

FINAL

AMENDED
March 18, 2024
April 15, 2024
May 6, 2024

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 3

Bill No. 8-24

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 on AMENDED bill set for and held open on April 1, 2024
Public Hearing on AMENDED bill set for and held on April 15, 2024
Public Hearing on SECOND AMENDED bill set for and held on May 6, 2024
Bill Expires May 10, 2024

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: General Development Plan – Region 7 Plan

2
3 FOR the purpose of adopting the “Anne Arundel County Region 7 Plan”, as amended by
4 this Ordinance, the region plan for Region Planning Area No. 7, covering Parole,
5 Greater Annapolis, Annapolis Neck, Bay Ridge, Highland Beach and Riva, which
6 includes visions, themes, goals, policies, planned land use maps, and implementation
7 strategies for Region 7; amending “Plan2040”, the County’s General Development
8 Plan, by the “Anne Arundel County Region 7 Plan”, as amended by this Ordinance;
9 and generally relating to the “Anne Arundel County Region 7 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

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 created, adopted, and depicted the
2 boundaries of nine region planning areas, including the Region 7 Planning Area;
3 and
4

5 WHEREAS, Bill No. 11-21 and Plan2040 required that the Office of Planning and
6 Zoning work with the stakeholder advisory committees to create the region plans
7 and to ensure that the region plans are consistent with the policies in Plan2040; and
8

9 WHEREAS, § 18-2-103(e)(4), as adopted by Bill No. 11-21, requires that each
10 region plan shall include maps depicting any changes to the land use map included
11 in Plan2040, and a description of how the changes are consistent with the goals and
12 policies of Plan2040; and
13

14 WHEREAS, § 18-2-103(e)(5), as adopted by Bill No. 11-21, provides that upon
15 adoption by ordinance of the County Council, a region plan shall be considered an
16 amendment to Plan2040 until adoption of the next General Development Plan; and
17

18 WHEREAS, by Resolution No. 57-21, the initial members of the Stakeholder
19 Advisory Committee for Region Planning Area No. 7 were appointed by the County
20 Council; and
21

22 WHEREAS, a draft of the “Anne Arundel County Region 7 Plan” was presented to
23 and considered by the Stakeholder Advisory Committee for Region Planning Area
24 No. 7, and the Committee met on various occasions to review drafts of the “Anne
25 Arundel County Region 7 Plan” and review and hear community input; and
26

27 WHEREAS, the Stakeholder Advisory Committee for Region Planning Area No.
28 7 provided the Office of Planning and Zoning with recommendations on the
29 contents of the “Anne Arundel County Region 7 Plan”; and
30

31 WHEREAS, a draft of the “Anne Arundel County Region 7 Plan” was provided to
32 the Planning Advisory Board in accordance with County Charter § ~~533(a)~~ 533(b),
33 and the Planning Advisory Board made advisory recommendations to the Office of
34 Planning and Zoning on the “Anne Arundel County Region 7 Plan”; and
35

36 WHEREAS, the Office of Planning and Zoning, after consideration of the
37 recommendations of the Stakeholder Advisory Committee for Region Planning
38 Area No. 7 and the Planning Advisory Board, prepared the “Anne Arundel County
39 Region 7 Plan” dated January 5, 2024; now, therefore
40

41 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
42 *That the “Anne Arundel County Region 7 Plan” is hereby amended as follows:*
43

44 1. On page 43 of the Plan, strike the map “Figure 4. Development Policy Areas” in its
45 entirety and substitute Exhibit A.

46 (Amendment No. 1)
47

48 2. On page 17 of the Plan, strike the map “Figure 1. Region 7” in its entirety and
49 substitute Exhibit B.

1 3. On page 24 of the Plan, in the first column, in the first paragraph, in the second
2 sentence, strike “along Riverview Avenue or” and “latter”.

3 (Amendment No. 2)

4
5 4. On page 23 of the Plan, in the second column, in the last paragraph, strike the third
6 sentence “The Ridgely Avenue area should be guided by a detailed planning effort through
7 a Village Center Sector Study (see discussion in the Built Environment chapter).”.

8
9 5. On page 42 of the Plan, in the first column, strike the fourth bullet point “Goal BE8
10 outlines the potential for Village Center areas that are compatible with the surrounding
11 community.”.

12
13 6. On page 42 of the Plan, in the second column, in the last paragraph, strike the second
14 sentence “The Plan also adds a Village Center designation along Ridgely Avenue, which
15 will set in motion a process for additional community engagement to better understand the
16 area’s needs and recommend appropriate tools to protect the area’s character and guide any
17 future development (see “Ridgely Avenue Village Center” on page 46).”.

18
19 7. On page 46 of the Plan, strike beginning with the second paragraph in the second
20 column through the end of the first paragraph on page 49, in their entirety, and substitute:

21
22 “Initial drafts of the Region 7 Plan recommended a Village Center Development
23 Policy Area overlay along Ridgely Avenue. The designation would prioritize a Sector
24 Planning effort to provide for deeper engagement with the community to identify and
25 evaluate the area’s strengths, challenges, opportunities and needs in terms of built
26 character, environmental issues, and infrastructure capacity, and develop a vision for the
27 future of the area and tailored recommendations for implementation. Based on substantial
28 input and feedback from the community, the Region 7 Plan removes the Village Center
29 designation, as well as the recommendation for a Sector Plan for the area.

30
31 Any future development or redevelopment along Ridgely Avenue should ensure
32 that it is compatible with the existing historic and natural character of the neighborhood
33 by:”.

34
35 8. On page 47 of the Plan, strike the map in its entirety.

36
37 9. On pages 78 and 79 of the Plan, strike “Example Strategy #2” in its entirety; and on
38 page 79, renumber “Example Strategy #3” to “Example Strategy #2”.

39
40 10. On page 87 of the Plan, in the “Implementation Matrix”, strike row “18” in its
41 entirety. in row ‘18’ strike the second column and substitute ‘Conduct a Sector Plan for the
42 Ridgely Avenue area that will allow for additional engagement with the residents and
43 stakeholders, tailor a vision for the next twenty years and enable development of a
44 professional master plan analysis of the area’s needs and opportunities.

45
46 (Amendment No. 6)

47
48 11. On page 92 of the Plan, in the “Implementation Matrix”, in row “BE15.2.p”, in the
49 second column, strike “village centers,”.

1 12. On page 104 of the Plan, strike the term “Village Center Development Policy Area
2 Overlay” and the definition in their entirety.

3 (Amendment No. 3)

4
5 13. On page 16 of the Plan, in “Demographics”, strike “16 and 17” and substitute
6 “18 and 19”.

7
8 14. On page 19 of the Plan, in the chart “Top Employers”, strike the second instance of
9 “Anne Arundel County Government” and substitute “Anne Arundel County Public
10 Schools”.

11
12 15. On page 87 of the Plan, in the “Implementation Matrix” in the row beginning with
13 BE1.1.c, in the second column, strike “regulatory” and substitute “Code”.

14
15 16. On page 90 of the Plan, in the “Implementation Matrix” in the row beginning with
16 BE12.1.ad, in the second column, after “capital” insert “facility”, and strike “fees” and
17 substitute “charges”.

18
19 17. On page 92 of the Plan, in the “Implementation Matrix” in the row beginning with
20 BE15.2.o, in the second column, strike “Anne Arundel Community College (AACC)” and
21 substitute “AACC”.

22
23 18. On page 93 of the Plan, in the “Implementation Matrix” in the row beginning with
24 BE15.2.r, in the second column, strike “zoning ordinance” and substitute “Zoning
25 Ordinance”.

26
27 19. On page 105 of the Plan, in the “Appendix” under “Glossary” strike “Walk and
28 Roll Plan” and substitute “Walk & Roll Anne Arundel! Plan”; and under “Relevant Plans”,
29 after “Walk & Roll Anne Arundel” insert “! Plan”; and in the next line, strike “wlts
30 implementation will result in a”.

31 (Amendment No. 4)

32
33 20. On page 45 of the Plan, strike the map “Figure 5: Region Plan Planned Land Use”
34 in its entirety and substitute Exhibit C-1.

35
36 21. On page 110 of the Plan, in the chart “Planned Land Use Changes”, after the row
37 beginning with “Greater Annapolis (North Region 7 Area, including Ridgely Avenue)”
38 community and Change ID Number “PLU-R7-GRA-102”, insert the row shown in
39 Exhibit C-2.

40
41 22. On page 118 of the Plan, strike the map “Planned Land Use Change Areas Map” in
42 its entirety and substitute Exhibit C-3.

43 (Amendment No. 5)

44
45 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
46 SECTION 2. *And be it further enacted,* That “Anne Arundel County Region 7 Plan”, as
47 amended by this Ordinance, the region plan for Region Planning Area No. 7, dated
48 January 5, 2024, is hereby adopted.

1 SECTION ~~2.~~ 3. *And be it further enacted*, That, “Anne Arundel County Region 7 Plan”,
2 as amended by this Ordinance, shall be considered an amendment to Plan2040 until the
3 adoption of the next General Development Plan.

4
5 SECTION ~~3.~~ 4. *And be it further enacted*, That a certified copy of “Anne Arundel
6 County Region 7 Plan”, as amended by this Ordinance, the region plan for Region Planning
7 Area No. 7, dated January 5, 2024, prepared by the Office of Planning and Zoning, shall
8 be permanently kept on file in the office of the Administrative Officer to the County
9 Council, and in the Office of Planning and Zoning.

10
11 SECTION ~~4.~~ 5. *And be it further enacted*, That this Ordinance shall take effect 45 days
12 from the date it becomes law.

AMENDMENTS ADOPTED: March 18, 2024; April 15, 2024; May 6, 2024

READ AND PASSED this 6th day of May, 2024

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 7th day of May, 2024



Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 9th day of May, 2024



Steuart Pittman
County Executive

EFFECTIVE DATE: June 23, 2024

Bill No. 8-24

Page No. 6

**I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 8-24 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.**

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal line extending to the right.

**Kaley Schultze
Administrative Officer**

Figure 4: Development Policy Areas

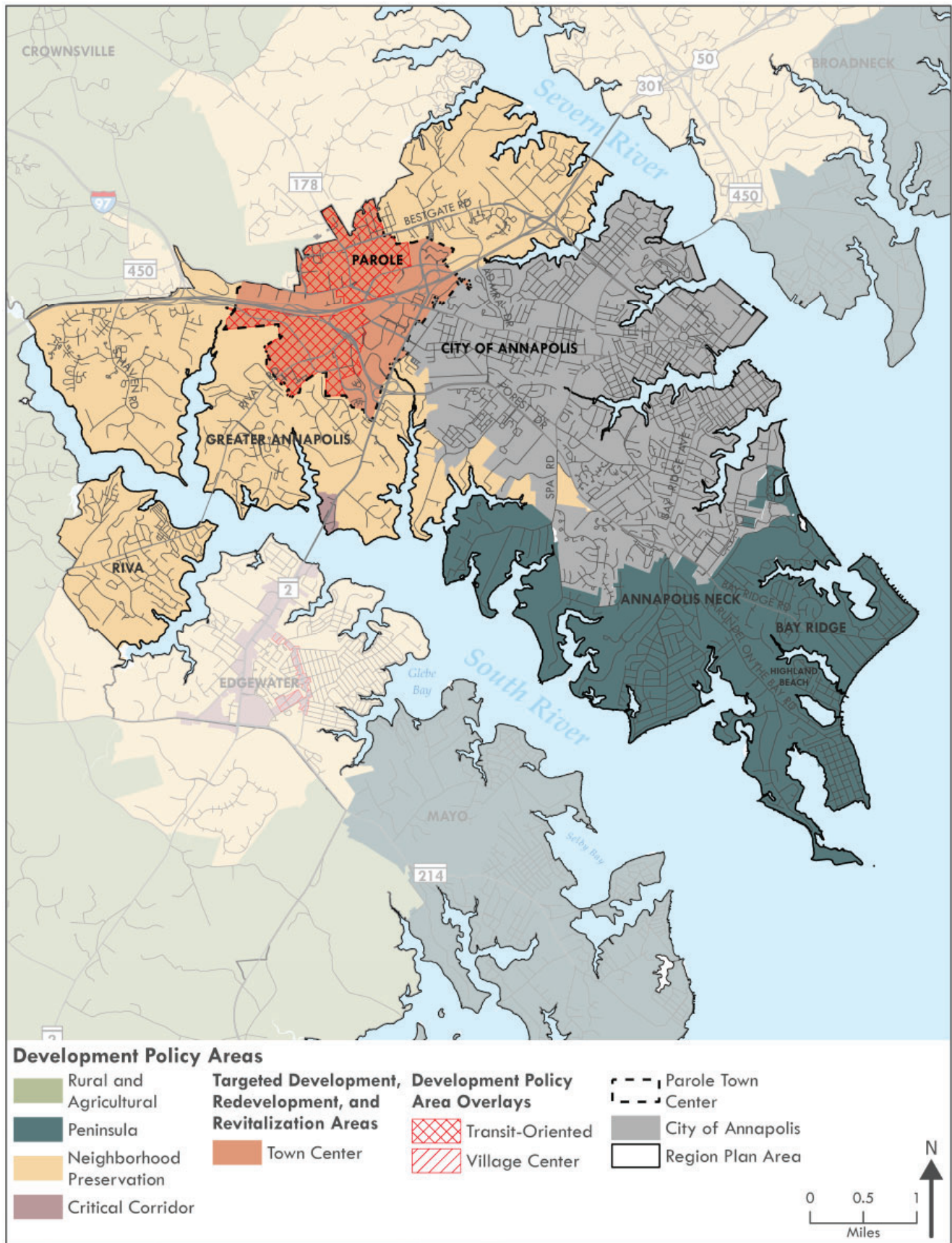


Figure 1: Region 7

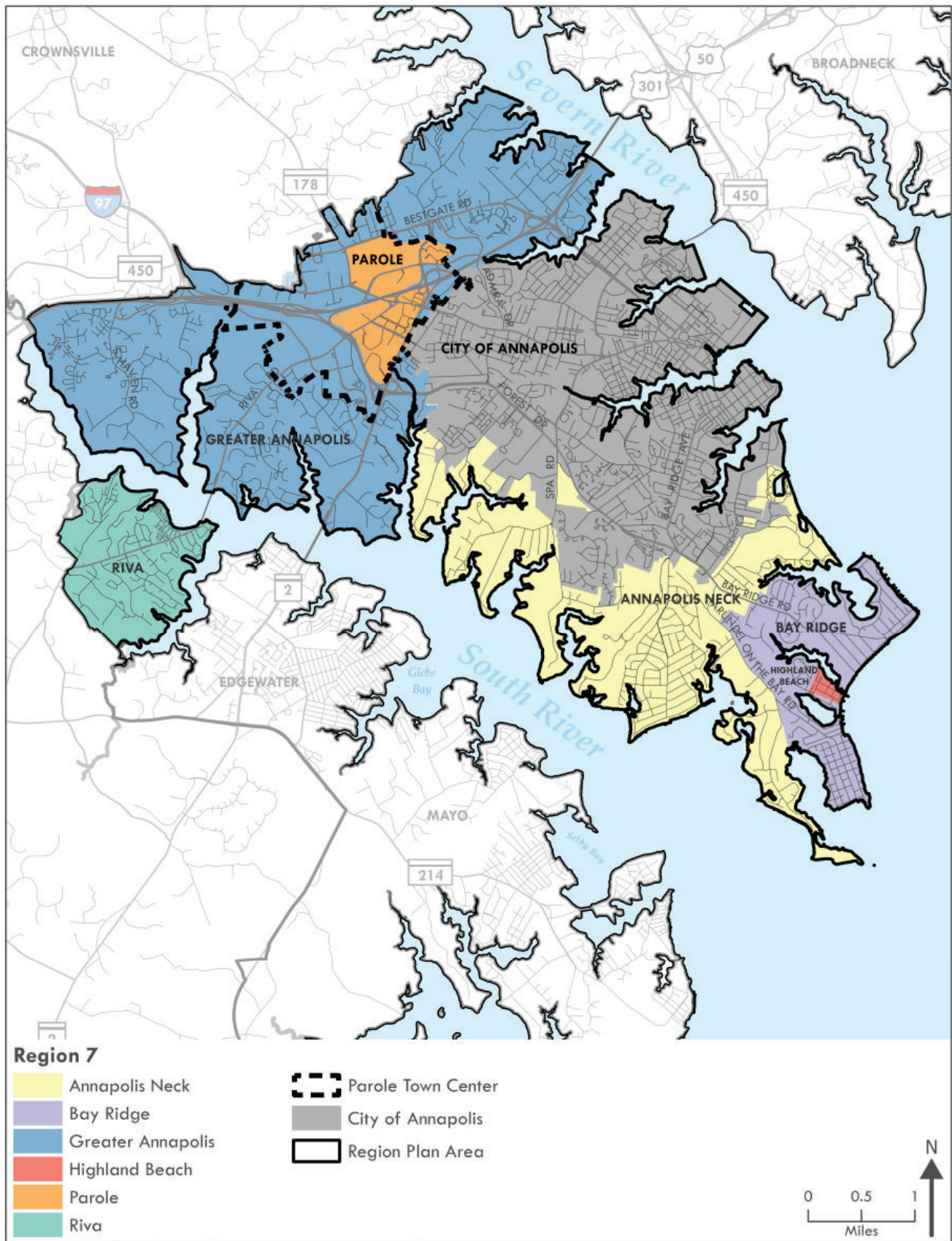
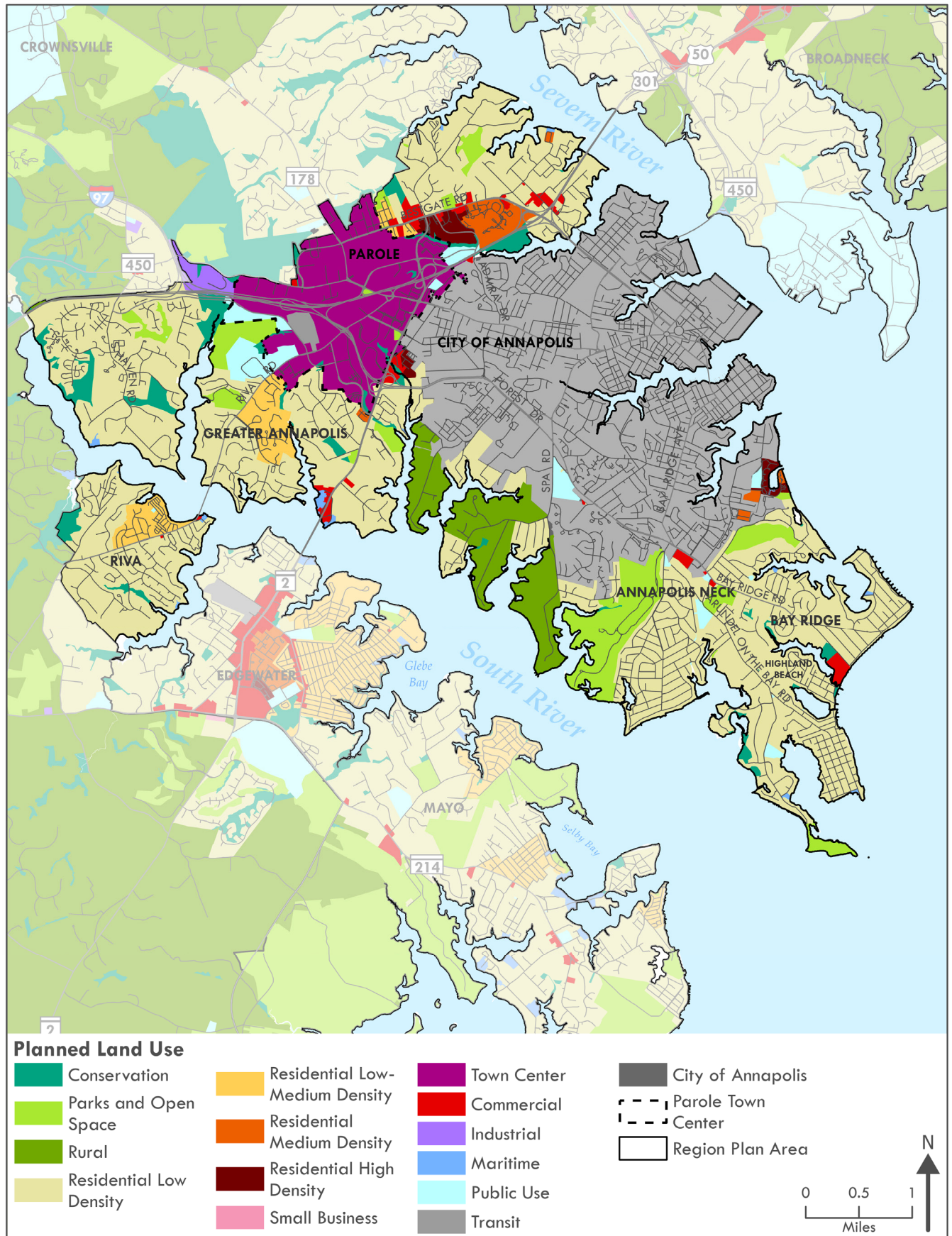


Figure 5: Planned Land Use



Bill No. 8-24
Amendment No. 5
Exhibit C-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU *deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU (if applicable)	Final Justification	County Council Amendment
Greater Annapolis (North Region 7 Area, including Ridgely Avenue)	PLU-R7- GRA- 601 6	Willow Road and 2 Willow Road	45	158, 159	1R	0.48	*Low Density Residential	Low Density Residential	SAC supports OPZ recommendation.	Low Density Residential	Low Density Residential	-	Change PLU from Low Density Residential to Commercial Justification: This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. The change to Commercial Planned Land Use is consistent with small business uses to the east and the existing zoning. Additionally, the change is compatible with the surrounding area.

Planned Land Use Change Areas Map

Since Plan2040

