
Region Plans

Regions 1, 3, and 9

Community Forum on Comprehensive Zoning
October 10, 2023

Anne Arundel County
Office of Planning and Zoning

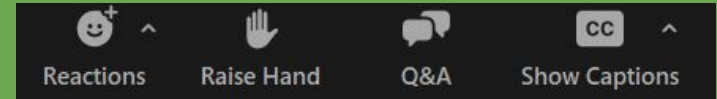


Meeting Etiquette

Be courteous to everyone present in the virtual space.

- Participants are muted during the presentation.
- During the Q&A you will be called on and you will need to unmute yourself to join the conversation.
- This meeting will be recorded.

Use “Raise Hand” during the Q&A portion.



Use “Q&A” during Q&A portion. “Raise Hand” questions will be addressed first.

Agenda

1. Region Plans Overview
2. Comprehensive Zoning
3. How to Submit an Application for a Change in Zoning
4. Q&A Session
5. Next Steps

Staff

- Cindy Carrier, AICP, Planning Administrator, Long Range Planning
- Michael Stringer, AICP, Senior Planner
- Christine Duvall, AICP, Senior Planner
- Andrew Lazara, Long Range Planner
- Mark Burt, Planning Administrator, Research and GIS

1. Region Plans Overview



Natural Environment



Built Environment



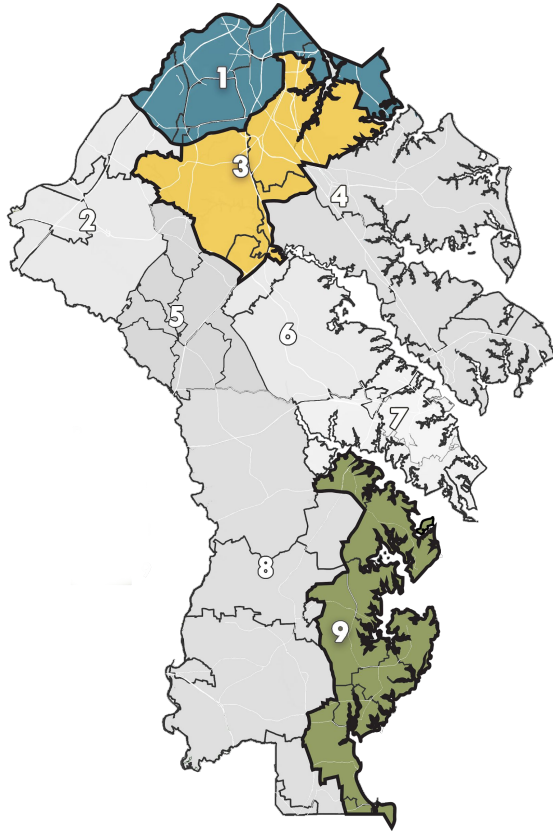
Healthy Community



Healthy Economy

Plan2040: General Development Plan

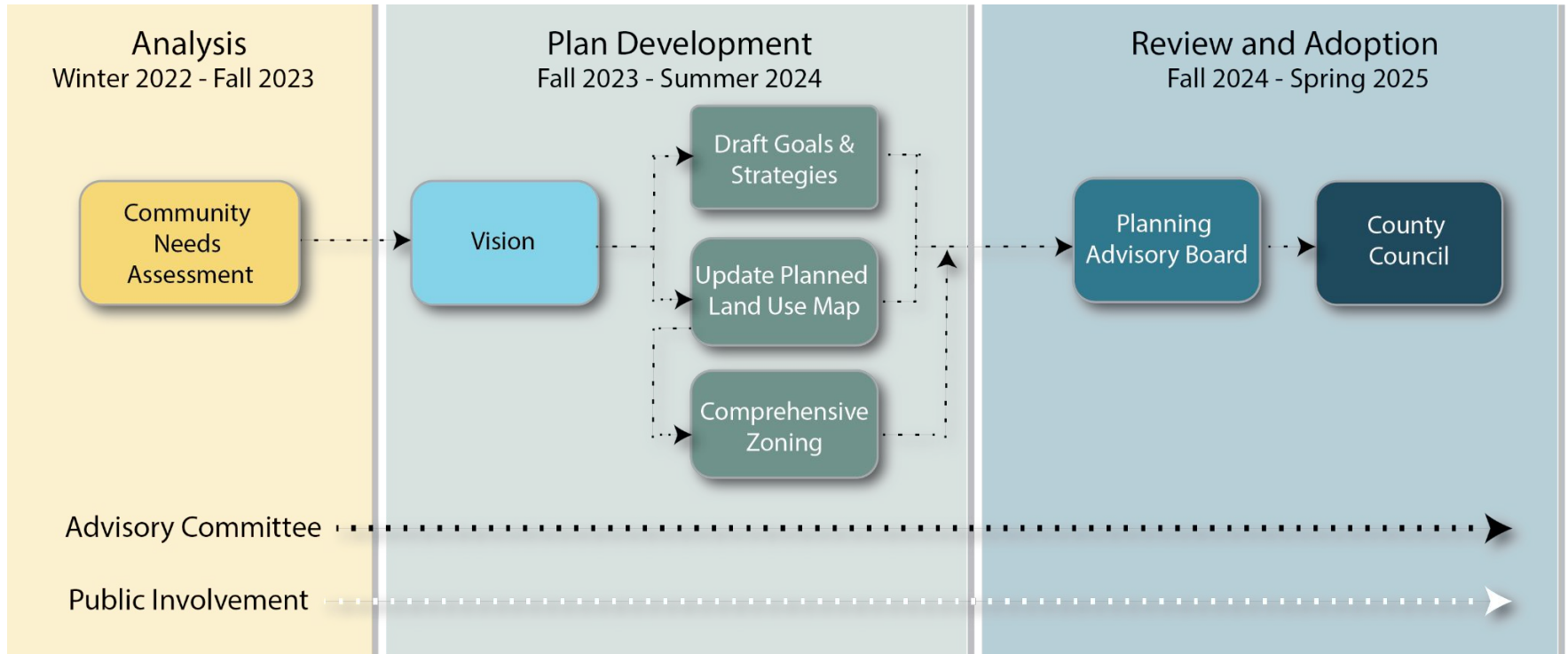
- Countywide Policy Document
- Key Themes
 - Smarter
 - Greener
 - More Equitable
- Goals, Policies, and Strategies



Region Plans

- Evaluation of community assets and needs, and a shared vision for the future
- Neighborhood-specific strategies
- Update Planned Land Use and Zoning Maps
- Stakeholder Advisory Committees
- Public Engagement

Process and Timeline

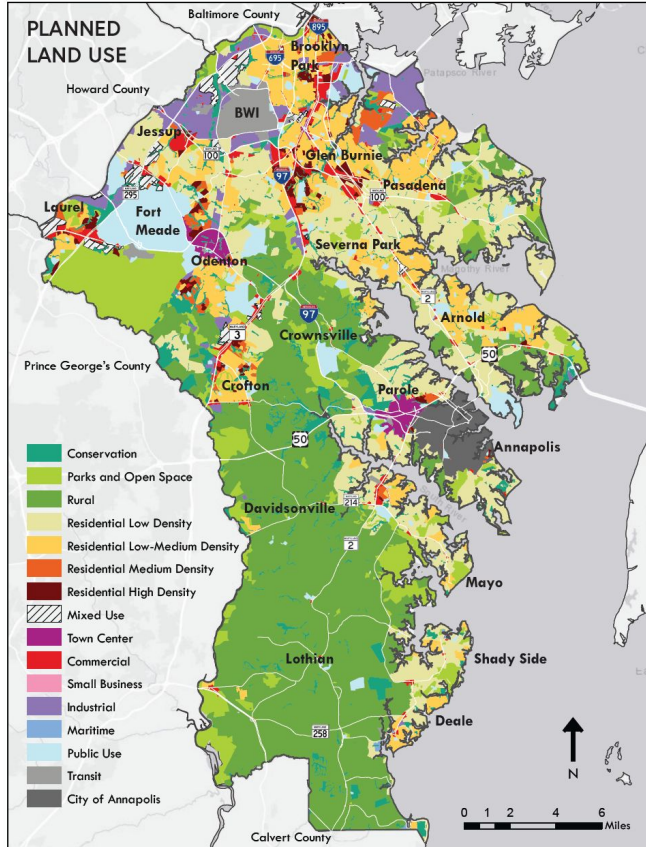


Opportunities for Public Input

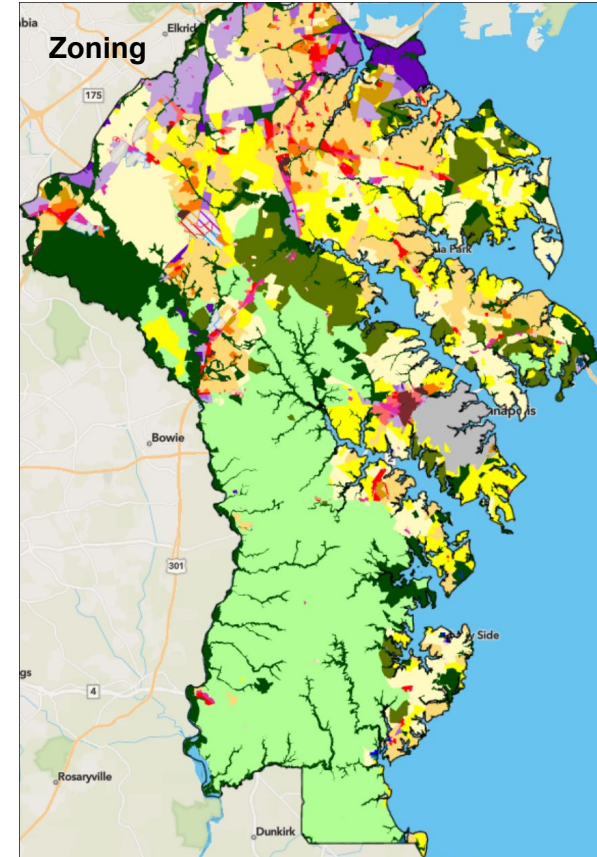
- **Vision Questionnaire** - online through November 1, 2023
- **Strategies** - series of online questionnaire and drop-in sessions
 - **Environment** - December 2023 to January 2024
 - **Housing** - February to March 2024
 - **Transportation** - April to May 2024
- **Zoning Maps** - review draft maps - June to July 2024
- **Planning Advisory Board** - Fall 2024
- **County Council** - January 2025 to April 2025

2. Comprehensive Zoning

Planned Land Use - General policy guidance to shape development pattern



Zoning - Specific requirements for uses and scale of development in County Code



Relationship between Planned Land Use and Zoning

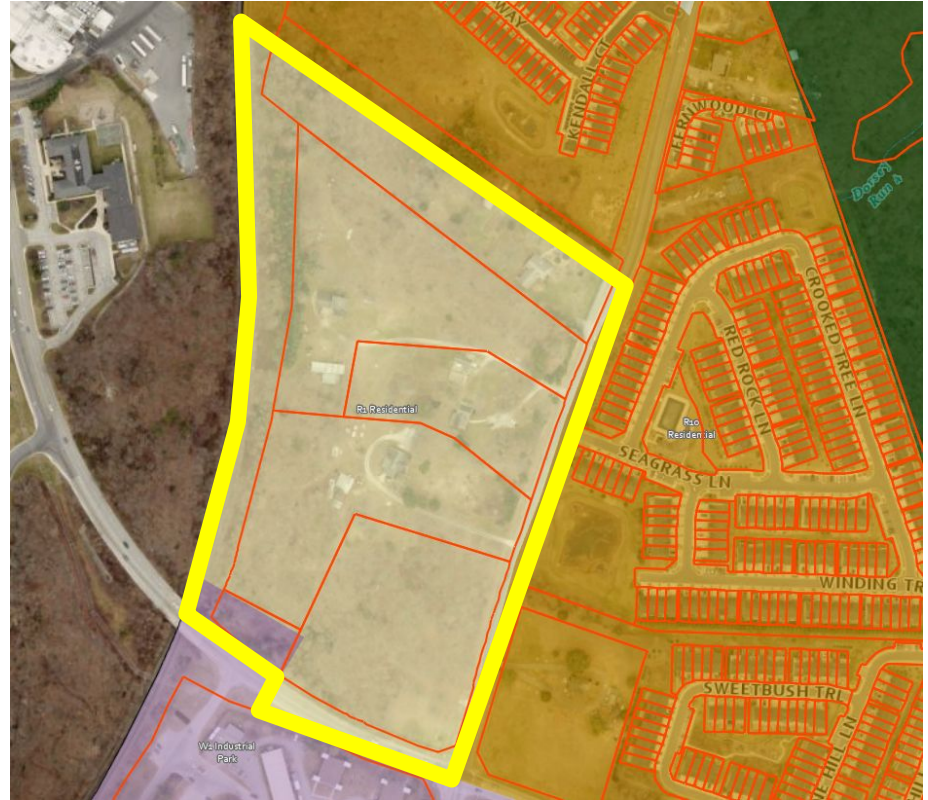
- Planned Land Use is policy
- Zoning is law
- State law requires Zoning to be consistent with Planned Land Use
- Table 17 in Plan2040 Volume 2 lists Zoning Districts generally consistent with Planned Land Use designations (see page 116)

Table 17. Plan2040 Planned Land Use Designations

| Planned Plan2040 Land Use Designation | Zoning Category Generally Consistent with Land Use Designation | Anticipated Uses |
|---|--|--|
| High density residential (HDR) - density between 10 to 22 units per acre | R15, R22 (and in TC, MXD zones) | Multifamily Residential, Mobile Home Parks, Private Institutional |
| Medium density residential (MDR) - density between 5 to 10 units per acre | R10 (and in TC, MXD zones) | Townhomes, Single-Family Semi Detached, Mobile Home Parks, Private Institutional |
| Low - Medium density residential (LMDR) - density between 2 to 5 units per acre | R5 | Single-Family Detached, Single-Family Semi Detached, Mobile Home Parks, Private Institutional |
| Low density residential (LDR) - density between 1 to 2 units per acre | R1, R2 | Single-Family Detached, Mobile Home Parks, Private Institutional |
| Rural - density averaging or lower than 1 unit per 5 acres | RA, RLD | Single-Family Detached, Mobile Home Parks, Private Institutional, Agricultural |
| Town Center (TC) | TC - Town Center OTC Districts | Mixed-use |
| Commercial (COM) | C1 - Local Commercial C2 - Commercial Office C3 - General Commercial C4 - Highway Commercial SB - Small Business TC - Town Center | Office: Low, Medium or High Rise Office, Office Park, Residential Office Retail: Local, Major, Residential, Shopping Mall Service: Eating and Drinking, General, Hotel, Self-Storage |
| Small Business (SB) | SB - Small Business | Office: Residential Office Retail: Local, Minor, Residential Service: Eating and Drinking, General, Bed and Breakfast, private institutions |
| Mixed-use (MU) | MXD-Residential MXD-Commercial MXD-Employment MXD-Transit | Mixed-use |
| Industrial (IND) | W1 - Industrial Park W2 - Light Industrial W3 - Heavy Industrial | Industrial: Flex / Tech park, Landfill, Manufacturing, Mining, Warehouse / Distribution |
| Public Use (PU) | Any | Government-owned facilities and government reuse facilities not designated as Conservation, Parks and Open Space or Transit |
| Conservation (CON) | OS | Platted floodplains, easements and other preservation areas where primary function is conservation in perpetuity |
| Parks and Open Space (OS) | OS | Public parks and privately-owned areas that provide active and passive recreational amenities, including, but not limited to, golf courses, hiking trails, bike paths, greenways and other open spaces, water access facilities, camps, campgrounds, tennis courts, swimming areas and ballfields. This category also includes closed landfills. |
| Maritime | MA1 - Community Marina MA2 - Light Commercial MA3 - Yacht Club MB - General Commercial MC - Heavy Commercial | Marinas and other Maritime Uses |
| Transit | Any | Public facilities used for rail, bus, water or air such as Light Rail, MARC Stations, airports and Commuter Lots |

Consistency Change Example

- **Current Zoning = R1**
- **Planned Land Use adopted with Plan2040 = Medium Density Residential**
- **Recommended Zoning = R10**
To be consistent with
Planned Land Use



4. Applying for a Change in Zoning

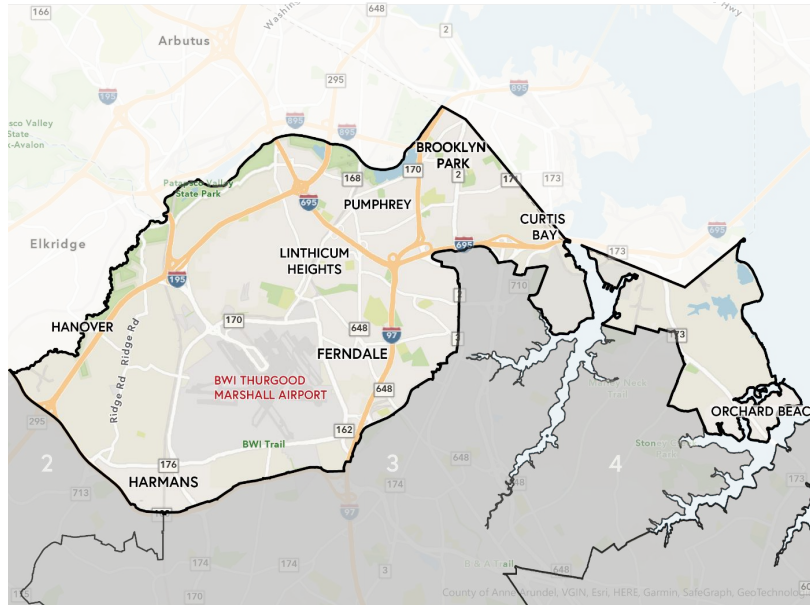
Applying for Change in Zoning: October 3 - November 30, 2023

- Eligible Applicants: Owners / Owner's Representative
- Can apply for Individual Parcel or Multiple Contiguous Parcels in one application
- Review Criteria - used to evaluate Zoning change applications; meant to be a guide to inform decisions and not all requests are expected to meet each individual criterion.
 - Consistent with adopted Plan2040 Development Policy Area(s) and Plan2040 Planned Land Use.
 - Consistent with established existing use and / or is compatible with the surrounding area.
 - Consistent with the defined sewer service area.
 - Supportive of greater diversity of housing options in Communities of Opportunity.
 - Consistent with prior land use and zoning decisions.
 - Providing a public benefit.
 - Supportive of strategies developed for the Region.

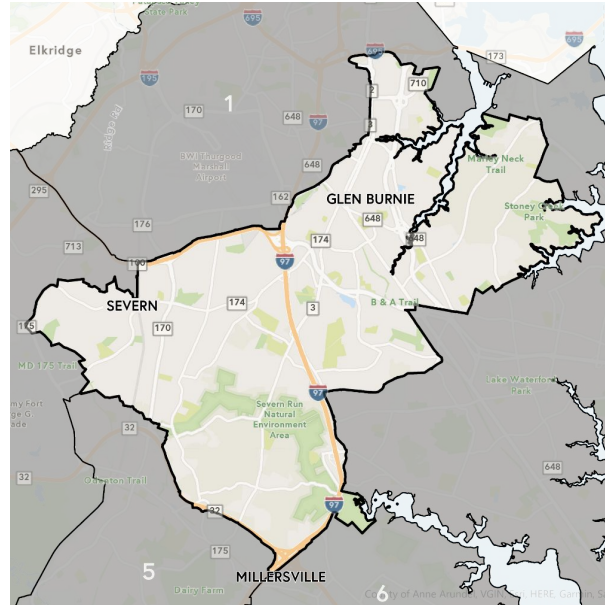
Application Period for Zoning Change

October 3 - November 30, 2023

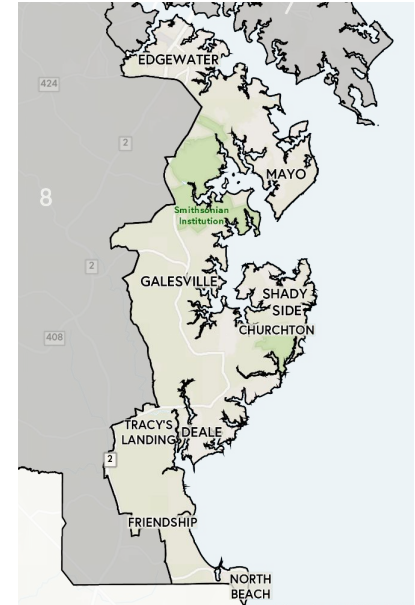
Region 1



Region 3



Region 9



5. Q&A session

Please note

1. The purpose of the Q&A is for residents and stakeholders to communicate to Planning and Zoning staff any thoughts or questions that they feel are relevant to the drafting of the Region Plans. In the interest of everyone attending, please keep in mind **courtesy** towards everyone involved in this conversation, and limit yourself to **2 minutes at a time**.
2. Staff will call people that requested to speak. Other relevant questions typed in the chat will be addressed after that.

Live Q&A

6. Next Steps & Opportunities for Involvement

Next Steps

- **Office of Planning and Zoning Review Applications for Zoning Change**
- **Stakeholder Advisory Committee (SAC) Review Applications for Zoning Change: March - April 2024**
- **Public Review of Draft Zoning Maps: June - July 2024**
- **Planning Advisory Board (PAB) Review: Public hearings with opportunity for public comment. Fall 2024**
- **County Council Review and Adoption: Public hearings with opportunity for public comment. January 2025 - April 2025**
- **Implementation**

www.aacounty.org/regionplans

Thank you! For more information, visit aacounty.org/regionplans.

Region 1: region1@aacounty.org

Region 3: region3@aacounty.org

Region 9: region9@aacounty.org