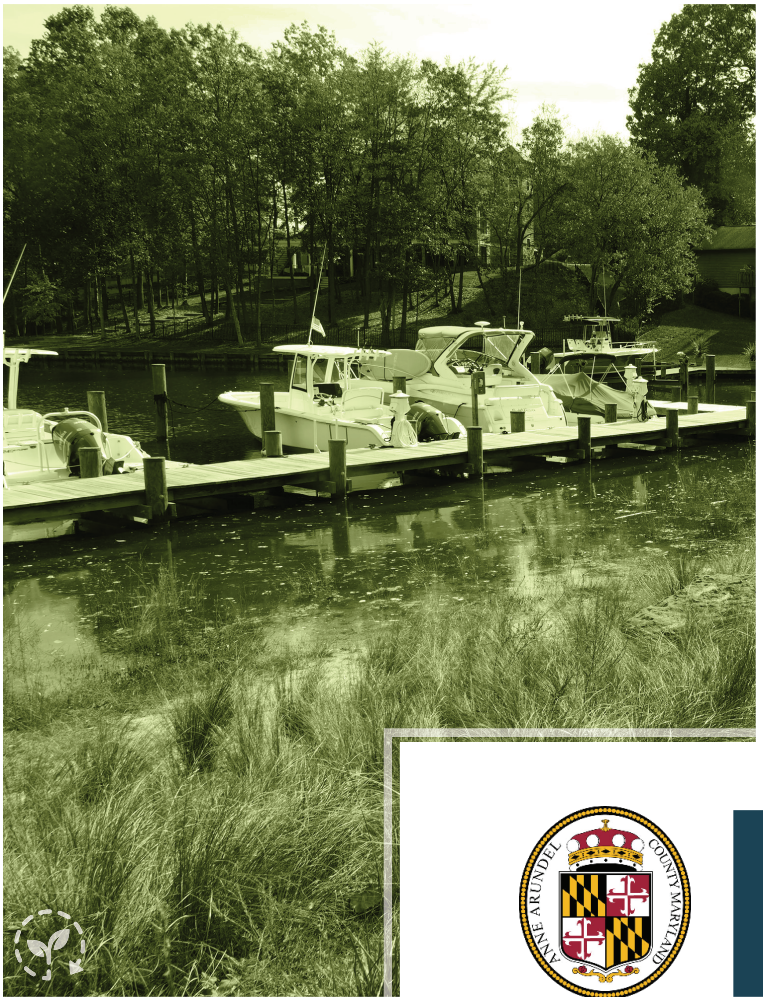




# R4

## Anne Arundel County **Region 4** Plan

Final Recommended Draft | April 1, 2024

*Arnold · Cape St.Claire · Broadneck*
*Gibson Island · Pasadena · Severna Park*





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ACKNOWLEDGEMENTS

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**Anne Arundel County Public Schools**

**Department of Social Services**

**Office of Law**

*Special thanks to all of the residents and stakeholders who participated in meetings, completed surveys, and provided the County with input to create this plan.*

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## Overview

The Anne Arundel County Region Plans are community-driven land use documents that build on the work of Plan2040—the Countywide General Development Plan—in smaller areas. The Region 4 Plan (Plan) evaluates community assets and needs, presents a shared vision for the next 20 years, and makes specific recommendations about planned land use, zoning, environmental protection, transportation improvements, public facilities, and community design. The Region Plans will align with the Goals and Policies of Plan2040 and build on the Small Area Plans prepared between 1998 to 2004.

The Region 4 planning process began in June 2021 following the adoption of Plan2040, and started with a community needs and existing conditions analysis to produce background data on the Region. Throughout the spring of 2021, the Office of Planning and Zoning (OPZ) solicited applications for the Stakeholder Advisory Committee (SAC) to develop a committee of 15 individuals representing a variety of interest groups to provide further insights on their communities and the Region as a whole. The SAC first met in December 2021 and held over 20 public meetings throughout the process to learn about various County initiatives from department staff, exchange ideas, examine documents created by OPZ staff, and build consensus on ideas that will shape the future of Region 4. These meetings and other community engagement efforts were tracked through the Region 4 Hub site, aacounty.org/Region4, that allowed community members to stay up-to-date on planning efforts.

The Plan also draws on public and stakeholder engagement to provide regional strategies and zoning recommendations to address community concerns and opportunities while implementing the goals and policies of Plan2040. To better promote the region planning process and solicit additional community feedback, County staff attended several public events, including National Night Out in Severna Park, hosted drop-in sessions at each of the Region's libraries, met with seniors, students, and other stakeholders in Region 4, and conducted other outreach efforts. A more detailed list of outreach efforts can be found in Appendix 8.2 Public Involvement & Planning Process.



## Plan Purpose

The Region 4 Plan provides regional and community scale perspectives from Arnold, Broadneck, Cape St. Claire, Gibson Island, Pasadena, and Severna Park to implement and enhance the goals, policies, and strategies of Plan2040. This data and perspective is intended to inform a shared vision for the next 20 years and identify specific recommendations about land use, zoning, environmental protection, transportation improvements, public facilities, and community design throughout Region 4. Ultimately, the goal of the Plan is to enhance the quality of life of residents and visitors in Region 4 by working towards the shared vision for the Region.

The other key component of the Region 4 Plan is comprehensive zoning. The Region Planning process is the County's fifth comprehensive zoning process and proposes consistency changes to make the Zoning Map more closely aligned with actual development on the ground and the Plan2040 Planned Land Use Map. County staff conducted an analysis of land use and zoning as part of Plan2040 and the Region Plans, and identified key issues that should be addressed to make Plan2040 and zoning more effective development management tools.

INTRODUCTION

## Vision Statement

Managing future growth, preserving the natural environment, and achieving a healthy, safe, and livable community for all, with a multimodal transportation network that improves traffic, is the goal for a better tomorrow. The character of Region 4 is seen through the Region's abundant waterfront, high quality schools, employment opportunities, superb parks, trails, natural features, and other recreational sites. Striving to continually improve the quality of life and equity for all residents, visitors, and workers of Region 4 is the foundation for the future.

## Developing the Vision

The Region 4 planning process involved a series of public meetings, questionnaires, outreach events, and public engagement that shed light on the community's thoughts on and desires for the future of Region 4. The Region 4 Stakeholder Advisory Committee (SAC) drew from these conversations, informational meetings from County departments, and the SAC's own experiences to develop a shared vision for the future of Region 4. The vision statement is reflected throughout the content of this Plan, and will guide implementation of the Region 4 strategies.

## Organization of the Plan

The Plan provides an introduction to pertinent data that illustrates where there are gaps in infrastructure and amenities, inequities for residents and visitors, and imbalances in policies that facilitate where the Region should grow based on public engagement. This data sets the foundation for understanding the issues that face Region 4. Community descriptions help illustrate each area's assets and special qualities, key needs, and desired character for the future.

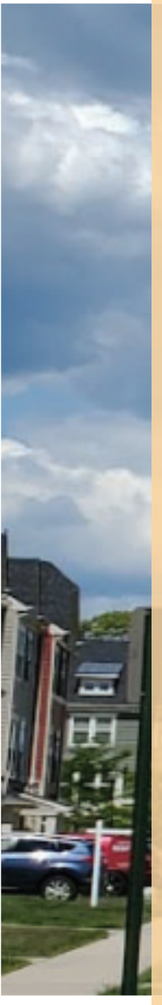
The issues identified through an analysis of the data are grouped into four major themes:

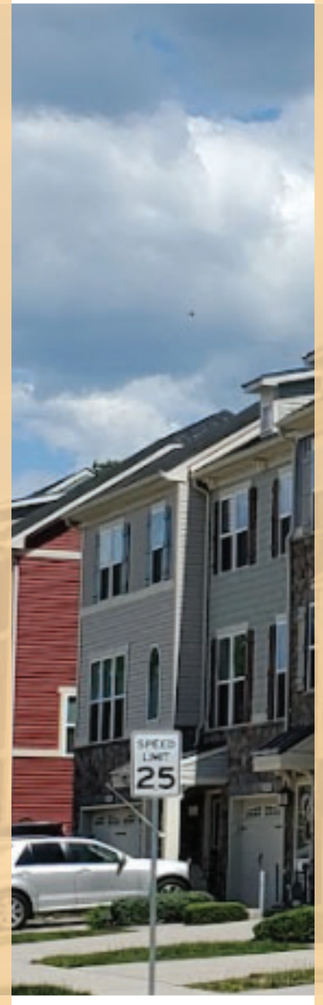
- Natural Environment
- Built Environment
- Healthy Communities
- Healthy Economy

These chapters include contextual information and data that help illustrate the challenges and opportunities of Region 4. Given that this Plan builds on the work of Plan2040, the goals and policies identified in Plan2040 are referenced to provide a brief overview of the priorities in the Region. Goals represent the desired outcome of a future condition; the end state toward which we aim. Goals tend to be general and broad. Policies are statements of intent upon which County decisions are evaluated.

The challenges and opportunities set the stage for the specific strategies. Strategies, also called Implementation Strategies, are specific actions for further study and consideration by the County to accomplish the Plan's goals and policies, address the challenges, and leverage the opportunities. These strategies are listed in the Implementation Matrix found in Chapter 7. In order to facilitate the implementation of this Plan, each strategy includes a performance measure, an implementation mechanism, and a responsible agency so progress can be tracked.

It should be noted that some strategies may refer to other topics. In these situations, some topics, such as housing and jobs, are referenced in multiple goals and policies.





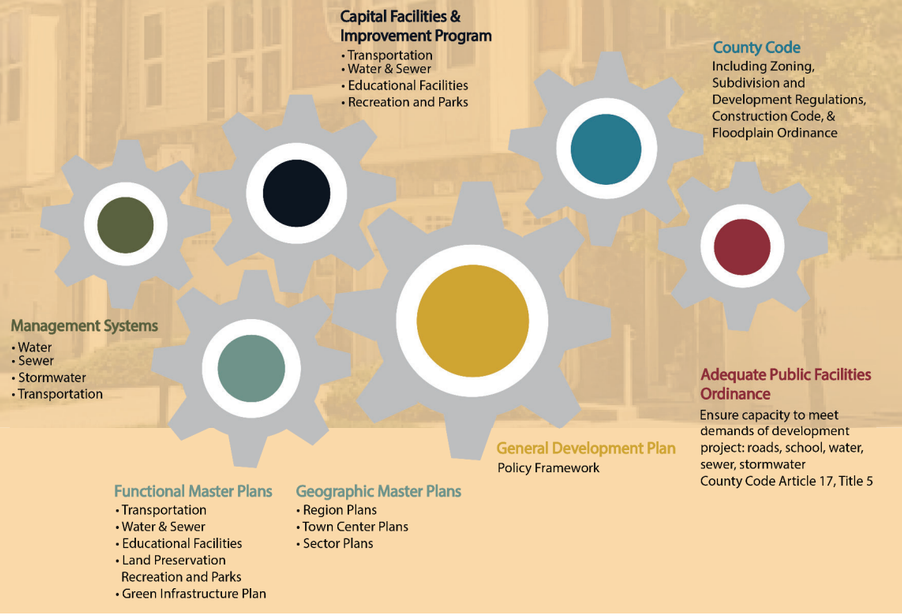


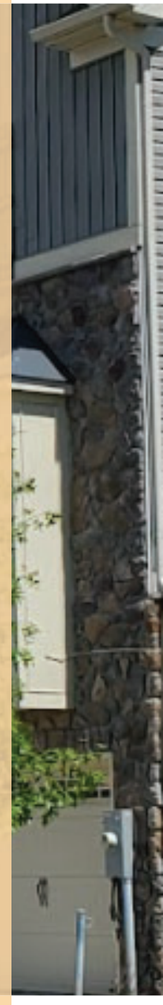

## Relationship to Plan2040 and other plans

The Region Plan is intended to guide County policies and decisions. In accordance with the Land Use Article of the Maryland Code policies and implementation actions are required to be consistent with or have consistency with Plan2040. The Region 4 Plan furthers the implementation of Plan2040 by providing Region specific recommendations and policies that are consistent with Plan2040. The elected officials and County staff will use the plan to:

- Provide a framework and common goals for all County plans
- Guide policy decisions
- Inform changes to County laws
- Inform the County's resource and budgeting decisions
- Evaluate and measure progress toward achieving Countywide goals

Plan2040 covers a broad range of interconnected topics related to land use. Some topics are addressed through policies in multiple chapters, while others receive more detailed treatment in complementary functional and strategic master plans developed by County departments, including the Department of Recreation and Parks, Anne Arundel County Public Schools, and the Office of Transportation. In this way, Plan2040 connects and coordinates the plans and work of all County programs related to land management. For a brief description of the relevant plans, please see Appendix 8.2.



# Equity in Region 4

Public policy, including policy related to land use, housing, public infrastructure, and public services, has contributed to inequality across the County. Following the recommendations of the Planning for Equity Policy Guide prepared by the American Planning Association (APA), Anne Arundel County has tried to consider equity in all policies.

***The APA guide defines equity as "just and fair inclusion into a society in which all can participate, prosper, and reach their full potential."***







Unlike equality, which connotes sameness, equity recognizes difference. Equitable policies actively mitigate the disproportionate harm faced by certain communities. In an equitable society, a person's access to basic resources such as education, employment, housing, clean air, clean water, and recreation and parks is not strongly linked to a person's race, ethnicity, or economic class. Region 4 has the opportunity to provide additional access to better schools, employment, transportation alternatives, safe neighborhoods and public amenities. While all of the strategies can be seen in the implementation section, some of the strategies that strive to provide greater equity throughout the Region include:

**NE3:** Prioritize tree plantings in areas with relatively low tree canopy, such as Riviera Beach, and in Commercial Revitalization Areas.

**BE4**: Provide a range of housing types for a variety of incomes, ages, and abilities around commercial and transit hubs along transportation corridors in Region 4. Consider zoning changes, such as increasing density.

**HC4**: Establish a mobile farmer's market and/or permanent farmer's market in the Pasadena/Lake Shore area.

The goals, policies, and strategies by themselves will not resolve all the inequities in the County, but they help establish a commitment to pursuing social and racial equity, with accountable equitable policy to overcome history as the working goal.



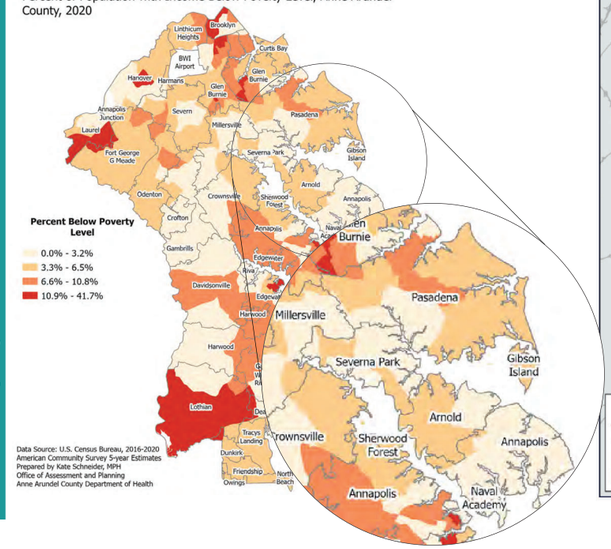


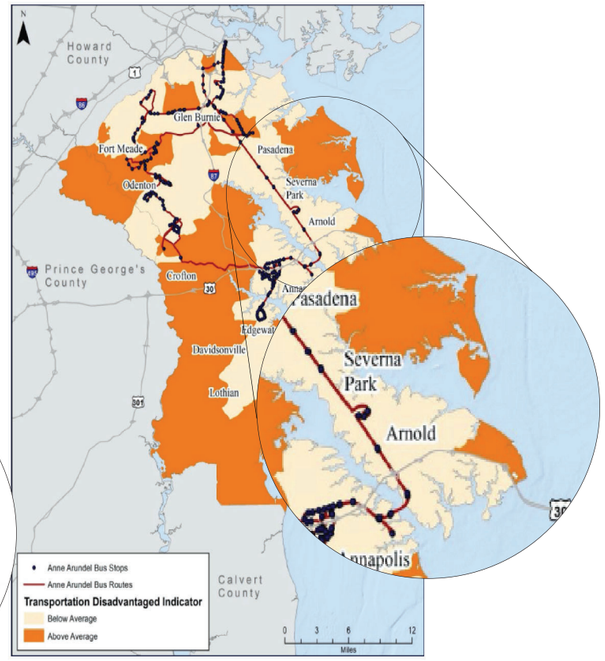
Health Equity and Social Determinants of Health

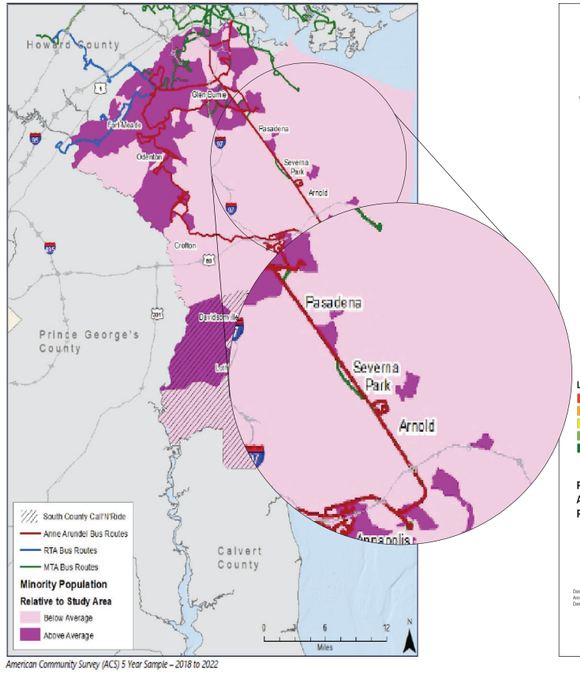
## Individuals Below Poverty Level

Areas of higher poverty are shown in darker red. There are pockets of higher poverty areas throughout the County but they are mostly clustered in the north and south of the County.

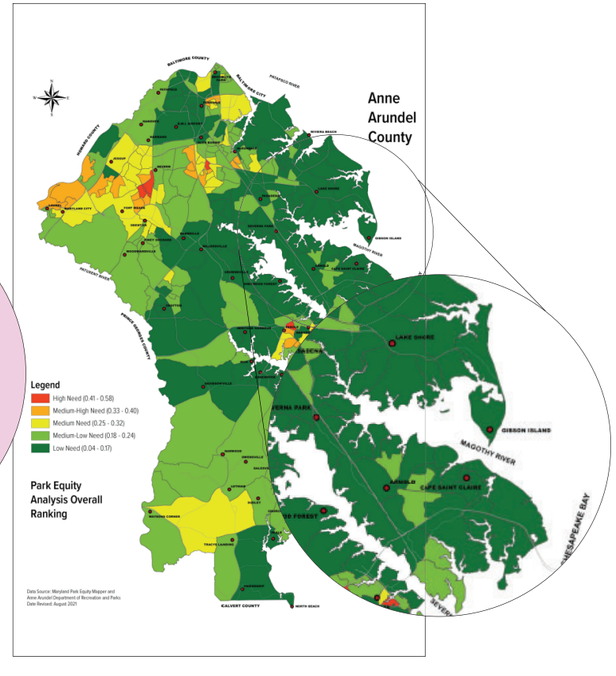
Percent of Population with Income Below Poverty Level, Anne Arundel County, 2020




American Community Survey (ACS) 5 Year Sample – 2018 to 2022



# Key Issues and Recommendations

**Several key issues emerged from the Region 4 SAC members and input from residents that were adressed within Region specific strategies.**

*Read all of the strategies within each topic area in the Implementation Matrix.*

## WHAT WE HEARD

***Development pressure threatens remaining forests:*** *Stormwater management, shoreline protection, habitat and wildlife protection, siltation of creeks, and maintenance of forested areas are concerns for Region 4 community members.*

***Lack of housing diversity:*** *Region 4 is largely built out and dominated by single-family residential neighborhoods. Code restrictions limit the potential to develop diverse housing types.*





## WHAT WE RECOMMEND

Incentivize stormwater management improvements, design and implement living shorelines projects with a focus on areas at greatest risk of sea-level rise, retrofit and redevelopment of aging properties, and green infrastructure techniques.

Reform the Zoning Code to allow Missing Middle housing to blend seamlessly within existing neighborhoods in appropriate Residential Zoning designations. Provide incentives for affordable housing such as streamlining the development review process and reducing or waiving certain development fees.





## WHAT WE HEARD

***Additional bike/ped infrastructure and public amenities:*** *Increase walkability and safety for pedestrians and bicyclists, continue to maintain and protect parks. Continue to provide amenities for all residents, such as libraries and senior centers.*

***Encourage local businness:*** *Desire for supporting locally owned businesses, revitalization of underperforming commercial buildings and areas, provide opportunity for commercial areas to be compatible with the surrounding community.*





## WHAT WE RECOMMEND

Support connection points to and from schools, parks, and commercial areas, engage community members to identify updated amenities for aging parks, engage community members in the planning process for renovations and replacement of library and senior center facilities.

Work with small business development agencies to connect start-up businesses with financing and additional training opportunities. Continue and enhance Anne Arundel Economic Development Corporation programs supporting minority-owned businesses, such as the Inclusive Ventures program.

## Region at a Glance

As one of the largest planning regions in the County, Region 4 spans approximately 46,000 acres and contains approximately 200 miles of the County's shoreline. Region 4 is home to over 143,000 people who live in the communities of Arnold, Broadneck, Cape St. Claire, Gibson Island, Pasadena, or Severna Park. Three Council Districts (2, 3, and 5), two police districts (Northern and Eastern), nine fire stations, and three commercial revitalization districts fall within Region 4.

## Demographics

The two largest employers in Region 4 are Anne Arundel County Public Schools, with a workforce over 2,500 people, and Anne Arundel Community College which employs just under 2,000 individuals. People who live, work, and visit Region 4 rely on the major thoroughfares of US 50, Mountain Road (MD 177), Fort Smallwood Road (MD 173), Ritchie Highway (MD 2), Benfield Road, and College Parkway for their daily transportation needs.

The area also has multimodal transportation options through the County-run Gold Line Extension bus route (service between the Annapolis Mall and the Cromwell Light Rail Station via MD 2), the B&A trail, and the Broadneck trail, which is currently in construction.

Much of Region 4 is developed with residential communities that are served by commercial shopping centers. Some of the major commercial nodes are located in Severna Park along Ritchie Highway as well as Mountain Road and Fort Smallwood Road in Pasadena. Region 4 is also widely known for quality parks and schools. Residents and visitors of Region 4 have abundant access to different parks, with over 40 County parks and almost 30 school parks.

Many neighborhoods, specifically those located in the Peninsula Policy Areas of Broadneck and Lake Shore, have resulted in sprawled development. While peninsulas provide strong connections to the maritime industry through jobs and local marina services, there are opportunities to improve neighborhood compatibility between uses. Additionally, there are opportunities in Region 4 to improve overall quality of life by addressing the transportation network, environmental protection, and a focus on redevelopment rather than new construction.

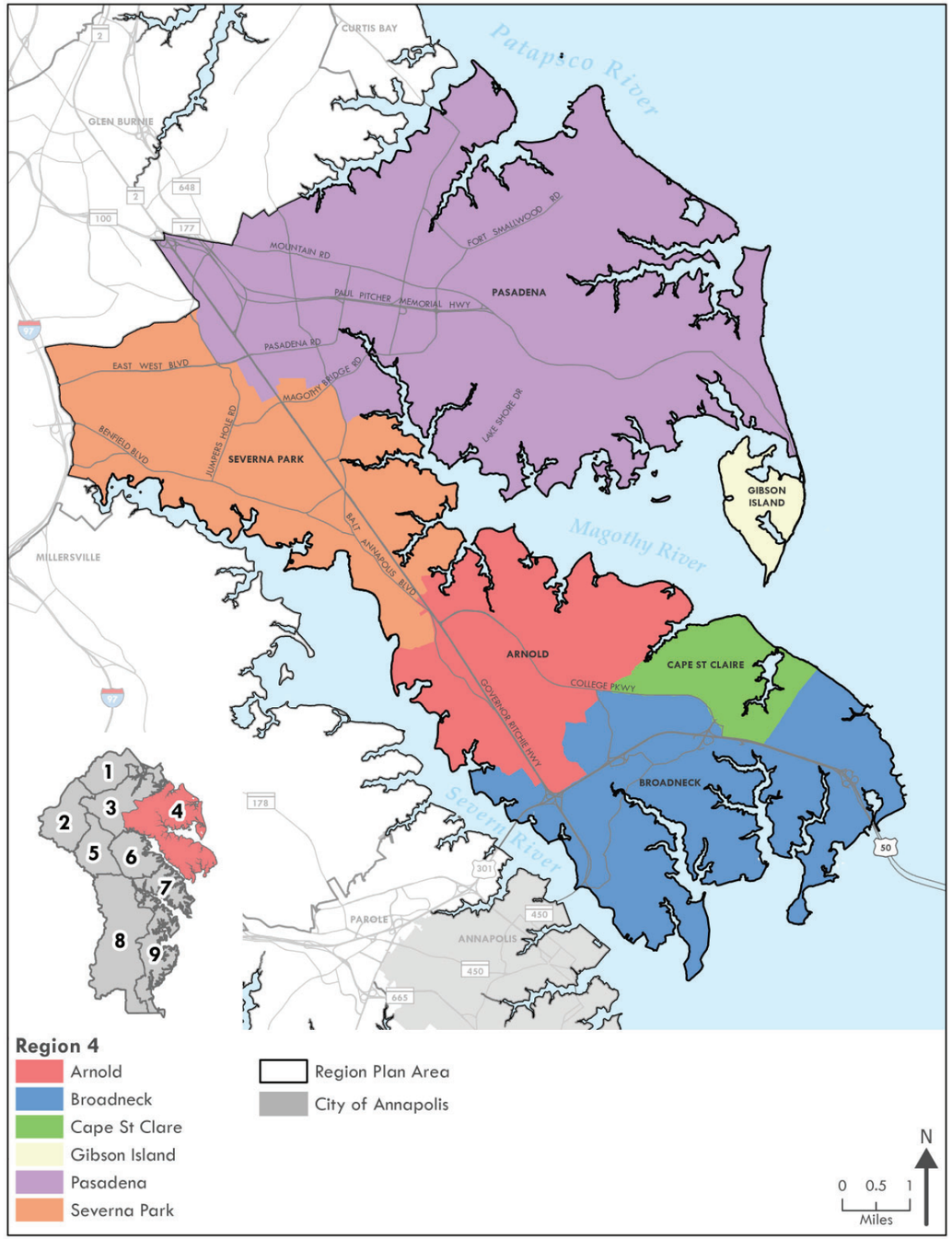
The population in Region 4 has grown nearly 6% from around 135,000 in 2010 to about 143,000 in 2023, according to estimates from the US Census Bureau. This equates to an average annual increase of approximately 0.4% people per year since 2010. The number of households in the Region increased at a similar rate over that period. This average annual growth rate is expected to remain steady over the next 20 years, according to forecasts developed by the Baltimore Metropolitan Council.







Figure 1: Region 4

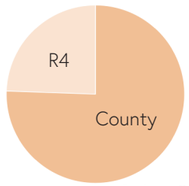




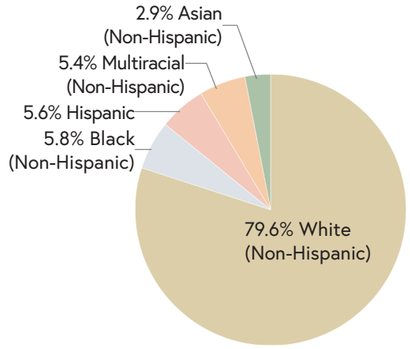
# Population

**590,154**
Anne Arundel County

**142,838**
Region 4

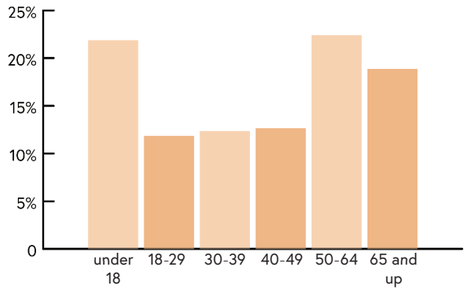



Nearly a ***quarter*** of the County's residents live in Region 4

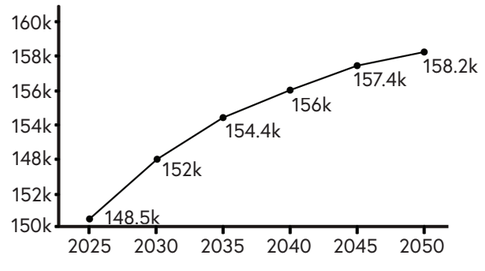



## Race/Ethnicity Breakdown in **Region 4** (2023)

## Age of Population (2023)




## Population Growth Forecast








# Economics

Median **Household Income** (2023)
**$131,536**

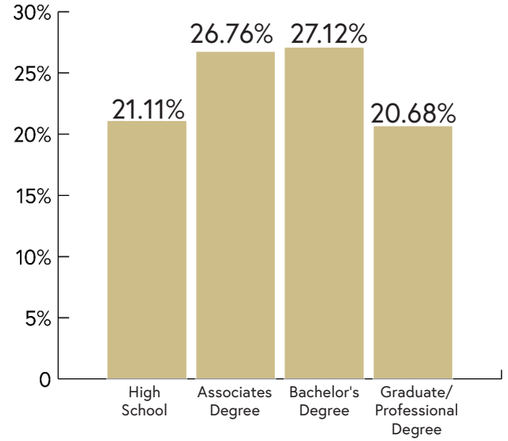
Unemployment Rate (2023)
**3%**

Median **Home Value** (2021)
**$450,680**

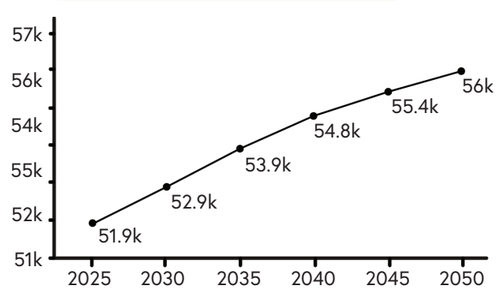
**87%** **Own homes**

**13%** **Rent**

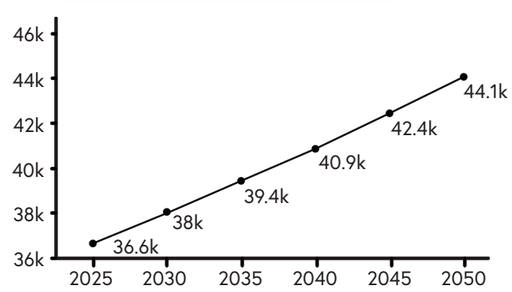
## Education Attainment (2023)




## Households Forecast




## Employment Forecast




## Top Employers

| Employers | Employees |
|---|---|
| Anne Arundel County Public Schools | 2,540 |
| Anne Arundel Community College | 1,916 |
| Anne Arundel County Government | 923 |
| Northrup Grumman | 623 |
| Walmart | 210 |

The COVID-19 pandemic has had a dramatic impact on the County prior to the development of this plan. While the long-term ramifications of the pandemic are uncertain at this point, the policies of the Region Plan will support recovery and resilience.

Produced by: Anne Arundel County Office of Planning and Zoning, Research & GIS.

Source: 2023 ESRI Enrichment data, 2020 Decennial Census Data, 2010 Decennial Census Data, unless otherwise noted. Esri develops annual demographic estimates using a variety of sources, beginning with the latest U.S. Census five-year American Community Survey base, then adding a mixture of administrative records and private sources to capture changes Taz Round 10 Forecasts is considered draft until Baltimore Metropolitan Council adopts it.

# Region 4 Communities

## Arnold

Located in the middle of the Broadneck Peninsula, Arnold is primarily connected to surrounding areas by Ritchie Highway (MD 2), Baltimore Annapolis Boulevard (MD 648), and College Parkway. The B&A trail and the Broadneck trail provide bicycle and pedestrian facilities throughout the community.

Early European settlement in Arnold was often comprised of farmsteads, and one of the oldest structures in Arnold is Spriggs Farmhouse at Spriggs Farm Park (Maryland Inventory of Historic Properties AA-304) constructed in 1890. In addition to now being a recreational outdoor space for the public, Spriggs Farm Park is utilized for on-site environmental education opportunities for local school systems. Archaeological excavations as a result of a current shoreline restoration project indicate a long history on the property, dating back to pre-contact times. To date, however, the cultural history of the site is not interpreted.

Over time, the development of the Baltimore Annapolis Short Line Railroad, and eventually MD 2, led to Arnold being a popular, mostly residential community.

The development of the main campus of Anne Arundel Community College (AACC), which was founded in 1961 and moved to the current campus in 1967, is an attraction for many students and lifelong learners. Today, AACC includes 12 academic buildings, a gymnasium, a performing arts center, library, and an athletic field, among other facilities. AACC offers associate degrees in over 90 programs and credit certificates in over 70 programs at the Arnold campus, online, and at satellite locations throughout the County.

While amenities in Arnold also include the Arnold Senior Center and other neighborhood parks, the proximity to major thoroughfares and a designated village center provide opportunities for future development and redevelopment of both residential and commercial uses.

## Broadneck

At the southern end of the Broadneck Peninsula, is the Broadneck community. This community with a rich history of mostly residential uses is bisected by US 50 from the Severn River to the western end of the Chesapeake Bay Bridge. On the south side of US 50, there are few services and commercial hubs due to the limited access to neighborhoods.

European settlement in Broadneck began in the mid-1600s, and included a number of plantations established as tobacco farms. One of the most well-known plantation sites is Whitehall, a 1,000-acre estate established in the 1760s. Much of the plantation landscape is still intact, including the house and over 135 acres. Whitehall is recognized as a National Historic Landmark and is listed on the Maryland Inventory of Historic Properties (AA-325). The site contains an unmarked cemetery of those who were enslaved, and several descendants live nearby on St. Margarets peninsula. Recent archaeology at Whitehall shows tremendous promise to shed light on the history of 18th-19th century enslaved populations.

Given the historic roots of the Broadneck community, there are a few roads that have unique character, landscapes, and viewsheds as they were developed before modern transportation standards were established. These scenic and historic roads are subject to regulations and protections listed in the County Code. Many scenic and historic roads require safety and transportation improvements, but these must be done carefully to preserve the historic integrity of the road. Collaboration between the Office of Transportation and the Office of Planning and Zoning provides safety improvements while preserving historic integrity, as seen in recent improvements on Pleasant Plains Road and Saint Margaret's Road.

The most popular amenities in Broadneck are the parks and recreational areas. There are three County parks in this area including Bay Head Park, Broadneck Park, and Jonas and Anne Catherine Green Park, which provides water access for fishing and car top boat launch onto the Severn River. The most widely known park in this area is the Sandy Point State Park, providing 786 acres for swimming, fishing, hiking, boating, picnicking, and wildlife viewing. Once the Broadneck Trail is complete, the southeastern end will be at Sandy Point.

Due to the geographic nature of the Broadneck community and the limited access to neighborhoods south of US 50, there is potential for new development and redevelopment of commercial uses on some properties along US 50. In addition there is opportunity for revitalization of older housing stock in the area.

## Gibson Island

The approximately 1,000-acre Gibson Island community is at the south-east end of Mountain Road (MD 177) between the Magothy River and the western shore of the Chesapeake Bay. This 200-home community is private and maintained by the Gibson Island Corporation, and has abundant natural resources including tidal wetlands, bird sanctuaries, and a lake. While the Island is mainly residentially developed, there is also a marina, a golf club, and a museum.

Gibson Island is on the Maryland Inventory of Historic Properties (AA-936), recognizing the formal landscape plan designed in 1921 by the Olmsted Brothers and the early 20th century architectural style of many of the homes, including a "Cottage-style" that evoked rural cottages of Old Europe, as well as the French Eclectic, Spanish Eclectic, and Tudor Revival architecture. The Island was developed as a private summer community for recreational activities, and was often frequented by Baltimorean businessmen, socialites, and politicians. As the island is maintained by the Gibson Island Corporation, in addition to the history of the community, little physical change is expected in the following decades.

## Cape St. Claire

The Cape St. Claire community is surrounded almost entirely by water, with the exception of College Parkway acting as the southern border. This community includes the Broadneck Library and Cape St. Claire Village Center. When the Broadneck trail is complete, the entire southern edge of the community will be along a pedestrian and bicycle trail connecting Anne Arundel Community College to Sandy Point State Park. Cape St. Claire is part of a Special Community Benefits District in which the County collects a tax from property owners and turns it over to the Cape St. Claire Improvement Association for improvements and maintenance of community assets. These assets currently include over 30 acres of community parks, beaches, club houses, and marinas.

Cape St. Claire was largely developed in the 20th century as a beach community for Baltimoreans looking to escape the city for waterfront on the Bay. The economic effects of World War II and the construction of the Chesapeake Bay Bridge in 1952 caused the decline of the beach resort industry, and the summer resorts ultimately became bedroom communities for Baltimore and D.C. commuters. Communities like Cape St. Claire are among the most threatened cultural resources in Region 4 due to their lack of documentation, proximity to coastal hazards, and prime waterfront locations causing increased pressure to demolish older, smaller structures for new development.

One of the earliest settlements in Cape St. Claire is the historic Goshen Farm and farmhouse, built in approximately 1790. The property is on the Maryland Inventory of Historic Properties (AA-339) and is owned by the Anne Arundel County Board of Education. In 2006, the Goshen Farm Preservation Society was established with the mission to safeguard and restore the house and property for use as an educational center and cultural resource.

While this community is primarily residential, it does offer some light commercial services at the Cape St. Claire Village Center. The completion of the Broadneck Trail will aid in accessing amenities in neighboring communities, but there is currently no transit route connecting this community, or any communities east of Anne Arundel Community College, to the surrounding area.

The future of this community could include further study of multimodal transportation to connect Cape St. Claire to transit routes on Ritchie Highway. These additional transportation options will aid in alleviating traffic concerns and provide alternative transportation for community members and those who work and play in Cape St. Claire but live outside of the community. In addition, there may be some opportunity for future development of new and redevelopment of older structures, however, new commercial and residential density in this community is anticipated to be minimal in the upcoming years.








## Pasadena

The northernmost portion of Region 4 contains the largest community, Pasadena. The area includes Riviera Beach, the Lake Shore Peninsula, communities along Ritchie Highway (MD 2) north of Severna Park, and everything in between. With Fort Smallwood Road (MD 173) and Mountain Road (MD 177) connecting residential neighborhoods to the rest of the Region, it is no wonder these thoroughfares contain the two designated village centers in the area.

Historically, Pasadena has seen a fair mix of both residential and commercial uses connected by major roadways. Mountain Road is one of the most historic roads in Anne Arundel County, existing as a stretch of dirt road long before it was paved for automobile use in the 20th century. Some of the earliest commercial and community structures in Pasadena - dating more than 150 years ago - still stand on stretches of the road, but the original character of this historic commercial center has been lost due to the growing commercial development.

There are a couple of key historic areas in Pasadena. One of which is Freetown, a mid-19th century safe haven for the black community in the face of racial persecution during slavery and the largest population of free blacks outside of Annapolis before and during the Civil War. This community was along Mountain Road covering almost 1,000 acres between Marley and Stoney Creeks. While this historic community is recognized on the MIHP (AA-722), the integrity of the structures within the historic district has been compromised by development and the historic character is no longer discernible. The historic Freetown Rosenwald School (MIHP AA-2369, listed on the National Register of Historic Places) built in the 1920s still survives as the heart of the community, acting as a present-day community center.

Other amenities in Pasadena include two public libraries, a public golf course, and the Pasadena Senior Center.

Pasadena is not easily accessible by public transit, nor is there a strong bicycle or pedestrian network in this community. While some roadways, for example Mountain Road, would be difficult to improve the multi-modal transportation infrastructure, opportunities exist for transportation improvements in Pasadena. Additionally, future development and redevelopment of commercial and residential uses are favorable to Pasadena. Revitalization efforts for the designated village centers are strongly encouraged.






### Severna Park

Severna Park extends from the top of the Broadneck Peninsula and to the west of Pasadena. This community has historically been home to many residential lots as well as providing access to many different commercial uses by Ritchie Highway (MD 2), Baltimore Annapolis Boulevard (MD 648), Jumpers Hole Road, Benfield Boulevard, and the B&A trail. With access to many arterial and collector roadways, Severna Park includes several different Village Centers and commercial nodes, including the Severna Park Marketplace.

Severna Park was historically developed because of its proximity to the Baltimore & Annapolis Short Line Railroad, founded in 1887, and the historic route of the Baltimore Annapolis Boulevard, first established in 1910 and straightened in the 1930s as MD 2. Passenger trains were active until the 1950s and freight trains until 1968. In the 1970s, a large part of the track was converted to the pedestrian B&A Trail. Additionally, there are still historic properties in the area related to this time period. One example is the almost century-old Corwell's Country Store located at the intersection of Earleigh Heights Road and Baltimore-Annapolis Boulevard. Originally constructed in the 1920s and outfitted with a gas pump, this building is an intact example of roadside commercial architecture from the early 20th-century, and the owner is working to restore the building and have it added to the Maryland Inventory of Historic Properties.

This community also has a history of large farm settlements that began with early settlement and continued into the 20th-century. This is represented at Kinder Farm Park, a County park that preserves part of a historic 20th-century farm landscape.

The Kinders, a German immigrant family, first began their truck farm business in 1898 and grew their agribusiness into a major cattle farm. The old Kinder Farm House (constructed in 1905) stood next to the current Kinder Farm Park Visitor's Center until very recently. Elements of the house reflected German building traditions. Ultimately the house suffered numerous problems, including repairs with modern materials after partial fire damage in its upper story, and a termite infestation, which resulted in loss of historic integrity and demolition occurred for safety reasons.

Other amenities in Severna Park include a library, one regional park, and several community parks. Additionally, the County-operated Gold Route Extension Bus Line runs along Ritchie Highway, which bisects Severna Park. While the Gold Route has three stops in Severna Park, the area of Severna Park west of Ritchie Highway has limited multimodal transportation options.

There are opportunities to improve the transportation network within Severna Park through safer connections along major thoroughfares and by providing a reliable and efficient public transportation system. Additionally, areas along Ritchie Highway, each of the designated village centers, and other commercial hubs along the B&A Trail, provide a prime opportunity for new commercial and housing development.








## Introduction

As Region 4 includes coastal creeks and rivers, diverse wildlife, a vast amount of shoreline, and approximately 25% of the County's parks,[1] it is no surprise many of the residents are passionate about the natural resources and environment. During SAC meetings, public outreach events and other community feedback opportunities, ideas, opinions, and suggestions about preserving the natural environment were consistently brought forward by different members of the public. The following points are some of the most frequently mentioned comments from the public on the natural environment of Region 4:

- Enforce environmental protections and regulations
- Protect shorelines for environmental and community purposes
- Improve local and regional water quality for streams and rivers
- Enhance stormwater management to reduce pollution
- Maintain forested areas for habitat and wildlife protection
- Expand public water access

Given the region's natural resources, a core environmental principle for the Region is protecting the natural environment to assist with the guidance of future growth and development in the coming years. This includes water and sewer infrastructure, as well as natural resource protection. Region 4's natural resources and relationship to the environment are key for a successful future.

This chapter will focus on sensitive areas including streams and their buffers, the 100-year floodplain, wetlands and steep slopes; forests; land conservation; water quality; and public water and sewer.

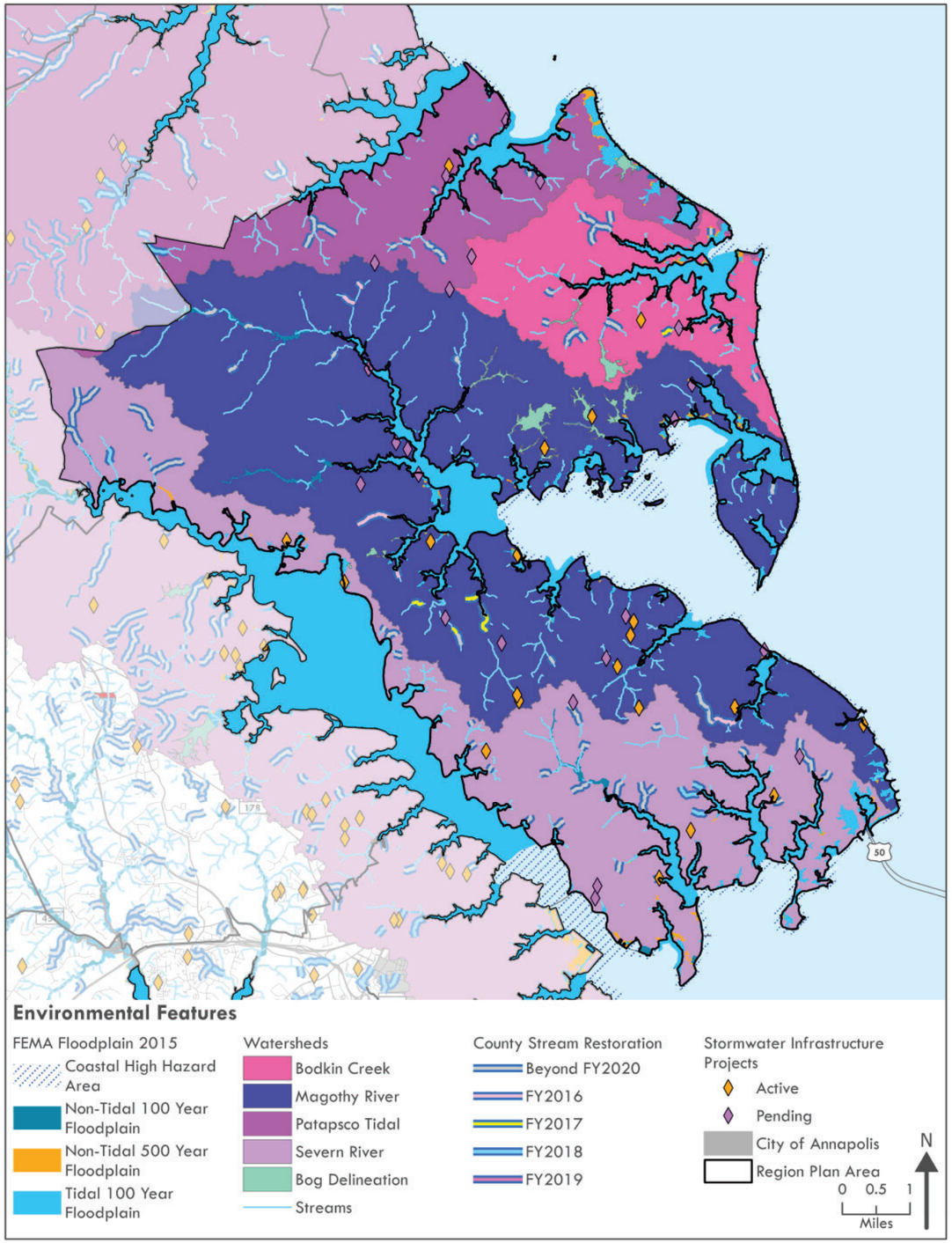
*1 According to the Department of Recreation and Parks presentation to the Region 4 SAC on August 22, 2022*

### Relevant goals from Plan2040:

- **Goal NE1:** Preserve, enhance, and restore sensitive areas, including habitats of rare, threatened, and endangered species, streams, floodplains, tidal and non-tidal wetlands, bogs, shorelines, steep slopes, and all applicable buffers.
- **Goal NE2:** Improve and protect surface water quality by reducing impacts from stormwater runoff, wastewater discharge, and septic systems.
- **Goal NE3:** Retain existing forest cover, increase forest replanting efforts and increase urban tree canopy.
- **Goal NE4:** Expand, enhance and continue to protect the County's greenways, open space, rural areas and the Priority Preservation Area.
- **Goal NE5:** Ensure the safe and adequate supply of groundwater resources and wastewater treatment services for current and future generations.
- **Goal NE6:** Create resilient, environmentally-sound and sustainable communities.



Figure 2: Environmental Features








## Sensitive Areas

As the second largest Region in the County, Region 4 contains approximately 46,000 acres of land, includes two peninsulas, approximately 200 miles of shoreline, and is within four watersheds: the Magothy River, Severn River, Bodkin Creek, and Patapsco Tidal. Table 1 below provides additional information on each watershed.

Protection of the Region's streams and their associated buffers, floodplains, wetlands and steep slopes are important in providing aquatic and wildlife habitat, stormwater management, filtration, flood and erosion control, and storage capacity for high rain flows; protecting surface and ground water quality; reducing nutrients from runoff; and recharging groundwater.

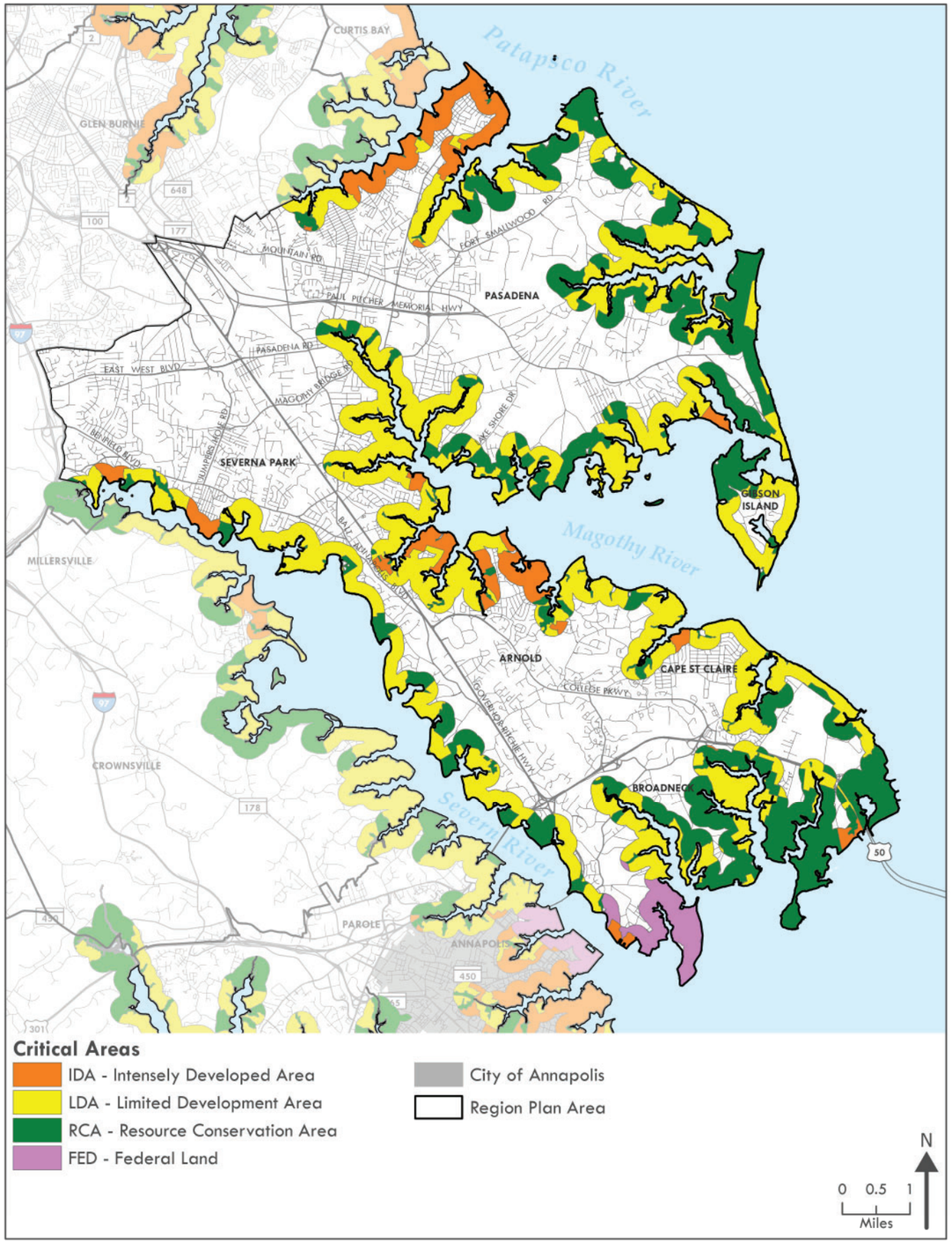
The County protects its natural resources through a series of development regulations, which are outlined in Table 2. While there are thousands of acres of sensitive environmental features that are protected through the Critical Area program (see Figure 3 below to see the Critical Area in Region 4) and development regulations for streams and floodplains, there is still runoff that travels downstream to the Chesapeake Bay. Much of this runoff comes from the large number of sites that were developed before modern stormwater management practices. Additionally, private septic systems contribute approximately eight times more nitrogen per gallon of wastewater than public sewer systems, much of which ends up in runoff.

Table 1: Watersheds

| Name | Acres in Region | % of Watershed in Region |
|---|---|---|
| Magothy River | 22,325 | 98% |
| Severn River | 12,364 | 28% |
| Bodkin Creek | 5,034 | 100% |
| Patapsco Tidal | 6,046 | 20% |



Figure 3: Critical Areas




## Water Quality

Water quality does not meet federal Clean Water Act standards in each of the four major rivers. The primary water quality impacts are from excessive inputs of nutrients (nitrogen and phosphorus) and sediments.[1] Nutrients in the rivers contribute to large algae blooms that decrease clarity of the water and lead to low dissolved oxygen levels when they die off and decompose. The major sources of nutrients are from stormwater runoff, septic systems, and wastewater treatment plants.

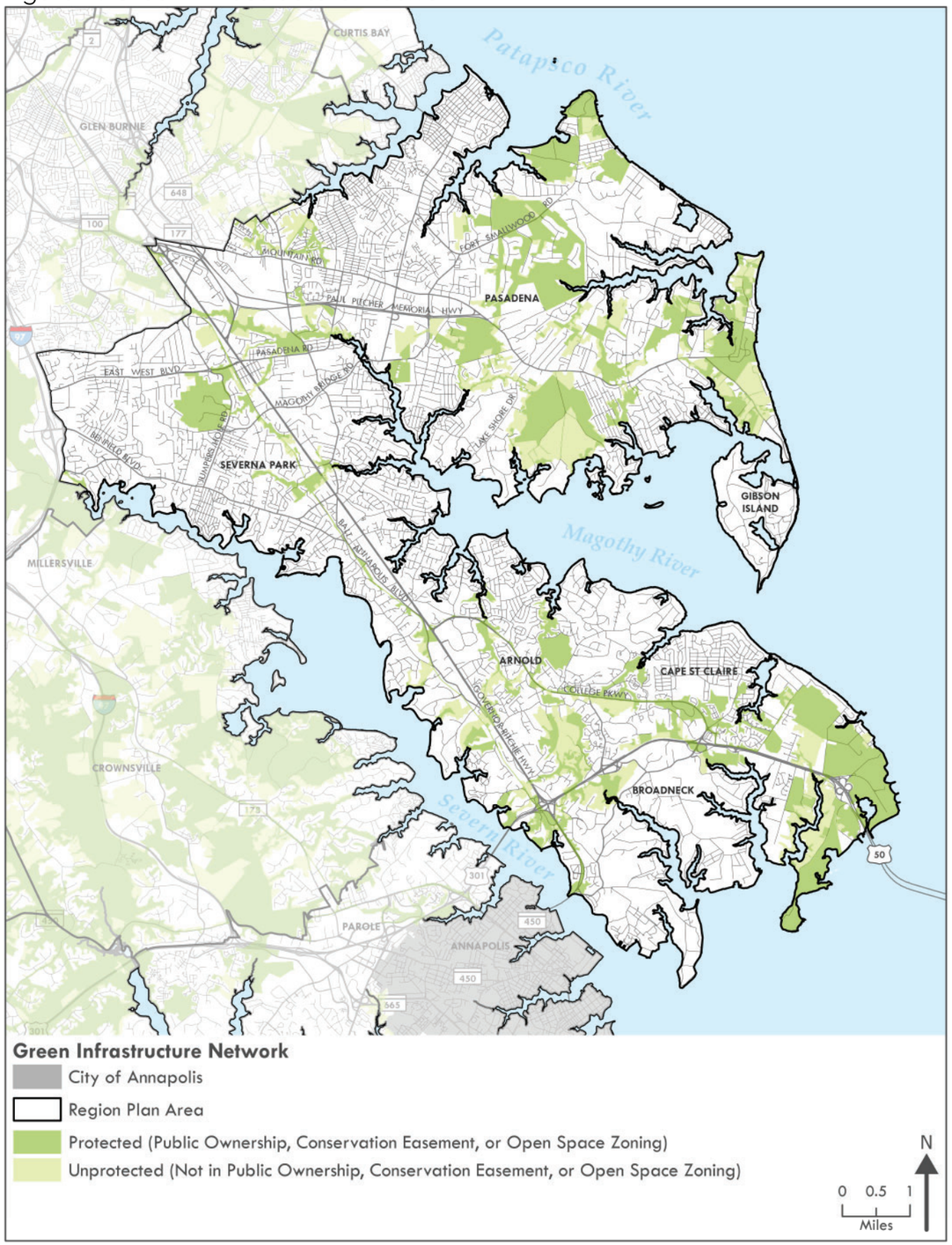
To address these challenges, the County's Phase III Watershed Implementation Plan (WIP) tracks the nutrient and sediment load reductions allocated to the County by the State for achieving the Chesapeake Bay Total Maximum Daily Load (TMDL). The Phase III WIP provides a road map for the numeric and programmatic commitments of the County so that all practices are in place by 2025 to achieve the Bay's dissolved oxygen, water clarity/submerged aquatic vegetation, and chlorophyll-a standards. The County's approach to meeting these commitments involves stormwater management, stream restoration, upgrades to wastewater treatment systems, and conversion of septic systems to public sewer. Additionally, the County's General Development Plan (Plan2040) established goals and policies to address water quality Countywide. Goal NE4 focused on improving and protecting water quality by reducing impacts from stormwater runoff, wastewater discharge, and septic systems. There are also specific policies and strategies within Plan2040 to implement that goal. Moreover, the County's Capital Improvement Program and Budget has items to aid in enhancing water quality. The Septic to Sewer Subsidy (B588700) provides funding to incentivize local property owners to abandon their conventional septic systems and connect to public sewer. The Septic System Enhancement Project (C537700) provides grant subsidies for upgrading on-site sewage disposal systems to nitrogen-reducing technology or converting septic systems on properties in existing sewer service areas or communities within existing or planned sewer services areas, among other uses.

## Forest and Land Conservation Resources

In addition to water resources, Region 4 includes large areas of forest and wetlands that support plant and wildlife communities. Approximately 4,400 acres of forest that meet the size criteria of potential habitat for Forest Interior Dwelling Species (FIDS) remain in Region 4. There are also several bog wetlands that serve as a filter to improve water quality and provide habitat for rare, threatened and endangered plants and wildlife. Many of these areas are part

*1 Magothy River Watershed Assessment. Anne Arundel County. May 2010, Severn River Watershed Management Master Plan, Anne Arundel County, February 2006, Patapsco Tidal and Bodkin Creek Watershed Assessment, Anne Arundel County, August 2012.*

Figure 4: Green Infrastructure Network








of the County's Green Infrastructure Network, a connected network of the largest, contiguous natural areas in the County and are protected through County ownership. Private landowners, non-profit organizations (including the Magothy River Land Trust, Scenic Rivers Land Trust, and Chesapeake Bay Foundation), as well as Federal, State and County agencies are all engaged in efforts to conserve natural lands in the Region.

Table 2: Summary of Key Natural Features Regulations in County Code and COMAR

| Feature | Regulations | **County and State Code Reference** |
|---|---|---|
| **Critical Area** | Land within 1,000 feet of tidal waters regulated by Critical Area provisions in County Code and State law and regulations. Regulations vary between three designated zones (Intensive Development Area, Limited Development Area, and Resource Conservation Area). Includes limits on impervious cover, protection of 100-foot upland buffer from tidal wetlands and waterways, and habitat protection areas (including waterfowl staging and concentration areas, colonial waterbird nesting sites, threatened and endangered species, and anadromous fish spawning areas). | 17-8-101, et. seq. 18-13-101, et. seq. Code of Maryland Regulations, Title 27 |
| **Steep Slopes** | Development prohibited on slopes that are 25% or greater (or 15% in Critical Area) that meet the area and height thresholds. | 17-6-404, et. seq. |
| **Forests** | Forest conservation regulations establish a process and requirements for subdivision and development projects. Requirements include, but are not limited to, forest stand delineation, thresholds for forest clearing, and protections for Priority Forest Retention Areas, including prohibition of clearing forests over 75 acres in size. | 17-6-301, et. seq. 17-6-303, et. seq. 17-6-309, et. seq. 17-6-603, et. seq. |
| **Nontidal wetlands** | Development prohibited in wetlands and 25-foot wide buffer. | 17-6-402, et. seq. |
| **Streams** | Development prohibited in 100-foot wide buffer for perennial and intermittent streams. | 17-6-403, et. seq. |
| **Bogs** | Multiple provisions including development prohibition in bog and contributing streams. Development limitations within 100-foot buffer, 300-foot buffer (limited activity area) and the contributing drainage area. | Article 17, Title 9 |
| **Floodplains** | Development limited, including requirements for easement or dedication of floodplain areas to the County through the subdivision process. | Article 16, Title 2 17-3-701, et. seq. |
| **Stormwater Management** | State law and County Code requires new development to implement Environmental Site Design to the Maximum Extent Practicable. This standard requires site planning and stormwater management techniques that conserve natural features and drainage patterns and minimize impervious surfaces. | 16-4-101, et. seq. Code of Maryland Regulations 26.17.02.08 |
| **Forest Interior Dwelling Species (FIDS)** | FIDS require large forest areas to breed successfully and maintain viable populations. A FIDS habitat is any forest tract that is greater than 50 acres with at least 10 acres that is 300 feet or more from the nearest forest edge, or a riparian forest that is at least 300 feet in total width and greater than 50 acres in total forest area. Mitigation is required based on impact to the number of acres of FIDS habitat. | 17-8-603, et seq., 18-9-204 , et seq. |

## Current Environmental Regulations

The Anne Arundel County Code contains regulations on natural features including streams, wetlands, floodplains and forests that apply across the County. Table 2 lists some, but not all, key natural features regulations.

## Water and Sewer Service

Over 80% of Region 4 is served or planned to be served with public water within the Broadneck, Glen Burnie Low, Glen Burnie High or Gibson Island Water Pressure Zones. Approximately 28% of the Region has no existing or planned public water service, mostly in the Lake Shore area, and is served by private well systems. The 2022 Water and Sewer Master Plan shows there is enough capacity to meet the projected growth demands in the Region.

A portion of the Region lies within an area where elevated radium has been detected in groundwater. New and replacement wells in this area are required to be installed to a minimum well depth and meet drinking water standards for radium. Owners of existing private wells are encouraged to test for gross alpha particles. Where levels are found above the drinking water standards, a water treatment unit or a replacement well in a deeper aquifer is recommended.

Over 60% of Region 4 is served or planned to be served with public sewer within the Broadneck or Cox Creek Sewer Service Areas. Approximately 29% of the Region has no existing or planned sewer service, mostly in the Lake Shore and Whitehall areas. The 2022 Water and Sewer Master Plan shows there is enough capacity to meet the projected growth demands in the Region.

Areas around Chelsea Beach and Lake Shore have been identified by the Department of Health as on-site wastewater management problem areas where there is increased risk for septic system failure that could lead to poor groundwater quality and public health risks. These areas have problems such as small lot size, impermeable soils or excessive slopes. The Department of Health will monitor these areas and if petitions are submitted for public service within the areas, action will be taken accordingly.





## Challenges and Opportunities for the Natural Environment

The following challenges and opportunities summarize the Region's key natural environment issues, and provide direction for this Plan's recommendations:

### Challenges

- Impaired water quality in Magothy and Severn Rivers: The high number of septic systems and developments that predate modern stormwater management requirements leads to pollution of groundwater and runoff.
- Extensive shoreline armoring: Previous shoreline armoring to manage erosion leads to loss of intertidal habitat.
- Sea level rise: Sea level rise impacts natural areas, transportation, public and private water, sewer, and septic systems, historical resources, and the built environment.
- Habitat and wildlife protection: Many community members are concerned about maintaining forested areas for wildlife and community benefits.
- Public water access: There are relatively few areas providing public water access for swimming, cartop boat launches, and trailerable boat launches.

### Opportunities

- Improved stormwater management: Implement stormwater management and stream restoration projects that improve water quality and habitat, and provide public education and recreational benefits.
- Community collaboration: Increase community education and engagement on environmental issues. Continue to build partnerships among community groups and non-profit organizations (such as Magothy River Association, Severn River Association, and Watershed Stewards), schools, and the County to achieve environmental goals.
- Enhanced shoreline protections: Enhance community engagement opportunities relating to education and projects to enhance living shorelines and provide greater protection for communities adjacent to tidal waters.
- Forest Conservation: Encourage opportunities to increase forest conservation especially in areas within the Green Infrastructure network and near sensitive environmental areas.

# Introduction

Region 4's physical characteristics, both natural and built, make the area a one-of-a-kind place in Anne Arundel County. There are few places that offer an extensive amount of natural resources ranging from rivers, wildlife, and an abundance of shoreline while also containing high quality schools and commercial corridors surrounded by major thoroughfares and unique residential communities, each with their own history and character.

This chapter focuses on housing, land use, zoning, transportation, climate change and sea-level rise; and cultural resources within Region 4. Throughout the planning process, members of the public and the Region 4 SAC discussed multiple aspects of the built environment. The most common statements from the public on Region 4's built environment are as follows:

- Limit future development in the peninsula areas
- Ensure housing is affordable for diverse incomes
- Discourage high-density residential development in single-family residential communities
- Promote redevelopment of existing structures rather than new development
- Mitigate traffic congestion
- Provide safe connection points for pedestrians and cyclists
- Incorporate design guidelines to ensure neighborhood compatibility
- Protect historic structures and the region's cultural heritage

Relevant goals from Plan2040:

- **Goal BE1:** Align development regulations and review practices with Plan2040, that recognizes the importance of the County's environmental features; limitations on infrastructure; and the desire to focus development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas; enhance quality of life; and protect and enhance neighborhoods.
- **Goal BE3:** Preserve and strengthen the County's existing and historic communities by encouraging resident-participation in planning processes, with particular emphasis on involvement of historically underrepresented and marginalized communities.
- **Goal BE4:** Support quality of life and economic vitality in County Peninsula Policy Areas, while preserving environmentally sensitive areas.
- **Goal BE8:** Encourage hubs of limited commercial and community services for rural or suburban area residents in locations where such uses exist or have traditionally existed.
- **Goal BE11:** Provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels.
- **Goal BE12:** Ensure the County's workforce, elderly and other vulnerable populations have access to an adequate supply of housing in a variety of neighborhoods that is affordable for a range of income levels. Particular attention should be given to meeting the needs of renter households earning 60% and below of the Area Median Income (AMI) and homebuyer households earning below 120% AMI.
- **Goal BE14:** Protect and preserve the significant historic and archaeological resources and cultural heritage of the County; and promote public awareness of the County's history and the stewardship of historic assets.
- **Goal BE15:** Provide a well-maintained multimodal transportation network that is safe, efficient, environmentally sensitive, and provides practical and reliable transportation choices and connections for all users.
- **Goal BE16:** Increase the County's resilience to future changes in climate and reduce emissions of greenhouse gasses.

# Housing

Region 4 is a desirable community to live in given its proximity to rivers and natural resources, access to parks and open spaces, and high quality schools. In 2021, there were 53,555 housing units in Region 4.[1] The 2021 vacancy rate for both owner occupied and renter occupied units was 5%,[2] which is lower than the County average of 6.4%.[3] Due to the desirability of the community, Region 4 is expected to add 5,000 new households in the next 30 years as families continue to move into the Region.[4]

Home values in Region 4 are generally higher than the County overall.[5] The 2021 median home value in Region 4 was $450,680 (see Figure 5) and the 2019 average monthly rent was $1,782.[6] These values have likely appreciated in recent years given national housing trends, decreasing amounts of undeveloped land, and increasing construction costs.

While Region 4 is mainly a residential community, there is a lack of diverse housing options. As shown in Figure 6, most of the housing stock in Region 4 was built prior to 1990, with a large portion built before 1970.[7] Most of the housing stock (82.6%) is single-family detached units, and there are relatively few townhomes (12.6%), or apartments (4.1%) as shown in Figure 7.[8] There is a high homeownership rate in Region 4, with 87% of families owning their home and 13% renting, which is higher than the Countywide homeownership rate of 75%. Homes in Region 4 are also generally more expensive than the County as a whole, and many of the homes priced at or below $300,000 have structural or code deficiencies.[9] While there is adequate housing in Region 4, the lack of diverse housing choices make it difficult for those looking to rent, those of low-to-moderate means, and those looking for smaller dwellings to find housing in Region 4. Public input during the Region Plan process urged the County to pursue policies to help address housing affordability, as well as policies for more housing opportunities for people of all income levels and life stages. There is also support for facilitating more diverse housing forms, coupled with a desire that these new forms be compatible with existing neighborhoods.[10]

*1 Research & GIS, Anne Arundel County Office of Planning and Zoning. 2021 ESRI Enrichment data, 2020 Decennial Census Data, 2010 Decennial Census Data. (Region 4 Website)*
*2 Research & GIS, Anne Arundel County Office of Planning and Zoning. 2021 ESRI Enrichment data, 2020 Decennial Census Data, 2010 Decennial Census Data. (Region 4 Website)*
*3 Plan2040*
*4 Baltimore Metropolitan Council, 2022 (Visual Vocab)*
*5 2020 ESRI Enrichment data, American Community Survey 2014-2018 (visual vocab)*
*6 Research & GIS, Anne Arundel County Office of Planning and Zoning. 2021 ESRI Enrichment data, 2020 Decennial Census Data, 2010 Decennial Census Data. (Region 4 Website)*
*7 2020 ESRI Enrichment data, American Community Survey 2014-2018 (Visual Vocab)*
*8 Research & GIS, Anne Arundel County Office of Planning and Zoning. (Visual Vocab)*
*9 MD Property Value Sales Data File June 2019, CAMA data January 2014 completed by Real Property Research Group, Inc. (ACDS Presentation)*
*10 Region 4 Visioning Questionnaire: https://www.aacounty.org/departments/planning-and-zoning/long-range-planning/region-plans/Region4/R4_Visioning_Responses.pdf*



**87%** Own homes

**13%** Rent

Figure 5. Home Values




Figure 6. Home Ages

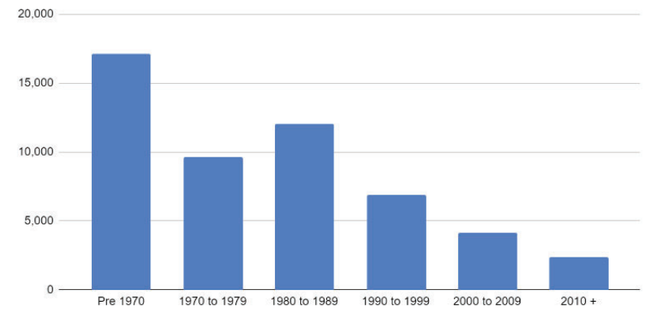
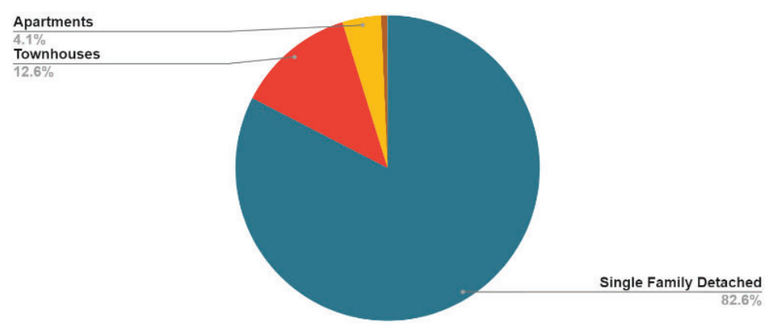



Figure 7. Housing Stock Diversity








BUILT ENVIRONMENT

## Housing Diversity and the "Missing Middle"

To address the lack of housing choices, planners and designers nationwide are analyzing the benefits of what is commonly known as missing middle housing types.

Missing Middle provides a variety of housing types that range in scale from duplexes and fourplexes to small, two- to three-story apartment buildings in walkable neighborhoods. While some of these housing types were commonly seen throughout the United States before World War II, they are currently not developed as often due to zoning and financial restraints.

Many of these dwellings, such as duplexes, triplexes, quadplexes, and cottages on a green, provide the benefit of being compatible in appearance and design with detached single-family homes, but are also able to accommodate a moderately higher number of residents than large lot dwellings. In doing so, they enable better access to daily services for more people. Missing middle housing also provides a great transition between single-family homes and more urban buildings and uses, such as commercial stores, since they provide a buffer without segregating lots or installing barriers.



Accessory Dwelling Unit



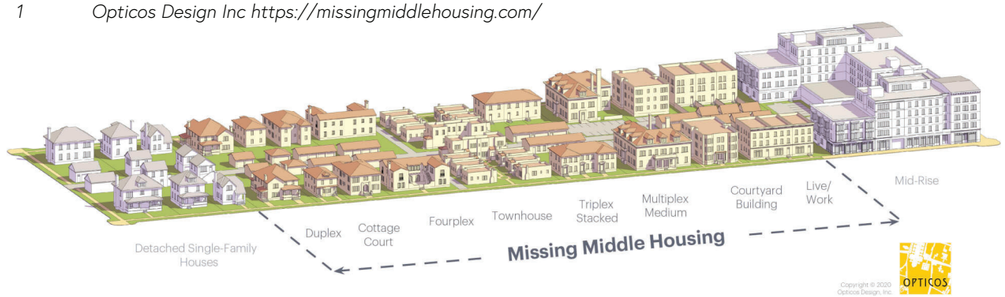
Cottage Court



Multiplex Medium

Figure 8: Missing Middle Housing[1]

1 *Opticos Design Inc https://missingmiddlehousing.com/*



## Affordable Housing

Housing, particularly housing affordability, has been cited as a key concern among a sizeable number of residents, both Countywide and within Region 4.[1] Housing is generally considered affordable when a household does not pay more than 30% of their income on housing related expenses. When a homeowner or renter pays more than 30% of their income on housing expenses they are considered to be cost burdened. Workforce and affordable housing programs are typically geared toward those making 50-100% of area median income (AMI). Workforce and affordable housing program income numbers for the County are based on AMI at the Baltimore Metropolitan Statistical Area level, where the median income for a family of four is $116,100. Thus, to qualify for various workforce and affordable housing programs, a family of four would need to have an annual household income between $58,050 and $116,100. As an example, housing in the County that is affordable for a family of four in this income range would have a maximum monthly cost between $1,451 and $2,903 for a 3 bedroom unit. Median rent for a 3 bedroom unit countywide is $2,027.[2]

The need for affordable housing, particularly for rental units, is acute. In the County, there is a deficit of approximately 9,000 housing units for households making 50% of AMI. Nearly half of all renters are cost burdened in the County, and housing units at an affordable cost to low and moderate income renters often have major structural deficiencies. Countywide, 42% of renter households are cost burdened, or pay more than 30% of their income for housing, and the waiting list for households seeking program assistance from the County's Housing Commission is over 28,000. Within Region 4 there is a shortfall of at least 2,700 affordable housing rental units for current needs, without accounting for growth projections.[3]

*1 AACO Center for the Study of Local Issues:https://www2.aacc.edu/csli/AACC-Community-Survey-Spring-2023-Press-Release.pdf*

*2 2021 American Community Survey (ACS) Data*
*3 2021 American Community Survey (ACS) Data*







## Holding Capacity

A residential Holding Capacity Analysis was conducted in 2021 to provide an estimate of the additional housing units that could be built under the existing, adopted zoning, subdivision and development Code.[1]

The analysis considered zoning, subdivision and development regulations, regulated natural features, and land values to provide an estimated number of residential units that could be achieved under the current adopted zoning. Because many factors contribute to determining if and how a property is developed, including market changes, finances, private agreements and leases, and personal preferences of property owners, the Holding Capacity Analysis is not a parcel-specific feasibility study or a guarantee that development would occur.

Key steps in the Holding Capacity Analysis include:

- Identifying parcels with development or redevelopment potential,
- Calculating the actual yield of recent development in each zone,
- Applying density to developable parcels, and
- Comparing results with growth forecasts and infrastructure capacity.

The result is an estimate of the number of potential units that can be built if all of the available land, excluding natural features, is developed. Plan2040 provides an in-depth description of each step in this process (Volume II, page 111).

The results of the Region 4 Holding Capacity analysis are shown in Table 3. Growth projections anticipate that Region 4 will steadily add approximately 3,700 new households over the next 20 years. The Holding Capacity Analysis indicates that there is sufficient capacity under the Region's adopted zoning to accommodate this projected household growth for the Region on both vacant and re-developable land.

In Region 4, there are three Communities of Opportunity located in Pasadena, Severna Park, and Arnold. Communities of Opportunity are areas within the County's Priority Funding Area that can support affordable housing development with strong schools, employment opportunities, and access to multimodal transportation and public amenities. Though not limited to Communities of Opportunity, accommodating future growth in these areas will offer opportunities to access better schools, employment, transportation alternatives, safe neighborhoods, public amenities and a stable housing stock.

Introducing more diverse housing stock in Region 4 through infill and redevelopment can help people of all ages and abilities to remain in their community. For example, seniors and single adults may be interested in smaller housing units and units with lower maintenance responsibilities. A variety of housing types can also lead to greater diversity of home values, which can make homes more affordable to a diverse population.

A strong community will meet the needs of current and future residents at all stages of life, including young people, families, and older adults. A factor in meeting people's needs is providing affordable, safe, and quality housing. Through the help of County departments and partner agencies, such as Arundel Community Development Services, Region 4 will promote vibrant communities where people of all ages can live comfortably.

*1 Source: 2021 Holding Capacity Analysis and Round 10 BMC Forecast*

Table 3: Forecast and Holding Capacity

| | Countywide | Region 4 |
|---|---|---|
| Household Forecast (Change from 2020 to 2040) | 31612 | 3714 |
| Holding Capacity Residential Zoning Districts | 13215 | 3256 |
| Holding Capacity Non-residential Zoning Districts | 27572 | 4563 |
| Total Estimated Holding Capacity | 40787 | 7819 |
| Difference | 9175 | 4105 |

*These statistics are estimates, not growth targets.*

## Challenges and Opportunities for Housing

Addressing the following challenges and opportunities will be critical to addressing the needs of the Region's housing supply and diversity:

### Challenges

- Region 4 is predominantly comprised of single-family residential neighborhoods with limited housing diversity.
- The Zoning Code does not currently allow for many "missing middle" housing types such as triplexes, quadplexes, or small neighborhood-scale multifamily buildings in many residential zoning categories.
- An older housing stock can have challenges such as water and energy efficiency.
- The expense of developing new housing makes affordable housing developments less competitive than market-rate development.

### Opportunities

- Many communities are connected to each other and provide commercial nodes along key transportation routes.
- Missing Middle housing allows for housing to blend seamlessly among communities.
- Holding Capacity analysis shows additional units could be added on both vacant and re-developable land.
- The Zoning Code can be reformed to reduce parking requirements and other regulations that discourage diverse housing development.





## Land Use and Zoning

Plan2040 provides a Countywide policy framework for managing and guiding growth and development, primarily through the Development Policy Areas Map and the Planned Land Use Map.

The Development Policy Area Map identifies areas where development and redevelopment are encouraged, as well as areas where preservation of lower density, suburban character and natural features are prioritized. The Region is predominantly within the Neighborhood Preservation Policy Area which aims to limit development to infill and the addition of accessory dwelling units; and redevelopment that is compatible with the existing neighborhood character. The Region also has Peninsula Policy Areas that recognizes the communities that are nearly surrounded by water and are served by a single primary road corridor for access and egress. On the peninsulas, there are policies to limit development to infill and ensure that redevelopment is compatible with the existing character of the neighborhood. Region 4 has seven designated Village Centers to provide an opportunity for walkable, pedestrian-oriented, mixed-use areas that are compatible with the underlying Policy Area and surrounding community; encourage development and redevelopment that is oriented toward the community and enhances community heritage.

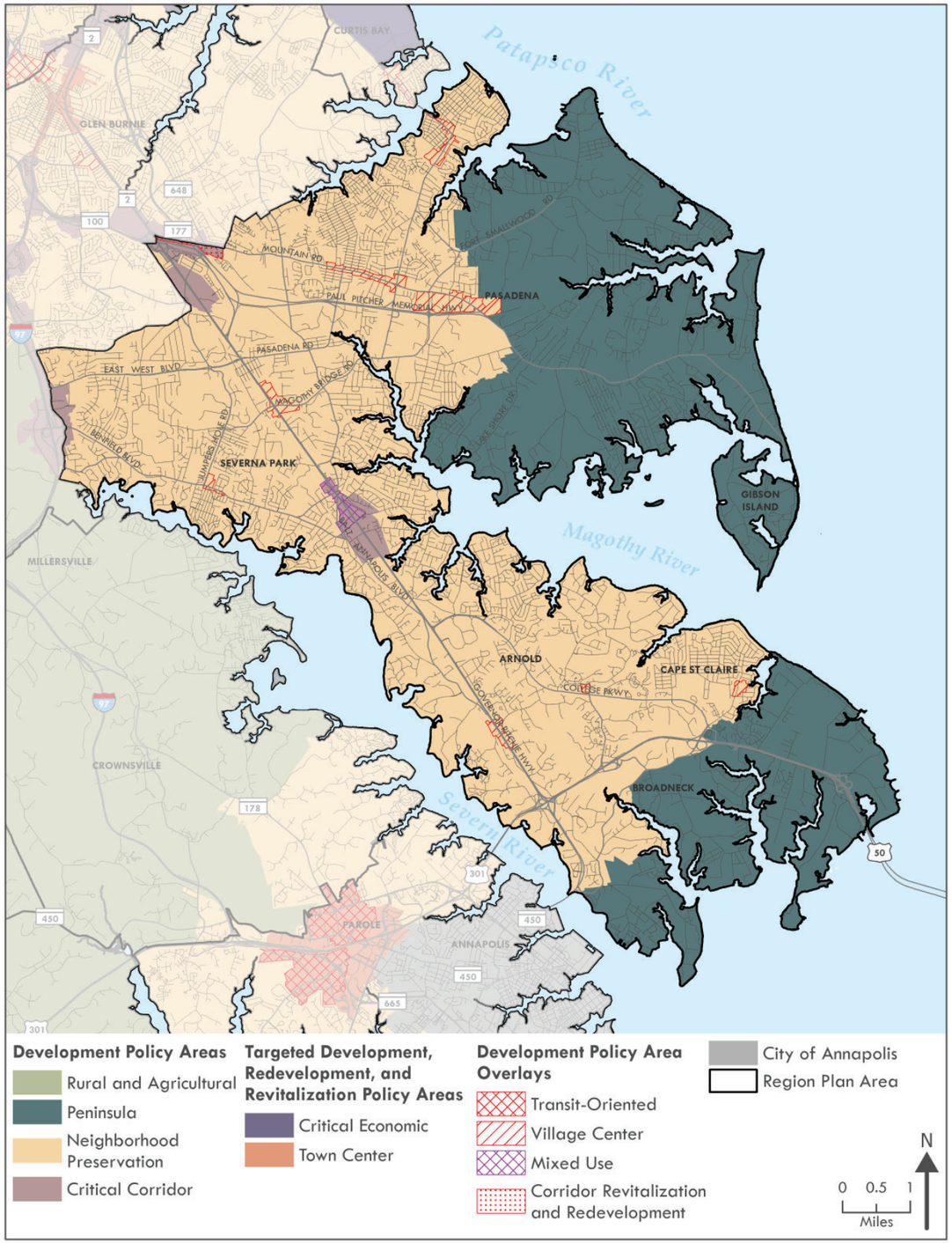
Plan2040's Planned Land Use Map guides development patterns based on the Plan2040 vision, goals, and policies, as well as the Development Policy Areas Map. The map provides general guidance in the density, character and location of various land uses, and is implemented primarily through the tools of Zoning and the Subdivision and Development provisions of the County Code. Plan2040, in outlining the Region Planning process, provided for the Region 4 Plan to include recommendations for land use that would amend the Plan2040 Planned Land Use Map, and comprehensive Zoning Map in Region 4 that would update the Zoning Map to be consistent with the Planned Land Use Map.

As part of the Region Plan process, each Village Center designated on the Development Policy Area Map was discussed by members of the SAC to better understand each area as it exists today, but also to understand the vision for the future. The SAC discussed the importance of mixed-use in certain areas, but came to a consensus that the current Mixed-Use Zoning regulations allowed too much intensity for these village areas. Plan2040 strategy BE1.1.5 recommends reviewing and revising the requirements for Mixed-Use Districts, including those for provision of a combination of uses, consideration of distance to uses, scale, design guidelines and connectivity between uses. A revision to the mixed-use requirements would help realize the communities desires for these Village Centers.

To assist with future Zoning Code changes to the Mixed-Use designations, design guidelines, capital projects, and other implementation mechanisms, the following descriptions capture a brief snapshot of the village area as well as what the SAC and members of the community would like to see in the future.

Region 4 is comprised of several Development Policy Area designations (for full definitions see page 38 in **Plan2040 Volume I**):

Figure 9: Region 4 Recommended Development Policy Areas








**Targeted Development, Redevelopment and Revitalization Areas** promote public and private investment in designated Town Centers, Commercial Revitalization Areas and Sustainable Communities.

**Peninsulas** support protection of natural shorelines, road improvements, stormwater management, adaptation to sea level rise, and decrease development potential on the Planned Land Use Map.

**Neighborhood Preservation Areas** primarily limit new development while promoting public investments in walking and biking infrastructure, parks, and schools.

**Critical Corridor Areas** are developed areas along major roads where redevelopment to improve safety and mobility while preserving adjacent neighborhoods is encouraged.

## New Development Policy Area Overlays

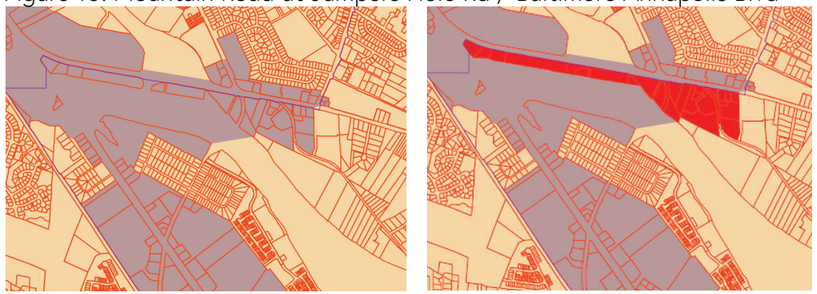
As part of the SAC's review of the Development Policy Areas, they noticed that Commercial Revitalization Areas and existing and planned mixed-use areas were designated as Neighborhood Preservation or Critical Corridor, which are non-targeted growth Development Policy Areas. Identifying Commercial Revitalization Areas and mixed-use areas as non-targeted growth Development Policy Areas is contrary to the County's policy on where development, redevelopment and revitalization are encouraged. However; rather than simply develop a new Development Policy Area, OPZ recommends a new Development Policy Area Overlay be created so the intent of the underlying Development Policy Area is still applicable. The following are two new Development Policy Area Overlays which will be designated as Targeted Development, Redevelopment and Revitalization Policy Areas (Growth Areas).

**Corridor Revitalization and Redevelopment Overlay:** Applied to only those areas in the County that are designated as a Commercial Revitalization Area per Article 18, Title 14, Subtitle 3 of the Code and are located in a non-targeted growth Development Policy Areas. Commercial revitalization areas improve communities, reduce blighted areas, increase property values, and reduce sprawl by allowing expanded uses and greater development flexibility.

**Mixed-Use Overlay:** Existing (mixed-use zoning districts) or planned (mixed-use planned land use) mixed-use areas located in non-targeted growth Development Policy Areas. Generally walkable, vertically or horizontally mixed-use areas that are suburban (townhomes or multifamily) or village-like in character.

Examples of these overlays can be seen in Figures 10 and 11.

Figure 10: Mountain Road at Jumpers Hole Rd / Baltimore Annapolis Blvd





Corridor Revitalization and Redevelopment Overlay

Neighborhood Preservation

Critical Corridor

Figure 11: Severna Park Marketplace





Mixed Use

Neighborhood Preservation

Critical Corridor

## Guidance for future Mixed-Use Zoning Districts

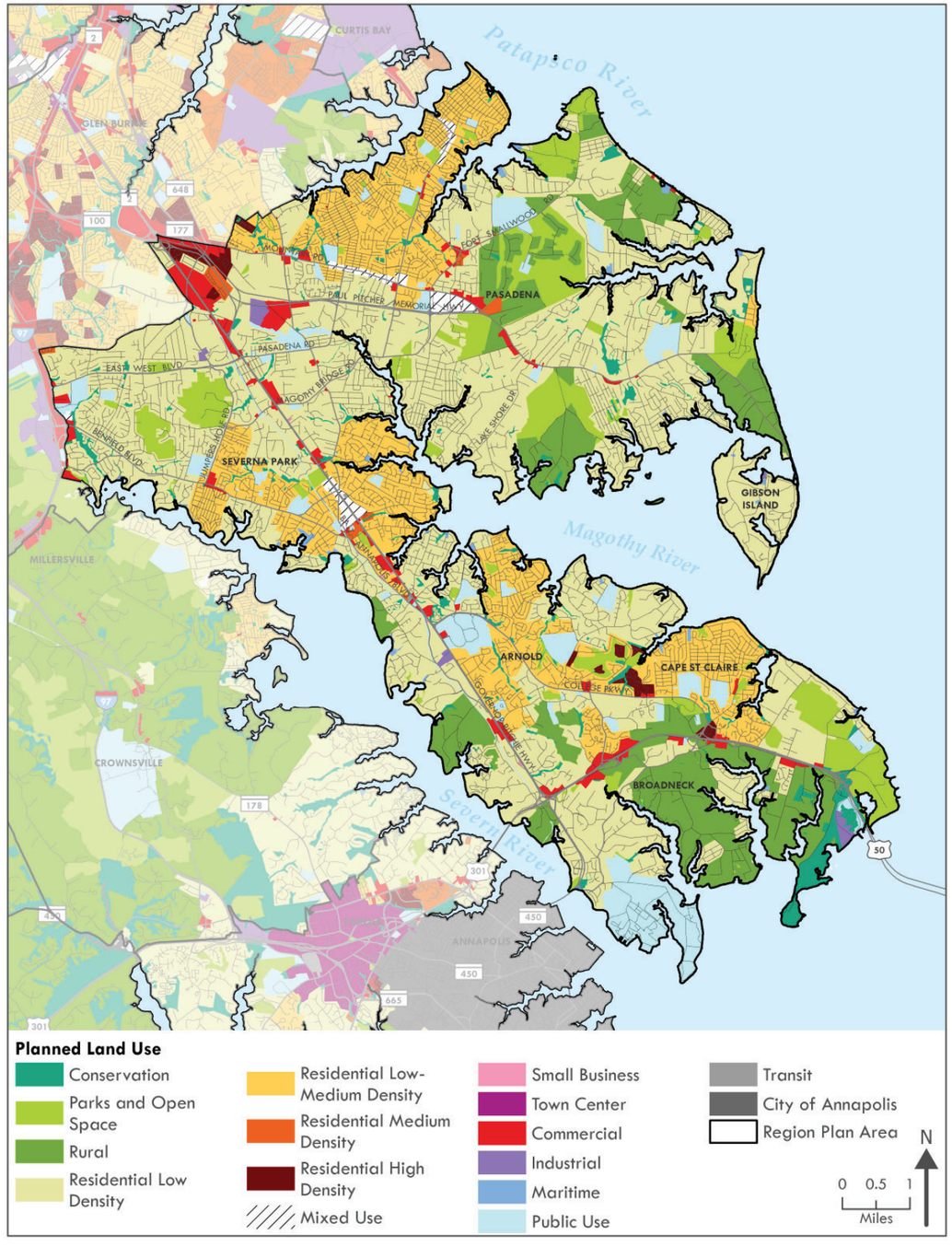
The SAC also discussed areas where mixed-use would address key concerns such as housing affordability and transportation accessibility. However; the SAC agreed that the current mixed-use zoning Code does not adequately reflect their vision and instead chose to identify these areas on the Planned Land Use Map and the Development Policy Area and Overlay Map. In addition, they recommended the mixed-use zoning districts of the Code be amended to levels of intensity rather than uses. Plan2040 supports this effort via strategy BE1.1.5, which recommends reviewing and revising the requirements for Mixed-Use Districts, including those for provision of a combination of uses, consideration of distance to uses, scale, design guidelines and connectivity between uses. A revision to the mixed-use requirements would help realize the communities desires for these mixed-use areas. It should also be noted that several existing overlays, such as the Commercial Revitalization Area, allows expanded uses and greater development flexibility in certain zoning districts, thereby making certain zoning districts mixed-use.

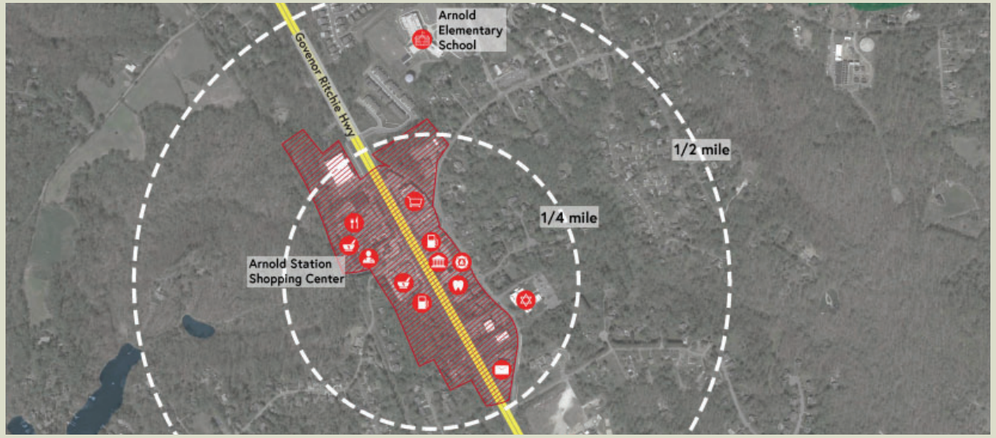
To assist with future Zoning Code changes to the Mixed-Use designations, design guidelines, capital projects, and other implementation mechanisms, the following descriptions capture a brief snapshot of the envisioned mixed-use areas.





Figure 12: Region 4 Recommended Planned Land Use






## Arnold Village Center

Along both sides of Ritchie Highway (MD 2), from the intersection with Old Frederick Road and Baltimore Annapolis Boulevard (MD 648) to the intersection with Admirals Ridge Drive, is the Arnold Village Center. This Village Center is within a Community of Opportunity and includes single-family houses, one- to two-story shopping centers, and stand alone businesses that offer a mix of commercial uses. Within the Arnold Village Center, there is a fire station, shopping, dining, self-storage, a post office, and the Arnold Senior Center, which is located in a historic building (MIHP AA-1048). This Village Center is supported by multimodal transportation, with a bus stop for the County-operated Gold Route Extension Bus Line in the Village Center and the B&A trail running adjacent to the western portion of the Village Center.

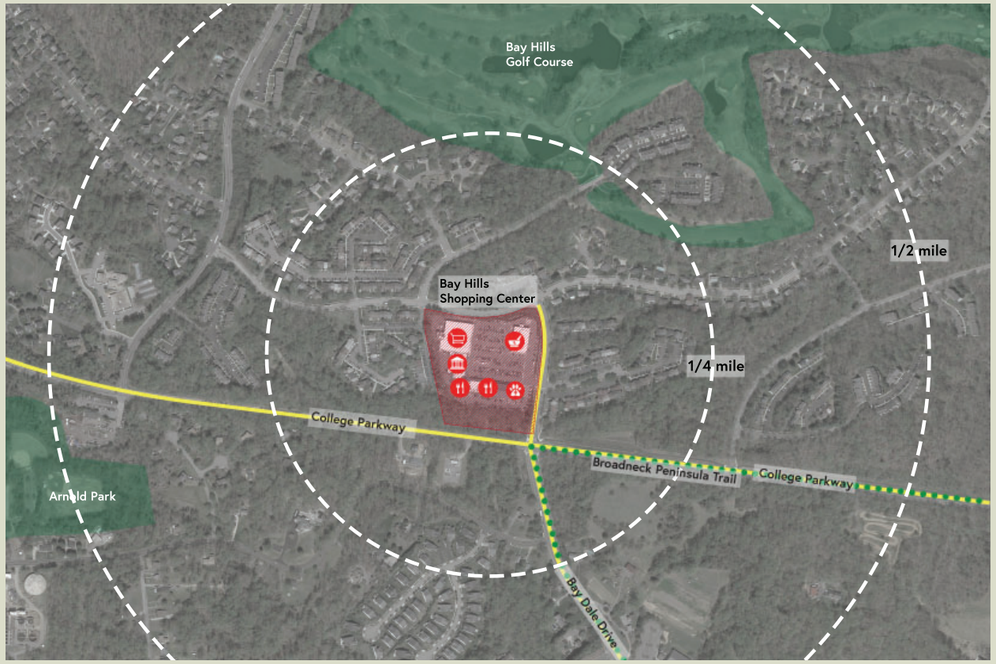
Although the Arnold Village Center is adjacent to the B&A trail, it can be difficult to access from the trail. Areas on the west side of Ritchie Highway are connected to the B&A trail via streets that may not have sidewalks or safe bicycle and pedestrian infrastructure. The only crosswalk to access areas on the east side of Ritchie Highway is at the intersection with Arnold Road, and during peak traffic crossing this intersection on foot or bike can be dangerous due to traffic volume and turning vehicles. Additionally, the time allotted to cross the intersection on foot may not be sufficient for many community members including older adults and people with disabilities.

Since the Arnold Village Center has multiple property owners and the properties were developed individually, there are multiple entrances and exits from parking lots on both sides of Ritchie Highway. This creates traffic congestion concerns as the right and left lanes can back up with people queuing to turn, especially during peak travel hours.

When discussing the future design and layout of the Arnold Village Center, traffic and safety concerns are often mentioned. The SAC recommends that the County work with the State Highway Administration (SHA) to coordinate a traffic study that considers improvements for consolidated access to properties within the Village Center. Safe pedestrian and bicyclist connection points to the surrounding communities and B&A Trail are other key desired improvements. Additionally, the height of the village center should be similar to the height of existing buildings in the surrounding area to ensure neighborhood compatibility.








## Bay Dale Village Center

The Bay Dale Village Center, located at the southwest corner of the intersection of Bay Green Drive and Bay Dale Drive, has buildings that range from one- to two-stories. Within this Village Center, there is shopping, dining, and other commercial businesses to support the surrounding neighborhoods, and within a three-quarter-mile radius of the Village Center there is Arnold Park and the Bay Hills Golf Course. Once completed, the Broadneck Trail will run approximately 300 feet south of the Village Center, and will span from the connection with the B&A trail at the intersection of College Parkway and Ritchie Highway (MD 2), along College Parkway to Sandy Point State Park. The Bay Dale Village Center is within a Community of Opportunity.

While this Village Center is designed to provide amenities to the surrounding community, there are improvements that can make it easier for the community to access this area without a car. Installing pedestrian and bicycle improvements in the surrounding community will aid walkers and cyclists in accessing the Village Center and the neighboring Broadneck Trail. Additionally, it is recommended that the County study the potential of adding a transit route to connect the Bay Dale area with the surrounding Region to determine if it might aid in alleviating traffic concerns and provide alternative transportation for commuting into and out of the Bay Dale area.




## Cape St. Claire Village Center

The Cape St. Claire Village Center is nestled within roughly a quarter-mile from Little Magothy View to approximately 365 feet south of Lido Drive and extends on both sides of Cape St. Claire Road. It includes Cape St. Claire Park, shopping, dining, and a grocery store. The commercial businesses in this Village Center are primarily in a one-story shopping center with parking in-front of the stores. This Village Center is within a Community of Opportunity, and within a three-quarter mile radius there is an elementary school, a high school, a fire station, the Little Magothy River, Broadneck Park, and the Broadneck Trail.

High speed traffic can occur on this section of Cape St. Claire Road, which is particularly dangerous as community members frequently cross the road to access the shops and the park. While there is a crosswalk at the southern intersection of Little Magothy View and Cape St. Claire Road, there are no sidewalks or crosswalks along the main stretch of the Village Center. The future of the Cape St. Claire Village Center could include a sidewalk to provide greater connectivity with the surrounding community as well as sidewalk access to the Broadneck Trail. Traffic calming measures can be installed along Cape St. Claire road to slow traffic, and additional crosswalks can be installed for safe crossing between the shopping center and the park.





## Riviera Beach Village Center

Along both sides of Fort Smallwood Road (MD 173) from Sunset Park to the Stoney Creek drawbridge is the Riviera Beach Village Center. This Village Center has a mix of housing and commercial uses, including shopping, dining, and doctor's offices, that generally are one- to two-stories. The commercial businesses in this Village Center include stand alone stores, drive throughs, and shopping centers, and the housing is primarily single-family residences. This Village Center is within a Community of Opportunity and a Commercial Revitalization Area. Within a three-quarter mile radius of the Riviera Beach Village Center there are two elementary schools, three parks, a volunteer fire station, a new stand alone library, and numerous neighborhoods.

The structures within the Village Center are in varying conditions. While many of the newer or refurbished buildings have landscaping features and sidewalks, some of the older buildings look dilapidated and lack sidewalks. Additionally, many of the storefronts have frequent turnover and some stores can remain vacant for extended periods of time.

The Region 4 Plan recommends a Planned Land Use of Mixed-Use for the Riviera Beach Village Center to accommodate a future mix of services including retail, office, residential, and public uses. The Region 4 Plan recommends that the County pursue revisions to the Mixed-Use Zoning Districts of the Code to define levels of intensity rather than uses. A neighborhood-scale mixed-use zone would be more consistent in scale with the existing development



in Riviera Beach than what the Code presently allows. Uses could include two-story office buildings, live-work buildings with commercial space on the first floor and residential units on the second floor, or potentially commercial space on the first floor and offices on the second floor. Having slightly taller buildings along Fort Smallwood Road would allow for a transition to the residential communities behind these developments.

Additionally, new or renovated developments should provide sidewalks to better connect the establishments in the Village Center and to provide connectivity to the surrounding neighborhoods. The Region 4 Plan recommends that design guidelines be established to allow for diversity of development while promoting specific qualities that are unique to Riviera Beach.

## Mountain Road Village Center

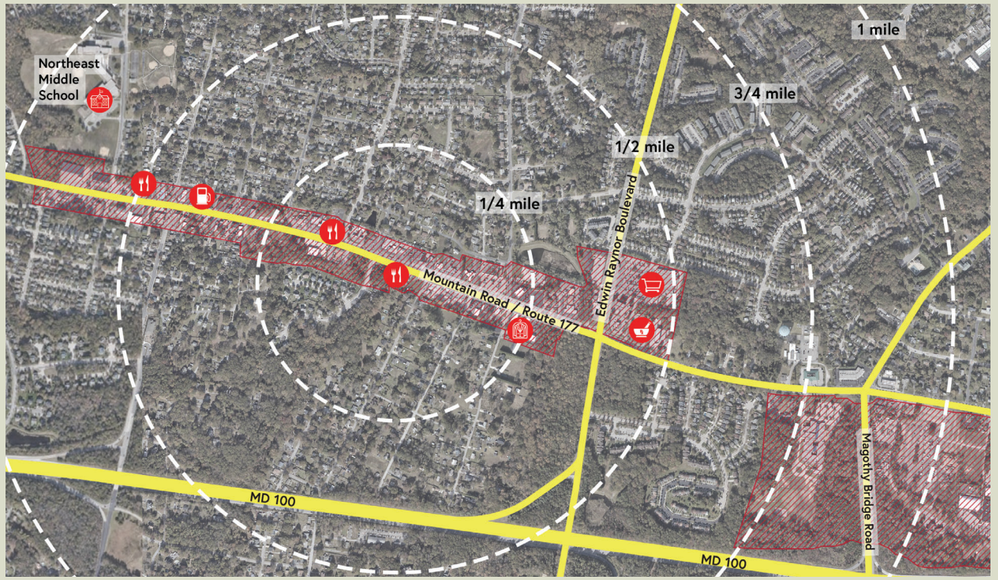
The Mountain Road Village Center in Pasadena includes two areas that are less than a quarter mile apart. The easternmost portion of the Village Center is along the southside of Mountain Road (MD 177) and the north side of MD 100 from the intersection of these roads to 900 feet west of Magothy Bridge Road (MD 607). The western portion of the Village Center is approximately 1.25 miles long on both sides of Mountain Road from Mayer Avenue to approximately 600 feet east of Edwin Raynor Boulevard. Both areas of the Village Center are within Communities of Opportunity, though only the western portion is in a Commercial Revitalization District.

The primary use within this Village Center is commercial with a mix of shopping centers and standalone businesses that vary in height from one- to two-stories. Public facilities and amenities within the Village Center include Jacobsville Elementary School, and a post office, as well as shops, restaurants, and grocery stores. Within a 0.75-mile radius of the Village Center there is Northeast Middle School, Havenwood Park, Jacobsville Park, two fire stations, and the Lakeshore Athletic Complex. Additionally, there are a number of historic sites within the Village Center including historic churches and cemeteries as well as the Magothy Rosenwald School, a progressive school for African American Children constructed in the early 1920s.

Many community members are concerned about the traffic congestion associated with visiting the amenities and traveling in and out of Pasadena. Additionally, there are inconsistent sidewalks and a lack of crosswalks, making it difficult to get around the area without a vehicle. The area also has minimal landscaping or public open spaces to encourage community members to walk around the area.

The Region 4 Plan recommends a Planned Land Use of Mixed-Use for the Mountain Road Village Center to accommodate a future mix of services including retail, office, residential, and public uses. Similarly to the Riviera Beach Village Center, the current mixed-use zoning districts have regulations which are not suitable for this area. The Region 4 Plan recommends that the County pursue revisions to the Mixed-Use Zoning Code that will be more consistent in scale with the development on Mountain Road.

In the future, this Village Center could include improved bicycle and pedestrian connectivity within the Village Center and to surrounding areas of interest such as the B&A trail, Lake Shore Athletic Complex, Beachwood Park, and Lake Waterford Park. Consideration for opportunities should be given for public open space within the Village Center, such as a pocket park with green space, pollinator gardens, or a playground structure. Potential redevelopment could include one- to two-story buildings with a mix of commercial and residential uses.









## Earleigh Heights Village Center

At the intersection of Magothy Bridge Road, Earleigh Heights Road, and Ritchie Highway (MD 2) is the Earleigh Heights Village Center, with two shopping centers, the Earleigh Heights Volunteer Fire Station, and an office building. This Village Center is regularly a popular destination for shopping, dining, visiting the doctor, and on special occasions, the Fire Station hosts events like the Carnival and Food Truck Tuesdays. Within a 0.75-mile radius outside of the Village Center, there is Kinder Farm Park and a post office. The Earleigh Heights Village Center is also accessible by multimodal transportation as there is a bus stop on the County-operated Gold Route Extension Bus Line and a park-and-ride facility within the Village Center; and the B&A trail is less than a quarter mile to the west, with the B&A ranger station at the intersection of the trail and Earleigh Heights Road. This Village Center is within a Community of Opportunity.

Although the Earleigh Heights Village Center is close to the B&A trail, there is not a consistent sidewalk along Earleigh Heights Road to connect the trail to the Village Center. While there are crosswalks within the Village Center, crossing this intersection on foot or bike during peak traffic hours can be dangerous due to traffic volume and turning vehicles. Additionally, the time allotted to cross the intersection on foot may not be sufficient for many community members including older adults and people with disabilities.

There is significant traffic congestion at this intersection during peak travel hours and during community events. The high traffic volume coupled with pedestrians stranded in the median creates unsafe conditions that leave drivers and pedestrians uneasy when moving through this intersection. The Region 4 Plan recommends that the County work with the SHA to coordinate a traffic study to consider bicycle and pedestrian improvements as well as traffic safety improvements.

When discussing this Village Center, the SAC deliberated on the Earleigh Heights Volunteer Fire Station and heard comments from neighbors. Many SAC members support facility improvements for the Earleigh Heights Volunteer Fire Station, but they expressed concern at introducing more commercial businesses to this intersection. Any development and redevelopment in this area should be examined and studied to ensure proper traffic and safety measures are met. Additionally, it is important to include the local community in any outreach efforts pertaining to this site.

## Benfield Village Center

The Benfield Village Center runs from the south side of Benfield Road from the intersection with East Drive to the intersection with Jumpers Hole Road where it spans the east side of Jumpers Hole Road for approximately 950 feet. This Village Center is in a Community of Opportunity and includes multifamily housing, shopping centers, stand alone businesses, and multi-story office space. Within three-quarters of a mile from the Village Center there are a few schools. There are consistent sidewalks throughout this Village Center area, and they are often used to access the commercial areas; however there are limited crosswalks in this area.

Many community members travel through the Village Center to get home from work, pick up children from school, and run errands. Often there is afternoon traffic congestion due to the high number of vehicles on the road and turning to access the amenities in the Village Center. During this peak travel time, students from the local middle school often walk to the Village Center, and they sometimes cross the street in areas that are not marked with crosswalks. The high traffic volume, coupled with pedestrians frequently crossing the road in unmarked areas, leads to unsafe conditions. The Region 4 Plan recommends that the County consider traffic and pedestrian safety improvements in this area.



The Regions Plans are the fifth time Anne Arundel County has conducted comprehensive zoning since the first zoning map was introduced in 1952. Comprehensive zoning is typically conducted after a major planning process where the land use, development activity, and holding capacity have been analyzed for changes and can accommodate forecasted growth. It provides an opportunity for updating the Zoning Map and recommending updates to the Zoning Code to help achieve the goals of the plan. The comprehensive zoning process also provides an opportunity to more closely align zoning with on-the-ground development; to allow property owners or persons that have a financial, contractual, or proprietary interest in a property to apply for a zoning change; and to ensure that zoning is consistent with Planned Land Use as required by the Land Use Article of the Maryland Code (§ 1-303).




Staff have proposed consistency changes to more closely align zoning with the adopted Plan2040 Development Policy Areas Map and the adopted Planned Land Use Map. Consistency changes include updates to align the zoning with the actual development of built communities to protect the physical character of an area and better predict infrastructure needs. Additionally, consistency changes include updates so that the OS zoning district applies to public parks and privately owned areas that provide active and passive recreational amenities, platted floodplains, conservation easements and other preservation areas that are primarily used for floodplains, natural areas, public open spaces, and public parks and recreation facilities. Other OPZ-recommended zoning changes are made after analysis of requests by community members through public comments, zoning change applications by property owners or their agents, or to address challenges and opportunities throughout Region 4.








A few topics related to zoning were consistently brought up by members of the public and discussed with the SAC. The first being that the maritime zoning district Code language should be updated to provide a light commercial maritime zoning designation that is more consistent with established neighborhoods. Currently, the Code permits restaurants and banquet halls in all commercial maritime zoning districts (MA2, MA3, MB, and MC). Many people expressed concern that commercial marinas most consistent with MA2 or MA3 zoning and located within existing neighborhoods should be allowed to continue their operations while limiting uses that can disturb a neighborhood, such as operating a bar or restaurant into the night. The SAC determined when the Zoning Code is updated to include a neighborhood-appropriate marina designation, the County should revisit the zoning of marinas in Region 4 including, but not limited to, 7938 Shipley Drive and 1132 Pasadena Yacht Yard Road.

Many comments received throughout the process show that community members are interested in potential redevelopment and revitalization while preserving the established community. In short, community members are interested in design guidelines, standards for architecture and site design that allow for diversity of development while promoting specific qualities that are unique to a given neighborhood or community. These guidelines can help ensure neighborhood compatibility by requiring future development to adhere to the style and overall feel of the neighborhood without jeopardizing the needs and uses of the site.

Other comments noted the need for a reform to the mixed-use zoning districts of the Code to focus on regulating levels of intensity rather than uses. Currently, the mixed-use designations require a minimum of 10 acres for optimal method of development and allow building heights of up to 150 feet. Many community members agree that sites along major transportation routes may be a great location for a two-to-four-story development with first floor commercial or office space and residences above, but the broad definition of mixed-use as currently listed in the Code makes it difficult to support mixed-use zoning. Additionally, the lot size requirements can be prohibitive, especially in developed areas with smaller lot sizes that could be revitalized with mixed-use development.

## Challenges and Opportunities for Land Use and Zoning

The following are the key challenges and opportunities in the area of land use and zoning within Region 4:

### Challenges

- Current marina regulations are not suitable for some marinas located within communities.
- Mixed-use regulations do not allow for smaller, less intense development in communities that want mixed-use without large scale development.
- Transportation improvements, including vehicle and multi-modal, are needed to better connect people to places.

### Opportunities

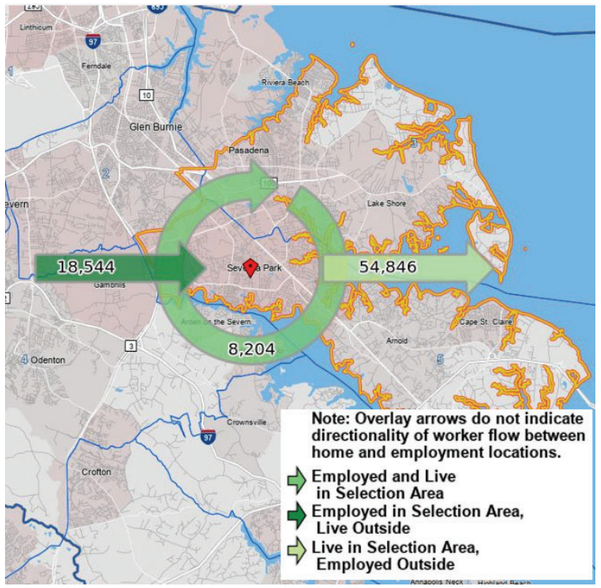
- The Region is home to several Village Centers which provide economic opportunities.
- Redevelopment and revitalization

potential in many areas of the Region.
- Ensure new development and redevelopment complement the existing community's character.

## Transportation

Plan2040 sets a Countywide framework for transportation that calls for multimodal options, emphasizes safety and reliability, and calls for the transportation system to be well-maintained, environmentally sensitive and resilient. Move Anne Arundel!, the County's Transportation Functional Master Plan, contains various recommendations for making the County's communities more walkable, better connected for bicycle mobility, better served by transit and key upgrades to several Region 4 corridors.

Many people rely on Region 4's transportation network on a regular basis. The Region has almost 27,000 primary jobs, 19 elementary schools, 5 middle schools, 4 high schools and Anne Arundel Community College (AACC) with a headcount of almost 26,000 students. Of the primary jobs in Region 4, 18,544 workers commute into Region 4 but live outside of the region (70%) while only 8,204 workers both live and work in Region 4 (30%). Additionally, 54,846 workers live in Region 4, but work outside of Region 4. Each of these workers and institutions depend on a functioning transportation system to effectively get to and from work or school.




Transportation in Region 4, like most of Anne Arundel County, can be summarized as "car-centric". Historically, development patterns for this area have primarily focused on automobile transit over other multi-modal options. Throughout the process, members of the SAC and public have expressed a desire to reduce traffic congestion, encourage more people to use public transportation, increase safe walking and bicycling infrastructure, and provide education on the benefits of public transit.

With a strong emphasis on the automobile, there are opportunities to improve the transportation network of Region 4. In order to better understand the challenges and opportunities related to transportation, a look at the current transportation network is needed.

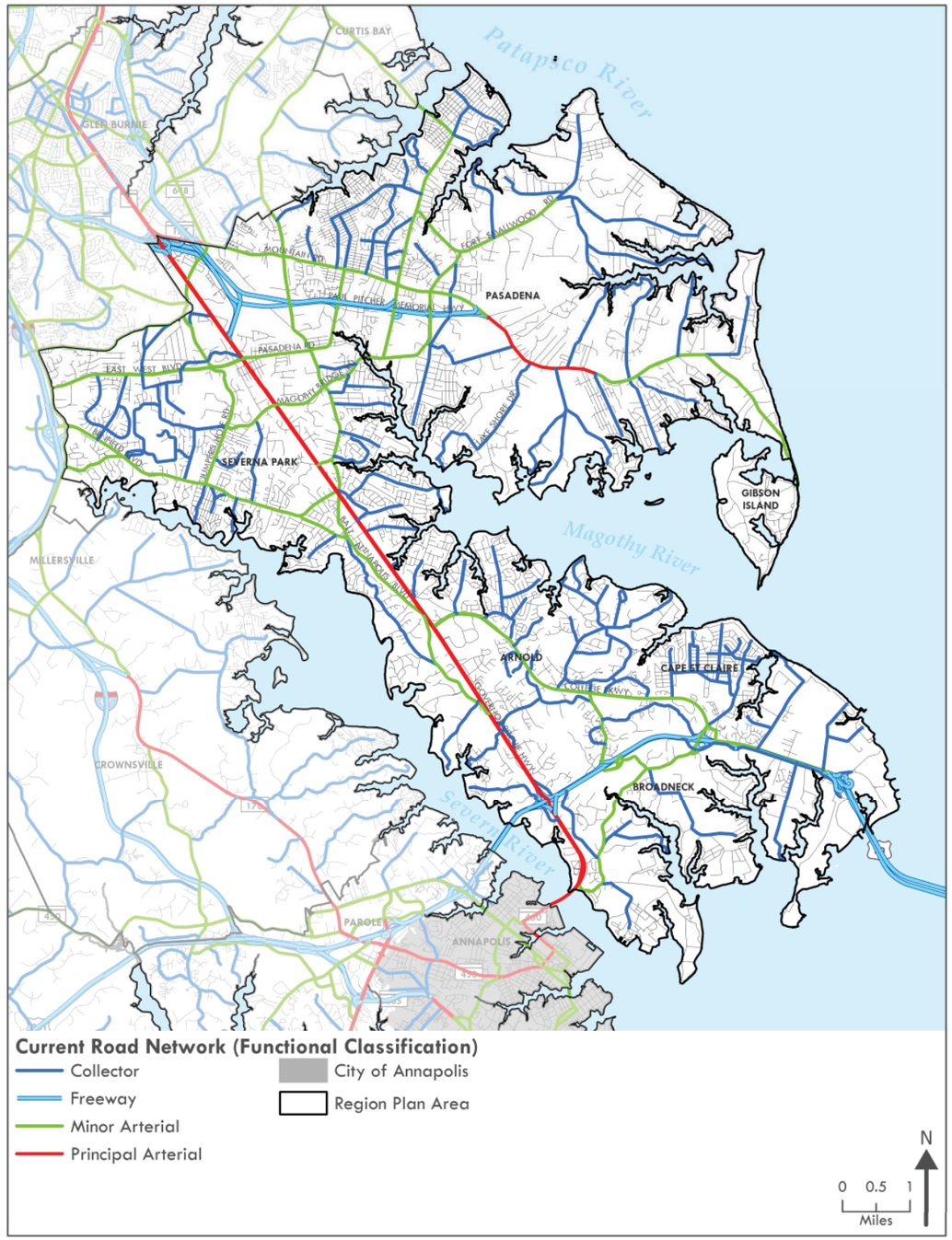
## Road Network

Ritchie Highway (MD 2) and Mountain Road (MD 177) provide access to many of the commercial corridors in the Region. Ritchie Highway runs northwest to southeast along the entirety of Region 4, connecting with US 50/301, linking travelers to most neighborhoods in the area, and providing access to the Baltimore Metropolitan Area. Additionally, US 50/301 connect Anne





Figure 13: Current Road Network



Arundel County to much of the State and Washington D.C. Mountain Road serves as the primary east-west connector between North County and the Pasadena area, and is the only roadway from Gibson Island to the mainland via the Gibson Island Causeway.

Many roads branch off of Ritchie Highway and Mountain Road, such as Fort Smallwood Road (MD 173) and College Parkway, to connect neighborhoods to commercial corridors and major transportation thoroughfares. Baltimore Annapolis (B&A) Boulevard (MD 648) runs alongside stretches of Ritchie Highway and is often used by commuters avoiding traffic on Ritchie Highway, which can result in back ups on B&A Boulevard that impact neighborhoods accessed via B&A Boulevard. Fort Smallwood Road connects to I-695 and destinations north of Baltimore. College Parkway provides internal circulation for the residents of the Broadneck Peninsula and also connects to US 50/301.

Given that there are a few main connectors between many residential communities in Region 4 to other parts of the County, a major concern for Region 4 community members is traffic congestion, especially during peak travel times. While many of the roads that run east to west across Ritchie Highway and north to south across Mountain Road are generally less traveled than the major routes they cross, these roads can face significant backups due to high traffic volumes on main roads making it difficult to cross or enter Ritchie Highway or Mountain Road. US 50/301 is the main connector to most of the Broadneck community, and there can be heavy traffic during the summer when there is increased travel to the Eastern Shore and to Sandy Point State Park. Increased Bay Bridge traffic often leads to commuters using local roads to bypass backups, which impacts local residents by making it more difficult for them to leave their neighborhoods. Traffic along major transportations routes can severely impact those who live and work in Region 4 as it creates significant delays when traveling outside of the Region or even across communities within the Region.

An additional concern related to high traffic volumes on Ritchie Highway is noise. Many residential communities are directly accessed via Ritchie Highway and the sounds of traffic can be quite loud. The County should work with the State to study the feasibility of noise walls along previously developed sections of MD 2 to mitigate impacts to adjacent residential areas.

## Bicycle and Pedestrian Network

The transportation network in Region 4 also includes sidewalks and bicycle infrastructure in addition to roadways. One of the most popular and well known multi-modal paths is the B&A trail, running parallel to Ritchie Highway and stretching from Boulters Way in Annapolis to Dorsey Road in Glen Burnie. Along the trail there are many public and commercial destinations, such as the Earleigh Heights Ranger Station in Severna Park with parking available on the premises.

The Broadneck Peninsula Trail along College Parkway is still in development, and is expected to have a mainline length of nine miles, ultimately connecting the B&A Trail to Sandy Point State Park.

Community members also expressed interest in improved bicycle and pedestrian





Figure 14: Existing, Planned, and Programmed Bicycle/Pedestrian Network

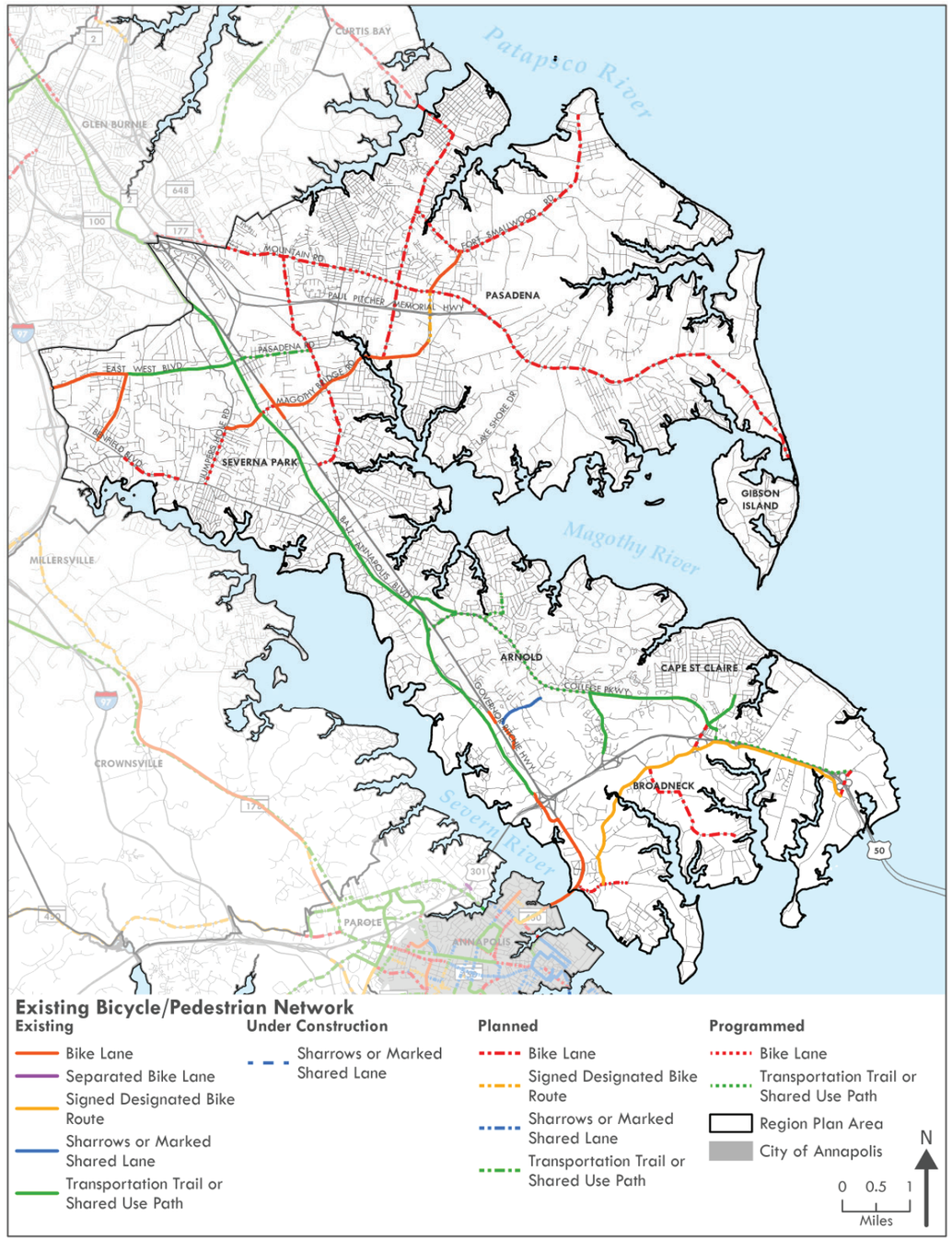
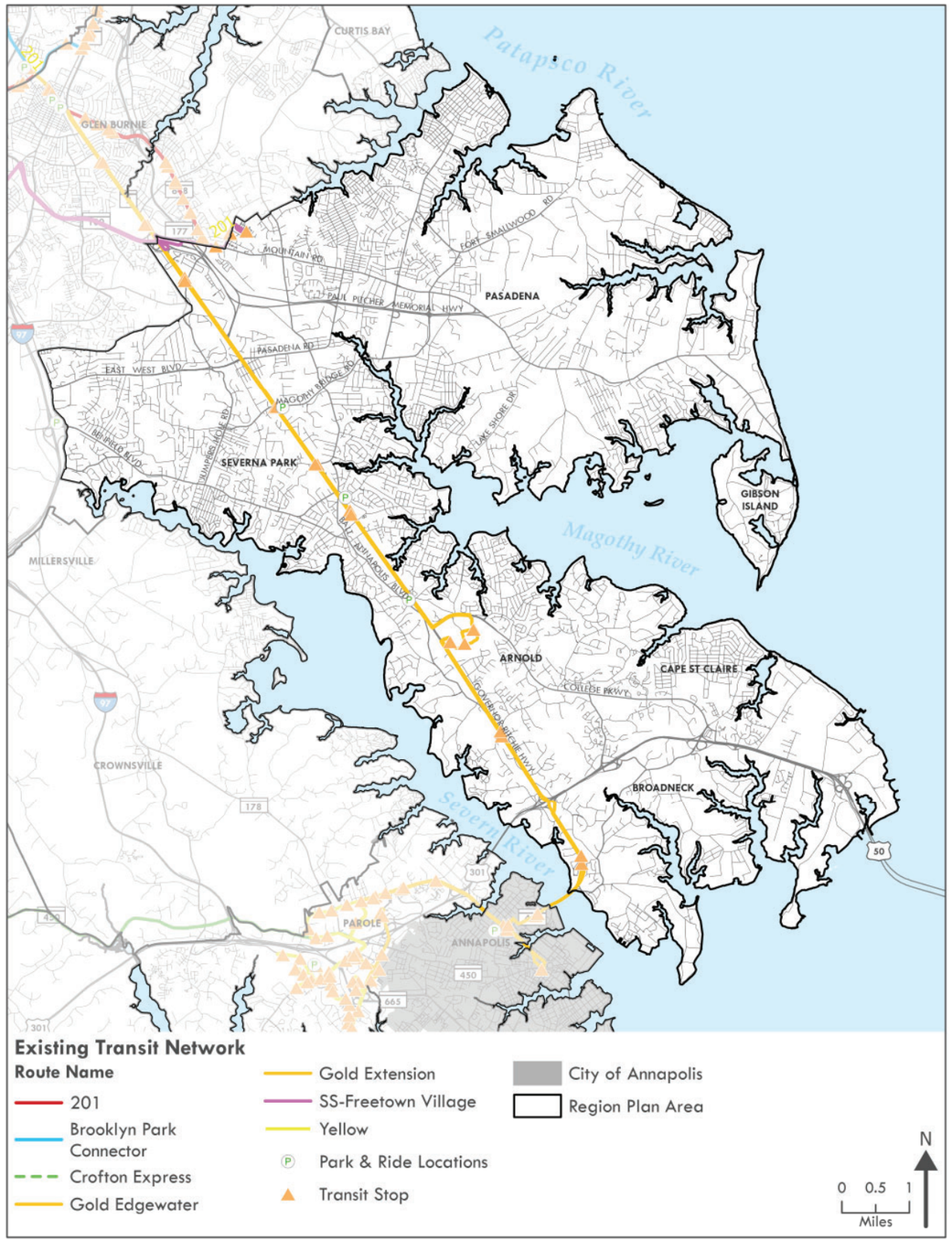


Figure 15: Existing Transit Network








facilities along Mountain Road, especially near the village center and providing connections with the B&A trail. While this is difficult due to the lack of right-of-way between developments and the street, Walk and Roll! provides recommendations for various studies and improvements along this corridor to provide a low stress bicycle and pedestrian network.

While providing trails and paths for safe walking and bicycling is the first step in supporting active transportation, there are additional steps from both the County and the private sector that can help to maximize the use of these facilities. There should be safe connections from neighborhoods to the trails so that people of all ages and abilities can access the facilities. Commercial and office areas that are within mixed-use areas, village centers, near transit, near trail crossings, and by shopping and dining opportunities should provide amenities to support those who walk or bike there. These amenities include, but are not limited to, benches, lighting, landscaping, bicycle parking, audible crosswalk indicators, wayfinding signs, and bus shelters.

There are a number of other communities in Region 4 that lack adequate bicycle and pedestrian infrastructure that can provide active transportation and alleviate traffic concerns. These connections are important for the future of Region 4 and often support Safe Routes to Schools investments, as noted in the Move Anne Arundel!. Working with parents of students, the County and Anne Arundel County Public Schools have an opportunity to listen to the challenges impacting local students who walk or bike to school. Providing students and faculty opportunities to travel to their school without depending on an automobile may help with traffic congestion and bottlenecking along the roadway network during peak times. It also provides a starting point for introducing walking and bicycling paths to established communities.

## Other Transportation Options in Region 4

Public transportation in Region 4 is currently limited to bus services that primarily run along Ritchie Highway. The County-operated Gold Line Extension Route provides bus access between Annapolis and the Cromwell Light Rail Station in Glen Burnie, with multiple stops throughout Region 4. The Maryland Transit Authority (MTA) Route 70 runs from Baltimore to Annapolis with several stops along Ritchie Highway. MTA also provides commuter bus service from the Arnold Farmers Market Park & Ride to Washington D.C. on MTA Bus Route 260. While there is a MTA bus line that runs from Kent Island to Washington DC along US 50, this line does not stop in Region 4 nor in Annapolis. Additional transit connections, including "one-seat rides", should be studied to provide access for neighborhoods that are distant from Ritchie Highway, especially at commercial hubs and village centers to aid in alleviating traffic and assist in multimodal access to highly trafficked areas. Other areas of study include the potential for a bus line that provides service connecting Region 4 to employment, retail, and service centers in Annapolis, Baltimore, BWI Airport and Washington D.C.

The Region 4 SAC recommends members of the Transportation Commission, as well as elected officials and County employees, complete at least one round-trip on public transportation to better understand the needs, opportunities, and challenges facing public transportation.

# Challenges and Opportunities for Transportation

The following summarizes the Region's key transportation challenges and opportunities which provide direction for this Plan's strategies found in the implementation matrix:

### Challenges

- Limited reliable public transit options and routes.
- Access to and from the Region depends mostly on a couple of major roadways which can lead to bottlenecking and traffic congestion.
- There are a number of areas with incomplete and/or missing bicycle and pedestrian infrastructure.
- It can be difficult to find funding sources to increase multimodal infrastructure.
- Bicycle and pedestrian crossings of major roadways in the Region are lacking.

### Opportunities

- Provide education on alternative transportation options.
- Coordinate between parents and the school system to better address problems facing commutes to school.
- Study public transit options to assist with the large commuter workforce both in and out of the Region.

# Cultural Resources

The history of Region 4 begins with early Native American activity at areas such as the Magothy Quartzite Quarry, part of a major trade network from which stone was extracted for making tools. Over time, settlement in Region 4 was driven by the area's ample waterway access, and in the mid-1600s the Severn River was an early center of European settlement with a number of domestic lots established as tobacco farms, such as the Whitehall Plantation.

Many 18th-19th century farms in Region 4 were cultivated by enslaved African laborers and some of their descendants still live in the Region. In Pasadena, Freetown was established in the mid-19th century for the Black community as a safe haven in the face of racial persecution during slavery. After the Civil War, land records show several African American landowners of large properties along Mountain Road, covering almost 1000 acres, who donated land for schools and churches. In the Saint Margarets area, the Historic Asbury Broadneck United Methodist Church (MIHP AA-2511) has records of a congregation dating back to 1839, providing a place of community for African Americans long before land was purchased in the 1850s. African American communities in Saint Margarets continued to thrive with the Browns Woods and Skidmore Rosenwald Schools that opened in the 1920s to provide education to African American Children. The legacy of these communities continues today with a number of historically Black neighborhoods throughout Saint Margarets and the Region as a whole.

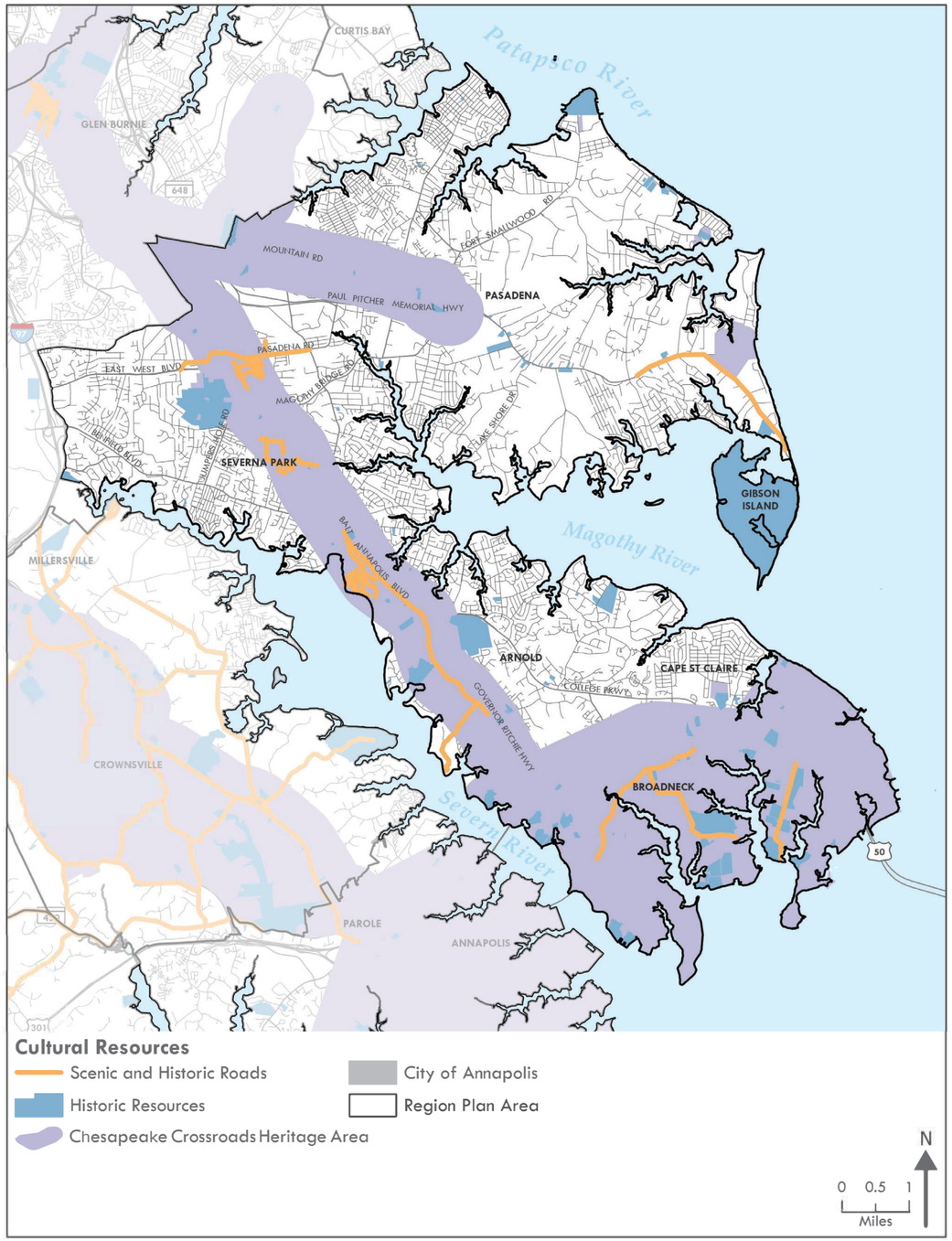
In the 20th century, large truck farms, such as the Kinder Farm (today a County Park), continued to define Region 4. Major transportation networks on water and on land connected farms which "trucked" produce and foodstuffs to the cities of Baltimore and Annapolis. The founding of the Annapolis & Baltimore Short Line Railroad in 1887 and the historic route of the Baltimore-Annapolis Boulevard (first established in 1910, straightened in the 1930s as MD 2) ultimately define the character of Region 4's landscape today. This enhanced transportation network increased an interest in travel to the rural shorelines of Region 4, spurring development of summer beach resort communities in the late 19th-early 20th century. While many of these early 20th-century homes were large country retreats for the wealthy, over time many communities were developed with small lots, often a half acre or less, typically containing small bungalows. These new platted communities represent some of the earliest suburban style development in the County, and they broadened access for less wealthy folk, who could have a small slice of land to enjoy the Bay and its tributaries.

In the end, the economic effects of World War II and the construction of the Chesapeake Bay Bridge in 1952 caused the decline of the beach resort industry. The summer cottage communities ultimately became suburban bedroom communities for Baltimore and D.C. commuters. Today, these early 20th-century communities are among the most threatened cultural resources in Region 4 due to their lack of documentation, proximity to coastal hazards, and prime waterfront locations causing increased pressure to demolish for new development.

The Cultural Resources Section (CRS) of OPZ administers the County Code provisions to protect archeological sites, historic buildings, cemeteries and scenic and historic roads whenever development is proposed. This work is important to safeguard the County's heritage, which in turn stabilizes and improves property values, fosters civic pride, protects and enhances the County's resources for citizens and visitors, serves as a stimulus to economic development, and ultimately strengthens the economy of the County. CRS staff also administer the County's Historic Preservation Tax Credit Program and Easement Program, provide technical guidance and support to citizens and nonprofits, conduct outreach and education programs, manage volunteer efforts in preservation, and manage archival and archeological collections through the Archeology Lab and Curation Facilities.
On April 8, 2021, the Annapolis, London Town, and South County Heritage Area's boundary amendment was approved by the Maryland Heritage Areas Authority (MHAA). This amendment expanded the boundary of the former Four Rivers Heritage Area. The goal of the expansion was to provide additional heritage experiences that include historical, cultural, and natural resources that exist beyond the original heritage area boundary and to support partners of these resources that need the tools and services that MHAA offers. New experiences include a North County African American Heritage Trail, twelve standalone heritage sites, two recreational trails, and natural resource clusters. To reflect the new boundary, the heritage area was renamed and is now known as the Chesapeake Crossroads Heritage Area.

The Cultural Resources Section recently began developing a framework to help explain and document the value and significance of all of the County's historic resources. This framework is a tool to place each site within a local historic context using broad heritage themes. Properties included on the County's Inventory of Historic Resources in this region can be assessed when development is proposed based on the following heritage themes of

Figure 16: Cultural Resources








significance, which provide historic context for preservation in Anne Arundel County:

- Growing a County: Agricultural Heritage in Anne Arundel
- Economic History: Commerce, Trade, & Industry
- Government, Politics, & the Military Presence in AACo
- The Basis for a Community: Social, Religious, & Civic Life
- A Landscape Evolves: Settlement & Development Patterns in AACo
- Gone but not Forgotten: Archaeology, Cemeteries, & Lost Places
- Horses, Boats, Trains, Cars, & Planes: Transportation in AACo
- A Diverse Melting Pot: Immigration & Migration

Given the size of Region 4 and the diversity and number of its cultural resources, all of the above themes of significance are well represented, to the point where it is difficult to identify a dominant theme for this region.

Throughout the Region 4 planning process, many people have commented on the need to preserve communities that have been historically underrepresented and protect the character and diversity of these areas.

While each of the larger communities in Region 4 (Arnold, Broadneck, Cape St. Claire, Gibson Island, Pasadena, and Severna Park) are made up of many smaller communities, each of these areas provide many historically significant sites. However, there are many historically significant sites throughout Region 4 that are currently undocumented. Sites and locations in communities such as Browns Woods, Skidmore, and Mulberry Hill remain undocumented and unidentified. Additionally, important archaeological sites on Gibson Island, Fort Smallwood, and other places are identified as suffering a high threat level. Identifying, protecting, and providing historical markings for communities, schools, and businesses, will help provide the recognition these sites deserve as well as provide the County an opportunity to help preserve and educate people on the historical significance these communities.

Table 5: Historic Resources in Region 4

| Historic/Cultural Resource Type (Region) | Number of Resources in Region 4 |
|---|---|
| Historic Buildings | 204 |
| Archaeology Sites | 253 |
| Historic Cemeteries | 99 |
| Scenic and Historic Roads | 32 (23.38 miles /9.87% of entire inventory) |
| Preservation Easements | 12(*) |

(*) One is for an historic structure; Eleven are for archaeological or cemetery resources

## Advancing Equity in Region 4

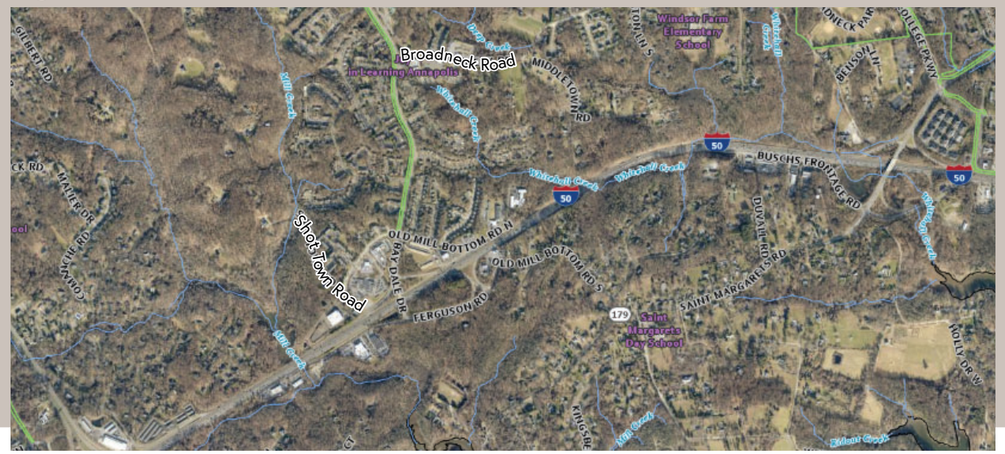
As mentioned previously in this document, equity is defined as "just and fair inclusion into a society in which all can participate, prosper, and reach their full potential." Anne Arundel County is committed to pursuing social and racial equity with accountable equitable policy. The Region 4 planning process is a step in the right direction, directly addressing past wrongs.

The area of Region 4 in Figure 17 is part of an African American community on the Broadneck peninsula, with history deriving from the Whitehall, Stinchcomb, Messick, and Weedon family plantations. According to Anne Arundel County's Cultural Resources staff, many members of the community can track their family history to these enslaved plantations. It has also been reported this area is likely to contain former slave quarters in at least two different locations. Additionally, the descendants and their land were heavily marginalized by eminent domain in the early 20th century for road construction. Landowners continue to be concerned for their remaining footprint along the north and south sides of US 50: Bay Bridge construction in the 1940s and 1950s resulted in the loss of much of this land, and there are concerns about the same happening today, as plans for the bridge's expansion are underway.

Across the Broadneck peninsula, African American enclaves experienced historical marginalization. Like many similar communities across the nation, this area of Region 4 is historically under-documented. This area has not been documented by the government as being a "historic site," even though there is a deep history in the area. While many residents hold their local and familial history, there is an opportunity to bring awareness, equity, and historic preservation to this area through the Region 4 planning process.

In the early to middle 1970s, Anne Arundel County appeared to be more favorable to density, development, and opportunities to promote growth in the County; this is seen through the creation and implementation of the first comprehensive zoning process. However, the 1978 GDP laid out a Growth Management Program and chose a "contained growth" development scenario that encouraged growth in and near current developed areas. No comprehensive rezonings occurred after the 1978 GDP. A 1986 Addendum to the 1978 GDP affirmed the containment alternative and redefined the Rural land use category. To implement the 1986 Addendum, the County was comprehensively rezoned between 1986 and 1989. During this comprehensive zoning process, the County recommended the areas of and around Shot Town Road and Broadneck Road. During this process, the County downzoned many properties in this area and reduced the allowable density: the number of legal units changed from one unit per one acre to one unit per five acres of land. The Region 4 planning process is an opportunity for the residents to obtain previous zoning, and this change can help advance equity in the County.

Figure 17: Broadneck / Shot Town Road








## Climate Change and Sea-Level Rise

The impacts of climate change are becoming more and more apparent in Anne Arundel County, with increasing temperatures, more frequent heat waves and extreme weather events, coastal flooding exacerbated by sea-level rise, and inland flooding related to heavier precipitation events.[1] In 2018, the Maryland Commission on Climate Change updated sea-level projections for the State, showing that Region 4 is at risk of inundation from sea level rise along the shoreline, especially in Lake Shore and the eastern tip of the Broadneck Peninsula near Sandy Point State Park. Previous shoreline stabilization practices heavily relied on shoreline armoring through seawalls and riprap to prevent shoreline erosion, but these can lead to loss of marine habitat. Modern best management practices promote living shorelines with native vegetation alone or in combination with low rock sills to preserve habitat and decrease erosion.

The effects of climate change go beyond the natural environment and pose risks to human health, the built environment, and the economy. One example of the far reaching impacts of climate change is Fort Smallwood in Pasadena. Fort Smallwood is on the Maryland Inventory of Historic Properties as AA-898. It began as a military installation in 1896 and was maintained as a military naval defense until 1927. In 1929, it became a recreational beach, and today, Fort Smallwood functions as one of the County's regional parks. Much of Fort Smallwood is situated in the coastal floodplain, and since 1987, four of the historic buildings have been lost due to damage from coastal flooding and hurricanes.

In 2021, Anne Arundel County and the City of Annapolis established a joint Resilience Authority to provide a mechanism to manage and fund projects to increase the County's resilience to climate change. The powers of the Resilience Authority are outlined in the Section § 3-8A-110 of the County Code.

Additionally, Anne Arundel County produced a Sea-Level Rise Strategic Plan in 2011.[2] The plan included an assessment of the County's vulnerability to sea level rise under multiple scenarios and a set of recommended actions to manage risks.

Plan2040 is the first General Development Plan for Anne Arundel County to address sea level rise. Goal NE6 broadly calls for strategies to create resilient, environmentally-sound and sustainable communities, while Goal BE16 calls for increasing the County's resilience to climate changes. Several other individual strategies focus on addressing and/or adapting to sea level rise, including in Maritime use requirements (BE4.2c), in adopted plans (BE16.1c), and in targeting at-risk properties for easement or acquisition (NE3.1e).

*1 Maryland Department of the Environment, 2021. https://mde.maryland.gov/programs/air/ClimateChange/Documents/2030%20GGRA%20Plan/THE%202030%20GGRA%20PLAN.pdf*

*2 https://dnr.maryland.gov/ccs/Publication/AASLRStrategicPlan_final.pdf*

Table 6: Projected Sea-Level Rise Estimates above 2000 levels for Maryland

| Year | **Emissions Scenario** | **Likely Range (67% Probability)** | **Central Estimate (50% probability)** | **1 in 20 chance (5% probability)** |
|---|---|---|---|---|
| **2025** | | 0.8 - 1.6 ft. | 1.2 ft. | 2 ft. |
| **2100** | Growing | 2.0 - 4.2 ft. | 3.0 ft. | 5.2 ft. |
| | Stabilized | 1.6 - 3.4 ft. | 2.4 ft. | 4.2 ft. |
| | Paris Agreement | 1.2 - 3.0 ft. | 2.0 ft. | 3.7 ft. |

# Challenges and Opportunities

The following are the key challenges and opportunities facing the preservation of the remaining cultural resources in Region 4:

## Challenges

- Limited protections in County Code adversely impact Historic Resources with loss of historic integrity or destruction.
- The County Inventory of Historic Resources lacks diversity and is not inclusive of all populations who have contributed to the development of our local heritage.
- The Code is outdated, inconsistent and inadequate in the designation and protection of scenic and historic roads.
- Historic cemeteries are neglected, in disrepair, and being actively vandalized amid a lack of legal protections.

## Opportunities

- Improved preservation of historic resources to maintain and promote ties to the Region's history.
- Expanded representation in the Historic Inventory of the contributions of traditionally underrepresented communities and groups to the Region.
- Reformed and enhanced Code provisions and regulatory tools to improve protection of the full range of historic resources.





# Introduction

The quality of community services provided by the County, and residents' access to those services, is critical to the quality of life in Region 4. Most of these services are planned and provided at a Countywide scale, and Plan2040 outlines ten broad healthy communities goals that relate to land use:

- **Goal HC1:** Focuses on community facilities to meet the needs of all residents.
- **Goals HC2, HC3 and HC4:** Call for quality and equity in education and educational resources for all.
- **Goals HC5 and HC6:** Emphasize ensuring services and facilities are available and accessible to everyone, including older adults and individuals with disabilities.
- **Goal HC7:** Is centered on food access.
- **Goal HC8:** Focuses on providing diverse recreational facilities and programs that are accessible to all residents.
- **Goal HC9:** Addresses solid waste and recycling.
- **Goal HC10**: Calls for quality emergency services.

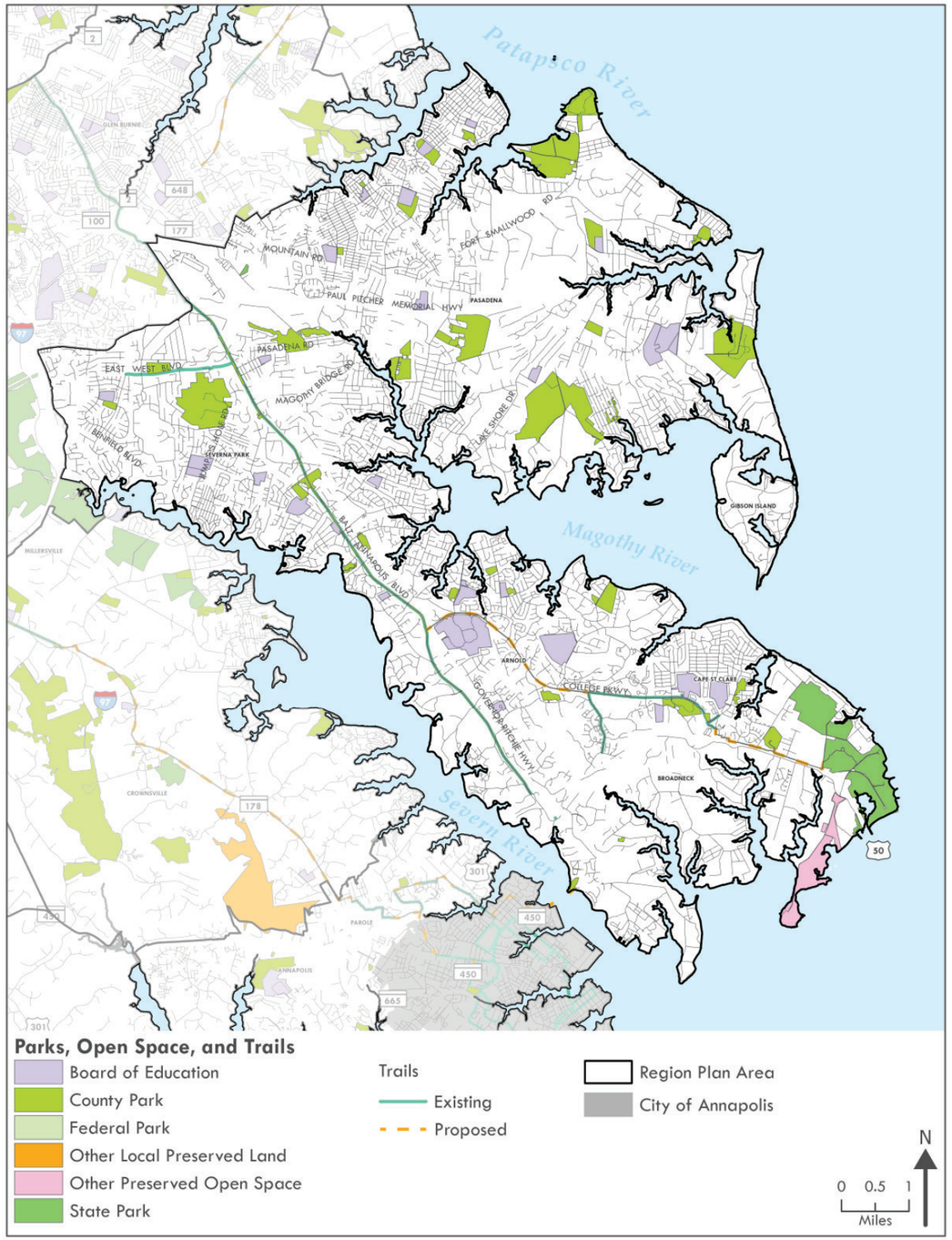
There are a number of facilities and services provided throughout Region 4 that contribute to the health and wellbeing of community members, including but not limited to senior centers, farmers markets, and fire and police stations. Many of these services and facilities are the reason community members choose to live in Region 4 over neighboring areas.

Throughout the Region 4 planning process, staff received the following comments on ways to improve community health:

- Locate public facilities so they are easily accessible for multiple modes of transportation and near other services that community members frequent
- Provide more non-park public gathering spaces
- Expand the number of low or no cost after school childcare programs
- Increase public water access
- Maintain existing parks
- Improve public safety

This chapter focuses on the following services and facilities: parks and recreation; health, aging and disabilities; public schools, libraries, police, fire and emergency management.

Figure 18: Parks, Open Space, and Trails







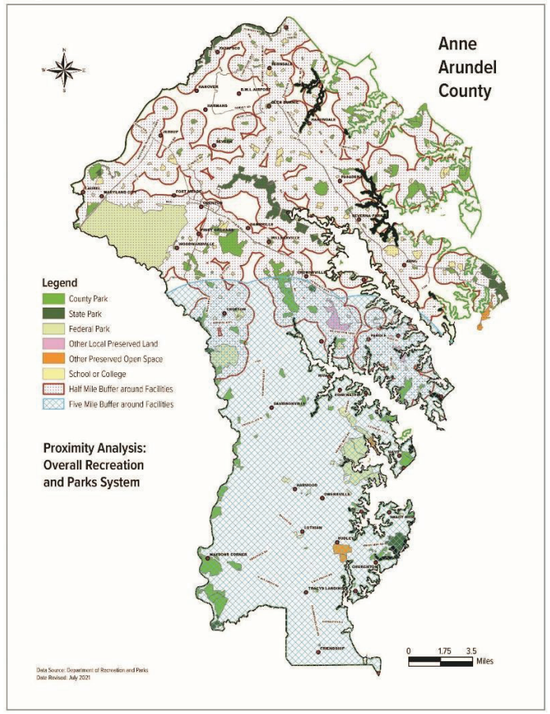

## Recreation and Park Facilities

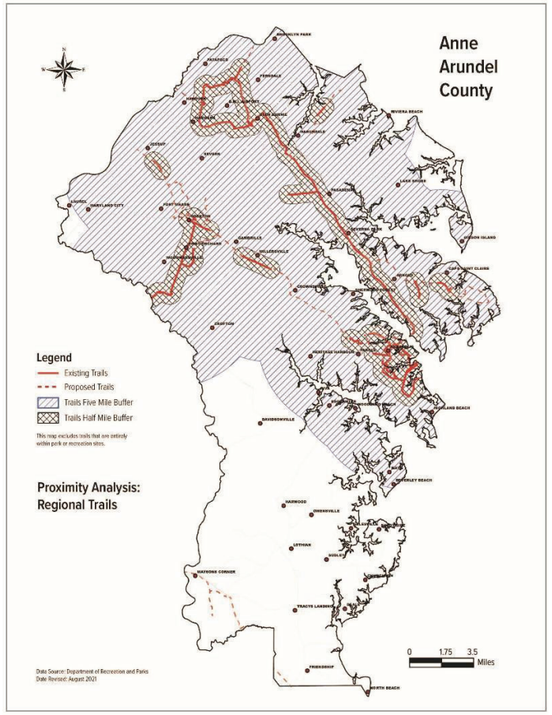
When compared to other areas of the County, Region 4 stands out as a top performer in providing a great number and variety of amenities. This includes 44 County parks, nearly a quarter of the County total, 28 school parks, and one public golf course.

All of the planned improvements for the Region are included in the recently adopted 2022 Land Preservation Parks and Recreation Plan (LPPRP), which is a five-year master plan to support capital facilities and program development. Through the LPPRP process, the Department of Recreation and Parks (DRP) learned that Region 4 residents are interested in more community gathering spaces, more water access to both rivers and pools, more dog parks, and more adventure sports, among other needs.

The LPPRP proximity analysis, Figure 16, shows that Region 4 residents are mostly within approximately five miles of every type of County park amenity. The LPPRP equity analysis uses the Maryland Park Equity Mapping Tool, developed by the Maryland Department of Natural Resources in partnership with the University of Maryland School of Public Health, which tracks eight factors to determine if there is equitable public access to parks. The results can be seen below in Figure 16 and show that Region 4 is determined as mostly "Low Need" with some areas having "Medium-Low Need".

Figure 19: Proximity Analysis



These two designations cover the entire region, with the exception of an area bordering Region 3 along Mountain Road which has the designation of "Medium Need".

Some key investments the County is pursuing include the acquisition of land for a boat ramp to the Magothy River. There are also a few Countywide needs that could potentially be developed in Region 4, including additional green space, a tennis center, an indoor sports center, and a water park.

There are a number of rehabilitation projects for facility lighting, shoreline restoration, facility irrigation, and trail resurfacing currently included in the Capital Budget and Program. Additionally, DRP is undertaking a major effort to include ADA compliance at amenities throughout the County.

Community feedback during the Region 4 planning process also identified improving the safety of crossing of MD 2, using either a pedestrian bridge or a similar structural improvement. This would be a big step towards improving access to the two major paths that cross the region, the B&A Trail and the Broadneck Trail.

## Public Water Access

Knowing that waterways and the Bay are such an important natural and cultural feature of the County, the DRP is working to increase public water access, and is considering partnering with neighborhoods and community associations. Currently, most water access is limited to those who are an owner or tenant of a private community that has water access. While Region 4 is home to a number of marinas and boat docks, the County currently provides limited access to beaches, swimming, and boat ramps. It is recommended the County continue to evaluate and study the Region to feasibly provide public water access points.

## Health, Aging and Disability Services

Good health of Anne Arundel County residents, regardless of age, income and background is paramount to the overall wellbeing of the Region's community. Differences in the social determinants of health, such as economic stability, the physical environment, food access, education, and quality health care, are often the result of social and economic policies that create barriers to opportunity and continue across generations. They are reflected in differences in the length of life; quality of life; rates of disease, disability, death, severity of disease; and access to treatment.

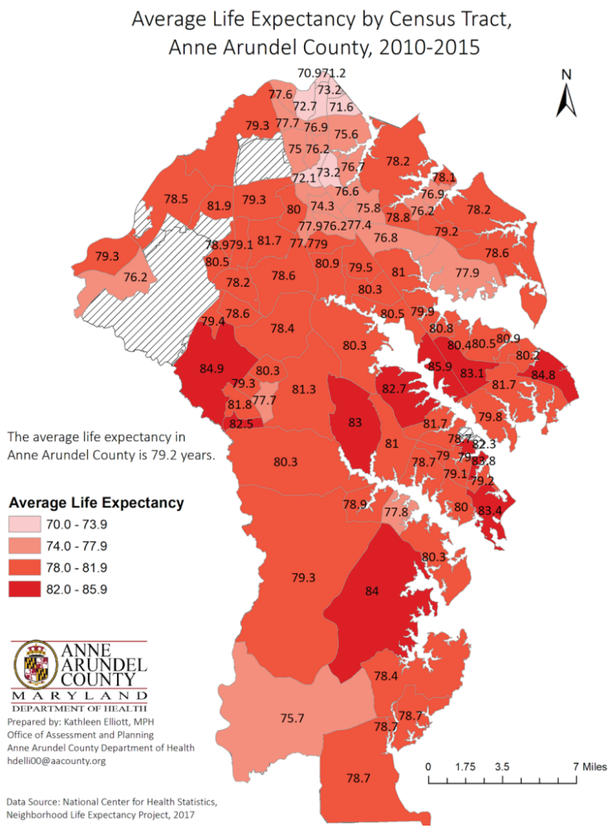
Region 4 demographic data shows a population that is wealthier than the County median household by approximately $14,000 of yearly income. The average life expectancy is 79.2 years; however, this number varies based on census tract, with the highest life expectancy being near Arnold (85.9 years) versus numbers almost ten years lower (75.8, 76.8, and 77.9) for the census tracts that are located in the northern corridor of the Region running between the south of Mountain Road and the Magothy river.[1]

Heart disease is the leading cause of death in the County, followed closely by cancer. Accidents moved up the the fourth leading cause of death and suicides to the ninth leading cause this year. Region 4 has relatively medium incidences of inpatient and emergency department encounters for cardiovascular diseases and diabetes compared to the County at large.[2] The Department of Health (DOH) manages community, school, behavioral and environmental health programs and initiatives that are critical to chronic disease prevention and safety. DOH operates several health facilities within the County including the Magothy Health Center in Pasadena.

1 *2021 ESRI Enrichment data, 2020 Decennial Census Data, 2010 Decennial Census Data*

2 *Anne Arundel County Department of Health Report of Community Health Indicators, 2020 Updated May 2021*

Figure 20: Life Expectancy




Challenges to creating healthy communities also involve physical access to and affordability of healthy foods, as well as the built environment (sidewalks, bike lanes, recreation spaces, etc). The DOH, working with the Office of Transportation and the Department of Public Works, pursues opportunities to address these challenges including supporting bicycle and pedestrian infrastructure development and enhancing traffic calming and design elements that encourage walkability. Additionally, DOH promotes free and reduced meal programs in schools, supports farmers markets that accept SNAP and Women, Infants, and Children (WIC) benefits, promotes community gardens, and is working to create a food policy council/coalition.

Lack of access to healthy foods contributes to higher levels of obesity, diabetes, and heart disease. Region 4 has a low- to mid-range number of families receiving Supplemental Nutrition Assistance Program (SNAP) benefits. Looking at the food access data in Figure 18 reveals that Pasadena and Riviera Beach have many neighborhoods that may need additional County assistance to improve food accessibility, whereas specific census tracts in the Broadneck area may benefit from initiatives that expand access to food retailers.

The "walkability index" in Figure 19 combines a variety of factors that affect whether residents of an area can safely walk around their neighborhood and access businesses and transit. Region 4's walkability scores range widely, with "least walkable" neighborhoods in the peninsula communities and away from Ritchie Highway, while the "most walkable" neighborhoods are located near Severna Park and the northern end of the Broadneck Peninsula.

As a general rule, designing streets, paths and buildings that are accessible by a community's youngest and oldest residents often leads to communities that are accessible for all. This is especially meaningful as Region 4 is a geography that includes more seniors and families that willingly relocate here. In Maryland, nearly 63% of adults 60 and older live in Anne Arundel County, Baltimore City, Baltimore County, Montgomery County, and Prince George's County. Nationally, older adults are the fastest growing population. Approximately 15,000 adults who are 60 and older live in Region 4.

The average Region 4 resident is approximately 43 years old, which is 5 years older than the County median age. The Department of Aging and Disabilities (DOAD) administers a wide range of services to older adults, individuals with disabilities, caregivers, and veterans in the County. Many of these programs assist residents to live independently in their homes, age in place, remain socially and civically engaged, and maintain optimal physical and mental health. There are two senior centers in Region 4, the Pasadena and Arnold Senior Centers. These are run in partnership with Anne Arundel Community College to provide a variety of fitness, art, and special interest classes. The Arnold Senior Center is currently in the design phase of a capital project to expand and renovate the facility.

Figure 21: Access to Healthy Food

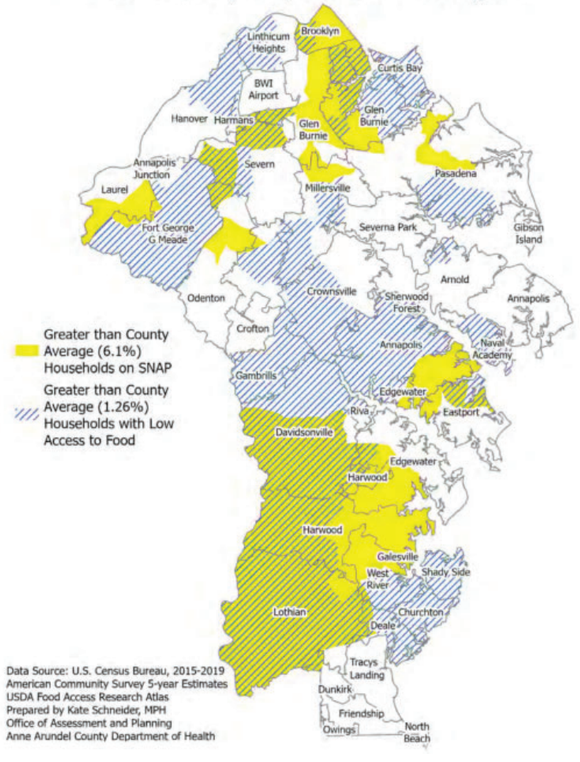
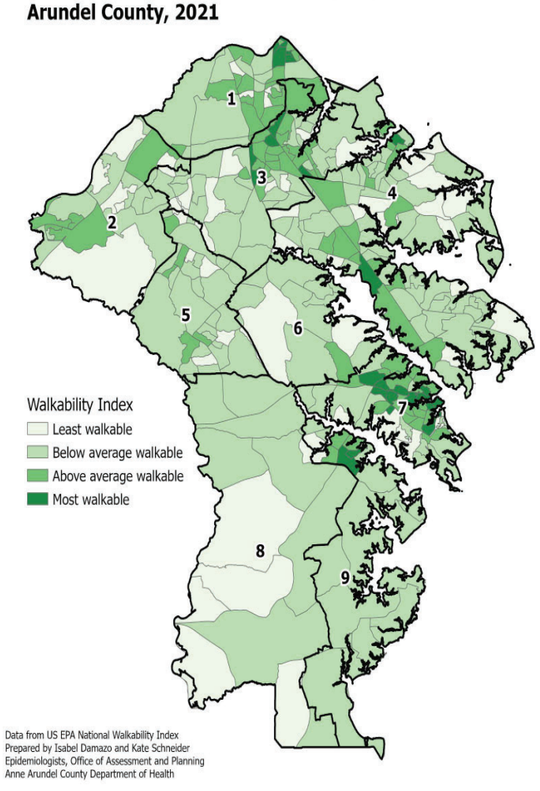



Figure 22: Walkability Index








## Public Schools

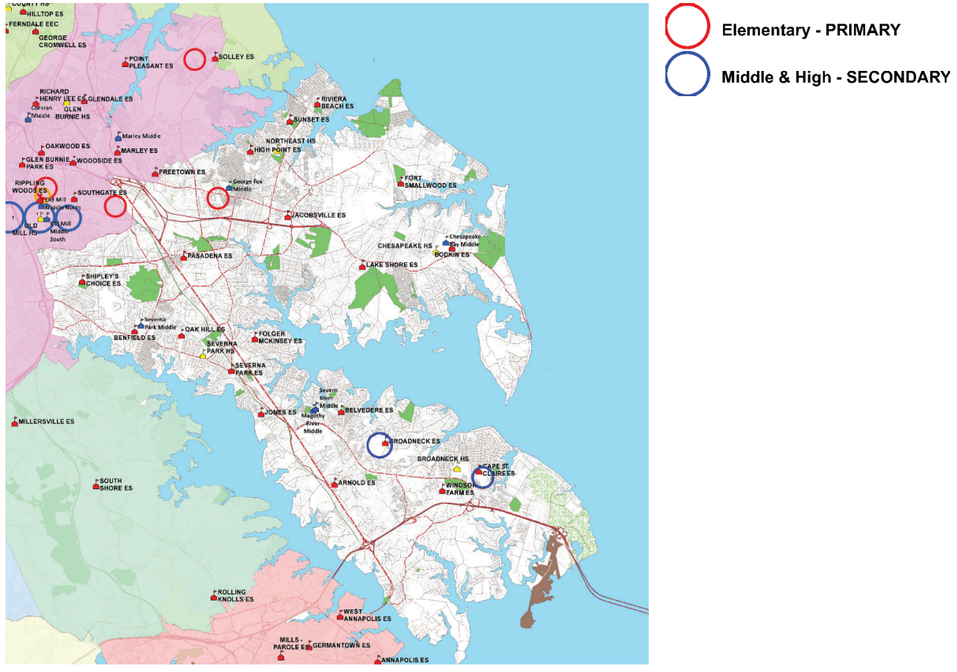
Region 4 has neighborhoods in six high school feeder districts: Broadneck, Chesapeake, Glen Burnie, Northeast, Old Mill, and Severna Park. Four of the County's high schools are within Region 4 as are 19 elementary schools and five middle schools. Anne Arundel County Public Schools (AACPS) has identified three potential new school sites by the year 2040. These include one elementary school in Pasadena and two middle and/or high schools in Arnold and near Cape St. Claire. See Figure 20.

AACPS tracks population growth in feeder districts to anticipate growth in the student body at various schools and plan for capacity improvements and other renovations. While most of these school districts fluctuate between open and closed as school additions and residential developments occur, the Chesapeake High School feeder district has remained open to new development since 2003.

The concern for school capacity has been mentioned by the public during outreach efforts for Region 4. According to AACPS, five of the 19 elementary schools in Region 4 are projected to be at the State Rated Capacity levels in the year 2030. Only two of these will be above the state rated capacity (Broadneck Elementary and Oak Hill Elementary). Only Broadneck High School will be at the State Rated Capacity level in the year 2030, while the remaining high schools and middle schools will be below the State's mark.[1]

1 *Anne Arundel County Public Schools presentation to the SAC on April 25, 2022*

Figure 23: Schools



### The Relationship between Adequate Public Facilities for Schools and Development

The County is responsible for providing and funding adequate infrastructure consistent with the General Development Plan (Plan2040) through the Capital Improvement Program. Adequate Public Facilities (APF) standards ensure there is adequate infrastructure and service for fire safety, roads, schools, and sewer and water facilities by requiring each proposed development to be tested to determine whether the proposal may be approved, would require redesign to mitigate the impact on infrastructure, or would require a mitigation plan be prepared by the developer and approved by the County. APF manages the pace and distribution of development and directs growth to areas where adequate public infrastructure exists or will exist.

Article 17, Title 5 of the County Code sets APF standards that test for adequacy of school facilities. OPZ reports the number and type of dwelling units approved to the Board of Education, who develop an annual "utilization chart" showing all vacant seats in the school system and the number of students that are forecasted in those seats. This informs maps and charts indicating which school feeder districts are open or closed for residential subdivision. The Utilization Chart also includes a "wait list" for feeder systems that are closed, where a development project's approval may be postponed for up to six years, allowing time for the Board of Education to invest in capacity improvements in schools through the Capital Improvement Program (CIP). Note that schools APF testing is not required or partially waived for certain projects, including non-residential developments, age-restricted subdivisions, housing for the elderly of moderate means, or projects funded in part by low income housing tax credits.

From 2002 to 2022, there was an average of 11,616 vacant seats in Anne Arundel schools throughout the County, indicating significant untapped capacity within the overall school system. Over 16,000 seats were vacant in 2022. The Board of Education has embarked on a redistricting effort in the County, which should help address the discrepancy in school seat vacancies and school capacity issues. This may also help alleviate some of the limitations on residential development due to closed school feeder systems, ultimately reducing this barrier to addressing the Region's workforce and affordable housing needs.





## Other Public Facilities and Services

Within Region 4 there are four libraries, nine fire stations, and the Eastern Police District of Anne Arundel County.

### Anne Arundel Community College

One of the most prominent amenities in Arnold is the main campus of Anne Arundel Community College (AACC), which was founded in 1961 and moved to the current campus in 1967. Today, AACC includes 12 academic buildings, a gymnasium, a performing arts center, library, and an athletic field, among other facilities. AACC offers associate degrees in over 90 programs and credit certificates in over 70 programs at the Arnold campus, online, and at satellite locations throughout the County.

### Library Facilities and Services

Three libraries within Region 4 are within the Eastern Library Region: Broadneck, Severna Park and Mountain Road. The Riviera Beach branch, which serves many residents in Pasadena is in the Northern Library Region. Overall, there is 0.43 square feet of library per capita in Region 4, slightly below the goal of 0.5 square feet per capita. The Broadneck Library was recently renovated, a new Riviera Beach Library is expected to open in fall 2023, and the Mountain Road Library recently relocated to a newly leased space in an established shopping center. In the coming years, the County will likely see new public facilities across Region 4. According to Anne Arundel Public Libraries, the Broadneck Library (built in 1983) has the lowest facility condition ratings of any library in the Region. While the area's libraries manage access to the system's 750,000 books, CDs, DVDs and more, the facilities partner with other agencies to provide other community outreach services such as distribution of Covid test and mask kits, vaccine clinics, internet access kits, and community pantry services.

### Public Safety Facilities and Services

Region 4 is primarily served by the Eastern Police District. The Eastern District Police Station facility was constructed in 2015 and is located on Pasadena Road in Pasadena. Average response times for County Police have decreased slightly from 2018 and 2021 to just over 4 minutes for priority #1 calls (which involve loss of life and/or a serious crime in progress); this is notable despite staffing challenges experienced overall. The Eastern District Police Station also has space to serve as warming and cooling centers.

Anne Arundel County Fire Department has both career and volunteer staff at the ten fire stations that serve Region 4. Nine of the stations are within Region 4: Riviera Beach, Armiger, Jacobsville, Lake Shore, Earleigh Heights, Jones Station, Arnold, Cape St, Claire and North Severn. The South Glen Burnie Station, located in Region 3 serves the Millersville area that is in Region 4. The Fire Department Headquarters is also located in Region 4. The new Jacobsville Fire Station officially opened its doors in October 2022 and plans are currently in motion to upgrade the Cape St. Claire Volunteer Fire Company. Average response times for 15,442 calls for service within Region 4 were 5.5 minutes in 2021.

The County's Office of Emergency Management (OEM) actively implements plans and programs to assess and prepare for future emergencies; educate the public on preparedness, mitigation and recovery; activate plans and support functions in an event; and rebuild following an event. The

Hazard Mitigation Plan assesses what natural hazards we face, the risks these hazards pose, and what actions the County will take to prepare for and respond to these hazards. The biggest hazards to consider in land use policy in this area include riverine and coastal flooding, erosion and drought, and extreme heat. OEM is conducting a Countywide Roadway Vulnerability Study to inform mitigation and response measures.

## Challenges and Opportunities for Healthy Communities

The following summarizes the Region's key challenges and opportunities which provide direction for this Plan's strategies found in the implementation matrix.

### Challenges

- Growing number of older individuals in the Region and related need for various support services.
- Walkability index of communities is not strong.
- Access to healthy food options are limited in much of the Region.
- Limited public water access.

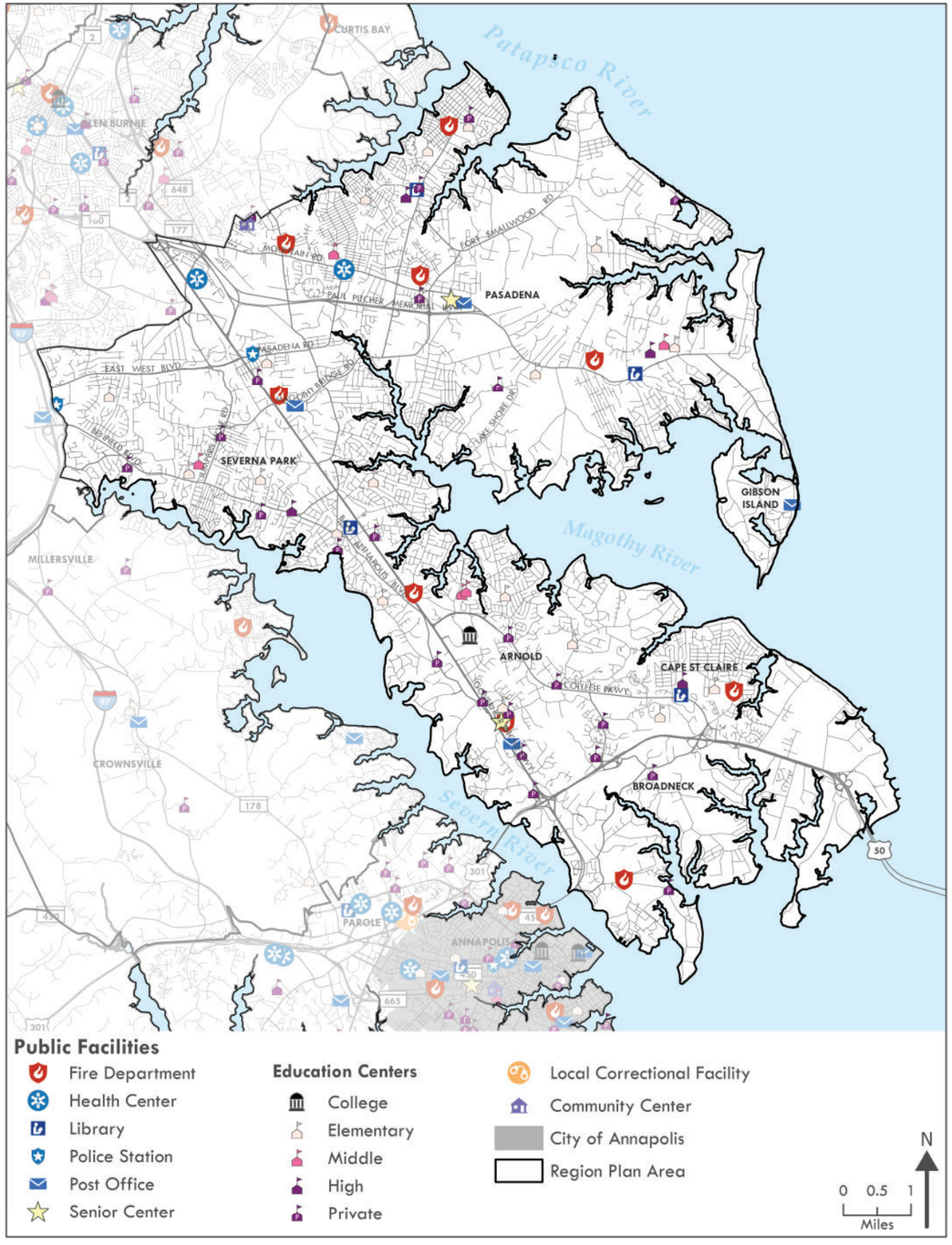
### Opportunities

- Equitable access to parks and trails.
- Equitable distribution of school students throughout the County.
- Provide additional afterschool and child care services.
- Continue to improve County-owned facilities in Region 4.
- Expand public water access with opportunities for swimming and boat ramps/ launches.





Figure 24: Schools and Public Facilities



# Introduction

Region 4 is home to many different institutions, attractions, and destinations. With new businesses setting up shop in Region 4, the ability for residents, workers, and visitors to live and relax continues to grow as well. The economic engine of Region 4 provides goods and services to not only the region, but the County as well. One of the largest employers in the County is AACC located in the Arnold Community off of Ritchie Highway (MD 2). Region 4 provides a total of 26,748 jobs ranging from educational services, retail trade, healthcare and social assistance, accommodation and food services, and professional, scientific and technical services.[1] In addition to providing access to the community college, the Ritchie Highway Corridor in Severna Park and Pasadena hosts one of the largest concentrations of jobs and businesses in the region. Another major economic corridor can be found along Mountain Road (MD 177) and MD 100. These corridors provide much of the economic success for the entire region and are opportunities for residents, workers, and entrepreneurs in the future. This chapter will focus on commercial revitalization and business assistance.

1 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2019).

**Relevant goals from Plan2040:**

- **Goal HE1:** Promote economic development that supports smart growth and provides opportunities for all County residents.
- **Goal HE2:** 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.
- **Goal HE5:** Enhance commercial hubs and corridors to create thriving and attractive centers that serve both local communities and regional needs.

Region 4 provides many opportunities and a welcoming environment for tourists and businesses alike. Currently, there are approximately 7.2 million square feet of commercially zoned real estate land in Region 4. Each of these properties provide possibilities on what different business and commercial corridors can provide in the future.

According to the Anne Arundel Economic Development Corporation (AAEDC), the following information is a breakdown of commercial, retail, office, and industrial uses in Region 4:

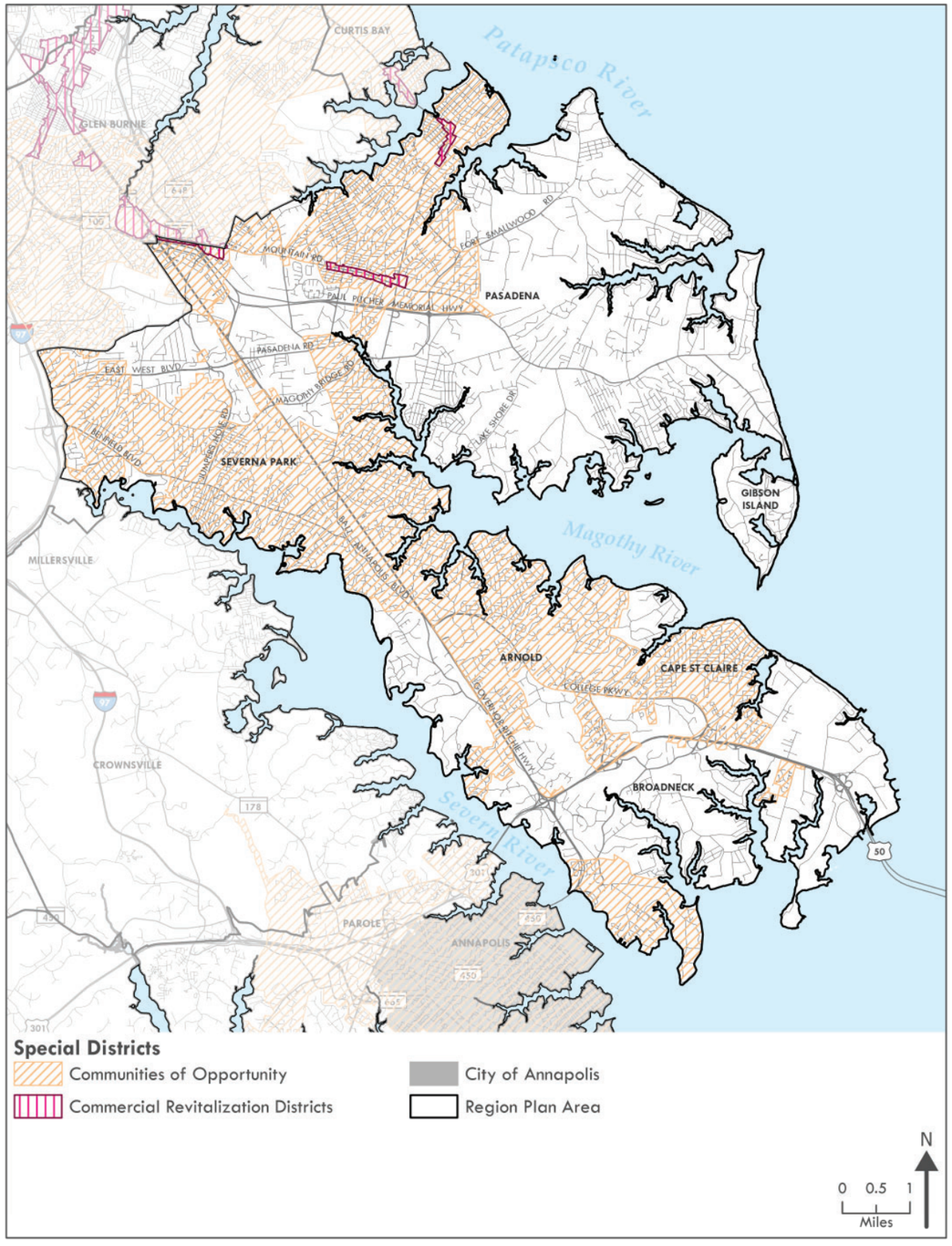
Table 7: Commercial Revitalization

| | Retail | Office | Industrial | Flex |
|---|---|---|---|---|
| **Properties** | 390 Properties | 129 Properties | 18 Properties | 27 Properties |
| **Square Footage** | 5 Million sqft | 1.3 Million sqft | 425,000 sqft | 453,000 sqft |
| **Vacancy Rate** | 5.5% | 5.3% | 7.5 | 1.7% |
| **Market Rent** | $22.97/sqft | $21.92/sqft | $12.87/sqft | $15.02/sqft |
| **Market Sale Price** | $239/sqft | $201/sqft | $144/sqft | $185/sqft |





Figure 25: Special Districts



There are three mapped commercial revitalization zoning overlay areas located in Region 4. These commercial revitalization areas are located at:

- The area around Mountain Rd and Jumpers Hole Rd heading northwest into Region 3.
- Along Mountain Rd near George Willing Ave to Edwin Raynor Blvd
- A portion of Fort Smallwood Rd near the intersection of Riviera Dr and Bar Harbor Rd.

Article 18, Title 14, Subtitle 3 of the County Code includes certain allowances for properties in these areas that are less than one acre and for which the existing improvements do not comply with the Code. Redevelopment projects may not be required to meet the bulk and parking requirements of the Code as long as overall compliance is improved. In addition multifamily and townhouse dwelling units are allowed in any of the underlying zoning districts at a density not to exceed 22 dwelling units per acre and the density may be applied in the aggregate across multiple properties. Each of these areas provides an opportunity to evolve and ensure a healthy economic environment to service the specific needs of the region, as well as the entire County.



Before



After

Commercial revitalization improves communities, reduces blighted areas, increases property values, and reduces sprawl. Anne Arundel County encourages revitalization of its older commercial corridors through rehabilitation, adaptive reuse, or redevelopment. An example of a commercial revitalization in Region 4 is the Magothy Gateway. Below are before and after pictures of the site. The redevelopment of this site allowed for an expansion of square footage, a refreshed aesthetic look, improvements to the transit infrastructure, and allowed for well-known brands to locate their businesses here resulting in long-term tenant retention.

### Business Assistance

The Anne Arundel Economic Development Corporation (AAEDC) provides various forms of support to businesses and helps catalyze business growth in the Region and Countywide through various means including marketing, investment and funding programs, and technical assistance. AAEDC also helps businesses navigate the permit process, zoning and environmental considerations, building and fire codes and other requirements to increase job opportunities and expand the tax base.

AAEDC offers many programs to assist existing business owners such as the Inclusive Ventures Program (IVP), which seeks to help small, minority-owned, woman-owned, and Veteran-owned businesses in Anne Arundel County succeed and grow. The program offers business education, mentorship and access to capital with the goal of helping small businesses maximize opportunity, create jobs, and grow the economy.

Similarly, the Anne Arundel Workforce Development Corporation promotes various programs to strengthen the capacity and skills of local workers and job seekers based on the workforce needs of business and industry in the Region and Countywide. The strategies in this Region Plan seek to support the work of these organizations.

Many Region 4 community members have expressed a desire for additional locally owned businesses in their community. Discussions on this topic usually focused on how the Region can attract and keep local businesses. The County should continue working with and providing assistance to local businesses to encourage the advancement and growth of local businesses in the Region.

It is important to recognize and include economic development when planning the future for Region 4. Businesses, jobs, and tourism are key instruments helping to maintain and advance the overall character of the region. While only 8,204 workers live and work in the Region, 54,846 workers live here but commute outside of the Region for work. Additionally, 18,544 workers commute into Region 4 for work.[2]

Each individual has different needs and wants while experiencing the area in a unique and personal way. Given this, planning for the future success of Region 4 should be for everyone who lives, works, and visits Region 4.

2 According to AAEDC presentation given to the SAC on April 25, 2022



## Challenges and Opportunities

The following summarizes the Region's key economic challenges and opportunities which provide direction for this Plan's strategies found in the implementation matrix.

### Challenges

- Attracting and retaining local businesses.
- Lack of efficient transportation options to and from commercial nodes.
- Many shopping centers and commercial nodes do not provide connectivity to the surrounding neighborhoods.

### Opportunities

- Large amount of commercially zoned land helps with providing economic success.
- Low vacancy rates and possibility for successful revitalization efforts of aging commercial properties.
- Redevelopment potential for commercial revitalization areas.



# Introduction

The Region 4 Plan consists of a coordinated set of implementation strategies (strategies) for decision-making that will guide future growth and development in the Region. Strategies are specific actions for further study and consideration by the County government to address challenges and opportunities identified in the Region or Countywide and to further the Vision of the Region. The strategies are not mandatory directives. The implementation matrix at the end of this section identifies strategies by the four themes of the Plan and are separated into Region-specific and Countywide. The matrix also identifies the related Plan2040 goal or policy, the implementing mechanism, time frame expected to implement the strategy, the lead departments responsible for implementation along with key supporting departments and the performance measure used to monitor the success of the strategy. Partnerships with Federal and State agencies, non-profit organizations, and other stakeholders in the Region are key to successful implementation, however to focus on the County's commitments, only the County department and agencies are listed in the matrix.

The successful implementation of the Region 4 Plan is a collaborative effort between various parties, including the County Administration and County agencies, the County Council, various advisory boards and commissions, and a Region Plan Implementation Action Committee. The Implementation Matrix in this chapter lists the implementation strategies of this Plan that support and advance the goals and policies of Plan2040. The matrix focuses on the County's commitments, identifying the lead departments responsible for implementation, along with key supporting departments. Partnerships with Federal and State agencies, non-profit organizations, and others are key to successful implementation of this Plan.

### Roles and Responsibilities

The roles and responsibilities of the key players in the implementation of the Region Plan are described below.

The County Executive is responsible for recommending the priorities for the implementing strategies and time frames in the Region Plan. The County Executive is also responsible for recommending the budget resources that are needed for implementation.

The County Council is responsible for establishing the priorities for the implementing strategies, and the time frames for accomplishing them. It is also responsible for ensuring that the budget resources needed for implementation are available, including capital and/or operating funds, staffing resources, and other programmatic needs. As the County's legislative body, the County Council adopts the Region Plan, zoning maps, as well as the annual operating budgets for County departments, the Capital Program and Budget, and any legislation needed to implement the strategies. All plans, maps, and rules and regulations adopted or amended by the Planning and Zoning Officer are approved by ordinance of the County Council prior to taking effect as law.

The Planning Advisory Board (PAB) is responsible for advisory recommendations to the County Executive, the Planning and Zoning Officer, and the County Council relating to the master plans, the zoning maps, and the rules and regulations relating to zoning. In addition, the PAB makes recommendations regarding the proposed Capital Budget and Program, as well as amendments to the approved Capital Budget and Program. The PAB also reviews the annual report on development measures and indicators that is submitted to the Maryland Department of Planning.

The County intends to create an Implementation Advisory Committee (IAC) for Region 4 that will be responsible for monitoring the progress of implementation of the Region Plan. The committee will help to ensure transparency and accountability and provide advice and guidance to the County on public outreach, implementation and performance monitoring related to the Region 4 Plan.

# Implementing the Region Plan's Recommendations

The strategies and recommendations of this Region Plan, or of any master plan or general development plan, are aspirational, but they should be reasonably attainable for decision makers and County staff to implement over the short, medium and long term. The process of implementing a strategy varies based on the type of recommendation, the implementing agency, and the complexity of implementation. The following examples show how different types of Region 4 strategies, once adopted by the County Council, could be implemented. Please note: these are examples of possibilities on how each strategy could be implemented. Any mentioning of time, cost, or consultants would not be official until approved through the County budget and planning process.

## *Example Strategy #1:*

Develop a "Scenic Rivers" program for Region 4, to include protection of culturally and environmentally important vistas, improvement of designated spaces for public enjoyment, signage, and programming.

1. Locations for the "Scenic Rivers" designation will be based on cultural, environmental, and recreational value, accessibility, and other factors.
    A. Other plans and studies may identify such areas, including the Green Infrastructure Master Plan, and Watershed Studies.
        i. Responsible agencies add to their work program developing or updating studies.
2. Areas identified as a priority for this program may be protected through various means. Examples include:
    A. The Department of Recreation and Parks uses a portion of funding from the State's Program Open Space for the fiscal year to purchase a key property that has become available. Large portions of the property are conserved as woodland, with public access to trails and other passive recreation areas.
    B. The Scenic Rivers Land Trust acquires a conservation easement from a willing landowner on several acres of their privately-owned property. The landowner continues to own the property, but agrees to extinguish future development rights in exchange for a property tax reduction and various other tax benefits.

3. Responsible agencies will collaborate on signage and programming for designated locations.

## *Example Strategy #2:*

**Promote development of mixed-use commercial and service hubs near and compatible with residential neighborhoods, linked by bicycle and pedestrian connections and to allow shorter vehicle trips for many daily needs. Potential locations include Village Centers, Commercial Revitalization Areas, areas along the Ritchie Highway corridor near planned transit service, and economic centers within Region 4.**

1. The Region Plan and Plan2040 identifies Village Centers and Commercial Revitalization Development Policy Area overlays. These designated areas contain existing retail businesses serving local needs and existing and potential multimodal connections.

   A. The Office of Planning and Zoning requests funding in an upcoming fiscal year budget to develop a corridor/village center plan to guide a designated area's rehabilitation. A consultant and/or staff would work with the village center's property and business owners, as well as the adjacent neighborhood to develop a final plan.
   B. Different County agencies begin to implement various recommendations of the completed plan:

      i. A bill is introduced to the County Council for changes to Article 17 (Subdivision and Development) and Article 18 (Zoning) that will tailor development provisions within the identified village center.
      ii. The Department of Public Works (DPW) Bureau of Engineering requests funding in the upcoming Capital Budget to study and develop plans for various roadway improvements as recommended in the plan. Subsequent fiscal year budgets include requests for construction funding.
      iii. AAEDC markets the plan to developers who are interested in acquiring an underutilized property for redevelopment within the identified area. AAEDC helps arrange meetings between the developer and County staff to inform the developer of the tailored vision and specialized requirements for redevelopment within the area.

   C. The private and nonprofit sector may also implement some recommendations of the Village Center or Corridor Plan:

      i. A private developer acquires a vacant property and redevelops it, following the area's Vision as expressed in the Sector Plan and outlined in newly-adopted Code provisions. The same developer adds sidewalk links, contributes to a fund for identified improvements to a nearby intersection, and works with ACDS to provide some affordable housing units within the new mixed-use spaces they are building.
      ii. Area Watershed Stewards partner with the DPW Bureau of Watershed Protection and Restoration to organize a volunteer event for a stream restoration planting, thus implementing a Sector Plan recommendation to improve the quality of area waterways.

2. The owner of a property with commercial zoning near a residential neighborhood submits a proposal to OPZ to redevelop the site as a small store.

   A. OPZ staff reviews the proposal and requires, as a condition of approval, pedestrian sidewalks and dedication of right-of-way for a bicycle lane, as identified in the County's Bicycle and Pedestrian Master Plan.
   B. The redevelopment project is constructed by the developer with pedestrian sidewalks. The right-of-way for a bicycle lane is retained by the County for future implementation as funding and opportunity allows.

## *Example Strategy #3:*

**Partner with residents, business owners, and local agencies, such as chambers of commerce, to develop a branding and marketing strategy for Village Center areas that will attract and retain businesses near sites accessible to most residents. Develop design guidelines, signage, amenities and other tools branded with the Community name to improve the quality of public spaces.**

1. Designated areas are identified using the Village Center Overlay. These designated areas contain existing retail businesses serving local needs and existing and potential multimodal connections.

   A. The Office of Planning and Zoning requests funding in an upcoming fiscal year budget to study a sector plan to guide a designated area's rehabilitation. If capacity exists, staff from OPZ develop a sector plan. The process may include a one-year engagement process with the village center's property and business owners, as well as the adjacent neighborhood, to develop a Village Center Sector Plan. The sector plan will include branding and marketing strategies and design guidelines developed during the engagement process.

      i. Additional funds may be requested to expand to also contract branding services and the development of design guidelines. If capacity allows, OPZ staff may assist.
      ii. Successful marketing relies on collaboration between property and business owners and County agencies, such as AAEDC.

   B. AAEDC markets the Plan to a developer who is interested in redeveloping any underutilized property in the identified area. AAEDC helps arrange meetings between the developer and County staff to ensure the developer's intentions are consistent with the vision for the area.

## *Example Strategy #4:*

Review the current Marina zoning regulations to evaluate the impact marinas have on adjacent properties. Consider limiting and/or expanding allowable activities, and promoting redevelopment that is harmonious with the surrounding neighborhood.

1. OPZ compiles a list of all marinas in the County and determines what use or uses each property currently has.
    A. In addition to meeting with the marina owners and other stakeholder groups, County staff will conduct outreach efforts that may include public forums, town halls, and/or online feedback opportunities to hear the thoughts, ideas, and opinions from the members of each community.
    B. OPZ will also work with different County agencies, such as AAEDC, DPW, and OOT, to ensure potential revisions are adequate and appropriate from an infrastructure and business perspective.
2. A bill is introduced to the County Council for changes to Article 18 (Zoning) that will tailor development provisions within marina zoning designations.
    A. There may also be an additional bill to discuss potential zoning changes on specific sites that were evaluated and studied by the County.
        i. Any recommendations regarding the zoning of a property would include conversations with property owners as well as members of the public.
    B. Once adopted by the County Council, any new zoning designations or development regulations would be law. New development or redevelopment of marina sites would be required to adhere to the new development regulations as stated in the bill.

### Annual Monitoring

Annual monitoring will provide an accountability framework for reporting progress on implementing the Region 4 Plan strategies. Annual compilation of this information will promote inter-departmental coordination as each department shares and can view the progress made on the strategies. It also clearly demonstrates to elected officials and the public that their local government is following through on the commitments made in the Region Plan. The Office of Planning and Zoning will take the lead in coordinating the Region Plan annual monitoring report. The Region Plan monitoring report will complement the Plan2040 annual report and the land use measures and indicators report that the County currently prepares as required by Maryland State law.

### Four-Year Performance Measures

The performance measures report analyzes the County's progress toward addressing the challenges and opportunities and furthering the Region Plan's Vision in four-year intervals. This analysis will include evaluation of the effectiveness of the strategies in achieving the desired outcomes of the goals and policies. To the extent possible, the performance measures are quantified so that trends can be statistically analyzed. Qualitative measures will be used if there is no clear, reliable quantitative metric. The performance measures report will inform minor plan amendments and modifications that may be needed. The annual monitoring reports and four-year performance measures report will also provide a foundation of information to support the next update of the Region Plan.

**Not all strategies in a Region Plan will ultimately be implemented, and a number of issues can arise that prevent implementation. These can include issues such as:**

- an economic downturn that limits State or Federal funding, or local agency staffing, to carry out certain projects;
- subsequent discussions with property owners or the community indicate resistance to details of implementing the recommendation;
- general constraints within the County budget;
- a change in property ownership to a new owner who has a different vision for the property;
- a change in political priorities of elected officials;
- subsequent feasibility studies that determine a potential recommendation is not technically or economically feasible; and
- a recommendation is only partially recommended, such as a road connection that is implemented as a bicycle/pedestrian link.



IMPLEMENTATION

# Acronyms

**AACC:** Anne Arundel Community College

**AACPS**: Anne Arundel County Public Schools

**AAEDC:** Anne Arundel Economic Development Corporation

**AAWDC:** Anne Arundel Workforce Development Corporation

**ACDS:** Arundel Community Development Services

**ACS:** American Community Survey

**AMI:** Area median income

**APA:** American Planning Association

**APF:** Adequate Public Facilities

**BMC:** Baltimore Metropolitan Council

**BWI:** Baltimore/Washington International Thurgood Marshall Airport

**CEN:** Anne Arundel County Office of Central Services

**DDA:** Difficult to Develop Areas

**DOAD:** Anne Arundel County Department of Aging and Disabilities

**DOH:** Anne Arundel County Department of Health

**DRP:** Anne Arundel County Department of Recreation and Parks

**DPA:** Development Policy Area

**DPW:** Anne Arundel County Department of Public Works

**DPW-BWPR:** Anne Arundel County Department of Public Works, Bureau of Watershed Protection and Restoration

**FAR:** Floor area ratio

**GDP:** General Development Plan, also known as Plan2040

**HUD:** U.S. Department of Housing and Urban Development

**I&P:** Anne Arundel County Department of Inspections and Permits

**ITS:** Intelligent Transportation Systems

**LIHTC:** Low-income housing tax credit

**LPPRP:** Anne Arundel County Land Preservation, Parks, and Recreation Plan

**MARC:** Maryland Area Rail Commuter



IMPLEMENTATION

**MPDU:** Moderately Priced Dwelling Unit

**OEM:** Anne Arundel County Office of Emergency Management

**OOT:** Anne Arundel County Office of Transportation

**OPZ:** Anne Arundel County Office of Planning and Zoning

**PILOT:** Payment in lieu of taxes

**PLU:** Planned Land Use

**RA:** Resilience Authority

**REAL:** Anne Arundel County Office of Central Services, Real Estate Division

**SAC:** Stakeholder Advisory Committee

**SUP:** Shared use path

**TAZ:** Traffic Analysis Zone

**TFMP:** Transportation Functional Master Plan

**TIF:** Tax increment financing

**TOD:** Transit-Oriented Development

| Implementation Matrix<br>*Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PII - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management* | | Related Plan2040 Goal and/or Policy | Implementing Mechanism | Responsible Departments (lead in bold) | Timeframe (short 0-5, mid 5-10, long 10+ yrs) | Performance Measures | Strategy also supported in Regions 2 and 7 |
|---|---|---|---|---|---|---|---|
| **Natural Environment** | | | | | | | |
| *Region 4 Strategies* | | | | | | | |
| 1 | Increase funding and technical support for communities to design and implement living shorelines projects with a focus on areas at greatest risk of sea-level rise impacts such as Lake Shore. | NE1.3 | PPI, RIM | DPW-BWPR | Mid-Term | Status of program / amount of funding | N/A |
| 2 | Develop a "Scenic Rivers" program for Region 4, to include protection of culturally and environmentally important vistas, improvement of designated spaces for public enjoyment, signage, and programming. | NE1.4 | PPI | DPW-BWPR | Short-Term | Status of program development | N/A |
| 3 | Prioritize tree plantings in areas with relatively low tree canopy, such as Riviera Beach, and in Commercial Revitalization Areas. | NE2.2 | PSI | DPW-BWPR | Mid-Term | Amount of tree canopy added | N/A |
| 4 | Work with property owners in Region 4 to conserve land within the Green Infrastructure Network. | NE3.1 | PII | **DRP**, OPZ, DPW-BWPR | Ongoing | Acres of land acquired | Y |
| 5 | Continue to support the Harting Farm Stream Restoration project and identify other multiple-benefit stream restoration and stormwater retrofit projects that improve water quality while also reducing flood risk. | NE4.1 | RIM | DPW-BWPR | Ongoing | Number of stream restoration and stormwater retrofit projects | N/A |
| 6 | Promote redevelopment of aging and underperforming stormwater management sites with a focus on the Commercial Revitalization Areas along Mountain Road. | NE4.2 | CI | AAEDC, OPZ | Mid-Term | Track redevelopment efforts | NA |
| 7 | Prepare a feasibility study of sea level rise adaptation measures for peninsulas and low lying areas, especially the Lake Shore Peninsula. Provide and implement recommendations for community-scale actions and projects. | NE6.1 | PSI | **DRP**, OPZ, DPW-BWPR | Mid-Term | Track progress of plannig efforts | NA |
| *Countywide Strategies to amend Plan2040 Implementation Matrix* | | | | | | | |
| NE1.1.h | Build and maintain needed capacity in County review agencies to appropriately evaluate development applications and verify conditions in the field. | NE1.1 | OP | **OPZ, DPW, I&P** | Ongoing | Tracking development review metrics | Y |
| NE1.1.j | Continue to work with State and Federal agencies (such as MDE) to streamline permitting for ecological restoration projects, such as living shoreline projects. | NE1.1 | OP | DPW-BWPR | Ongoing | Track number of ecological restoration projects | N |

| Implementation Matrix<br>*Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PII - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management* | | Related Plan2040 Goal and/or Policy | Implementing Mechanism | Responsible Departments (lead in bold) | Timeframe (short 0-5, mid 5-10, long 10+ yrs) | Performance Measures | Strategy also supported in Regions 2 and 7 |
|---|---|---|---|---|---|---|---|
| NE1.3.f | Review and revise, as necessary, regulations and design standards for shoreline stabilization projects to use living shoreline techniques unless demonstrated to be infeasible and to establish design elevations that account for sea level rise. | NE1.1 | LEG | OPZ, **DPW-BWPR** | Mid-Term | Status of Code and policy updates | Y |
| NE1.3.g | Expand education and outreach for waterfront property owners and homeowners associations on shoreline restoration. Partner with non-profit organizations to expand capacity for education and outreach. | NE1.3 | PII | OPZ, **DPW-BWPR** | Ongoing | Status of education and outreach efforts | N |
| NE1.5.d | Partner with non-profit organizations and others on public education and social marketing to reduce use of pesticides, herbicides, and chemical fertilizers. | NE1.5 | PII | DPW-BWPR | Ongoing | Tracking outreach efforts | Y |
| NE2.1.j | Maintain and build partnerships with community members and organizations such as the Watershed Stewards Academy and local schools to increase public awareness and involvement in environmental projects like tree planting and maintenance. | NE2.1 | PII | DPW-BWPR | Ongoing | Tracking outreach efforts | Y |
| NE2.1.k | Evaluate, and reform if needed, the performance bond and maintenance requirements under the forest conservation ordinance to ensure forest conservation easements are being properly maintained. | NE2.1 | LEG | OPZ, **I&P** | Short-Term | Adoption of changed text of Forest Conservation Ordinance. | Y |
| NE2.1.l | Evaluate reforms to forest conservation ordinance to provide flexibility to replant areas in previously developed communities (such as homeowner association open spaces). | NE2.1 | LEG | **OPZ**, I&P | Short-Term | Adoption of changed text of Forest Conservation Ordinance. | Y |
| NE2.2.d | Provide resources to support the promotion and maintenance of tree plantings in underserved communities. | NE2.2 | FS; RIM | **DPW-BWPR**, I&P | Ongoing | Track education programs | Y |
| NE3.1.j | Provide financial and technical support to community organizations to purchase and conserve open spaces near their neighborhoods, particularly in areas with steep slopes, wetlands, or containing other environmental features. | NE3.1 | RIM, CI | **DRP,** DPW-BWPR | Ongoing | Track financial and technical programs | Y |
| NE4.2.e | Continue to partner with owners, homeowner associations, and other similar community associations of properties developed before contemporary stormwater regulations to reduce existing paving, install rain gardens and other stormwater management retrofits, and properly maintain stormwater management facilities. | NE4.2 | PII | DPW-BWPR | Ongoing | Number of projects implemented | Y |

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| NE4.3.g | Engage with community associations and property owners in Wastewater Management Problem Areas to leverage Bay Restoration Funds for upgrades to existing septic systems or conversions of households from septic systems to public sewer. | NE4.3 | PII | DPW | Ongoing | Number of properties upgraded to sewer | N |
| NE4.5.e | Provide incentives, such as density and floor area ratio allowances, reduction in setbacks, reforestation, and open space; for development and redevelopment projects that manage stormwater quantity and quality above County Code. | NE4.5 | PPI, OP, LEG | OPZ | Mid-Term | Status of reforms to County Code (Articles 17 and 18). | Y |
| NE4.6.c | Provide the highest level of economically achievable wastewater treatment at all Anne Arundel County Water Reclamation Facilities and to work with Baltimore City, Baltimore County and the State of Maryland in order to reduce pollutant loads to water bodies that directly affect Anne Arundel County. | NE4.6 | PPI | DPW | Long-Term | Status of water quality | N |
| NE5.1.h | Allow for the re-use of non-potable water for appropriate on-site uses. | NE5.1 | LEG, PSI, RIM | DPW | Short-Term | Status of Code and policy updates | N |
| NE6.1.f | Consider recommendations of the US Navy-City of Annapolis-Anne Arundel County Military Installation Resilience Review. | NE6.1 | PPI, RIM | RA | Mid-Term | Status of feasibility study, number of recommendations implemented | N |
| **Built Environment** | | | | | | | |
| *Region 4 Strategies* | | | | | | | |
| 1 | Create overlay districts for Village Center and Critical Corridor policy areas along Ritchie Highway and Mountain Road requiring new development to incorporate community design, multi-modal transit, and open space components. | BE8.1 | LEG | OPZ | Mid-Term | Status of overlay districts | N/A |
| 2 | Promote development of mixed-use commercial and service hubs near and compatible with residential neighborhoods, linked by bicycle and pedestrian connections and to allow shorter vehicle trips for many daily needs. Potential locations include Village Centers, Commercial Revitalization Areas, areas along the Ritchie Highway corridor near planned transit service, and economic centers within Region 4. | BE8.1 | LEG | OPZ | Ongoing | Track development around these areas | N/A |

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| 3 | Continue to expand housing options while maintaining existing single-family housing in Region 4. | BE11.1 and BE11.2 | LEG, PPI | OPZ, AAEDC | Ongoing | Track number of new permits | N/A |
| 4 | Provide a range of housing types for a variety of incomes, ages, and abilities around commercial and transit hubs along transportation corridors in Region 4. Consider zoning changes, such as increasing density. | BE11.2 | LEG | OPZ | Ongoing | Track zoning changes and number of new permits | N/A |
| 5 | Where demand allows for an increase in density within a half mile of Ritchie Highway, Mountain Road, Benfield Boulevard, College Parkway, and similar corridors and in accordance with Adequate Public Facilities (APF), explore redevelopment to be incentivized with an increased density if:<br>a. A portion of the total number of units are affordable (AHU) or workforce housing (WFH),<br>b. Improvements for the multi-modal transportation network are provided, and<br>c. The project designates a percentage of the gross land as public open space. | BE11.2 | LEG | OPZ | Ongoing | Track number of new amenities and infrastructure improvments | N/A |
| 6 | Identify the benefits and drawbacks of constructing Missing Middle housing that is appropriate for Region 4 as redevelopment and infill, including Code requirements, market feasibility, and infrastructure capacity. | BE11.2 | PSI | OPZ | Mid-Term | Status of Code updates | N/A |
| 7 | Support the supply of affordable housing in the Ritchie Highway, Benfield Boulevard, and College Parkway corridors in Region 4. It is envisioned that these corridors will have well maintained roadways and will be multimodal with sidewalks, bikeways, and transit service. | BE12.1 | LEG | OPZ | Ongoing | Status of inventory and map | N/A |
| 8 | Identify if there is a need, and potential locations if a need exists, for independent housing for students within a half-mile of Anne Arundel Community College main campus and satellite locations. | BE12.2 | PSI | OPZ, AACC | Mid-Term | Status of inventory and map | N/A |
| 9 | Continue to evaluate and target investments to address any impacts of new multifamily housing sites along the Ritchie Highway corridor near planned transit service, Village and Town Centers, and regional economic centers to catalyze investments. | BE13.2 | OP | ACDS, OPZ, I&P | Ongoing | Status of inventory and map | N/A |

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| 10 | Expand the Inventory of Historic Resources listings in Region 4, with an emphasis on resources that expand the diversity of historic representation, including 20th century communities and resources and historic places associated with African American history. Work with those communities to identify regulatory tools or incentives to protect the community's historic fabric and cultural integrity. | BE14.1 | RIM | OPZ | Ongoing | Number of properties added to County Inventory of Historic Resources | Y |
| 11 | Study potential appropriate safety and traffic improvements that preserve historic integrity on Scenic and Historic Roads such as Pleasant Plains Road, Saint Margaret's Road, and Mountain Road. | BE14.3 | PSI | **DPW**, OOT, OPZ | Short-Term | Completion of study. | N/A |
| 12 | Promote safety on roadways for all modes. Implement recommendations of transportation studies, such as Move Anne Arundel!, Walk and Roll!, Vision Zero, and others, to improve capacity and safety on Region 4 roadways. | BE15.1 | PII | OOT | Ongoing | Report on outreach effort / Number of recommendations implemented | |
| 13 | Coordinate with the City of Annapolis to explore opportunities for water transportation to key destinations in Region 4 and beyond. Support opportunities for short-term trials of new water transit links, such as during special or seasonal events. | BE15.2 | PPI | OOT | Ongoing | New water transit trails or routes | N/A |
| 14 | Coordinate with the City of Annapolis, the State Highway Administration, the Navy, and St. John's College to identify and provide additional multi-modal safety improvements for areas traveled by students, midshipmen and other personnel. Consider improved links along MD 450 and MD 648 and the potential for water transit solutions. | BE15.2 | PPI | **OOT, DPW** | Mid-Term | Status of implementation study | N/A |
| 15 | Continue to work with local, regional, adjacent jurisdictions, State, and other County agencies to increase the efficiency of transit routes and options connecting Region 4 to employment, retail, and service centers in Annapolis, Baltimore, BWI Airport and Washington D.C. | BE15.2 | OP, PII | OOT | Ongoing | Number of established routes / route headway times | N/A |
| 16 | Invest in multimodal transportation improvements and regional transportation efforts in Region 4, specifically along Ritchie Highway, Mountain Road, College Parkway, Solley Road, Benfield Boulevard, and near Anne Arundel Community College. | BE15.2 | CI | **DPW**, OOT | Long-Term | Track infrastructure improvments | N/A |

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| 17 | Study ways to enhance transit options for communities east and west of Ritchie Highway and provide multimodal connections from these communities to the existing County-operated Gold Line Extension Route. | BE15.2 | PSI | OOT | Short-Term | Track planning efforts | N/A |
| 18 | Evaluate existing, and potentially create new, bus routes to better serve the residents and workforce within Region 4. | BE15.2 | CI | **OOT, DPW** | Mid-Term | Evaluate and track tranist ridership; status of planning efforts | N/A |
| 19 | Begin planning concepts for major intersection and crossing improvement alternatives at the following key locations where there is high bicycle and pedestrian traffic, as well as major potential for economic returns: McKinsey Road; College Parkway; Pasadena Road/East West Boulevard; Robinson Road; Arnold Road. These could include enhanced crosswalks, pedestrian bridges or underpasses, and compatibility with transit stations and public art enhancements. | BE15.2 | PSI, CI | **DPW**, OOT | Mid-Term | Track planning efforts | N/A |
| 20 | Study the feasibility, including alternatives, of developing and exploring connection points along Mountain Road, Ritchie Highway, and similar areas within a 1.5 mile radius to local trails, neighborhoods, and other areas for increased walkability. | BE15.2 | PSI | OOT | Short-Term | Track planning efforts | N/A |
| 21 | Provide traffic calming and intersection improvements on high collision roads throughout Region 4 and at B&A trail and Broadneck trail crossings. | BE15.2 | CI | **OOT, DPW** | Mid-Term | Track infrastructure improvments and number of crashes | N/A |
| 22 | Coordinate with State and County agencies to ensure that Bay Bridge project alternatives include investments that minimize adverse impacts to surrounding communities and improve local mobility during and after construction. | BE15.2 | OP | OOT | Ongoing | Track planning efforts | NA |
| 23 | Identify pilot and demonstration projects to retrofit and improve parking lot and pavement areas at County facilities, such as bioswales, rain gardens, and pollinator habitats. Some possible locations for these projects include areas near trails, senior centers, as well as the Mountain Road, Ritchie Highway, College Parkway, Fort Smallwood, Benfield Boulevard, and the Riviera Beach corridors. | BE16.2 | CI | CEN | Short-Term | Completion of study / projects. | Y |

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| *Countywide Strategies to amend Plan2040 Implementation Matrix* | | | | | | | |
| BE1.1.c | Enact Code changes to facilitate establishment of small, home-based childcare centers in all residential and appropriate non-residential zoning categories. | BE1.1 | LEG | OPZ | Short-Term | Status of County Code updates | Y |
| BE1.1.d | Update the County Code to incentivize space for childcare in different types of new development, including mixed-use, residential, office, and other appropriate commercial locations. Potential incentives may include density bonuses, waiving of impact fees, or others. | BE1.1 | LEG | OPZ | Short-Term | Status of County Code updates | Y |
| BE1.1.f | Review the current Marina zoning laws to evaluate the impact marinas have on adjacent properties. Consider limiting and/or expanding allowable activities, and promoting redevelopment that is harmonious with the surrounding neighborhood. | BE1.1 | LEG | OPZ | Short-Term | Status of County Code updates | N |
| BE4.1.e | Review and update the County Code to improve the retention of natural features and replanting of native species when developing or redeveloping, especially in Peninsula policy areas and Critical Areas. | BE4.1 | LEG | OPZ | Short-Term | Status of County Code updates | Y |
| BE5.1.f | Revise the County Code to provide greater flexibility in the redevelopment of small sites, while meeting the Vision of the Region. Consider changes to density allowances, setbacks, open space, and other provisions. | BE5.1 | LEG | OPZ | Short-Term | Status of County Code updates | N |
| BE5.2.g | Implement recommendations from the School Adequate Public Facilities workgroup to balance enrollment and allow for appropriate levels of development in Targeted Development, Redevelopment, and Revitalization Policy Areas. | BE5.2 | LEG | OPZ | Short- to Mid-Term | Status of County Code updates | Y |
| BE8.1.d | In village centers and mixed-use areas, explore revising parking and similar regulations (such as setbacks, lot coverage, etc) related to construction of housing. | BE8.1 | LEG | OPZ | Short-Term | Status of County Code updates | N |
| BE11.2.e | Add definitions for Missing Middle residential forms in the County Code. | BE11.2 | LEG | OPZ | Short-Term | Status of County Code updates | Y |
| BE11.2.f | Develop and implement Design Guidelines to ensure new Missing Middle forms are compatible with surrounding existing neighborhoods. | BE11.2 | PSI | OPZ | Mid-Term | Status of Code and policy updates | Y |

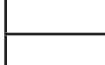
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| BE12.1.m | Continue to explore and define a possible Moderately Priced Dwelling Unit (MPDU) policy and draft Code revisions to implement Plan2040 goals related to MPDUs. | BE12.1 | LEG | **ACDS**, OPZ | Ongoing | Status of County Code updates | N |
| BE12.1.o | Consider updating the County Code to allow affordable general occupancy and senior housing on the same parcel, instead of requiring subdivision. | BE12.1 | LEG | OPZ | Short-Term | Status of County Code updates | Y |
| BE12.1.q | Explore and determine the effectiveness, feasibility, and potential funding sources of a payment in lieu of taxes (PILOT) program to fill the funding gaps for people that may not qualify for the Housing Choice Voucher Programs. | BE12.1 | PPI, FS | ACDS | Ongoing | Status of program / amount of funding | N |
| BE12.1.r | Continue and expand tenant-based rental assistance programs that complement existing Housing Choice Vouchers. | BE12.1 | PPI | ACDS | Ongoing | Status of program / amount of funding | Y |
| BE12.1.s | Increase the multifamily land inventory within Communities of Opportunity, Transit-Oriented Development Policy Areas, Difficult Development Areas, and Critical Corridor Policy Areas where there is existing or planned transit, and areas with existing infrastructure to accommodate workforce and affordable housing. | BE12.1 | LEG | OPZ | Ongoing | Acres of land where zoning allows workforce or affordable housing units. | Y |
| BE12.1.u | Review and potentially modify or delete conditions of Workforce Housing uses that are barriers for workforce housing developers. Consider simplifying provisions for bulk regulations while maintaining criteria for occupant income thresholds and long-term timeframes for eligibility. | BE12.1 | LEG | OPZ | Short-Term | Status of County Code updates | N |
| BE12.1.x | Explore implementing a faster, more streamlined development review process for affordable housing projects. Study examples from other localities, such as the Montgomery County Green Tape program. | BE12.1 | OP | **OPZ**, I&P | Short-Term | Status of process | N |
| BE12.1.z | Designate and train a dedicated County staff position to conduct review of all affordable housing projects on an accelerated review timeline. | BE12.1 | OP | **OPZ**, I&P | Mid-Term | Tracking review timeline | Y |

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| BE12.1.ab | Study the feasibility of County Code changes to promote construction of more affordable housing units. Such changes may include:<br>a. Allow affordable housing projects to vest for school capacity earlier than at sketch plan or preliminary plan.<br>b. Explore options for changing or eliminating school vesting requirements for income-restricted housing.<br>c. Revise the policy for review and approval of PILOT agreements for affordable housing to make the process more clear and consistent.<br>d. Allow affordable housing developments, beyond those funded by Low Income Housing Tax Credits to be eligible for school capacity exemptions. | BE12.1 | LEG | OPZ | Short-Term | Status of amendments to County Code | N |
| BE12.1.ad | Create a funding mechanism to expand the scope of the Housing Trust Special Revenue Fund to reduce development review fees, water and sewer capital facility connections fees, and some or all impact fees for income-restricted housing projects regardless of non-profit/for-profit funding structure. | BE12.1 | FS | ACDS | Short-Term | Status of program / funding | Y |
| BE12.1.af | Develop a strategic plan for encouraging the development of income-restricted housing and facilitating construction of lower-end market rate housing. | BE12.1 | PSI | ACDS | Mid-Term | Status of strategic plan | Y |
| BE12.1.ak | Develop a funding mechanism, such as Tax Increment Financing (TIF), for water/sewer upgrades in commercial, industrial, and mixed-use areas to offset costs of redevelopment for affordable housing. | BE12.1 | FS, LEG | ACDS | Short-Term | Status of funding mechanism | N |
| BE12.5.e | As a preface to analyzing how to reduce the cost of housing in Anne Arundel County, it is recommended that the County conduct the following studies:<br>a. A study to determine the per unit costs to developers, home buyers, and renters in complying with all the Federal, Maryland, and Anne Arundel County requirements relating to housing construction. Costs should exclude direct costs such as actual construction, land acquisition, and design and be arrayed by single family, missing middle, and high-rise units.<br>b. Conduct an inventory of all of its development requirements and assign the costs of its County administration of these requirements and the costs imposed upon developers as well.<br>c. A study of all of the exceptions to the Adequate Public Facilities Ordinance whether in legislation, rules and regulations, or administrative decisions. | BE12.5 | PSI | OPZ | Mid-Term | Status of County Code and policy changes | N |

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| BE13.2.g | Review the Landscape Manual and/or development regulations for potential revisions to incorporate stronger buffer requirements between intensive non-residential areas and residential neighborhoods. | BE13.2 | PSI | OPZ | Short-Term | Status of County Code updates | N |
| BE14.1.f | Explore updates to the Code that would better protect historic settings, view sheds and outbuildings associated with and adjacent to historic dwellings, agricultural complexes, and historic districts. | BE14.1 | LEG | OPZ | Mid-Term | Status of County Code updates | Y |
| BE14.1.g | Adopt community-driven Overlay Design Guidelines for historic districts and communities on the County Inventory to enhance protections, govern infill development, and help preserve their historic character. Identify regulatory tools or incentives to protect the community's historic fabric and cultural integrity. | BE14.1 | LEG | OPZ | Mid-Term | Status of design guidelines | Y |
| BE14.1.h | Expand the Region's listings on the Inventory of Historic Resources, with an emphasis on resources that expand the diversity of historic representation, including 20th century communities and resources and historic places associated with African American history. Work with those communities to identify regulatory tools or incentives to protect the community's historic fabric and cultural integrity. | BE14.1 | RIM | OPZ | Ongoing | Number of properties added to County Inventory of Historic Resources | Y |
| BE14.2g | Continue and expand ongoing efforts engaging with local communities to design and install informational placards that recognize historic Black communities, such as the Browns Woods, Skidmore, and Mulberry Hill communities | BE14.2 | PPI | OPZ | Ongoing | Number of new signs installed | N |
| BE14.3.f | Develop and expand tax incentives to reuse and rehabilitate existing historic building stock. | BE14.3 | LEG | OPZ | Mid-Term | Status of County Code and policy changes | Y |
| BE14.3.g | Amend the Historic Tax Credit Program to broaden eligibility and encourage adaptive reuse of historic buildings, particularly for business or commercial adaptation. | BE14.3 | LEG, PPI | OPZ | Mid-Term | Status of County Code updates | Y |
| BE14.3.h | Establish a Code provision to prevent Demolition By Neglect for private and County-owned properties. | BE14.3 | LEG | OPZ | Mid-Term | Status of County Code updates | Y |
| BE14.3.i | Implement cohesive preservation planning and historic interpretation for County-owned historic resources, including more comprehensive survey and protection of archaeological resources. | BE14.3 | OP | **OPZ**, DRP | Ongoing | Track County-owned historic resources | Y |
| BE14.3.j | Undertake a study to reevaluate the Scenic and Historic Roads inventory to identify if protection of certain roads is still warranted. Establish clear eligibility criteria and create a mechanism for assessing and listing or delisting roads. | BE14.3 | PSI | OPZ | Mid-Term | Completion of study | Y |

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| BE14.3.k | Review existing regulatory protections to determine if the Scenic and Historic Roads program is still effective. Research Scenic and Historic Roads Programs in nearby jurisdictions, such as Howard and Montgomery Counties, and adopt legislative changes following best practices. | BE14.3 | PSI, LEG | OPZ | Mid-Term | Completion of study | Y |
| BE14.3.l | Update the DPW Design Manual to include appropriate regulations applicable to designated Scenic and Historic Roads. Consider removing the exemption for Adequate Public Facilities testing for designated roadways on a case by case basis. | BE14.3 | LEG | **OPZ**, DPW, OOT | Short- to Mid-Term | Status of County DPW design manual updates | Y |
| BE14.3.m | Explore establishing an appointed Cemetery Oversight Advisory Committee to advise, investigate, and aid in protecting historic cemeteries. | BE14.3 | LEG | OPZ | Mid-Term | Appointment of committee | N |
| BE15.2.i | Prioritize new transit routes and connections to them, particularly in Communities of Opportunity. | BE15.2 | PII | OOT | Ongoing | Number of new routes/ decreased headway times/new geographies served | Y |
| BE15.2j | Identify dedicated funding streams to expand and improve public transit. | BE15.2 | FS | OOT | Ongoing | Status of funding | Y |
| BE15.2.l | Work with regional transportation partners to enhance the design and amenities provided at transit stops to include lighting improvements, smart and enhanced information equipment, protection from elements, art, safety upgrades for emergency use, and sidewalk and crosswalk access. Consider a uniform style to help brand service for the region. | BE15.2 | OP, PII | **OOT**, DPW | Ongoing | Track transit facility projects | Y |
| BE15.2.n | Increase transit service frequency to reduce wait times and extend service hours to better accommodate shift workers and other residents with earlier or later transit needs. | BE15.2 | PPI | OOT | Ongoing | Track reduced headway times | Y |
| BE15.2.o | Collaborate with AACC facilities planning to provide adequate bus service between AACC and the rest of the County. | BE15.2 | OP, PPI | OOT | Ongoing | Number of established routes/Route headway times | Y |
| BE15.2.p | Add and maintain amenities such as benches, lighting, landscaping, bicycle parking, audible crosswalk indicators, wayfinding signs, and bus shelters in mixed-use areas, village centers, near transit and, trail crossings, and by shopping and dining opportunities. | BE15.2 | PPI | **OOT**, OPZ | Ongoing | Tracking of amenity installation | Y |

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| BE15.2.q | Install pedestrian and bicycle infrastructure in public spaces and connections between these areas and residential neighborhoods. Seek funding opportunities for their deployment as prioritized in the Walk and Roll bicycle and pedestrian master plan. | BE15.2 | CI | OOT | Ongoing | Track implementation of Walk and Roll plan | Y |
| BE15.2.r | Evaluate, research, and potentially revise the Zoning Ordinance to update bicycle parking requirements. Consider standards for short- and long-term bicycle parking, and related amenities. | BE15.2 | LEG | OOT | Short-Term | Status of County Code updates | Y |
| BE15.2.s | Continue to review and update Functional Road Classifications. Coordinate with agencies, such as the OPZ Cultural Resources Section to ensure changes align with the historical character and importance, where applicable. | BE15.2 | LEG | **OOT,** OPZ | Ongoing | Status of County Code updates | Y |
| BE15.2.t | Review and revise Adequate Public Facilities requirements and/or development requirements as appropriate to clarify the process for new development and intensified redevelopment to contribute to transportation improvements. Balance flexibility and predictability, and clarify a proportional level of mitigation in the process. Provide a mechanism to ensure developer contributions are expended on agreed-upon facilities. | BE15.2 | LEG | OOT | Mid-Term | Status of County Code updates | Y |
| BE15.2.v | Prioritize Safe Routes to Schools investments as noted in the Move Anne Arundel! master plan. | BE15.2 | PPI | OOT | Ongoing | Track number of mobility programs and number of rides provided | N |
| BE15.2.w | Consider implementing an enhanced on-demand transit program for areas that are the furthest away from major transit routes. | BE15.2 | PII | OOT | Mid-Term | Track planning efforts, number of new services | N |
| BE15.2.x | Use Walk and Roll! as a guide to identify gaps and missing amenities in the bicycle and sidewalk network. | BE15.2 | CI | **DPW**, OOT | Short-Term | Track implementation of Walk and Roll plan. | N |
| BE15.2.y | Improve access for wheelchair users, cyclists, and pedestrians by ensuring curb cuts and sidewalks can accommodate these users. | BE15.2 | CI | **DPW**, OOT | Ongoing | Track infrastructure improvments | N |
| BE15.2.z | Mitigate rising traffic congestion by evaluating where to:<br>a. Lower parking space zoning requirements within a certain distance of transit routes<br>b. Minimize egress and ingress in most heavily traveled corridors<br>c. Eliminate highway choke points | BE15.2 | LEG; OP | OPZ, DPW | Long-Term | Track planning efforts, Code and policy updated | N |

| Implementation Matrix<br>*Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PII - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management* | | Related Plan2040 Goal and/or Policy | Implementing Mechanism | Responsible Departments (lead in bold) | Timeframe (short 0-5, mid 5-10, long 10+ yrs) | Performance Measures | Strategy also supported in Regions 2 and 7 |
|---|---|---|---|---|---|---|---|
| BE16.2.i | Retrofit County facilities to provide sustainable transportation support infrastructure, such as bike lockers and bike racks, electric vehicle (EV) chargers, carpool-favored spaces, or other items that reduce transportation greenhouse gas GHG emissions and single-vehicle occupancy use. | BE 16.2 | CI | CEN | Ongoing | Tracking of retrofit projects | Y |
| BE16.2.k | Promote green roofs, residential passive solar energy, and other alternative energy improvements as part of the development and redevelopment processes. | BE16.2 | PPI | OPZ | Ongoing | Track number of new alternative energy projects | Y |
| BE16.2.l | Plan for a Countywide network of Electric Vehicle (EV) charging infrastructure:<br>a. Create standards for requiring EV charging stations and amend the zoning ordinance to require EV infrastructure for mixed-use, medium- to high-density residential projects and certain commercial uses. Specify requirements for setbacks, landscaping, and location,<br>b. Develop a program to prioritize locations for installation of EV infrastructure in public spaces and,<br>c. Seek funding opportunities for their deployment. This could include County fleet operations, EV water vehicles, e-bikes, and private single-occupancy vehicles. | BE16.2 | PPI, LEG | **OOT**, OPZ, CEN | Short- to Mid-Term | Status of County Code updates / Status of program / Funding level | Y |
|  Healthy Community | | | | | | | |
| *Region 4 Strategies* | | | | | | | |
| 1 | When considering large public works projects, study the life cycle impact that these will have on Region 4, and mitigate negative impacts with public benefits to be allocated to the adjacent communities. | HC1.1 | PSI | CEN | Ongoing | Track progress of projects and outreach efforts | N/A |
| 2 | Engage community members in the planning process for renovations and replacement of library facilities in Region 4. | HC4.1 | PPI, PI | LIB | Ongoing | Track progress of projects and outreach efforts | N/A |
| 3 | Engage senior activity center members in the planning of renovations for County-owned senior centers such as the Pasadena Senior Center. | HC5.1 | PPI, PII | DOAD | Ongoing | Track progress of projects and outreach efforts | N/A |
| 4 | Establish a mobile farmer's market and/or permanent farmer's market in the Pasadena/Lake Shore area. | HC7.1 | PPI | DOH, DOAD, AAEDC | Short-Term | Track the number of farmer's markets | N/A |

| Implementation Matrix<br>*Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PII - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management* | | Related Plan2040 Goal and/or Policy | Implementing Mechanism | Responsible Departments (lead in bold) | Timeframe (short 0-5, mid 5-10, long 10+ yrs) | Performance Measures | Strategy also supported in Regions 2 and 7 |
|---|---|---|---|---|---|---|---|
| 5 | Develop smaller neighborhood parks in higher needs areas throughout Region 4 with features such as dog runs, pollinator gardens, and other passive park opportunities. | HC8.2 | PPI, CI | DRP | Mid-Term | Number of new parks created | N/A |
| 6 | Expand public water access with opportunities for swimming and boat ramps/launches for kayaks, canoes, and trailerable sized boats along the waterways in Region 4. Including but not limited to Magothy River and Severn River. | HC8.2 | CI | DRP | Ongoing | New areas of public water access | N/A |
| 7 | Engage community members to identify updated amenities for aging parks, especially at Arnold Park, Broadneck Park, Fort Smallwood Park, and the Lake Shore Athletic Complex. | HC8.2 | PPI, PI | DRP | Ongoing | Track outreach efforts | N/A |
| 8 | Complete plans to expand parking at Bay Head Park. | HC8.2 | CI | DRP | Short-Term | Track progress of planning efforts | |
| *Countywide Strategies to amend Plan2040 Implementation Matrix* | | | | | | | |
| HC1.1.f | Encourage the redevelopment and reuse of existing vacant buildings and/or previously developed sites to accommodate future government offices, libraries, classrooms, and other public uses. | HC1.1 | OP, PPI | CEN | Mid-Term | Track number of new sites | Y |
| HC1.1.h | Coordinate between County and partner facility providers to locate and co-locate new and refurbished public facilities within Village Centers, Critical Corridor Areas, and within walking distance to enhanced transit service. | HC1.2 | OP, PPI | **CEN**, DRP | Mid-Term | Track number of new sites | Y |
| HC1.2.c | Retrofit County facilities to provide sustainable transportation support infrastructure, such as bike lockers and bike racks, EV chargers, carpool-favored spaces, discounted transit passes for County employees, or other items that reduce transportation greenhouse gas emissions and single-vehicle occupancy use. | CI | CI | CEN | Ongoing | Status update of retrofitting County facilities | N |
| HC1.3.a | Increase connection points from schools, parks and trails as well as other highly used facilities and services, such as grocery stores, that are and will be located within a ten minute walk from surrounding neighborhoods. | CI | CI | BOE, **DRP**, LIB | Ongoing | New infrastructure implemented | N |
| HC2.1.g | Consider comprehensive school redistricting to better utilize existing open seats in schools and more equitably distribute students throughout the school system. | HC2.1 | PPI | BOE | Ongoing | Status of school utilization chart | Y |
| HC2.1.h | Explore opportunities to partner with local non-profits to provide additional after school programming and/or child care in elementary and middle schools at low or no cost. | HC2.1 | PII | BOE | Short-Term | Change to Status of programming | Y |

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|---|---|---|---|---|---|---|---|
| HC2.1.i | Consider opportunities to engage students in the planning for County Capital Improvement Projects that involve AACPS property. | HC2.1 | PII | PII | Ongoing | Track outreach efforts | N |
| HC5.1.g | Invest in improvements to paratransit service including expanded hours of service and geographic reach, weekend service, and a goal of half-hour headways during the week. | HC5.1 | PPI | OOT | Ongoing | Track number of mobility programs and number of rides provided | Y |
| HC5.1.i | Pursue the American Association of Retired Person's Age-Friendly Community designation. | HC5.1 | PPI | DOAD | Short-Term | Track status of application | Y |
| HC6.1.d | Encourage public spaces and County-owned facilities to exceed ADA requirements by providing additional amenities, such as lifts, multiple access points for wheelchairs, as well as an increase in number of updated crosswalks along highly traveled areas such as school and commercial areas, to better serve all members of the community, including the older adults and people with health conditions or disabilities. | HC6.1 | PPI | CEN | Ongoing | Track number of sites with ADA compliance | N |
| HC8.1.f | Ensure public programming and features at parks are relevant and accessible to the community, including older adults, people with disabilities, and Spanish-speaking residents. | HC8.1 | PPI, CI | DRP | Short-Term | Status of programming and attendance | Y |
| HC8.2.i | Ensure all existing and future parks and trails are equipped with a full range of amenities, including proper signage, trash receptacles, adequate lighting, and other amenities to promote their full use. | HC8.2 | PPI, CI | DRP | Ongoing | New amenities provided | Y |
| HC8.2.j | Incentivize or require the creation of public open space in new commercial and multi-family development, including but not limited to plazas, pavilions, and other gathering spaces. | HC8.2 | LEG | **DRP**, OPZ | Ongoing | Status of County Code updates | Y |
| HC10.1.g | Continue to strengthen coordination between Federal, State, and County partners in planning for emergency events, hazard mitigation, and resiliency planning. Ensure cross-jurisdictional capacity to address Regional needs. | HC10.1 | OP | OEM | Ongoing | Status of coordination efforts | Y |

| Implementation Matrix<br>*Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PII - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management* | | Related Plan2040 Goal and/or Policy | Implementing Mechanism | Responsible Departments (lead in bold) | Timeframe (short 0-5, mid 5-10, long 10+ yrs) | Performance Measures | Strategy also supported in Regions 2 and 7 |
|---|---|---|---|---|---|---|---|
| <u>Healthy Economy</u> | | | | | | | |
| *Region 4 Strategies* | | | | | | | |
| 1 | Continue to support local economic development initiatives for redevelopment efforts in the Riviera Beach, Mountain Road, Ritchie Highway, Fort Smallwood Road, College Parkway, Benfield Boulevard and other Critical corridors. | HE2.1 | PSI, PPI | **OPZ**, AAEDC | Ongoing | Track development and redevelopment efforts | NA |
| 2 | Capitalize on Region 4 as the County's main outdoor recreation and water access hub by developing a marketing study that seeks to increase the revenue generated by tourism and recreation industry sectors. | HE2.4 | PSI | DRP | Short-Term | Track marketing efforts (contacts, successes, collateral materials, etc) | NA |
| 3 | Seek ways to utilize enhanced branding and marketing to support local neighborhood businesses and community identities in Region 4. | HE5.1 | PPI | AAEDC, **OPZ** | Ongoing | Track number of communities with branding and marketing efforts | NA |
| *Countywide Strategies to amend Plan2040 Implementation Matrix* | | | | | | | |
| HE1.2.g | Explore additional financial incentives to promote redevelopment and revitalization, such as reduced permitting and business license fees for local businesses. | HE1.2 | LEG | AAEDC | Short-Term | Number of businesses and amount of incentives provided per year | N |
| HE1.2.h | Partner with residents, business owners, and local agencies, such as chambers of commerce, to develop a branding and marketing strategy for Village Center areas that will attract and retain businesses near sites accessible to most residents. Develop design guidelines, signage, amenities and other tools branded with the Community name to improve the quality of public spaces. | HE1.2 | PPI, PI, PSI | **OPZ**, AAEDC | Short-Term | Numer and types of programs and services for Village Center development. | N |
| HE2.1.g | Support professional development opportunities, including internship, apprenticeship, as well as entry-level and career employment efforts for economically disadvantaged youth and adults, historically disadvantaged groups, women, individuals with disabilities, and the homeless. | HE2.1 | PPI | AAWDC | Ongoing | Number and type of workforce development programs | Y |
| HE2.1.h | Continue to develop and maintain programs and services that address the changing needs of the local business community. | HE2.1 | PPI | AAWDC | Ongoing | Number and type of programs and services | N |
| HE2.1.i | Continue to partner with educational institutions at all levels to provide streamlined paths for a variety of job opportunities. | HE2.1 | PPI | AAWDC | Ongoing | Number and type of programs and services | N |

| Implementation Matrix<br>*Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PII - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management* | | Related Plan2040 Goal and/or Policy | Implementing Mechanism | Responsible Departments (lead in bold) | Timeframe (short 0-5, mid 5-10, long 10+ yrs) | Performance Measures | Strategy also supported in Regions 2 and 7 |
|---|---|---|---|---|---|---|---|
| HE2.2.f | Coordinate, where appropriate, County investment in the peninsula areas for utilities, including opportunities for broadband and 5G internet, transportation, and other public facilities with business, employment, and economic development opportunities. | HE2.2 | PPI, CI | CEN | Ongoing | Track investment in utilities | N |
| HE2.4.c | Work with small business development agencies to connect start-up businesses with financing and additional training opportunities. | HE2.4.c | PPI | **AAEDC**, AAWDC, ACDS | Ongoing | Track marketing efforts | Y |
| HE2.4.d | Continue and enhance Anne Arundel Economic Development Corporation programs supporting minority-owned businesses, such as the Inclusive Ventures program. | HE2.4 | PPI | AAEDC | Ongoing | Track assistance provided (number of businesses supported, number of business plans, etc. | Y |
| HE5.1.e | Support public art wherever possible to strengthen economic development and tourism, enhance sense of identity and transform public spaces. | HE5.1 | PPI | **Arts Council**, AAEDC, OPZ | Ongoing | Number and type of artwork | Y |
| HE5.2.e | Examine and possibly expand existing revitalization tools to promote redevelopment as well as transportation improvements in the Commercial Revitalization Areas. | HE5.2 | LEG | AAEDC | Short-Term | Number of ACR Loans Closed | N |
| HE5.2.f | Support State of Maryland Project Restore to match owners of vacant properties with business owners or with public agencies that provide services and amenities such as art galleries or green spaces. | HE5.2 | PPI | AAEDC | Mid-Term | Number of sites participating in program | N |
| HE5.2.g | Continue to provide funding for cosmetic improvements to properties within Commercial Revitalization Areas (ACR Loan Program) and explore expanding areas where loans can be offered. | HE5.2 | PPI | AAEDC | Mid-Term | Track assistance provided (number of businesses supported, etc. | N |

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# 8.1 **Glossary**

**Adequate Public Facilities (APF):** Ordinance to provide a growth management process that will enable the County to provide adequate public schools, roads, and other infrastructure facilities in a timely manner and achieve General Development Plan (GDP) growth objectives.

**Affordable Housing:** Defined in the County Code as:

1. Housing that complies with the requirements for workforce housing listed in Title 10 of Article 18 of the County Code; or

1. For which there are recorded restrictive covenants on the property for at least 30 years restricting occupancy to income eligible households; and

2. The housing is financed, in whole or part, through the U.S. Department of Housing and Urban Development funding, low income housing tax credit program, Maryland Community Development Administration's Rental Housing Development Programs, Anne Arundel County Affordable Housing Trust Funds, or a combination of these funds and programs.

**Age-Friendly Community:** A voluntary designation from the American Association of Retired Persons (AARP) that raises awareness, particularly among elected decisionmakers and community supporters, or policies and changes needed to make the community's built and social environment more livable for people of all ages, including older adults.

**Bulk Regulations:** Controls on building size, placement and coverage through floor-area ratio (FAR), height, setback and open area regulations, as set forth in Article 18 of the County Code.

**Car-centric planning:** Refers to urban planning that privileges the private automobile as a primary transportation mode, often to the exclusion of people who walk, bike, or use public transit.

**Commercial Revitalization Areas:** Areas adopted as overlay zones in the County Code (Article 18, Title 14, Subtitle 3). The areas are allowed expanded uses and greater development flexibility to encourage redevelopment of vacant properties.

**Communities of Opportunity:** Areas that have strong schools, strong housing markets, low concentrations of poverty, and healthy economic characteristics.

**Conservation Easement:** A voluntary legal agreement between a landowner and a government agency or land trust that permanently limits future development of the land to protect its conservation values.

**Corridor Revitalization and Redevelopment Overlay:** Applied to only those areas in the County that are designated as a Commercial Revitalization Area per Article 18, Title 14, Subtitle 3 of the County Code and are located in a non-targeted growth Development Policy Areas. Commercial revitalization areas improve communities, reduce blighted areas, increase property values, and reduce sprawl by allowing expanded uses and greater development flexibility.





**Critical Corridor Development Policy Area:** Existing, developed areas along major roads where opportunities to improve safety and mobility exist. These areas often form the economic center of a community. Redevelopment that improves multi-modal outcomes and preserves adjacent neighborhoods is encouraged.

**Critical Economic Development Policy Area:** Existing or planned regional-scale destinations, employment centers, or areas supporting the County's major economic drivers. They have primarily industrial, commercial, and mixed land uses within the Priority Funding Area, with flexible land use policies to facilitate business growth and job creation.

**Demolition by Neglect:** Neglect of a building or structure to the point that restoration or rehabilitation is no longer feasible and demolition becomes necessary.

**Density:** The number of residential dwelling units per acre of land.

**Density Bonus:** An incentive-based tool that permits a developer to increase the maximum allowable density on a site in exchange for including features that help meet specified public policy goals.

**Design Guidelines:** Standards for architecture and site design that allow for diversity of development while promoting specific qualities that are unique to a given neighborhood or community.

**Difficult to Develop Areas (DDAs):** Defined by the U.S. Department of Housing and Urban Development as areas with high land, construction and utility costs relative to the area median income and are based on Fair Market Rents, income limits, the 2010 census counts, and 5-year American Community Survey (ACS) data. These designations are used by HUD to adjust grant and funding allocations.

**Enterprise Zone:** A designated area that provides real property and state income tax credits to businesses that create jobs and make capital investments.

**Equity:** A condition of parity between different demographic and socioeconomic groups that is achieved by intentionally improving quality of life for populations that are underserved, under-resourced, and vulnerable.

**First/Last Mile:** This refers to the beginning and end of trips made by public transit, specifically the gap between a transit stop and a traveler's origin or destination. People will often walk or bike up to one mile to access transit; longer distances correlate with higher rates of car usage.

**Form-Based Code:** A land development regulation that facilitates predictable built results and a high-quality public realm by using physical form—rather than separation of uses—as the organizing principle for the County Code.

**Full-Time Equivalent:** A unit of measurement equal to the number of hours typically worked by a single full-time employee.

**Functional Road Classification:** The grouping of highways, roads and streets by the character of service they provide.

**Gentrification:** A process in which a poor area (as of a city) experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses and which often results in an increase in property values and the displacement of earlier, usually poorer residents.

**Goal:** A general, overall, and ultimate purpose, aim, or end toward which the County will direct effort. Goals should seek to provide an answer to the question: "What does this Region community want to be?"

**Green Infrastructure Network:** The largest, connected natural areas and open spaces in the County. The Network includes both public and private land. Some private properties in the Network are conserved through agricultural and conservation easements or through the development review process as open space and floodplains and forest conservation easements. The Network also includes privately owned land without special protections.

**Growth Tiers:** In 2012, the Maryland General Assembly passed the Sustainable Growth and Agricultural Preservation Act to address major developments served by on-site sewage disposal systems and their impact on the Chesapeake Bay and its tributaries. The legislation requires all local jurisdictions in Maryland to develop and adopt a system of Growth Tiers for future residential development. Four tiers were established to identify where major and minor residential subdivisions may be located in a jurisdiction and what type of sewerage system can serve them.

**Headway (transit):** The measurement of time between two vehicles in a given transit system route.

**Historic Preservation Tax Credit Program:** Established "Landmark" buildings and districts and provides a property tax credit in the amount of 25% of qualified expenses for certain historic residential or income-producing properties, or 5% for a qualified new construction in a Landmark Historic District. See § 4-2-312 of the County Code.

**Historic Resources, County Inventory of:** Properties listed on the Maryland Inventory of Historic Properties, the National Register of Historic Places or the National Register of Historic Landmarks. Historic resources consist of properties, buildings, structures, districts, and archaeological sites that represent County history, that are associated with the lives of historically significant persons, that have historically significant architectural value, or that are capable of yielding information important to the County's history or prehistory.

**Homeowners Property Tax Credit:** Provides property tax credits for homeowners who qualify on the basis of a comparison of their tax bill to their income.

**Housing, Workforce and Affordable:** The term "workforce and affordable housing" is used throughout this plan to describe housing that meets the requirements of the County's Workforce Housing policy, defined above, in addition to housing that is income-restricted to serve low- and very-low income households. Low- and very-low income households are those earning less than 60% of Area Median Income as adjusted for household size for the Baltimore Primary Metropolitan Statistical Area.





**Housing Choice Voucher:** The federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.These are administered locally by public housing agencies (PHAs). This program was previously referred to as Section 8.

**Housing Trust Special Revenue Fund:** Authorized through Maryland House Bill 933 in Chapter 10 of 2021, and established in § 4-11-124 of the County Code, allows an increase in the rate of the transfer tax imposed on certain written instruments conveying title to property or a leasehold interest in real property where the consideration is $1,000,000 or more. The revenue paid into the fund is dedicated and appropriated to provide affordable housing for moderate and low income individuals in the County.

**Impact Fee:** Any person who improves real property and thereby causes an impact upon public schools, transportation, or public safety facilities shall pay development impact fees as provided in § 17-11-203 of the County Code. Impact fees collected under § 17-11-203 are deposited into appropriate special funds to ensure the fees and all interest accrued are designated for improvements reasonably attributable to new development and are expended to reasonably benefit the new development.

**Inclusive Ventures Program:** An Anne Arundel Economic Development Corporation (AAEDC) program that seeks to help small, minority, woman, and Veteran-owned businesses in Anne Arundel County succeed and grow.

**Income-Restricted Housing:** Refers to housing that is limited to tenants earning below certain total household income percentages of the area median income.

**Infill or Infill Development:** Residential infill is the development of vacant, buildable lots within an existing subdivision or existing developed area, or the creation of new lots within a previously approved residential plan of subdivision or an existing developed area. This is the most prevalent type of infill. Commercial infill occurs on vacant commercial sites. In designated Mixed-Use zones, infill development may combine a variety of different uses (for example, residential, commercial, institutional).

**Intelligent Transportation Systems (ITS):** Systems that utilize technology, communications and information processing to improve safety and mobility and enhance productivity of transportation infrastructure.

**Landscape Manual:** Governs the landscaping, screening, and buffering of development in the County.

**Land Use, Existing:** Existing land use in the County reflects how land is currently being used. It establishes a reference point for identifying areas suitable for change and redevelopment or areas appropriate for preservation.

**Land Use, Planned:** Planned land use is a policy guide for how the County and its residents envision the future use of the land to be in order to promote a more desirable outcome. State law mandates that zoning be compatible with planned land use.

**Last-Mile Connections:** Refer to "First/Last Mile"

**Living Shoreline:** The result of applying erosion control measures that include a suite of techniques which can be used to minimize coastal erosion and maintain coastal process.

**Low Income Housing Tax Credit:** The low-income housing tax credit (LIHTC) program is the federal government's primary policy tool for encouraging the development and rehabilitation of affordable rental housing. The program awards developers federal tax credits to offset construction costs in exchange for agreeing to reserve a certain fraction of units that are rent-restricted for lower-income households. Though a federal tax incentive, the program is primarily administered by state housing finance agencies (HFAs) that award tax credits to developers.

**Market-Rate Housing:** Indicates housing (rented or sold) that is based on existing area market values and demand, rather than any kind of subsidies or government assistance.

**Microtransit:** Smaller-scale transit services that can fill service gaps in public transportation routes. Micro-transit routes can be flexible and on-demand, or operate along a fixed route and schedule.

**Missing Middle Housing:** "Missing middle" is a commonly-used term that refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings. Examples include duplexes, triplexes, townhomes, and more. Used in this context, "middle" references the size and type of a home, relative to its location – in the middle – on a housing scale spectrum. The cost of these homes vary based on style, size, location, and market forces; therefore missing middle housing types do not correlate with a specific income bracket.

**Mixed-Use:** A development or project that blends two or more residential, civic/institutional, commercial, office, or other uses.

- Vertical mixed-use refers to one building that includes two or more uses.
- Horizontal mixed-use refers to a site or area that may have multiple uses, such as when the uses are in individual buildings located near each other.

**Mixed-Use Overlay:** Existing (mixed-use zoning districts) or planned (mixed-use planned land use) mixed-use areas located in non-targeted growth Development Policy Areas. Generally walkable, vertically or horizontally mixed-use areas that are suburban (townhomes or multifamily) or village-like in character.

**Moderately Priced Dwelling Unit (MPDU):** Housing unit developed under governmental programs or private initiatives to assist families of low or moderate income, which is sold or rented at a cost that does not exceed a maximum price or rent established by the County.





**Montgomery County Green Tape Program:** A program that provides for expedited review of affordable housing projects to help address the increasing demand for such housing.

**Move Anne Arundel Plan:** Anne Arundel County's Transportation Final Master Plan (TFMP). The goal of the TFMP is to identify, analyze and understand the relationship between land use patterns and the mobility and accessibility constraints and opportunities within the County. The document provided by this effort shall be a logical, cohesive and comprehensive assessment of multimodal transportation issues, opportunities and recommendations in Anne Arundel County that will be programmed to the year 2045.

**Multimodal Transportation:** Consideration for multiple modes of transportation, including bus, train, bicycling, walking, rolling, ride-hailing, and/or other means of mobility, including automobile.

**Neighborhood Preservation Development Policy Area:** Existing, stable residential communities and natural areas (may include local commercial and industrial uses) that are not intended for substantial growth or land use change, but may have specific areas targeted for revitalization. Development is limited to infill and redevelopment that must be compatible with the existing neighborhood character. Public infrastructure exists but may need capacity improvements.

**Nuisance Flooding:** High-tide flooding that causes public inconvenience.

**One Seat Ride:** Allows for a passenger to reach their end destination without having to exit the mode of transit. A rider would be able to board a mode of transit (bus, train, rail, etc.) at one location and not have to de-board and transfer routes in order to get to their final destination

**Overlay Design Guidelines:** A collection of regulations to establish architectural and landscape criteria within a defined area.

**Paratransit:** Transportation services, primarily for older adults and individuals with disabilities, that supplement fixed-route mass transit by providing individualized rides without fixed routes or timetables.

**Performance Bond:** A type of contract bond that guarantees a contractor will complete a project according to the terms outlined in a contract.

**PILOT Agreement:** In the context of housing, this refers to an agreement between a property owner and the County to exempt the owner from payment of County real property taxes in exchange for a negotiated fee. PILOT agreements can be used to facilitate or expedite the development of housing that is affordable to limited-income households.

**Placemaking:** The concept of strengthening the connection between people and the places they share. Placemaking facilitates creative patterns of use of space, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing activation.

**Plan2040:** Anne Arundel County's Master General Development Plan, which sets the 20-year policy framework to protect the County's natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy. The County Council adopted Plan2040 in May 2021.

**Property, Underutilized:** Those with an assessed value of improvements over $10,000 but less than the base land-assessed value.

**Property, Vacant:** Those with an assessed value of improvements of less than $10,000.

**Public Facility:** Essential facilities provided to the public. Some, such as public roads, emergency services, stormwater management systems, and public schools, are part of Adequate Public Facilities (APF) testing in the development process. Other public facilities, such as public libraries, the community college, and parks, are not part of APF testing, but are still monitored by the government to ensure their ability to meet the needs of residents.

**Redevelopment:** New construction on a site that has pre-existing uses or renovation of existing uses on a site.

**Road Functional Classification:** Identifies current and future highway and road proposals throughout the County. Roadways are identified by their functional classification, which is the grouping of highways, roads and streets by the character of service they provide. These classifications reflect the utility of various facilities and generally determines the design of the roadway.

**Safe Routes to School:** These programs are federally-funded, sustained efforts by community members and governments to enable and encourage children to safely walk, roll, or bicycle to school. Federal funds allocated to this program are reimbursable and available for infrastructure and non-infrastructure projects that benefit elementary and middle school children in grades K-8.

**Scenic and Historic Roads:** A road shown on the official map entitled "Scenic and Historic Roads, 2006" adopted by the County Council. Legislation protects the science and historic fabric of the landscape of Anne Arundel County through regulating development along the County's 150+ designated Scenic and Historic Roads.

**Sense of Place:** A feeling of connection to a place, where people have positive associations with and ascribe meaning to a place based on memorable experiences; a "community feel."

**Setback:** The minimum distance between a lot line and a structure.

**Strategy:** A specific action to be taken by the County government to implement the Region Plan goals, such as the adoption of a new ordinance or implementation of a new County program. Strategies should be in response to the question, "How does this help implement the goals?"





**Subdivision:** Involves the process of dividing property into two or more lots of record. Applications are classified as either Subdivision or Minor Subdivision. Minor subdivisions are those that generally consist of five residential lots or fewer (including any existing developed lot). Subdivisions are generally those existing or proposed subdivisions that consist of more than five residential lots.

**Targeted Development, Redevelopment and Revitalization Development Policy Area:** A County designation that promotes public and private investment in designated Town Centers, Commercial Revitalization Areas and Sustainable Communities. Also known as "Targeted Growth Areas."

**Tax-Increment Financing (TIF):** A public financing mechanism for capturing the future tax benefits of community improvements—such as infrastructure or real estate—in order to pay for the present cost of those improvements.

**Town Center Development Policy Area:** As designated in Plan2040, existing or planned compact, walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas within the Priority Funding Area that take the most urban form in character within the County. Town Centers are focused and encouraged to take advantage of existing infrastructure. Implementation is guided by a town center master plan.

**Traffic Analysis Zones (TAZ):** The unit of geography most commonly used in conventional transportation planning models.

**Transit-Oriented Development (TOD):** A dense, mixed-use deliberately-planned development within a half-mile of transit stations that is designed to increase transit ridership while reducing reliance on cars.

**Transit-Oriented Policy Development Overlay Area:** A Plan2040 designation. Compact, walkable, pedestrian-oriented, mixed-use areas that are within a half-mile of an existing or planned transit station and compatible with the underlying Policy Area and surrounding community.

**Use, Conditional:** A use that is permitted subject to compliance with a set of conditions or requirements set forth in the zoning ordinance.

**Use, Permitted:** A use that is permitted by right within a zoning district.

**Use, Special Exception:** A use permitted within a zoning district, but subject to certain specific conditions. An applicant must demonstrate compliance with the conditions during a public hearing before the County Administrative Hearing Officer.

**Vested (Development Rights):** Refers to an applicant's right to proceed with a development project in compliance with local ordinances, policies, and standards in effect at the time that the rights vest.

**Village Center Development Policy Area Overlay:** Existing or planned; walkable, pedestrian-oriented, mixed-use areas that are suburban or rural in character compatible with the underlying Policy Area and surrounding community; development and redevelopment is oriented toward the community, enhances community heritage, and is implemented by a village sector plan.

**Vision of the Region:** A statement of philosophy and basic community values and aspirations for the future of the Region that sets the overall goals, policies, and strategies in Region Planning. The Vision is supported by the five Plan2040 Themes.

**Walk and Roll Anne Arundel! Plan:** The plan builds on recommendations established in Move Anne Arundel, Transportation Functional Master Plan (TFMP). The goals and strategies are to prioritize a safe and comfortable walking network between essential destinations throughout the County, ensure that vulnerable populations have access to active transportation infrastructure, recommend infrastructure proven to reduce crashes, and to identify policy recommendations to promote the construction of safe accessible, and direct walking and rolling infrastructure.

**Wastewater Management Problem Areas:** The Anne Arundel County Health Department has identified on-site wastewater management problem areas within Anne Arundel County that show indication of operational problems. These areas have problems such as high water table, small lot size, impermeable soil or excessive slope.

**Workforce Housing:** A conditional use, requiring deed- and income-restricted dwelling units wherein 60% of rental units are occupied by households whose income does not exceed 60% Area Median Income, and 40% of homeowner units are occupied by households whose income does not exceed 100% Area Median Income. Area Median Income is adjusted for household size for the Baltimore Primary Metropolitan Statistical Area, as defined and published annually by the United States Department of Housing and Urban Development.

**Zoning:** Requirements in County Code that specify allowed types of uses regulates the bulk and shape of buildings, and where buildings can be situated on property lots, among other characteristics of development. For example, different zoning allows for different uses, setbacks from the street, maximum heights of buildings, or minimum sizes of lots. Zoning must be compatible with planned land use.





# Relevant Plans

This section includes additional reports and plans that have been adopted or are are in progress since Plan2040.

**Plan2040 Annual Progress Report:** The Annual Progress Report provides summary statistics on the status of the Plan2040 Goals, Policies, and strategies as of the end of calendar year 2022. It also highlights some of the achievements that occurred in 2022. The appendix provides a brief update on all of the 400+ strategies with descriptions and performance measures.

**Vision Zero:** Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. In January 2022, the Office of Transportation released a Vision Zero Draft Plan.

**Walk & Roll Anne Arundel:** The recent update to the Pedestrian and Bicycle Master Plan, is a vision for walking, bicycling, and rolling using a connected network of streets and trails where it's safer, easier, and more comfortable to get around outside of a vehicle. The plan builds upon Move Anne Arundel!, the County's recently adopted transportation master plan, as well as the previous 2003 and 2013 Pedestrian and Bicycle Master Plans.

**Land Preservation, Parks, and Recreation Plan (LPPRP):** Developed by the Anne Arundel County Department of Recreation and Parks, the LPPRP serves as a guide for land preservation and for parks and recreation planning, park development, program improvements, and decision making.

**Green Infrastructure Master Plan:** The County's Green Infrastructure Master Plan supports the LPPRP and is a technical guide to conserving and adding green spaces throughout the County. The plan identifies a Green Infrastructure Network— large, connected, natural lands that work together to protect environmental and community health— and identifies strategies to maintain and expand the Network where possible.

**Poverty Amidst Plenty:** The purpose of this report is to provide an overview of the issues in Anne Arundel County that impact the economy and quality of life. The report intends to increase knowledge and awareness as well as to frame informed discussions about persistent local trends and needs.

# Public Involvement & Planning Process

The Region 4 planning process kicked off in December 2021 with the first questionnaire providing the opportunity for the public to provide general information about what works well and what can be improved in the Region. There were 269 respondents who provided input during this opportunity. At that same time, Stakeholder Advisory Committee (SAC) met to review the scope of work, the process, and the Committiee's roles and responsibilities. From January 2022 to October 2022, the SAC held public meetings to learn about various County initiatives from department staff, exchange ideas, examine documents created by OPZ staff, and build consensus on ideas that will shape the future of Region 4.

In May 2022, OPZ staff were present at Anne Arundel Community College to engage young adults in the Region Planning process.

The second public questionnaire, a public feedback map, went live on March 3, 2022. This interactive web map allowed community members to leave comments about features of the Region that they love, those that need to be fixed, and those that they would like to see in the future. There were 257 respondents during this questionnaire period that lasted until June 9, 2022.

Two public forums were held in April 2022 to present the Region Plans process and timeline and gather feedback from the public. These public forums were in addition to various interviews OPZ staff held with organizations within the Region to gather additional feedback on specific issues.




OPZ staff were available at the Earleigh Heights Volunteer Fire Company for National Night Out on August 2, 2022, as well as Food Truck Tuesday on September 20, 2022, to share information about the planning process and receive additional feedback from the public.

A third public questionnaire was launched on September 15, 2022. This questionnaire allowed residents and other stakeholders to drill deeper into specific issues the OPZ and the SAC had previously heard from the public since the kickoff meeting and first questionnaire. Region 4 received a total of 309 respondents for this questionnaire. The public input on the visioning questionnaire as well as the previous eleven months of listening, analyzing, and researching allowed the SAC to develop a vision statement at their November meeting. This vision statement helps set the direction of how the Region will grow, preserve its resources, and capitalize on its assets for future generations.

In November 2022, OPZ staff also attended an outreach event at the Arnold Senior Center to promote the Region Plan as well as hear additional feedback from the senior community members.

The SAC reconvened in January and February 2023 to review and provide feedback on draft strategies. The draft strategies are specific actions for further study and consideration by the County government to accomplish the Plan's goals and policies and address the challenges and





leverage the opportunities. Shortly after the SAC came to consensus on the draft strategies, they became available for public review and comment from March 1 to April 3, 2023.

Beginning March 2023, the SAC met to review draft zoning, planned land use, and development policy area maps. Similar to the draft strategies process, these maps were then shared with the public to receive feedback. That public comment period ran from May 1, 2023 - June 1, 2023, and solicited 320 comments. This public comment period ran concurrent to the comprehensive zoning application period when property owners had the opportunity to submit an application requesting a change to their zoning.  Region 4 received 68 zoning applications from property owners or their representatives. There were 4 property owners who wished to withdraw their application, resulting in a total of 64 applications to be reviewed by County Staff and the SAC for a preliminary recommendation. Two public forums were held in April 2023 to showcase the online tool for commenting on the initial draft zoning map and present the comprehensive zoning application.

In May 2023, OPZ staff scheduled times at each of the four libraries in Region 4 for "Drop-In Sessions" to provide additional opportunities for the public to discuss and share their thoughts with staff. In addition to meeting with members of the public who scheduled appointments at the 2664 Riva Road office, the locations and dates for the drop-in sessions were:

- Thursday, May 4, 2023 | 10:00 AM - 6:00 PM | Riviera Beach Library
- Friday, May 12, 2023 | 10:00 AM - 4:00 PM | Broadneck Library
- Wednesday, May 17, 2023 | 10:00 AM - 6:00 PM | Severna Park Library
- Thursday, May 25, 2023 | 10:00 AM - 6:00 PM | Mountain Road Library

Finally the SAC had meetings to review public feedback on both the draft strategies, initial draft zoning map, and to review the comprehensive zoning applications. Based on the comments from the SAC, the Office of Planning and Zoning finalized draft elements that would become part of the Preliminary Draft of the Region 4 Plan.



The Preliminary Draft Plan and Zoning Map were available for public review and comment from July 25, 2023, through August 28, 2023. During this time, the Preliminary Plan and Draft Zoning Map were available to receive comments through an online tool. To help advertise the public comment period, multiple newsletters were emailed out throughout the month. In addition, staff attended Nation Night Out at Kinder Farm Park on August 1, 2023, a "Drop-In Session" at the Severna Park Library on August 7, 2023, and another on August 25, 2023, at Broadneck Library, and the Severna Park Farmers Market on August 26, 2023. At these events, staff talked to more than 230 people. Additionally, staff received phone calls and emails from anyone who wanted to learn more or had questions. In total, the Region 4 plan received more than 440 phone calls, emails, and online comments during the Preliminary Draft comment period.

For a complete list of meetings, the meeting minutes, recordings, questionnaire summaries, please visit the Region 4 Hub Site.

# DPA, DPAO, and PLU Changes

The following tables detail the key changes to the Development Policy Area Overlays and Planned Land Use maps from the maps in Plan 2040. Changes initiated by owner application, by OPZ staff recommendation, and by public comments to the preliminary land use plan shared via the Online Open House web tool are included.

The land use changes set forth in the columns entitled "Final Recommendation" shall become effective upon approval and enactment of this Plan, except where the land use is amended in the column entitled "Council Amendments". In that case, the land use changes that become effective upon approval and enactment of this Plan shall be those set forth in the column entitled "Council Amendments". This Region Plan and amendments to the maps herein shall be considered amendments to Plan 2040, until adoption of the next General Development Plan in accordance
with § 18-2-103(e)(5) of the County Code.

## Development Policy Area Overlay Changes

Since Plan2040

| Community | Change ID Number<br><br>Council District | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 DPA | SAC Recommended DPA | SAC Justification | PAB Recommended DPA<br>(if applicable) | Final Recommendation (DPA) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | DPA-R4-PAS-201<br><br>3 | Purple Martins Rd<br>Schmidts Ln<br>Lobollyn Ln<br>Fairwood Rd<br>Lorne Dr<br>Overview Dr<br>Silver Run Dr | 17 | 150 - 156<br>157<br>157<br>164<br>287<br>306<br>324<br>325<br>331<br>378<br>428<br>455<br>516<br>530<br>530<br>531 - 533<br>534<br>534<br>534<br>534<br>534 | <br>1 - 14<br><br>1 - 2<br><br><br><br><br><br>3<br><br><br>1 - 2<br><br><br>A<br>B<br>C<br>D | 449.4 | Neighborhood Preservation | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Peninsula | Peninsula | This change to Peninsula Development Policy Area is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. These properties have only one way in and out of the communities, which is consistent with the definition of the Peninsula Policy Area in Plan2040, Volume 1. | |

**Pasadena**

## Development Policy Area Overlay Changes

Since Plan2040

| Community | Change ID Number<br><br>Council District | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 DPA | SAC Recommended DPA | SAC Justification | PAB Recommended DPA<br>(if applicable) | Final Recommendation (DPA) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | DPA-R4-PAS-201<br><br>3 | Purple Martins Rd<br>Schmidts Ln<br>Lobollyn Ln<br>Fairwood Rd<br>Lorne Dr<br>Overview Dr<br>Silver Run Dr | 18 | 187<br>187<br>187<br>187<br>298<br>298<br>305<br>305<br>305<br>305<br>311<br>311<br>311<br>311<br>311<br>311<br>311<br>311 | 1 - 34<br>38 - 41<br>35R<br>37R<br>1 - 4<br><br>1 - 5<br>7 - 9<br>22 - 55<br><br>6<br>10 - 21<br>56 - 69<br>74 - 82<br>70A<br>71A<br>72A<br>73A | 449.4 | Neighborhood Preservation | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Peninsula | Peninsula | This change to Peninsula Development Policy Area is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. These properties have only one way in and out of the communities, which is consistent with the definition of the Peninsula Policy Area in Plan2040, Volume 1. | |
| | DPA-R4-PAS-201<br><br>3 | Purple Martins Rd<br>Schmidts Ln<br>Lobollyn Ln<br>Fairwood Rd<br>Lorne Dr<br>Overview Dr<br>Silver Run Dr | 24 | 60 - 64<br>65<br>66<br>66<br>419<br>424<br>515<br>543<br>579<br>589 -<br>590<br>591<br>620 -<br>621<br>736<br>748<br>749<br>751<br>773 -<br>774<br>798<br>809<br>817<br>817<br>974 | 1 - 2<br>66R<br><br><br><br><br><br><br>A<br><br>B<br><br>B1<br>B2<br>B3<br><br><br>C<br><br>1 - 26<br><br>1 | 449.4 | Neighborhood Preservation | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Peninsula | Peninsula | This change to Peninsula Development Policy Area is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. These properties have only one way in and out of the communities, which is consistent with the definition of the Peninsula Policy Area in Plan2040, Volume 1. | |

# Development Policy Area Overlay Changes

## Since Plan2040

| Community | Change ID Number<br><br>Council District | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 DPA | SAC Recommended DPA | SAC Justification | PAB Recommended DPA (if applicable) | Final Recommendation (DPA) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasedena** | DPA-R4-PAS-201<br><br>3 | Purple Martins Rd<br>Schmidts Ln<br>Lobollyn Ln<br>Fairwood Rd<br>Lorne Dr<br>Overview Dr<br>Silver Run Dr | 25 | 251<br>251 | 27-31 | 449.4 | Neighborhood Preservation | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Peninsula | Peninsula | This change to Peninsula Development Policy Area is consistent with Plan2040 Goal BE4 which seeks to reduce residential densities in communities located on peninsulas when feasible and prioritize conservation of environmental features. These properties have only one way in and out of the communities, which is consistent with the definition of the Peninsula Policy Area in Plan2040, Volume 1. | |
| | DPAO-R4-PAS-101<br><br>Council District 2 & 3 | Commercial Revitalization Area 11 within Region 4 | 16 | 135<br>198<br>202<br>213 - 214<br>224 - 225<br>312<br>364<br>492 - 493<br>501<br>581<br>584<br>608<br>630<br>726<br>750<br>763<br>766<br>789<br>795<br>796<br>801<br>873<br>932<br>1036 | <br><br><br><br><br><br><br><br><br><br><br><br><br><br><br>1<br>1<br><br>2 | 45.6 | No previous overlay | Corridor Revitalization and Redevelopment Overlay | SAC agrees with OPZ recommendation | Corridor Revitalization and Redevelopment Overlay | Corridor Revitalization and Redevelopment Overlay | This new Corridor Revitalization and Redevelopment Overlay will identify designated Commercial Revitalization Districts as Targeted Development, Redevelopment and Revitalization Policy Areas where they are currently not designated as such in Plan2040. This is consistent with Plan2040 Goal BE5 and HE5 by providing an opportunity for a variety of housing types and focusing and encouraging revitalization in targeted areas and enhancing commercial hubs and corridors to serve local communities and regional needs. | |

# Development Policy Area Overlay Changes

## Since Plan2040

| Community | Change ID Number<br><br>Council District | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 DPA | SAC Recommended DPA | SAC Justification | PAB Recommended DPA (if applicable) | Final Recommendation (DPA) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | DPAO-R4-PAS-102<br><br>3 | 2460 Mountain Rd | 17 | 444.0 | 47.0 | 0.2 | No previous overlay | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Village Center Overlay | This change to Village Center Overlay will identify a designated Commercial Revitalization Districts as Targeted Development, Redevelopment and Revitalization Policy Areas where they are currently not designated as such in Plan2040. This is consistent with Plan2040 Goal BE5 and HE5 by providing an opportunity for a variety of housing types and focusing and encouraging revitalization in targeted areas and enhancing commercial hubs and corridors to serve local communities and regional needs. These properties are directly adjacent to the Plan2040 adopted Village Center Overlay on Mountain Road and the change is consistent with existing development and surrounding area. | |
| | DPAO-R4-PAS-103<br><br>3 | 8025 Cuba Dr | 17 | 215 | 31 | 0.2 | No previous overlay | Village Center Overlay | SAC agrees with OPZ recommendation | Village Center Overlay | Village Center Overlay | This change to Village Center Overlay is consistent with Plan2040 Goal BE5 to focus and encourage carefully planned and high quality development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas while meeting environmental requirements. This property is directly adjacent to the Plan2040 adopted Village Center Overlay on Mountain Road and the change is consistent with existing development and surrounding area. | |

# Development Policy Area Overlay Changes

Since Plan2040

| Community | Change ID Number<br><br>Council District | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 DPA | SAC Recommended DPA | SAC Justification | PAB Recommended DPA (if applicable) | Final Recommendation (DPA) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pasadena | DPAO-R4-PAS-104<br><br>3 | 8489 Rugby Road<br>12 Cloverhill Rd<br>10 Cloverhill Rd | 11 | 206<br>273 | 21<br>16R<br>18 R | 0.6 | No previous overlay | Village Center Overlay | SAC agrees with OPZ recommendation | Village Center Overlay | Village Center Overlay | This change to Village Center Overlay is consistent with Plan2040 Goal BE5 to focus and encourage carefully planned and high quality development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas while meeting environmental requirements. These properties are directly adjacent to the Plan2040 adopted Village Center Overlay in Riviera Beach and the change is consistent with existing development and surrounding area. | |
| | DPAO-R4-PAS-105<br><br>3 | 3401 Mountain Rd | 17 | 198 | | 11.4<br><br>*5.2 | No previous overlay | Village Center Overlay | SAC agrees with OPZ recommendation | Village Center Overlay | Village Center Overlay | This change to Village Center Overlay is consistent with Plan2040 Goal BE5 to focus and encourage carefully planned and high quality development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas while meeting environmental requirements. This property is directly adjacent to the Plan2040 adopted Village Center Overlay on Mountain Road and the change is consistent with existing development and surrounding area. | |

# Development Policy Area Overlay Changes

Since Plan2040

| Community | Change ID Number<br><br>Council District | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 DPA | SAC Recommended DPA | SAC Justification | PAB Recommended DPA (if applicable) | Final Recommendation (DPA) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pasadena | DPAO-R4-PAS-132<br><br>3 | 115 Ritchie Hwy<br>91 Ritchie Hwy<br>97 Ritchie Hwy<br>101 / 111 Ritchie Hwy<br>129 Ritchie Hwy | 23 | 173<br>176 -178<br>518 | | 2.0 | No previous overlay | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Village Center Overlay | Village Center Overlay | This change to Village Center Overlay is consistent with Plan2040 Goal BE5 to focus and encourage carefully planned and high quality development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas while meeting environmental requirements. These properties are accessed via Ritchie Highway and are adjacent to a Plan2040 adopted Village Center. They are also within a quarter mile of a transit stop and approximately a quarter of a mile from the B&A trail. Adds these parcels to the directly adjacent Earleigh Heights Village Center | |
| | DPAO-R4-PAS-208<br><br>3 | 4100 Mountain Rd<br>4108 Mountain Rd<br>4110 Mountain Rd<br>4302 Mountain Rd<br>4304 Mountain Rd<br>4306 Mountain Rd<br>4320 Mountain Rd<br>4326 Mountain Rd<br>4330 Mountain Rd<br>4334 Mountain Rd<br>4338 Mountain Rd<br>4358 Mountain Road<br>95 Temple Dr | 17 | 138<br>146 - 148<br>149<br>189<br>233<br>290<br>328<br>359<br>365<br>410<br>431<br>674 | <br><br>1<br><br><br><br><br><br><br>6<br><br>1 | 63.3 | No previous overlay | Village Center Overlay | SAC agrees with OPZ recommendation | Village Center Overlay | Village Center Overlay | This change to Village Center Overlay is consistent with Plan2040 Goal BE5 to focus and encourage carefully planned and high quality development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas while meeting environmental requirements. These properties are directly adjacent to the Plan2040 adopted Village Center Overlay on Mountain Road and the change is consistent with existing development and surrounding area. | |

# Development Policy Area Overlay Changes

## Since Plan2040

| Community | Change ID Number<br><br>Council District | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres *Change Acres (if different) | Plan2040 DPA | SAC Recommended DPA | SAC Justification | PAB Recommended DPA (if applicable) | Final Recommendation (DPA) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Severna Park | DPAO-R4-SVP-112<br><br>5 | 507 West Dr | 31 | 38 | 37 | 0.13 | No previous overlay | Village Center Overlay | SAC agrees with OPZ recommendation | Village Center Overlay | Village Center Overlay | This change to Village Center Overlay is consistent with Plan2040 Goal BE5 to focus and encourage carefully planned and high quality development, redevelopment and revitalization in the Targeted Development, Redevelopment and Revitalization Policy Areas while meeting environmental requirements. This property is directly adjacent to the Plan2040 adopted Village Center Overlay on Benfield Road and the change is consistent with existing development and surrounding area. | |
| | DPAO-R4-SVP-113<br><br>5 | Severna Park Marketplace | 32 | 37 - 39<br>41-42<br>43<br>53<br>58<br>77<br>101<br>234<br>243-247<br>443-444<br>450<br>453<br>469<br>580-581<br>627<br>637<br>707<br>750<br>890<br>892<br>905<br>943 | <br><br>67<br>6<br><br><br><br><br>390<br><br><br><br><br><br><br><br>2-3 | 111.9 | No previous overlay | Mixed Use Overlay | SAC agrees with OPZ recommendation | Mixed Use Overlay | Mixed Use Overlay | This new Mixed-uSe Development Policy Are Overlay 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, 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. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Gibson Island | PLU-R4-GBI-101A<br><br>3 | Aberfoyle Rd | 33 | 234 | | 3.5 | Low Density Residential, Maritime | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is consistent with the adopted Plan2040 Peninsula Policy Area. The change is reverting a portion of the property back to Low Density Residential, which is what it was prior to the adoption of Plan2040. During the Plan2040 process, the property owner requested to split the property with Maritime and Low Density Residential Planned Land Uses in anticipation of requesting a future rezoning of a portion of the property to a Marina zone. This request was approved by the County Council with the adoption of Plan2040; however, the applicant requested to revert back to Low Density Residential Planned Land Use which is compatible with the with the surrounding area. | |
| | PLU-R4-GBI-001B<br><br>3 | Guinea Gold Path | 33 | 85 | | 139.2<br><br>*6.3 | Low Density Residential, Industrial | Low Density Residential, Maritime | SAC agrees with OPZ recommendation | Low Density Residential, Maritime | Low Density Residential, Maritime | This change to Low Density Residential and Maritime Planned Land Uses is consistent with the adopted Plan2040 Peninsula Policy Area. The change is reverting a portion of property from Industrial back Low Density Residential, which is what it was prior to the adoption of Plan2040. During the Plan2040 process, the property owner requested to split the property with Industrial and Low Density Residential Planned Land Uses in anticipation of requesting a future rezoning of a portion of the property to an Industrial zone. The split land use request was approved by the County Council with the adoption of Plan2040; however, the applicant has requested to revert back to Low Density Residential Planned Land Use and change the portion of the property that is currently Low Density Planned Land Use to Maritime, consistent with the existing zoning on the property. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>Council Districts | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 PLU<br>* deferred to Region Plans | SAC Recommended PLU | SAC Justification | PAB Recommended PLU (if applicable) | Final Recommended (PLU) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-011<br><br>3 | 4471 Mountain Rd | 24 | 619 | | 2<br><br>*1.17 | Low Density Residential | Low Density Residential | SAC agrees with OPZ recommendation prior to October 2023 for Low Density Residential. In October 2023 OPZ provided a new recommendation. | Low Density Residential, Commercial | Low Density Residential, Commercial | This change to split the Planned Land Use between Commercial and Low Density Residential is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that provide jobs, income and a tax base that is sustainable and meets the needs of all residents. The change recognizes the existing commercial business which is accessed from Mountain Road (MD 177), compatible with the surrounding area, and in addition, the split land use allows future Low Density Residential development on the back of the property, compatible with the surrounding character and consistent with the adopted Planned Land Use. | |
| | PLU-R4-PAS-101<br><br>3 | 8489 Rugby Rd<br>12 Cloverhill Rd<br>10 Cloverhill Rd | 11 | 206<br>273 | 21<br>16R<br>18 R | 0.6 | Low-Medium Density Residential | Small Business | SAC agrees with OPZ recommendation | Small Business | Small Business | This change to Small Business 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. It provides a transition from the existing commercial area to the existing residential area. | |
| | PLU-R4-PAS-103<br><br>3 | 7640 Paradise Beach Rd<br>7638A Paradise Beach Rd | 18 | 17 | 552 R<br>475 | 0.6 | Rural, Low Density Residential | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change corrects a misalignment between the Planned Land Use map and the parcel layer which was updated with more current plat boundaries. Low Density Residential Planned Land Use was adopted for these properties in Plan2040 and is consistent with the existing development and compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>Council Districts | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 PLU<br>* deferred to Region Plans | SAC Recommended PLU | SAC Justification | PAB Recommended PLU (if applicable) | Final Recommended (PLU) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-105<br><br>3 | 3401 Mountain Rd | 17 | 198 | | 11.4<br><br>*5.2 | *Low Density Residential | Commercial | Commercial is consistent with the surrounding area. This parcel may not be suitable for residential development given the location between two major transportation corridors (MD 100 & MD 177). | Low Density Residential, Commercial | Low Density Residential, Commercial | This change to split the Planned Land Use between Commercial and Low Density Residential 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. It is also consistent with Goal BE3 to insure that that infill, development and redevelopment in existing residential neighborhoods will be compatible in scale, use, form and intensity with the surrounding neighborhood character. This change recognizes that the property has direct access to Mountain Road (MD 177) in a portion of the corridor that has existing commercial development, but is also within an area that is developed residentially. The split in land use allows future commercial development on the northern portion of the site that can be accessed from MD 177 and Low Density Residential development on the southern portion the property that is more compatible with the surrounding character and consistent with the adopted Planned Land Use than fully changing the property to Commercial. | |
| | PLU-R4-PAS-107<br><br>3 | 7938 Shipley Rd | 18 | 48 | | 2.6 | Low Density Residential | Maritime | SAC agrees with OPZ recommendation | Maritime | Maritime | This change to Maritime Planned Land Use corrects a mistake to the adopted Plan2040 which did not consider the existing maritime use on the property. The change recognizes the existing Shipley's Anchorage Marina and 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 in particular, promoting and sustaining commercial fishing and maritime trades. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-109<br><br>3 | 4334 Mountain Rd | 17 | 290 | | 4.5 | Rural, Commercial | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | This change to Commercial Planned Land Use on the entire parcel is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Commercial Planned Land Use is consistent with the existing development and compatible with the area. | |
| | PLU-R4-PAS-110 | 4358 Mountain Rd | 17 | 365 | | 31.8 | Commercial and Rural | Medium Density Residential | SAC agrees with OPZ recommendation | Commercial and Rural | Medium Density Residential | This change to Medium Density Residential is consistent with Plan2040 Goal BE11 to provide for a variety of housing types and designs to all all residents housing choices at different stages of life and at all income levels. The change addresses concerns expressed during the planning process that there is a lack of diverse types of housing for elderly residents of the area wanting to have the ability to continue living in Lake Shore, but without the upkeep of a single-family home. The Lake Shore area is limited in the ability to provide diverse housing choices due to lack of public sewer. Given the close proximity to MD 100 and MD 177 and the availability of public sewer, this site is one of the few in this community that could support diverse housing choices. Any new housing developments would be supported by the existing Village Center nearby on Mountain Road (MD 177). | |
| | PLU-R4-PAS-123<br><br>3 | 8270 Waterford Rd | 16 | 951 | 53 | 1.1 | Low Density Residential | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. The property owner intends to relocate their auto repair business to the property, which is compatible with the area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-124<br><br>3 | 8355 Baltimore Annapolis Blvd | 24 | 5 | | 0.8 | Low Density Residential | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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. Commercial Planned Land Use is consistent with the existing zoning and the commercial development on the adjacent property owned by the same owner. The property currently provides additional parking for the existing adjacent restaurant. | |
| | PLU-R4-PAS-129A<br><br>5 | 8246 Ritchie Hwy | 16 | 886 | 30-36<br>56-60 | 2.4<br><br>*1.8 | Low Density Residential | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Commercial Planned Land Use is compatible with the other commercial areas on the west side of MD 2 and could support those traveling along the B&A trail. | |
| | PLU-R4-PAS-132<br><br>3 | 129 Ritchie Hwy | 23 | 178 | | 2.0 | Low Density Residential | High Density Residential | This area of Ritchie Hwy is not recommended by the SAC to expand commercial uses. High Density Residential provides an opportunity to diversify housing in an area where it can be supported by the neighboring village center. | Commercial | Commercial | 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. This property abuts the front of an existing commercial development and is accessed via Ritchie Highway. The property is adjacent to a designated Village Center on the Plan2040 Development Policy Area Map, is within a quarter mile of a transit stop and is approximately a quarter of a mile from the B&A trail. Commercial Planned Land Use is compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-133<br><br>3 | Jacobia Dr | 16 | 340 | 45-47<br>1061 - 1064<br>1085 - 1088<br>1101 - 1104 | 21.1 | High Density Residential | Low-Medium Density Residential | SAC agrees with OPZ recommendation | Low-Medium Density Residential | Low-Medium Density Residential | This change to Low-Medium Density Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map. Low-Medium Density Residential is consistent with the existing development that was approved by special exception for 84 units. Low-Medium Density is also consistent with the existing zoning on site and compatible with the surrounding area. | |
| | PLU-R4-PAS-134<br><br>3 | Maywood Ave | 18 | 16 | | 0 | Rural | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map which inadvertently assigned Rural Planned land use to this parcel. Low Density Residential is compatible with the adjacent privately-owned lots in the area. | |
| | PLU-R4-PAS-135<br><br>3 | Lake Waterford Park | 23<br>24 | 69<br>71<br>147<br>457<br>619<br>701<br>1<br>1<br>1<br>1<br>1<br>1<br>1 | 427<br>432<br>436<br>447<br>475<br>500<br>520<br>529<br>538<br>559<br>566<br>590 | 101.5 | Parks and Open Space | Public Use | SAC agrees with OPZ recommendation | Public Use | Public Use | This change to Public Use is consistent with Table 17 in Plan2040, Volume II and the existing split-zoning that must remain on the property due to the type of funding used to purchase some of the park area. Portions of Lake Waterford Park were purchased with Land Water Conservation Funds that have strict requirements. There are concerns of devaluation of the land if it was ever needed for another use. Grant agreements require that the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County. | |
| | PLU-R4-PAS-136<br><br>3 | Watervale Ct. Chandler Point HOA Recreation Area | 17 | 417 | | 1.7 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for community platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PLU-R4-PAS-137<br><br>3 | Sylvan View Recreation Area | 25 | 262 | | 3.9 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for community platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-PAS-138<br><br>3 | Watervale Ct. Chandler Point Addition Open Space | 17 | 503 | | 1.4 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for community platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. | |
| **Pasadena** | PLU-R4-PAS-139<br><br>3 | 1628 Wall Dr | 18 | 2 | 260 - 262 | 1.9 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The lots are entirely within the Rock Creek stream buffer. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-PAS-140<br><br>3 | 415 Maryland Avenue | 25 | 60 | 1 | 0.3 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The lots are within the Gray's Creek Bog Natural Area. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-141<br><br>3 | 241 Delaware Ave<br>249 Delaware Ave | 25 | 60 | 39-42<br>55 | 1.1 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. These lots are within the Gray's Creek Bog and have recently been acquired by the County. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-PAS-142<br><br>3 | Sandy Oaks Open Space | 16 | 401 | | 3.7 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for community platted open space or recreation area that is not under conservation easement in perpetuity and is also consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-PAS-143<br><br>3 | Water Oak Point Rd | 17 | 19 | | 3.5 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for platted open space or recreation area that is not under conservation easement in perpetuity and is also consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. This is County owned property purchased with Program Open Space funds. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-144<br><br>3 | Long Point Rd Flood Plain | 25 | 196 | | 0.2 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Conservation | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. The parcel is a County-owned platted wooded floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-PAS-145<br><br>3 | Chelsea Beach Floodplain<br>Near 12th Street | 24 | 908 | | 0.2 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Conservation | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is a platted wooded floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-PAS-146<br><br>3 | MD 10 | 23 | 803 | | 6.3 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Parks and Open Space | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. This State owned parcel is encumbered by natural features within the County's adopted greenway. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-147<br><br>3 | River Glen Ave | 24 | 454 | | 0.1 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Conservation | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is platted floodplain and is also within the County's adopted greenway. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-PAS-202<br><br>3 | 604 Powhatan Beach Rd | 16 | 46 | 1 | 0.2 | Commercial | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map. The property has recently developed under the R1 zone and as a single family dwelling and is used as a principal residence. Low Density Residential is consistent with the existing development and compatible with the surrounding area. | |
| | PLU-R4-PAS-203<br><br>3 | Quiet Woods Ct | 16 | 860 | | 0.0 | Conservation | Low-Medium Density Residential | SAC agrees with OPZ recommendation | Low-Medium Density Residential | Low-Medium Density Residential | This change to Low-Medium Density Residential Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map. This parcel shares the same tax account number with a parcel that is in a floodplain and was inadvertently recommended for Conservation Land Use. The subject parcel is not in a floodplain and is not a consistent use with Conservation Planned Land Use. Low-Medium Density Residential is compatible with the area. | |
| | PLU-R4-PAS-204<br><br>3 | 8163 Solley Rd | 16 | 931 | 1 | 0.6 | Low-Medium Density Residential | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map. Lot 1 is under the same tax account as Lots 2-4 which are designated as Low Density Residential, consistent with the existing development and the compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-205<br><br>3 | 3514 Mountain Rd<br>3518 Mountain Rd | 17 | 479 | 3R<br>2 | 0.4 | Commercial | Low-Medium Density Residential | SAC agrees with OPZ recommendation | Low-Medium Density Residential | Low-Medium Density Residential | This change to Low-Medium Density Residential is a correction to the adopted Plan2040 Planned Land Use Map. The property is developed with a single-family dwelling. Low-Medium Density Residential Planned Land Use is consistent with the existing development and compatible with the surrounding area. | |
| | PLU-R4-PAS-206<br><br>3 | 7625 Water Oak Point Rd | 11 | 113 | 25 | 0.1 | Maritime | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential is a correction to the adopted Plan2040 Planned Land Use Map. The property is developed with a single-family dwelling. Low Density Residential Planned Land Use is consistent with the existing development and compatible with the surrounding area. | |
| | PLU-R4-PAS-207<br><br>3 | 7552 Bratton Cir | 12 | 20 | | 0.7 | Conservation | Parks and Open Space | SAC agrees with OPZ recommendation | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space is a correction to the adopted Plan2040 Planned Land Use Map. The parcel is a community beach. Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community open space or recreation area that is not under conservation easement in perpetuity. | |
| | PLU-R4-PAS-208<br><br>3 | 2000 Kurtz Ave | 18 | 17 | C | 0.3 | Conservation | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential is a correction to the adopted Plan2040 Planned Land Use Map. Lot C is under the same tax account as Lots 10-14 which are designated as Low Density Residential, consistent with the existing development and the surrounding area. | |
| | PLU-R4-PAS-209A<br><br>3 | 4338 Mountain Rd | 17 | 149 | 1 | 5.1 | Rural, Commercial | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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. Commercial Planned Land Use is consistent with the existing development and compatible with the surrounding uses. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-209B<br><br>3 | 4342 Mountain Rd | 17 | 149 | 2 | 5.1 | Rural, Commercial | Rural | SAC agrees with OPZ recommendation | Rural | Rural | This change to Rural Planned Land Use is consistent with the existing development and the surrounding area. Commercial Planned Land Use was applied to the driveway of the property and did not provide the property with any use value. Designating the entire property as Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II. | |
| | PLU-R4-PAS-210<br><br>3 | 2070 Kurtz Ave | 18 | 17 | 89, 90 | 0.3 | Low Density Residential | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | This change to Commercial Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map. Lot 89 is under the same tax account as Lot 90 which is designated as Commercial, consistent with the existing development and zoning; and is compatible with the surrounding area. | |
| | PLU-R4-PAS-211<br><br>3 | 2046 Knollview Dr<br>2050 Knollview Dr | 18 | 89 | 6<br>5 | 1.2 | Low Density Residential | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | This change to Commercial Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map. These lots are used as a commercial business. Commercial Planned Land Use is consistent with the existing development and zoning; and is compatible with the area. | |
| | PLU-R4-PAS-212<br><br>3 | 2256 Lake Dr | 18 | 51<br>205 | | 0.2 | Conservation | Parks and Open Space | SAC agrees with OPZ recommendation | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map. The parcel is a community beach. The Parks and Open Space Planned Land Use designation is consistent with Table 17 in Plan2040, Volume II for a community open space or recreation area that is not under conservation easement in perpetuity. | |
| | PLU-R4-PAS-213<br><br>3 | 1572 Marco Dr | 18 | 117 | 1 | 2.0 | Rural | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential is a correction to the adopted Plan2040 Planned Land Use Map. Low Density Residential is consistent with the existing development, current zoning and is compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-214<br><br>3 | 8160 Ventnor Rd | 18 | 80 | | 14.1 | Conservation | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential is a correction to the adopted Plan2040 Planned Land Use Map. A forest conservation easement exists on a majority of the property, however a portion of the site is developed with a single-family dwelling. Low Density Residential is consistent with the existing development, current zoning, and is compatible with the area. | |
| | PLU-R4-PAS-215<br><br>3 | Intersection of Georgia Ave, Kentucky Ave, and Magothy Rd | 25 | 60 | 73 | 0.1 | Conservation | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential is a correction to the adopted Plan2040 Planned Land Use Map. Low Density Residential is consistent with the existing development, current zoning and is compatible with the surrounding area. | |
| | PLU-R4-PAS-216<br><br>3 | 349 Eagle Hill Rd | 33 | 2 | | 1.4 | Conservation | Parks and Open Space | SAC agrees with OPZ recommendation | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map. The parcel is a community recreation area. The Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community open space or recreation area that is not under conservation easement in perpetuity. | |
| | PLU-R4-PAS-217<br><br>3 | 580 Lake Shore Dr | 24 | 399 | | 7.5 | Low Density Residential | Parks and Open Space | SAC agrees with OPZ recommendation | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is an update to the adopted Plan2040 Planned Land Use Map. This parcel is a privately owned recreation and open space area that is entirely within the Resource Conservation Area (RCA) of the Critical Area. The private club that owns the parcel wishes to keep the parcel zoned OS for its intended use. The Parks and Open Space Planned Land Use designation is consistent with Table 17 in Plan2040, Volume II for a community open space or recreation area that is not under conservation easement in perpetuity. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pasadena | PLU-R4-PAS-218<br><br>3 | River Glen Floodplain | 24 | 454 | | 0.2 | Low Density Residential | Conservation | SAC agrees with OPZ recommendation | Conservation | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is platted wooded floodplain. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-PAS-219<br><br>3 | Wishing Rock Rd Floodplain | 16 | 231 | | 0.1 | Commercial | Conservation | SAC agrees with OPZ recommendation | Conservation | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. The parcel is platted wooded floodplain. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-PAS-301<br><br>3 | 8140 Hog Neck Rd<br>8144 Hog Neck Rd<br>8146 Hog Neck Rd | 17 | 181<br>414<br>640 | | 0.8 | Low-Medium Density Residential | Commercial | The majority of the SAC agrees these three parcels are ideal for an expansion of commercial properties on the northwest side of Hog Neck Road. | Commercial | Commercial | 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. Commercial Planned Land Use for these parcels provides an opportunity to expand commercial uses on the northwest side of Hog Neck Road. | |
| | PLU-R4-PAS-302<br><br>3 | 97 Ritchie Hwy | 23 | 173 | | 2.6 | Small Business | High Density Residential | This area of Ritchie Hwy is not recommended by the SAC to expand commercial uses. High Density Residential provides an opportunity to diversify housing in an area where it can be supported by the neighboring village center. | High Density Residential | Commercial | 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. Commercial Planned Land Use is also compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PLU-R4-PAS-303<br><br>3 | 101 Ritchie Hwy<br>111 Ritchie Hwy | 23 | 176 | | 4.0 | Low Density Residential | High Density Residential | This area of Ritchie Hwy is not recommended by the SAC to expand commercial uses. High Density Residential provides an opportunity to diversify housing in an area where it can be supported by the neighboring village center. | High Density Residential | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Commercial Planned Land Use is compatible with the surrounding area. | |
| | PLU-R4-PAS-304<br><br>3 | 115 S. Ritchie Hwy<br>91 Ritchie Hwy | 23 | 177<br>518 | | 4.6 | Low Density Residential | High Density Residential | This area of Ritchie Hwy is not recommended by the SAC to expand commercial uses. High Density Residential provides an opportunity to diversify housing in an area where it can be supported by the neighboring village center. | High Density Residential | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Commercial Planned Land Use is compatible with the surrounding area. | |
| Pasadena | PLU-R4-PAS-305<br><br>3 | Fort Smallwood Village Center | 11 | 72 - 74<br>95<br>133<br>149<br>163<br>180<br>180<br>180<br>180<br>180<br>180<br>206<br>206<br>206<br>206<br>206<br>206<br>206<br>206<br>206<br>206 | 7<br>9<br>11<br>15<br>20<br>25-28<br>31-33<br>1<br>4<br>6<br>8<br>11<br>15<br>19<br>23<br>26<br>28<br>34<br>37<br>1R<br>32B<br><br>1 | 49.0 | Commercial | Mixed-Use | The SAC examined the Plan2040 Village Center Development Policy Area Overlay along Fort Smallwood Road and discussed that this would be an ideal area to introduce neighborhood scale mixed-use redevelopment. The SAC recommended changing the Planned Land Use to Mixed-Use and retaining the existing zoning until the zoning ordinance has been updated to permit a mix of uses that focuses on scale, design and connectivity between uses. The scale of this Village Center is described in the Region Plan for future reference. | Mixed-Use | Mixed-Use | This change to Mixed-Use Planned Land Use is consistent with Plan2040 Goal BE13 to facilitate and encourage revitalization stabilization of existing communities and Commercial Revitalization Areas through promoting redevelopment, infill and mixed-use. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pasadena | PLU-R4-PAS-305<br><br>3 | Fort Smallwood Village Center | 11 | 214<br>216<br>216-217<br>220<br>221<br>274<br>274<br>274<br>274<br>285<br>292<br>293<br>294<br>295<br>297<br>300 | <br><br><br><br>1<br>7-8<br>1R<br><br>1-2<br>1<br>4<br>2<br>1<br>3<br>4 | 49.0 | Commercial | Mixed-Use | The SAC examined the Plan2040 Village Center Development Policy Area Overlay along Fort Smallwood Road and discussed that this would be an ideal area to introduce neighborhood scale mixed-use redevelopment. The SAC recommended changing the Planned Land Use to Mixed-Use and retaining the existing zoning until the zoning ordinance has been updated to permit a mix of uses that focuses on scale, design and connectivity between uses. The scale of this Village Center is described in the Region Plan for future reference. | Mixed-Use | Mixed-Use | This change to Mixed-Use Planned Land Use is consistent with Plan2040 Goal BE13 to facilitate and encourage revitalization stabilization of existing communities and Commercial Revitalization Areas through promoting redevelopment, infill and mixed-use. | |
| | PLU-R4-PAS-306 A<br><br>3 | 360 Mountain Rd<br>358 Mountain Rd | 16 | 835<br>184 | | 1.0 | *Low Medium Density Residential | Commercial | This site had a Land Use Change Application deferred to the Region Plans process. The SAC recommends expanding commercial uses to this site given the location abutting an exciting shopping center and along a commercial corridor on Mountain Road. | Commercial | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. These properties front Mountain Road and abut an existing shopping center. Commercial Planned Land Use is also compatible with the surrounding area. | |
| | PLU-R4-PAS-306 B<br><br>3 | 364 Mountain Rd | 16 | 341 | | 0.4 | Low Medium Density Residential | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. These properties front Mountain Road and abut an existing shopping center. Commercial Planned Land Use is also compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pasadena | PLU-R4-PAS-307 A<br><br>3 | Mountain Road Village Center West | 17 | 32<br>32<br>72<br>84<br>132<br>140<br>141<br>141<br>144<br>160 -<br>161<br>178<br>186<br>186<br>186<br>186<br>204<br>205-207<br>208<br>209<br>210<br>211<br>211<br>215<br>215<br>215<br>215<br>215<br>284<br>332<br>343<br>357<br>382<br>391<br>392 | 1-2<br><br><br><br><br>1<br>1RRR<br><br>1<br><br><br>24-25<br>33<br>43<br>1<br><br>7<br>8<br><br>2<br>8<br>1<br>4<br>6-7<br>9<br>31<br><br>7 | 81.4 | Commercial | Mixed-Use | The SAC examined the Plan2040 Village Center Development Policy Area Overlay along Mountain Road and discussed that this would be an ideal area to introduce neighborhood scale mixed-use redevelopment. The SAC recommended changing the Planned Land Use to Mixed-Use and retaining the existing zoning until the zoning ordinance has been updated to permit a mix of uses that focuses on scale, design and connectivity between uses. The scale of this Village Center is described in the Region Plan for future reference. | Mixed-Use | Mixed-Use | This change to Mixed-Use Planned Land Use is consistent with Plan2040 Goal BE13 to facilitate and encourage revitalization stabilization of existing communities and Commercial Revitalization Areas through promoting redevelopment, infill and mixed-use. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-307 A<br><br>3 | Mountain Road Village Center West | 17 | 423<br>426<br>439<br>439<br>439<br>439<br>444<br>444<br>444<br>444<br>444<br>444<br>444<br>446<br>446<br>446<br>446<br>446<br>446<br>446<br>446<br>447<br>447<br>447<br>447<br>447<br>447<br>447<br>458<br>525<br>528<br>528<br>654<br>673<br>678<br>679 | 1<br><br>1<br>4<br>6<br>3R<br>1<br>4<br>6-7<br>9<br>13-14<br>21<br>23<br>25<br>47<br>1<br>3<br>5<br>7<br>9<br>13<br>16<br>43<br>1<br>4<br>9<br>13<br>17<br>25<br>29<br>35<br><br><br>7<br>4R<br><br>2 | 31.4 | Commercial | Mixed-Use | The SAC examined the Plan2040 Village Center Development Policy Area Overlay along Mountain Road and discussed that this would be an ideal area to introduce neighborhood scale mixed-use redevelopment. The SAC recommended changing the Planned Land Use to Mixed-Use and retaining the existing zoning until the zoning ordinance has been updated to permit a mix of uses that focuses on scale, design and connectivity between uses. The scale of this Village Center is described in the Region Plan for future reference. | Mixed-Use | Mixed-Use | This change to Mixed-Use Planned Land Use is consistent with Plan2040 Goal BE13 to facilitate and encourage revitalization stabilization of existing communities and Commercial Revitalization Areas through promoting redevelopment, infill and mixed-use. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Pasadena** | PLU-R4-PAS-307 B<br><br>3 | Mountain Road Village Center East | 17 | 195<br>305<br>453<br>453<br>453<br>453<br>453<br>453<br>453<br>453<br>453<br>515<br>621<br>621<br>621<br>621<br>621<br>621<br>621<br>621<br>621<br>621<br>621<br>665 | <br><br>1-5<br>7<br>9<br>63<br>101<br>103<br>116<br>118R<br>130R<br>1R<br>2R<br><br><br>2-4<br>1A<br>1B<br>4B<br>4C<br>5A<br>5B<br>5C<br>5D<br>5E<br>5F<br>5GR | 76.9 | Commercial | Mixed-Use | The SAC examined the Plan2040 Village Center Development Policy Area Overlay along Mountain Road and discussed that this would be an ideal area to introduce neighborhood scale mixed-use redevelopment. The SAC recommended changing the Planned Land Use to Mixed-Use and retaining the existing zoning until the zoning ordinance has been updated to permit a mix of uses that focuses on scale, design and connectivity between uses. The scale of this Village Center is described in the Region Plan for future reference. | Mixed-Use | Mixed-Use | This change to Mixed-Use Planned Land Use is consistent with Plan2040 Goal BE13 to facilitate and encourage revitalization stabilization of existing communities and Commercial Revitalization Areas through promoting redevelopment, infill and mixed-use. | |
| | PLU-R4-PAS-308<br><br>2 | 8004 Ritchie Hwy<br>8006 Ritchie Hwy<br>8008 Ritchie Hwy<br>8010 Ritchie Hwy<br>8012 Ritchie Hwy<br>8014 Ritchie Hwy | 16 | 196<br>200<br>201<br>314<br>314<br>609 | <br><br><br>A<br>B | 3.0 | *Low-Medium Density Residential | Low Density Residential | These properties requested a Planned Land Use change to Commercial during the Plan2040 process. The SAC recommends Low Density Residential Land Use to be consistent with the surrounding area and the existing development on site. | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The community expressed their desire to retain Low Density Residential Planned Land Use on these parels in the future, which is consistent with existing development on the site and compatible with the area | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Pasadena | PLU-R4-PAS-310<br><br>3 | 8371 Baltimore Annapolis Blvd | 24 | 529 | 1 | 2.1 | *Low Density Residential | Commercial | These properties requested a Planned Land Use change to Commercial during the Plan2040 process. The SAC recommends commercial land use as it is consistent with the existing use on site and the surrounding area. | Commercial | Commercial | 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. Commercial Planned Land Use is consistent with the existing use and is compatible with the surrounding area. | |
| | PLU-R4-PAS-401<br><br>3 | 8150 Waterford Rd | 16 | 538 | | 0.7 | Low Density Residential | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Commercial Planned Land Use is compatible with the surrounding area. | |
| | PLU-R4-PAS-503<br><br>3 | 21-25 Ritchie Hwy | 23 | 161 | 1 | 0.4 | Low Density Residential | No Position | This request was submitted after the final meeting of the Region 4 SAC. | Commercial | Commercial | 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 owner has exhausted other avenues to bring the current use of the property into compliance with the Code. While this property is surrounded by Low Density Residential Planned Land Use, there is validity to the applicant's claim that the existing house and garage are too close to Ritchie Hwy (MD 2) to be used as a residence. Additionally, this property has served as a heavy commercial use since at least 1938 when the property operated as a service station. | |


# Planned Land Use Changes

## Since Plan2040


| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Severna Park | PLU-R4-SVP-007<br><br>5 | 440 Ritchie Hwy | 32 | 5 | 1 | 11.3 | Low-Medium Density Residential, Commercial | Commercial, Parks and Open Space | SAC agrees with OPZ recommendation prior to November 2023 for Commercial and Low-Medium Density Residential land use. In November 2023 OPZ provided a new recommendation. | Commercial, Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is an update to the adopted Plan2040 Planned Land Use Map. The parcel is now owned by the County. Parks and Open Space Planned Land Use designation is consistent with Table 17 in Plan2040, Volume II for a community open space or recreation area that is not under conservation easement in perpetuity. | |
| | PLU-R4-SVP-101<br><br>5 | 21 Hoyle Ln<br>973 Baltimore Annapolis Blvd<br>969 Baltimore Annapolis Blvd | 32 | 108<br>112<br>115 | | 1.4 | Low-Medium Density Residential | No Position | The SAC did not come to a consensus on this site, therefore there is no recommendation. | Low-Medium Density Residential | Medium Density Residential | This change to Medium Density Residential Planned Land Use is consistent with Plan2040 Goals 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 a park and ride and commercial areas on Ritchie Highway (MD2). | |
| | PLU-R4-SVP-102<br><br>5 | 8561 Veterans Hwy | 22 | 308 | | 4.2 | Mixed-Use | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. The property owner submitted a development application for a specialty grocer and two other retail / restaurant sites that are consistent with the adopted zoning of C2. Commercial Planned Land Use is consistent with the development application and the adopted zoning. | |
| | PLU-R4-SVP-103<br><br>5 | 8703 Veterans Hwy | 30 | 399 | | 13.2 | Low Density Residential | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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. This property is impacted by noise from I-97 and is not suitable for Low Density Residential development. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Severna Park** | PLU-R4-SVP-110<br><br>5 | 965 Baltimore Annapolis Blvd | 32H | 111 | | 1.0 | Low-Medium Density Residential | No Position | The SAC did not come to a consensus on this site, therefore there is no recommendation. | Low-Medium Density Residential | Medium Density Residential | This change to Medium Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types, including workforce housing in an area that is in close proximity to the Park & Ride. The change is compatible with the surrounding area. The existing use on the property does not have a non-conforming use permit. Making it conforming would require a zoning change to an intense zone that would not be compatible with the community. | |
| | PLU-R4-SVP-111<br><br>5 | 508 West Dr | 31 | 38 | Pt. Lot 47 | 0.0 | Commercial | Low-Medium Density Residential | SAC agrees with OPZ recommendation | Low-Medium Density Residential | Low-Medium Density Residential | This change is a correction to a small portion of the property on the adopted Plan2040 Planned Land Use map based on updated plat boundaries. The change follows the updated parcel boundary, providing one Planned Land Use for the entire parcel. Low-Medium Density Residential is consistent with the adopted zoning and the surrounding area. | |
| | PLU-R4-SVP-112<br><br>5 | 507 West Dr | 31 | 38 | 37-38 | 0.1 | Low-Medium Density Residential | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | This change is a correction to the adopted Plan2040 Planned Land Use Map based on new information. Commercial Planned Land Use is consistent with the existing use, the adopted zoning, and the surrounding area. It is also 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. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PLU-R4-SVP-114<br><br>5 | Pointfield West Citizens Association Open Space | 22 | 6 | | 6.8 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is an update to the adopted Plan2040 Planned Land Use Map based on new information. This parcel is a privately owned community recreation area. The Parks and Open Space Planned Land Use designation is consistent with the existing use of the property and also with Table 17 in Plan2040, Volume II for a community open space or recreation area that is not under conservation easement in perpetuity. It is also consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. | |
| **Severna Park** | PLU-R4-SVP-115<br><br>5 | Intersection of Baltimore Annapolis Blvd and Asbury Dr | 24 | 867 | | 0.2 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE3 to preserve sensitive areas and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is State-owned floodplain and is also within the County's adopted greenway. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-SVP-116<br><br>5 | 843 West Benfield Rd | 23 | 136 | 29 | 0.3 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goal NE1 to preserve sensitive areas in perpetuity. The property is within the floodplain and 100-foot stream buffer. Conservation Planned Land Use is consistent with the majority of the existing OS zoning on the property and with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Severna Park | PLU-R4-SVP-118<br><br>5 | Fernwood Dr Storm Drain Easement | 31 | 233 | | 0.7 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-SVP-119<br><br>5 | Hollyberry Road Electric Station | 31 | 453 | | 0.0 | Maritime | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Public Use | This change to Public Use Planned Land Use corrects the adopted Plan2040 Planned Land Use Map, which did not recognize the existing use on the property. Public Use is consistent with Table 17 in Plan2040, Volume II for government-owned facilities not designated as Conservation, Parks and Open Space or Transit. | |
| | PLU-R4-SVP-120<br><br>5 | Lakeland Recreation Area | 31 | 482 | | 4.0 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity and consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. | |
| | PLU-R4-SVP-121<br><br>5 | 447 Severnside Dr | 23 | 136 | | 4.0 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Maritime | This change to Maritime Planned Land Use corrects the adopted Plan2040 Planned Land Use Map which did not consider the existing maritime use on the property. The change recognizes the existing community marina and is consistent with Table 17 in Plan2040, Volume II for Marinas and other Maritime Uses. | |

# Planned Land Use Changes

## Since Plan2040

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PLU-R4-SVP-122<br><br>5 | State Property Ritchie Hwy and Baltimore Annapolis Blvd | 24 | 0866<br>1006<br>0324<br>1000 | 16 | 5.8 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | The Conservation Planned Land Use designation is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The property is owned by the State. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-SVP-123<br><br>5 | Fair Oaks on the Magothy Community Beach | 32 | 67 | | 0.5 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity and consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |
| Severna Park | PLU-R4-SVP-124<br><br>5 | R117 Cedar Rd | 31 | 434 | | 12.7 | Parks and Open Space | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Maritime | This change to Maritime Planned Land Use corrects a mistake to the adopted Plan2040 Planned Land Use Map which did not consider the existing maritime use on the property. The change recognizes the existing uses at the Severn River Swim Club and Marina and is consistent with Table 17 in Plan2040 Volume II for Marinas and other Maritime Uses. | |
| | PLU-R4-SVP-125<br><br>5 | Point Field Landing Recreation Area | 31 | 371 | | 5.6 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Severna Park** | PLU-R4-SVP-126<br><br>5 | Sullivan's Cove Marsh<br>210 Old County Rd<br>212 Old County Rd<br>214 Old County Rd<br>216 Old County Rd<br>130 Maple Ave | 32 | 112<br>115<br>285<br>780<br>781<br>873 | H3<br>1 | 10.6 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation / Low Density Residential | The Conservation Planned Land Use designation is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcels are designated as an Area of Critical State Concern and are part of Sullivan's Cove Marsh, the only significant tidal brackish water marsh on the Severn River. Portions of the parcels are within the Sullivan's Cove Bog 100-foot and 300-foot bog buffer. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-SVP-205A<br><br>5 | 238 Ritchie Hwy<br>242 Ritchie Hwy | 23 | 756<br>755 | | 1.2 | Low Density Residential | Small Business | SAC agrees with OPZ recommendation prior to November 2023 for Small Business. In November 2023 OPZ provided a new recommendation. | Small Business | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Commercial Planned Land Use is is consistent with direct MD 2 access and the existing use on one of the lots. | |
| | PLU-R4-SVP-205B<br><br>5 | 236 Ritchie Hwy<br>302 Ritchie Hwy | 23 | 757<br>668 | A<br>D | 3.2 | Small Business | Small Business | SAC agrees with OPZ recommendation prior to November 2023 for Small Business. In November 2023 OPZ provided a new recommendation. | Small Business | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Commercial Planned Land Use is is consistent with direct MD 2 access and the existing use on one of the lots. | |
| | PLU-R4-SVP-210<br><br>5 | 957 Baltimore Annapolis Blvd<br>959 Baltimore Annapolis Blvd | 32 | 106<br>107 | | 0.6 | Low-Medium Density Residential | No Position | The SAC did not come to a consensus on this site, therefore there is no recommendation. | Low-Medium Density Residential | Medium Density Residential | This change to Medium Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types including workforce housing in this area and is in close proximity to the Park & Ride. The change is also compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Severna Park** | PLU-R4-SVP-211<br><br>5 | Recreation Area Open Space<br>114 Sylvan Ave<br>116 Sylvan Ave<br>118 Sylvan Ave<br>120 Sylvan Ave<br>122 Sylvan Ave<br>124 Sylvan Ave<br>126 Sylvan Ave<br>128 Sylvan Ave<br>130 Sylvan Ave | 23 | 440 | 1-9 | 2.1 | Low Density Residential | Low-Medium Density Residential | SAC agrees with OPZ recommendation | Low-Medium Density Residential | Low-Medium Density Residential | This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for the existing residential use and density that is between 2 to 5 unit per acre. In addition, Low-Medium Density is also consistent the remainder of the neighborhood and the existing zoning. | |
| | PLU-R4-SVP-212<br><br>5 | 520 Melrose Ln<br>511 Knollwood Rd | 31 | 38 | 25<br>10 | 0.1 | Commercial | Low-Medium Density Residential | SAC agrees with OPZ recommendation | Low-Medium Density Residential | Low-Medium Density Residential | This change to Low-Medium Density Residential corrects the adopted Plan2040 Planned Land Use Map which associated a lot for each of these addresses as part of the adjacent business when these lots are merged with another lot that is an existing residential use. Low-Medium Density is consistent with Table 17 in Plan2040, Volume II for the existing residential use and density that is between 2 to 5 unit per acre. In addition, Low-Medium Density is also consistent the remainder of the neighborhood and the existing zoning. | |
| | PLU-R4-SVP-213<br><br>5 | Intersection of Asbury Dr and Baltimore Annapolis Blvd | 24 | 729 | | 5.0 | Low-Medium Density Residential | Parks and Open Space | SAC agrees with OPZ recommendation | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Severna Park** | PLU-R4-SVP-217<br><br>5 | 51-57 McKinsey Rd | 32 | 112 | 1 | 0.3 | Mixed-Use | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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. Commercial Planned Land Use is also consistent with the existing use and the surrounding area. | |
| | PLU-R4-SVP-218<br><br>5 | 335 Ritchie Hwy<br>337 Ritchie Hwy | 24 | 518 | 1<br>2 | 6.0 | Low Density Residential | No Position | The SAC did not come to a consensus on this site, therefore there is no recommendation. | Commercial | Commercial | 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. Commercial Planned Land Use is also consistent with the existing use and the surrounding area. | |
| | PLU-R4-SVP-219<br><br>5 | Thomas Way | 31 | 487 | | 1.6 | Parks and Open Space | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Low Density Residential | This change to Low Density Residential corrects the adopted Plan2040 Planned Land Use Map which associated this parcel with community Parks and Open Space when in fact it is platted for future residential use. Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 unit per acre. In addition, Low Density Residential Planned Land Use is also consistent the remainder of the neighborhood and the existing zoning. | |
| | PLU-R4-SVP-301<br><br>5 | 45 Smith Rd<br>849 Baltimore Annapolis Blvd | 32 | 231<br>237 | | 1.6 | Low-Medium Density Residential | No Position | While the majority of the SAC agrees Small Business zoning better represents the existing use on the property and acts as a transitional zone when an entire area is residential, there was not a vote on the Planned Land Use. | Small Business | Small Business | This change to Small Business 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. In addition it is consistent with Plan2040 Goal BE3 by providing an opportunity for the residents to participate in the planning process. It is the desire of the community to support this existing business with Small Business zoning. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Severna Park** | PLU-R4-SVP-302<br><br>5 | 161 Ritchie Hwy | 23 | 253 | 1 | 9.8 | Commercial | Low Density Residential | The SAC agrees the current use and future use of this site is most consistent with Low Density Residential Land Use. | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 by preserving the existing density of the community in case in the future the volunteer fire station were to no longer be at this location. In addition it is consistent with Plan2040 Goal BE3 by providing an opportunity for the residents to participate in the planning process. The change is consistent with the desire of the SAC and the community who are opposed to expanded commercial uses at this intersection. Adopted legislation (Bill 15-23) provides the opportunity for this site to develop commercially as long as development follows the requirements set forth in the legislation. | |
| | PLU-R4-SVP-501<br><br>5 | Bellehahn Ct | 39 | 493 | | 2.3 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Maritime | This change to Maritime Planned Land Use corrects a mistake to the adopted Plan2040 Planned Land Use Map which did not consider the existing maritime use on the property. The change recognizes the existing community marina and is consistent with Table 17 in Plan2040 Volume II for Marinas and other Maritime Uses. | |
| | PLU-R4-SVP-505<br><br>5 | Severn Heights Community Beach | 39 | 1 | | 2.0 | Low Density Residential, Maritime | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Maritime | This change to Maritime Planned Land Use corrects the adopted Plan2040 Land Use Map which included a split Planned Land Use on the property. The change recognizes the existing Severn Heights community marina and is consistent with Table 17 in Plan2040 Volume II for Marinas and other Maritime Uses. | |
| | | | | | | | | | | | | | |
| **Arnold** | PLU-R4-ARN-101<br><br>5 | 491 College Pkwy | 40 | 67 | 8 | 6.3 | *Low Density Residential | Low-Medium Density Residential | SAC agrees with OPZ recommendation | Low-Medium Density Residential | Low-Medium Density Residential | The change to Low-Medium Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents in the Region housing choices at different stages of life and at all income levels. Low-Medium Density Residential Planned Land Use is also compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Arnold** | PLU-R4-ARN-102<br><br>5 | 965 Bayberry Dr | 33 | 27 | | 53.7 | Parks and Open Space | Public Use | SAC agrees with OPZ recommendation | Public Use | Public Use | This change to Public Use Planned Land Use is consistent with Table 17 in Plan2040, Volume II and the existing zoning that must remain on the property due to the type of funding that was used to purchase some of the park area. Spriggs Farm Park was purchased with Land Water Conservation Funds that have strict requirements. There are concerns of devaluation of the land if it was ever needed for another use. Grant agreements require that the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County. | |
| | PLU-R4-ARN-103<br><br>5 | Bay Green Dr | 40 | 347 | | 2.2 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-ARN-104A<br><br>5 | Grandview Road | 39 | 433 | | 0.2 | Rural | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. The property has a conservation easement associated with its deed. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-ARN-104B<br><br>5 | Grandview Road | 39 | 433 | | 0.7 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. The property has a conservation easement associated with its deed. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Arnold** | PLU-R4-ARN-105A<br><br>5 | 152 Spring Path | 39 | 174<br>440 | 241<br>240 | 2.0 | Rural | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Low Density Residential | This change to Low Density Residential Planned Land is consistent with the existing use, developed density and the lots in the surrounding community. Low Density Residential is also consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 unit per acre. | |
| | PLU-R4-ARN-105B<br><br>5 | 1468 Grandview Road | 39 | 440<br>434 | 868<br>57 | 3.0 | Rural | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Low Density Residential | This change to Low Density Residential Planned Land is consistent with the existing use, developed density and the lots in the surrounding community. Low Density Residential is also consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 unit per acre. | |
| | PLU-R4-ARN-106A<br><br>5 | Wexford Recreation Area | 32 | 864 | | 5.9 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-ARN-106B<br><br>5 | Macsherry Drive / Wexford | 32 | 971 | | 0.4 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. The plat for the lot shows that it is marshland and notes that it lies below mean high tide and is therefore considered Maryland Waters. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Arnold** | PLU-R4-ARN-107<br><br>5 | Birchwood Improvement Association Beach Area | 32 | 396 | | 2.8 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-ARN-108<br><br>5 | Haskell Dr Community Area | 32 | 396 | 7 | 0.5 | Public Use | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Low-Medium Density Residential | This change to Low-Medium Density Residential is a correction to adopted Plan2040 Planned Land Use map which inadvertently assigned Public Use Planned land use to this parcel. The County has an easement on the lot, but does not actually own the lot. The lots in the surrounding community have a density that is between 2 to 5 unit per acre consistent with Table 17 in Plan2040 Volume II for Low-Medium Density Residential Planned Land Use. | |
| | PLU-R4-ARN-109<br><br>5 | Uchllyn Drive Open Space and Rugby Hall Recreation Area | 39 | 51<br>413 | | 3.7 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity and consistent with Plan2040 Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PLU-R4-ARN-110<br><br>5 | Kimberly Woods Common Area | 39 | 523<br>510 | | 11.8 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |
| **Arnold** | PLU-R4-ARN-112<br><br>5 | Jamestown on the Magothy Open Space | 33 | 23 | | 2.3 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-ARN-113A<br><br>5 | Ulmstead Cove Recreation Area | 33 | 90 | | 1.7 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Arnold | PLU-R4-ARN-113B<br><br>5 | Ulmstead Cove Recreation Area | 33 | 90 | | 2.6<br><br>*9 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change is a correction to a portion of the property on the adopted Plan2040 Planned Land Use map based on updated plat boundaries. The change follows the updated parcel boundary, providing one Planned Land Use for the entire parcel. Conservation is consistent with the adopted zoning and the surrounding area. The parcel is a County-owned platted wooded floodplain. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| | PLU-R4-ARN-114A<br><br>5 | Foxmoor Recreation Area | 40 | 458<br>460<br>8 | | 12.3 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-ARN-114B<br><br>5 | Foxmoor Pond | 40 | 460 | | 1.7 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. This community-owned property is platted as a pond easement. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |

Planned Land Use Changes

Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PLU-R4-ARN-115<br><br>5 | Sturbridge Open Space | 46 | 4 | | 2.0 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-ARN-116<br><br>5 | The Woods on Dividing Creek Open Space | 32H | 157 | | 12.2 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Conservation | Conservation | This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. The property has a conservation easement prohibiting development. Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity. | |
| Arnold | PLU-R4-ARN-117<br><br>5 | Magothy Rd | 32 | 85 | | 0.2 | Conservation | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for platted open space or recreation area that is not under conservation easement in perpetuity. This property is County-owned and is a platted recreation area in the Twin Harbors community. | |
| | PLU-R4-ARN-205<br><br>5 | Beckett Ct | 32H | 131 | | 1.1 | Conservation, Low Density Residential | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map. The property is not a conservation area protected in perpetuity. Low Density Residential Planned Land Use is consistent with remainder of the parcel and is consistent with the current R2 zoning and is compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Arnold | PLU-R4-ARN-206<br><br>5 | Intersection of Thomas Ave and Sherman Ave | 32 | 929 | 24 | 0.7 | Low-Medium Density Residential | Parks and Open Space | SAC agrees with OPZ recommendation | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. This is a platted recreation area and the property owner wishes to have this property zoned OS. This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for platted open space or recreation area that is not under conservation easement in perpetuity. | |
| | PLU-R4-ARN-207<br><br>5 | Blue Heron Ct | 33 | 13 | | 2.5 | Low Density Residential | Maritime | SAC agrees with OPZ recommendation | Maritime | Maritime | This change to Maritime Planned Land Use corrects a mistake to the adopted Plan2040 Planned Land Use Map. The change recognizes the Ulmstead Estates community recreational pier and is consistent with Table 17 in Plan2040 Volume II for Marinas and other Maritime Uses. | |
| | PLU-R4-ARN-208<br><br>5 | Stonington Dr | 33 | 28 | | 11.1 | Conservation | Parks and Open Space | SAC agrees with OPZ recommendation | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. This is a platted community recreation area. Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for platted open space or recreation area that is not under conservation easement in perpetuity. | |
| | PLU-R4-ARN-209<br><br>5 | 1014 Landon Ln | 33 | 60 | 5 | 0.5 | Conservation | Maritime | SAC agrees with OPZ recommendation | Maritime | Maritime | This change to Maritime Planned Land Use corrects a mistake to the adopted Plan2040 Planned Land Use Map. The change recognizes the Weatherly community recreational pier and is consistent with Table 17 in Plan2040 Volume II for Marinas and other Maritime Uses. | |
| | PLU-R4-ARN-210<br><br>5 | 1043 Landon Ln | 33 | 60 | 17 | 0.6 | Maritime | Low Density Residential | SAC agrees with OPZ recommendation | Low Density Residential | Low Density Residential | This change to Low Density Residential corrects the adopted Plan2040 Planned Land Use Map. This property's principle use is a residence and not maritime-related. Low Density Residential is consistent the remainder of the neighborhood and compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Arnold | PLU-R4-ARN-211<br><br>5 | 1222 Fenwick Garth | 39 | 438 | | 5.0 | Low Density Residential | Parks and Open Space | SAC agrees with OPZ recommendation | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for platted open space or recreation area that is not under conservation easement in perpetuity. This is a platted recreation area in the Glen Oban community who wishes to have this property zoned OS. | |
| | PLU-R4-ARN-212<br><br>5 | Cathead Dr | 40 | 287 | | 1.6 | Conservation | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Low-Medium Density Residential | Low-Medium Density Residential | This change to Low-Medium Density Residential corrects the adopted Plan2040 Planned Land Use Map. This property is not intended for conservation in perpetuity. Low-Medium Density Planned Land Use is consistent with the remainder of the neighborhood and the existing zoning. | |
| | PLU-R4-ARN-303A<br><br>5 | Shore Acres Dr, Bay Hills | 40 | 329 | | 9.9 | Low-Medium Density Residential | High Density Residential | The SAC examined this site and believes that High Density Residential is consistent with the existing development on site, the surrounding neighborhood, and the adopted zoning. | High Density Residential | High Density Residential | This change to High Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. High Density Residential is consistent with the development on the site and the adopted zoning. | |
| | PLU-R4-ARN-303B<br><br>5 | St Andrews, Bay Hills | 40 | 19<br>19 | 39-43 | 8.7 | Low-Medium Density Residential | High Density Residential | The SAC examined this site and believes that High Density Residential is consistent with the existing development on site, the surrounding neighborhood, and the adopted zoning. | High Density Residential | High Density Residential | This change to High Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. High Density Residential is consistent with the development on the site and the adopted zoning. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Arnold** | PLU-R4-ARN-303C<br><br>5 | Oakland Hills, Bay HIlls | 40 | 372<br>489<br>546 | | 16.9 | Low-Medium Density Residential | High Density Residential | The SAC examined this site and believes that High Density Residential is consistent with the existing development on site, the surrounding neighborhood, and the adopted zoning. | High Density Residential | High Density Residential | This change to High Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. High Density Residential is consistent with the development on the site and the adopted zoning. | |
| | PLU-R4-ARN-303D<br><br>5 | Pine Valley, Bay Hills | 40 | 538<br>538 | 73-78 | 11.7 | Low-Medium Density Residential | High Density Residential | The SAC examined this site and believes that High Density Residential is consistent with the existing development on site, the surrounding neighborhood, and the adopted zoning. | High Density Residential | High Density Residential | This change to High Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. High Density Residential is consistent with the development on the site and the adopted zoning. | |
| | PLU-R4-ARN-401<br><br>5 | 1257 Ritchie Hwy<br>1273 Ritchie Hwy | 39 | 72<br>368 | | 19.2 | Low Density Residential | Low-Medium Density Residential | SAC agrees with OPZ recommendation | Low-Medium Density Residential | Low-Medium Density Residential | This change to Low-Medium Density Residential Planned Land Use is consistent Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. This property is adjacent to the Community College and provides an opportunity to provide additional housing and housing types adjacent to the college. Low-Medium Residential is compatible with the surrounding community. | |

# Planned Land Use Changes

## Since Plan2040

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PLU-R4-ARN-402<br><br>5 | 1254 Ritchie Hwy | 39 | 67 | 1 | 5.8 | Commercial | Industrial | SAC agrees with OPZ recommendation | Industrial | Industrial | This change to Industrial Planned Land Use is consistent with the existing use and it is also consistent with Plan2040 Goal HE2 by retaining and expanding industrial uses to maintain a balanced tax base and meet current employment projections. This change to Industrial Planned Land Use is consistent with the existing use and compatible with adjacent uses. | |
| **Arnold** | PLU-R4-ARN-501<br><br>5 | 1352 Shirleyville Rd | 40 | 73 | 5 | 11.3 | Rural | No Position | This request was submitted after the final meeting of the Region 4 SAC. | Rural | Low Density Residential | This change to Low Density Residential Planned Land use is consistent with Plan2040 Goal BE12 to provide opportunities to increase the supply of affordable housing in designated Communities of Opportunity. This change to Low Density Residential is also compatible with the surrounding area. | |
| | PLU-R4-ARN-508<br><br>5 | 1367 Shirleyville Rd | 40 | 72 | 12 | 1.2 | Rural | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Low Density Residential | This change to Low Density Residential Planned Land use is consistent with Plan2040 Goal BE12 to provide opportunities to increase the supply of affordable housing in designated Communities of Opportunity. Low Density Residential is consistent with Table 17 in Plan2040, Volume II for for density that is between 1 to 2 units per acre and is compatible with the surrounding area. | |
| | | | | | | | | | | | | | |
| **Cape St. Claire** | PLU-R4-CSC-101A<br><br>5 | 1084 Little Magothy View | 40 | 426 | | 1.9 | Low Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>Council Districts | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 PLU<br>* deferred to Region Plans | SAC Recommended PLU | SAC Justification | PAB Recommended PLU<br>(if applicable) | Final Recommended (PLU) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cape St. Claire | PLU-R4-CSC-101B<br><br>5 | Little Magothy View Pumping Station | 40 | 530 | | 0.0 | Low Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Public Use | This change to Public Use Planned Land Use corrects a mistake to the adopted Plan2040 Planned Land Use Map. The change recognizes the existing County owned pumping station and is consistent Table 17 in Plan2040, Volume II for Government-owned facilities and government reuse facilities not designated as Conservation, Parks and Open Space or Transit. | |
| | PLU-R4-CSC-102A<br><br>5 | 1290 Swan Dr | 40 | 26 | | 5.2 | Maritime | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |
| | PLU-R4-CSC-102B<br><br>5 | Cape St. Claire Rd Open Space | 40 | 30 | | 0.6 | Low Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |
| | PLU-R4-CSC-103A<br><br>5 | Atlantis Recreation Area | 40 | 450 | | 0.4 | Low Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |
| | PLU-R4-CSC-103B<br><br>5 | Atlantis Recreation Area | 40 | 450 | | 0.4 | Low Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>Council Districts | Address(es) | Tax Map(s) | Parcel(s) | Lot(s) | Acres<br>*Change Acres (if different) | Plan2040 PLU<br>* deferred to Region Plans | SAC Recommended PLU | SAC Justification | PAB Recommended PLU<br>(if applicable) | Final Recommended (PLU) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PLU-R4-CSC-104<br><br>5 | 1038 Lake Claire Dr | 40 | 32 | | 5.5<br><br>*4.1 | Maritime | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Maritime, Parks and Open Space | This change to split the Planned Land Use between Maritime and Parks and Open Space recognizes the dual uses on the property. Maritime Planned Land Use is consistent with the current use on a portion of the site and the adopted Plan2040 Planned Land Use for this parcel. It is consistent with Table 17 in Plan2040, Volume II for marinas and other maritime uses. Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with the portion of the property that is not developed and with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |
| Cape St. Claire | PLU-R4-CSC-105<br><br>5 | Deep Creek Village Open Space | 40 | 20 | | 20.6 | Low-Medium Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Low-Medium Density Residential, Parks and Open Space | This change to split the planned land use between Low-Medium Density Residential and Parks and Open Space recognizes the dual uses on the parcel. Low Medium Density Residential Planned Land Use is consistent with the current use on a portion of the site, the adopted Plan2040 Planned Land Use for this parcel and with Table 17 in Plan2040, Volume II for developed density between 2 to 5 units per acre. Parks and Open Space Planned Land Use is consistent with the open space use on a portion of this parcel and with Table 17 in Plan2040 Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. In addition, it is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cape St. Claire | PLU-R4-CSC-301A<br><br>5 | Doral Dr, Bay Hills | 40 | 462 | | 15.9 | Low-Medium Density Residential | High Density Residential | The SAC examined this site and believes that High Density Residential is consistent with the existing development on site, the surrounding neighborhood, and the adopted zoning. | High Density Residential | High Density Residential | This change to High Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. High Density Residential is consistent with the development on the site and the adopted zoning. | |
| | PLU-R4-CSC-301B<br><br>5 | Jupiter Hills Ct | 40 | 539 | | 4.5 | Low-Medium Density Residential | High Density Residential | The SAC examined this site and believes that High Density Residential is consistent with the existing development on site, the surrounding neighborhood, and the adopted zoning. | High Density Residential | High Density Residential | This change to High Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. High Density Residential is consistent with the development on the site and the adopted zoning. | |
| | PLU-R4-CSC-301C<br><br>5 | Southern Hills Dr | 40 | 307 | | 10.2 | Low-Medium Density Residential | High Density Residential | The SAC examined this site and believes that High Density Residential is consistent with the existing development on site, the surrounding neighborhood, and the adopted zoning. | High Density Residential | High Density Residential | This change to High Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. High Density Residential is consistent with the development on the site and the adopted zoning. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Cape St. Claire | PLU-R4-CSC-302A<br><br>5 | Stonehurst Ct | 40 | 55<br>55 | 1-52 | 6.6 | Medium Density Residential | High Density Residential | The SAC examined this site and believes that High Density Residential is consistent with the existing development on site, the surrounding neighborhood, and the adopted zoning. | High Density Residential | High Density Residential | This change to High Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. High Density Residential is consistent with the development on the site and the adopted zoning. | |
| | PLU-R4-CSC-302B<br><br>5 | Bellerive Dr | 40 | 54 | | 5.7 | Medium Density Residential | High Density Residential | The SAC examined this site and believes that High Density Residential is consistent with the existing development on site, the surrounding neighborhood, and the adopted zoning. | High Density Residential | High Density Residential | This change to High Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE12 by providing an opportunity for a variety of housing types and designs to allow all residents, including the County's workforce, elderly and other vulnerable populations, housing choices at different stages of life and at all income levels. High Density Residential is consistent with the development on the site and the adopted zoning. | |
| | | | | | | | | | | | | | |
| Broadneck | PLU-R4-BDN-101<br><br>5 | 1015 Skidmore Dr | 41 | 129 | 1 | 0.4 | Rural | Commercial | This area is not recommended by the SAC to have additional housing due to the proximity of US-50. The SAC agreed commercial is more appropriate for this property. | Commercial | Commercial | 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. This property is directly adjacent to C2 zoned property. Commercial is consistent with the surrounding area and past uses on this site. | |
| | PLU-R4-BDN-102<br><br>5 | 212 Old Mill Bottom Rd S<br>208 Old Mill Bottom Rd S | 40 | 382<br>170 | | 2.5 | Rural | Commercial | The SAC voted to expand Commercial Planned Land Use because of the close proximity of access to US 50 and abutting or nearby properties with existing commercial uses. | Commercial | Commercial | 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. These parcels are directly adjacent to commercial zoned property. Commercial is compatible with the surrounding area. | |

# Planned Land Use Changes

## Since Plan2040

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Broadneck** | PLU-R4-BDN-103A<br><br>5 | 1637 Orchard Beach Rd | 46 | 95 | 8 | 1.0 | Low Density Residential | Maritime | SAC agrees with OPZ recommendation | Maritime | Maritime | This change to Maritime Planned Land Use is consistent with the Plan2040 Goals HE2 and HE5 by retaining existing maritime uses. Maritime Planned Land Use is also consistent with the current use on the site and with with Table 17 in Plan2040, Volume II for marinas and other maritime uses. | |
| | PLU-R4-BDN-104<br><br>5 | Tydings Rd Open Space | 41 | 230 | | 1.1 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-BDN-105<br><br>5 | Riverdale Dr Community Dock | 39 | 435 | | 0.2 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Maritime | This change to Maritime Planned Land Use is consistent with the Plan2040 Goals HE2 and HE5 by retaining existing maritime uses. Maritime Planned Land Use corrects a mistake to the adopted Plan2040 Planned Land Use Map which did not consider the existing maritime use on the property. | |
| | PLU-R4-BDN-106<br><br>5 | St Margarets Farm Recreation Area | 46 | 384 | | 1.5 | Rural | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |
| | PLU-R4-BDN-107<br><br>5 | 1915 Martins Cove Ct | 46 | 368 | | 8.0 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Broadneck** | PLU-R4-BDN-108<br><br>5 | Pleasant Plains Open Space | 46 | 203 | | 1.7 | Rural | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity and is consistent with Plan2040 Goals NE1 and NE2 of preserving sensitive areas and retaining existing forest cover. | |
| | PLU-R4-BDN-109<br><br>5 | Captain's Choice Open Space | 46 | 390 | | 10.0 | Low Density Residential | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity. It is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and expand, enhance, and continue to protect the County's greenways and open space. | |
| | PLU-R4-BDN-110<br><br>5 | 1454 Shot Town Rd | 40 | 463 | | 2.0 | Rural | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 that encourages community participation on the planning process, particularly involvement of historically underrepresented and marginalized communities. The change is consistent with Strategy BE1.3.d that calls for recognizing the diverse development patterns within the County and balancing priorities, including community equity. This change area is adjacent to an area that is developed with Low-Medium Density Residential. It provides an opportunity for a limited number of additional residential units within the public sewer service envelope. | |

# Planned Land Use Changes

## Since Plan2040

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Broadneck** | PLU-R4-BDN-202<br><br>5 | 221 Bay Dale Dr<br>1434 Middletown Rd<br>1430 Middletown Rd<br>473 Broadneck Rd<br>1417 Middletown Rd<br>1459 Middletown Rd<br>451 Broadneck Rd<br>443 Broadneck Rd<br>1439 Middletown Rd<br>1433 Middletown Rd<br>1447 Middletown Rd<br>1406 Middletown Rd<br>477 Broadneck Rd<br>435 Broadneck Rd<br>433 Broadneck Rd<br>1432 Middletown Rd<br>1445 Middletown Rd<br>1418 Middletown Rd<br>1407 Middletown Rd<br>1443 Middletown Rd<br>437 Broadneck Rd<br>441 Broadneck Rd<br>1431 Middletown Rd<br>1441 Middletown Rd<br>1419 Middletown Rd<br>1424 Middletown Rd | 40 | 94<br>339<br>331<br>350<br>367<br>132<br>126<br>124<br>280<br>492<br>491<br>127<br>128<br>236<br>120<br>326<br>490<br>176<br>129<br>167<br>121<br>123<br>131<br>300<br>130<br>413 | | 41.3 | Rural | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Low Density Residential | This change to Low Density Residential Planned Land is consistent with the existing use on these parcels, the developed density and the lots in the surrounding communities. Low Density Residential is also consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. The change adds little to no future residential units in this area; it is merely reconciling the existing development with the expected future development and zoning on the sites. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Broadneck** | PLU-R4-BDN-203<br><br>5 | 1405 Shot Town Rd<br>1440 Shot Town Rd<br>1441 Shot Town Rd | 40 | 1-3<br>316 | | 21 | Rural | No Position | This recommendation was proposed after the final meeting of the Region 4 SAC. | No Position | Low Density Residential | This change to Low Density Residential Planned Land Use is consistent with Strategy BE1.3.d that calls for recognizing diverse development patterns within the County and balancing priorities, including community equity. Adjacent property owners requested a change to Low Density Residential citing inequities of past decisions that changed much of the area south of Broadneck Road from Rural to Low Density for those who requested it of Council through amendments instead of a comprehensive approach. The change to Low Density is also adjacent to an area that is developed with Low-Medium Density Residential. It provides an opportunity for a limited number of new residential units within the public sewer service envelope. | |
| | PLU-R4-BDN-218<br><br>5 | 1462 Shot Town Rd | 40 | 244 | | 9.78 | Rural | Rural | The other Low-Medium Density Residential Planned Land Use areas east of Shot Town Rd and north of Old Mill Bottom Rd are generally in the same Homeowners Association. This parcel would not be accessed from the same road as the others and would not be in the same development. This parcel also has environmental features that would hinder R5 development. | Low Density Residential, Low-Medium Density Residential | Low Density Residential, Low-Medium Density Residential | This change to split the property between Low Density Residential and Low-Medium Density Residential planned land uses is consistent with Plan2040 Goal BE3 that encourages community participation in the planning process, particularly involvement of historically underrepresented and marginalized communities. In addition, the change is consistent with Strategy BE1.3.d that calls for recognizing diverse development patterns within the County and balancing priorities, including community equity. The property is bifurcated by Shot Town Road. The change to Low-Medium Density Residential acknowledges that the property is adjacent to properties with existing development at this density on the east side of Shot Town Road. Low Density Residential is compatible with the area on the west of Shot Town Road that is recommended to change to Low Density as an opportunity to add a limited number of new units within the public sewer service area. | |

# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Broadneck** | PLU-R4-BDN-219<br><br>5 | 94 Old Mill Bottom N | 40 | 137 | | 7.0 | Rural | Commercial | SAC agrees with OPZ recommendation | Commercial | Commercial | 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 provide jobs, income and a tax base that is sustainable and meets the needs of all residents. The property is currently split-zoned RLD and C3. A special exception was approved to allow a commercial site development plan for a self storage facility in a C3 zoning district. Commercial Planned Land Use acknowledges the approved special exception, the site plan and permits that were approved for the site; and is consistent with the policy of designating one zoning district on the entire site. | |
| | PLU-R4-BDN-220<br><br>5 | 1505 Stacey Ln | 40 | 273 | | 0.6 | Commercial | Low-Medium Density Residential | SAC agrees with OPZ recommendation | Low-Medium Density Residential | Low-Medium Density Residential | This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for the existing residential use and density that is between 2 to 5 unit per acre. In addition, Low-Medium Density is also consistent with the remainder of the neighborhood and the existing zoning. | |
| | PLU-R4-BDN-221<br><br>5 | Mulberry Hill Rd | 46 | 378 | | 0.0 | Conservation | Parks and Open Space | SAC agrees with OPZ recommendation | Parks and Open Space | Parks and Open Space | This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity and is consistent with the use as a community recreation area. | |
| | PLU-R4-BDN-501<br><br>5 | 1401 Shot Town Rd<br>1403 Shot Town Rd | 40 | 184<br>309 | | 14.0 | Rural | No Position | This request was submitted after the final meeting of the Region 4 SAC. | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 that encourages community participation on the planning process, particularly involvement of historically underrepresented and marginalized communities. The change is consistent with Strategy BE1.3.d that calls for recognizing the diverse development patterns within the County and balancing priorities which includes community equity. The change to Low Density is adjacent to an area that is developed with Low-Medium Density Residential. It provides an opportunity for a limited number of additional residential units within the public sewer service envelope. | |

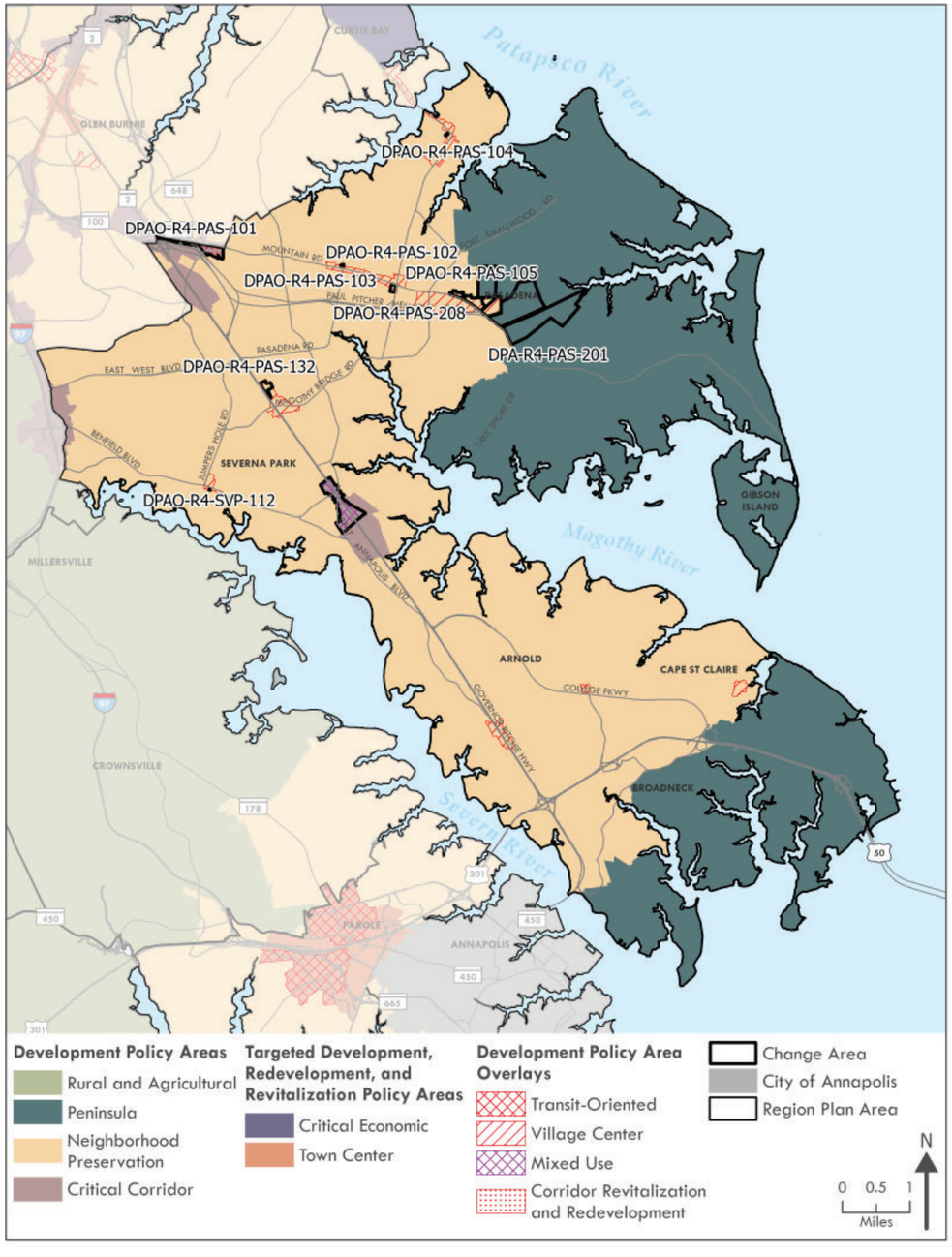
# Planned Land Use Changes

## Since Plan2040

| Community | Change ID Number<br><br>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) | Final Justification | County Council Amendment |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PLU-R4-BDN-502<br><br>5 | 1450 Shot Town Rd<br>1460 Shot Town Rd | 40 | 483<br>464 | | 4.1 | Rural | No Position | This request was submitted after the final meeting of the Region 4 SAC. | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 that encourages community participation on the planning process, particularly involvement of historically underrepresented and marginalized communities. The change is consistent with Strategy BE1.3.d that calls for recognizing the diverse development patterns within the County and balancing priorities which includes community equity. The change to Low Density is adjacent to an area that is developed with Low-Medium Density Residential. It provides an opportunity for a limited number of additional residential units within the public sewer service envelope. | |
| **Broadneck** | PLU-R4-BDN-503<br><br>5 | 1475 Shot Town Rd | 40 | 99 | | 2.4<br><br>*.5 | Rural and Low Medium Density Residential | No Position | This request was submitted after the final meeting of the Region 4 SAC. | Low-Medium Density Residential | Low-Medium Density Residential | This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 that encourages community participation on the planning process, particularly involvement of historically underrepresented and marginalized communities. The change is consistent with Strategy BE1.3.d that calls for recognizing the diverse development patterns within the County and balancing priorities which includes community equity. The change to Low Density is adjacent to an area that is developed with Low-Medium Density Residential. It provides an opportunity for a limited number of additional residential units within the public sewer service envelope. | |
| | PLU-R4-BDN-504<br><br>5 | 439 Broadneck Rd<br>457 Broadneck Rd | 40 | 122<br>282 | 2 | 2.8 | Rural | Rural | SAC agrees with OPZ recommendation prior to November 2023 for Rural land use. In October 2023 OPZ provided a new recommendation. | Low Density Residential | Low Density Residential | This change to Low Density Residential Planned Land is consistent with the existing use on these parcels, the developed density and the lots in the surrounding communities. Low Density Residential is also consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. The change adds no future residential units in this area; it is merely reconciling the existing development with the expected future development and zoning on the sites. | |

## Development Policy Area & Development Policy Area Overlay Change Areas Map

Since Plan2040

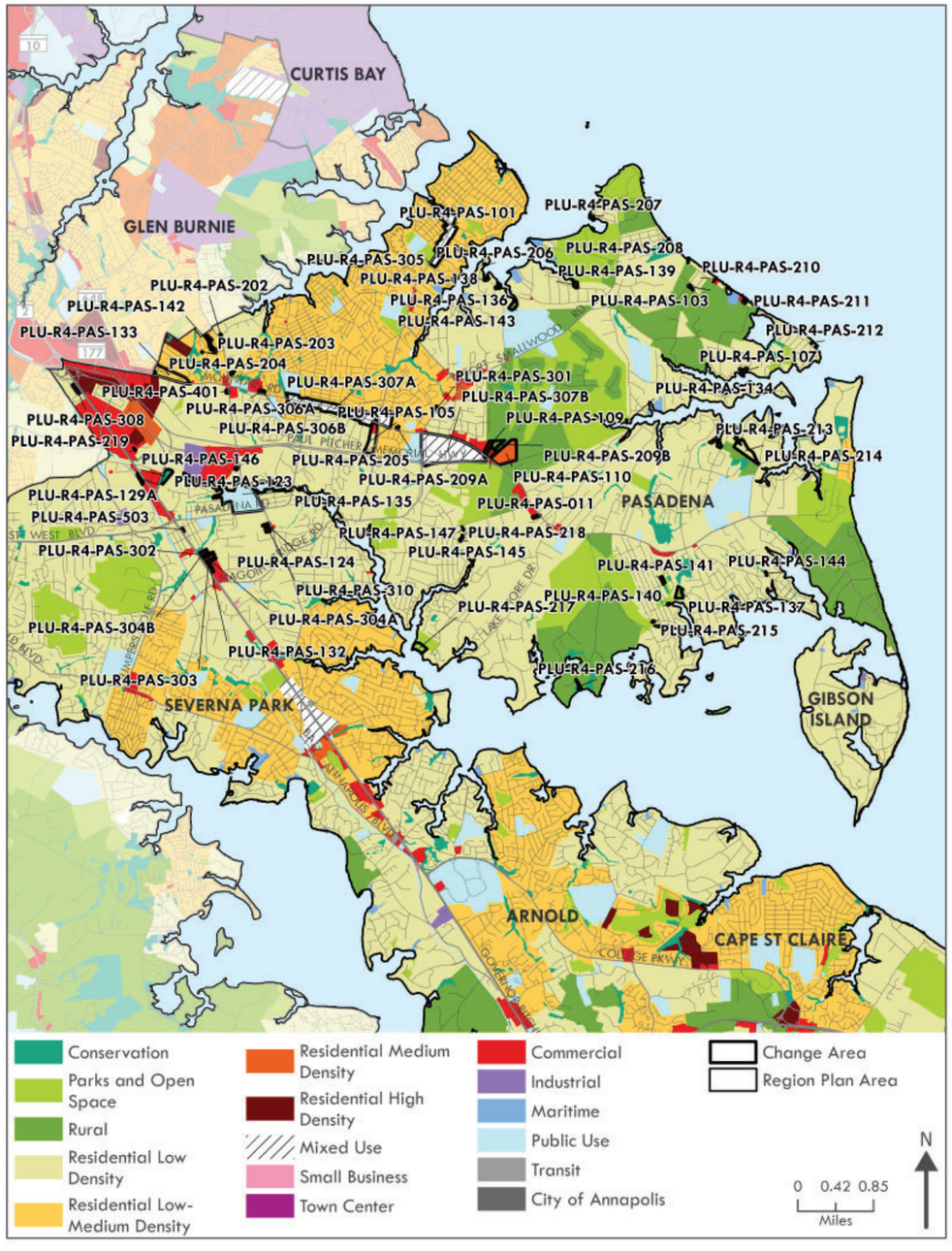






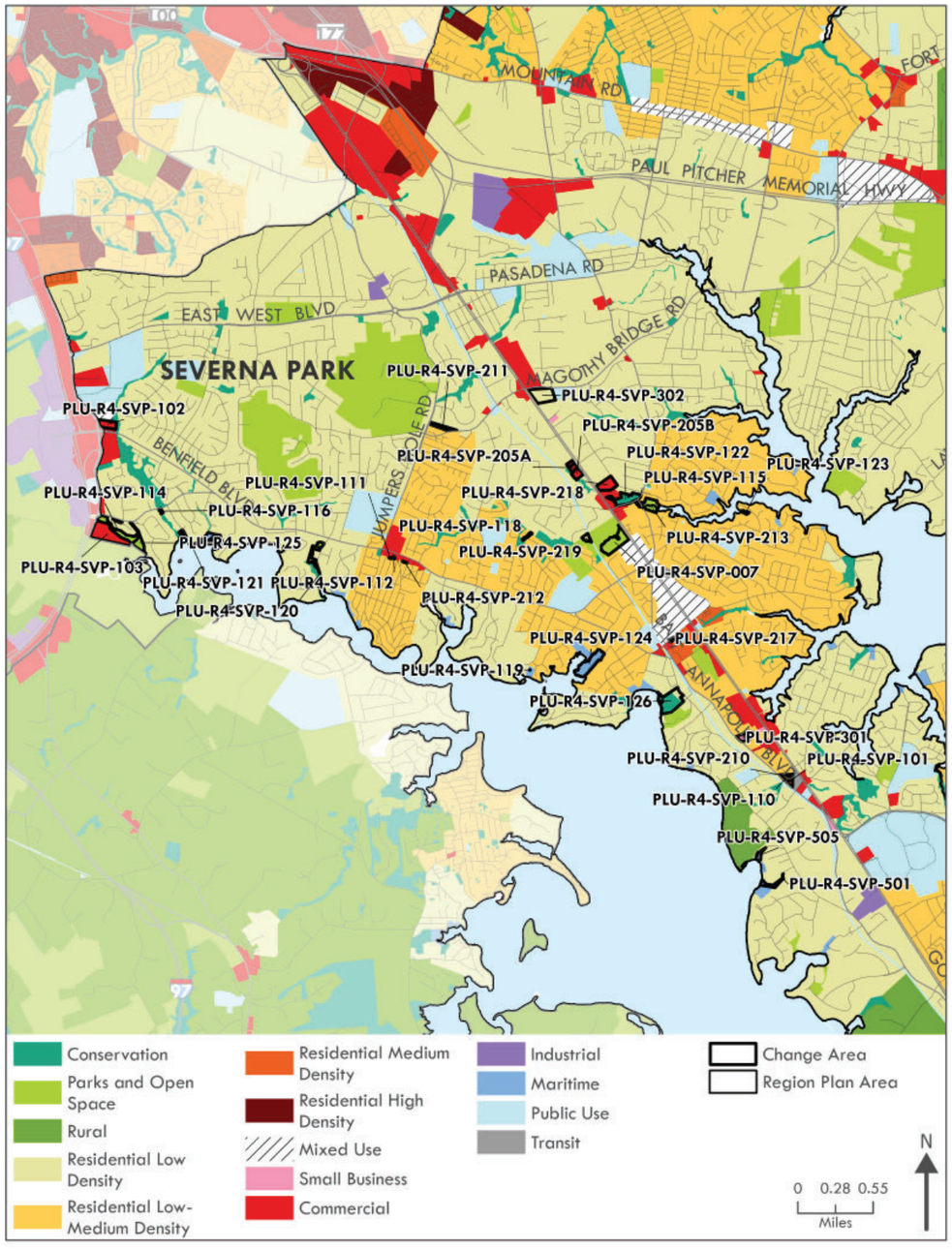

## Planned Land Use Change Areas Map - Pasadena

Since Plan2040



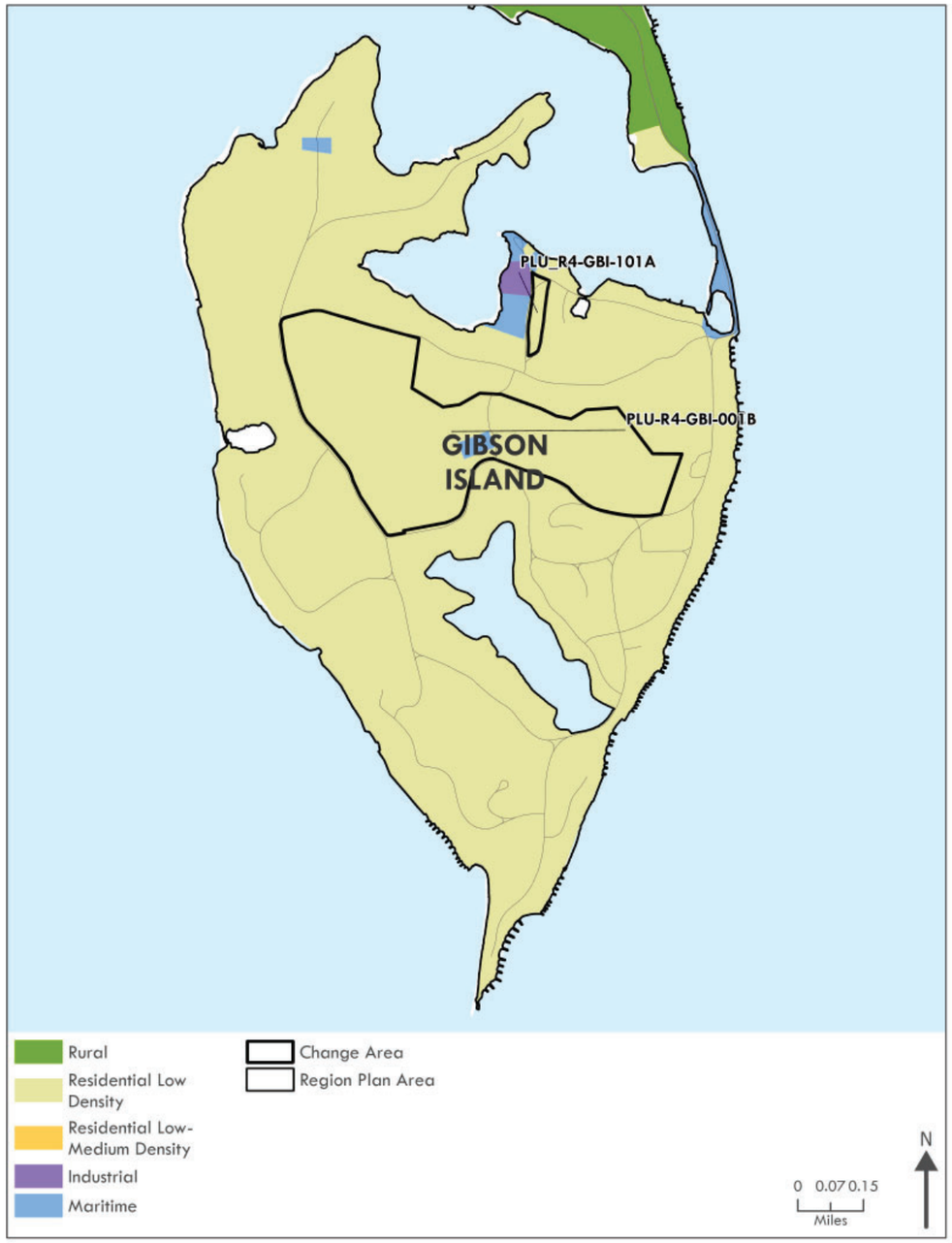
## Planned Land Use Change Areas Map - Severna Park

Since Plan2040



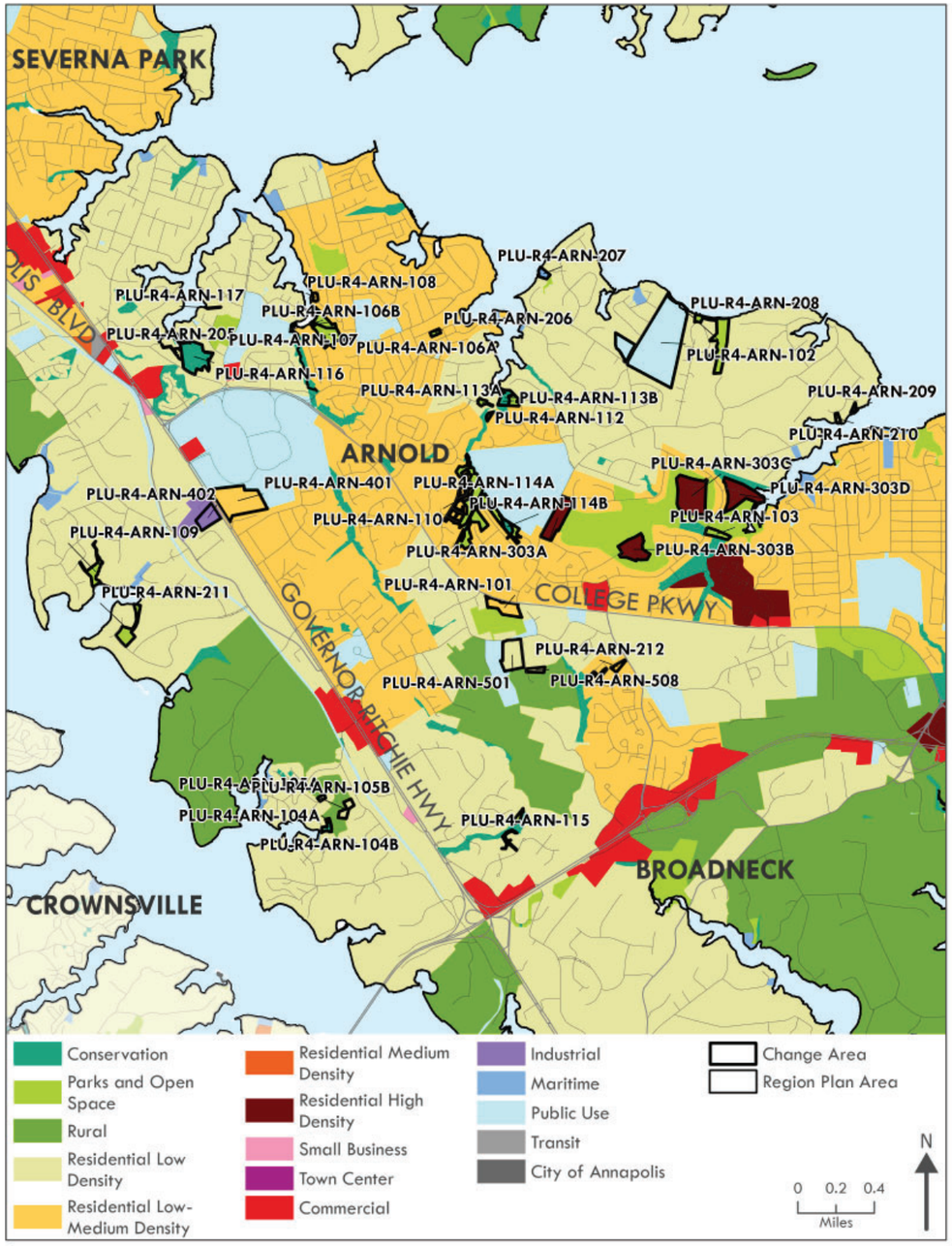

## Planned Land Use Change Areas Map - Gibson Island

Since Plan2040



## Planned Land Use Change Areas Map - Arnold

Since Plan2040

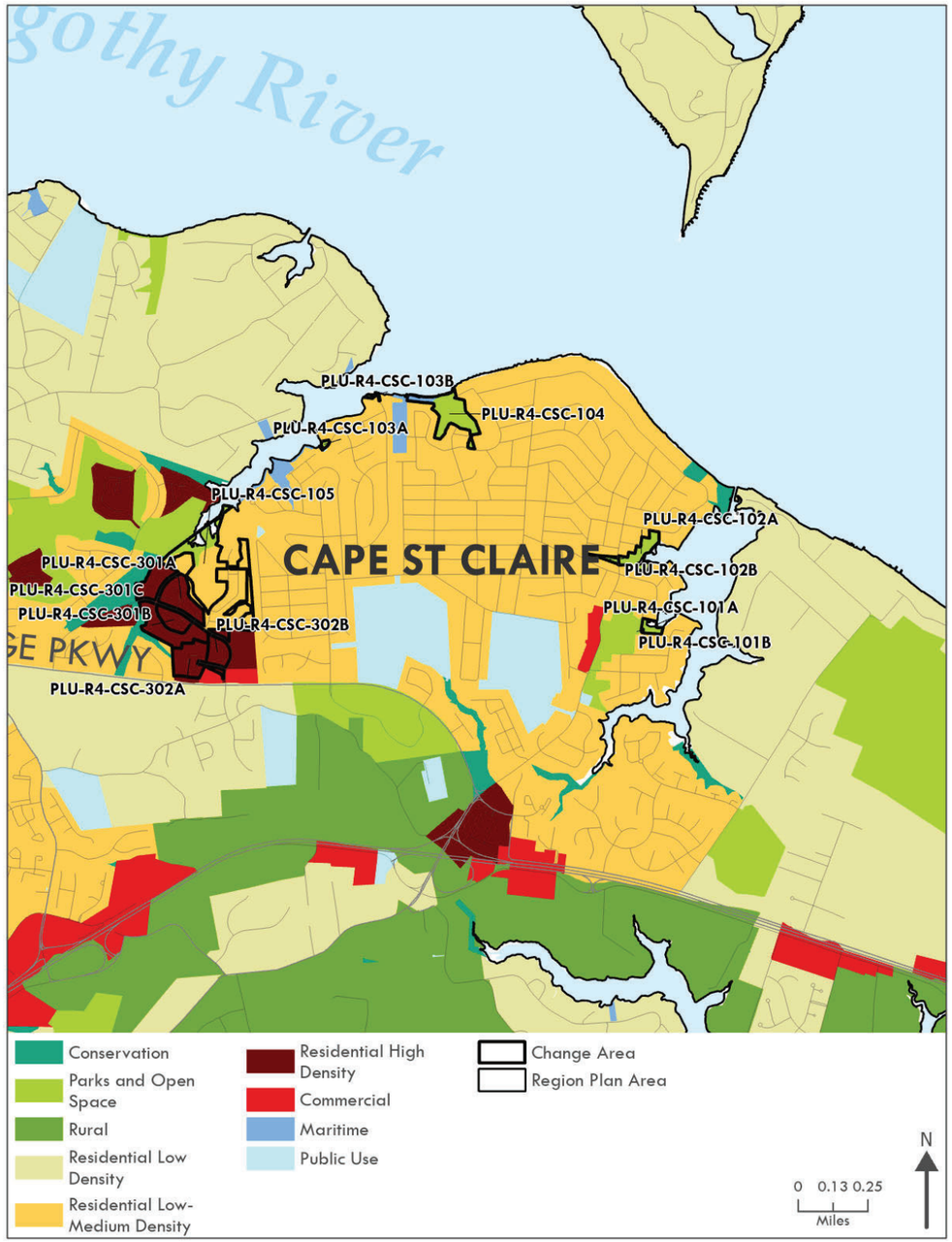






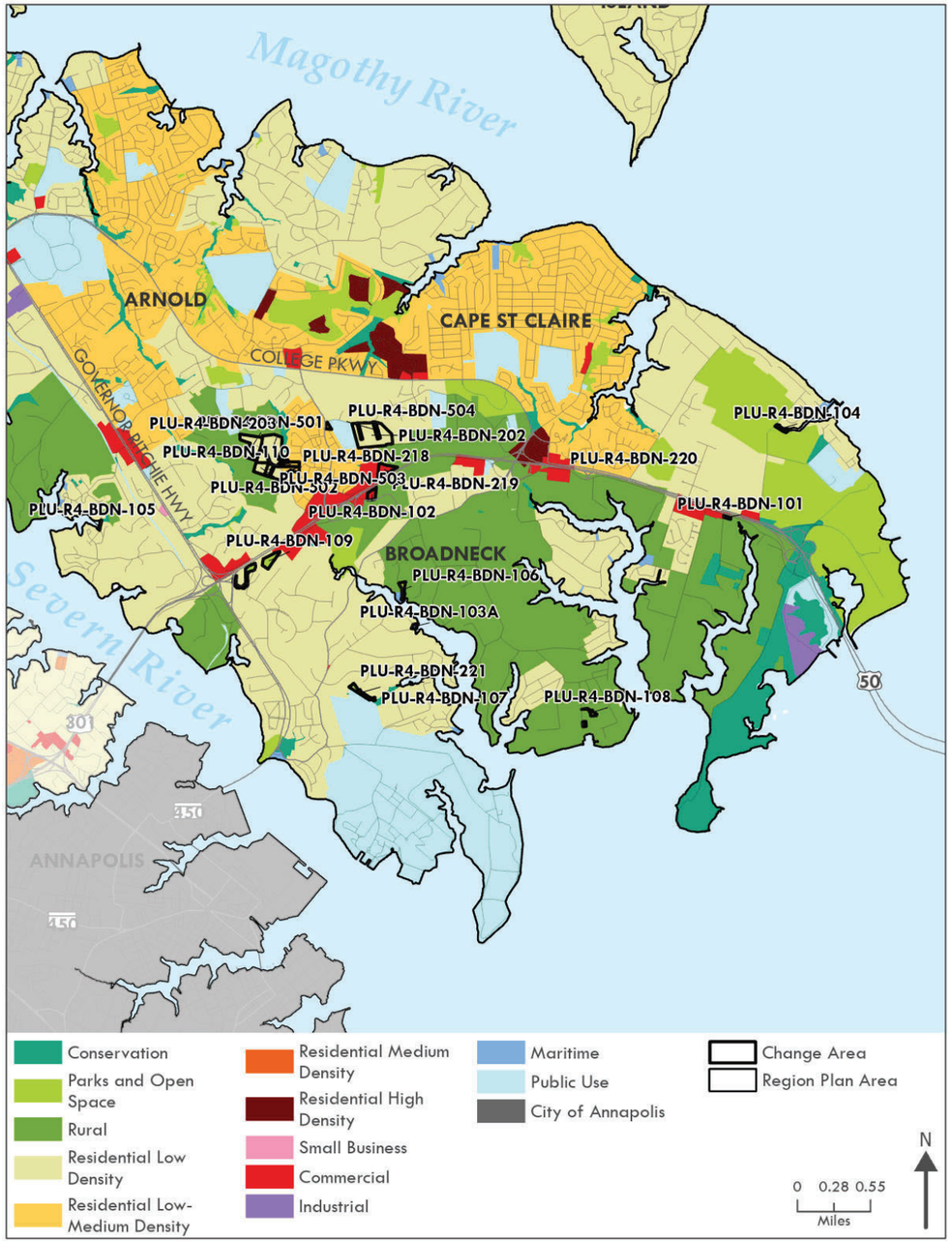

## Planned Land Use Change Areas Map - Cape St. Claire

Since Plan2040



## Planned Land Use Change Areas Map - Broadneck

Since Plan2040








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