

FINAL

AMENDED
May 20, 2024
June 3 and 17, 2024
July 1 and 15, 2024

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 8

Bill No. 27-24

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

By the County Council, April 15, 2024

Introduced and first read on April 15, 2024
Public Hearing set for and held on May 20, 2024
Public Hearing on AMENDED bill set for and held on June 3, 2024
Public Hearing on SECOND AMENDED bill set for and held on June 17, 2024
Public Hearing on THIRD AMENDED bill set for and held on July 1, 2024
Public Hearing on FOURTH AMENDED bill set for and held on July 15, 2024
Bill Expires July 19, 2024

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: General Development Plan – Region 4 Plan

2
3 FOR the purpose of adopting the “Anne Arundel County Region 4 Plan”, as amended by
4 this Ordinance; the region plan for Region Planning Area No. 4, covering Arnold, Cape
5 St. Claire, Broadneck, Gibson Island, Pasadena, and Severna Park, which includes
6 visions, themes, goals, policies, planned land use maps, and implementation strategies
7 for Region 4; amending “Plan2040”, the County’s General Development Plan, by the
8 “Anne Arundel County Region 4 Plan”, as amended by this Ordinance; and generally
9 relating to the “Anne Arundel County Region 4 Plan”.

10
11 WHEREAS, Bill No. 11-21 was passed by the County Council on May 3, 2021,
12 which adopted “Plan2040”, the County’s General Development Plan, and amended,
13 among other things, § 18-2-103 of the Anne Arundel County Code (2005, as
14 amended), and required that the County be divided into no less than seven region
15 planning areas encompassing all unincorporated areas of the County; and

16
17 WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans
18 for each region planning area and the creation of stakeholder advisory committees
19 for each region planning area; and

1 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
2 boundaries of nine region planning areas, including the Region 4 Planning Area,
3 which includes all or parts of Arnold, Cape St. Claire, Broadneck, Gibson Island,
4 Pasadena, and Severna Park; and

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

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

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

18
19 WHEREAS, by Resolution No. 56-21, the County Executive's nomination of the
20 initial members of the Stakeholder Advisory Committee for Region Planning Area
21 No. 4 was approved by the County Council as required by § 18-2-103 of the County
22 Code; and

23
24 WHEREAS, a draft of a "Anne Arundel County Region 4 Plan" was presented to
25 and considered by the Stakeholder Advisory Committee for Region Planning Area
26 No. 4, and the Committee met on various occasions to review drafts of the "Anne
27 Arundel County Region 4 Plan" and review and hear community input; and

28
29 WHEREAS, the Stakeholder Advisory Committee for Region Planning Area No. 4
30 provided the Office of Planning and Zoning with recommendations on the contents
31 of the draft of the "Anne Arundel County Region 4 Plan"; and

32
33 WHEREAS, a draft of the "Anne Arundel County Region 4 Plan" was provided to
34 the Planning Advisory Board in accordance with County Charter § ~~533(a)~~ 533(b),
35 and the Planning Advisory Board made advisory recommendations on the draft of
36 the "Anne Arundel County Region 4 Plan" to the Office of Planning and Zoning;
37 and

38
39 WHEREAS, the Office of Planning and Zoning, after consideration of the
40 recommendations of the Stakeholder Advisory Committee for Region Planning
41 Area No. 4 and the Planning Advisory Board, prepared the "Anne Arundel County
42 Region 4 Plan" dated April 1, 2024, a copy of which is incorporated herein by
43 reference; now therefore,

44
45 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
46 That, after passage of this Ordinance, the Planning and Zoning Officer shall amend text
47 maps, charts, graphs, photos, and tables in the "Anne Arundel County Region 4 Plan" dated
48 April 1, 2024, in accordance with any amendments to this Ordinance.

1 SECTION 2. *And be it further enacted*, That, after passage of this Ordinance, the
2 Planning and Zoning Officer may correct obvious errors, capitalization, spelling, grammar,
3 headings, and similar non-substantive matters and may publish the “Anne Arundel County
4 Region 4 Plan”, dated April 1, 2024, and may add or amend covers, title pages, pagination,
5 a table of contents, and graphics to improve readability.

6
7 SECTION 3. *And be it further enacted*, That “Anne Arundel County Region 4 Plan”,
8 the region plan for Region Planning Area No. 4, dated April 1, 2024, as amended by
9 Sections 1 and 2 of this Ordinance, is hereby adopted.

10
11 SECTION 4. *And be it further enacted*, That, “Anne Arundel County Region 4 Plan”,
12 the region plan for Region Planning Area No. 4, dated April 1, 2024, as amended by
13 Sections 1 and 2 of this Ordinance, shall be considered an amendment to Plan2040 until
14 the adoption of the next General Development Plan.

15
16 SECTION 5. *And be it further enacted*, That a certified copy of “Anne Arundel County
17 Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, as
18 amended by Sections 1 and 2 of this Ordinance, shall be permanently kept on file in the
19 office of the Administrative Officer to the County Council, and in the Office of Planning
20 and Zoning.

21
22 SECTION 6 *And be it further enacted*, That this Ordinance shall take effect 45 days
23 from the date it becomes law.

AMENDMENTS ADOPTED: May 20, 2024; June 3 and 17, 2024; and July 1 and 15, 2024

READ AND PASSED this 15th day of July, 2024

By Order:



Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 19th day of July, 2024



Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this _____ day of July, 2024

Steuart Pittman
County Executive

EFFECTIVE DATE: September 12, 2024*

*This bill became law as of the tenth day after the date of its presentation to the County Executive,
pursuant to Section 307(j) of the County Charter.

AMENDMENT TO BILL NO. 27-24
(General Development Plan – Region 4 Plan)

May 20, 2024

Introduced by Mr. Volke

Amendment No. 1

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 365 on Tax Map 17, Tax Account Number 03-000-07090810, amend the following:

1. On page 42 of the Plan, amend “Figure 9: Region 4 Recommended Development Policy Areas” to remove the “Village Center” overlay from the property, and to change the “Neighborhood Preservation” Development Policy Area on the property to the “Peninsula” Development Policy Area as shown in Exhibit A-1.
2. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Medium Density to a split of Commercial and Rural as shown in Exhibit A-2.
3. On page 124 of the Plan, in the “Development Policy Area Overlay Changes”, after the row beginning with “Pasadena” Community and Change ID Number “DPA-R4-PAS-201”, insert the row for “DPA-R4-PAS-700” as shown in Exhibit A-3.
4. On page 127 of the Plan, in the “Development Policy Area Overlay Changes”, delete the row beginning with “Pasadena” Community and Change ID Number “DPAO-R4-PAS-208” and insert the row as shown in Exhibit A-4.
5. On page 132 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-110” in its entirety.
6. On page 178 of the Plan, amend the “Development Policy Area & Development Policy Area Overlay Change Areas Map” to reflect the changes for “DPA-R4-PAS-700” and “DPAO-R4-PAS-700” as shown in Exhibit A-1.
7. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map - Pasadena” to reflect the changes for “PLU-R4-PAS-700” as shown in Exhibit A-2.

(This amendment changes the planned land use for the property known as Parcel 365 on Tax Map 17, located 4358 Mountain Road, Pasadena, from Residential Medium Density to a split of Commercial and Rural, removes the “Village Center” Development Policy Area Overlay the property and changes the Development Policy Area for the property from “Neighborhood Preservation” to “Peninsula”).

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R4-PAS-010	CZ-R4-PAS-700
<i>PLU</i>	PLU-R4-PAS-110	PLU-R4-PAS-700
<i>DPA</i>	n/a	DPA-R4-PAS-700
<i>DPAO</i>	DPAO-R4-PAS-208	DPAO-R4-PAS-700

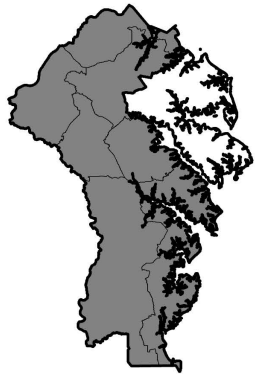
Bill No. 27-24

Amendment No. 1

Exhibit A-1

*Region 4
Development Policy
Areas/Overlays*

*DPA/DPAO-R4-PAS-700
NEIGHBORHOOD
PRESERVATION
TO PENINSULA /
VILLAGE CENTER
TO NO OVERLAY*



 **Change Area**

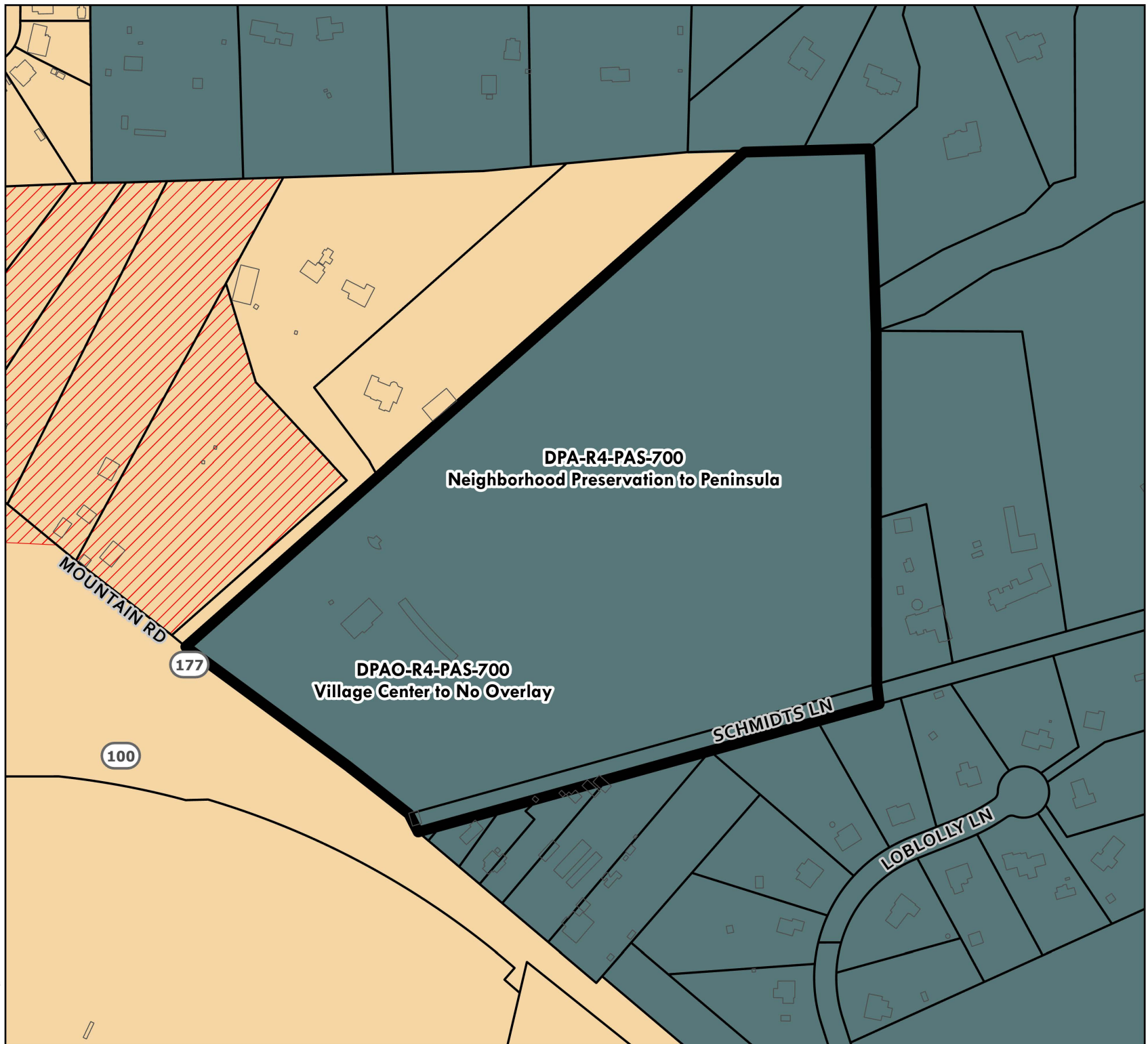
 **Buildings**

 **Parcels**

 **Village Center**

 **Peninsula**

 **Neighborhood
Preservation**



Bill No. 27-24

Amendment No. 1

Exhibit A-2

Region 4

Planned Land Use

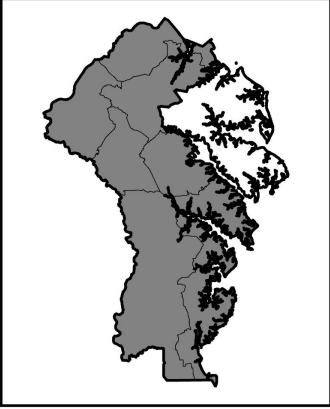
PLU-R4-PAS-700

RESIDENTIAL MEDIUM

DENSITY TO

COMMERCIAL AND

RURAL



 **Change Area**

 **Buildings**


 **Parcels**

Planned Land Use


 **Parks and Open Space**

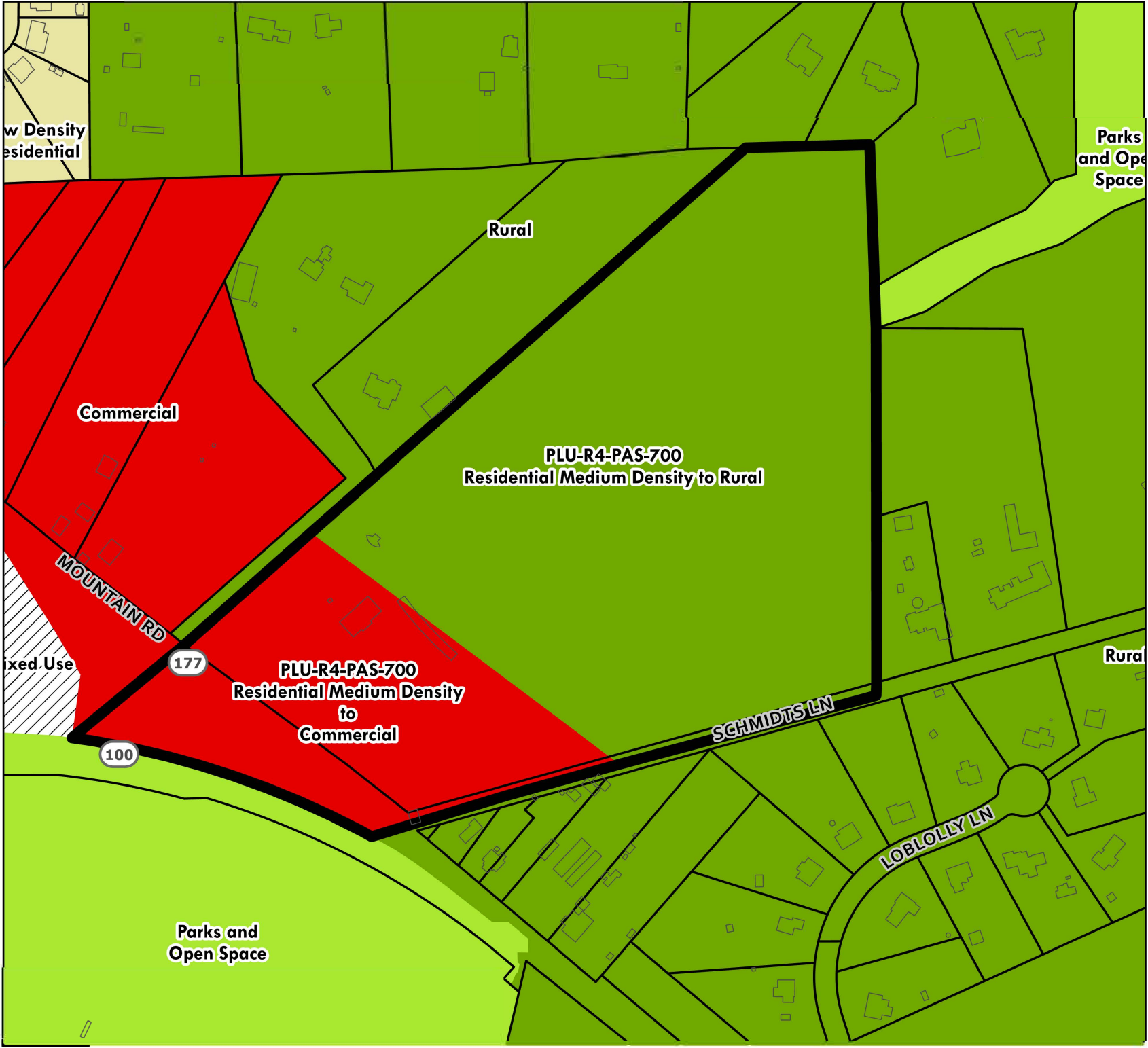
 **Rural**

 **Residential Low Density**

 **Residential Medium Density**

 **Mixed Use**

 **Commercial**



Bill No. 27-24
Amendment No. 1
Exhibit A-3

Community	Change Number ID Council Districts	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 Recommended (DPA)	Final Justification	County Council Amendment
Pasadena	DPA-R4-PAS-700 3	4358 Mtn Rd, Pasadena	17	365	-	31.8	Neighborhood Preservation	-	-	-	-	-	Change DPA from Neighborhood Preservation to Peninsula (DPA-R4-PAS-700) Justification: This change in the development policy area from Neighborhood Preservation to Peninsula aligns the existing community with a policy area designation that is more indicative of limited access and is consistent with Plan2040 Goal BE4 to support quality of life, while preserving environmentally sensitive areas.

Bill No. 27-24
Amendment No. 1
Exhibit A-4

Community	Change ID Number Council Districts	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 Recommended (DPA)	Final Justification	County Amendment	Council
Pasadena	DPAO-R4-PAS-208 and DPAO-R4-PAS-700 3	4100 Mountain Rd 4108 Mountain Rd 4110 Mountain Rd 4302 Mountain Rd 4304 Mountain Rd 4306 Mountain Rd 4320 Mountain Rd 4326 Mountain Rd 4330 Mountain Rd 4334 Mountain Rd 4338 Mountain Rd 4358 Mountain Rd 95 Temple Dr	17	359 146 674 138 410 233 431 147 189 328 148 290 149	- 1 - 6 - - - - - 1 - - -	62.4 30.3	No previous overlay	Village Center	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.	Eliminate the Village Center DPAO for property at 4358 Mountain Road (DPAO-R4-PAS-700) Justification: This removal of the Village Center Overlay for 4358 Mountain Road preserves the rural character of the community consistent with Plan2040.	

AMENDMENT TO BILL NO. 27-24
(General Development Plan – Region 4 Plan)

May 20, 2024

Introduced by Ms. Fiedler

Amendment No. 2

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known Parcel 111 on Tax Map 32H, Tax Account Number 03-000-90006348, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Medium Density to Small Business as shown in Exhibit B-1.
2. On page 150 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-110” in its entirety and insert the row shown in Exhibit B-2.
3. On page 180 of the Plan, amend the “Planned Land Use Change Areas Map – Severna Park” to reflect the changes for “PLU-R4-SVP-600” as shown in Exhibit B-1.

(This amendment changes the planned land use for the property known as Parcel 111 on Tax Map 32H, located 965 Baltimore Annapolis Boulevard, Severna Park, from Residential Medium Density to Small Business.)

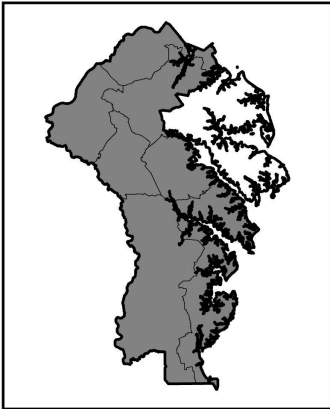
Application Numbers References		
	Prior	Council
CZ	CZ-R4-SVP-010	CZ-R4-SVP-600
PLU	PLU-R4-SVP-110	PLU-R4-SVP-600
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

Amendment No. 2

Exhibit B-1

Region 4
Planned Land Use
PLU-R4-SVP-600
RESIDENTIAL
MEDIUM DENSITY
TO SMALL BUSINESS



 **Change Area**

 **Buildings**

 **Parcels**

Planned Land Use

 **Conservation**

 **Residential Low Density**

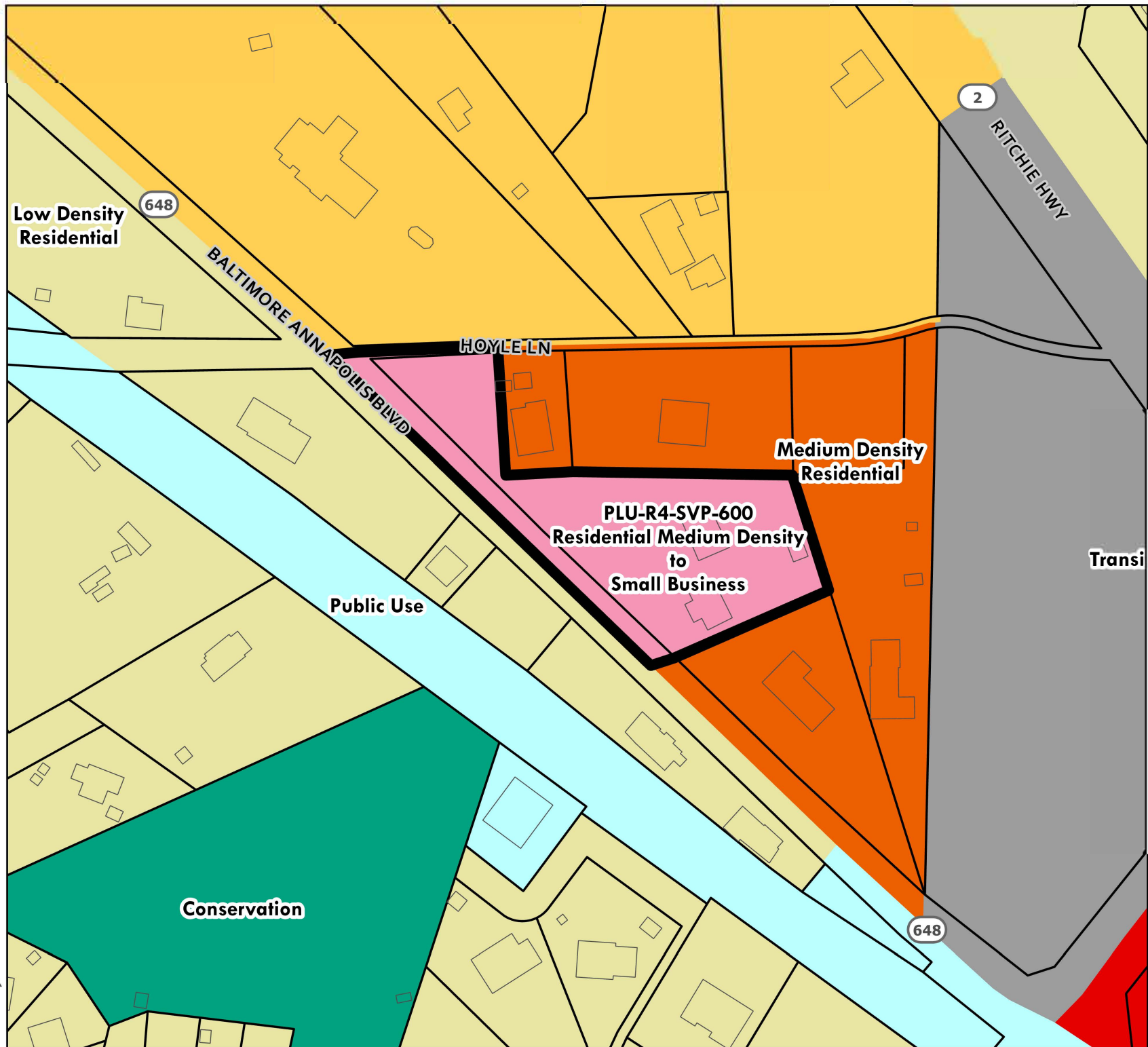
 **Residential Low-Medium Density**

 **Residential Medium Density**

 **Commercial**

 **Public Use**

 **Transit**



Bill No. 27-24
Amendment No. 2
Exhibit B-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Severna Park	PLU-R4-SVP-110 and PLU-R4-SVP-600 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 application, 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. 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.	Change PLU from Medium Density Residential to Small Business (PLU-R4-SVP-600) Justification: This change to Small Business Planned Land Use is consistent with the existing uses on this site and is consistent with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.

AMENDMENT TO BILL NO. 27-24
(General Development Plan – Region 4 Plan)

May 20, 2024

Introduced by Ms. Fiedler

Amendment No. 3

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known Parcels 106, 107, 108, 112, and 115 on Tax Map 32, Tax Account Numbers 3-000-15087800, 3-000-15097600, 3-000-90006349, 3-000-08398600, and 3-000-25209800 amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Medium Density to Residential Low-Medium Density as shown in Exhibit C-1.
2. On page 149 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-101” in its entirety.
3. On page 154 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-210” in its entirety.
4. On page 180 of the Plan, amend the “Planned Land Use Change Areas Map – Severna Park” to reflect the changes for “PLU-R4-SVP-700” as shown in Exhibit C-1.

(This amendment changes the planned land use for the properties known as Parcels 106, 107, 108, 112, and 115 on Tax Map 32, located at 21 Hoyle Lane and 957, 959, 969, and 973 Baltimore Annapolis Boulevard, Severna Park, from Residential Medium Density to Residential Low-Medium Density.)

Property Identifiers				Application Numbers References			
Address	Tax Map	Parcel	Tax Account No.	Prior		Council	
				PLU	CZ	PLU	CZ
21 Hoyle Lane, Severna Park, MD 21446	32	108	3-000-15087800	PLU-R4-SVP-101	CZ-R4-SVP-101	PLU-R4-SVP-700	CZ-R4-SVP-700
973 Baltimore Annapolis Blvd, Severna Park, MD 21446	32	112	3-000-15097600	PLU-R4-SVP-101	CZ-R4-SVP-101	PLU-R4-SVP-700	CZ-R4-SVP-700
969 Baltimore Annapolis Blvd, Severna Park, MD 21446	32	115	3-000-90006349	PLU-R4-SVP-101	CZ-R4-SVP-101	PLU-R4-SVP-700	CZ-R4-SVP-700
957 Baltimore Annapolis Blvd, Severna Park, MD 21446	32	106	3-000-08398600	PLU-R4-SVP-210	CZ-R4-SVP-210	PLU-R4-SVP-700	CZ-R4-SVP-700
959 Baltimore Annapolis Blvd, Severna Park, MD 21446	32	107	3-000-25209800	PLU-R4-SVP-210	CZ-R4-SVP-210	PLU-R4-SVP-700	CZ-R4-SVP-700

Bill No. 27-24

Amendment No. 3

Exhibit C-1

Region 4

Planned Land Use

PLU-R4-SVP-700

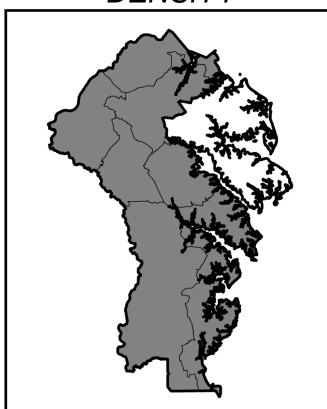
RESIDENTIAL

MEDIUM DENSITY TO

RESIDENTIAL

LOW-MEDIUM

DENSITY



 **Change Area**

 **Buildings**

 **Parcels**

Planned Land Use

 **Conservation**

 **Residential Low Density**

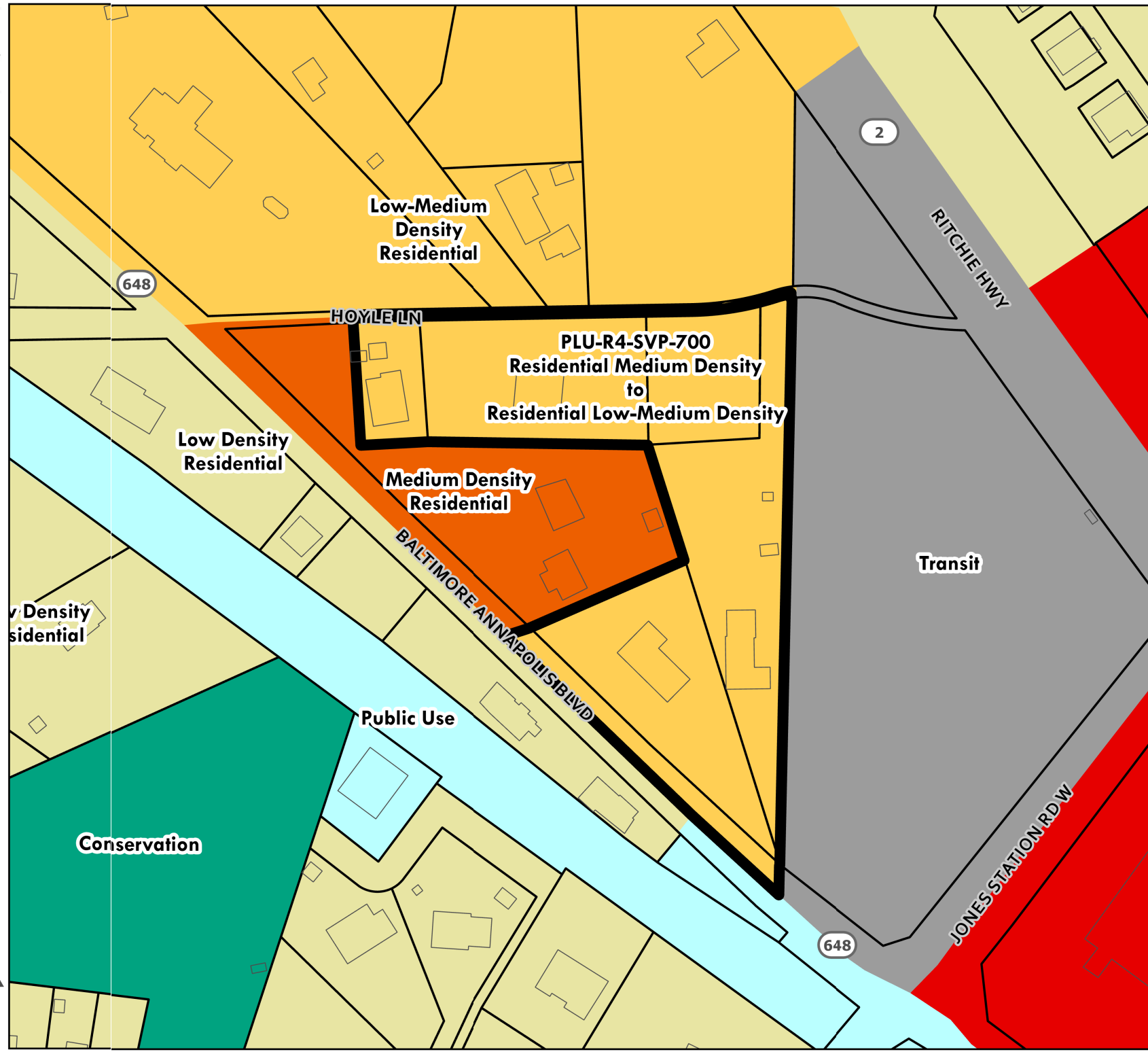
 **Residential Low-Medium Density**

 **Residential Medium Density**

 **Commercial**

 **Public Use**

 **Transit**



AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 3, 2024

Introduced by Mr. Volke

Amendment No. 4

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known Parcel 2 on Tax Map 18, Tax Account Number 03-694-25896701, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Conservation to Residential Low Density as shown in Exhibit D.

2. On page 135 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-139” in its entirety.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-601” as shown in Exhibit D.

(This amendment changes the planned land use for the property known as 1628 Wall Drive, Pasadena from Conservation to Residential Low Density.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-PAS-139	CZ-R4-PAS-601
PLU	PLU-R4-PAS-139	PLU-R4-PAS-601
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

Amendment No. 4

Exhibit No. D

*Region 4
Planned Land Use*

*PLU-R4-PAS-601
CONSERVATION TO
RESIDENTIAL LOW DENSITY*



-  **Change Area**
-  **Parcels**
- Planned Land Use**
-  **Parks and Open Space**
-  **Residential Low Density**



AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 3, 2024

Introduced by Mr. Volke

Amendment No. 5

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for a portion of the properties known as Parcels 709 and 710 on Tax Map 23, Tax Account Numbers 03-028-23550900 and 03-028-21336520, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from a portion of the property from Commercial to Residential Low Density as shown in Exhibit E-1.

2. On page 148 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-503”, insert the row for “PLU-R4-PAS-701” as shown in Exhibit E-2.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-701” as shown in Exhibit E-1.

(This amendment changes the planned land use for a portion of the properties known as 8253 & 8257 Baltimore Annapolis Boulevard, Pasadena, from Commercial to Residential Low Density.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-PAS-021 & 022	CZ-R4-PAS-701
PLU	n/a	PLU-R4-PAS-701
DPAO	n/a	n/a
DPA	n/a	n/a

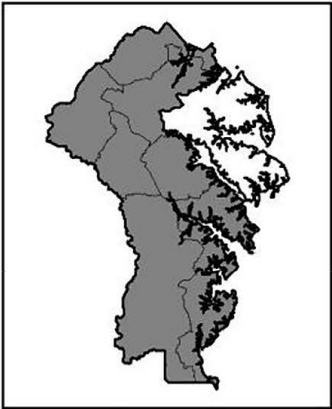
Bill No. 27-24

Amendment No. 5

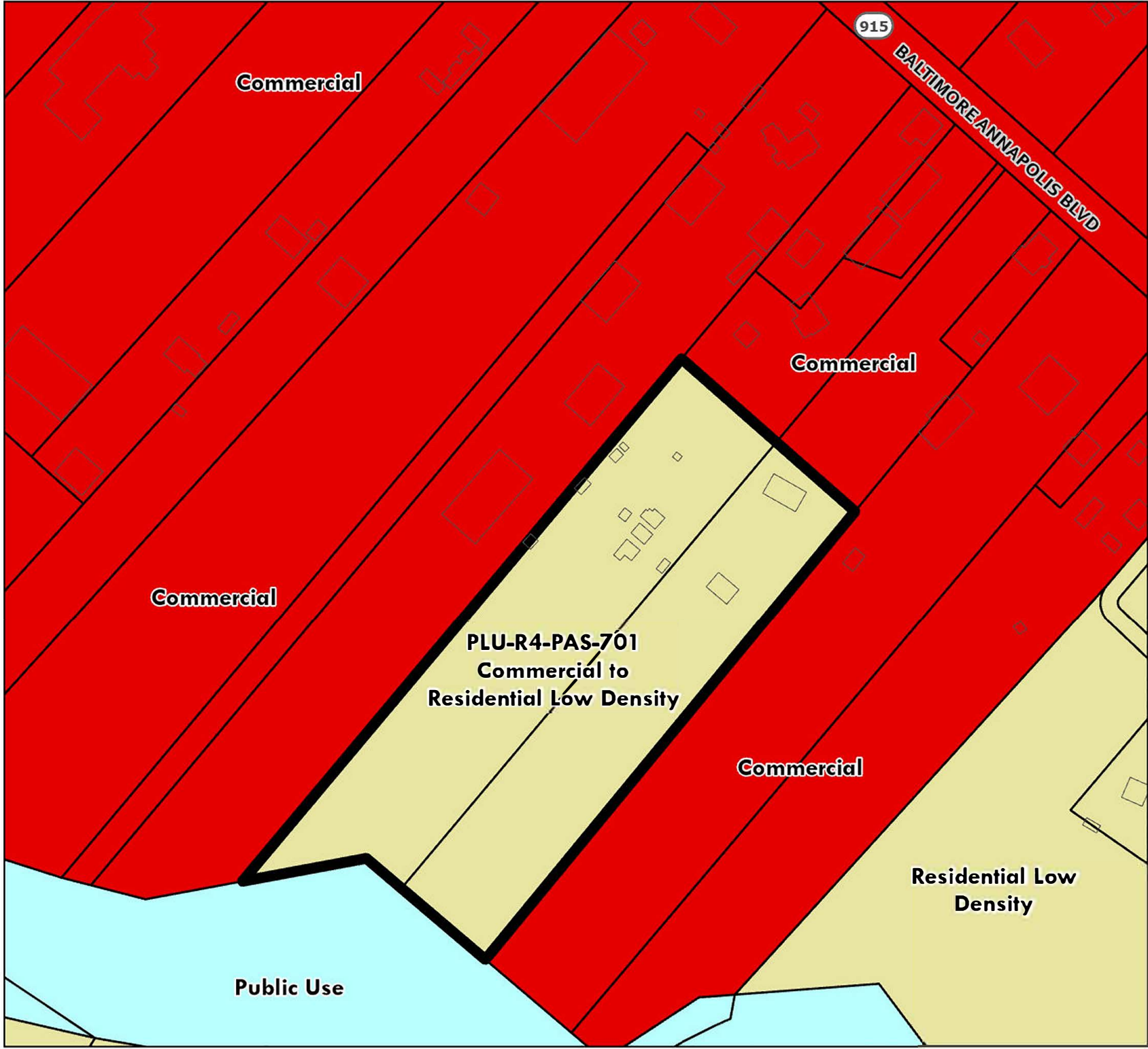
Exhibit No. E-1

Region 4
Planned Land Use

PLU-R4-PAS-701
COMMERCIAL TO
RESIDENTIAL
LOW DENSITY



-  Change Area
-  Buildings
-  Parcels
- Planned Land Use
-  Residential Low Density
-  Commercial
-  Public Use



Bill No. 27-24
Amendment No. 5
Exhibit E-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-701 3	8253 Baltimore Annapolis Blvd 8257 Baltimore Annapolis Blvd	23	709 710	4 3	4.3	Commercial	-	-	-	-	-	Change PLU from Commercial to split Commercial and Residential Low Density Justification: This change to split the property with Commercial and Low Density Residential Planned Land Uses is consistent with the existing zoning. The area retained as Commercial Planned Land use is consistent with the adopted Plan2040 Planned Land Use..

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 3, 2024

Introduced by Mr. Volke

Amendment No. 6

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known as Parcels 51 and 205 on Tax Map 18, Tax Account Numbers 03-080-90050943 and 03-080-90050945, amend the following:

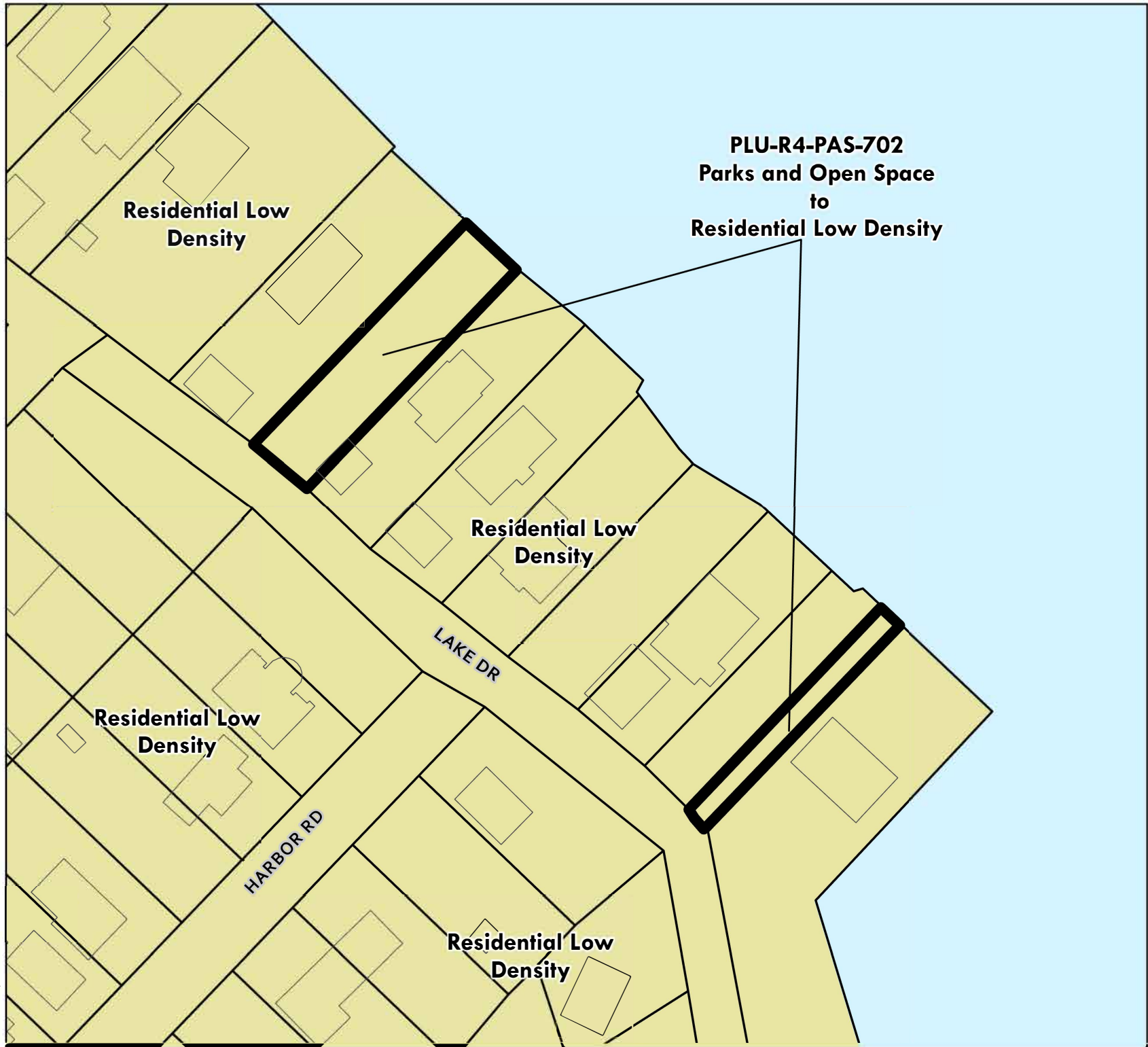
1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Parks and Open Space to Residential Low Density as shown in Exhibit F-1.

2. On page 140 of the Plan, in the “Planned Land Use Changes”, amend the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-212” as shown in Exhibit F-2.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-702” as shown in Exhibit F-1.

(This amendment changes the planned land use for the properties known as 2256 and no number Lake Drive, Pasadena, from Parks and Open Space to Residential Low Density.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-PAS-212	CZ-R4-PAS-702
PLU	PLU-R4-PAS-212	PLU-R4-PAS-702
DPAO	n/a	n/a
DPA	n/a	n/a



Bill No. 27-24
Amendment No. 6
Exhibit F-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-212 PLU-R4-PAS-702 3	2256 Lake Dr and (no number) Lake Dr	18	51 205		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 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.	<u>Change PLU from Parks and Open Space to Low Density Residential (PLU-R4-PAS-702)</u> <u>Justification: This change to Low Density Residential Planned Land Use is consistent with the surrounding Plan2040 planned land use and the existing zoning.</u>

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 3, 2024

Introduced by Mr. Volke

Amendment No. 7

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known as Parcel 273 on Tax Map 11, Lots 16R and 18R, Tax Account Numbers 03-752-90074726 and 03-752-90028437, amend the following:

1. On page 42 of the Plan, amend “Figure 9: Region 4 Recommended Development Policy Areas” to remove the “Village Center” overlay from the property as shown in Exhibit G-1.

2. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Small Business to Residential Low-Medium Density as shown in Exhibit G-2.

3. On page 126 of the Plan, in the “Development Policy Area Overlay Changes”, amend the row beginning with “Pasadena” Community and Change ID Number “DPAO-R4-PAS-104” as shown in Exhibit G-3.

4. On page 130 of the Plan, in the “Planned Land Use Changes”, amend the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-101” as shown in Exhibit G-4.

5. On page 178 of the Plan, amend the “Development Policy Area & Development Policy Area Overlay Change Areas Map” to reflect the changes for “DPAO-R4-PAS-705” as shown in Exhibit G-1.

6. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-705” as shown in Exhibit G-2.

(This amendment changes the planned land use for the properties known as 10 & 12 Cloverhill Road, Pasadena, from Small Business to Residential Low-Medium Density and removes the “Village Center” Development Policy Overlay.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-PAS-201	CZ-R4-PAS-705
PLU	PLU-R4-PAS-101	PLU-R4-PAS-705
DPAO	DPAO-R4-PAS-104	DPAO-R4-PAS-705
DPA	n/a	n/a

Bill No. 27-24

Amendment No. 7

Exhibit No. G-1

Region 4

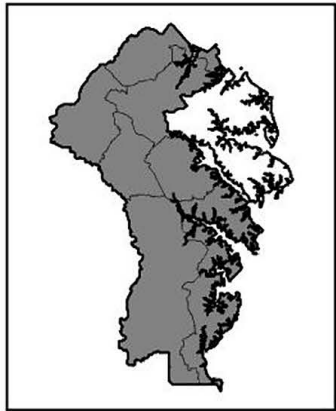
**Development Policy Areas &
Overlays**

DPAO-R4-PAS-705

VILLAGE CENTER

OVERLAY TO


NO OVERLAY



Legend

 **Change Area**

 **Parcels**

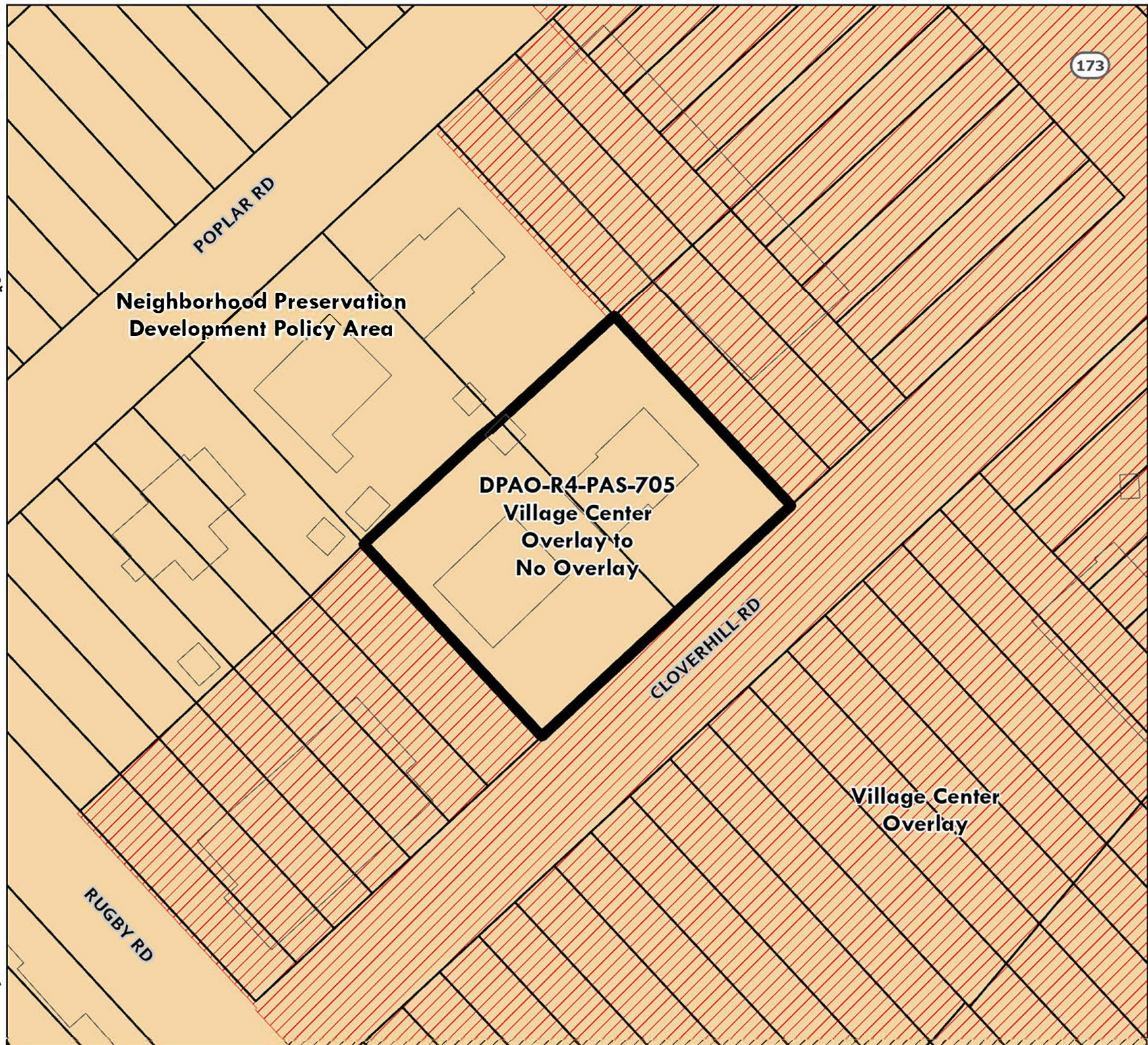
 **Buildings**

**Development Policy Area
Overlays**

 **Village Center**

Development Policy Areas

 **Neighborhood
Preservation**



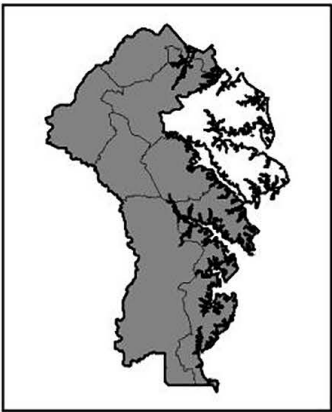
Bill No. 27-24

Amendment No. 7

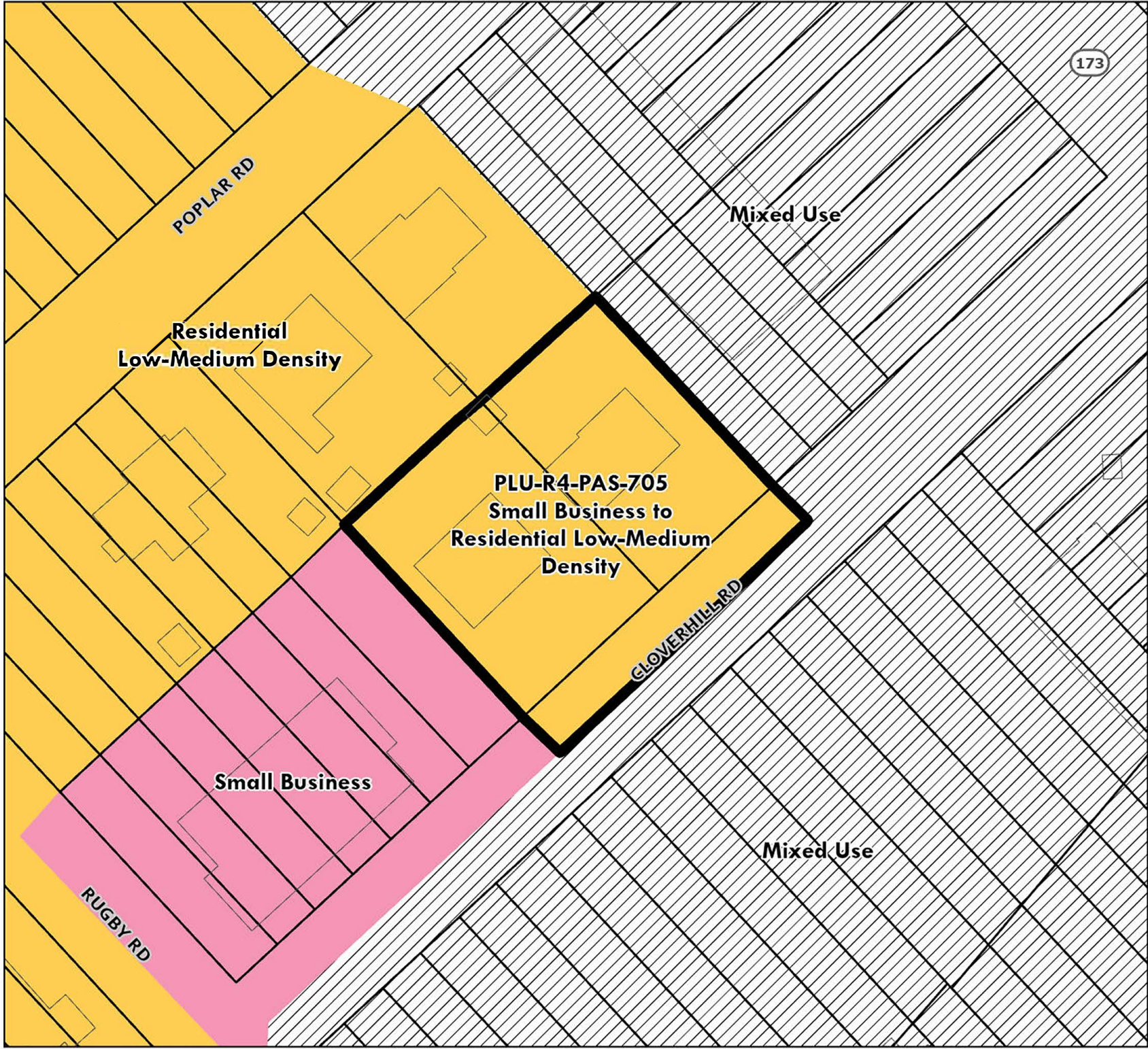
Exhibit No. G-2

*Region 4
Planned Land Use*

*PLU-R4-PAS-705
SMALL BUSINESS TO
RESIDENTIAL LOW-MEDIUM
DENSITY*



-  **Change Area**
-  **Buildings**
-  **Parcels**
- Planned Land Use**
-  **Residential Low-Medium Density**
-  **Mixed Use**
-  **Small Business**



Bill No. 27-24
Amendment No. 7
Exhibit G-3

Community	Change ID Number Council Districts	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 Recommended (DPA)	Final Justification	County Council Amendment
Pasadena	DPAO-R4-PAS-104 and DPAO-R4-PAS-705 3	8489 Rugby Road 12 Cloverhill Rd 40 Cloverhill Rd	11	206 273	21 46R 48R	0.6 0.3	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 redvelopment 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.	<u>Eliminate the Village Center Development Policy Area Overlay for 10 Cloverhill Road and 12 Cloverhill Road (DPAO-R4-PAS-705)</u> <u>Justification: This removal of the Village Center Overlay for the properties located at 10 and 12 Cloverhill Road preserves the residential character consistent with Plan2040 Goal BE3.</u>

Bill No. 27-24
Amendment No. 7
Exhibit G-4

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-101 3	8489 Rugby Road 12 Cloverhill Rd 40 Cloverhill Rd	11	206 273	21 46R 48R	0.6 0.3	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.	<u>Eliminate 10 and 12 Cloverhill Rd from this change (PLU-R4-PAS-705)</u>

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 3, 2024

Introduced by Ms. Fiedler

Amendment No. 9

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 296 on Tax Map 23, Tax Account Number 03-000-90002284, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density and Conservation to Residential Low Density, Residential Low-Medium Density, and Conservation as shown in Exhibit I-1.

2. On page 157 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-505”, insert the row for “PLU-R4-SVP-701” as shown in Exhibit I-2.

3. On page 180 of the Plan, amend the “Planned Land Use Change Areas Map – Severna Park” to reflect the changes for “PLU-R4-SVP-701” as shown in Exhibit I-1.

(This amendment changes the planned land use for the property known as 99 Truck House Road, Severna Park, from Residential Low Density and Conservation to Residential Low Density, Residential Low-Medium Density, and Conservation.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-SVP-113; CZ-R4-SVP-1518, CZ-R4-SVP-1519; CZ-R4-SVP- 1151 & CZ-R4-SVP-1152	CZ-R4-SVP-701
PLU	n/a	PLU-R4-SVP-701
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

Amendment No. 9

Exhibit No. I- 1

*Region 4
Planned Land Use*

PLU-R4-SVP-701

*RLD AND CONSERVATION TO
RLD, RLMD, AND
CONSERVATION*



 **Change Area**

 **Parcels**

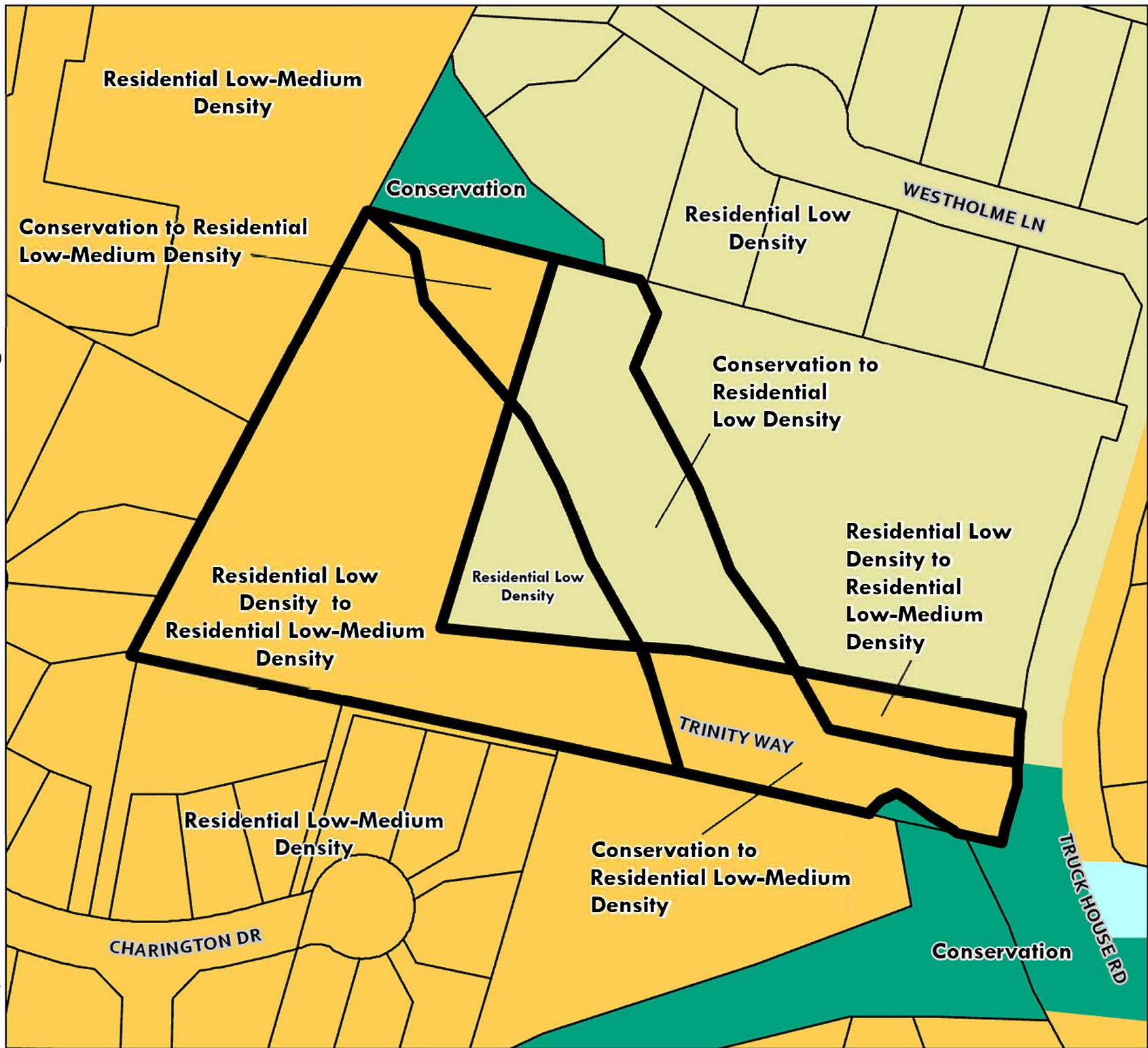
Planned Land Use

 **Conservation**

 **Residential Low Density**

 **Residential Low-Medium Density**

 **Public Use**



Bill No. 27-24
Amendment No. 9
Exhibit I-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Severna Park	PLU-R4-SVP-701 5	99 Truck House Rd	23	296	-	8.15	Low Density Residential and Conservation	-	-	-	-	-	<p>Change PLU from Low Density Residential and Conservation to Low Density Residential, Low-Medium Density Residential, and Conservation</p> <p>Justification: This change to Low Density Residential, Low-Medium Density Residential and Conservation Planned Land Use is consistent with the existing zoning and accommodates the property owner's wishes to retain the split-zoning of the property.</p> <p>Additionally, the change is consistent with Plan2040 Goal BE3 that encourages resident participation in the planning process.</p>

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 3, 2024

Introduced by Ms. Fiedler

Amendment No. 10

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known as Parcels 440 and 434 on Tax Map 39, Tax Account Numbers 03-656-10056601 and 03-426-21592350, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to a split of Residential Low Density and Rural as shown in Exhibit J-1.

2. On page 159 of the Plan, in the “Planned Land Use Changes”, amend the row beginning with “Arnold” Community and Change ID Number “PLU-R4-ARN-105B” as shown in Exhibit J-2.

3. On page 182 of the Plan, amend the “Planned Land Use Change Areas Map – Arnold” to reflect the changes for “PLU-R4-ARN-700” as shown in Exhibit J-1.

(This amendment changes the planned land use for the properties known as 1468 Grandview Road and an unaddressed parcel off Cascade Road, Arnold, from Residential Low Density to a split of Residential Low Density and Rural.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-ARN-105B	CZ-R4-ARN-700
PLU	PLU-R4-ARN-105B	PLU-R4-ARN-700
DPAO	n/a	n/a
DPA	n/a	n/a

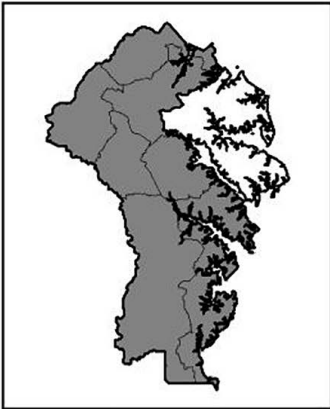
Bill No. 27-24


Amendment No. 10


Exhibit No. J-1

Region 4
Planned Land Use


PLU-R4-ARN-700
RESIDENTIAL LOW DENSITY
TO RURAL





 Change Area


 Parcels

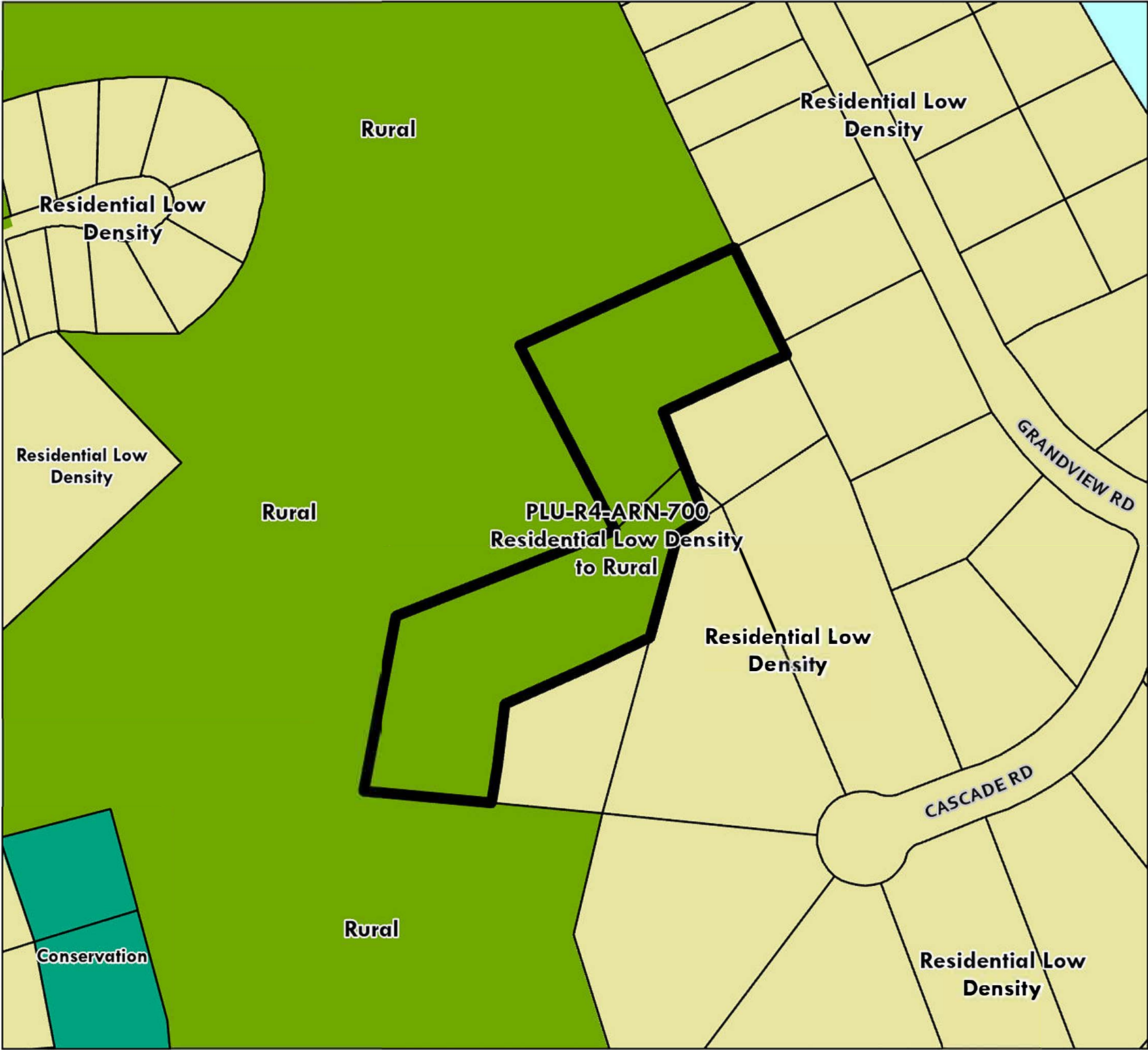
Planned Land Use

 Conservation

 Rural

 Residential Low Density

 Public Use



Bill No. 27-24
Amendment No. 10
Exhibit J-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Arnold	PLU-R4-ARN-105B and <u>PLU-R4-ARN-700</u> 5	1468 Grandview Rd and an unaddressed parcel off Cascade Rd	39	440 434	868 57	3.0	Rural	No position	This recommendation was proposed after the final meeting of the SAC.	No position	Low Density Residential	This change to Low Density Residential Planned Land Use 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.	<u>Change PLU from Low Density Residential and Rural as adopted in Plan2040 to Low Density Residential and Rural as adopted in the 2009 GDP. (PLU-R4-ARN-700)</u> <u>Justification: This change reconfigures the Rural and Low Density Residential Planned Land Uses that were adopted in Plan2040 to the configuration adopted in the 2009 GDP consistent with the existing zoning. This change is consistent with Plan2040 Goal BE3 that preserves and strengthens the County's existing and historic communities by encouraging resident participation in the planning processes.</u>

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 3, 2024

Introduced by Mr. Volke

Amendment No. 11

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known as Parcels 147, 189, 328, 148, 209, 149 (Lots 1, 2, and 3), 147, 189, 328, 148, and 290 on Tax Map 17, Tax Account Numbers 03-000-31856400, 03-000-21488605, 03-000-33297975, 03-000-31495100, 03-000-23135000, 03-000-90109409, 03-000-90109410, and 03-000-90109411, amend the following:

1. On page 42 of the Plan, amend “Figure 9: Region 4 Recommended Development Policy Areas” to remove the “Village Center” overlay from certain properties, to change the “Neighborhood Preservation” Development Policy Area on certain properties to the “Peninsula Development Policy Area”, and to add the “Peninsula” Development Policy Area to certain properties, as shown in Exhibit K-1.

2. On page 124 of the Plan, in the “Development Policy Area Overlay Changes”, after the row beginning with “Pasadena” Community and Change ID Number “DPA-R4-PAS-201”, insert the row for “DPA-R4-PAS-704” as shown in Exhibit K-2.

3. On page 127 of the Plan, in the “Development Policy Area Overlay Changes”, amend the row beginning with “Pasadena” Community and Change ID Number “DPA-R4-PAS-208”, as amended by Amendment No. 1, as shown in Exhibit K-3.

4. On page 178 of the Plan, amend the “Development Policy Area & Development Policy Area Overlay Change Areas Map” to reflect the changes for “DPA-R4-PAS-704” and “DPAO-R4-PAS-704” as shown in Exhibit K-1.

(This amendment removes the “Village Center” Development Policy Area Overlay for the properties known as 4320, 4326, 4330, 4334, and 4338 Mountain Road, and 95 Temple Drive, Pasadena, changes the Development Policy Area from “Neighborhood Preservation” to “Peninsula” for the same properties, and changes the Development Policy Area from “Neighborhood Preservation” to “Peninsula” for the properties known as 4342 and 4346 Mountain Road.)

Property Identifiers				Application Numbers References			
Address	Tax Map	Parcel	Tax Account No.	Prior		Council	
				DPA	DPAO	DPA	DPAO
95 Temple Drive, Pasadena	17	147	03-000-31856400	n/a	DPAO-R4- PAS-208	DPA-R4- PAS-704	DPAO-R4- PAS-704
4320 Mountain Road, Pasadena	17	189	03-000-21488605	n/a	DPAO-R4- PAS-208	DPA-R4- PAS-704	DPAO-R4- PAS-704
4326 Mountain Road, Pasadena	17	328	03-000-33297975	n/a	DPAO-R4- PAS-208	DPA-R4- PAS-704	DPAO-R4- PAS-704
4330 Mountain Road, Pasadena	17	148	03-000-31495100	n/a	DPAO-R4- PAS-208	DPA-R4- PAS-704	DPAO-R4- PAS-704
4334 Mountain Road, Pasadena	17	290	03-000-23135000	n/a	DPAO-R4- PAS-208	DPA-R4- PAS-704	DPAO-R4- PAS-704
4338 Mountain Road, Pasadena	17	149, Lot 1	03-000-90109409	n/a	DPAO-R4- PAS-208	DPA-R4- PAS-704	DPAO-R4- PAS-704
4342 Mountain Road, Pasadena	17	149, Lot 2	03-000-90109410	n/a	n/a	DPA- R4PAS-704	n/a
4346 Mountain Road, Pasadena	17	149, Lot 3	03-000-90109411	n/a	n/a	DPA-R4- PAS-704	n/a



Bill No. 27-24

Amendment No. 11

Exhibit No. K-1

Region 4
Development Policy
Areas/Overlays

DPA/DPAO-R4-PAS-704

NEIGHBORHOOD
PRESERVATION
TO PENINSULA /
VILLAGE CENTER
TO NO OVERLAY



Change Area

Buildings

Parcels

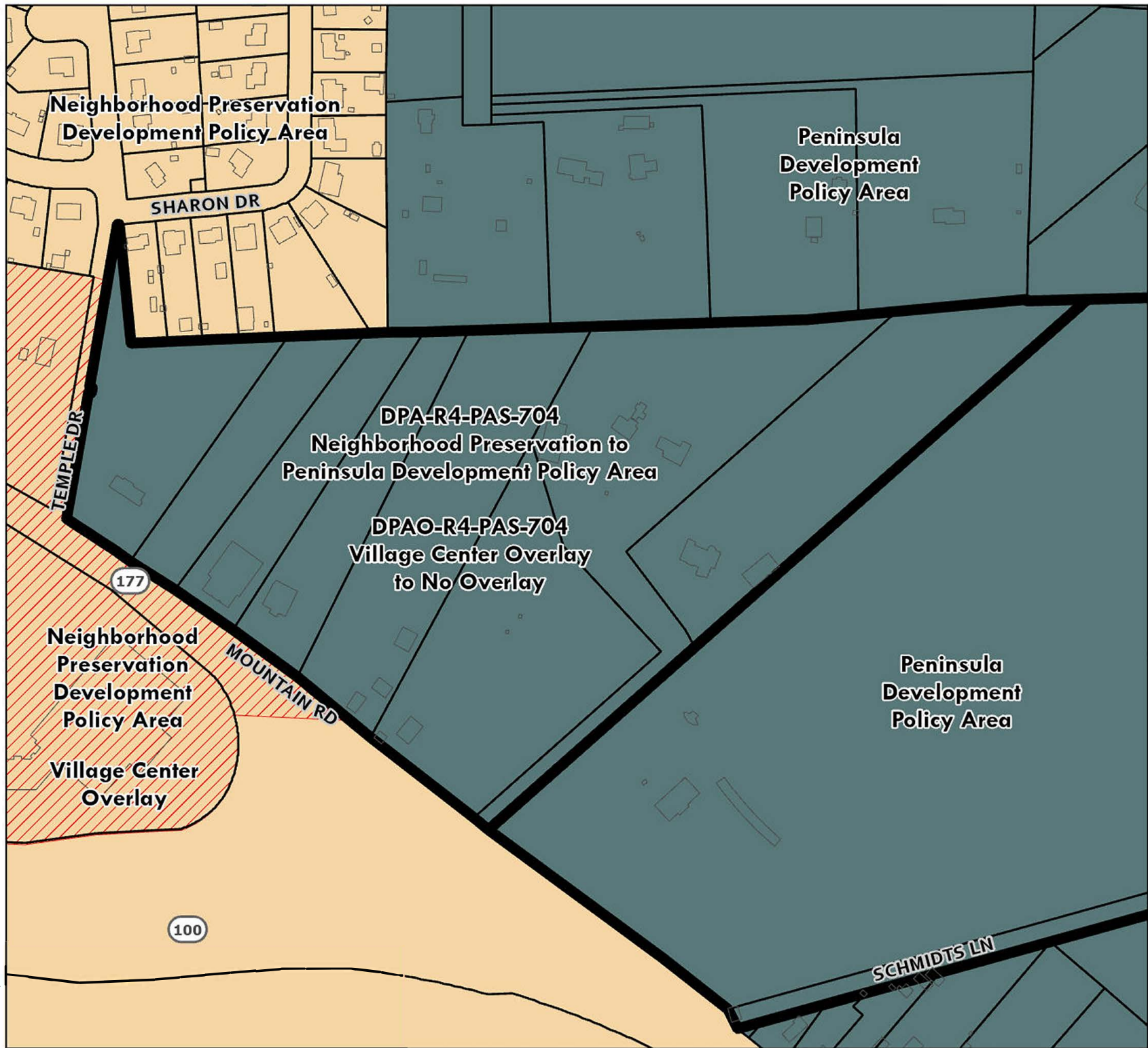
Development Policy Areas

Peninsula

Neighborhood
Preservation

Development Policy Area
Overlays

Village Center



Bill No. 27-24
Amendment No. 11
Exhibit K-2

Community	Change ID Number Council Districts	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 Recommended (DPA)	Final Justification	County Council Amendment
Pasadena	DPA-R4-PAS-704 3	4320 Mountain Rd 4326 Mountain Rd 4330 Mountain Rd 4334 Mountain Rd 4338 Mountain Rd 4342 Mountain Rd 4346 Mountain Rd 95 Temple Dr	17	431 147 189 328 149 149 149 149	- - - - 1 2 3 -	33.78	Neighborhood Preservation	-	-	-	-	-	Change DPA from Neighborhood Preservation to Peninsula (DPA-R4-PAS-704) Justification: This change in the development policy area from Neighborhood Preservation to Peninsula aligns the existing community with a policy area designation that is more indicative of limited access and is consistent with Plan2040 Goal BE4 to support quality of life, while preserving environmentally sensitive areas.

Bill No. 27-24
Amendment No. 11
Exhibit K-3

Community	Change ID Number Council Districts	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 Recommended (DPA)	Final Justification	County Council Amendment
Pasadena	DPAO-R4-PAS-208; and DPAO-R4-PAS-700; and DPAO-R4-PAS-704 3	4100 Mountain Rd 4108 Mountain Rd 4110 Mountain Rd 4302 Mountain Rd 4304 Mountain Rd 4306 Mountain Rd 4320 Mountain Rd 4326 Mountain Rd 4330 Mountain Rd 4334 Mountain Rd 4338 Mountain Rd 95 Temple Dr	17	359 146 674 138 410 233 431 147 189 328 148 149	- 1 6 - - - - - 4 - -	30.3 <u>11.85</u>	No previous overlay	Village Center	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.	Eliminate the Village Center DPAO for property at 4358 Mountain Road (DPAO-R4-PAS-700) and 4320 through 4338 Mountain Road and 95 Temple Dr (DPAO-R4-PAS-704) Justification: This removal of the Village Center Overlay for 4358 Mountain Road these properties preserves the rural character of the community consistent with Plan2040.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 17, 2024

Introduced by Ms. Fiedler

Amendment No. 12

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 73 on Tax Map 40, Tax Account Number 03-000-90002312, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Rural as shown in Exhibit M.
2. On page 167 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Arnold” Community and Change ID Number “PLU-R4-ARN-501” in its entirety.
3. On page 182 of the Plan, amend the “Planned Land Use Change Areas Map – Arnold” to reflect the changes for “PLU-R4-ARN-701” as shown in Exhibit L.

(This amendment changes the planned land use for the property known as 1352 Shirleyville Road, Arnold from Residential Low Density to Rural.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-ARN-501	CZ-R4-ARN-701
PLU	PLU-R4-ARN-501	PLU-R4-ARN-701
DPAO	n/a	n/a
DPA	n/a	n/a

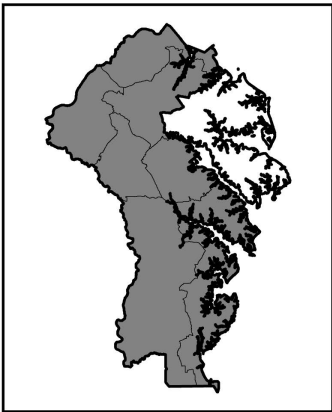
Bill No. 27-24

Amendment No. 12

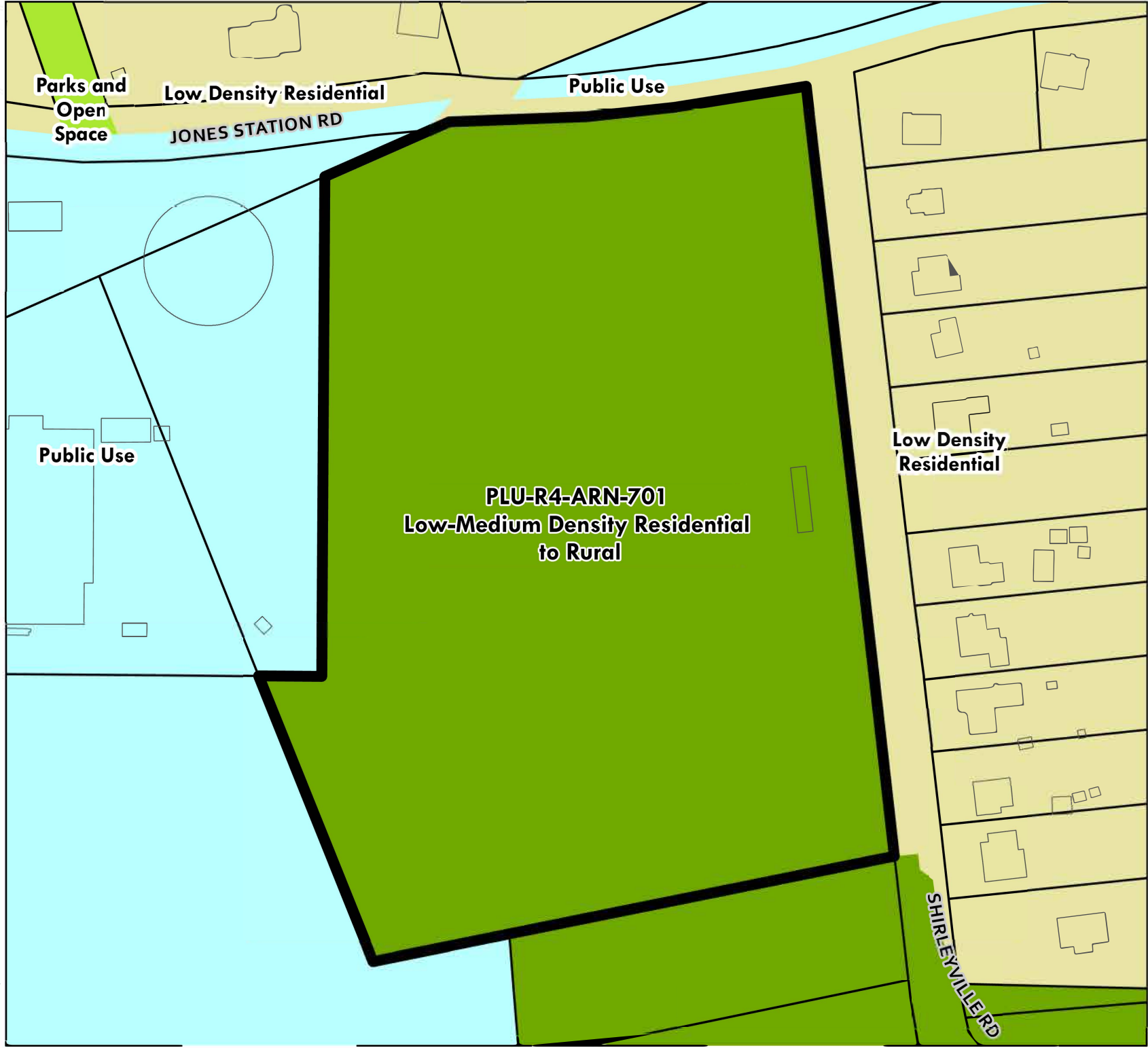
Exhibit No. L

*Region 4
Planned Land Use*

PLU-R4-ARN-701
LOW-MEDIUM DENSITY
RESIDENTIAL
TO RURAL



-  **Change Area**
-  **Buildings**
-  **Parcels**
- Planned Land Use**
-  **Parks and Open Space**
-  **Rural**
-  **Residential Low Density**
-  **Public Use**



AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 17, 2024

Introduced by Ms. Fiedler

Amendment No. 13

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known as Parcels 184, 309, 1, 3, 2, 483, 463, 464, 244, 99, and 316 on Tax Map 40, Tax Account numbers 03-000-22917200, 03-000-12329800, 03-000-90215970, 03-000-90216670, 03-000-90215971, 03-000-90046037, 03-000- 90031396, 03-000-90031456, 03-000-90046036, 03-000-33069825, and 03-000-23506000 amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use as shown in Exhibit M-1.

2. On pages 173, 176, and 177 of the Plan, in the “Planned Land Use Changes”, delete the rows beginning with “Broadneck” Community and Change ID Number “PLU-R4-BDN-110”, “PLU-R4-BDN-501”, and “PLU-R4-BDN-502” in their entirety.

3. On page 175 of the Plan, in the “Planned Land Use Changes”, amend the row beginning with “Broadneck” Community and Change ID Number “PLU-R4-BDN-203” as shown in Exhibit M-2.

4. On page 175 of the Plan, in the “Planned Land Use Changes”, amend the row beginning with “Broadneck” Community and Change ID Number “PLU-R4-BDN-218” as shown in Exhibit M-3.

5. On page 177 of the Plan, in the “Planned Land Use Changes”, amend the row beginning with “Broadneck” Community and Change ID Number “PLU-R4-BDN-503” as shown in Exhibit M-4.

6. On page 184 of the Plan, amend the “Planned Land Use Change Areas Map – Broadneck” to reflect the changes for “PLU-R4-BDN-700” as shown in Exhibit M-1.

(This amendment changes the planned land use for the properties known as:

- 1401, 1403, 1405, 1440, 1450, 1454, and 1460 Shot Town Road, Annapolis from Residential Low-Medium Density to Rural;*
- 1441 Shot Town Road, Annapolis from Residential Low Density and Residential Low-Medium Density to Rural, Parks and Open Space, and Residential Low-Medium Density;*
- 1462 Shot Town Road, Annapolis from Residential Low-Medium Density and Residential Low Density to Residential Low-Medium Density, Parks and Open Space, and Rural;*

- 1475 Shot Town Road, Annapolis from Low-Medium Density Residential to Low-Medium Density Residential and Parks and Open Space; and
- (no number) Shot Town Road, Annapolis from Low Density Residential to Rural and Parks and Open Space.)

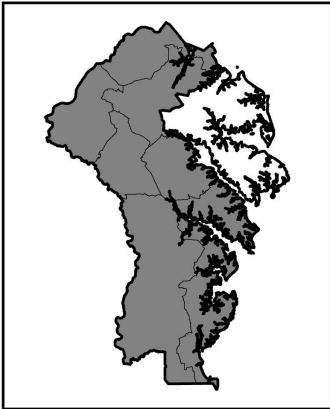
Property Identifiers				Application Numbers References			
Address	Tax Map	Parcel	Tax Account No.	Prior		Council	
				CZ	PLU	CZ	PLU
1401 Shot Town Road, Annapolis	40	184	03-000-22917200	CZ-R4-BDN-501	PLU-R4-BDN-501	CZ-R4-BDN-700	PLU-R4-BDN-700
1403 Shot Town Road, Annapolis	40	309	03-000-12329800	CZ-R4-BDN-501	PLU-R4-BDN-501	CZ-R4-BDN-700	PLU-R4-BDN-700
1405 Shot Town Road, Annapolis	40	1	03-000-90215970	CZ-R4-BDN-203	PLU-R4-BDN-203	CZ-R4-BDN-700	PLU-R4-BDN-700
1440 Shot Town Road, Annapolis	40	3	03-000-90216670	CZ-R4-BDN-203	PLU-R4-BDN-203	CZ-R4-BDN-700	PLU-R4-BDN-700
1441 Shot Town Road, Annapolis	40	2	03-000-90215971	CZ-R4-BDN-203, 1022 and 1139	PLU-R4-BDN-203	CZ-R4-BDN-700	PLU-R4-BDN-700
1450 Shot Town Road, Annapolis	40	483	03-000-90046037	CZ-R4-BDN-502	PLU-R4-BDN-502	CZ-R4-BDN-700	PLU-R4-BDN-700
1454 Shot Town Road, Annapolis	40	463	03-000- 90031396	CZ-R4-BDN-110	PLU-R4-BDN-110	CZ-R4-BDN-700	PLU-R4-BDN-700
1460 Shot Town Road, Annapolis	40	464	03-000-90031456	CZ-R4-BDN-502	PLU-R4-BDN-502	CZ-R4-BDN-700	PLU-R4-BDN-700
1462 Shot Town Road, Annapolis	40	244	03-000-90046036	CZ-R4-BDN-218	PLU-R4-BDN-218	CZ-R4-BDN-700	PLU-R4-BDN-700
1475 Shot Town Road, Annapolis	40	99	03-000-33069825	CZ-R4-BDN-503	PLU-R4-BDN-503	CZ-R4-BDN-700	PLU-R4-BDN-700
(no number) Shot Town Road, Annapolis	40	316	03-000-23506000	CZ-R4-BDN-1235	PLU-R4-BDN-203	CZ-R4-BDN-700	PLU-R4-BDN-700


Bill No. 27-24


Amendment No. 13


Exhibit No. M-1

Region 4
Planned Land Use
PLU-R4-BDN-700
LOW-MEDIUM
DENSITY RESIDENTIAL
TO RURAL AND
OPEN SPACE





 **Change Area**


 **Buildings**


 **Parcels**


Planned Land Use


 **Conservation**


 **Rural**

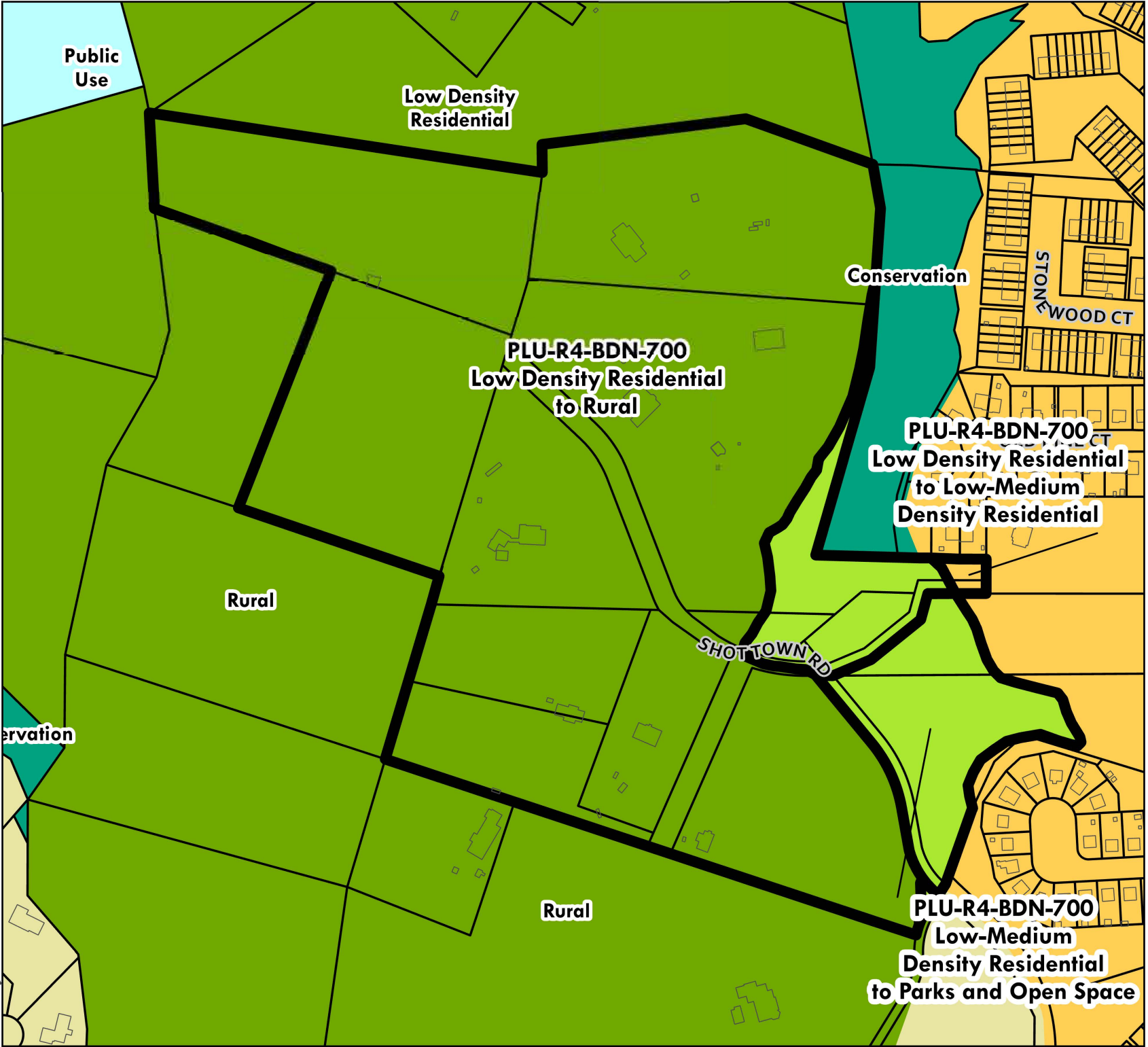
 **Residential Low Density**

 **Residential Low-Medium Density**

 **Public Use**

 **Parks and Open Space**





Bill No. 27-24
Amendment No. 13
Exhibit M-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Broadneck	PLU-R4-BDN-203 PLU-R4-BDN-700 5	1405 Shot Town Rd 1440 Shot Town Rd 1441 Shot Town Rd (no number) Shot Town Rd	40	1, 2, 3 316		24 <u>1.85*</u>	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	For Parcel 2, change PLU from Low Density Residential to a split PLU of Rural, Parks and Open Space, and Low-Medium Density Residential to match the existing zoning lines. For Parcel 316, change the PLU from Low Density Residential to a split of Rural and Parks and Open Space to match the existing zoning lines. (PLU-R4-BDN-700) Justification: This change to a split PLU is either consistent with the adopted Plan2040 Planned Land Use or the existing zoning, and is compatible with the surrounding area.

Bill No. 27-24
Amendment No. 13
Exhibit M-2

												Density Residential. It provides an opportunity for a limited number of new residential units within the public sewer service envelope.	
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Bill No. 27-24
Amendment No. 13
Exhibit M-3

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Broadneck	PLU-R4-BDN-218 PLU-R4-BDN-700 5	1462 Shot Town Rd	40	244		9.78 2.52*	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 acknowledge	<u>Change PLU from a split of Low Density Residential and Low-Medium Density Residential to a split PLU of Rural, Parks and Open Space, and Low-Medium Density Residential to match the existing zoning lines (PLU-R4-BDN-700)</u> <u>Justification: This change to a split PLU of Rural, Parks and Open Space, and Low-Medium Density Residential Planned Land Use is either consistent with the adopted Plan2040 Planned Land Use or the existing zoning, and is compatible with the surrounding area.</u>

Bill No. 27-24
Amendment No. 13
Exhibit M-3

												s 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.	
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Bill No. 27-24
Amendment No. 13
Exhibit M-4

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Broadneck	PLU-R4-BDN-503 PLU-R4-BDN-700 5	1475 Shot Town Rd	40	99		2.4 ±.5 <u>1.3*</u>	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	<u>Change PLU from Low-Medium Density Residential to a split PLU of Parks and Open Space and Low-Medium Density Residential to match the existing zoning lines (PLU-R4-BDN-700)</u> <u>Justification: This change to a split PLU of Parks and Open Space and Low-Medium Density Residential Planned Land Use is either consistent with the adopted Plan2040 Planned Land Use or the existing zoning, and is compatible with the surrounding area.</u>

Bill No. 27-24
Amendment No. 13
Exhibit M-4

												units within the public sewer service envelope.	
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AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 17, 2024

Introduced by Ms. Fiedler

Amendment No. 14

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 21 on Tax Map 22, Tax Account Number 03-000-90102942, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use on a portion of the property from Commercial to Conservation as shown in Exhibit N-1.

2. On page 157 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-505”, insert a row beginning with “Millersville” community for “PLU-R4-MRV-700” as shown in Exhibit N-2.

3. On page 180 of the Plan, amend the title “Planned Land Use Change Areas Map – Severna Park” to “Planned Land Use Change Areas Map – Severna Park and Millersville”, and on the same page, amend the map to reflect the changes for “PLU-R4-MRV-700” as shown in Exhibit N-1.

(This amendment changes the planned land use for a portion of the property known as 8601 Veterans Highway, Millersville, from Commercial to Conservation.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-MRV-1012	CZ-R4-MRV-700
PLU	n/a	PLU-R4-MRV-700
DPAO	n/a	n/a
DPA	n/a	n/a

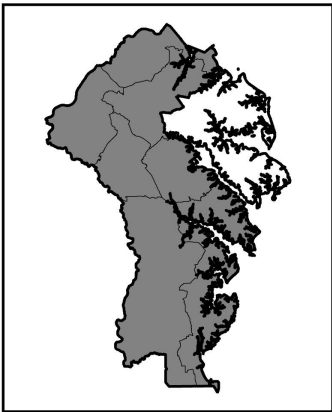
Bill No. 27-24

Amendment No. 14

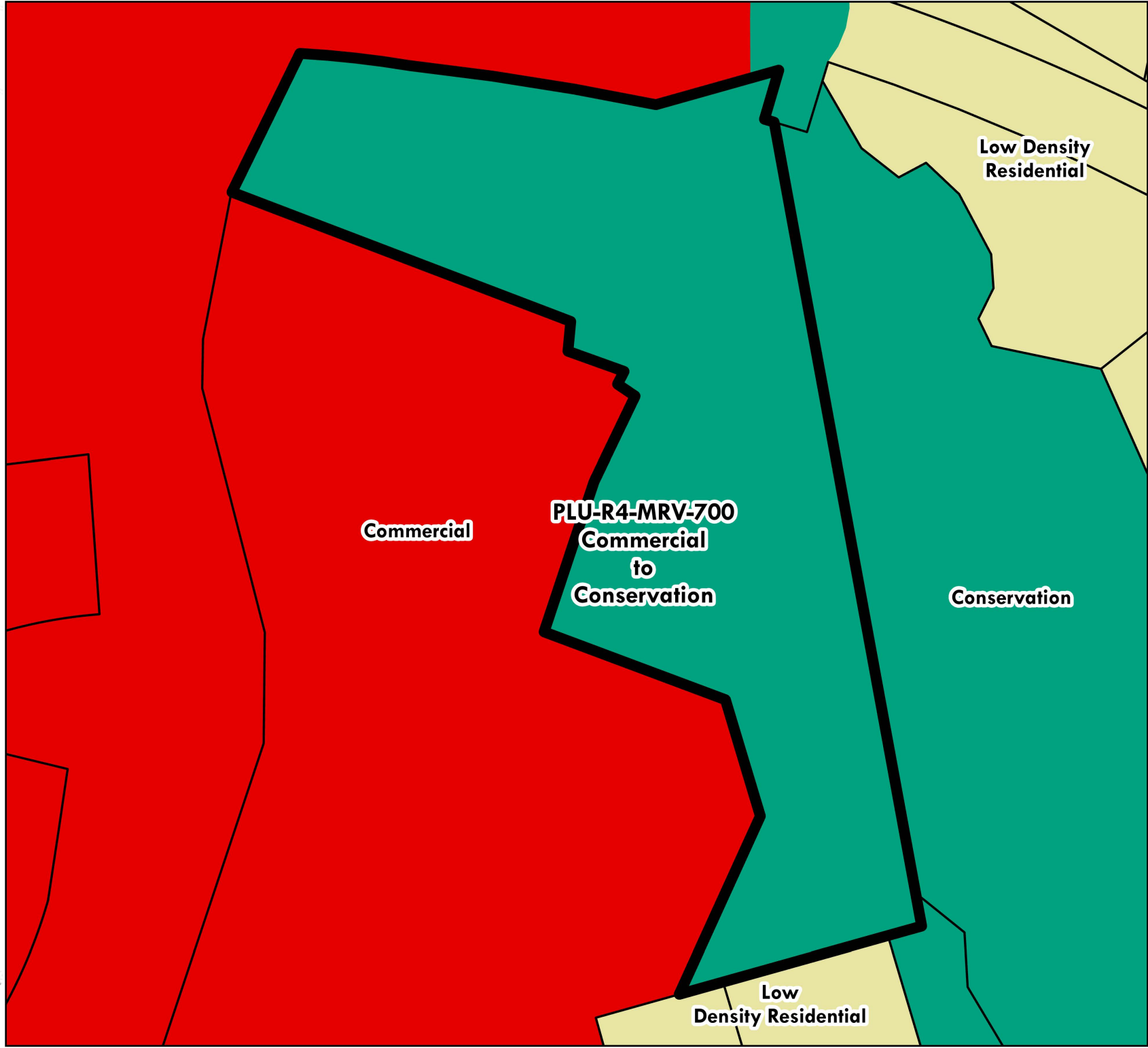
Exhibit No. N-1

*Region 4
Planned Land Use*

*PLU-R4-MRV-700
COMMERCIAL
TO
CONSERVATION*



-  **Change Area**
-  **Buildings**
-  **Parcels**
- Planned Land Use**
-  **Conservation**
-  **Residential Low Density**
-  **Commercial**



Bill No. 27-24
Amendment No. 14
Exhibit N-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Millersville	PLU-R4-MRV-700 5	8601 Veterans Hwy	22	21	-	18.06	Commercial	-	-	-	-	-	<p>Change the PLU from Commercial to Conservation to match the current zoning</p> <p>Justification: This change to Conservation Planned Land Use is consistent with the existing zoning that was adopted by the County Council with Bill 76-88 in accordance with covenants between the community and the property owner at that time. Additionally, the change is consistent with Plan2040 Goal BE3 that supports resident participation in the planning process.</p>

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 17, 2024

Introduced by Ms. Fiedler

Amendment No. 15

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known as Parcels 120, 236, 121, 122, 123, 124, 126, 282 (Lot 2), 350, 128, 127, 129, 367, 176, 130, 413, 331, 131, 326, 492, 339, 280, 300, 167, 490, 491, 132 and 94 on Tax Map 40, Tax Account numbers 03-000-14508200, 03-000-29006900, 03-000-29006901, 03-000-23699200, 03-000-28263000, 03-000-33377600, 03-000-28632860, 03-000-08702535, 03-000-30185200, 03-000-30148025, 03-000-90016529, 03-000-23494800, 03-000-22640698, 03-000-90016530, 03-000-23699251, 03-000-08017844, 03-000-90002813, 03-000-90008854, 03-000-90002814, 03-000-90008856, 03-000-08017845, 03-000-32950900, 03-000-90003779, 03-000-90003780, 03-000-90008855, 03-000-90008853, 03-000-90035741 and 03-000-29448400, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Rural as shown in Exhibit O.
2. On page 174 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Broadneck” Community and Change ID Number “PLU-R4-BDN-202” in its entirety.
3. On page 177 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Broadneck” Community and Change ID Number “PLU-R4-BDN-504” in its entirety.
4. On page 184 of the Plan, amend the “Planned Land Use Change Areas Map – Broadneck” to reflect the changes for “PLU-R4-BDN-701” as shown in Exhibit O.

(This amendment changes the planned land use for the properties known as 433 through 451 and 457 through 477 Broadneck Road; 1406 through 1434, 1439 through 1447, and 1459 Middletown Road; and 221 Bay Dale Drive, Annapolis, from Residential Low Density to Rural.)

Property Identifiers				Application Numbers References			
Address	Tax Map	Parcel	Tax Account No.	Prior		Council	
				CZ	PLU	CZ	PLU
433 Broadneck Road	40	120	03-000-14508200	CZ-R4-BDN-202	PLU-R4-BDN-202	CZ-R4-BDN-701	PLU-R4-BDN-701
435 Broadneck Road	40	236	03-000-29006900	CZ-R4-BDN-202	PLU-R4-BDN-202	CZ-R4-BDN-701	PLU-R4-BDN-701
437 Broadneck Road	40	121	03-000-29006901	CZ-R4-BDN-202	PLU-R4-BDN-202	CZ-R4-BDN-701	PLU-R4-BDN-701
439 Broadneck Road	40	122	03-000-23699200	CZ-R4-BDN-504	PLU-R4-BDN-504	CZ-R4-BDN-701	PLU-R4-BDN-701

441 Broadneck Road	40	123	03-000-28263000	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
443 Broadneck Road	40	124	03-000-33377600	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
451 Broadneck Road	40	126	03-000-28632860	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
457 Broadneck Road	40	282, Lot 2	03-000-08702535	CZ-R4- BDN-002	PLU-R4- BDN-504	CZ-R4- BDN-701	PLU-R4- BDN-701
473 Broadneck Road	40	350	03-000-30185200	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
477 Broadneck Road	40	128	03-000-30148025	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1406 Middletown Road	40	127	03-000-90016529	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1407 Middletown Road	40	129	03-000-23494800	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1417 Middletown Road	40	367	03-000-22640698	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1418 Middletown Road	40	176	03-000-90016530	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1419 Middletown Road	40	130	03-000-23699251	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1424 Middletown Road	40	413	03-000-08017844	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1430 Middletown Road	40	331	03-000-90002813	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1431 Middletown Road	40	131	03-000-90008854	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1432 Middletown Road	40	326	03-000-90002814	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1433 Middletown Road	40	492	03-000-90008856	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1434 Middletown Road	40	339	03-000-08017845	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1439 Middletown Road	40	280	000-32950900	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1441 Middletown Road	40	300	03-000-90003779	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1443 Middletown Road	40	167	03-000-90003780	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1445 Middletown Road	40	490	03-000-90008855	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1447 Middletown Road	40	491	03-000-90008853	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
1459 Middletown Road	40	132	03-000-90035741	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701
221 Bay Dale Drive	40	94	03-000-29448400	CZ-R4- BDN-202	PLU-R4- BDN-202	CZ-R4- BDN-701	PLU-R4- BDN-701

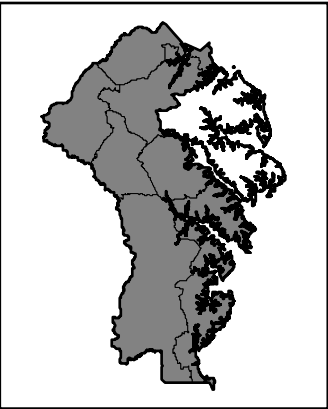
Bill No. 27-24

Amendment No. 15


Exhibit No. 0

*Region 4
Planned Land Use*

*PLU-R4-BDN-701
LOW DENSITY
RESIDENTIAL
TO RURAL*



 **Change Area**

 **Buildings**


 **Parcels**

Planned Land Use


 **Conservation**

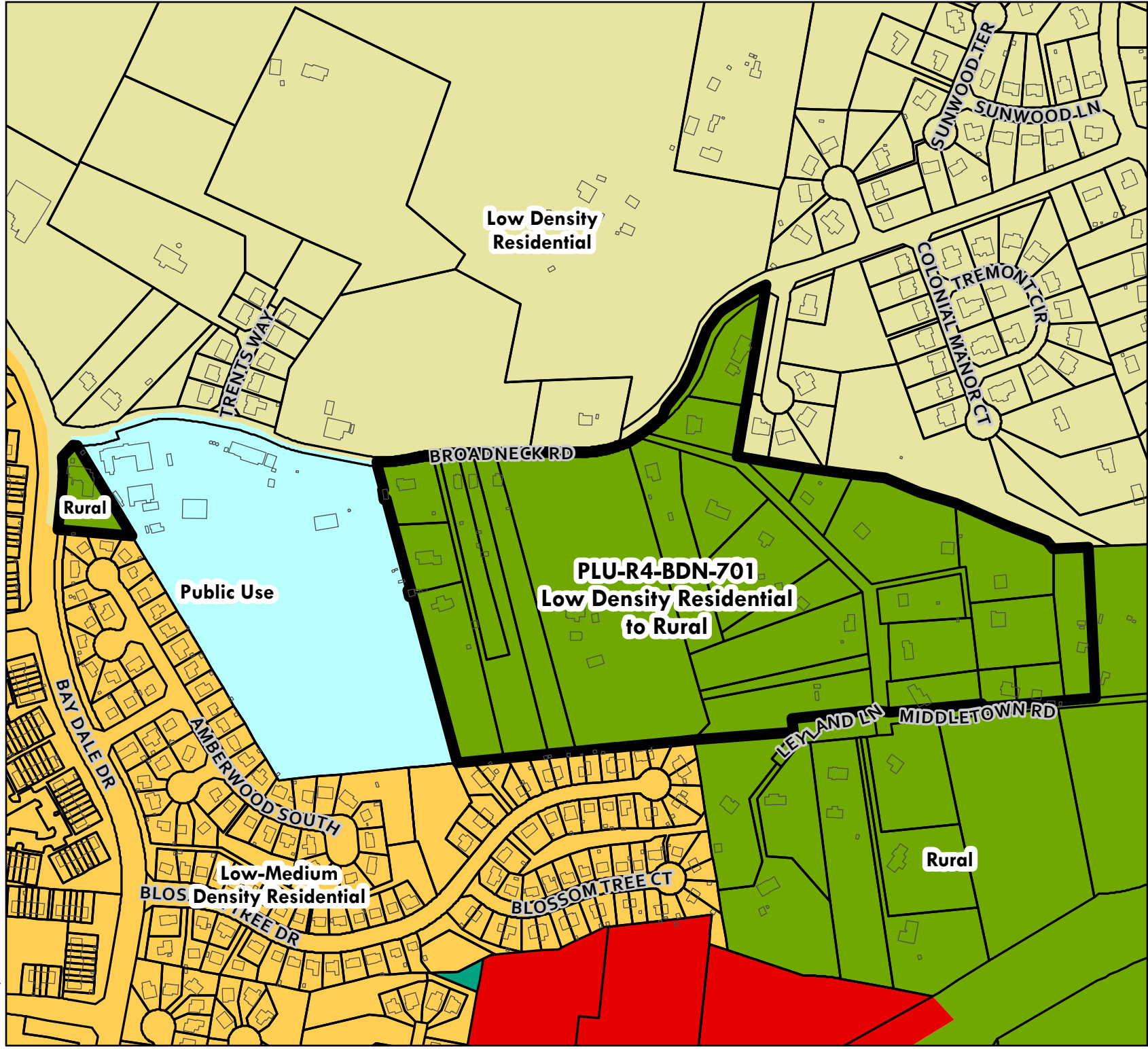
 **Rural**

 **Residential Low Density**

 **Residential Low-Medium Density**

 **Commercial**

 **Public Use**



**AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)**

June 17, 2024

Introduced by Mr. Volke

Amendment No. 16

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 1012 on Tax Map 16, Tax Account Number 03-896-14463500, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Commercial to Residential Low Density as shown in Exhibit P-1.

2. On page 148 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-503” insert the row for “PLU-R4-PAS-709” as shown in Exhibit P-2.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-709” as shown in Exhibit P-1.

(This amendment changes the planned land use for the property known as 8240 Waterford Road, Pasadena, from Commercial to Residential Low Density.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-PAS-1557	CZ-R4-PAS-709
PLU	n/a	PLU-R4-PAS-709
DPAO	n/a	n/a
DPA	n/a	n/a

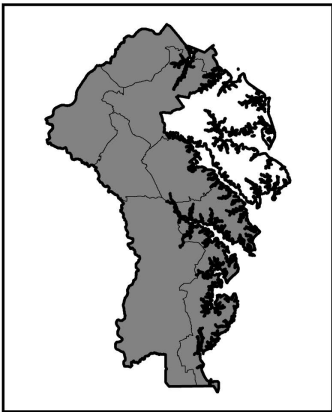
Bill No. 27-24

Amendment No. 16

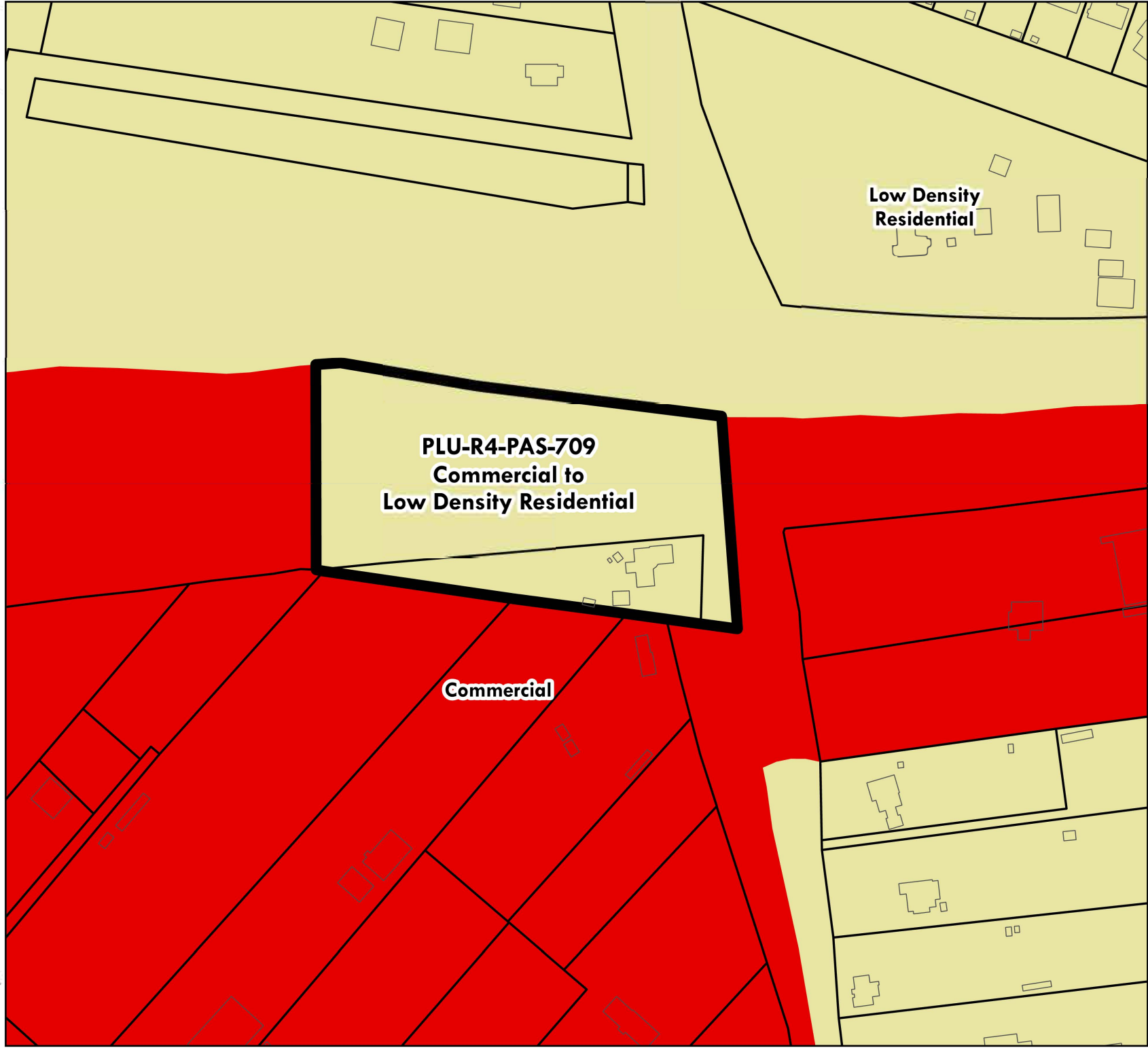
Exhibit No. P-1

*Region 4
Planned Land Use*

*PLU-R4-PAS-709
COMMERCIAL
TO
LOW DENSITY RESIDENTIAL*



-  **Change Area**
-  **Buildings**
-  **Parcels**
- Planned Land Use**
-  **Residential Low Density**
-  **Commercial**



Bill No. 27-24
Amendment No. 16
Exhibit P-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-709 3	8240 Waterford Road	16	1012	44	0.8	Commercial	-	-	-	-	-	Change the PLU from Commercial to Low Density Residential Justification: This change to Low Density Residential Planned Land Use aligns with the current zoning and is consistent with Plan2040 Goal BE3 that supports resident participation in the planning process.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 17, 2024

Introduced by Mr. Volke

Amendment No. 17

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 931 on Tax Map 16, Tax Account Number 03-660-19644005, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Residential Low-Medium Density as shown in Exhibit Q.
2. On page 138 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-204” in its entirety.
3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-708” as shown in Exhibit Q.

(This amendment changes the planned land use for the property known as 8163 Solley Road, Pasadena, from Residential Low Density to Residential Low-Medium Density.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-PAS-204	CZ-R4-PAS-708
PLU	PLU-R4-PAS-204	PLU-R4-PAS-708
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

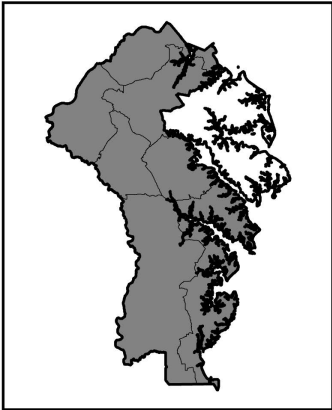
Amendment No. 17

Exhibit No. Q


Region 4
Planned Land Use

PLU-R4-PAS-708

LOW DENSITY RESIDENTIAL
TO
LOW-MEDIUM
DENSITY RESIDENTIAL



 Change Area


 Buildings

 Parcels

Planned Land Use

 Conservation

 Residential Low Density

 Residential Low-Medium
Density



AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 17, 2024

Introduced by Mr. Volke

Amendment No. 18

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known as Parcel 17 on Tax Map 18, Lots 228 through 273 and 356 through 374, Tax Account Numbers 03-630-17350300, 03-630-017350400, 03-630-17350500, 03-630-17350600, 03-630-17350650, 03-630-17350700, 03-630-17350800, 03-630-17350900, 03-630-17351000, 03-630-17351100, 03-630-17352700, 03-630-17352800, 03-630-17352900, 03-630-17353000, and 03-630-90052200, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Rural to Commercial to as shown in Exhibit R-1.

2. On page 148 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-503” insert the row for “PLU-R4-PAS-604” as shown in Exhibit R-2.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-604” as shown in Exhibit R-1.

(This amendment changes the planned land use for the properties known as Parcel 17 on Tax Map 18, Lots 228 through 273 and 356 through 374, located along Kurtz Ave, Pasadena, from Rural to Commercial.)

Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R4-PAS-604
PLU	n/a	PLU-R4-PAS-604
DPAO	n/a	n/a
DPA	n/a	n/a

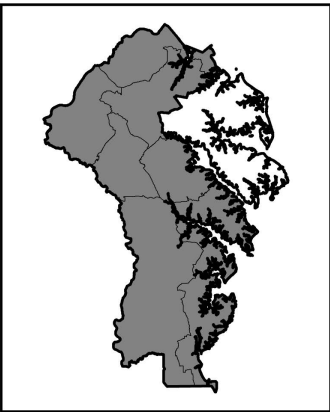
Bill No. 27-24

Amendment No. 18

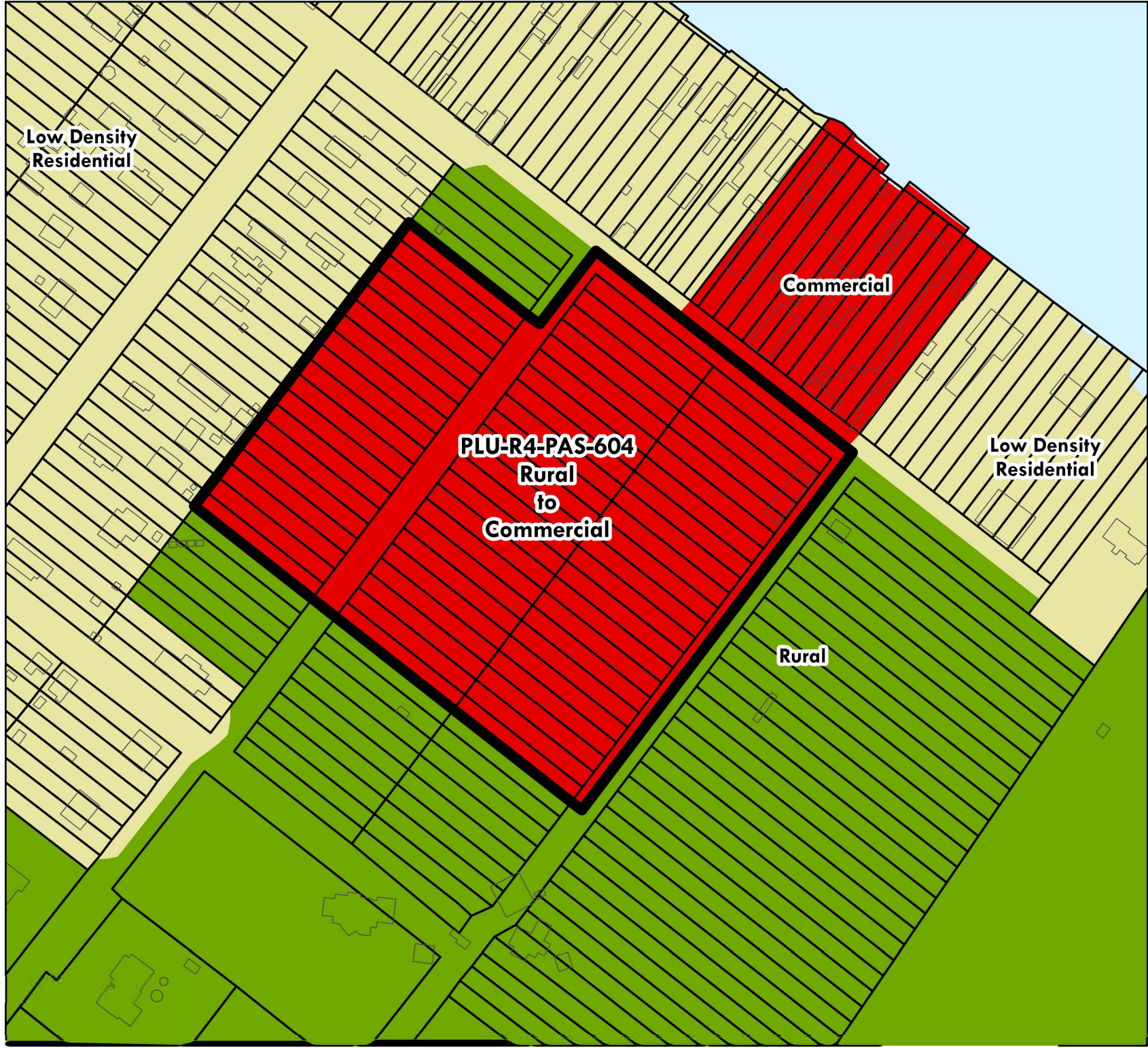
Exhibit No. R-1

*Region 4
Planned Land Use*

*PLU-R4-PAS-604
RURAL
TO
COMMERCIAL*



-  **Change Area**
-  **Buildings**
-  **Parcels**
- Planned Land Use**
-  **Rural**
-  **Residential Low Density**
-  **Commercial**



Bill No. 27-24
Amendment No. 18
Exhibit R-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-603 3	2075 Kurtz Ave and various unnumbered lots on Magothy Ave and Severn Ave	18	17	228-273 and 356-374	8.26	Rural	-	-	-	-	-	Change PLU from Rural to Commercial Justification: This change to Commercial Planned Land Use is consistent with the existing use on this site. Additionally, the change is consistent with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.

**AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)**

June 17, 2024

Introduced by Mr. Volke

Amendment No. 19

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 198 on Tax Map 17, Tax Account Number 03-000-90046240, amend the following:

1. On page 42 of the Plan, amend “Figure 9: Region 4 Recommended Development Policy Areas” to add the “Village Center” overlay on a portion of the property as shown in Exhibit S-1.

2. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use for a portion of the property from Residential Low Density to Commercial to as shown in Exhibit S-2.

3. On page 126 of the Plan, in the “Development Policy Area Overlay Changes”, amend the row beginning with “Pasadena” Community and Change ID Number “DPAO-R4-PAS-105” as shown in Exhibit S-3.

4. On page 131 of the Plan, in the “Planned Land Use Changes”, amend the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-105” as shown in Exhibit S-4.

5. On page 178 of the Plan, amend the “Development Policy Area & Development Policy Area Overlay Change Areas Map” to reflect the changes for “DPAO-R4-PAS-605” as shown in Exhibit S-1.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-605” as shown in Exhibit S-2.

(This amendment changes the planned land use for a portion of the property known as 3401 Mountain Road, Pasadena, from Residential Low Density to Commercial, and extends the Village Center Overlay over the same portion of the property.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-PAS-005	CZ-R4-PAS-605
PLU	PLU-R4-PAS-105	PLU-R4-PAS-605
DPAO	DPAO-R4-PAS-105	DPAO-R4-PAS-605
DPA	n/a	n/a



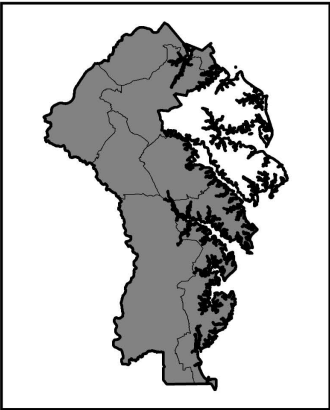
Bill No. 27-24

Amendment No. 19

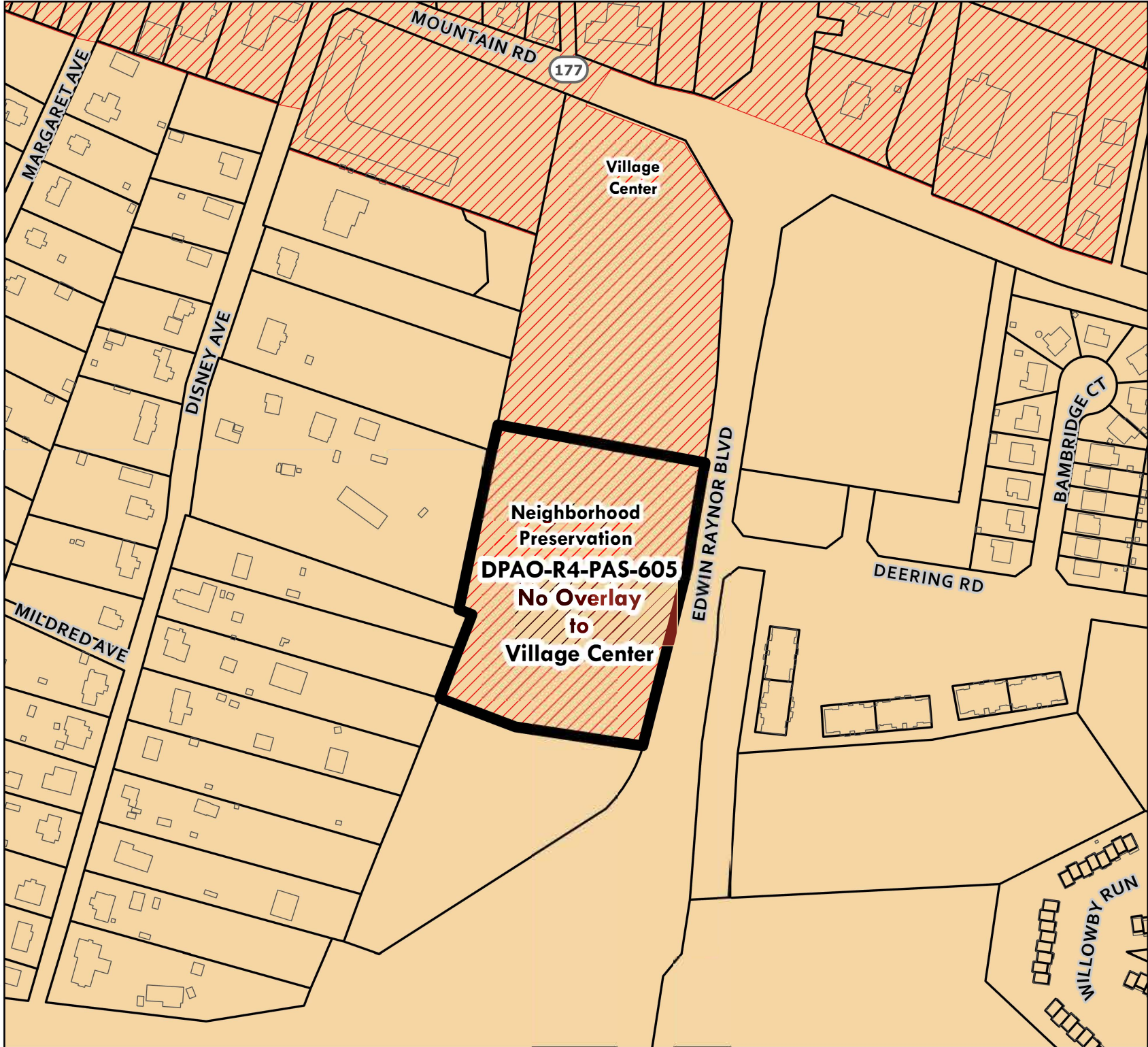
Exhibit No. S-1

Region 4
Development Policy
Areas/Overlays

DPAO-R4-PAS-605
NO OVERLAY
TO
VILLAGE CENTER



- Change Area
- Buildings
- Parcels
- Development Policy Areas
 - Neighborhood Preservation
- Development Policy Area Overlays
 - Village Center



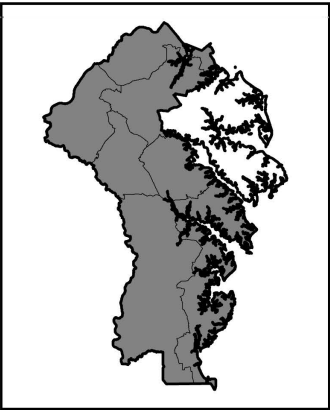
Bill No. 27-24

Amendment No. 19

Exhibit No. S-2

Region 4
Planned Land Use

PLU-R4-PAS-605
RESIDENTIAL LOW DENSITY
TO
COMMERCIAL




 Change Area

 Buildings

 Parcels

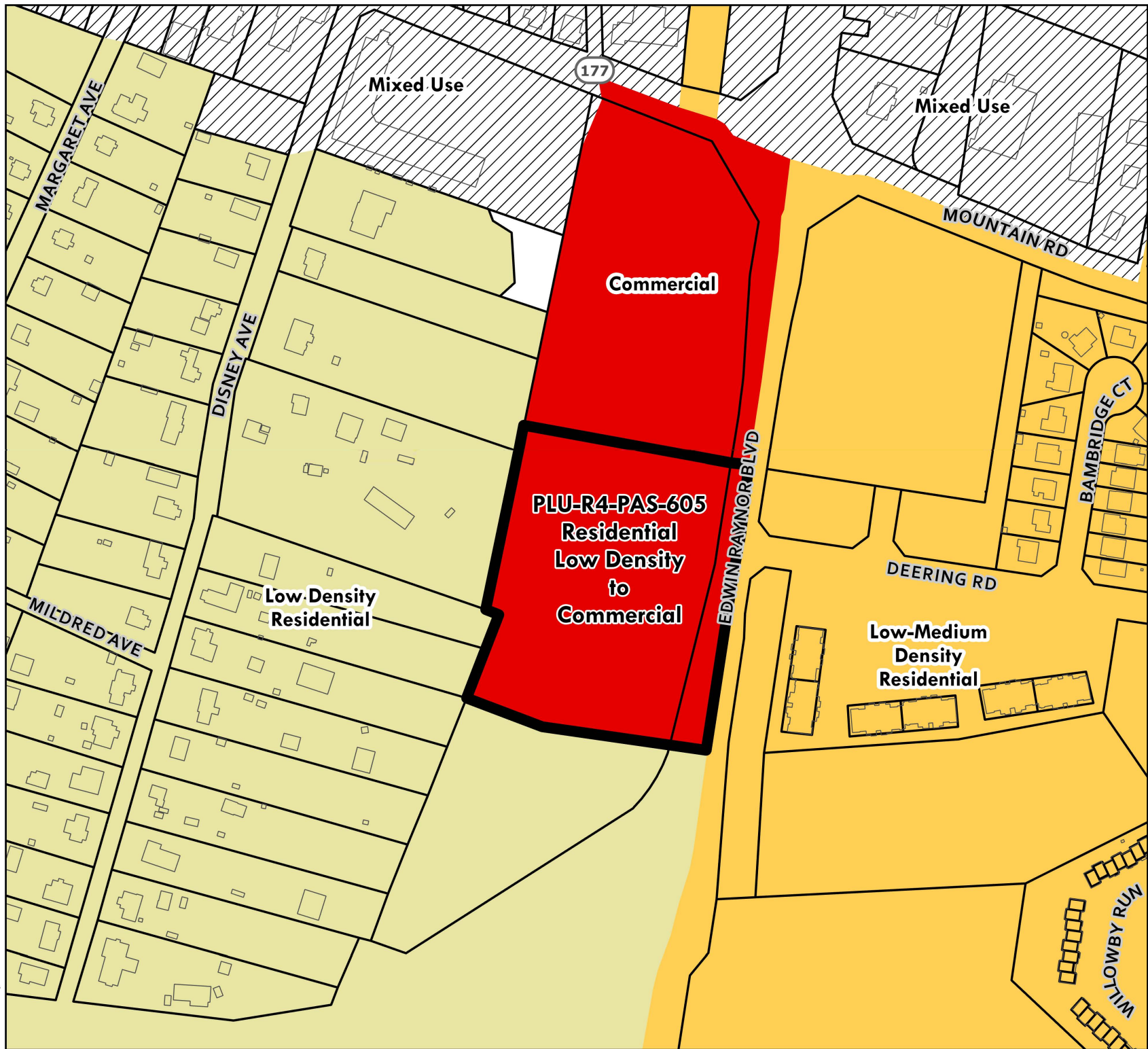
Planned Land Use

 Residential Low Density

 Residential Low-Medium
Density

 Mixed Use

 Commercial



Bill No. 27-24
Amendment No. 19
Exhibit S-3

Community	Change ID Number Council Districts	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 Recommended (DPA)	Final Justification	County Council Amendment
Pasadena	DPAO-R4-PAS-105 <u>DPAO-R4-PAS-605</u> 3	3401 Mountain Rd	17	198		44.4 <u>13.3</u> 5.2± <u>10.2*</u>	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.	<u>Extend the Village Center Overlay to match the Commercial PLU and zoning based on the applicant's exhibit (DPAO-R4-PAS-605)</u> <u>Justification: The extension of the 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.</u>

Bill No. 27-24
Amendment No. 19
Exhibit S-4, Page No. 1

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-105 <u>PLU-R4-PAS-605</u> 3	3401 Mountain Rd	17	198		44.4 <u>13.3</u> 6.2* <u>10.2*</u>	*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.	<u>Change the PLU to Low Density and Commercial to match the zoning on what the applicant has shown on their exhibit (PLU-R4-PAS-605)</u> Justification: <u>The change of split planned land use to Low Density and Commercial to match the zoning on what the applicant has shown on their exhibit 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.</u>

Bill No. 27-24
Amendment No. 19
Exhibit S-4, Page No. 2

												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.	
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AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 17, 2024

Introduced by Ms. Fiedler

Amendment No. 20

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 58 on Tax Map 39, Tax Account Number 03-000-34329500, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Commercial as shown in Exhibit T-1.

2. On page 167 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Arnold” Community and Change ID Number “PLU-R4-ARN-508” insert the row for “PLU-R4-ARN-600” as shown in Exhibit T-2.

3. On page 182 of the Plan, amend the “Planned Land Use Change Areas Map – Arnold” to reflect the changes for “PLU-R4-ARN-600” as shown in Exhibit T-1.

(This amendment changes the planned land use for the property known as 1212 Ritchie Highway, Arnold from Residential Low Density to Commercial.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-ARN-001	CZ-R4-ARN-600
PLU	n/a	PLU-R4-ARN-600
DPAO	n/a	n/a
DPA	n/a	n/a

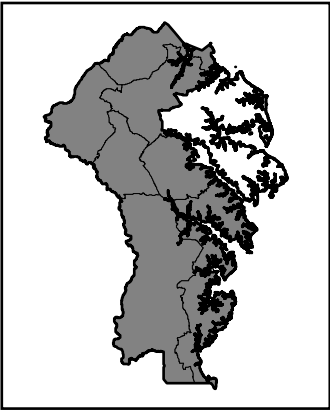
Bill No. 27-24

Amendment No. 20

Exhibit No. T-1

*Region 4
Planned Land Use*

*PLU-R4-ARN-600
LOW DENSITY RESIDENTIAL
TO COMMERCIAL*



 **Change Area**

 **Buildings**

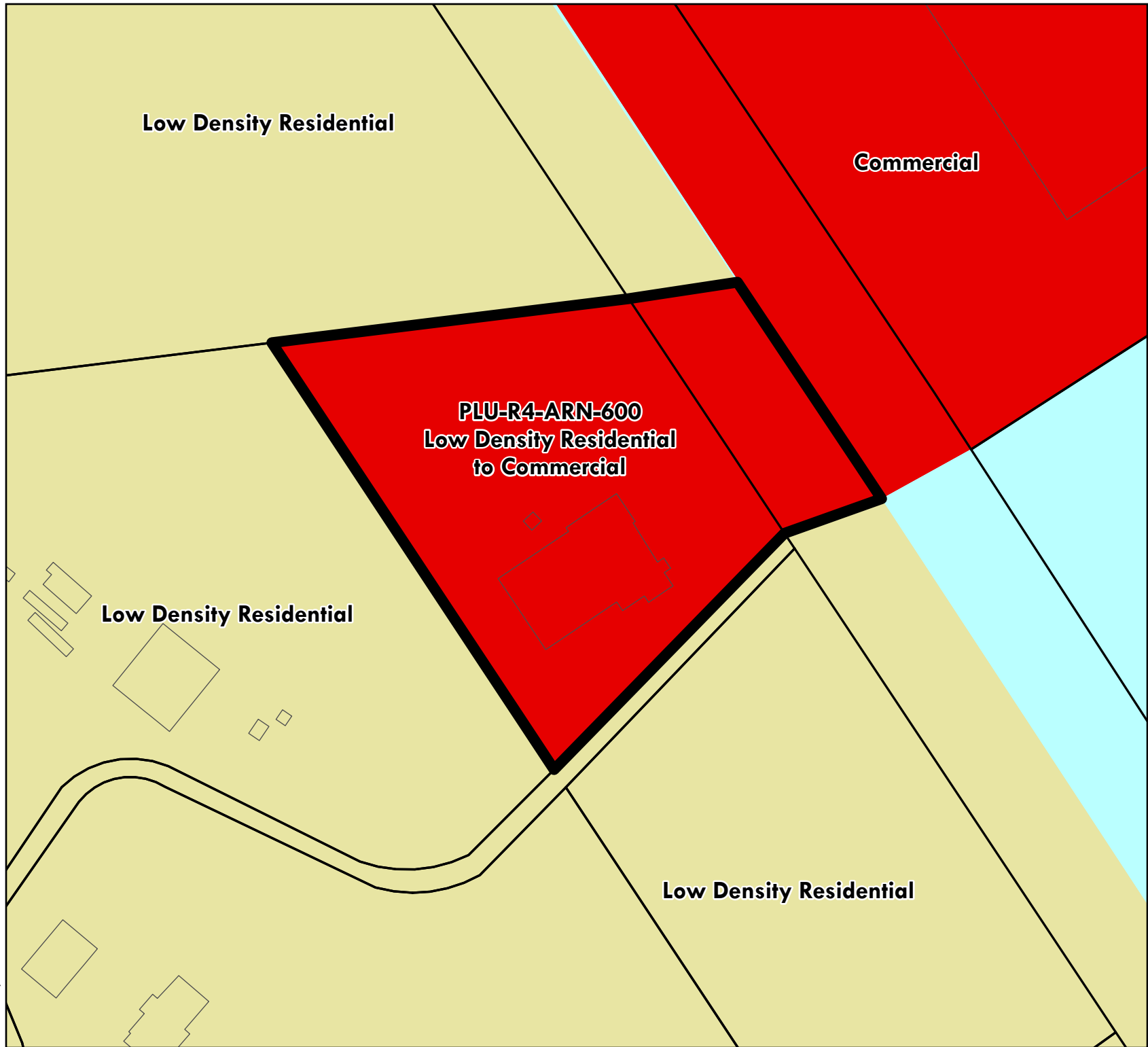
 **Parcels**

Planned Land Use

 **Residential Low Density**

 **Commercial**

 **Public Use**



Bill No. 27-24
Amendment No. 20
Exhibit T-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Arnold	PLU-R4-ARN-600 5	1212 Ritchie Hwy	39	59	-	1.8	Low Density Residential	-	-	-	-	-	Change PLU from Low Density Residential to Commercial Justification: This change to Commercial Planned Land Use is consistent with the existing uses on this site and is consistent with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

June 17, 2024

Introduced by Ms. Fiedler

Amendment No. 21

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known Parcel 211 on Tax Map 23, Tax Account Number 03-000-18513050, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Commercial as shown in Exhibit U-1.

2. On page 157 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-505”, insert the row for “PLU-R4-SVP-601” as shown in Exhibit U-2.

3. On page 180 of the Plan, amend the “Planned Land Use Change Areas Map – Severna Park” to reflect the changes for “PLU-R4-SVP-601” as shown in Exhibit U-1.

(This amendment changes the planned land use for the property known as 44 Earleigh Heights Road, Severna Park from Residential Low Density to Commercial.)

Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R4-SVP-601
PLU	n/a	PLU-R4-SVP-601
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

Amendment No. 21

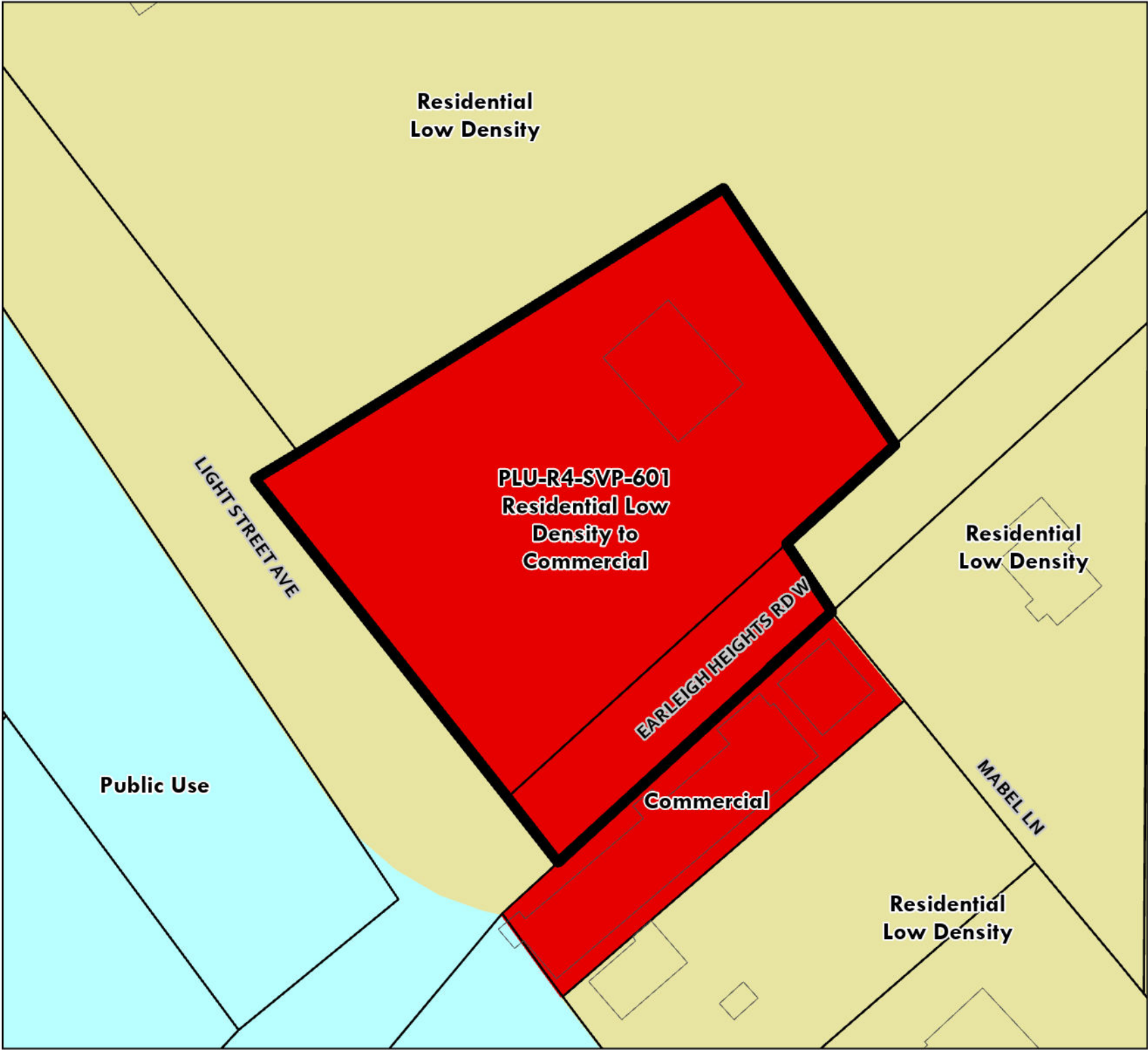
Exhibit No. U-1

Region 4
Planned Land Use

PLU-R4-SVP-601
RESIDENTIAL LOW
DENSITY TO
COMMERCIAL



-  Change Area
-  Buildings
-  Parcels
- Planned Land Use
 -  Residential Low Density
 -  Commercial
 -  Public Use



Bill No. 27-24
Amendment No. 21
Exhibit U-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Severna Park	PLU-R4-SVP-601 5	44 Earleigh Heights Rd	23	211	-	0.75	Low Density Residential	-	-	-	-	-	Change PLU from Low Density Residential to Commercial Justification: This change to Commercial Planned Land Use is consistent with the existing uses on this site and is consistent with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Mr. Volke

Amendment No. 22

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known as Parcel 218, Lot 25 on Tax Map 25, Tax Account Number 03-939-90096981, and Parcel 117 on Tax Map 18, Tax Account Number 03-390-90032175, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Rural to Residential Low Density as shown in Exhibit V-1.

2. On page 148 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-503” insert the row for “PLU-R4-PAS-707” as shown in Exhibit V-2.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-707” as shown in Exhibit V-1.

(This amendment changes the planned land use for the properties known as 8222 Ventnor Road and 1581 Marco Drive, Pasadena, from Rural to Residential Low Density.)

Property Identifiers				Application Numbers References			
Address	Tax Map	Parcel	Tax Account No.	Prior		Council	
				CZ	PLU	CZ	PLU
8222 Ventnor Road	25	218, Lot 25	03-939-90096981	CZ-R4-PAS-1219	n/a	CZ-R4-PAS-707	PLU-R4-PAS-707
1581 Marco Drive	18	117	03- 390-90032175	CZ-R4-PAS-1593	n/a	CZ-R4-PAS-707	PLU-R4-PAS-707

Bill No. 27-24

Amendment No. 22

Exhibit No. V-1

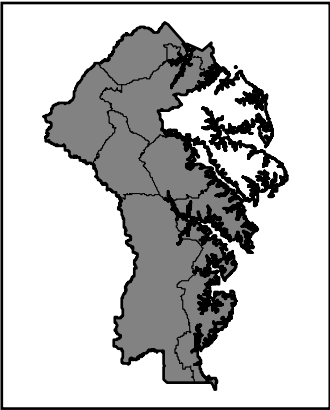
Region 4
Planned Land Use

PLU-R4-PAS-707

RURAL

TO

LOW DENSITY RESIDENTIAL



 Change Area

 Buildings

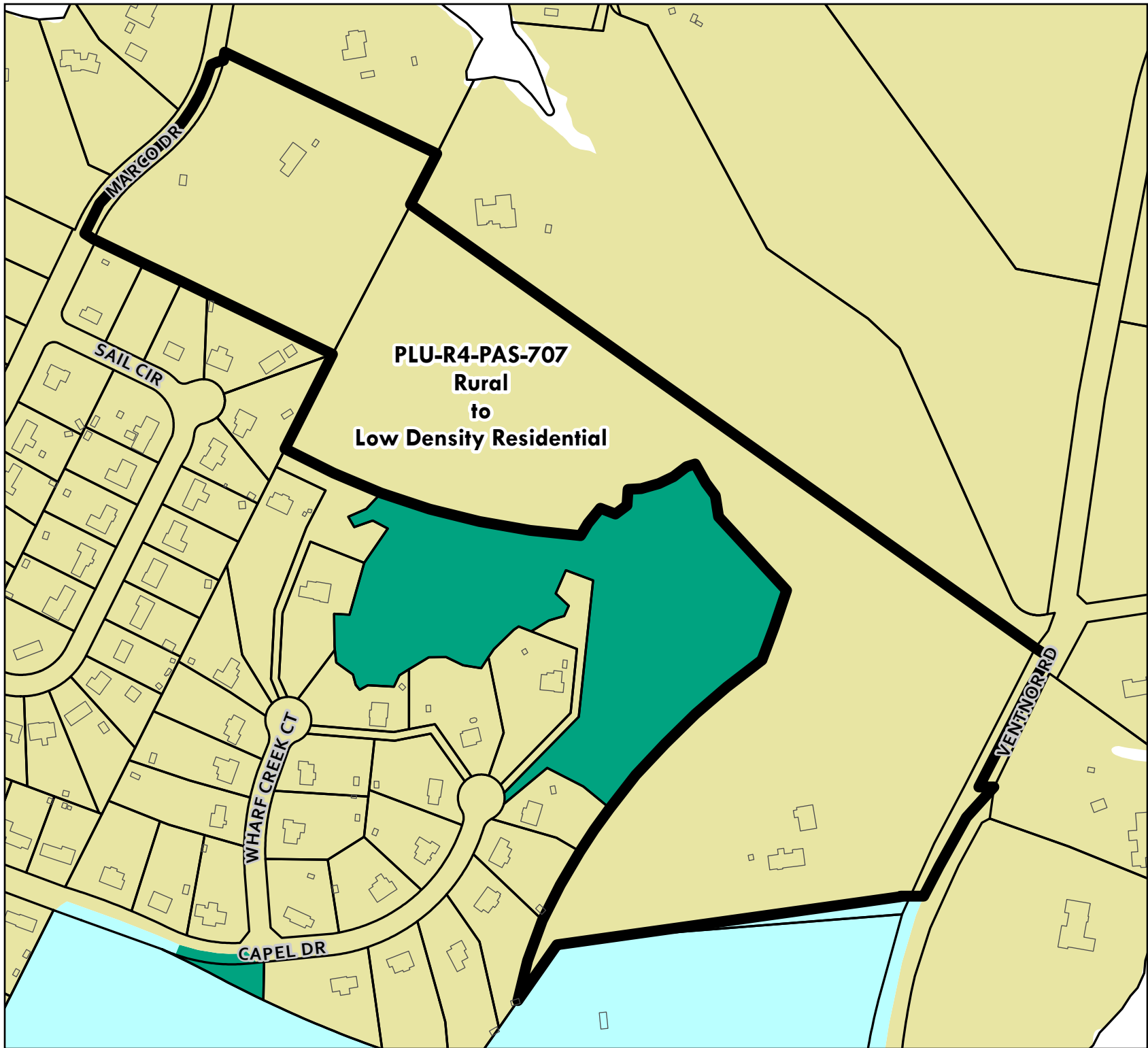
 Parcels

Planned Land Use

 Conservation

 Residential Low Density

 Public Use



Bill No. 27-24
Amendment No. 22
Exhibit V-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-707 3	8222 Ventnor Rd 1581 Marco Dr	25 18	218 117	25 -	31.7	Rural	-	-	-	-	-	Change PLU from Rural to Low Density Residential Justification: The change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 to ensure that infill, development and redevelopment in existing residential neighborhoods will be compatible in scale, use, form and intensity with the surrounding neighborhood character.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Mr. Volke

Amendment No. 23

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the various properties in Pasadena located to the south of Pinehurst Road and Downs Memorial Park along the west and east sides of Mountain Road through to the beginning of the Gibson Island Causeway, listed in Exhibit W-1 hereto, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Rural to Residential Low Density and Rural to Parks and Open Space as shown in Exhibit W-2.

2. On page 148 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-503” insert the row for “PLU-R4-PAS-710” as shown in Exhibit W-3.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-710” as shown in Exhibit W-2.

4. After page 184 of the Plan, insert the “Detailed List of Properties in Planned Land Use Change PLU-R4-PAS-710” as an Appendix, as shown in Exhibit W-1.

(This amendment changes the planned land use for various properties or portions of various properties in Pasadena located to the south of Pinehurst Road and Downs Memorial Park along the west and east sides of Mountain Road through to the beginning of the Gibson Island Causeway, from Rural to Residential Low Density and from Rural to Parks and Open Space.)

Application Numbers References		
	Prior	Council
CZ	See Exhibit Z-1 to Am. 26 to Bill 28-24	CZ-R4-PAS-710
PLU	See Exhibit W-1	PLU-R4-PAS-710
DPAO	n/a	n/a
DPA	n/a	n/a

Detailed List of Properties in Planned Land Use Change PLU-R4-PAS-710

OLD PLU Change Number	Address	Tax Account Number	PUID	Tax Map	Grid	Parcel	Lot	PLU changes to
PLU-R4-PAS-2395	4863 MOUNTAIN RD	300014821800	302527	25	11	54		Parks and Open Space
PLU-R4-PAS-2286	4959 MOUNTAIN RD	300009744000	229136	25	11	70		Parks and Open Space
PLU-R4-PAS-2208	5075 MOUNTAIN RD	300090040508	202241	25	18	88		Parks and Open Space
PLU-R4-PAS-1013	5169 MOUNTAIN RD	391628258500	234967	26	19	11	17	Parks and Open Space
PLU-R4-PAS-1012	5175 MOUNTAIN RD	391610548910	234966	26	19	11	19	Parks and Open Space
PLU-R4-PAS-1010	5177 MOUNTAIN RD	391623330750	234964	26	19	11	20	Parks and Open Space
PLU-R4-PAS-1014	5179 MOUNTAIN RD	391623330901	234968	26	19	16		Parks and Open Space
PLU-R4-PAS-1513	5189 and 5191 MOUNTAIN RD	300011262000	234980	26	19	12		Parks and Open Space
PLU-R4-PAS-1011	MOUNTAIN RD	391625867000	234965	26	19	11	18	Parks and Open Space
PLU-R4-PAS-301	4863 MOUNTAIN RD	300014821800	302527	25	11	54		Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	1802 INKBERRY LN	300090220156	163440	25	18	86	6	Low Density Residential
PLU-R4-PAS-301	1803 INKBERRY LN	300090220154	156626	25	18	86	3	Low Density Residential
PLU-R4-PAS-301	1807 INKBERRY LN	300090220155	12198	25	18	86	4	Low Density Residential
PLU-R4-PAS-301	1900 BLUE WATERS FARM LN	312790073604	242932	25	11	75	9	Low Density Residential
PLU-R4-PAS-1648	1900 BLUE WATERS FARM LN	312790073604	242932	25	11	75	9	Low Density Residential
PLU-R4-PAS-301	1901 BLUE WATERS FARM LN	312790073603	229146	25	11	75	8	Low Density Residential
PLU-R4-PAS-301	1902 BLUE WATERS FARM LN	312790073599	229140	25	11	75	4	Low Density Residential
PLU-R4-PAS-1493	1902 BLUE WATERS FARM LN	312790073599	229140	25	11	75	4	Low Density Residential
PLU-R4-PAS-301	1903 BLUE WATERS FARM LN	312790073602	229141	25	11	75	7	Low Density Residential
PLU-R4-PAS-301	1904 BLUE WATERS FARM LN	312790073598	165967	25	11	75	3	Low Density Residential
PLU-R4-PAS-301	1905 BLUE WATERS FARM LN	312790073601	229142	25	11	75	6	Low Density Residential
PLU-R4-PAS-301	1907 BLUE WATERS FARM LN	312790073600	229148	25	11	75	5	Low Density Residential
PLU-R4-PAS-1607	1908 BLUE WATERS FARM LN	312790067069	161516	25	11	75	2R	Low Density Residential
PLU-R4-PAS-1494	1909 BLUE WATERS FARM LN	312790067068	229143	25	11	75	1R	Low Density Residential
PLU-R4-PAS-301	200 BAY FRONT DR	300090000781	229137	25	12	178		Low Density Residential
PLU-R4-PAS-1490	200 BAY FRONT DR	300090000781	229137	25	12	178		Low Density Residential
PLU-R4-PAS-301	2001 BAY RD	303290082903	164909	26	13	18	1	Low Density Residential
PLU-R4-PAS-301	2002 CORNFIELD CREEK WAY	351390242903	216538	25	18	36	2	Low Density Residential
PLU-R4-PAS-301	2005 CORNFIELD CREEK WAY	351390242905	216536	25	18	36	4	Low Density Residential
PLU-R4-PAS-301	2017 BAY RD	303213822955	158970	26	13	2	21	Low Density Residential
PLU-R4-PAS-301	2019 BAY RD	303233912600	152976	26	13	2	20	Low Density Residential

Bill No. 27-24
Amendment 23
Exhibit W-1

PLU-R4-PAS-301	2021 BAY RD	303229602100	160685	26	13	2	19	Low Density Residential
PLU-R4-PAS-301	2023 BAY RD	303225776100	301019	26	13	2	19	Low Density Residential
PLU-R4-PAS-301	2025 BAY RD	303226986400	161522	26	13	2	18	Low Density Residential
PLU-R4-PAS-301	2027 BAY RD	303210088900	155525	26	13	2	17	Low Density Residential
PLU-R4-PAS-301	205 BAY FRONT DR	300014606300	123713	25	12	80		Low Density Residential
PLU-R4-PAS-1220	205 BAY FRONT DR	300014606300	123713	25	12	80		Low Density Residential
PLU-R4-PAS-301	221 BAY FRONT RD	300090039504	155526	25	12	241	2	Low Density Residential
PLU-R4-PAS-1272	221 BAY FRONT RD	300090039504	155526	25	12	241	2	Low Density Residential
PLU-R4-PAS-301	223 BAY FRONT RD	300090224152	155537	25	12	241	1	Low Density Residential
PLU-R4-PAS-301	229 BAY FRONT DR	300016916800	152987	25	12	160		Low Density Residential
PLU-R4-PAS-301	235 BAY FRONT DR	300006212300	154891	25	12	174		Low Density Residential
PLU-R4-PAS-301	239 BAY FRONT DR	300008798500	156630	25	12	161		Low Density Residential
PLU-R4-PAS-1601	239 BAY FRONT DR	300008798500	156630	25	12	161		Low Density Residential
PLU-R4-PAS-301	247 BAY FRONT DR	300090037253	153189	25	12	235		Low Density Residential
PLU-R4-PAS-301	249 BAY FRONT DR	300009879000	165151	25	12	236		Low Density Residential
PLU-R4-PAS-301	301 BAY FRONT DR	303229968945	153817	26	13	2	1	Low Density Residential
PLU-R4-PAS-301	305 BAY FRONT DR	303218658200	156395	26	13	2	2	Low Density Residential
PLU-R4-PAS-301	309 BAY FRONT DR	303210056875	162368	26	13	2	3	Low Density Residential
PLU-R4-PAS-301	309 BAY FRONT DR	303210056875	153819	26	13	2	3	Low Density Residential
PLU-R4-PAS-301	311 BAY FRONT DR	303231502210	159826	26	13	2	5	Low Density Residential
PLU-R4-PAS-301	313 BAY FRONT DR	303202046800	164065	26	13	2	6	Low Density Residential
PLU-R4-PAS-301	315 BAY FRONT DR	303220550950	158969	26	13	2	7	Low Density Residential
PLU-R4-PAS-301	315 BAY FRONT DR	303220550950	153818	26	13	2	7	Low Density Residential
PLU-R4-PAS-301	315 BAY FRONT DR	303220550950	163203	26	13	2	7	Low Density Residential
PLU-R4-PAS-301	315 BAY FRONT DR	303220550950	164908	26	13	2	7	Low Density Residential
PLU-R4-PAS-301	323 BAY FRONT DR	303216628500	158140	26	13	2	11	Low Density Residential
PLU-R4-PAS-301	323 BAY FRONT DR	303216628500	157268	26	13	2	11	Low Density Residential
PLU-R4-PAS-301	324 BAY FRONT DR	303290082904	243140	26	13	18	2	Low Density Residential
PLU-R4-PAS-301	325 BAY FRONT DR	303215539946	165772	26	13	2	13	Low Density Residential
PLU-R4-PAS-301	325 BAY FRONT DR	303215539946	166546	26	13	2	13	Low Density Residential
PLU-R4-PAS-301	329 BAY FRONT DR	303203609553	159825	26	13	2	15	Low Density Residential
PLU-R4-PAS-301	329 BAY FRONT DR	303203609553	162367	26	13	2	15	Low Density Residential
PLU-R4-PAS-1605	329 BAY FRONT DR	303203609553	159825	26	13	2	15	Low Density Residential
PLU-R4-PAS-1457	331 RIDDLE LN	300025061362	216534	25	18	89		Low Density Residential
PLU-R4-PAS-1548	4863 MOUNTAIN RD	300014821800	302527	25	11	54		Low Density Residential

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PLU-R4-PAS-301	4931 MOUNTAIN RD	300014822200	229130	25	11	151		Low Density Residential
PLU-R4-PAS-1485	4931 MOUNTAIN RD	300014822200	229130	25	11	151		Low Density Residential
PLU-R4-PAS-301	4935 MOUNTAIN RD	300090052321	229120	25	11	68	2	Low Density Residential
PLU-R4-PAS-1484	4935 MOUNTAIN RD	300090052321	229120	25	11	68	2	Low Density Residential
PLU-R4-PAS-301	4939 MOUNTAIN RD	300029031600	229119	25	11	68	1	Low Density Residential
PLU-R4-PAS-1483	4939 MOUNTAIN RD	300029031600	229119	25	11	68	1	Low Density Residential
PLU-R4-PAS-1487	4949 MOUNTAIN RD	300009782000	229132	25	11	69	2	Low Density Residential
PLU-R4-PAS-1486	4953 MOUNTAIN RD	300090102076	229131	25	11	69	1	Low Density Residential
PLU-R4-PAS-1489	4959 MOUNTAIN RD	300009744000	229136	25	11	70		Low Density Residential
PLU-R4-PAS-301	4960 MOUNTAIN RD	300016312700	12435	25	12	78	A	Low Density Residential
PLU-R4-PAS-1230	4960 MOUNTAIN RD	300016312700	12435	25	12	78	A	Low Density Residential
PLU-R4-PAS-301	4961 MOUNTAIN RD	300090015715	229135	25	11	74		Low Density Residential
PLU-R4-PAS-1488	4961 MOUNTAIN RD	300090015715	229135	25	11	74		Low Density Residential
PLU-R4-PAS-301	4963 MOUNTAIN RD	300090035615	229134	25	11	72	2	Low Density Residential
PLU-R4-PAS-1628	4963 MOUNTAIN RD	300090035615	229134	25	11	72	2	Low Density Residential
PLU-R4-PAS-301	4965 MOUNTAIN RD	300090035616	229139	25	11	179	1	Low Density Residential
PLU-R4-PAS-1492	4965 MOUNTAIN RD	300090035616	229139	25	11	179	1	Low Density Residential
PLU-R4-PAS-015	5018 MOUNTAIN RD	300009895550	241655	25	12	81	-	Low Density Residential
PLU-R4-PAS-301	5018 MOUNTAIN RD	300009895550	241655	25	12	81		Low Density Residential
PLU-R4-PAS-301	5055 MOUNTAIN RD	300090035540	11866	25	18	42		Low Density Residential
PLU-R4-PAS-301	5059 MOUNTAIN RD	300023310800	12111	25	18	92		Low Density Residential
PLU-R4-PAS-301	5069 MOUNTAIN RD	300090236631	166652	25	18	8	2	Low Density Residential
PLU-R4-PAS-301	5071 MOUNTAIN RD	300090236630	24404	25	18	88	1	Low Density Residential
PLU-R4-PAS-1436	5075 MOUNTAIN RD	300090040508	202241	25	18	88		Low Density Residential
PLU-R4-PAS-301	5080 MOUNTAIN RD	300011934100	163434	25	18	86	1	Low Density Residential
PLU-R4-PAS-1354	5080 MOUNTAIN RD	300011934100	163434	25	18	86	1	Low Density Residential
PLU-R4-PAS-301	5084 MOUNTAIN RD	300090040992	11959	25	18	86	5	Low Density Residential
PLU-R4-PAS-1585	5084 MOUNTAIN RD	300090040992	11959	25	18	86	5	Low Density Residential
PLU-R4-PAS-301	5086 MOUNTAIN RD	300090220152	165130	25	18	86	1	Low Density Residential
PLU-R4-PAS-1369	5086 MOUNTAIN RD	300090220152	165130	25	18	86	1	Low Density Residential
PLU-R4-PAS-301	5088 MOUNTAIN RD	300090040993	166547	25	18	86	3	Low Density Residential
PLU-R4-PAS-016	5101 MOUNTAIN RD	300090222388	158243	25	18	104	-	Low Density Residential
PLU-R4-PAS-301	5101 MOUNTAIN RD	300090222388	158243	25	18	104		Low Density Residential
PLU-R4-PAS-301	5106 MOUNTAIN RD	303290053213	158141	26	13	18	35R	Low Density Residential
PLU-R4-PAS-301	5108 MOUNTAIN RD	303290082905	164066	26	13	18	3R	Low Density Residential

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PLU-R4-PAS-301	5110 MOUNTAIN RD	303206416200	166545	26	13	2	59	Low Density Residential
PLU-R4-PAS-301	5110 MOUNTAIN RD	303206416200	158139	26	13	2	59	Low Density Residential
PLU-R4-PAS-301	5116 MOUNTAIN RD	300009588600	234990	26	13	14		Low Density Residential
PLU-R4-PAS-301	5122 MOUNTAIN RD	300013570300	234991	26	13	5		Low Density Residential
PLU-R4-PAS-1514	5122 MOUNTAIN RD	300013570300	234991	26	13	5		Low Density Residential
PLU-R4-PAS-017	5127 MOUNTAIN RD	300010767400	12200	25	24	348	-	Low Density Residential
PLU-R4-PAS-301	5127 MOUNTAIN RD	300010767400	12200	25	24	348		Low Density Residential
PLU-R4-PAS-018	5129 MOUNTAIN RD	300014145500	12102	26	19	10	-	Low Density Residential
PLU-R4-PAS-301	5129 MOUNTAIN RD	300014145500	12102	26	19	10		Low Density Residential
PLU-R4-PAS-301	5130 MOUNTAIN RD	300013760700	234992	26	13	6		Low Density Residential
PLU-R4-PAS-1515	5130 MOUNTAIN RD	300013760700	234992	26	13	6		Low Density Residential
PLU-R4-PAS-019	5131 MOUNTAIN RD	300090036384	234972	26	19	13	1R	Low Density Residential
PLU-R4-PAS-301	5131 MOUNTAIN RD	300090036384	234972	26	19	13	1R	Low Density Residential
PLU-R4-PAS-301	5133 MOUNTAIN RD	300000352800	234970	26	19	8		Low Density Residential
PLU-R4-PAS-301	5138 MOUNTAIN RD	300090010310	243139	26	19	17		Low Density Residential
PLU-R4-PAS-301	5143 MOUNTAIN RD	300090058892	234969	26	19	1	1	Low Density Residential
PLU-R4-PAS-301	5145 MOUNTAIN RD	300090010309	234973	26	19	9	2	Low Density Residential
PLU-R4-PAS-301	5146 MOUNTAIN RD	300012559500	234993	26	19	3		Low Density Residential
PLU-R4-PAS-301	5149 MOUNTAIN RD	300090089196	242925	26	19	19		Low Density Residential
PLU-R4-PAS-301	5150 MOUNTAIN RD	300033273796	234988	26	19	4		Low Density Residential
PLU-R4-PAS-301	5153 MOUNTAIN RD	391633772000	234974	26	19	11	12	Low Density Residential
PLU-R4-PAS-301	5158 MOUNTAIN RD	391690027256	234989	26	19	11	11R	Low Density Residential
PLU-R4-PAS-301	5160 MOUNTAIN RD	391690027259	234987	26	19	11	10R	Low Density Residential
PLU-R4-PAS-301	5161 MOUNTAIN RD	391602575300	234975	26	19	11	13	Low Density Residential
PLU-R4-PAS-301	5161 MOUNTAIN RD	391602575300	234976	26	19	11	13	Low Density Residential
PLU-R4-PAS-301	5163 MOUNTAIN RD	391628971900	234977	26	19	11	15	Low Density Residential
PLU-R4-PAS-1015	5163 MOUNTAIN RD	391628971900	234977	26	19	11	15	Low Density Residential
PLU-R4-PAS-301	5164 MOUNTAIN RD	391622422420	234979	26	19	11	9	Low Density Residential
PLU-R4-PAS-301	5166 MOUNTAIN RD	391617750700	234985	26	19	11	8	Low Density Residential
PLU-R4-PAS-1016	5167 MOUNTAIN RD	391615497600	234978	26	19	11	16	Low Density Residential
PLU-R4-PAS-301	5168 MOUNTAIN RD	391628538500	234986	26	19	11	7	Low Density Residential
PLU-R4-PAS-301	5170 MOUNTAIN RD	391625867200	234984	26	19	11	6	Low Density Residential
PLU-R4-PAS-301	5174 MOUNTAIN RD	391610529062	234983	26	19	11	5	Low Density Residential
PLU-R4-PAS-1009	5177 MOUNTAIN RD	391623330750	234964	26	19	11	20	Low Density Residential
PLU-R4-PAS-301	5178 MOUNTAIN RD	391607655197	234982	26	19	11	4	Low Density Residential

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PLU-R4-PAS-301	5182 MOUNTAIN RD	391626282800	245314	26	19	11	2	Low Density Residential
PLU-R4-PAS-301	5182 MOUNTAIN RD	391626282800	234981	26	19	11	2	Low Density Residential
PLU-R4-PAS-301	5184 MOUNTAIN RD	391626282700	245313	26	19	11	1	Low Density Residential
PLU-R4-PAS-301	BAY FRONT DR	303290253831	303098	26	13	2		Low Density Residential
PLU-R4-PAS-1549	BAY FRONT DR	303290253831	303098	26	13	2		Low Density Residential
PLU-R4-PAS-301	FLANAGAN FARM RD	351390242902	229147	25	18	36	1	Low Density Residential
PLU-R4-PAS-301	FLANAGAN FARM RD	351390242906	216533	25	18	36	5	Low Density Residential
PLU-R4-PAS-301	FLANAGAN FARM RD	351390242907	216539	25	18	36	6	Low Density Residential
PLU-R4-PAS-301	FLANAGAN FARM RD 2004 CO	351390242904	216537	25	18	36	3	Low Density Residential
PLU-R4-PAS-301	MOUNTAIN RD	300090000780	12013	25	12	79		Low Density Residential
PLU-R4-PAS-301	MOUNTAIN RD	300090037252	156599	25	12	85		Low Density Residential
PLU-R4-PAS-301	MOUNTAIN RD	300090052647	12112	25	18	329		Low Density Residential
PLU-R4-PAS-301	MOUNTAIN RD	300090220153	159188	25	18	86	2	Low Density Residential
PLU-R4-PAS-301	MOUNTAIN RD	391690255446	234981	26	19	11	3	Low Density Residential
PLU-R4-PAS-1187	MOUNTAIN RD	300090000780	12013	25	12	79		Low Density Residential
PLU-R4-PAS-1284	MOUNTAIN RD	300090037252	156599	25	12	85		Low Density Residential
PLU-R4-PAS-301	OPEN SPACE #1	351390242910	229145	25	18	36		Low Density Residential
PLU-R4-PAS-301	OPEN SPACE #2	351390242911	216540	25	18	36		Low Density Residential
PLU-R4-PAS-301	PRIVATE R O W	351390242912	217171	25	18	36		Low Density Residential
PLU-R4-PAS-301	PRIVATE R/W	312790070253	165898	25	11	75		Low Density Residential
PLU-R4-PAS-301	PRIVATE ROAD	300090220157	153160	25	18	86		Low Density Residential
PLU-R4-PAS-301	RECREATION AREA	312790073597	154040	25	11	75		Low Density Residential
PLU-R4-PAS-1252	RECREATION AREA	312790073597	154040	25	11	75		Low Density Residential
PLU-R4-PAS-301	1908 BLUE WATERS FARM LN	312790067069	161516	25	11	75	2R	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	1909 BLUE WATERS FARM LN	312790067068	229143	25	11	75	1R	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	2007 CORNFIELD CREEK WAY	351390242908	216535	25	18	35	7	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	331 RIDDLE LN	300025061362	216534	25	18	89		Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	4949 MOUNTAIN RD	300009782000	229132	25	11	69	2	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	4953 MOUNTAIN RD	300090102076	229131	25	11	69	1	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	4959 MOUNTAIN RD	300009744000	229136	25	11	70		Low Density Residential / Parks and Open Space

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PLU-R4-PAS-301	5065 MOUNTAIN RD	300090040509	217147	25	18	93		Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	5075 MOUNTAIN RD	300090040508	202241	25	18	88		Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	5109 MOUNTAIN RD	300032445500	234971	25	18	94		Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	5167 MOUNTAIN RD	391615497600	234978	26	19	11	16	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	5169 MOUNTAIN RD	391628258500	234967	26	19	11	17	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	5175 MOUNTAIN RD	391610548910	234966	26	19	11	19	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	5177 MOUNTAIN RD	391623330750	234964	26	19	11	20	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	5179 MOUNTAIN RD	391623330901	234968	26	19	16		Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	5189 & 5191 MOUNTAIN RD	300011262000	234980	26	19	12		Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	FLANAGAN FARM RD	351390242909	229144	25	18	36	8	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	MD RT 177	300011262001	243128	26	19	15		Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	MOUNTAIN RD	391625867000	234965	26	19	11	18	Low Density Residential / Parks and Open Space
PLU-R4-PAS-301	RECREATION AREA	355120753300	229133	25	11	186		Low Density Residential / Parks and Open Space
PLU-R4-PAS-1546	4863 MOUNTAIN RD	300014821800	302527	25	11	54		Low Density Residential
PLU-R4-PAS-1547	4863 MOUNTAIN RD	300014821800	302527	25	11	54		Low Density Residential
PLU-R4-PAS-2394	4863 MOUNTAIN RD	300014821800	302527	25	11	54		Low Density Residential

Bill No. 27-24

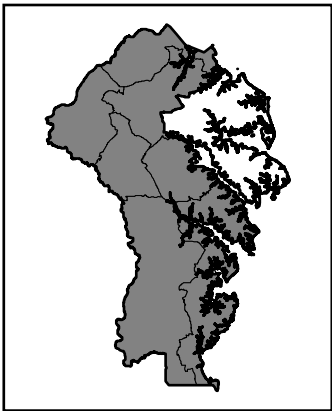
Amendment No. 23

Exhibit No. W-2

Region 4
Planned Land Use

PLU-R4-PAS-710

RURAL TO LOW DENSITY
RESIDENTIAL, RURAL
TO PARKS AND OPEN SPACE



 Change Area

 Buildings

 Parcels

Planned Land Use

 Conservation

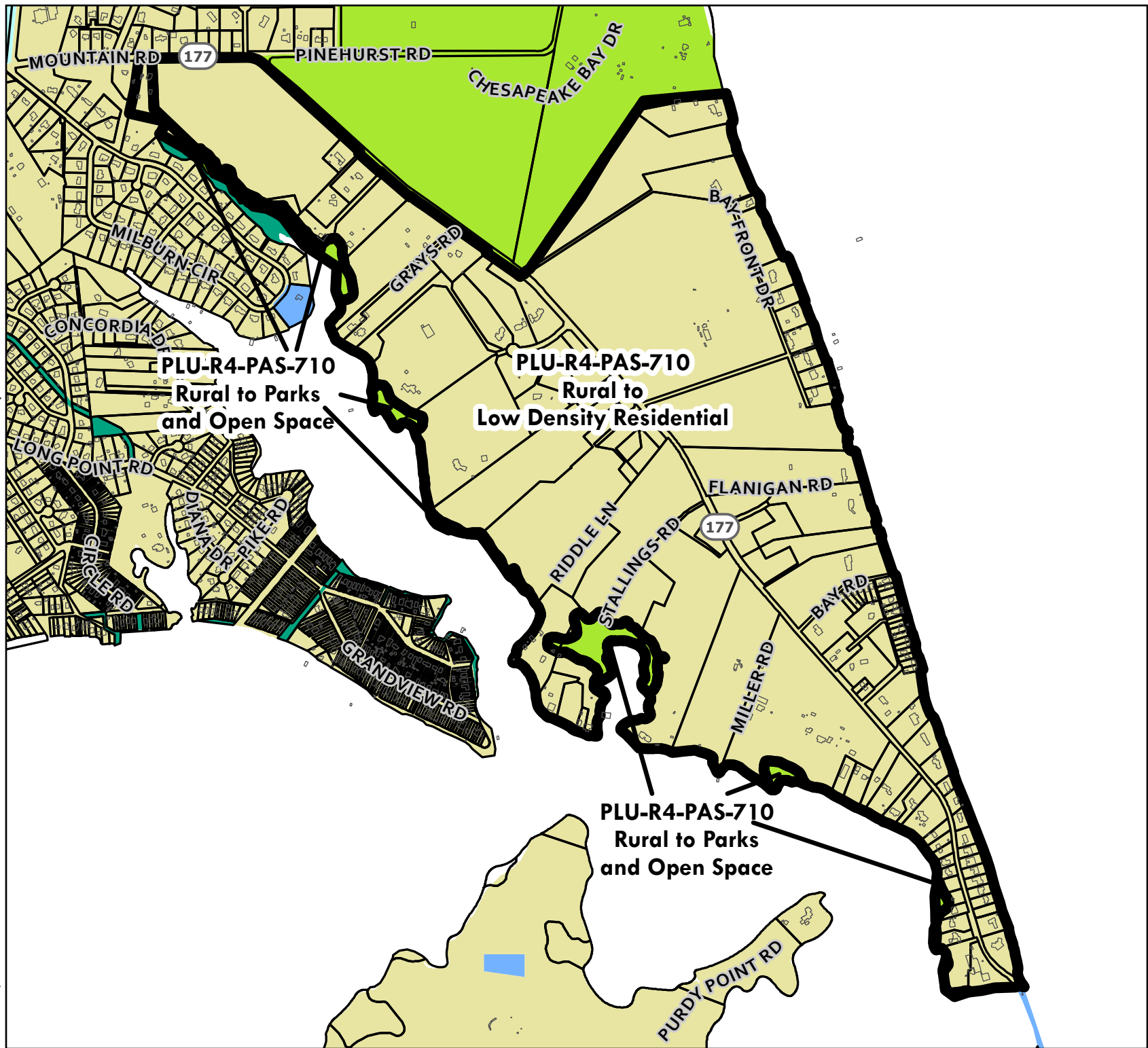
 Parks and Open Space

 Rural

 Residential Low Density

 Maritime

 Public Use



Bill No. 27-24
Amendment No. 23
Exhibit W-3

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-710 3	See Detailed List of Properties contained in Planned Land Use Change PLU-R4-PAS-710 at the end of this Region Plan.				497.3	Rural / Low Density Residential	-	-	-	-	-	Change PLU from Rural to Low Density Residential and Parks and Open Space to match the existing zoning lines Justification: This change to a split Planned Land Use of Low Density Residential and Parks and Open Space is consistent with the existing zoning and is compatible with the surrounding area.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Ms. Fiedler

Amendment No. 24

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 234 on Tax Map 40, Tax Account number 03-000-32522075, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Rural to Residential Low Density as shown in Exhibit X-1.

2. On page 177 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Broadneck” Community and Change ID Number “PLU-R4-BDN-504”, insert the row for “PLU-R4-BDN-702” as shown in Exhibit X-2.

3. On page 184 of the Plan, amend the “Planned Land Use Change Areas Map – Broadneck” to reflect the changes for “PLU-R4-BDN-702” as shown in Exhibit X-1.

(This amendment changes the planned land use for a portion of the property known as 1514 Whitehall Road, Annapolis from Rural to Residential Low Density.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-BDN-1025	CZ-R4-BDN-702
PLU	n/a	PLU-R4-BDN-702
DPAO	n/a	n/a
DPA	n/a	n/a

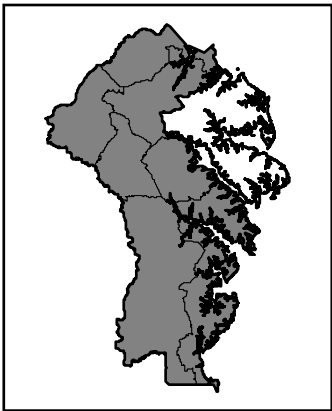
Bill No. 27-24

Amendment No. 24

Exhibit No. X-1

Region 4
Planned Land Use

PLU-R4-BDN-702
RURAL TO
LOW DENSITY
RESIDENTIAL



 Change Area

 Buildings

 Parcels

Planned Land Use

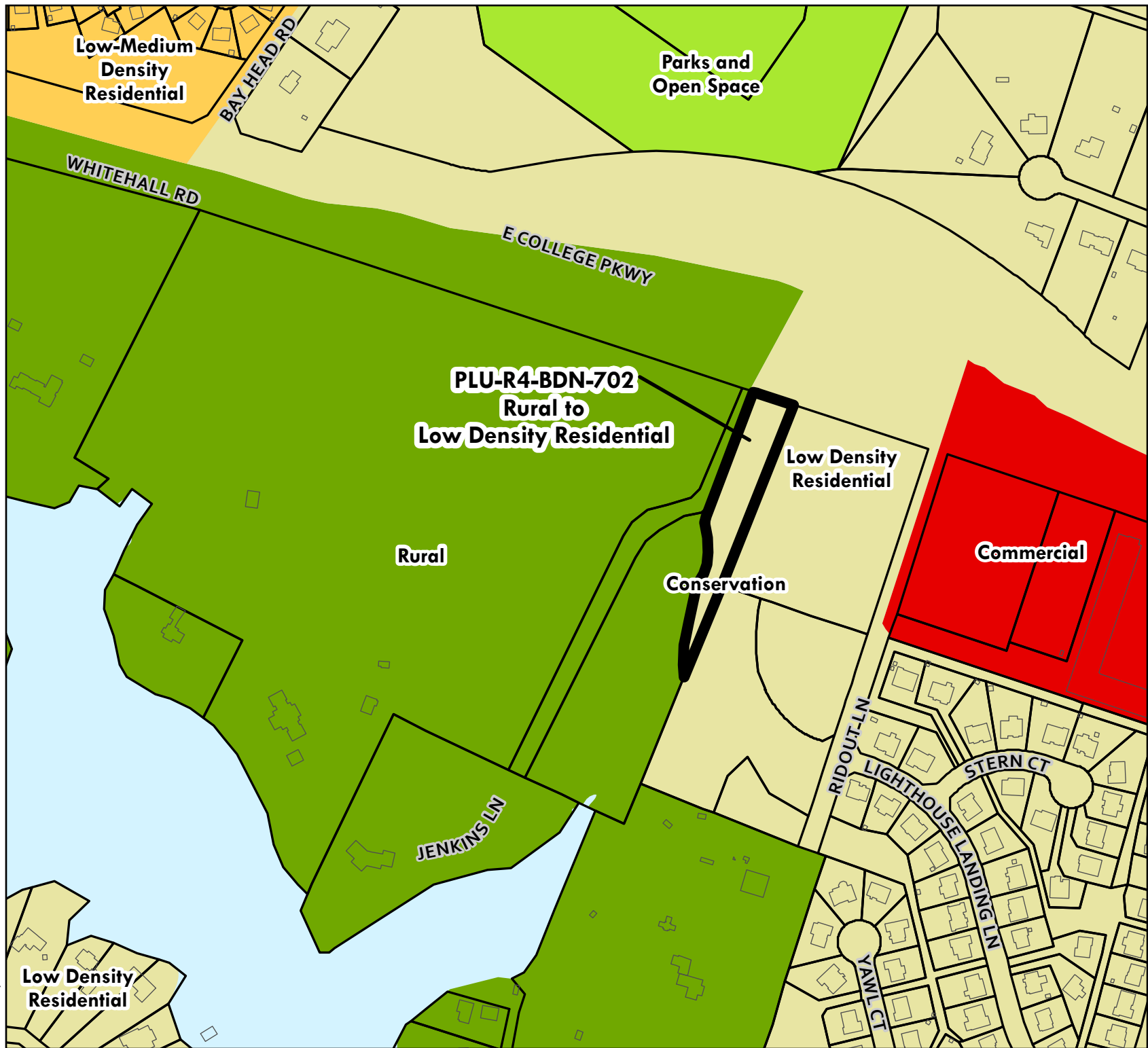
 Conservation

 Parks and Open Space

 Residential Low Density

 Residential Low-Medium
Density

 Commercial



Bill No. 27-24
Amendment No. 24
Exhibit X-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Broadneck	PLU-R4-BDN-702 5	1514 Whitehall Rd	40	234	-	1.28	Rural	-	-	-	-	-	Change PLU from Rural to Low Density Residential Justification: This change to Low Density Residential Planned Land Use is consistent with the existing zoning and accommodates the property owner's wishes to retain the split-zoning of the property. Additionally, the change is consistent with Plan2040 Goal BE3 that encourages resident participation in the planning process.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Ms. Fiedler

Amendment No. 25

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024:

1. For a portion of the property known as Parcel 335, Lot 19A, on Tax Map 23, Tax Account Number 03-606-90046187, on page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Residential Low-Medium Density as shown in Exhibit Y-1.

2. For a portion of the properties known as Parcel 335, Lot 15C; Parcel 281, Lot 4; Parcel 280, Lot 4; Parcel 280, Lot 3R; Parcel 391; Parcel 563, Lot 3RC; Parcel 279, Lot 2RB; Parcel 278; Parcel 277; Parcel 277, Lot 8; and Parcel 276, all on Tax Map 23, Tax Account Numbers 03-606-90054309; 03-000-90101336; 03-000-90085538; 03-000-90085537; 03-000-28389025; 03-000-19340000; 03-000-27827800; 03-000-90247563; 03-000-90227588; 03-000-90227584; and 03-940-90098128, on page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Residential Low-Medium Density as shown in Exhibit Y-2.

3. For the properties known as Parcel 277, Lots 6 and 7; Parcel 277; Parcel 276, Lots 6 and 5; and Parcel 276, all on Tax Map 23, Tax Account Numbers 03-000-90227582; 03-000-90227583; 03-000-90227588; 03-940-90098119; 03-940-90098118; and 03-394-090098127, on page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Residential Low-Medium Density as shown in Exhibit Y-3.

4. On page 157 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-505”, insert the rows for “PLU-R4-SVP-705”, “PLU-R4-SVP-706”, and “PLU-R4-SVP-707” as shown in Exhibit Y-4.

5. On page 180 of the Plan, amend the “Planned Land Use Change Areas Map – Severna Park” to reflect the changes for “PLU-R4-SVP-705”, “PLU-R4-SVP-706”, and “PLU-R4-SVP-707”, as shown in Exhibits Y-1, Y-2, and Y-3.

(This amendment changes the planned land use for various properties or portions of properties on Swaying Oak Court, Masons Crossing Court, Truck House Road, Listman Court, and Westholme Lane, Severna Park from Residential Low Density to Residential Low-Medium Density.)

Bill No. 27-24
Amendment 25
Page No. 2

Property Identifiers				Application Numbers References			
Address	Tax Map	Parcel	Tax Account No.	Prior		Council	
				CZ	PLU	CZ	PLU
304 Swaying Oak Ct	23	335, Lot 19A	03-606-90046187	CZ-R4-SVP-1273 and CZ-R4-SVP-1274	n/a	CZ-R4-SVP-705	PLU-R4-SVP-705
305 Swaying Oak Ct	23	335, Lot 15C	03-606-90054309	CZ-R4-SVP-1260	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
151 Masons Crossing Ct	23	281, Lot 4	03-000-90101336	CZ-R4-SVP-1473	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
149 Masons Crossing Ct	23	280, Lot 4	03-000-90085538	CZ-R4-SVP-1474	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
147 Masons Crossing Ct	23	280, Lot 3R	03-000-90085537	CZ-R4-SVP-1476	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
137 Truck House Rd	23	391	03-000-28389025	CZ-R4-SVP-1475	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
135 Truck House Rd	23	563, Lot 3RC	03-000-19340000	CZ-R4-SVP-1220	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
131 Truck House Rd	23	279, Lot 2RB	03-000-27827800	CZ-R4-SVP-1490	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
Unaddressed open space, Marley Manor HOA	23	278	03-000-90247563	CZ-R4-SVP-1489	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
Unaddressed recreation area, SAFB Development LLC	23	277	03-000-90227588	CZ-R4-SVP-1488 and CZ-R4-SVP-1009	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
309 Listman Ct	23	277, Lot 8	03-000-90227584	CZ-R4-SVP-1253	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
Unaddressed open space	23	276	03-940-90098128	CZ-R4-SVP-1291	n/a	CZ-R4-SVP-706	PLU-R4-SVP-706
310 Listman Ct	23	277, Lot 6	03-000-90227582	CZ-R4-SVP-1130	n/a	CZ-R4-SVP-707	PLU-R4-SVP-707
312 Listman Ct	23	277, Lot 7	03-000-90227583	CZ-R4-SVP-1019	n/a	CZ-R4-SVP-707	PLU-R4-SVP-707
112 Westholme Ln	23	276, Lot 6	03-940-90098119;	CZ-R4-SVP-1035	n/a	CZ-R4-SVP-707	PLU-R4-SVP-707
111 Westholme Ln	23	276, Lot 5	03-940-90098118	CZ-R4-SVP-1039	n/a	CZ-R4-SVP-707	PLU-R4-SVP-707
Unaddressed recreation area	23	276	03-394-90098127	CZ-R4-SVP-1288	n/a	CZ-R4-SVP-707	PLU-R4-SVP-707

Bill No. 27-24

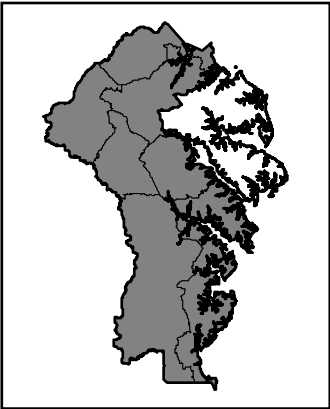
Amendment No. 25

Exhibit No. Y-1

*Region 4
Planned Land Use*

PLU-R4-SVP-705

**LOW DENSITY RESIDENTIAL
TO
LOW-MEDIUM DENSITY
RESIDENTIAL**



 **Change Area**

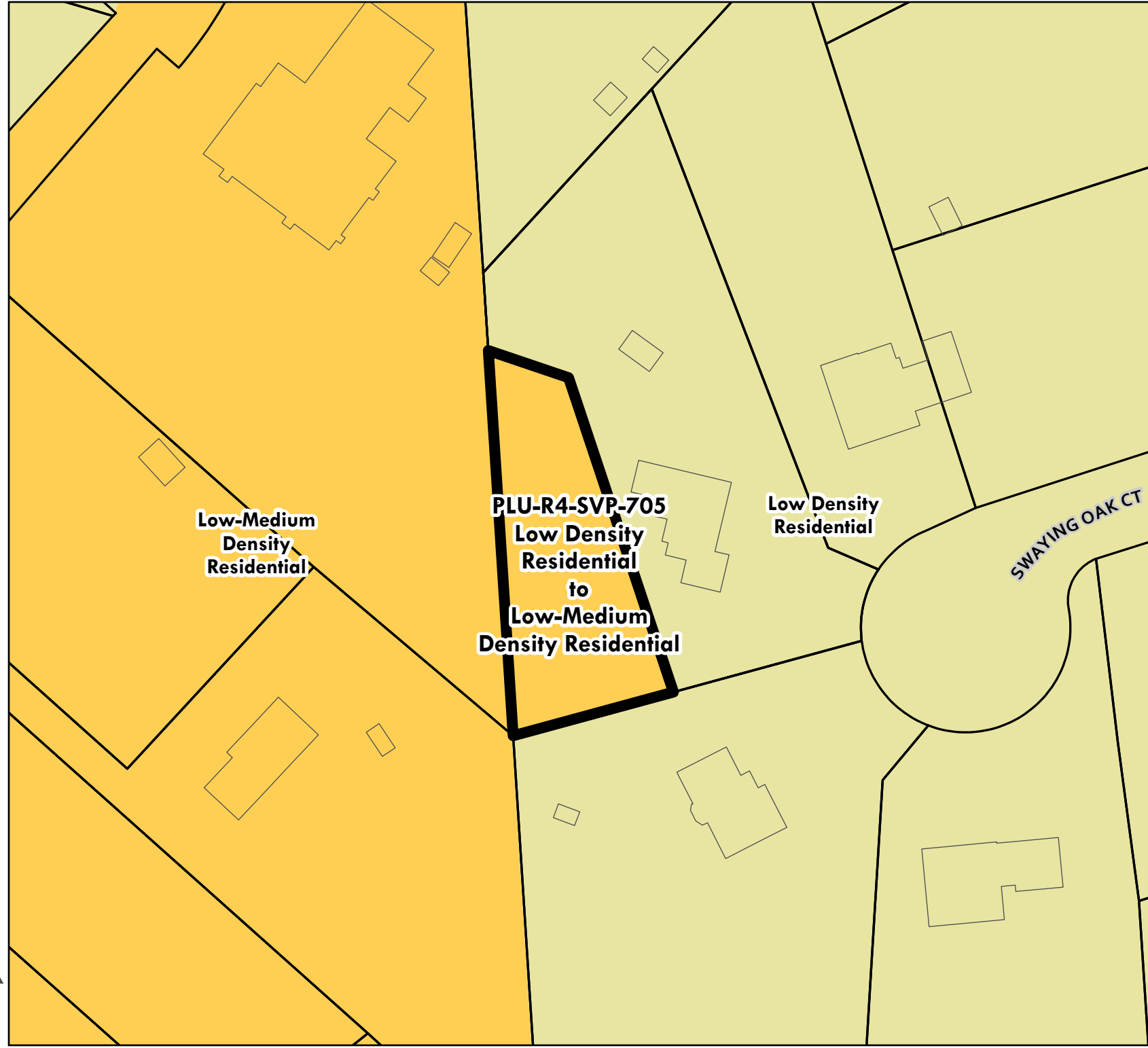
 **Buildings**

 **Parcels**

Planned Land Use

 **Residential Low Density**

 **Residential Low-Medium
Density**



Bill No. 27-24

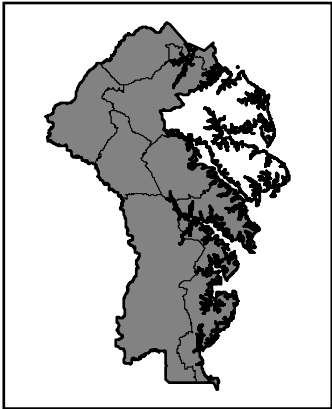
Amendment No. 25

Exhibit No. Y-2

Region 4
Planned Land Use

PLU-R4-SVP-706

LOW DENSITY RESIDENTIAL
TO
LOW-MEDIUM DENSITY
RESIDENTIAL



 Change Area

 Buildings

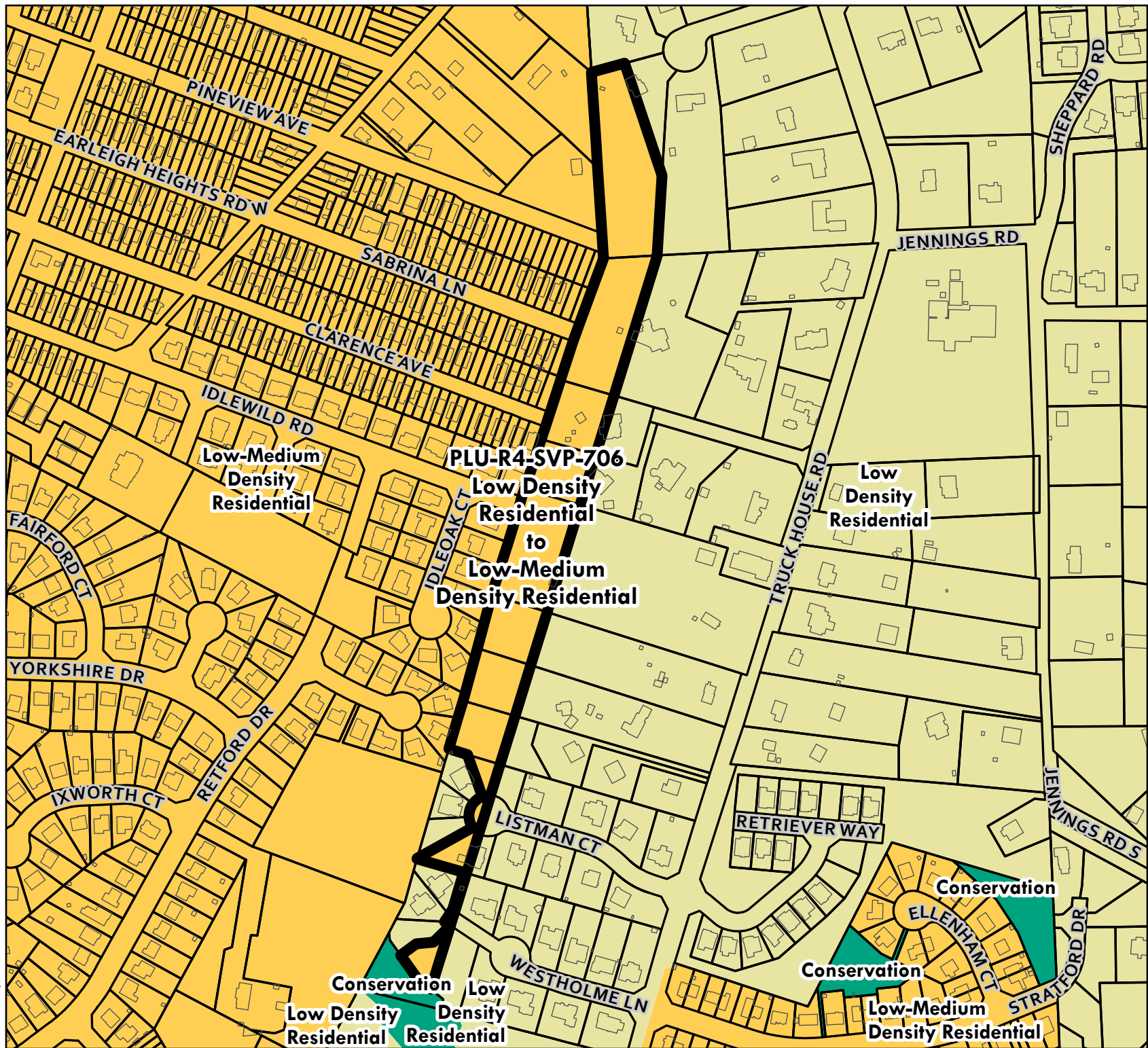
 Parcels

Planned Land Use

 Conservation

 Residential Low Density

 Residential Low-Medium
Density



Bill No. 27-24

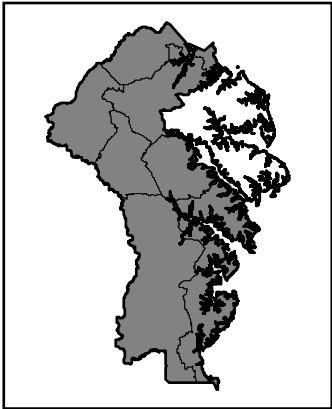
Amendment No. 25

Exhibit No. Y-3

Region 4
Planned Land Use

PLU-R4-SVP-707

LOW DENSITY RESIDENTIAL
TO
LOW-MEDIUM DENSITY
RESIDENTIAL



 Change Area


 Buildings

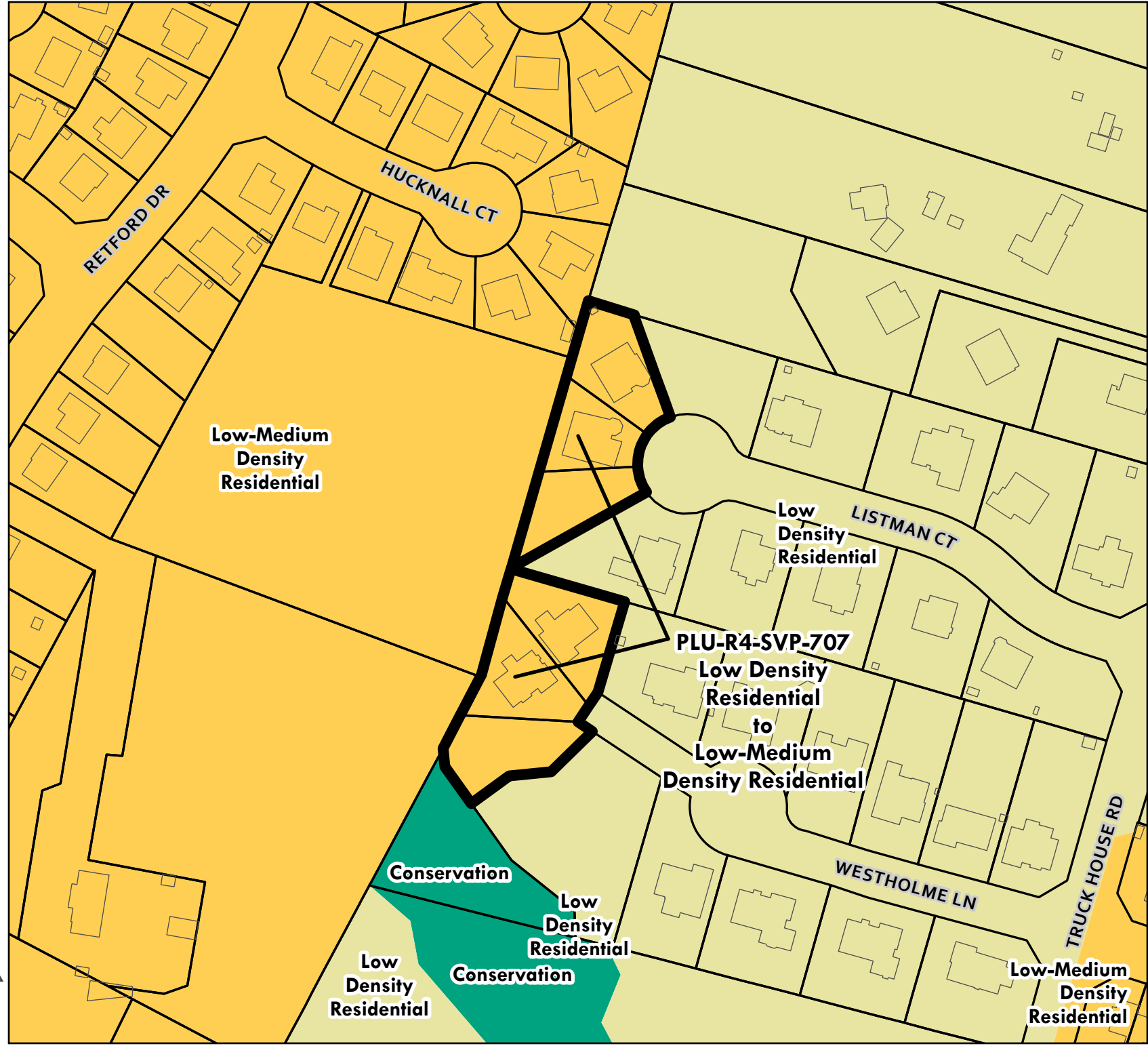
 Parcels

Planned Land Use

 Conservation

 Residential Low Density

 Residential Low-Medium
Density



Bill No. 27-24
Amendment No. 25
Exhibit Y-4

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Severna Park	PLU-R4-SVP-705 5	304 Swaying Oak Ct	23	335	19A	1.1	Low Density Residential	-	-	-	-	-	Change PLU from Low Density Residential to Low Medium Density Residential for areas where the existing zoning is R5. Retain Low Density Residential for areas where the existing zoning is R1 or R2. Justification: This change to a split Planned Land Use of Low Medium Density Residential and Low Density Residential is consistent with the existing zoning and is compatible with the surrounding area.
Severna Park	PLU-R4-SVP-706 5	305 Swaying Oak Ct 151 Masons Crossing Ct 149 Masons Crossing Ct 147 Masons Crossing Ct 137 Truck House Rd 135 Truck House Rd 131 Truck House Rd Unaddressed Open Space Unaddressed Recreation Area 309 Listman Ct 110 Westholme Ln Unaddressed Open Space	23	335 281 280 280 391 563 279 278 277 277 276 276	15C 4 4 3R - 3RC 2RB - - 8 7 -	7.07	Low Density Residential	-	-	-	-	-	Change PLU from Low Density Residential to Low Medium Density Residential for areas where the existing zoning is R5. Retain Low Density Residential for areas where the existing zoning is R2 Justification: This change to a split Planned Land Use of Low Medium Density Residential and Low Density Residential is consistent with the existing zoning and is compatible with the surrounding area.
Severna Park	PLU-R4-SVP-707 5	310 Listman Ct 312 Listman Ct Unaddressed Recreation Area 112 Westholme Ln 111 Westholme Ln Unaddressed Recreation Area	23	277 277 277 276 276 276	6 7 - 6 5 -		Low Density Residential	-	-	-	-	-	Change PLU from Low Density Residential to Low Medium Density Residential for the entire parcels Justification: This change to a Planned Land Use of Low Medium Density Residential is consistent with the existing zoning and is compatible with the surrounding area.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Ms. Fiedler

Amendment No. 26

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, on page 44, amend the first paragraph under the title “Guidance for future Mixed-Use Zoning Districts” as shown in Exhibit Z.

(This amendment adds language pertaining to guidance for future mixed-use zoning districts.)

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 and recommended that the current zoning in these areas be maintained until the ~~-In addition, they recommended the~~ mixed-use zoning districts of the Code can 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 is acknowledged in this Plan that the planned use and recommended zoning for some of the areas recommended for Mixed-Use Planned Land Use will be inconsistent until these areas are rezoned to a mixed-use zoning district. In areas where there is a Mixed-Use Planned Land use and the zoning has been retained in a Critical Corridor Policy Area within the Severna Park community, a planning study for the critical corridor should first be completed to determine if mixed-use zoning is appropriate. The planning study should include, but not be limited to, an analysis of current and future projections of demographics, housing needs, and employment. 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.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Mr. Volke

Amendment No. 27

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for Parcel 203, Lots 14 and 15, on Tax Map 18, Tax Account Number 03-080-27428800, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Maritime as shown in Exhibit AA-1.

2. On page 148 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-503” insert the row for “PLU-R4-PAS-603” as shown in Exhibit AA-2.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-603” as shown in Exhibit AA-1.

(This amendment changes the planned land use for the property known as 7831 and 7857 Southwest Road, Pasadena, from Residential Low Density to Maritime.)

Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R4-PAS-603
PLU	n/a	PLU-R4-PAS-603
DPAO	n/a	n/a
DPA	n/a	n/a

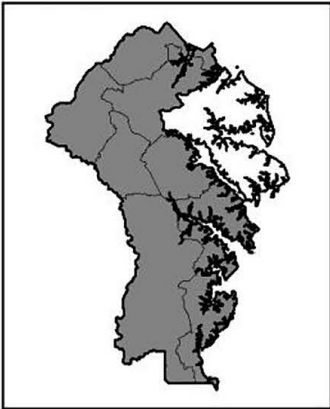
Bill No. 27-24

Amendment No. 27

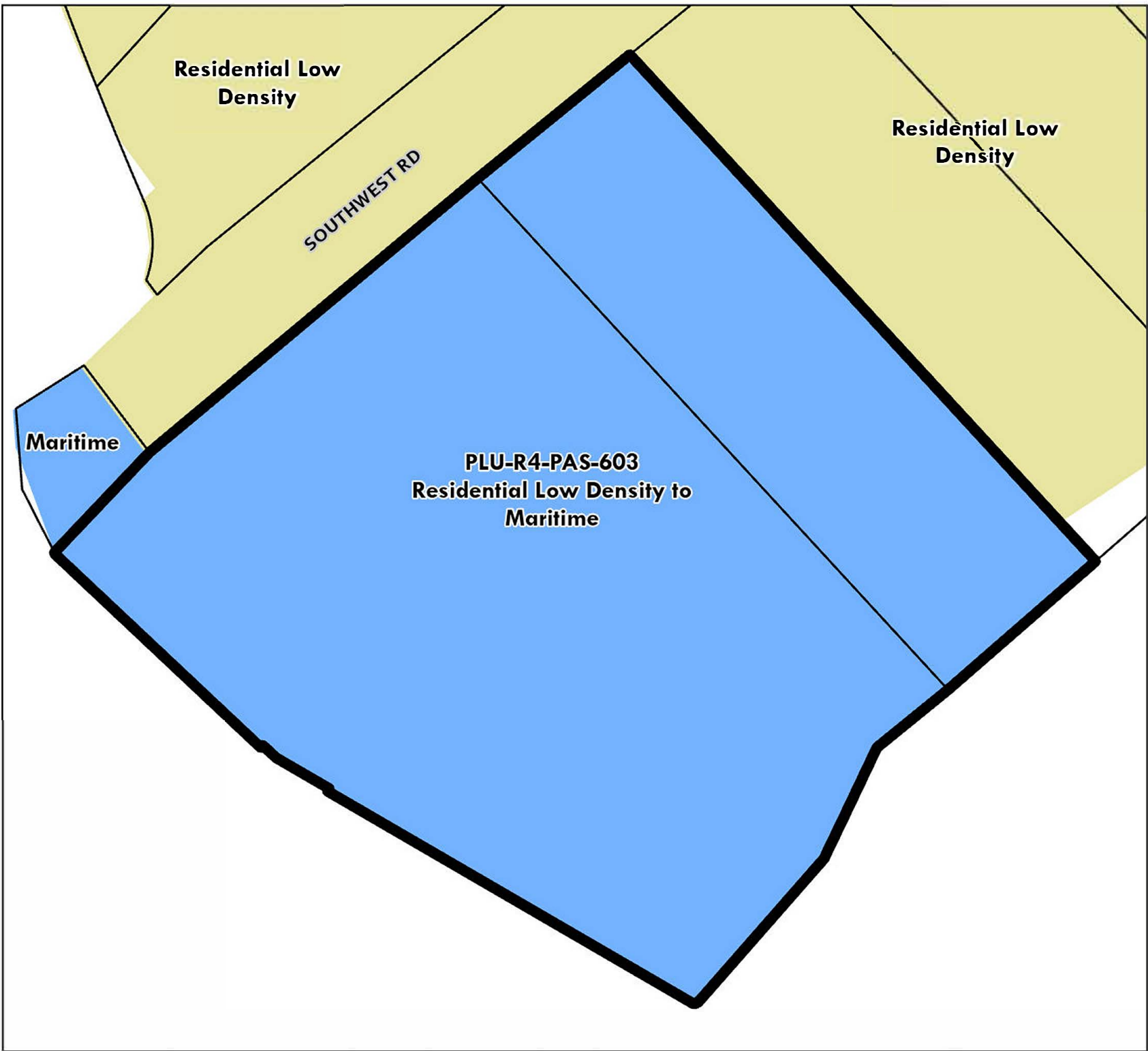
Exhibit No. AA-1

*Region 4
Planned Land Use*

*PLU-R4-PAS-603
RESIDENTIAL
LOW DENSITY TO
MARITIME*



-  **Change Area**
-  **Parcels**
- Planned Land Use**
-  **Residential Low Density**
-  **Maritime**



Bill No. 27-24
Amendment No. 27
Exhibit AA-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-603 3	7831 and 7857 Southwest Road	18	203	14 15	0.76	Low Density Residential	-	-	-	-	-	Change PLU from Low Density Residential to Maritime Justification: This change to Maritime Planned Land Use is consistent with the existing uses on this site and is consistent with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries, including the maritime trades, that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Ms. Fiedler

Amendment No. 28

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the properties known as Parcels 757, Lot D; 756; 755; and 668, Lot A on Tax Map 23, Tax Account Numbers 03-000-26303900, 03-000-03276500, 03-000-2937300, and 03-000-0781453, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Commercial to Small Business as shown in Exhibit BB-1.

2. On page 154 of the Plan, in the “Planned Land Use Changes”, amend the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-205A” as shown in Exhibit BB-2.

3. On page 154 of the Plan, in the “Planned Land Use Changes”, delete the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-205B” in its entirety.

4. On page 180 of the Plan, amend the “Planned Land Use Change Areas Map – Severna Park” to reflect the changes for “PLU-R4-SVP-602”, “PLU-R4-SVP-603”, “PLU-R4-SVP-604”, and “PLU-R4-SVP-709” as shown in Exhibit BB-1.

(This amendment changes the planned land use for the properties known as 236, 238, 242, and 302 Ritchie Highway, Severna Park, from Commercial to Small Business.)

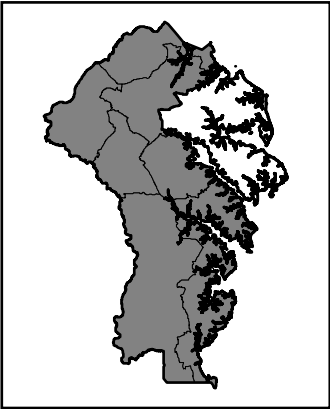
Property Identifiers				Application Numbers References			
Address	Tax Map	Parcel	Tax Account No.	Prior		Council	
				CZ	PLU	CZ	PLU
236 Ritchie Highway	23	757, Lot D	03-000-26303900	CZ-R4-SVP-205B	PLU-R4-205B	CZ-R4-SVP-604	PLU-R4-SVP-604
238 Ritchie Highway	23	756	03-000-03276500	CZ-R4-SVP-205A	PLU-R4-SVP-205A	CZ-R4-SVP-602	PLU-R4-SVP-602
242 Ritchie Highway	23	755	03-000-2937300	CZ-R4-SVP-205A	PLU-R4-SVP-205A	CZ-R4-SVP-603	PLU-R4-SVP-603
302 Ritchie Highway	23	668, Lot A	03-000-0781453	CZ-R4-SVP-205B	PLU-R4-SVP-205B	CZ-R4-SVP-709	PLU-R4-SVP-709


Bill No. 27-24


Amendment No. 28


Exhibit No. BB-1

Region 4
Planned Land Use
PLU-R4-SVP-604
PLU-R4-SVP-602
PLU-R4-SVP-603
PLU-R4-SVP-709
COMMERCIAL TO
SMALL BUSINESS





 Change Area


 Buildings


 Parcels


Planned Land Use

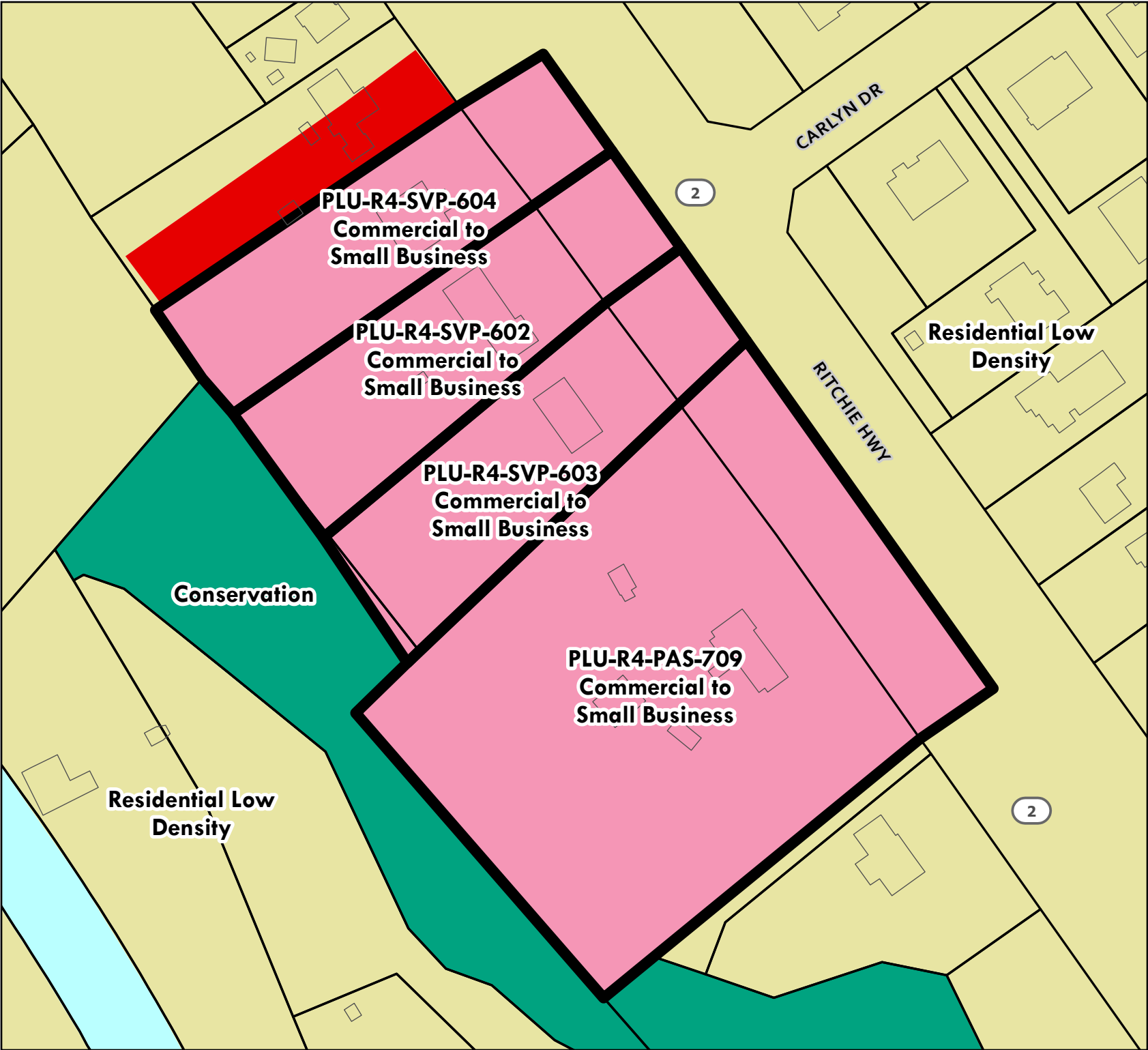

 Conservation

 Residential Low Density

 Commercial

 Public Use

 Small Business



Bill No. 27-24
Amendment No. 28
Exhibit BB-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Severna Park	PLU-R4-SVP-205A PLU-R4-SVP-602 and PLU-R4-SVP-603 5	238 Ritchie Hwy 238 Ritchie Hwy	23	756 755		1.2	Low Density Residential	Small Business	SAC agrees with OPZ recommendati on prior to November 2023 for Small Business. In November 2023 OPZ provided a new recommendati on.	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 consistent with direct MD 2 access and the existing use on one of the lots.	<u>Change PLU from Commercial to Small Business</u> <u>Justification: The change to Small Business PLU 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.</u>

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Mr. Volke

Amendment No. 29

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for Parcel 234 on Tax Map 33, Tax Account Number 03-350-90019936, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use on portions of the property from Residential Low Density to Industrial, Maritime to Industrial, and from Industrial to Maritime as shown in Exhibit CC-1.

2. On page 129 of the Plan, in the “Planned Land Use Changes”, amend the row beginning with “Gibson Island” Community and Change ID Number “PLU-R4-GBI-101A” as shown in Exhibit CC-2.

3. On page 181 of the Plan, amend the “Planned Land Use Change Areas Map – Gibson Island” to reflect the changes for “PLU-R4-GBI-600” as shown in Exhibit CC-1.

(This amendment changes the planned land use for portions of the property known as (no number) Aberfoyle Road, Gibson Island, from Residential Low Density to Industrial, Maritime to Industrial, and from Industrial to Maritime.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-GBI-101A	CZ-R4-GBI-600
PLU	PLU-R4-GBI-101A	PLU-R4-GBI-600
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

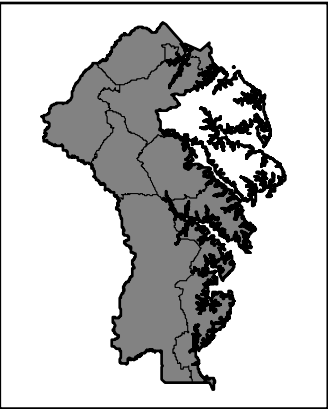
Amendment No. 29

Exhibit No. CC-1

Region 4
Planned Land Use

PLU-R4-GBI-600

CHANGES TO THE MARITIME,
INDUSTRIAL, & LOW DENSITY
RESIDENTIAL PLANNED
LAND USE



 Change Area

 Buildings

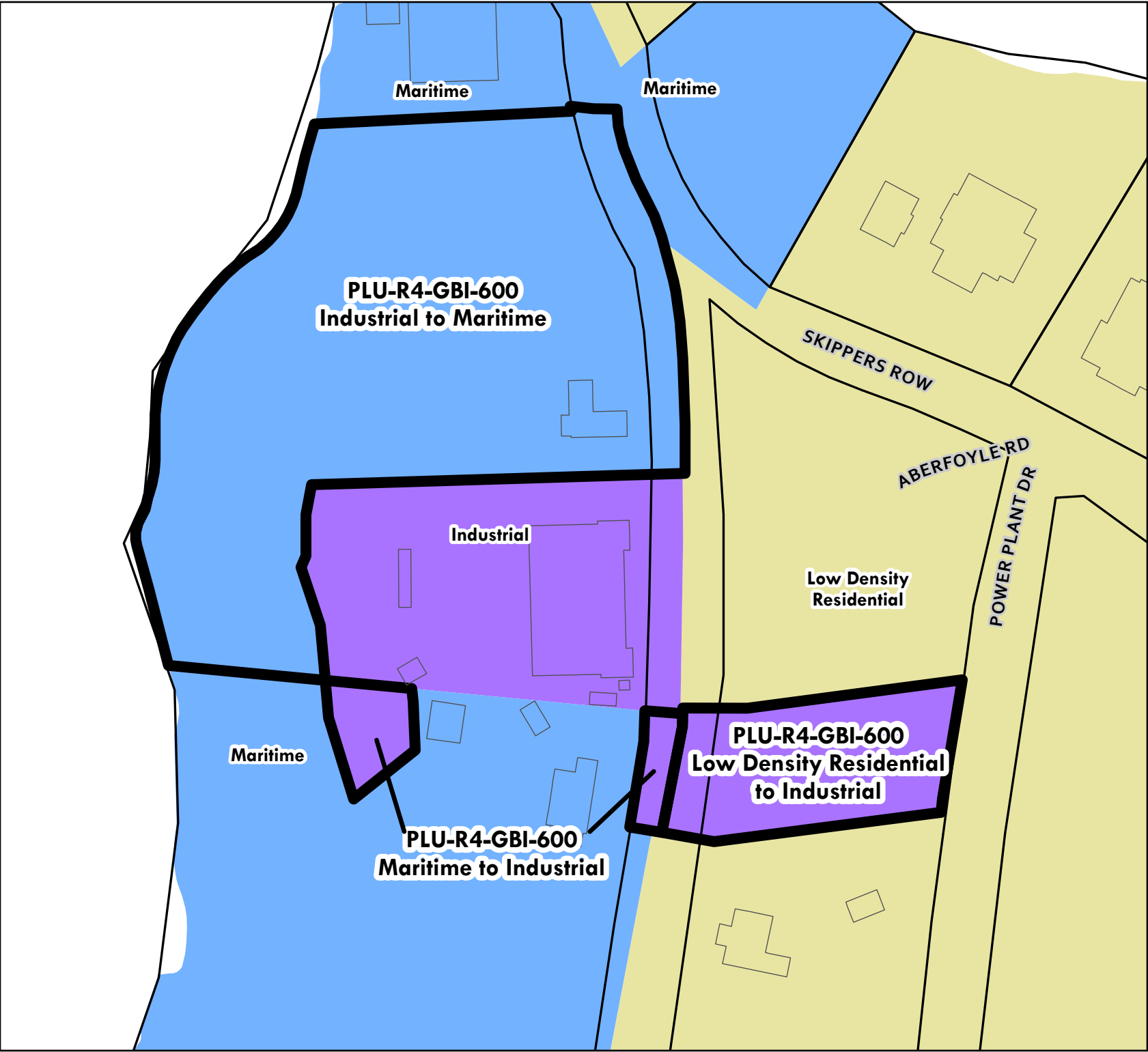
 Parcels

Planned Land Use

 Residential Low Density

 Industrial

 Maritime



Bill No. 27-24
Amendment No. 29
Exhibit CC-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Gibson Island	PLU-R4-GBI-101A and PLU-R4-GBI-600 3	Aberfoyle Rd	33	234		3.5 (east side of Aberfoyle Rd) 2.26 (west side of Aberfoyle Rd)	Low Density Residential (east side of Aberfoyle Rd). Maritime and Industrial (west side of Aberfoyle Rd)	Low Density Residential (east side of Aberfoyle Rd)	SAC agrees with OPZ recommendation (east side of Aberfoyle Rd)	Low Density Residential (east side of Aberfoyle Rd)	Low Density Residential (east side of Aberfoyle Rd)	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 surrounding area.	<u>Change 2.13 acres of Industrial PLU on the west side of Aberfoyle Rd to Maritime; change 0.13 acres of Maritime PLU on the west side of Aberfoyle Rd to Industrial; and change 0.40 acres of Residential Low Density PLU to Industrial on the east side of Aberfoyle Rd as shown on an exhibit from the applicant (PLU-R4-GBI-600)</u> <u>Justification: The changes in Planned Land Use to match the zoning on what the applicant has shown on their exhibit is consistent with the adopted Plan2040 Peninsula Policy Area and surrounding community.</u>

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Mr. Volke

Amendment No. 30

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for Parcel 186 on Tax Map 16, Tax Account Number 03-000-16763605, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Commercial as shown in Exhibit DD-1.

2. On page 148 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-503” insert the row for “PLU-R4-PAS-607” as shown in Exhibit DD-2.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-607” as shown in Exhibit DD-1.

(This amendment changes the planned land use for an unaddressed property consisting of 9.19 acres on the south side of Mountain and west side of Waterford Road, Pasadena, from Low Density Residential to Commercial.)

Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R4-PAS-607
PLU	n/a	PLU-R4-PAS-607
DPAO	n/a	n/a
DPA	n/a	n/a

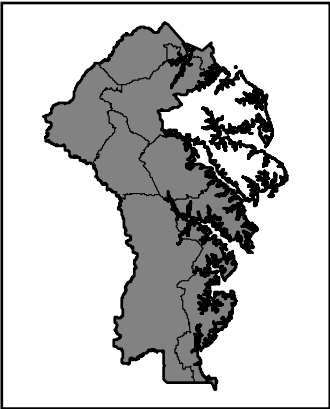
Bill No. 27-24

Amendment No. 30

Exhibit No. DD-1

Region 4
Planned Land Use

PLU-R4-PAS-607
LOW DENSITY RESIDENTIAL
TO
COMMERCIAL



 Change Area

 Buildings

 Parcels

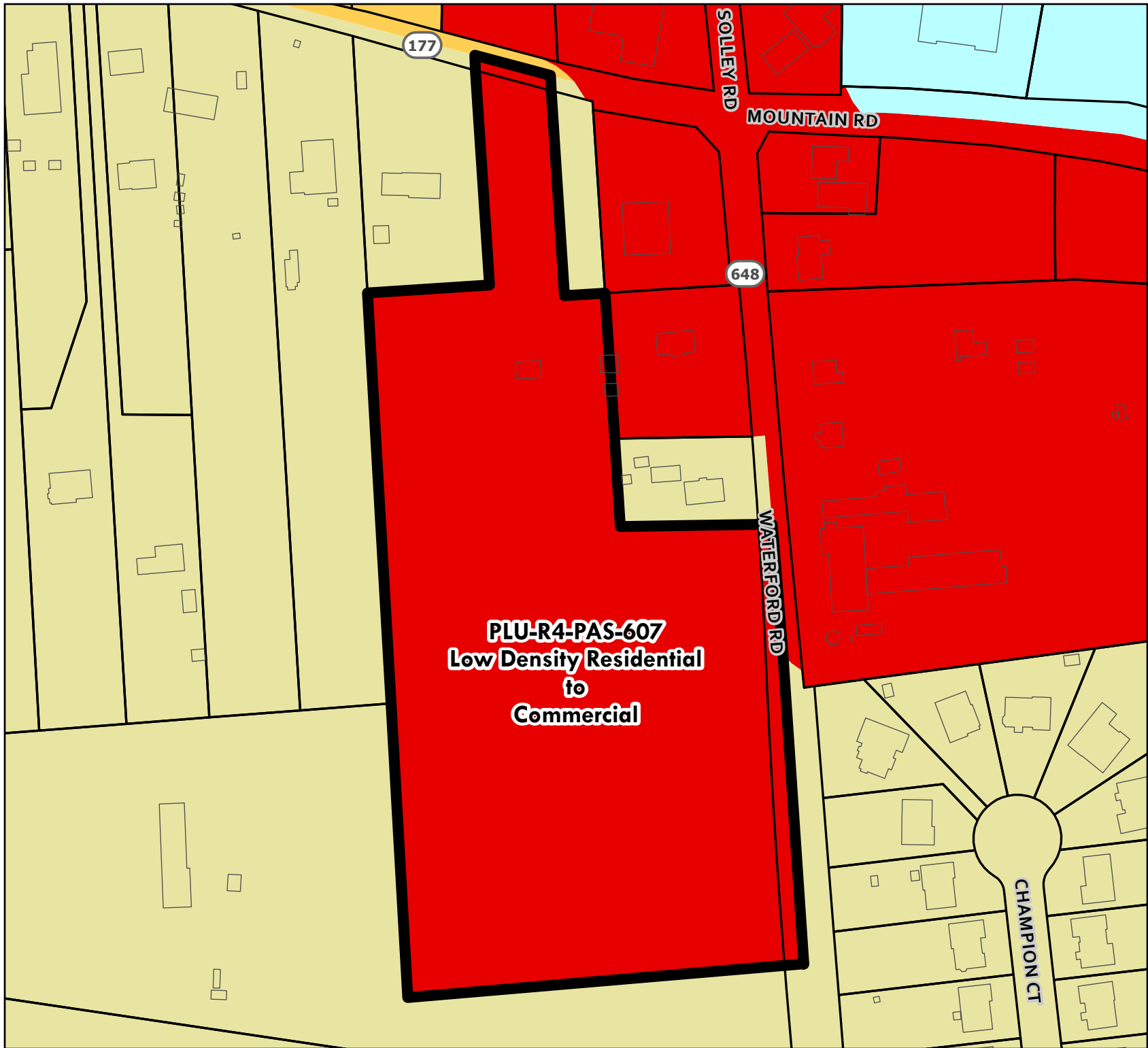
Planned Land Use

 Residential Low Density

 Residential Low-Medium
Density

 Commercial

 Public Use



Bill No. 27-24
Amendment No. 30
Exhibit DD-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-607 3	unaddressed parcel on the south side of Mountain Road and west side of Waterford Road	16	186	-	9.19	Low Density Residential	-	-	-	-	-	Change PLU from Low Density Residential to Commercial Justification: This change to Commercial Planned Land Use is compatible with the surrounding area and is consistent with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Mr. Volke

Amendment No. 31

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 532 on Tax Map 17, Tax Account Number 03-000-03041503, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Rural to Residential Low Density for a portion of the property as shown in Exhibit EE-1.

2. On page 148 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-503” insert the row for “PLU-R4-PAS-609” as shown in Exhibit EE-2.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-609” as shown in Exhibit EE-1.

(This amendment changes the planned land use for a portion of the property known as 4438 Purple Martins Road, Pasadena, from Rural to Residential Low Density.)

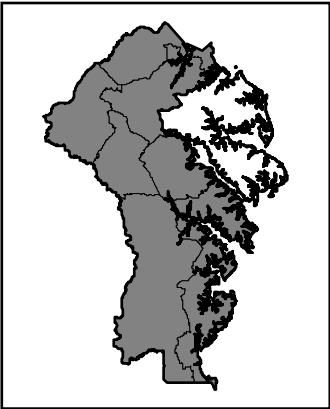
Application Numbers References		
	Prior	Council
CZ	CZ-R4-PAS-502	CZ-R4-PAS-609
PLU	n/a	PLU-R4-PAS-609
DPAO	n/a	n/a
DPA	n/a	n/a






Bill No. 27-24

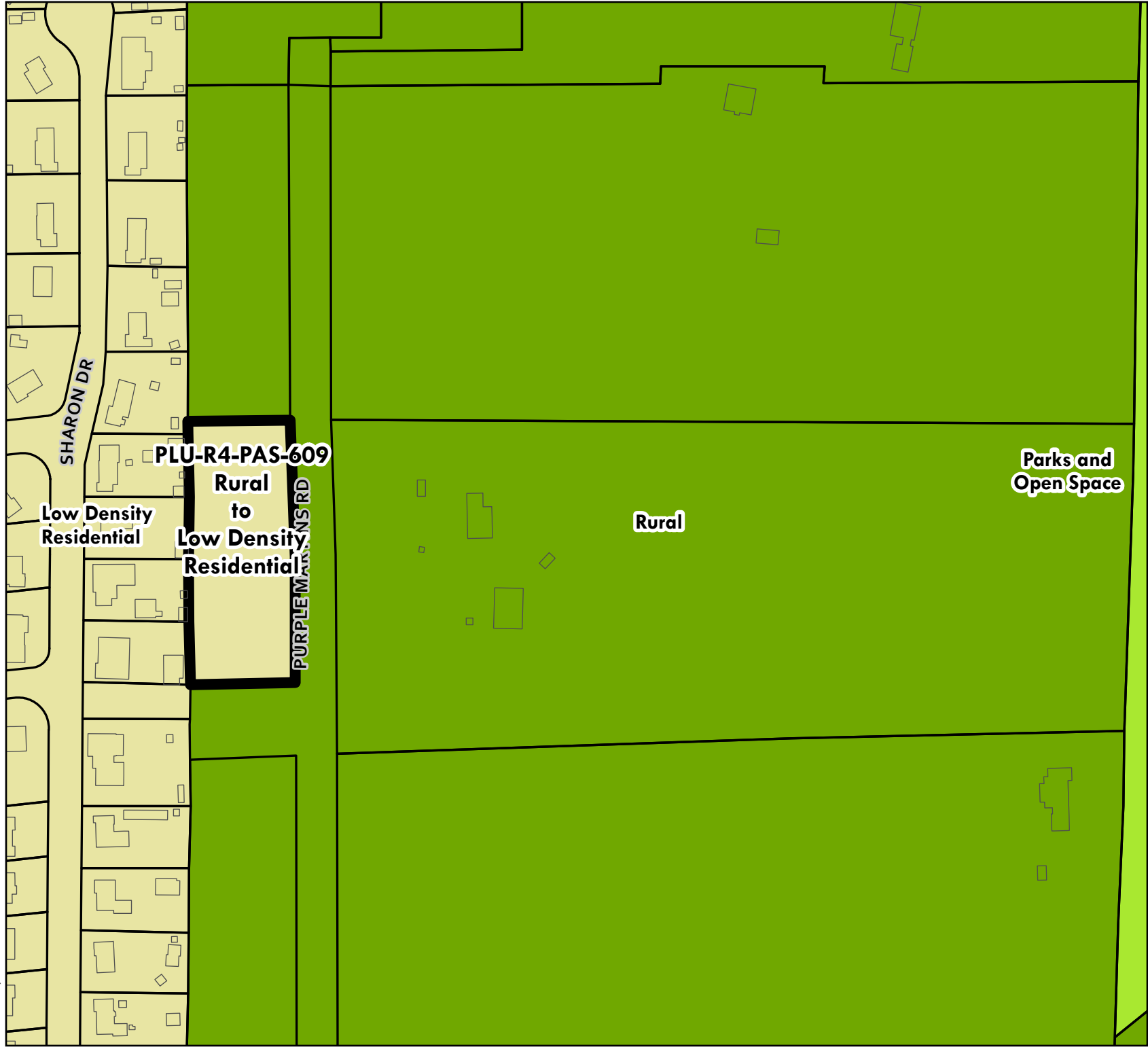
Amendment No. 31

Exhibit No. EE-1

Region 4
Planned Land Use
PLU-R4-PAS-609
RURAL
TO
LOW DENSITY
RESIDENTIAL



-  Change Area
-  Buildings
-  Parcels
- Planned Land Use
-  Parks and Open Space
-  Residential Low Density



Bill No. 27-24
Amendment No. 31
Exhibit EE-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-609 3	4438 Purple Martins Rd	17	532	-	1.3	Rural	-	-	-	-	-	<p>Change PLU from Rural to Low Density Residential for the portion of the property on the west side of Purple Martins Road, approximately 1.3 acres.</p> <p>Justification: This change to Low Density Residential Planned Land Use for the property on the west side of Purple Martins Road is compatible with the surrounding area and is consistent with Plan2040 Goal BE3 that supports resident participation in the planning process.</p>

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Ms. Fiedler

Amendment No. 32

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 1, Lot A, on Tax Map 32H, Tax Account Number 03-000-90061981, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low-Medium Density to Small Business as shown in Exhibit FF-1.

2. On page 157 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-505”, insert the row for “PLU-R4-SVP-605” as shown in Exhibit FF-2.

3. On page 180 of the Plan, amend the “Planned Land Use Change Areas Map – Severna Park” to reflect the changes for “PLU-R4-SVP-605” as shown in Exhibit FF-1.

(This amendment changes the planned land use for the property known as 850A Ritchie Highway, Severna Park, from Residential Low-Medium Density to Small Business.)

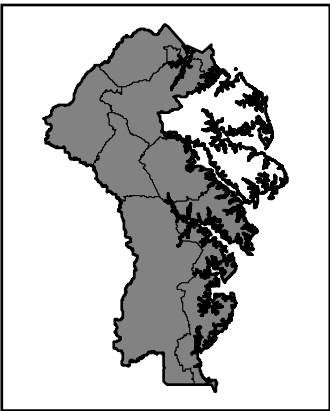
Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R4-SVP-605
PLU	n/a	PLU-R4-SVP-605
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

Amendment No. 32

Exhibit No. FF-1

Region 4
Planned Land Use
PLU-R4-SVP-605
LOW-MEDIUM
DENSITY RESIDENTIAL
TO
SMALL BUSINESS



 Change Area

 Buildings

 Parcels

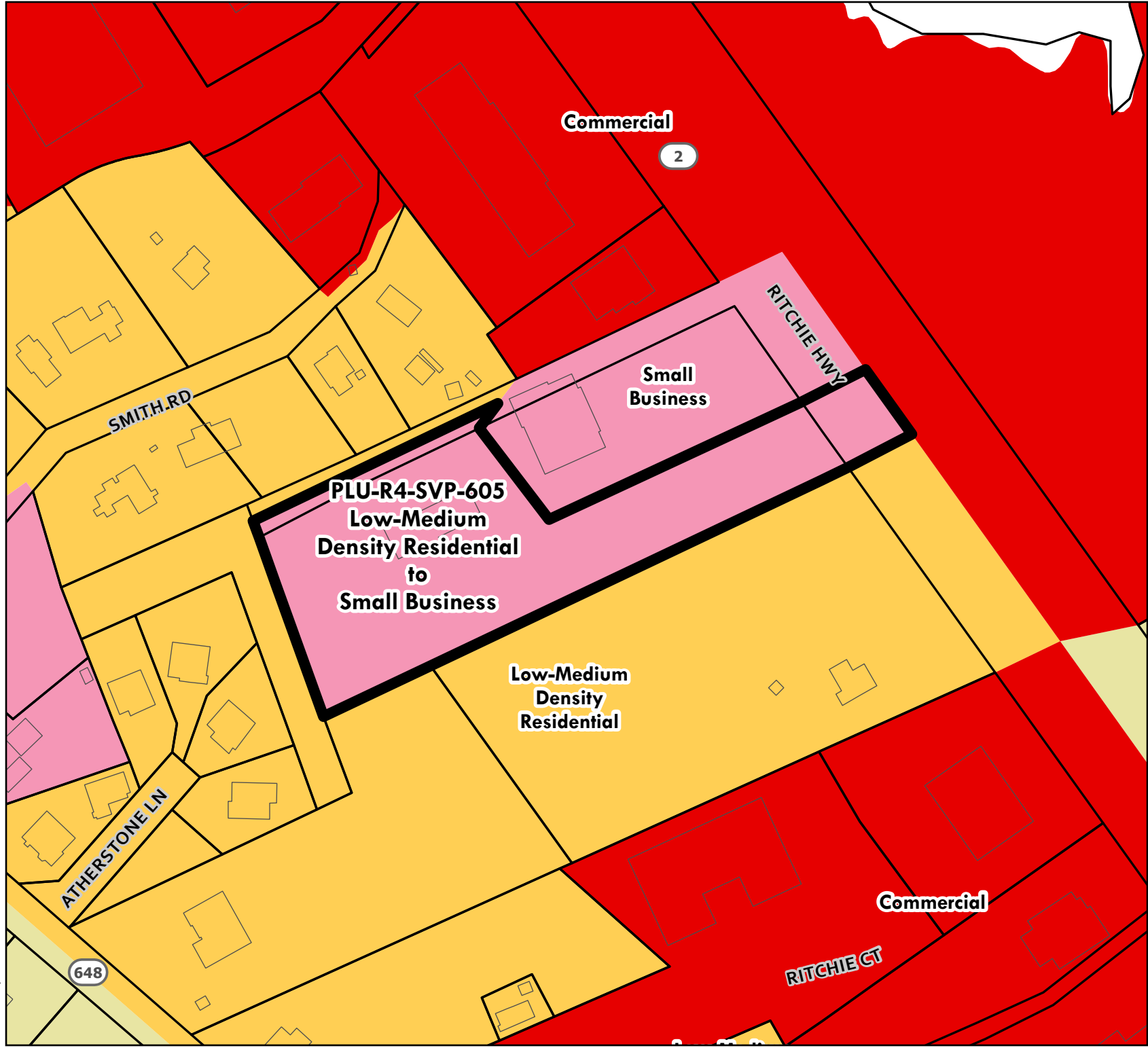
Planned Land Use

 Residential Low Density

 Residential Low-Medium
Density

 Small Business

 Commercial



Bill No. 27-24
Amendment No. 32
Exhibit FF-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Severna Park	PLU-R4-SVP-605 5	850A Ritchie Hwy	32H	1	A	2.1	Low Medium Density Residential	-	-	-	-	-	Change PLU from Low Medium Density Residential to Small Business Justification: This change to Small Business Planned Land Use is compatible with the surrounding area and is consistent with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Ms. Fiedler

Amendment No. 33

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 2, on Tax Map 32H, Tax Account Number 03-000-33072400, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low-Medium Density to Commercial as shown in Exhibit GG-1.

2. On page 157 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-505”, insert the row for “PLU-R4-SVP-606” as shown in Exhibit GG-2.

3. On page 180 of the Plan, amend the “Planned Land Use Change Areas Map – Severna Park” to reflect the changes for “PLU-R4-SVP-606” as shown in Exhibit GG-1.

(This amendment changes the planned land use for the property known as 850B Ritchie Highway, Severna Park, from Residential Low-Medium Density to Commercial.)

Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R4-SVP-606
PLU	n/a	PLU-R4-SVP-606
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

Amendment No. 33

Exhibit No. GG-1

Region 4

Planned Land Use

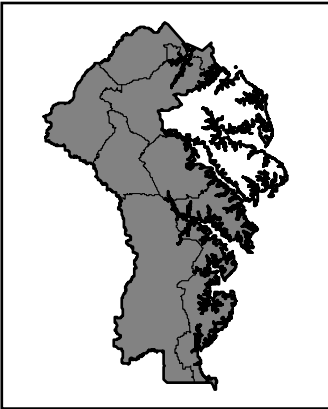
PLU-R4-SVP-606

LOW-MEDIUM

DENSITY RESIDENTIAL

TO

COMMERCIAL




 Change Area

 Buildings

 Parcels

Planned Land Use

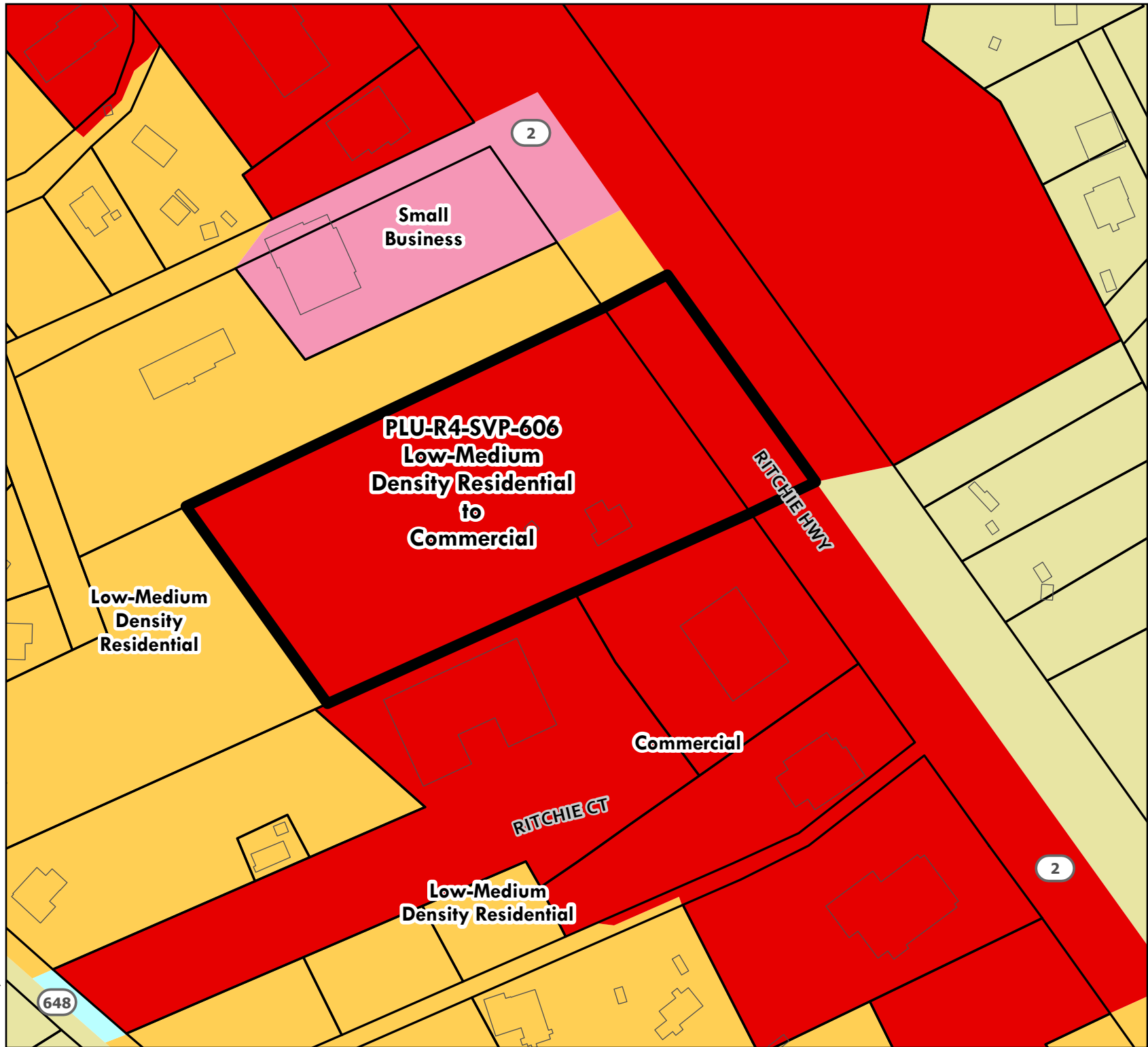
 Residential Low Density

 Residential Low-Medium Density

 Small Business

 Commercial

 Public Use



Bill No. 27-24
Amendment No. 33
Exhibit GG-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Severna Park	PLU-R4- SVP-606 5	850B Ritchie Hwy	32H	2	-	2.9	Low Medium Density Residential	-	-	-	-	-	Change PLU from Low Medium Density Residential to Commercial Justification: This change to Commercial Planned Land Use is compatible with the surrounding area and is consistent with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Ms. Fiedler

Amendment No. 34

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for a portion of the property known as Parcel 293 on Tax Map 39, Tax Account Number 03-000-22477000, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Small Business as shown in Exhibit HH-1.

2. On page 167 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Arnold” Community and Change ID Number “PLU-R4-ARN-508” insert the row for “PLU-R4-ARN-601” as shown in Exhibit HH-2.

3. On page 182 of the Plan, amend the “Planned Land Use Change Areas Map – Arnold” to reflect the changes for “PLU-R4-ARN-601” as shown in Exhibit HH-1.

(This amendment changes the planned land use for a portion of the property known as 1481 Baltimore Annapolis Boulevard, also known as 20 Old Frederick Road, Arnold from Residential Low Density to Small Business.)

Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R4-ARN-601
PLU	n/a	PLU-R4-ARN-601
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

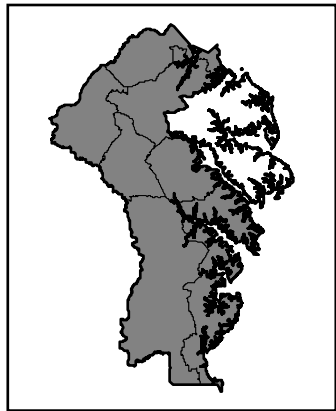
Amendment No. 34

Exhibit No. HH-1

Region 4
Planned Land Use

PLU-R4-ARN-601

LOW DENSITY RESIDENTIAL
TO
SMALL BUSINESS



 Change Area

 Buildings

 Parcels

Planned Land Use

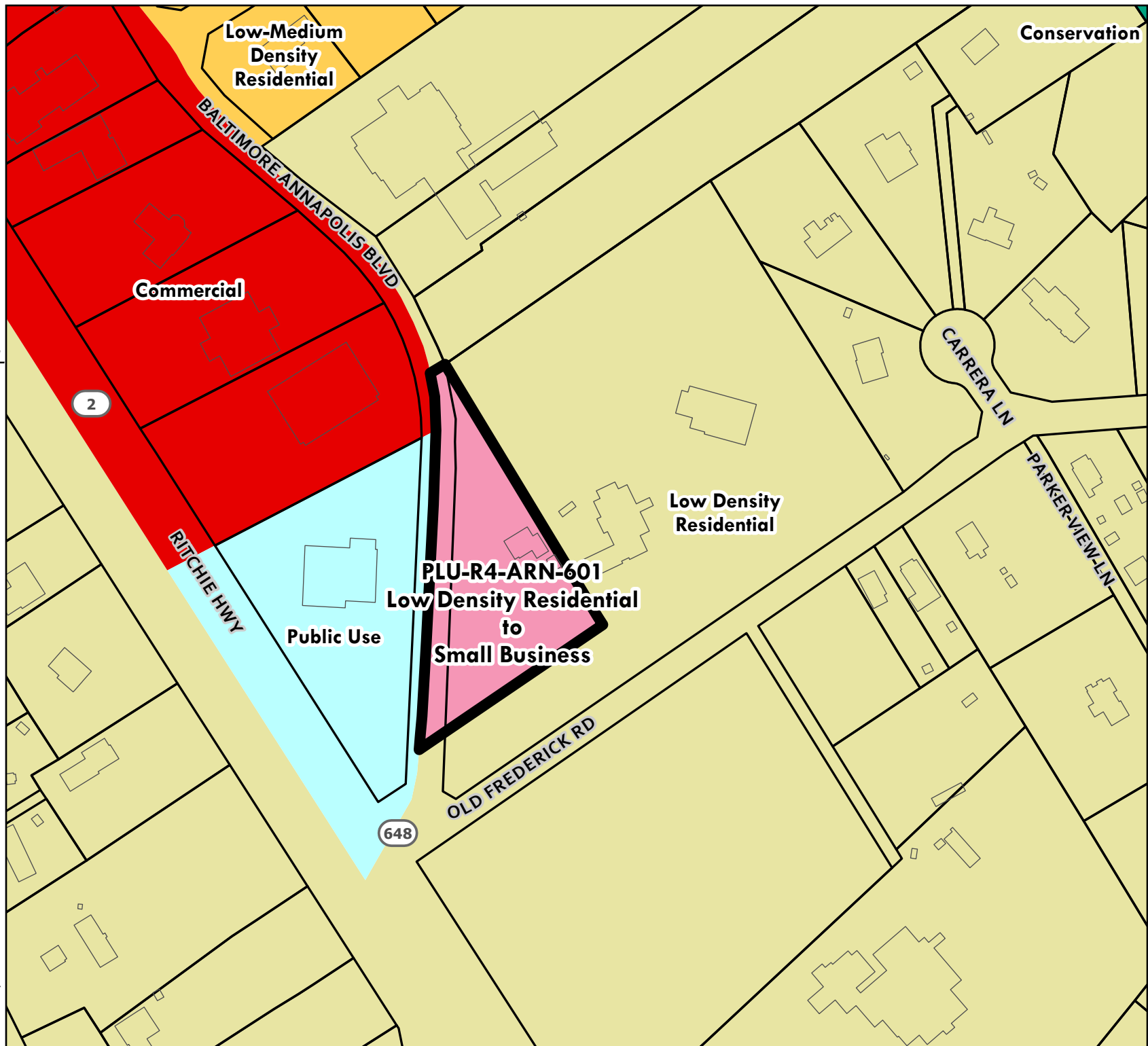
 Conservation

 Residential Low Density

 Residential Low-Medium
Density

 Commercial

 Public Use



Bill No. 27-24
Amendment No. 34
Exhibit HH-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Arnold	PLU-R4-ARN-601 5	1481 Baltimore Annapolis Blvd a/k/a 20 Old Frederick Rd	39	293	-	1.3	Low Density Residential	-	-	-	-	-	<p>Change PLU on a portion of the site from Low Density Residential to Small Business</p> <p>Justification: This change to Small Business Planned Land Use is compatible with the surrounding area and is consistent with Plan2040 Goal HE2 that promotes retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.</p>

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Ms. Hummer and Mr. Volke

Amendment No. 35

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 119 on Tax Map 40, Tax Account number 03-000-00001465, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Rural to Commercial as shown in Exhibit II-1.

2. On page 177 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Broadneck” Community and Change ID Number “PLU-R4-BDN-504”, insert the row for “PLU-R4-BDN-613” as shown in Exhibit II-2.

3. On page 184 of the Plan, amend the “Planned Land Use Change Areas Map – Broadneck” to reflect the changes for “PLU-R4-BDN-613” as shown in Exhibit II-1.

(This amendment changes the planned land use for the property known as 161 Ferguson Road, Annapolis from Rural to Commercial.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-BDN-015	CZ-R4-BDN-613
PLU	n/a	PLU-R4-BDN-613
DPAO	n/a	n/a
DPA	n/a	n/a

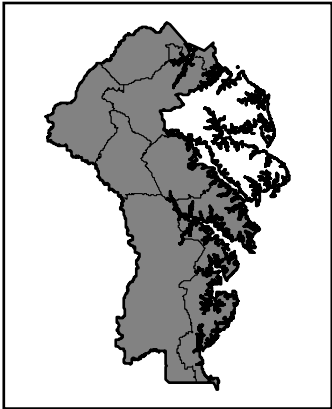
Bill No. 27-24

Amendment No. 35

Exhibit No. II-1

Region 4
Planned Land Use

PLU-R4-BDN-613
RURAL
TO
COMMERCIAL




 Change Area

 Buildings

 Parcels

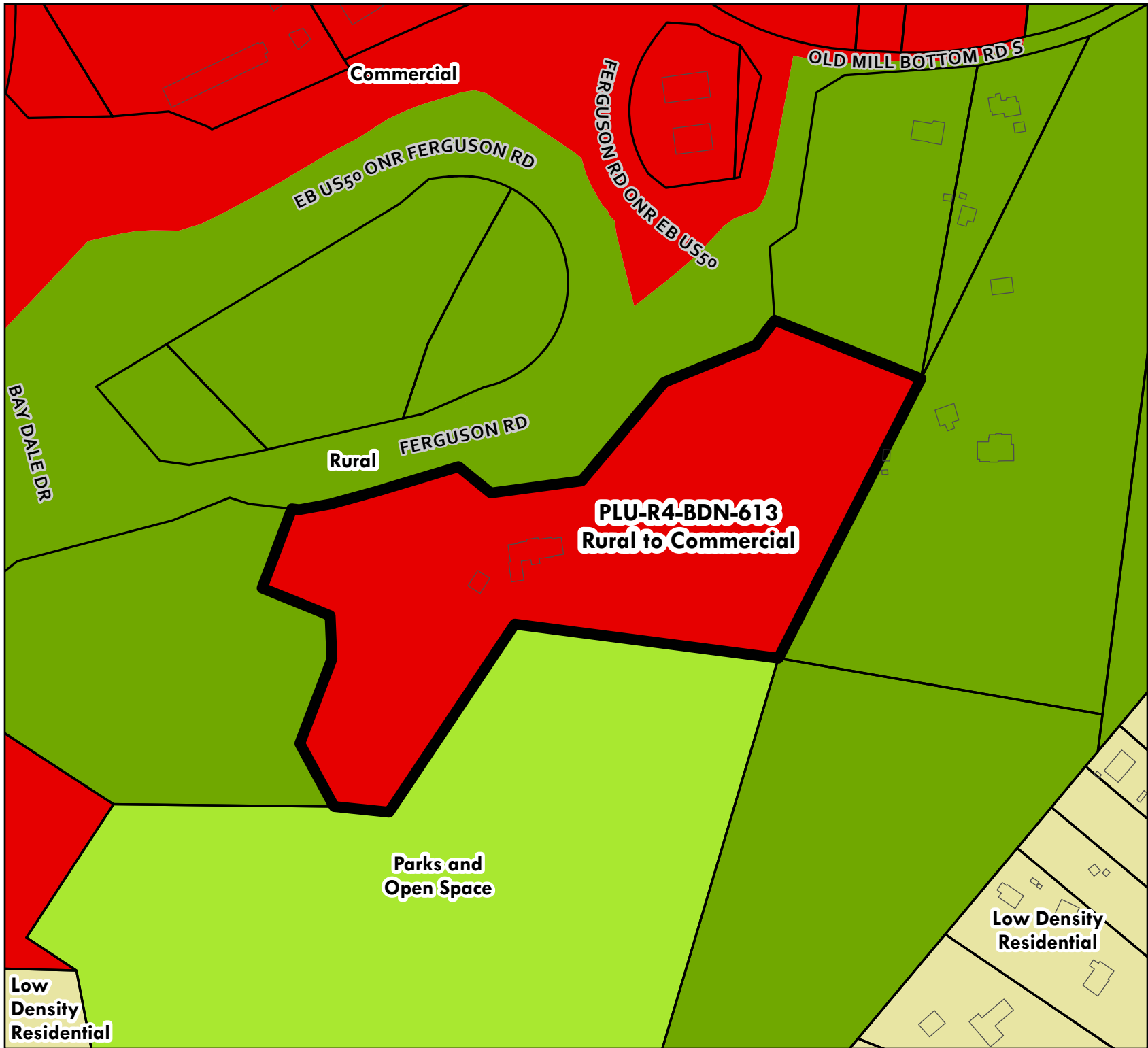
Planned Land Use

 Parks and Open Space

 Rural

 Residential Low Density

 Commercial



Bill No. 27-24
Amendment No. 35
Exhibit II-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Broadneck	PLU-R4-BDN-613 5	161 Ferguson Rd	40	119	-	10.7	Rural	-	-	-	-	-	Change PLU from Rural to Commercial The 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.

AMENDMENT TO BILL NO. 27-24, AS AMENDED
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Ms. Fiedler

Amendment No. 36

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known as Parcel 546 on Tax Map 22, Tax Account number 03-000-90050424, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use on a portion of the property from Conservation to Commercial as shown in Exhibit JJ-1.

2. On page 157 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Severna Park” Community and Change ID Number “PLU-R4-SVP-505”, insert a row beginning with “Millersville” community for “PLU-R4-MRV-600” as shown in Exhibit JJ-2.

3. On page 180 of the Plan, amend the title “Planned Land Use Change Areas Map – Severna Park” to “Planned Land Use Change Areas Map – Severna Park and Millersville”, and on the same page, amend the map to reflect the changes for “PLU-R4-MRV-600” as shown in Exhibit JJ-1.

(This amendment changes the planned land use for a portion of the property known as (no number) Veterans Highway, Millersville, from Conservation to Commercial.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-SVP-002B	CZ-R4-MRV-600
PLU	n/a	PLU-R4-MRV-600
DPAO	n/a	n/a
DPA	n/a	n/a

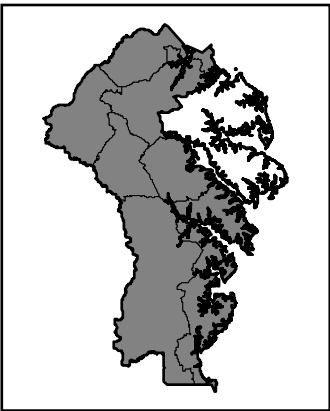
Bill No. 27-24

Amendment No. 36

Exhibit No. JJ-1

Region 4
Planned Land Use

PLU-R4-MRV-600
CONSERVATION
TO
COMMERCIAL



 Change Area

 Buildings

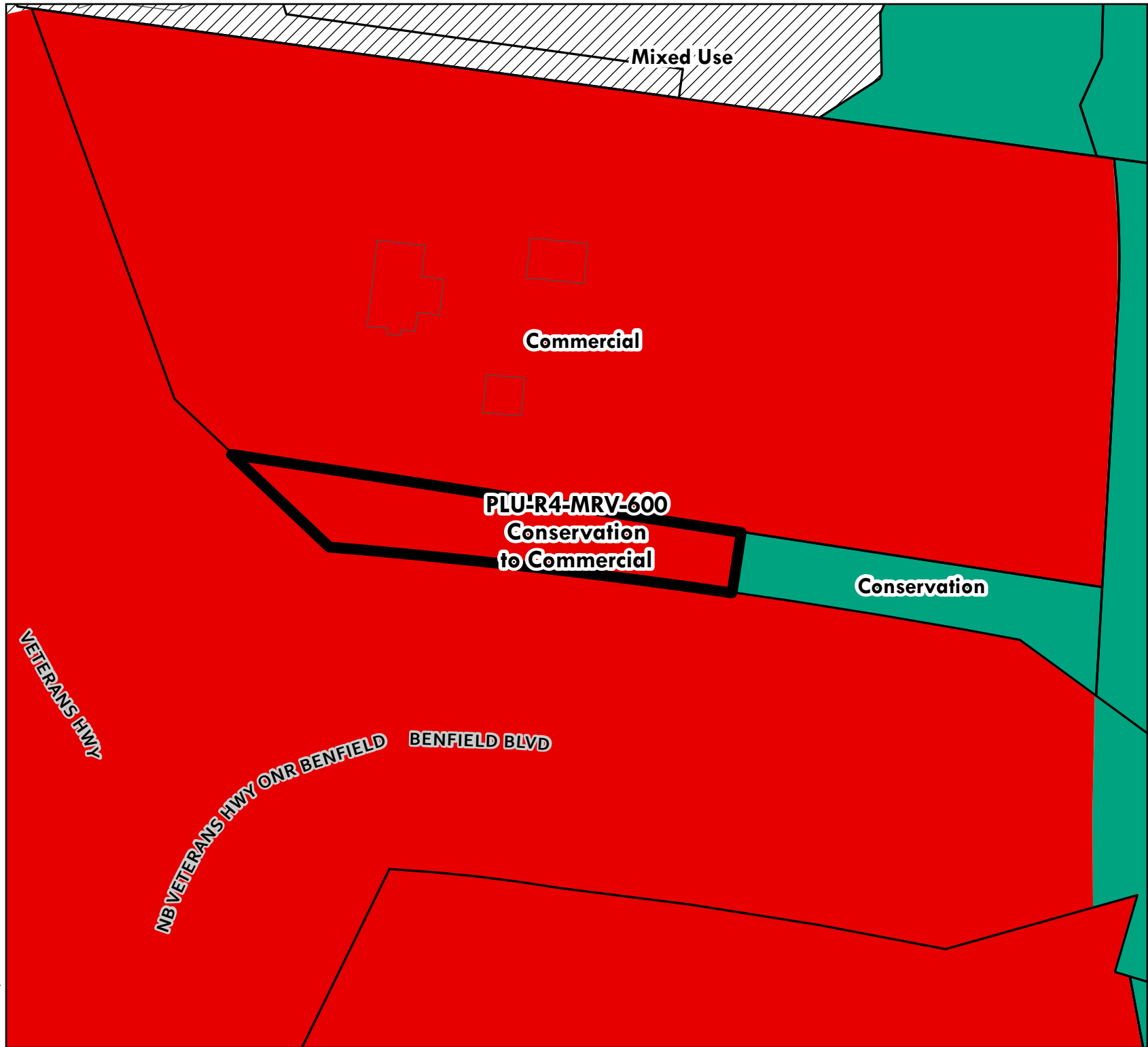
 Parcels

Planned Land Use

 Conservation

 Mixed Use

 Commercial



Bill No. 27-24
Amendment No. 36
Exhibit JJ-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Millersville	PLU-R4-MRV-600 5	(no number) Veterans Hwy	22	546	-	0.3	Conservation	-	-	-	-	-	<p>Change PLU from Conservation to a split of Conservation and Commercial</p> <p>Justification: This change to a split Planned Land Use of Conservation and Commercial is compatible with the surrounding area and is consistent with Plan2040 Goals NE1, BE3 and HE2 that recognizes the importance of balancing preserving sensitive areas and supporting resident participation in the planning process with attracting and expanding upon the diversity of business and industries that will provide jobs, income and a tax base that is sustainable.</p>

AMENDMENT TO BILL NO. 27-24
(General Development Plan – Region 4 Plan)

July 1, 2024

Introduced by Mr. Volke

Amendment No. 37

In the “Anne Arundel County Region 4 Plan”, the region plan for Region Planning Area No. 4, dated April 1, 2024, for the property known Parcel 339 on Tax Map 16, Tax Account Number 03-000-21104600, amend the following:

1. On page 45 of the Plan, amend “Figure 12: Region 4 Recommended Planned Land Use” to change the Planned Land Use from Residential Low Density to Industrial, or Residential Low Density to Parks and Open Space as shown in Exhibit KK-1.

2. On page 148 of the Plan, in the “Planned Land Use Changes”, after the row beginning with “Pasadena” Community and Change ID Number “PLU-R4-PAS-503”, insert the row for “PLU-R4-PAS-602” as shown in Exhibit KK-2.

3. On page 179 of the Plan, amend the “Planned Land Use Change Areas Map – Pasadena” to reflect the changes for “PLU-R4-PAS-602” as shown in Exhibit KK-1.

(This amendment changes the planned land use on portions of the property known as 201 Ember Drive, Pasadena from Residential Low Density to Industrial, or Residential Low Density to Parks and Open Space.)

Application Numbers References		
	Prior	Council
CZ	CZ-R4-PAS-020	CZ-R4-PAS-602
PLU	n/a	PLU-R4-PAS-602
DPAO	n/a	n/a
DPA	n/a	n/a

Bill No. 27-24

Amendment No. 37

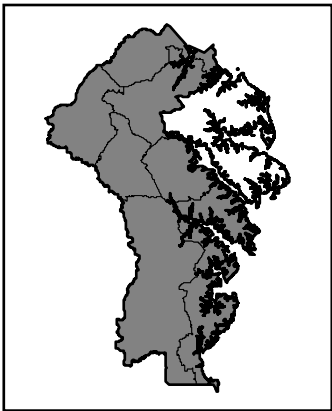
Exhibit No. KK-1

Region 4

Planned Land Use

PLU-R4-PAS-602

LOW DENSITY RESIDENTIAL
TO INDUSTRIAL
AND PARKS AND
OPEN SPACE



 Change Area

 Buildings

 Parcels

Planned Land Use

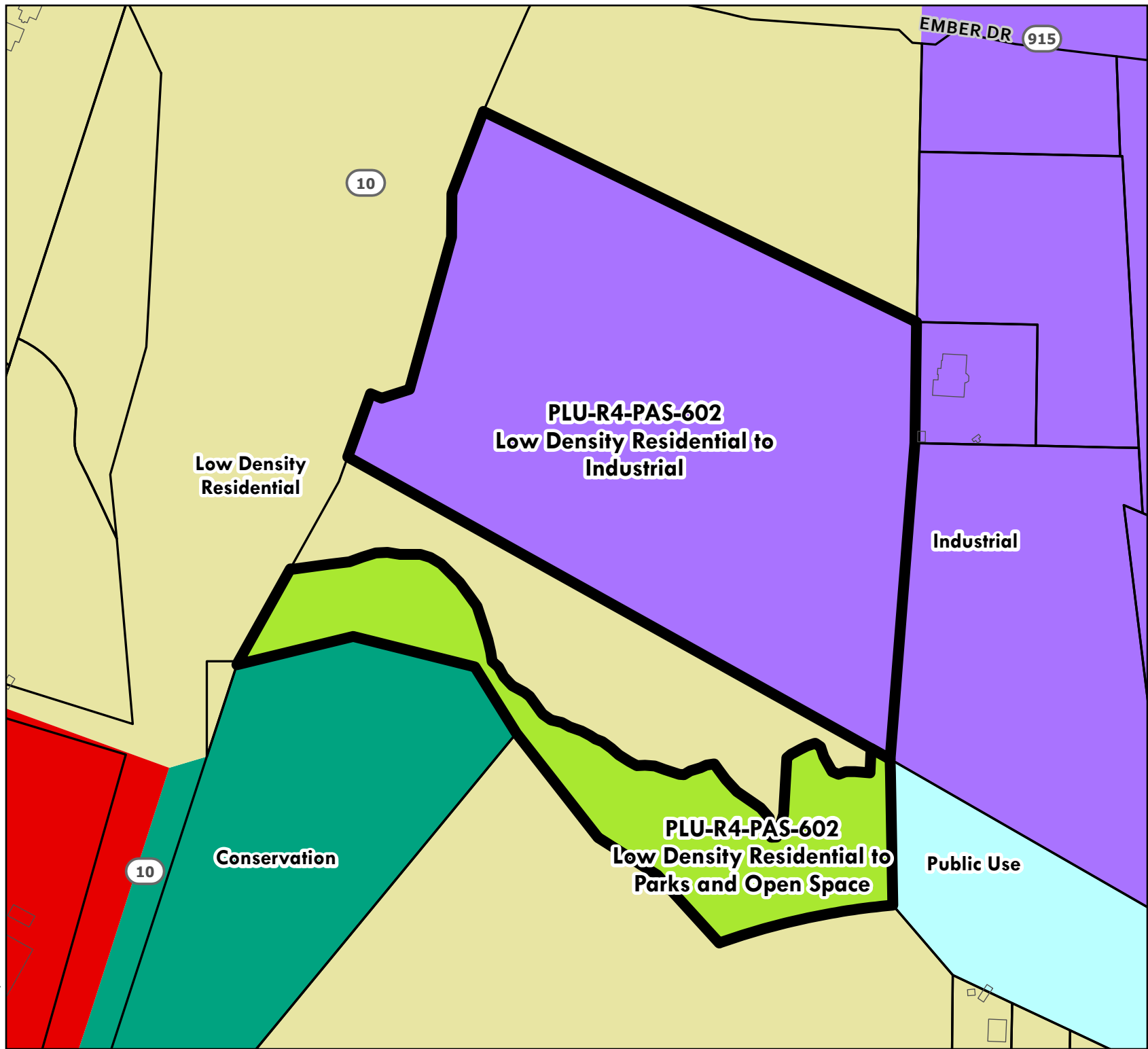
 Conservation

 Residential Low Density

 Commercial

 Industrial

 Public Use



Bill No. 27-24
Amendment No. 37
Exhibit KK-2

Community	Change ID Number Council Districts	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU * deferred to Region Plans	SAC Recommended PLU	SAC Justification	PAB Recommended PLU (if applicable)	Final Recommended PLU	Final Justification	County Council Amendment
Pasadena	PLU-R4-PAS-602 3	201 Ember Dr.	16	339	-	14.2	Low Density Residential	-	-	-	-	-	Change PLU from Low Density Residential to Industrial, or Low Density Residential to Parks and Open Space Justification: This change to a split the planned land use between Industrial, Low Density Residential and Parks and Open Space is consistent with Plan2040 Goals NE1 and HE2 by recognizing the importance balancing the need to preserve sensitive areas with promoting retention and expansion of existing businesses and industries that will provide jobs, income and a tax base that is sustainable.

Amendment Nos. 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24,
25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37

**I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
AMD 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22,
23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 37 TO
BILL NO. 27-24 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.**

A handwritten signature in dark ink, appearing to be 'K. Schultze', with a long horizontal stroke extending to the right.

**Kaley Schultze
Administrative Officer**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 27-24 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.

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

Kaley Schultze
Administrative Officer