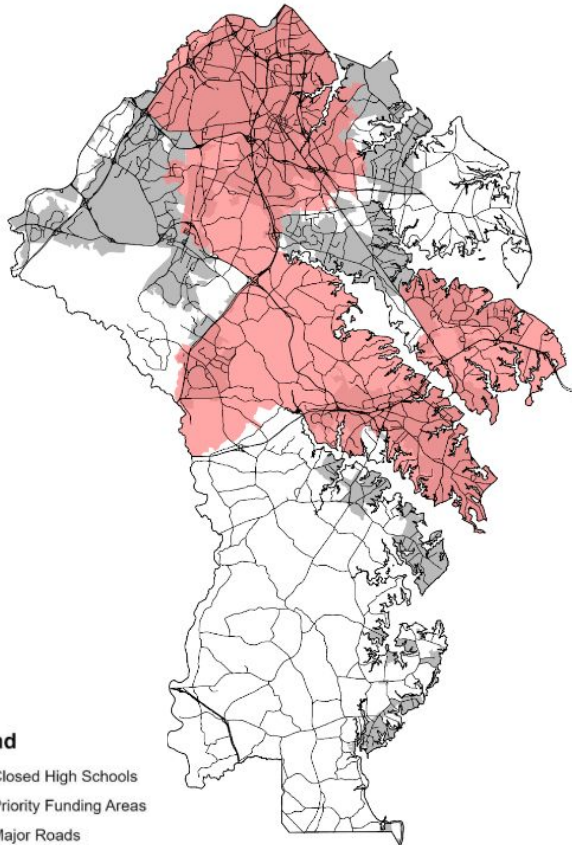
Service Areas Impacted by APFO

High School Feeder Districts Closed to Development

- Annapolis High School
- Broadneck High School
- Crofton High School
- Glen Burnie High School
- North County High School
- Old Mill High School

Legend

- Closed High Schools
- Priority Funding Areas
- Major Roads



Service Areas Impacted by APFO

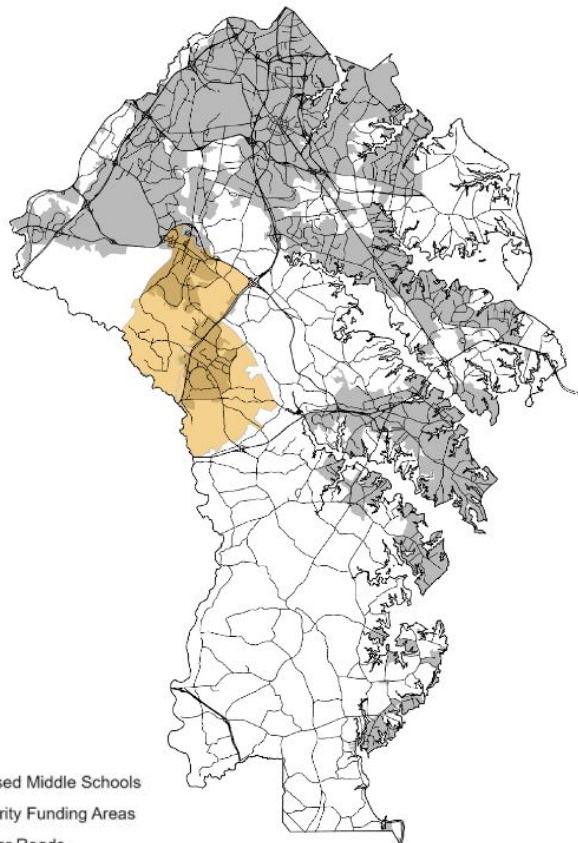
Middle School Feeder Districts Closed to Development

Arundel Feeder District:




- Arundel Middle School

Crofton Feeder District:

- Crofton Middle School

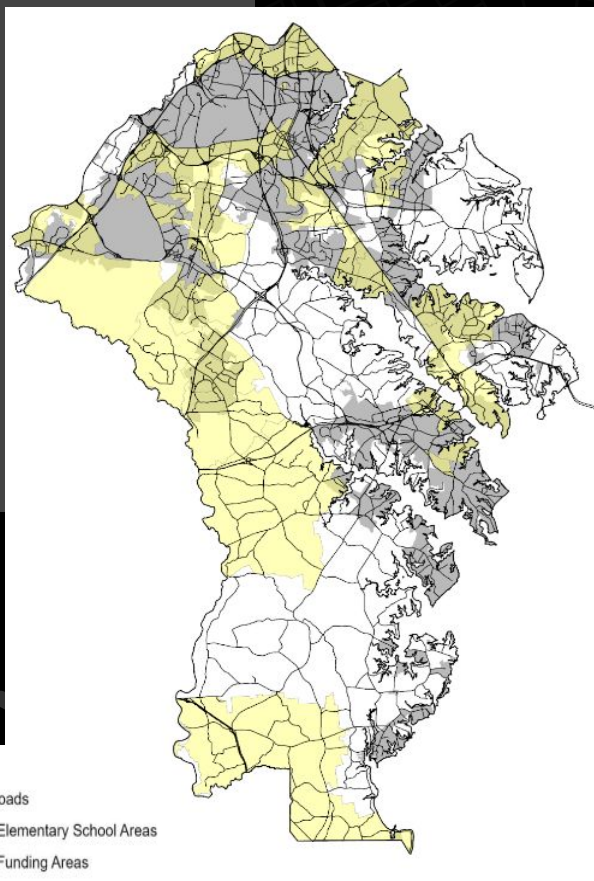


Legend

-  Closed Middle Schools
-  Priority Funding Areas
-  Major Roads



Service Areas Impacted by APFO



Elementary School Feeder Districts Closed to Development

Four Elementary Schools Closed:

- Crofton Feeder District
- North County Feeder District

Three Elementary Schools Closed:

- Annapolis Feeder District
- Arundel Feeder District
- Broadneck Feeder District
- Meade Feeder District
- Old Mill Feeder District

Two Elementary Schools Closed:

- Glen Burnie Feeder District
- Northeast Feeder District
- Severna Park Feeder District

One Elementary School Closed:

- South River Feeder District
- Southern Feeder District

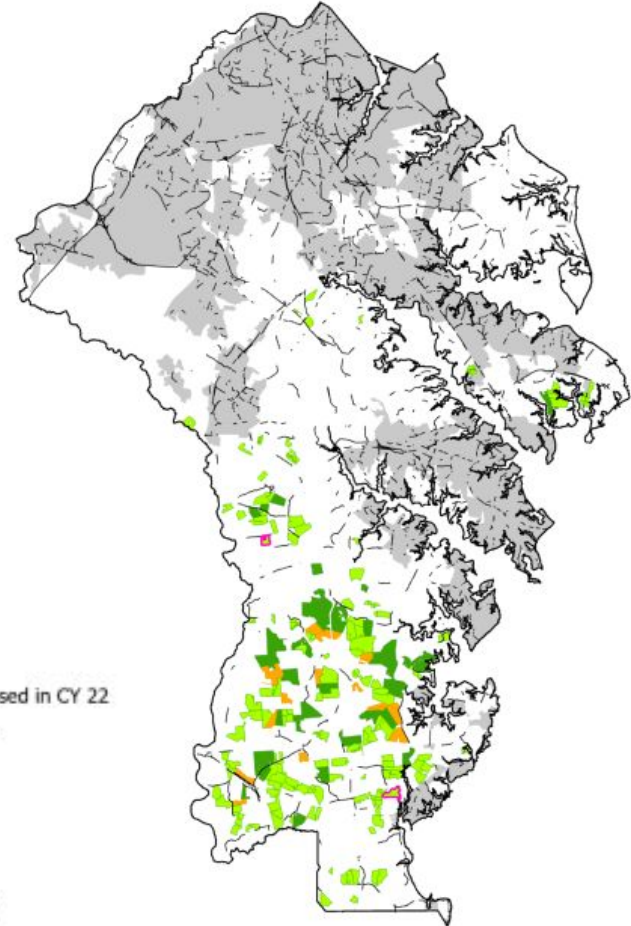


Locally Funded Agriculture Preservation Program

Local Preservation Program Type	Acres	Value (\$)
Agricultural and Woodland Easements (CY 22)	184	\$1,418,031
Total (CY 22)	184	\$1,418,031

Legend

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



Conclusions

Anne Arundel County's pattern of development remains consistent with its plans and programs as well as with smart growth goals.

These patterns show that the 95% of issued building permits for CY 2022 were located in the Priority Funding Area, surpassing the 80% goal

Anne Arundel County's APFO for schools has resulted in several areas of the County being temporarily closed to development, which helps ensure that there is school capacity for new development within the County.

Units approved peaked in 2015 and have rebounded in 2022 to a new high of 2,503 residential units approved.

Since 2012, the number of new residential building permits has fluctuated, and generally increased over the last 10 years. In 2022, the County issued 2,169 residential building permits, which was an 18% increase over 2021.

The population of Anne Arundel County has steadily grown since 1970 and nearly doubled between 1970 and 2020.





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Anne Arundel County Office of Planning and Zoning
<https://www.aacounty.org/departments/planning-and-zoning/research-and-gis/>