

M A R Y L A N D

Office of Planning and Zoning

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Gustav S. Kurtz, Jr.
Chair, Planning Advisory Board

February 6, 2024

The Honorable Steuart Pittman, County Executive
Anne Arundel County
Arundel Center, P.O. Box 2700
Annapolis, Maryland 21404

RE: Bill 6-24 and Bill 7-24: Region 2 Plan and
Comprehensive Zoning Map

Dear County Executive Pittman:

The Planning Advisory Board (PAB) is a citizen advisory board created by §532 of the Anne Arundel County Charter. Under § 533 (b) of the Charter, the PAB shall make advisory recommendations to the Planning and Zoning Officer and the County Council relating to various matters including Master Plans.

The PAB met on October 18, 2023 and received a briefing on the draft of the Region 2 Plan and Comprehensive Zoning Map from the Office of Planning and Zoning (OPZ). The briefing summarized the Region 2 Plan and planning process in the following parts:

- The role of the Region 2 Stakeholder Advisory Committee (SAC) in the region planning process as well as their recommendations.
- Community engagement process, including interviews with stakeholders, online questionnaires, public forums, participation in community events, and mailings to all property owners in the Region.
- Themes of feedback from public engagement, including concerns about environmental quality, flooding, lack of affordable and diverse housing options, traffic congestion, gaps in transit and bicycle/pedestrian network, and lack of investment and amenities in the Region.
- Review of the Region 2 vision statement and key strategies recommended in the draft Plan.
- An overview of the Comprehensive Zoning process and recommendations.

After the staff presentation of the draft Region 2 Plan and Comprehensive Zoning Map on October 18, the PAB opened the public hearing. Nine members of the public provided oral testimony at the meeting. The PAB also accepted written testimony from October 18 through October 25, 2023, during which six letters and email messages were received.

The PAB deliberated about the draft Region 2 Plan and Comprehensive Zoning Map during a public meeting on November 2, 2023. The PAB generally made zoning recommendations with the

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intention of protecting environmentally sensitive resources, addressing commercial and industrial impacts on residential communities, and promoting smart growth objectives. The PAB voted unanimously 6-0 to recommend approval of the Region 2 Plan with Development Policy Area, Development Policy Area Overlay, and Planned Land Use changes as recommended by the OPZ and/or the Region 2 SAC with the exception of any PAB recommendations that differed.

General PAB Recommendations for the Region 2 Plan:

1. Development Policy Area Overlays: The PAB encourages that the purpose, implications, and implementation of Development Policy Area Overlays be clarified.
2. Housing: The PAB acknowledges that there is a lack of affordable housing, and housing in general in Anne Arundel County, to meet the anticipated future needs of the County.
3. Workforce Housing and Affordable Housing: The PAB requests recommendations for Workforce Housing and Affordable Housing be clarified as these are defined differently by the County and have different purposes, intents, and implications.
4. SB Zoning Reform: The PAB encourages the County Executive to consider comprehensive revisions to the Zoning Code regarding the SB zoning district to make it more effective as a transition between commercial and residential areas as intended.
5. Sewer Capacity: The PAB notes the need to strike a balance between recommending zoning that could provide additional housing and giving appropriate concern to sewer capacity limitations and the challenges of septic systems.

The PAB also voted unanimously 6-0 to recommend approval of the Region 2 Comprehensive Zoning Map changes as recommended by OPZ and/or the SAC with the exception of any PAB zoning recommendations that differed.

The PAB provided the following specific recommendations that differ from OPZ regarding the Planned Land Use and draft Comprehensive Zoning map:

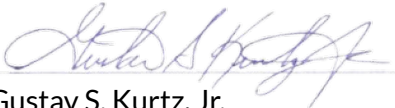
1. CZ-R2-JSP-101 at the northeast intersection of MD 175 and National Business Parkway: The PAB recommends maintaining the adopted SB zoning on the north side of MD 175 and W1 on the south side of MD 175 to be consistent with the adjacent zoning on the south side of the road. This recommendation is different from that of OPZ and the SAC and is in response to public testimony requesting to maintain the adopted SB zoning at this site. This recommendation aligns with the OPZ recommended Planned Land Use for this site.
2. CZ-R2-JSP-104 at the 7900 block of Brock Bridge Road: The PAB agreed with the SAC recommendation to rezone these properties from R1 to R10 to provide compatibility with the surrounding area, proximity to jobs, and opportunity for workforce housing. The PAB recommends the Planned Land Use change from Low-Medium Density Residential to Medium Density Residential to be consistent with the recommended zoning.
3. CZ-R2-LRL-001 and CZ-R2-LRL-201 at the northwest corner of the Brock Bridge Road and Whiskey Bottom Road intersection: The PAB agreed with the SAC recommendation to rezone these properties from R1 to R15 to allow for a higher density residential use that would be compatible with the surrounding area. The PAB recommends the Planned Land Use change from Medium Density Residential to High Density Residential to be consistent with the recommended zoning.
4. CZ-R2-LRL-101 at Laurel Park: The PAB recommends maintaining the adopted split zoning of W1 and OS to preserve the undeveloped portion of this parcel that is within the 2015 FEMA floodplain. This recommendation is different from that of OPZ and the SAC for the property to be zoned entirely W1. The PAB recommends the Planned Land Use remain Mixed-Use for the entire site.

5. CZ-R2-MDC-102 at the 3400 block of Annapolis Road, 3300 block of Style Avenue, and 200 block of Sweet Pine Drive: The PAB agreed with the SAC recommendation to retain the R15 zoning to provide additional housing opportunities. The PAB did not provide a recommendation on the Planned Land Use for this site.

The PAB appreciates the opportunity to provide you with its recommendations on the draft of the Region 2 Plan and Comprehensive Zoning Map.

If there are any questions regarding these comments, please contact Michael Stringer in the Office of Planning and Zoning, pzstri20@aacounty.org.

Sincerely,



Gustav S. Kurtz, Jr.
Chair

CC: Christine Anderson, Chief Administrative Officer, Office of the County Executive
Janssen Evelyn, Deputy Chief Administrative Officer, Office of the County Executive
Laura Corby, Administrative Officer, Anne Arundel County Council
Members of the Planning Advisory Board
Jenny Jarkowski, Planning and Zoning Officer, Office of Planning and Zoning (OPZ)
Christina Pompa, Deputy Planning and Zoning Officer, Planning Division, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
Michael Stringer, Planning Board Administrator, Long Range Planning Section, OPZ
Jessica Levy, Planning Board Secretary, Long Range Planning Section, OPZ
Mark Wildonger, Senior Planner, Long Range Planning Section, OPZ
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