

PROPOSED

AMENDED
April 1, 2024

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 3

Bill No. 6-24

Introduced by Ms. Pickard, Chair
(by request of the County Executive)

By the County Council, February 5, 2024

Introduced and first read on February 5, 2024
Public Hearing set for and held on March 4, 2024
Public Hearing continued to and held on March 18, 2024
Public Hearing continued to and held on April 1, 2024
Public Hearing on AMENDED bill set for April 15, 2024
Bill Expires May 10, 2024

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: General Development Plan – Region 2 Plan

2
3 FOR the purpose of adopting the “Anne Arundel County Region 2 Plan”, as amended by
4 this Ordinance, the region plan for Region Planning Area No. 2, covering Annapolis
5 Junction, Fort Meade, Hanover, Jessup, Laurel, and Maryland City, which includes
6 visions, themes, goals, policies, planned land use maps, and implementation strategies
7 for Region 2; amending “Plan2040”, the County’s General Development Plan, by the
8 “Anne Arundel County Region 2 Plan”, as amended by this Ordinance; and generally
9 relating to the “Anne Arundel County Region 2 Plan”.
10

11 WHEREAS, Bill No. 11-21 was passed by the County Council on May 3, 2021,
12 which adopted “Plan2040”, the County’s General Development Plan, and amended,
13 among other things, § 18-2-103 of the Anne Arundel County Code (2005, as
14 amended), and required that the County be divided into no less than seven region
15 planning areas encompassing all unincorporated areas of the County; and
16

17 WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans
18 for each region planning area and the creation of stakeholder advisory committees
19 for each region planning area; and
20

21 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
22 boundaries of nine region planning areas, including the Region 2 Planning Area;
23 and

EXPLANATION: Underlining indicates matter added to bill by amendment.
~~Strikeover~~ indicates matter removed from bill by amendment.

1 WHEREAS, Bill No. 11-21 and Plan2040 required that the Office of Planning and
2 Zoning work with the stakeholder advisory committees to create the region plans
3 and to ensure that the region plans are consistent with the policies in Plan2040; and
4 WHEREAS, § 18-2-103(e)(4), as adopted by Bill No. 11-21, requires that each
5 region plan shall include maps depicting any changes to the land use map included
6 in Plan2040, and a description of how the changes are consistent with the goals and
7 policies of Plan2040; and

8
9 WHEREAS, § 18-2-103(e)(5), as adopted by Bill No. 11-21, provides that upon
10 adoption by ordinance of the County Council, a region plan shall be considered an
11 amendment to Plan2040 until adoption of the next General Development Plan; and

12
13 WHEREAS, by Resolution No. 55-21, the initial members of the Stakeholder
14 Advisory Committee for Region Planning Area No. 2 were appointed by the County
15 Council; and

16
17 WHEREAS, a draft of the “Anne Arundel County Region 2 Plan” was presented to
18 and considered by the Stakeholder Advisory Committee for Region Planning Area
19 No. 2, and the Committee met on various occasions to review drafts of the “Anne
20 Arundel County Region 2 Plan” and review and hear community input; and

21
22 WHEREAS, the Stakeholder Advisory Committee for Region Planning Area No.
23 2 provided the Office of Planning and Zoning with recommendations on the
24 contents of the “Anne Arundel County Region 2 Plan”; and

25
26 WHEREAS, a draft of the “Anne Arundel County Region 2 Plan” was provided to
27 the Planning Advisory Board in accordance with County Charter § 533(a), and the
28 Planning Advisory Board made advisory recommendations to the Office of
29 Planning and Zoning on the “Anne Arundel County Region 2 Plan”; and

30
31 WHEREAS, the Office of Planning and Zoning, after consideration of the
32 recommendations of the Stakeholder Advisory Committee for Region Planning
33 Area No. 2 and the Planning Advisory Board, prepared the “Anne Arundel County
34 Region 2 Plan” dated January 26, 2024; now, therefore

35
36 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
37 *That “Anne Arundel County Region 2 Plan”, as amended by this Ordinance,* the region
38 *plan for Region Planning Area No. 2, dated January 26, 2024, is hereby adopted.*

39
40 SECTION 2. *And be it further enacted,* That, “Anne Arundel County Region 2 Plan”
41 shall be considered an amendment to Plan2040 until the adoption of the next General
42 Development Plan.

43
44 SECTION 3. *And be it further enacted,* That a certified copy of “Anne Arundel County
45 Region 2 Plan”, as amended by this Ordinance, the region plan for Region Planning Area
46 No. 2, dated January 26, 2024, prepared by the Office of Planning and Zoning, shall be
47 permanently kept on file in the office of the Administrative Officer to the County Council,
48 and in the Office of Planning and Zoning.

1 SECTION 4. *And be it further enacted*, That “Anne Arundel County Region 2 Plan”,
2 is hereby amended as follows:

3
4 1. On page 47 of the Plan, under the heading “Dorsey MARC Station” strike the
5 sentence that begins “At this time” in its entirety and substitute “The SAC recommended
6 to maintain the adopted zoning, change the Planned Land Use to reflect the current uses,
7 and maintain the Transit-Oriented Development Policy Overlay. Their vision is that in the
8 future this area should transition to a mixed-use development to take advantage of the
9 Dorsey MARC Station.

10 (Amendment No. 1)

11
12 2. On page 69 of the Plan, strike the map “Figure 12: Special Districts and Economic
13 Centers” in its entirety and substitute Exhibit A.

14 (Amendment No. 2)

15
16 3. On page 41 of the Plan, strike the map “Figure 4: Region Plan Development Policy
17 Areas” in its entirety and substitute Exhibit B-1.

18
19 4. On page 102 of the Plan, in the chart “Development Policy Area and Development
20 Policy Area Overlay Changes”, under the “Jessup” Community, after the row for Change
21 ID Number “DPA-R2-JSP-301” insert the row shown in Exhibit B-2.

22
23 5. On page 114 of the Plan, strike the “Development Policy Area & Development
24 Policy Area Overlay Change Areas Map” in its entirety and substitute Exhibit B-3.

25
26 (Amendment No. 3)

27
28 6. On page 41 of the Plan, strike the map “Figure 4: Region Plan Development Policy
29 Areas” in its entirety and substitute Exhibit C-1.

30
31 7. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
32 in its entirety and substitute Exhibit C-2.

33
34 8. On page 104 of the Plan, in the chart “Development Policy Area and Development
35 Policy Area Overlay Changes”, under the “Hanover” Community, after the row for Change
36 ID Number “DPAO-R2-HAN-102” insert the row shown in Exhibit C-3.

37
38 9. On page 109 of the Plan, in the chart “Planned Land Use Changes”, after the last
39 row, insert the row shown in Exhibit C-4.

40
41 10. On page 114 of the Plan, strike the “Development Policy Area & Development
42 Policy Area Overlay Change Areas Map” in its entirety and substitute Exhibit C-5.

43
44 11. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map” in
45 its entirety and substitute Exhibit C-6.

46 (Amendment No. 4)

47
48 12. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
49 in its entirety and substitute Exhibit D-1.

1 13. On page 113 of the Plan, in the chart “Planned Land Use Changes”, in the row
2 beginning with “Maryland City” and Change ID Number “PLU-R2-MDC-106”, in the
3 column entitled “County Council Amendments”, insert:

4
5 “Change PLU from Commercial and Conservation to Commercial (PLU-R2-MDC-
6 600 and PLU-R2-MDC-601)

7
8 Justification: The change to Commercial for the entire property is consistent with
9 the Plan2040 adopted Planned Land Use.”

10
11 14. On page 115 of the Plan, strike the map “Planned Land Use Change Areas Map” in
12 its entirety and substitute Exhibit D-2.

13 (Amendment No. 5)

14
15 15. On page 44 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
16 in its entirety and substitute Exhibit E-1.

17
18 16. On page 111 of the Plan, in the chart “Planned Land Use Changes”, in the row
19 beginning with “Laurel” and Change ID Number “PLU-R2-LRL-107”, in the column
20 entitled “Acres”, strike “34” and substitute “28.5”, and in the column entitled “County
21 Council Amendments”, insert:

22
23 “Change northeast corner from Conservation to Mixed-Use (PLU-R2-LRL-600)

24
25 Justification: The map change excludes the improved road portion of the site from
26 the Open Space designation. The Mixed-Use Planned Land Use designation provides a
27 long-term vision for mixed-use development. This change is consistent with Plan2040
28 Goals BE9, BE11, and BE12 by providing an opportunity for a variety of housing types
29 including workforce housing in this area which is also in close proximity to jobs and
30 transit.”

31
32 17. On page 115 of the Plan, in the Appendix, strike the map “Planned Land Use
33 Change Areas Map” in its entirety and substitute Exhibit E-2.

34 (Amendment No. 6)

35
36 SECTION 4. 5. And be it further enacted, That this Ordinance shall take effect 45 days
37 from the date it becomes law.

Figure 12: Special Districts and Economic Centers

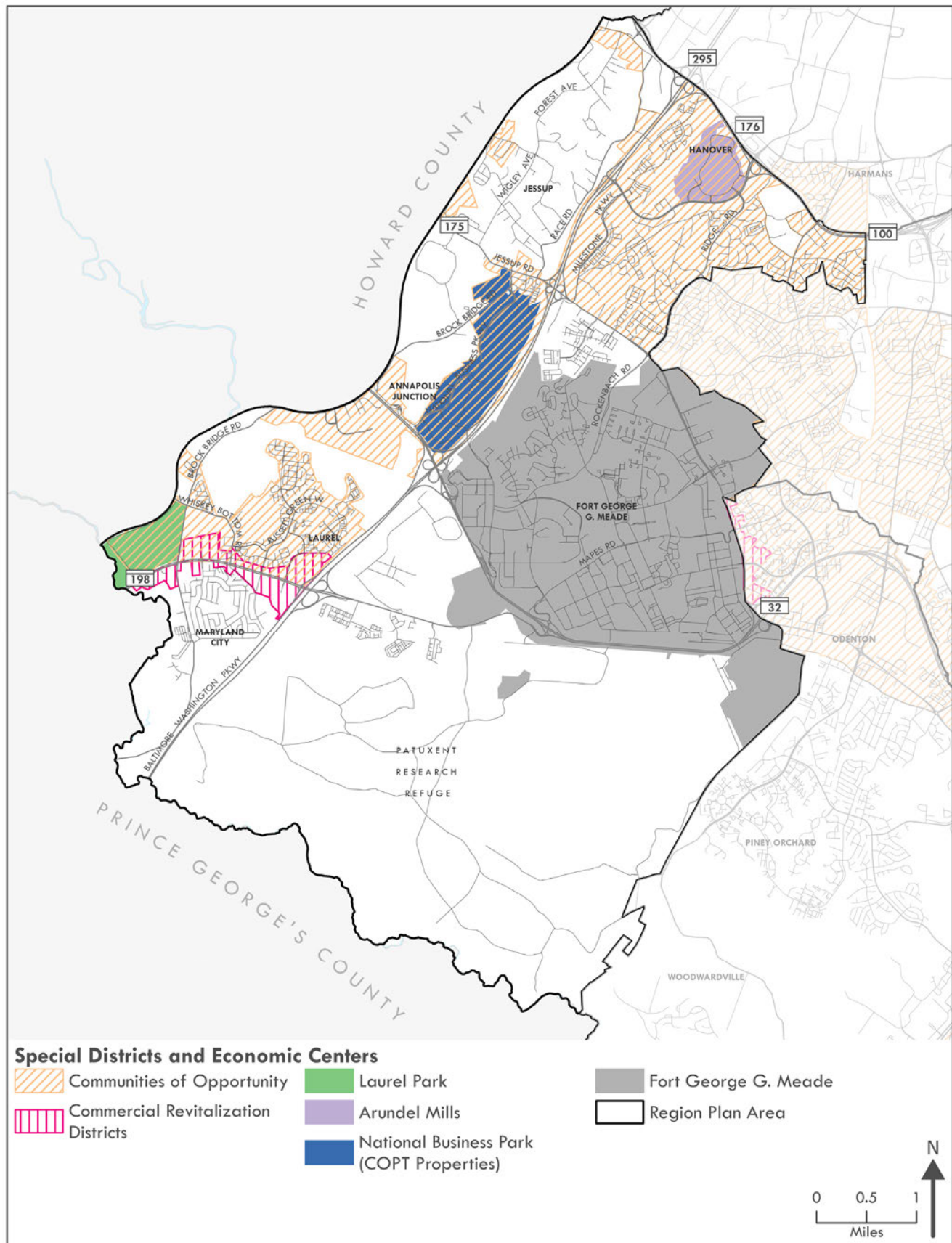
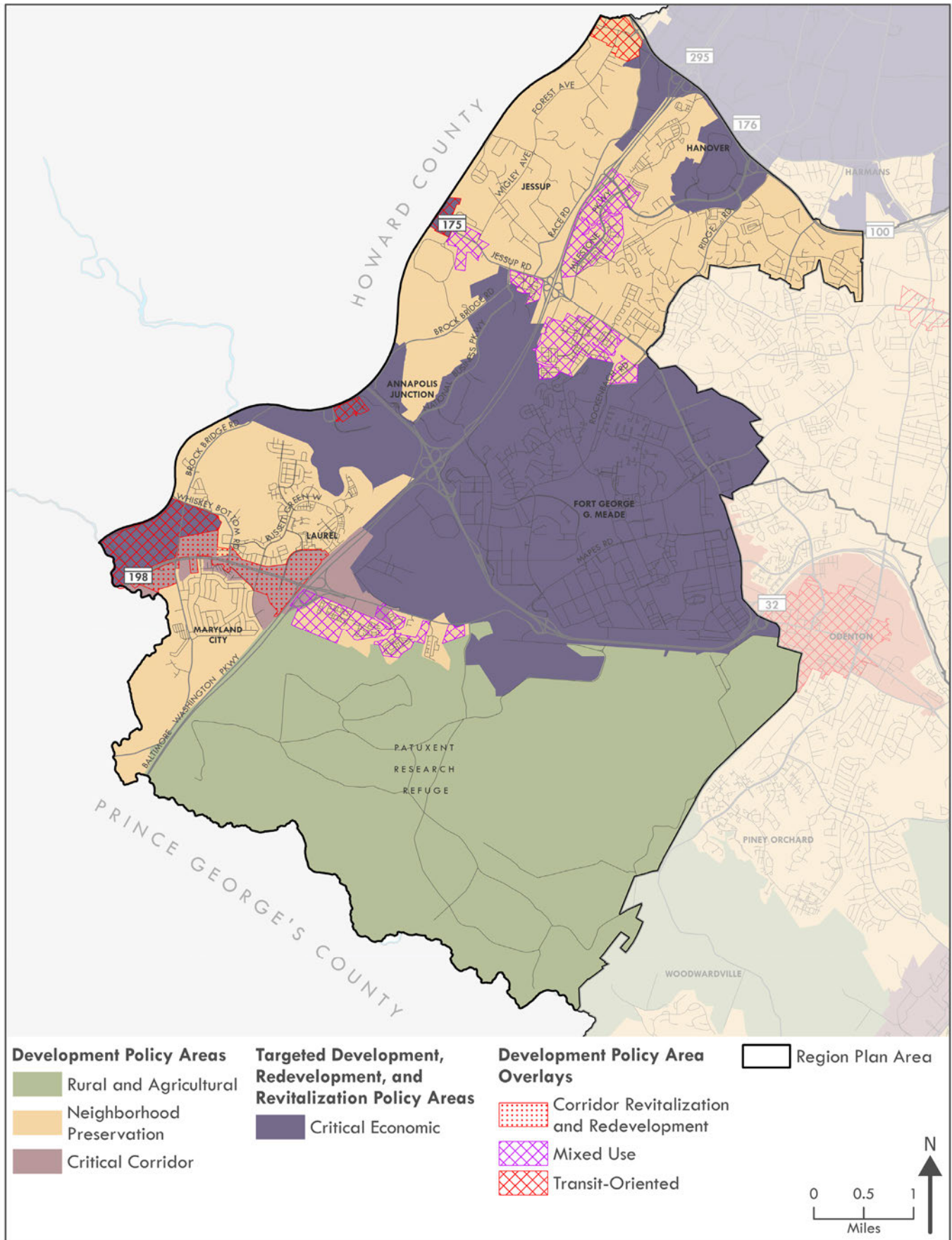


Figure 4: Region Plan Development Policy Areas



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Exhibit B-2

<u>Community</u>	<u>Change ID Number</u> <u>Council Districts</u>	<u>Address(es)</u>	<u>Tax Map(s)</u>	<u>Parcel(s)</u>	<u>Lot(s)</u>	<u>Acres Change Acres (if different)</u>	<u>Plan2040 DPA/ DPAO</u>	<u>SAC Recommended DPA/ DPAO</u>	<u>SAC Justification</u>	<u>PAB Recommended DPA/ DPAO (if applicable)</u>	<u>Final Recommended DPA/ DPAO</u>	<u>Final Justification</u>	<u>County Council Amendment</u>
Jessup	DPA-R2-JSP-600 1	2869 Jessup Road and an unaddressed property on Brock Bridge Road	13	158, 174	=	46.6	Neighborhood Preservation/ Village Center	=	=	=	=	=	Change DPA from Neighborhood Preservation to Critical Economic Justification: This change to add this area to the Critical Economic Development Policy Area is consistent with Plan2040 Goals BE6, HE2, and HE5 by providing an opportunity to promote economic growth and expand businesses and industries.

Development Policy Area & Development Policy Area Overlay Change Areas Map

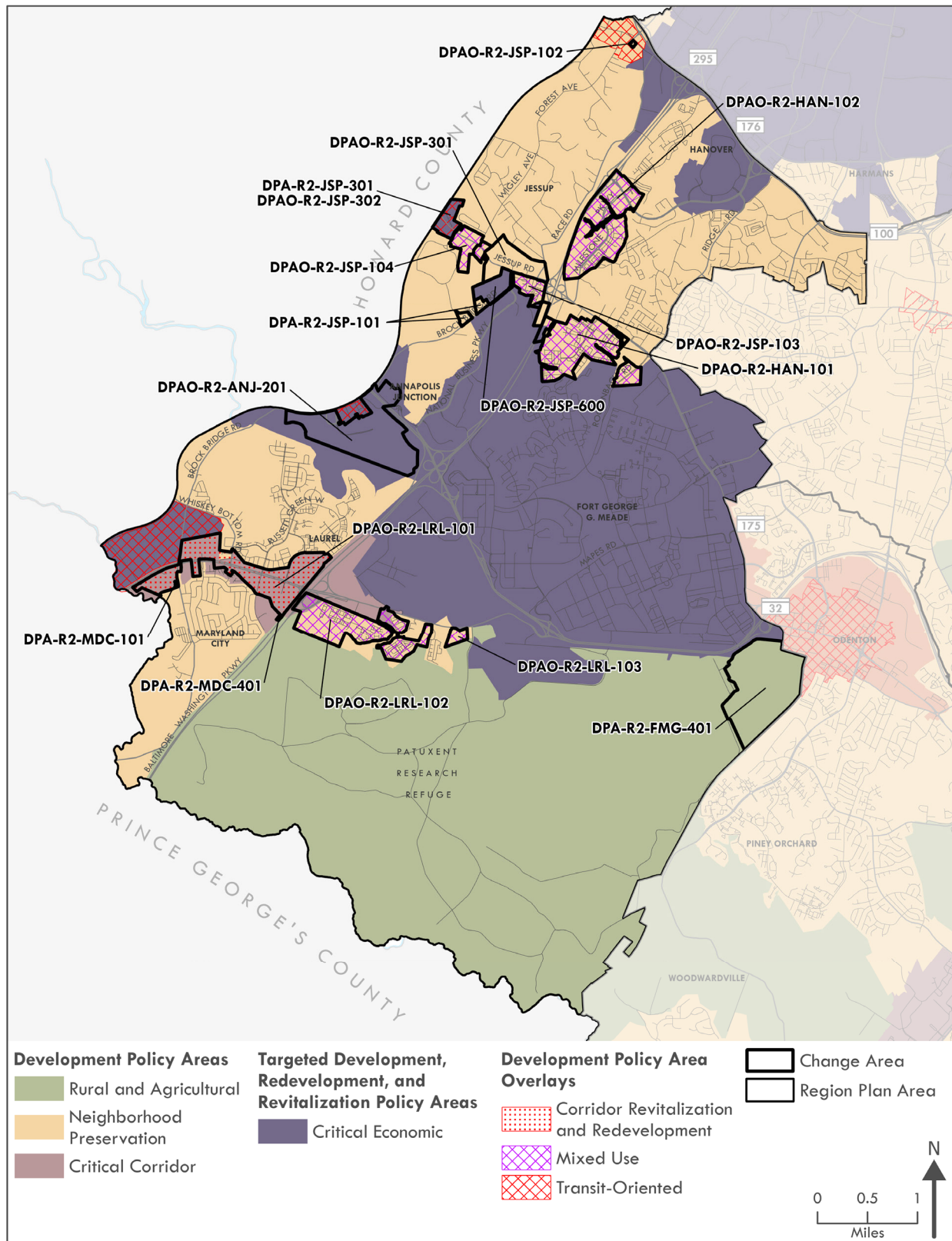
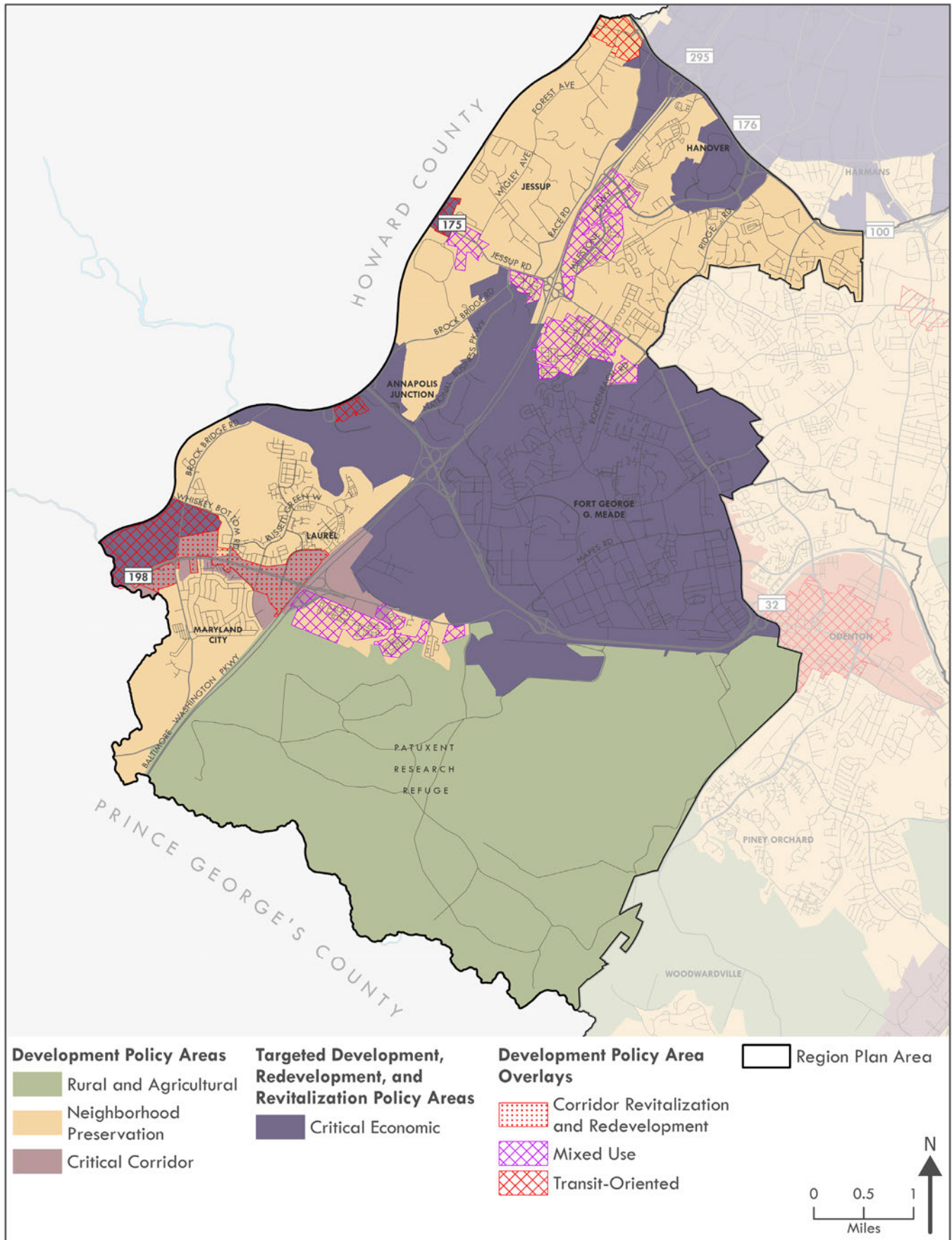


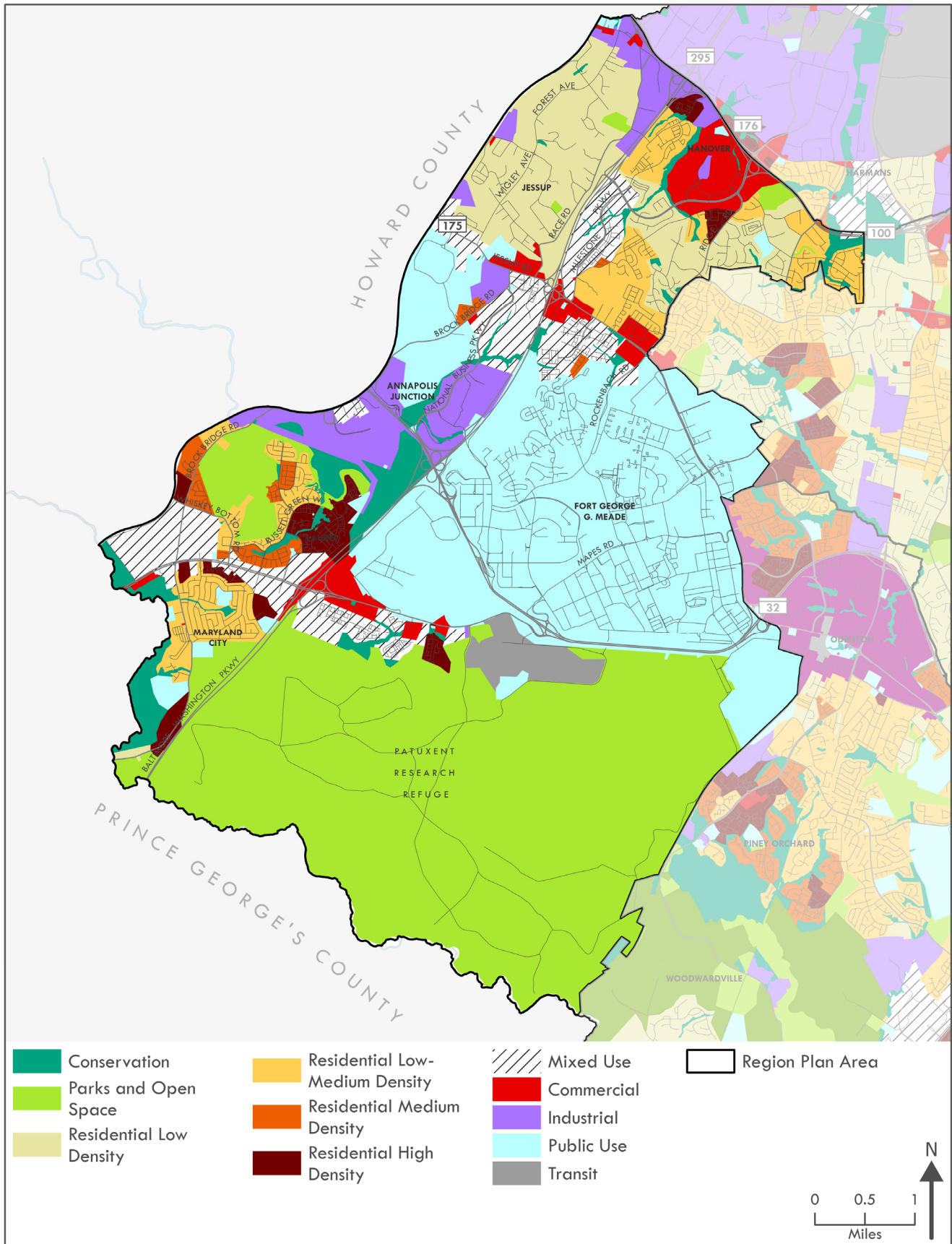
Figure 4: Region Plan Development Policy Areas



BUILT ENVIRONMENT

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Exhibit C-2

Figure 5: Region Plan Planned Land Use



Bill No. 6-24
Amendment No. 4
Exhibit C-3

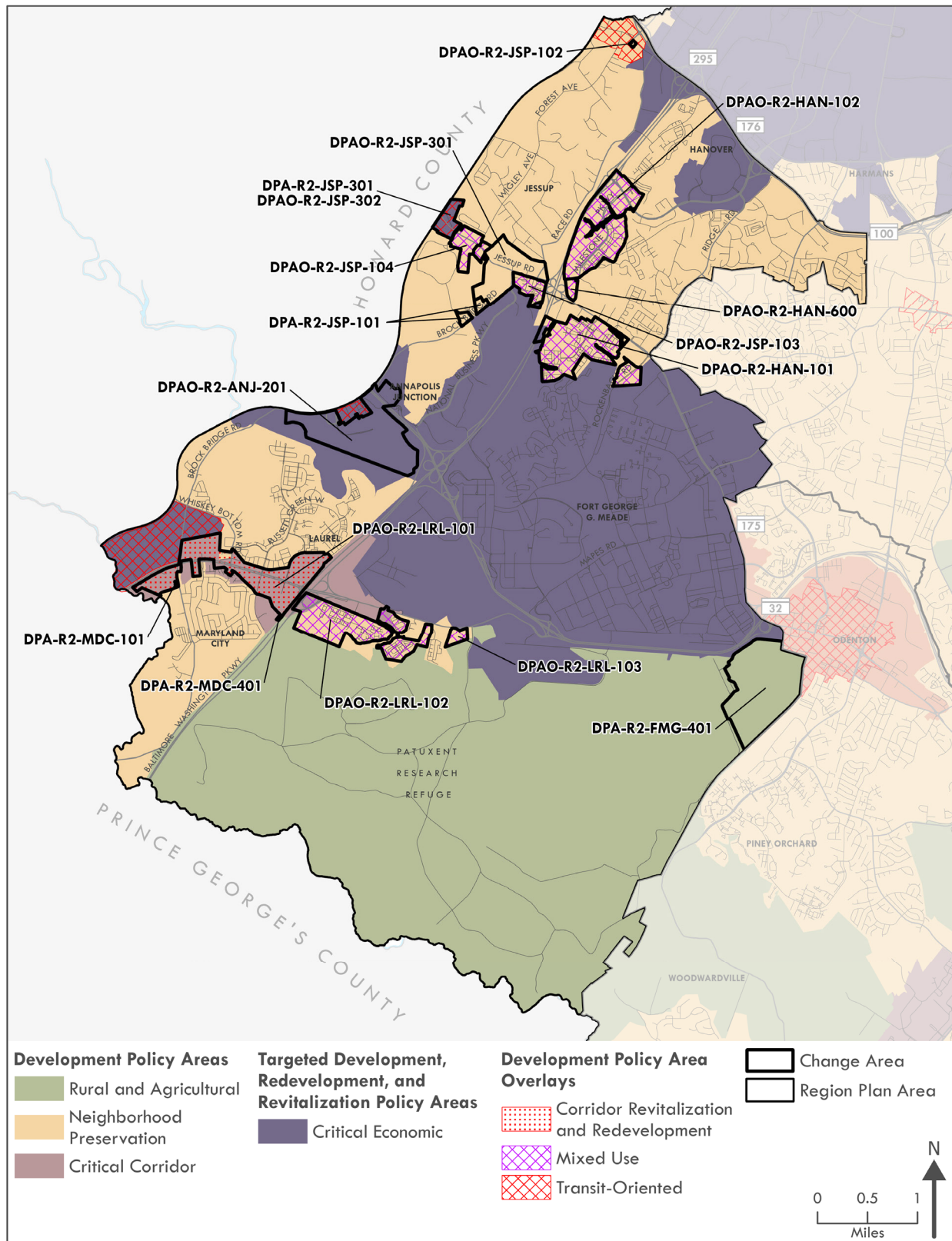
<u>Community</u>	<u>Change ID Number</u> <u>Council Districts</u>	<u>Address(es)</u>	<u>Tax Map(s)</u>	<u>Parcel(s)</u>	<u>Lot(s)</u>	<u>Acres Change Acres (if different)</u>	<u>Plan2040 DPA/ DPAO</u>	<u>SAC Recommended DPA/ DPAO</u>	<u>SAC Justification</u>	<u>PAB Recommended DPA/ DPAO (if applicable)</u>	<u>Final Recommended DPA/ DPAO</u>	<u>Final Justification</u>	<u>County Council Amendment</u>
<u>Hanover</u>	DPAO-R2- HAN-600 1	7960 Clark Road	13	49	=	12.6	Neighborhood Preservation	=	=	=	=	=	Add Mixed Use DPAO Justification: This new Mixed-Use Development Policy Area Overlay abuts an existing Mixed-Use Development Policy Overlay area and will identify designated Mixed-Use Planned Land Use areas as targeted development, redevelopment and revitalization growth areas. This change is consistent with Plan2040 Goals BE5, BE11 and BE12 by providing an opportunity for a variety of housing types including workforce housing in this area which is also in close proximity to jobs and transit.

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Exhibit C-4

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres Change Acres (if different)	Plan2040 PLU	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Hanover	PLU-R2- HAN-600 1	7960 Clark Road	13	49	-	12.6	Commercial	-	-	-	-	-	<p>Change PLU from Commercial to Mixed-Use</p> <p>Justification: This change to Mixed-Use Planned Land Use abuts an existing Mixed-Use Planned Land Use and provides a long-term vision for mixed-use development. This change is consistent with Plan2040 Goals BE9, BE11, and BE12 by providing an opportunity for a variety of housing types including workforce housing in this area which is also in close proximity to jobs and transit.</p>

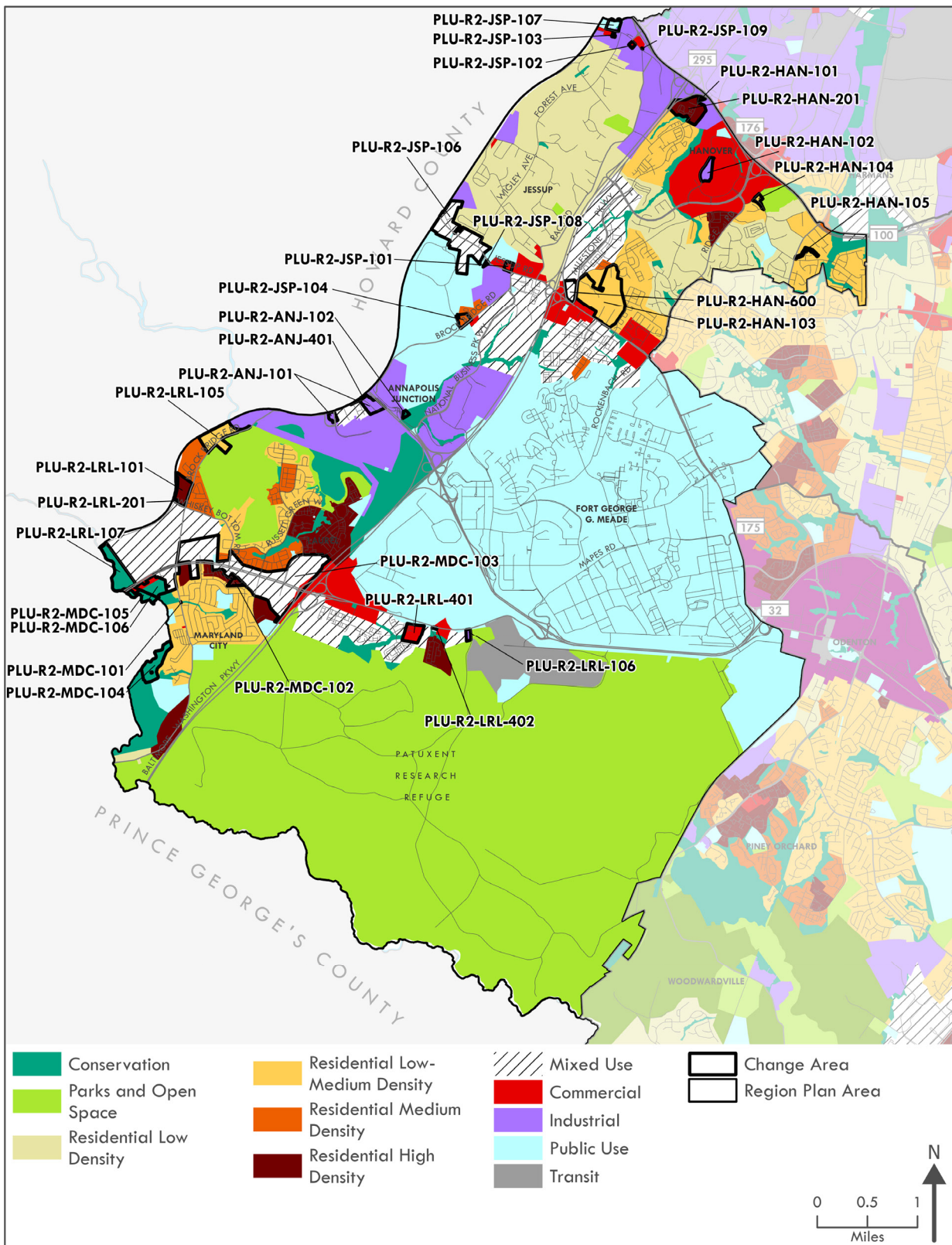
Development Policy Area & Development Policy Area Overlay Change Areas Map

Since Plan2040



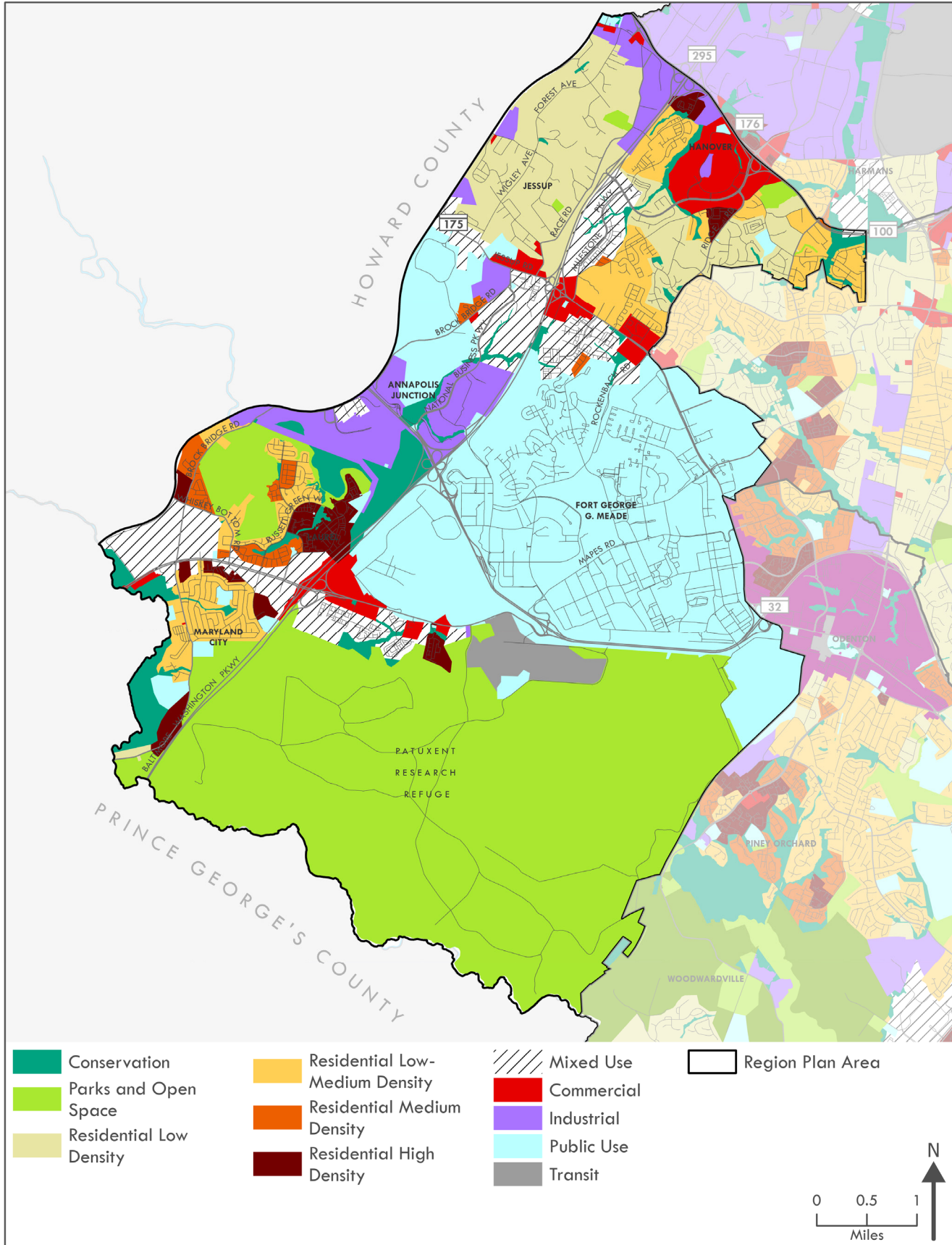
Planned Land Use Change Areas Map

Since Plan2040



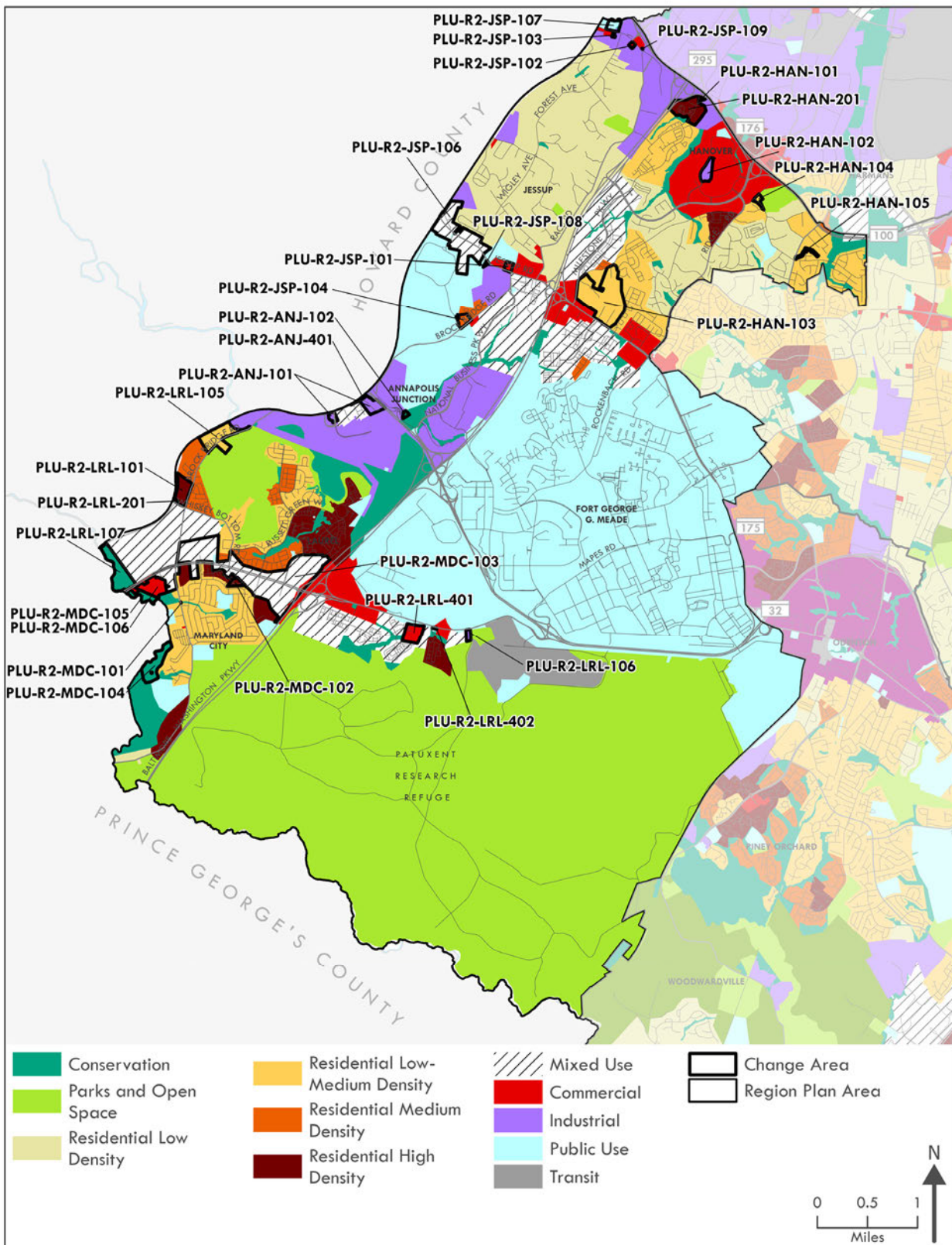
BUILT ENVIRONMENT

Figure 5: Region Plan Planned Land Use



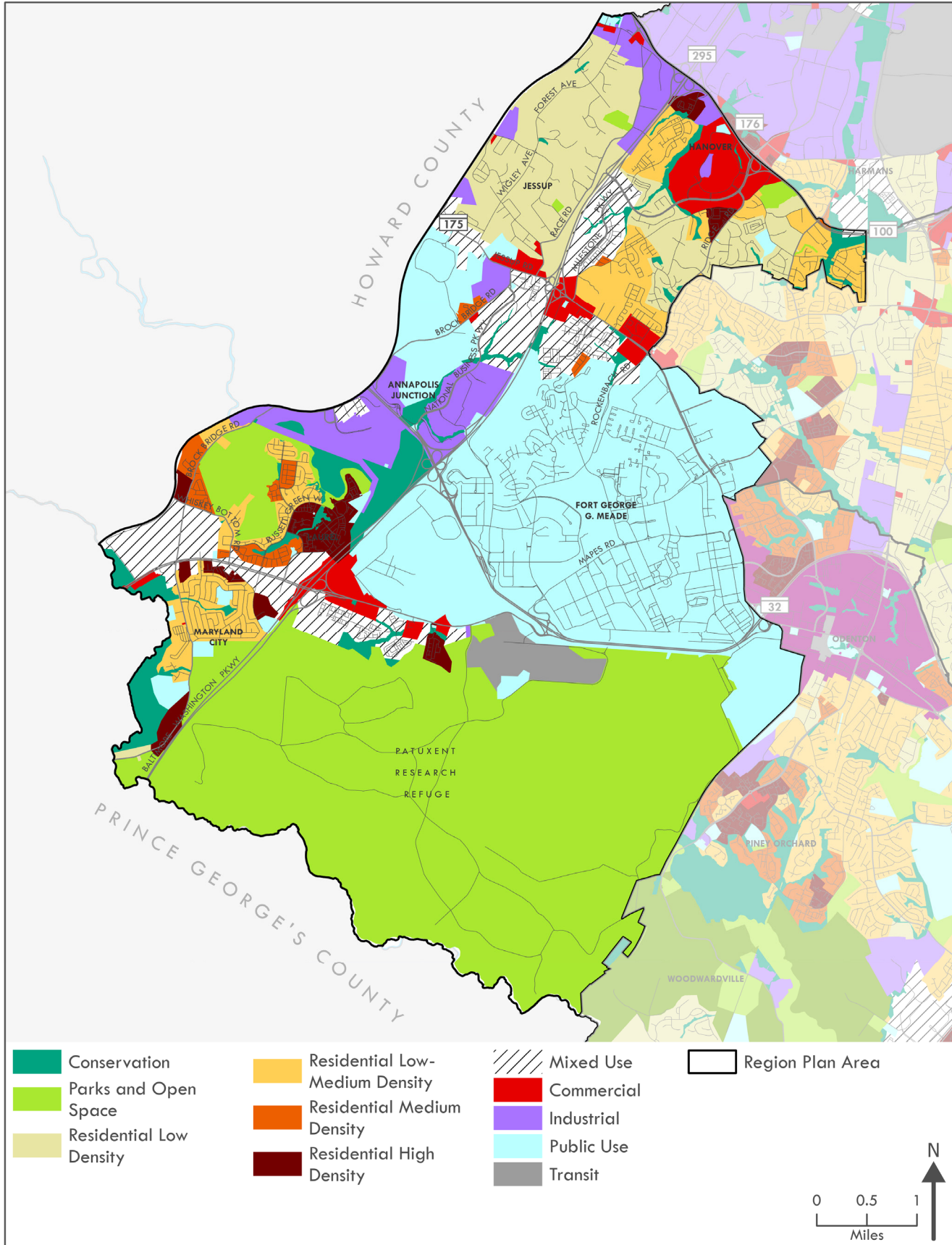
Planned Land Use Change Areas Map

Since Plan2040



BUILT ENVIRONMENT

Figure 5: Region Plan Planned Land Use



Planned Land Use Change Areas Map

Since Plan2040

