

PROPOSED

AMENDED
March 3 & 17, 2025
April 7 & 21, 2025

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 3

Bill No. 10-25

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

By the County Council, February 3, 2025

Introduced and first read on February 3, 2025
Public Hearing set for and held on March 3, 2025
Public Hearing on AMENDED bill set for and held on March 17, 2025
Public Hearing on AMENDED bill set for and held on April 7, 2025
Public Hearing on AMENDED bill set for and held on April 21, 2025
Public Hearing on AMENDED bill set for May 5, 2025
Bill Expires May 9, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Comprehensive Zoning – Region 1

2
3 FOR the purpose of repealing certain comprehensive zoning maps for Region Planning
4 Area No. 1; adopting the Anne Arundel County Digital Zoning Layer for Region
5 Planning Area No. 1, covering Brooklyn Park, Linthicum Heights, Curtis Bay,
6 Ferndale, BWI Airport, Harmans, and parts of Hanover; and generally relating to
7 comprehensive zoning.

8
9 WHEREAS, by Bill No. 11-21 the County Council adopted “Plan2040”, the
10 County’s General Development Plan, which included land use recommendations,
11 required to be further refined by region plans, that may be implemented through
12 comprehensive zoning; and

13
14 WHEREAS, Bill No. 11-21 amended, among other things, § 18-2-103 of the Anne
15 Arundel County Code (2005, as amended), and required that the County be divided
16 into no less than seven region areas encompassing all unincorporated areas of the
17 County; and

18
19 WHEREAS, Bill No. 11-21 and Plan2040 created, adopted, and depicted the
20 boundaries of nine region planning areas, including the Region 1 Planning Area;
21 and

1 WHEREAS, Bill No. 11-21 and Plan2040 provided for the creation of region plans
2 for each region planning area and the creation of stakeholder advisory committees
3 for each region planning area; and
4

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

10 WHEREAS, the Office of Planning and Zoning, after consideration of the
11 recommendations of the Stakeholder Advisory Committee for Region Planning
12 Area No. 1 and the Planning Advisory Board, prepared the “Anne Arundel County
13 Region 1 Plan”, dated February 3, 2025; and
14

15 WHEREAS, contemporaneous with the introduction of this Ordinance,
16 Bill No. 9-25 was introduced to this Council, and proposes the adoption of the
17 “Anne Arundel County Region 1 Plan”, dated February 3, 2025, the region plan for
18 Region Planning Area No. 1; and
19

20 WHEREAS, this Bill proposes comprehensive zoning consistent with Plan2040, as
21 amended by the “Anne Arundel County Region 1 Plan”, dated February 3, 2025,
22 the region plan for Region Planning Area No. 1, as adopted by Bill No. 9-25; now
23 therefore,
24

25 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
26 That the portions of the Digital Zoning Layer dated February 22, 2011, adopted in whole
27 or in part by Bill No. 12-11, as amended, and the portions of the Digital Zoning Layer dated
28 September 6, 2011, adopted in whole or in part by Bill No. 66-11, as amended, for the
29 Region Planning Area No. 1, are hereby repealed.
30

31 SECTION 2. *And be it further enacted,* That after passage of this Ordinance, the
32 Planning and Zoning Officer shall amend text, maps, charts, graphs, photos, and tables in
33 accordance with the amendments to this Ordinance.
34

35 SECTION 3. *And be it further enacted,* That the “Anne Arundel County Digital Zoning
36 Layer, dated February 3, 2025, for Region Planning Area No. 1 of Anne Arundel County”,
37 as amended by Section 2 of this Ordinance, prepared by the Office of Planning and Zoning,
38 is hereby approved and adopted.
39

40 SECTION 4. *And be it further enacted,* That the “Anne Arundel County Digital Zoning
41 Layer, dated February 3, 2025, for Region Planning Area No. 1” that is described in
42 Section 3 of this Ordinance is incorporated by reference as if fully set forth and a certified
43 copy shall be permanently kept on file in the office of the Administrative Officer to the
44 County Council and in the Office of Planning and Zoning.
45

46 SECTION 5. *And be it further enacted,* That this Ordinance shall take effect 45 days
47 from the date it becomes law.

**AMENDMENT TO BILL NO. 10-25
(Comprehensive Zoning – Region 1)**

March 3, 2025

Introduced by Mr. Smith

Amendment No. 1

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning for the properties, from C2-Commercial Office to C4-Highway Commercial as shown in the cross-hatched area on the attached Exhibit A, known as:

Tax Map	Parcel	Lot	Tax Account Number
8	592		04-000-90006297
8	593		05-000-17139900
8	594	4	05-000-10819200
8	595	5	05-000-10819210
8	596		05-000-02946400
8	597		05-000-11997700
8	608	16	04-000-06216500
8	606		04-000-06202000

(This amendment changes the zoning of certain properties in and around the 1400 block of Hanover Road and the 7500 block of Ridge Road, Hanover from C2-Commercial Office to C4-Highway Commercial.)

Application Numbers References		
	Prior	Council
CZ	CZ-R1-HAN-0500	CZ-R1-HAN-0700
PLU	n/a	n/a
DPAO	n/a	n/a
DPA	n/a	n/a

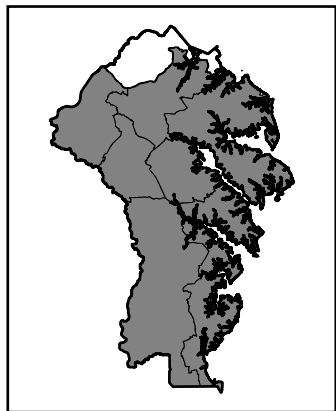
Bill No. 10-25

Amendment No. 1





Exhibit No. A

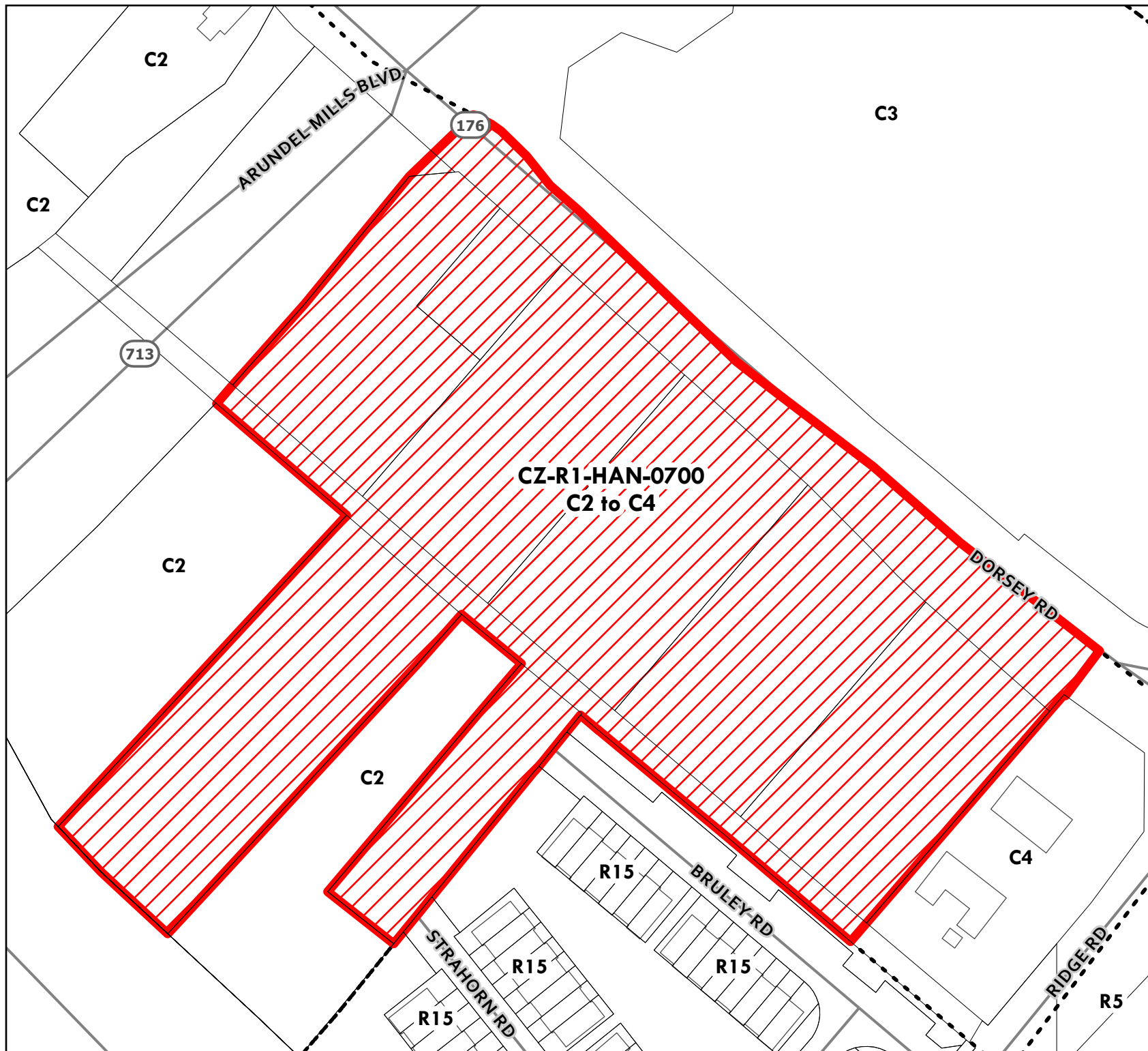
*Region 1
Comprehensive Zoning*

**CZ-R1-HAN-0700
C2 TO C4**



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

March 17, 2025

Introduced by Mr. Smith

Amendment No. 2

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 242, Lot 3, on Tax Map 1, Tax Account Number 05-000-90211197, from a split of R5-Residential and OS-Open Space to R5-Residential as shown in the cross-hatched area on the attached Exhibit B.

(This amendment changes the zoning of the property known as Parcel 242, Lot 3, on Tax Map 1, located at 196 Nursery Road, Linthicum, from a split of R5-Residential and OS-Open Space to R5-Residential.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	n/a	CZ-R1-LHS-0600
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA</i> <i>O</i>	n/a	n/a

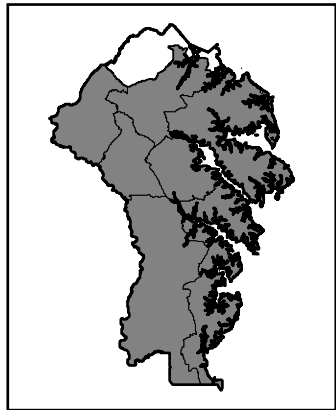
Bill No. 10-25

Amendment No. 2





Exhibit No. B

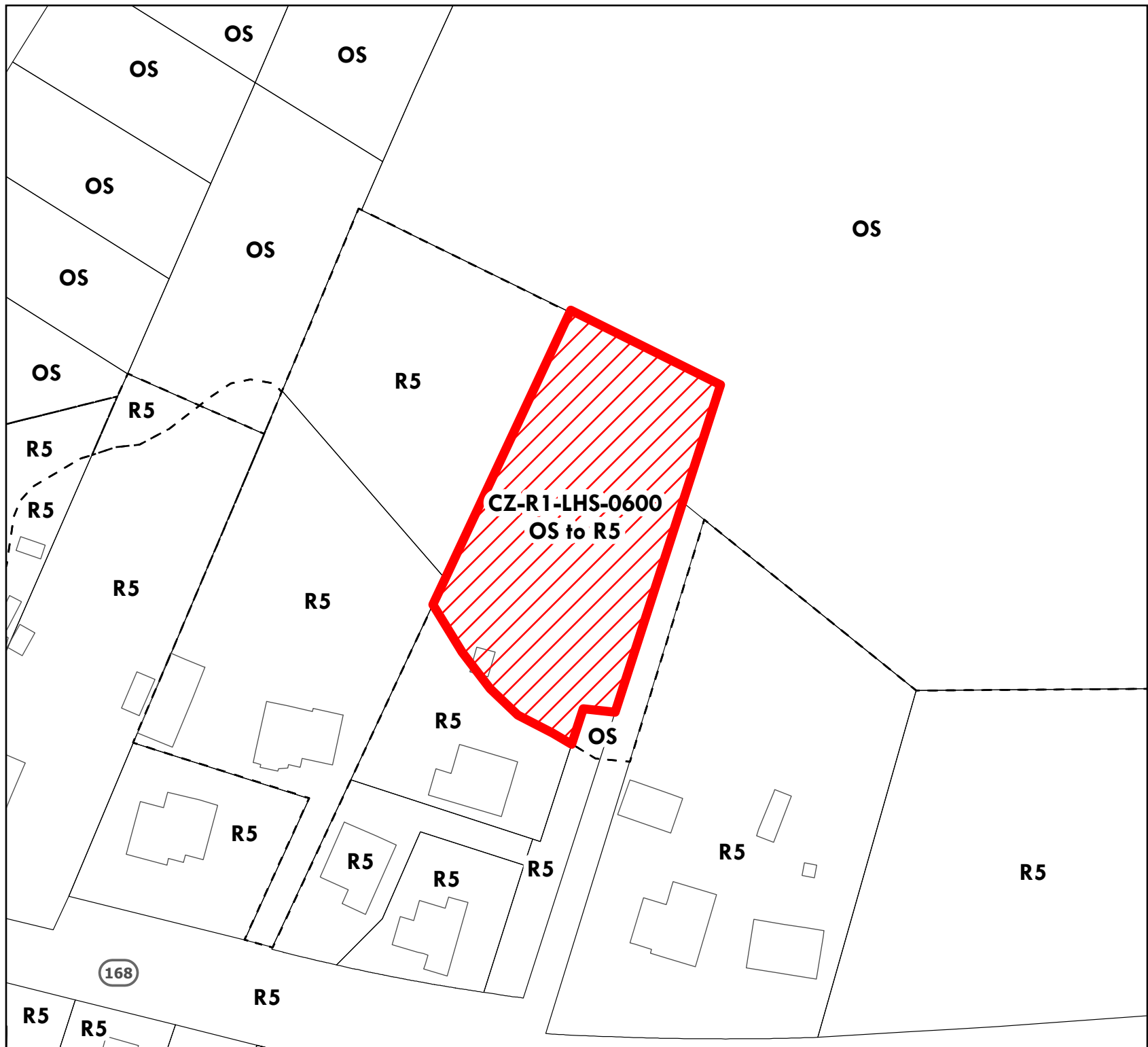
*Region 1
Comprehensive Zoning*

**CZ-R1-LHS-0600
OS TO R5**



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

March 17, 2025

Introduced by Mr. Smith

Amendment No. 3

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 262 on Tax Map 4 and Parcel 169 on Tax Map 3, Tax Account Numbers 05-000-12749300 and 05-000-16246500, from W1-Industrial Park to W2-Light Industrial as shown in the cross-hatched area on the attached Exhibit C.

(This amendment changes the zoning of the property known as Parcel 262 on Tax Map 4 and Parcel 169 on Tax Map 3, located at 781 and 783 Elkridge Landing Road, Linthicum, from W1-Industrial Park to W2-Light Industrial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	n/a	CZ-R1-LHS-0601
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

Bill No. 10-25

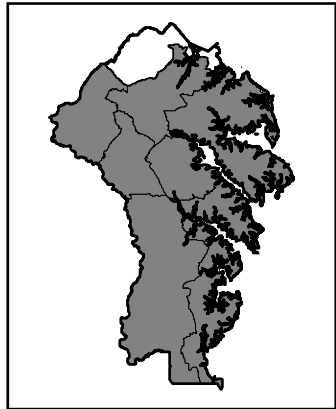
Amendment No. 3

Exhibit No. C





*Region 1
Comprehensive Zoning*

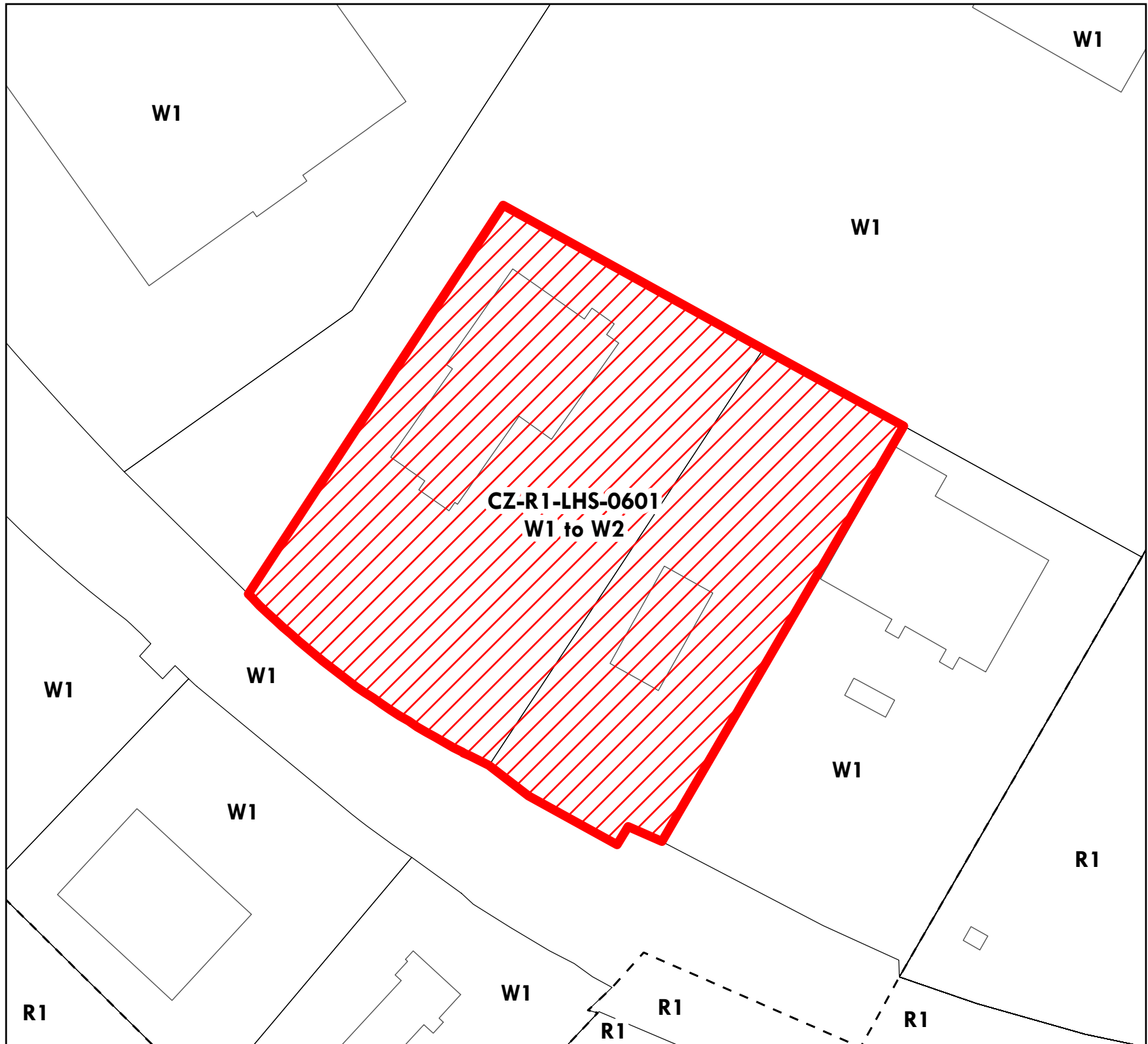
CZ-R1-LHS-0601

W1 TO W2



Legend

-  Change Area
-  Buildings
-  Parcels
-  Proposed Zoning



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

March 17, 2025

Introduced by Mr. Smith

Amendment No. 4

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 247 on Tax Map 5, Tax Account Number 05-000-90025656, from R10-Residential to W2-Light Industrial as shown in the cross-hatched area on the attached Exhibit D.

(This amendment changes the zoning of the property known as Parcel 247 on Tax Map 5, located at no # Fairfax Avenue, Baltimore, from R10-Residential to W2-Light Industrial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R1-BLP-0003D	CZ-R1-BLP-0601
<i>PLU</i>	PLU-R1-BLP-0001	PLU-R1-BLP-0601
<i>DPAO</i>	n/a	n/a
<i>DPA</i>	n/a	n/a

Bill No. 10-25

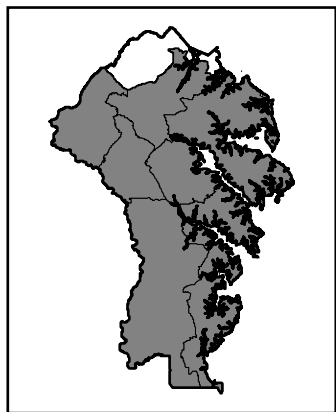
Amendment No. 4

Exhibit No. D





*Region 1
Comprehensive Zoning*

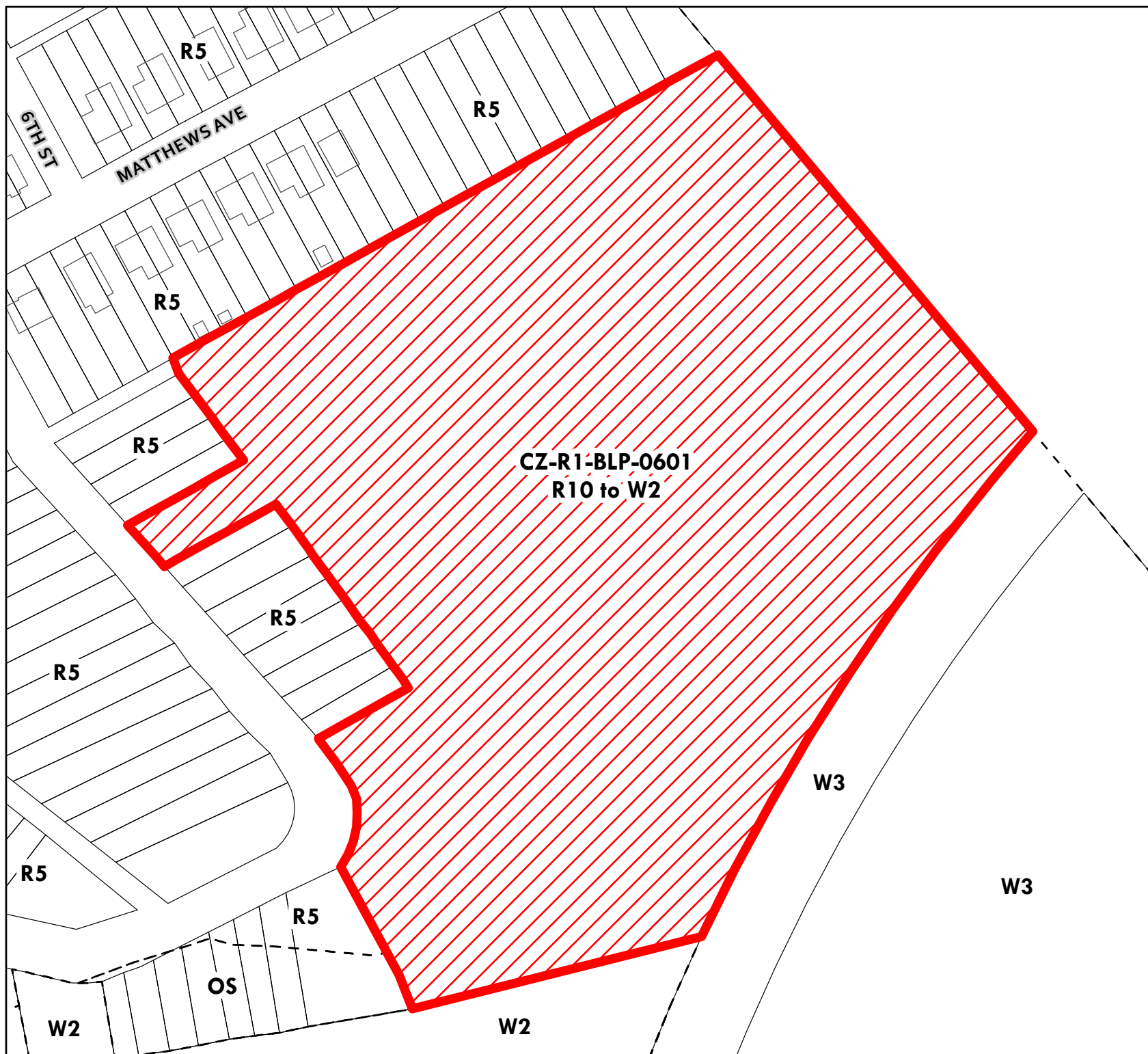
CZ-R1-BLP-0601

R10 TO W2



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 7, 2025

Introduced by Mr. Smith

Amendment No. 5

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcels 108 and 147 on Tax Map 3, Tax Account Numbers 05-000-03965500 and 05-000-03965800, from W1-Industrial Park to R1-Residential as shown in the cross-hatched area on the attached Exhibit E.

(This amendment changes the zoning of the property known as Parcels 108 and 147 on Tax Map 3, located at 1405 and 1409 Furnace Road, Linthicum Heights, from W1-Industrial Park to R1-Residential.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R1-LHS-1044, 1045	CZ-R1-LHS-0603
<i>PLU</i>	n/a	PLU-R1-LHS-0603
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

Bill No. 10-25

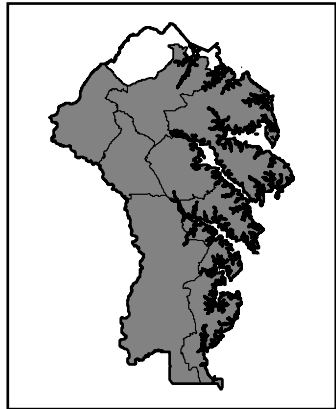
Amendment No. 5

Exhibit No. E





*Region 1
Comprehensive Zoning*

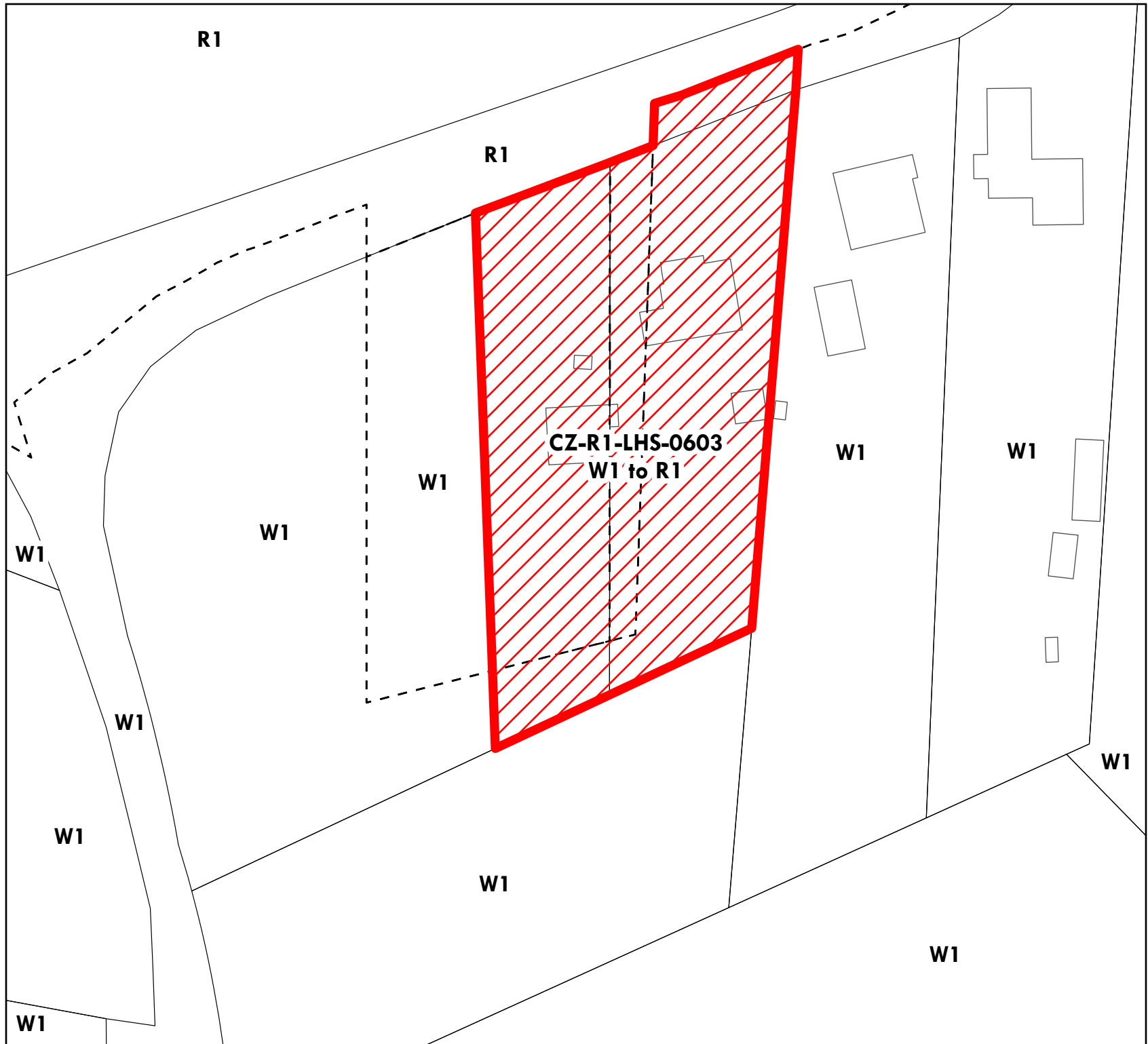
CZ-R1-LHS-0603

W1 TO R1



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 7, 2025

Introduced by Mr. Smith

Amendment No. 6

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of a portion of the property known as Parcel 370, part of Lot 32 on Tax Map 1, Tax Account Number 05-000-06581300, from OS-Open Space to R5-Residential as shown in the cross-hatched area on the attached Exhibit F.

(This amendment changes the zoning of a portion of the property known as Parcel 370, Lot 32 on Tax Map 1, located at 25 Nursery Road, Linthicum Heights, from OS-Open Space to R5-Residential.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R1-LHS-0401	CZ-R1-LHS-0602
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

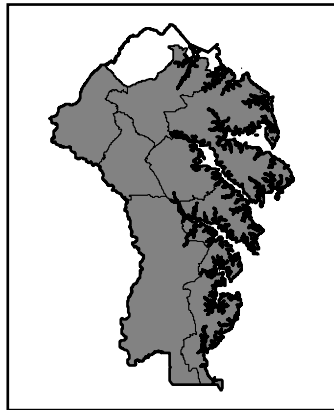
Bill No. 10-25

Amendment No. 6





Exhibit No. F

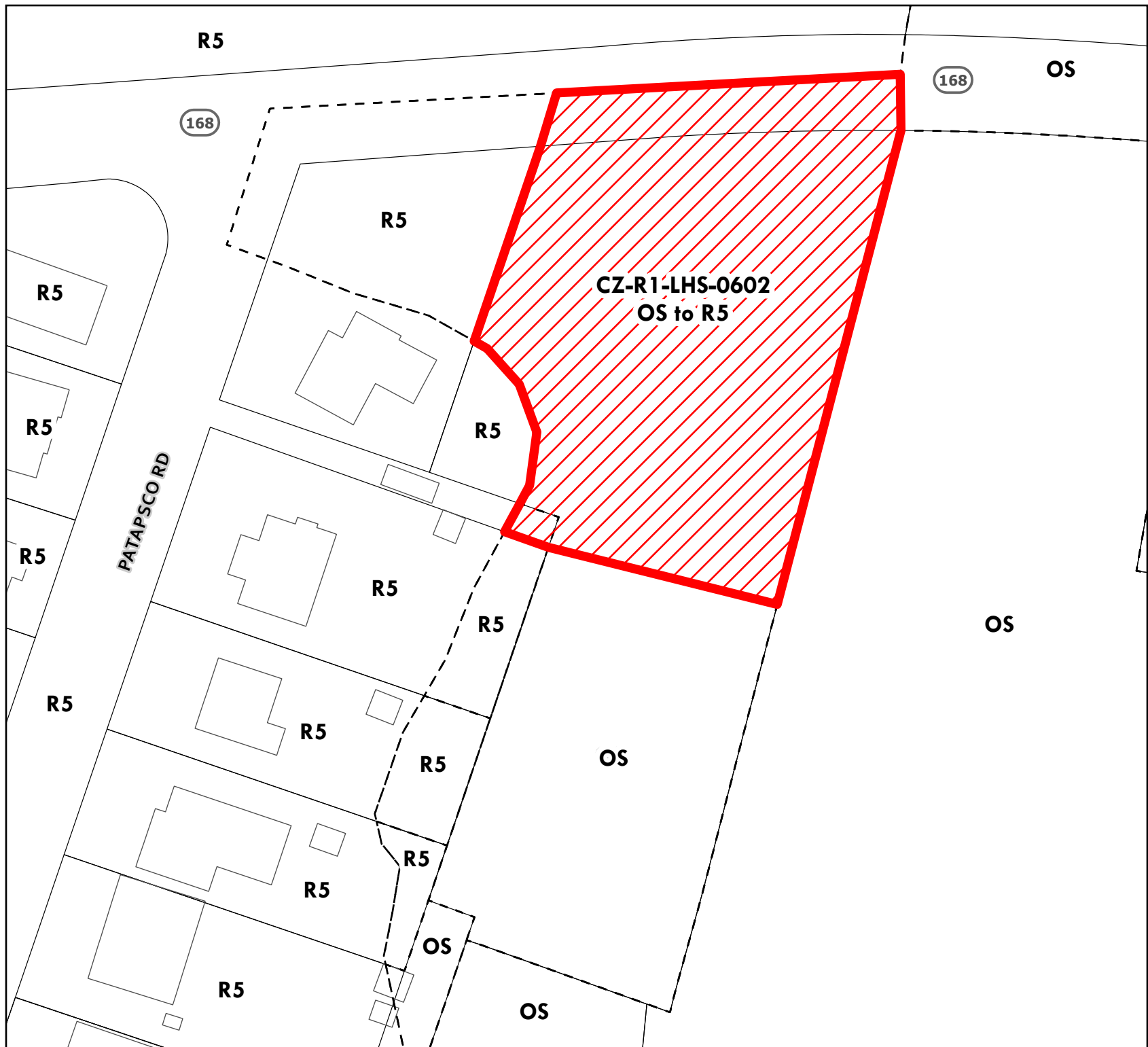
*Region 1
Comprehensive Zoning*

**CZ-R1-LHS-0602
OS TO R5**



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 7, 2025

Introduced by Mr. Smith

Amendment No. 7

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 104 on Tax Map 8, Tax Account Number 05-000-06853000, from W1-Industrial Park to W2-Light Industrial as shown in the cross-hatched area on the attached Exhibit G.

(This amendment changes the zoning of the property known as Parcel 104 on Tax Map 8, located at 7234 Ridge Road, Hanover, from W1-Industrial Park to W2-Light Industrial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	n/a	CZ-R1-HAN-0600
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

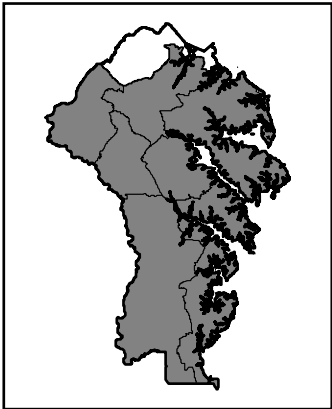
Bill No. 10-25

Amendment No. 7





Exhibit No. G

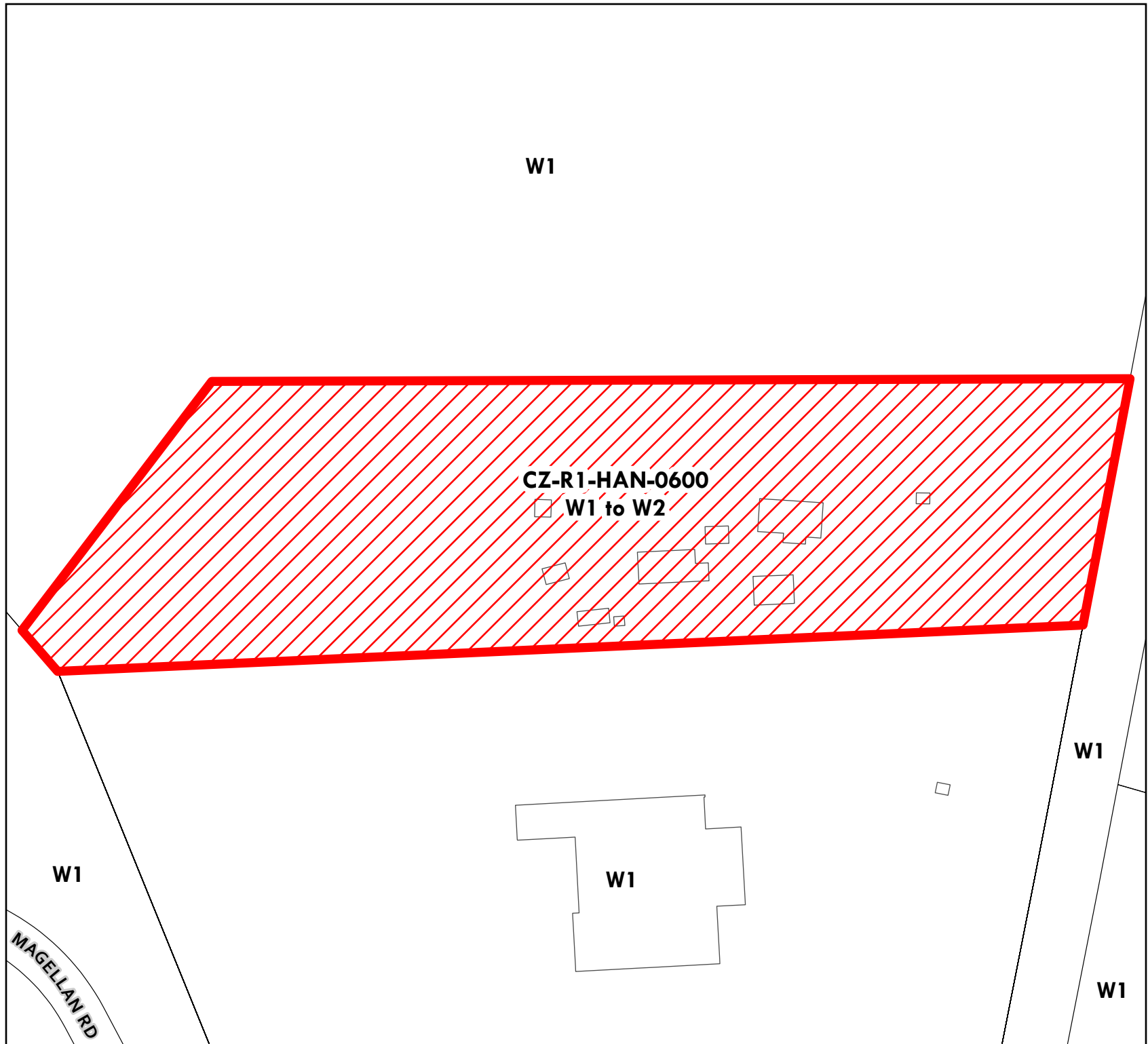
*Region 1
Comprehensive Zoning*

*CZ-R1-HAN-0600
W1 TO W2*



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 21, 2025

Introduced by Mr. Smith

Amendment No. 8

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 81, Lots 49 through 55, on Tax Map 2, Tax Account Number 05-693-03043475, from a split of R5-Residential and OS-Open Space to R5-Residential as shown in the cross-hatched area on the attached Exhibit H.

(This amendment changes the zoning of the property known as Parcel 81, Lots 49 through 55, on Tax Map 2, located at no # Wasena Circle, Brooklyn Park, from a split of R5-Residential and OS-Open Space to R5-Residential.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	n/a	CZ-R1-BLP-0600
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

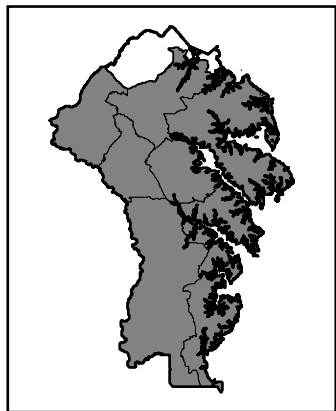
Bill No. 10-25

Amendment No. 8

Exhibit No. H

*Region 1
Comprehensive Zoning*

**CZ-R1-BLP-0600
OS TO R5**



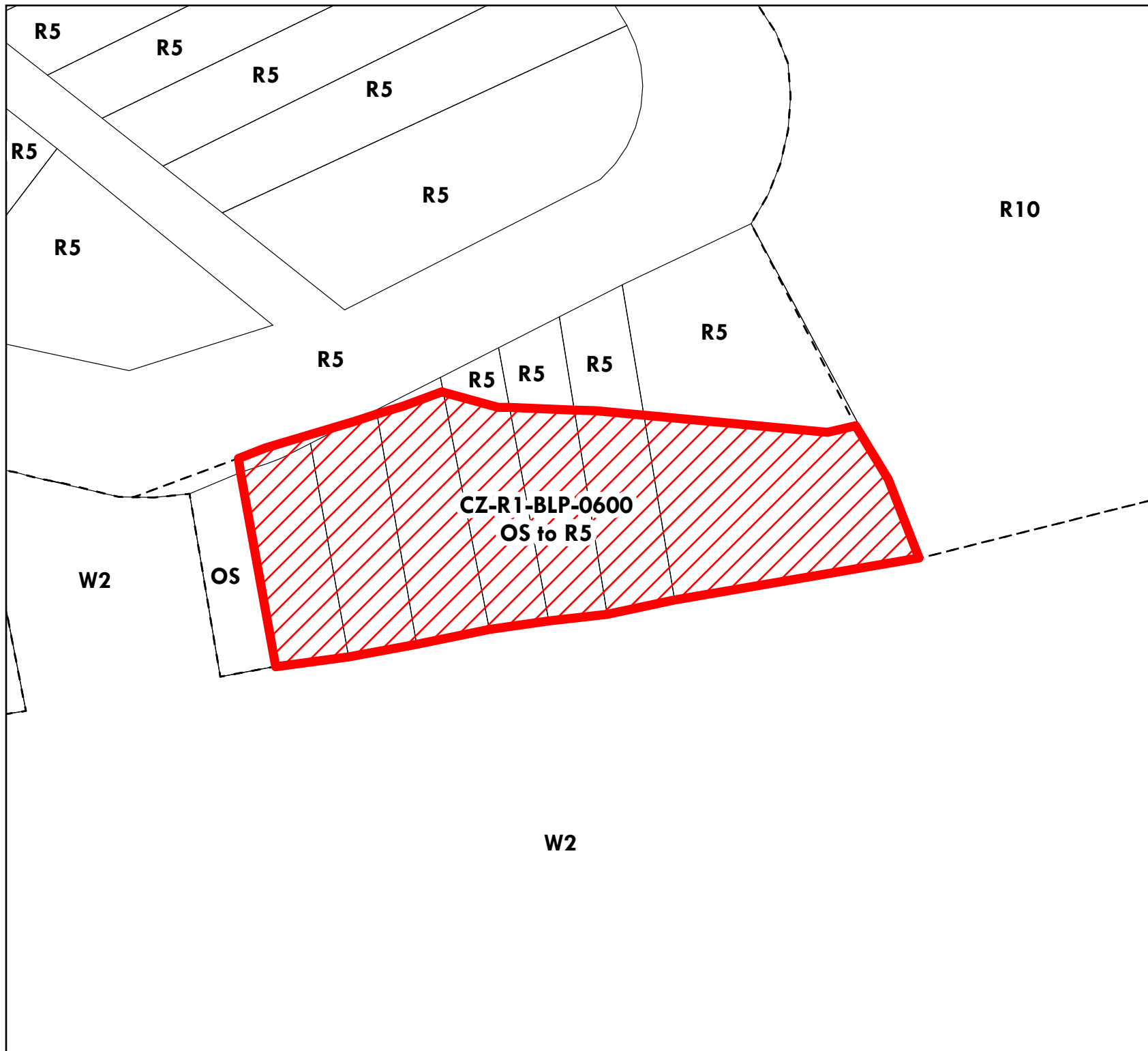
Legend

 **Change Area**

 **Buildings**

 **Parcels**

 **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 21, 2025

Introduced by Mr. Smith

Amendment No. 9

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of a portion of the property known as Parcel 208 on Tax Map 8, Tax Account Number 05-000-13882400, from OS-Open Space to W2-Light Industrial as shown in the cross-hatched area on the attached Exhibit I.

(This amendment changes the zoning of a portion of the property known as Parcel 208 on Tax Map 8, located at no # Shipley Avenue, Harmans, from OS-Open Space to W2-Light Industrial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	n/a	CZ-R1-HAN-0602
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

Bill No. 10-25

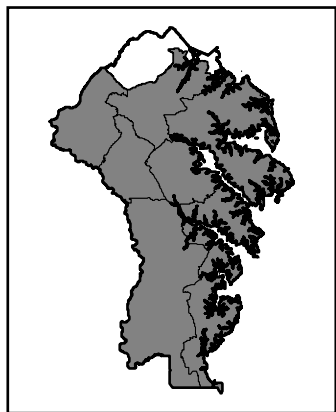
Amendment No. 9

Exhibit No. 1





*Region 1
Comprehensive Zoning*

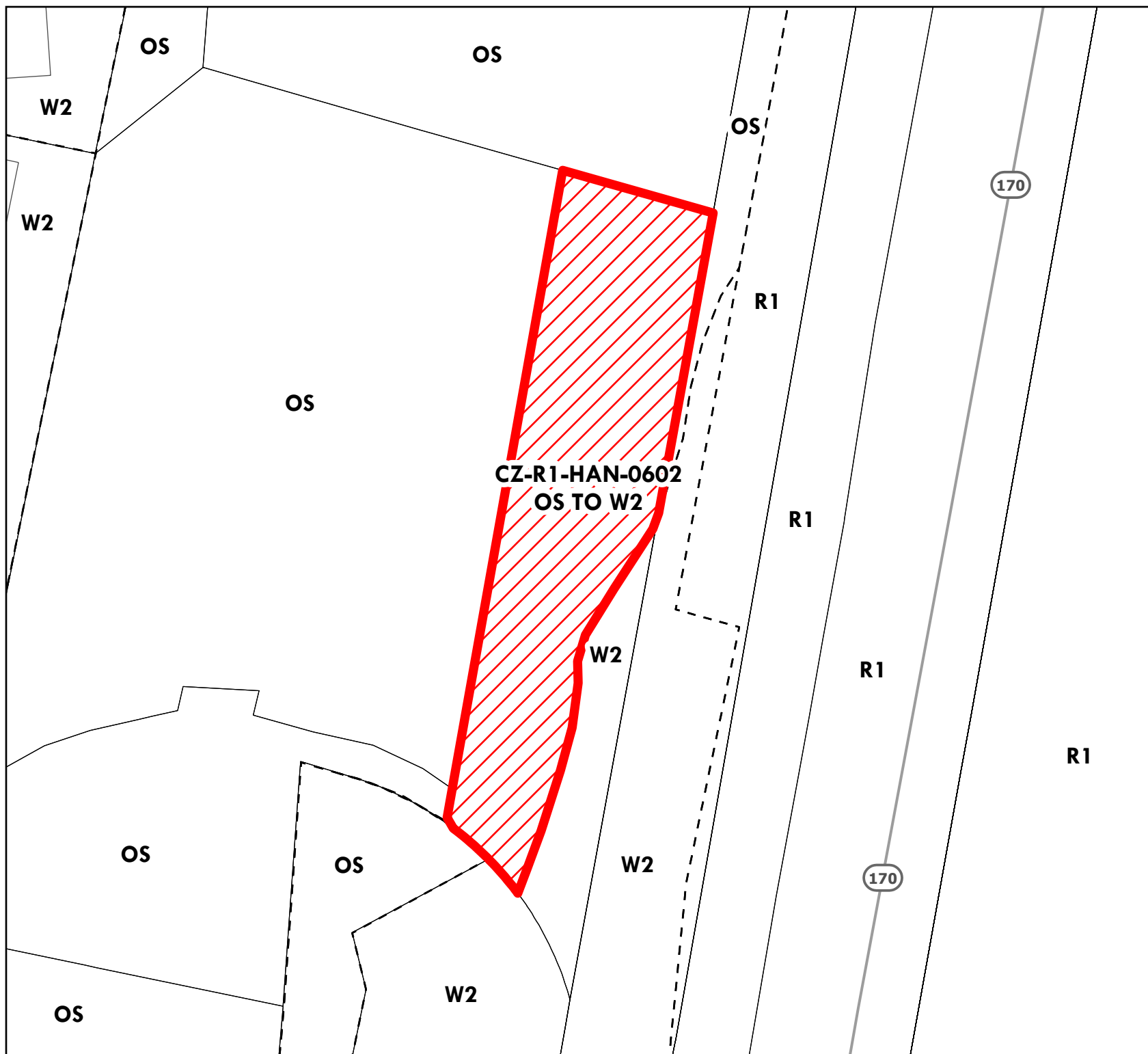
CZ-R1-HAN-0602

OS TO W2



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 21, 2025

Introduced by Mr. Smith

Amendment No. 10

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of a portion of the property known as Parcel 150 on Tax Map 3, Tax Account Number 05-000-06806926, from W1-Industrial Park to W2-Light Industrial as shown in the cross-hatched area on the attached Exhibit J.

(This amendment changes the zoning of a portion of the property known as Parcel 150 on Tax Map 3, located at 1326 Furnace Road, Linthicum, from W1-Industrial Park to W2-Light Industrial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	n/a	CZ-R1-LHS-0604
<i>PLU</i>	n/a	n/a
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

Bill No. 10-25

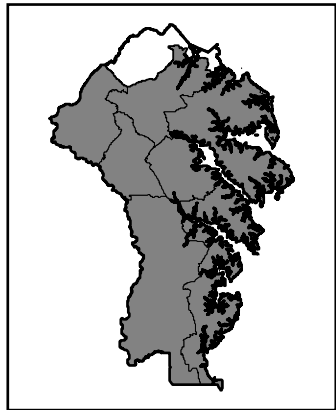
Amendment No.

Exhibit No. J





*Region 1
Comprehensive Zoning*

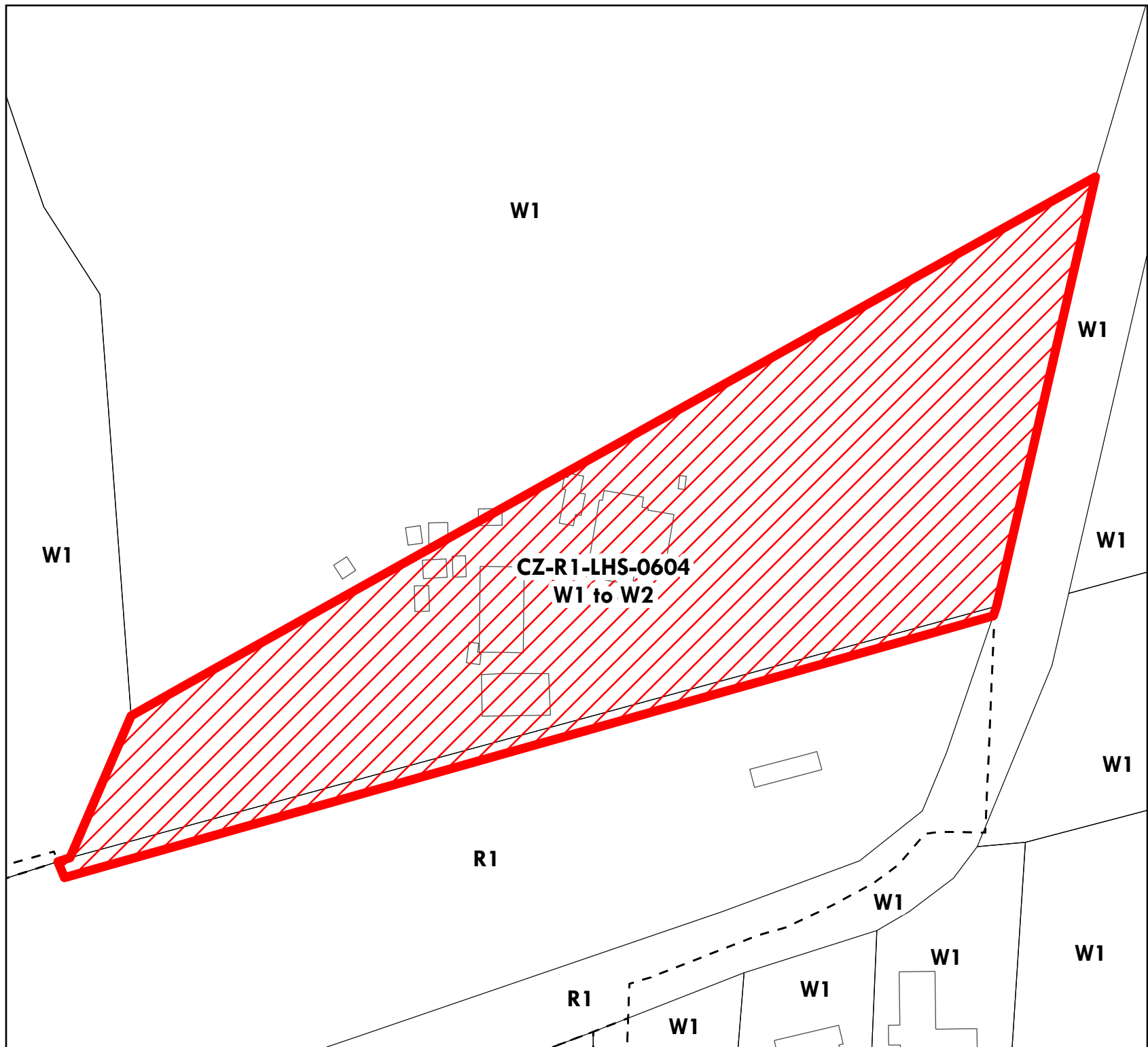
CZ-R1-LHS-0604

W1 TO W2



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 21, 2025

Introduced by Mr. Smith

Amendment No. 11

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 388 on Tax Map 4, Tax Account Number 05-746-05937408, from R1-Residential to R2-Residential as shown in the cross-hatched area on the attached Exhibit K.

(This amendment changes the zoning of the property known as Parcel 388 on Tax Map 4, located at 724 Andover Road, Linthicum, from R1-Residential to R2-Residential.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R1-LHS-0501	CZ-R1-LHS-0608
<i>PLU</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a
<i>DPA</i>	n/a	n/a

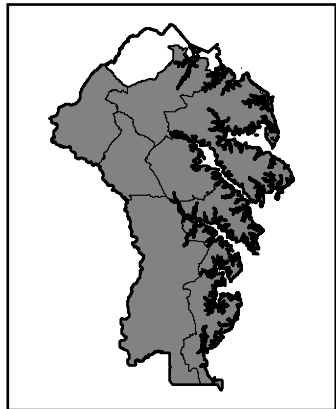
Bill No. 10-25

Amendment No. 11





Exhibit No. K

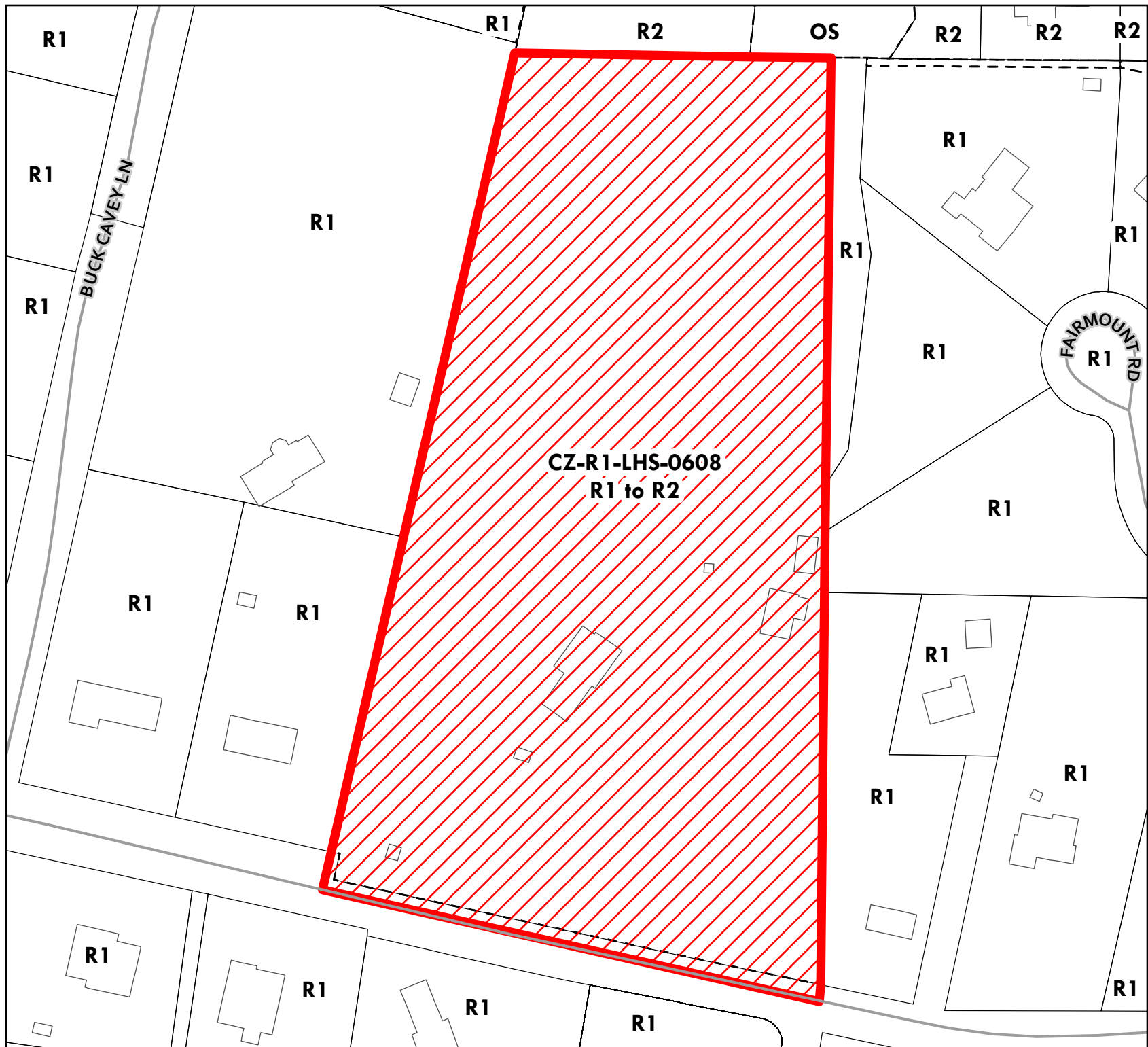
*Region 1
Comprehensive Zoning*

**CZ-R1-LHS-0608
R1 TO R2**



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 21, 2025

Introduced by Mr. Smith

Amendment No. 12

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 121 on Tax Map 8, Tax Account Number 05-000-15535800, from W1-Industrial Park to MXD-U-Urban Mixed Use as shown in the cross-hatched area on the attached Exhibit L.

(This amendment changes the zoning of the property known as Parcel 121 on Tax Map 8, located at 7478 New Ridge Road, Hanover, from W1-Industrial Park to MXD-U-Urban Mixed Use.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R1-HAN-1106	CZ-R1-HAN-0601
<i>PLU</i>	n/a	PLU-R1-HAN-0601
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

Bill No. 10-25

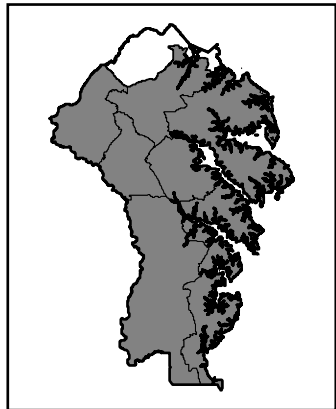
Amendment No. 12

Exhibit No. L





*Region 1
Comprehensive Zoning*

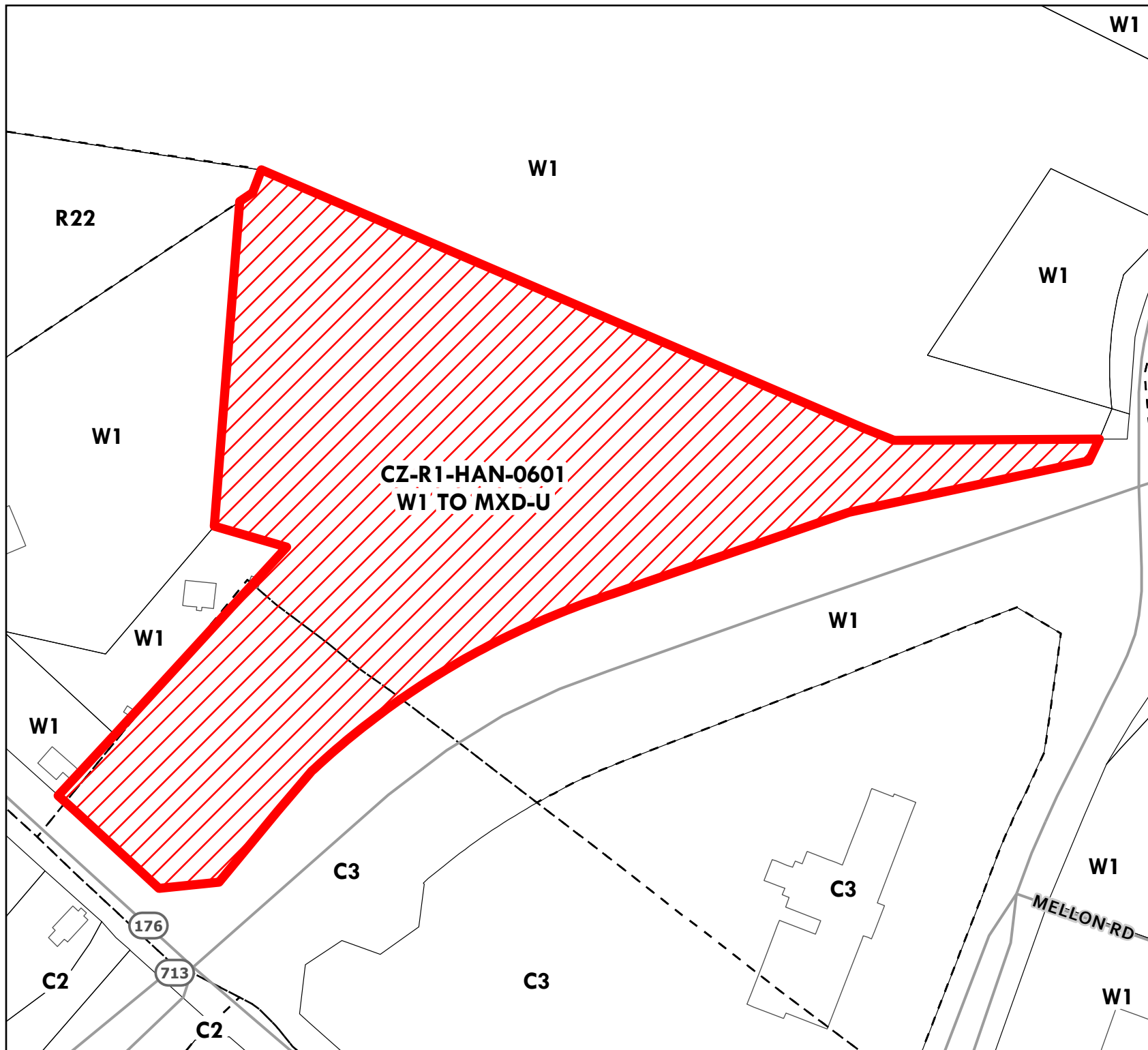
CZ-R1-HAN-0601

W1 TO MXD-U



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 21, 2025

Introduced by Mr. Smith

Amendment No. 13

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on certain properties that are the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, certain properties that are the subject of this amendment are exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property as follows:

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R1-HAN-0401, 0501A, B, C	CZ-R1-HAN-603A, B
<i>PLU</i>	PLU-R1-HAN-0105, 0501A	PLU-R1-HAN-603A, B
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	DPAO-R1-HAN-0100	DPAO-R1-HAN-0603

Address	Tax Map	Parcel	Lot	Tax Account Number	Current Zoning	Change Zoning
7280 Corporate Center Dr, Hanover	3	272	2R	05-000-90237161	W1	MXD-U
7150 Corporate Center Dr, Hanover		272	6	05-000-90237164		
7100 Corporate Center Dr, Hanover		272	7	05-000-90237165		
2310 Ridge Road, Harmans		272	8B	05-000-90237167		
2320 Ridge Road, Harmans		272	8A	05-000-90237166		
2330 Ridge Road, Harmans		272	13	05-000-90237172		
7221 Corporate Center Dr, Hanover		272	10	05-000-90237168		
Corporate Center Dr, Hanover		272	p/o 11	05-000-90237170		
Corporate Center Dr, Hanover		272	p/o 12	05-000-90237171		
1118 Baltimore Washington Pky, Harmans		272	15	05-000-90050334	OS	

as shown in the cross-hatched area on the attached Exhibit M.

(This amendment changes the zoning of certain properties located at 7280, 7150, 7100, 7221 and no #s Corporate Center Drive, Hanover; and 2310, 2320, and 2330 Ridge Road, Harmans from W1-Industrial Park to MXD-U-Urban Mixed Use; and 1118 Baltimore Washington Parkway, Harmans, from OS-Open Space to MXD-U-Urban Mixed Use.)

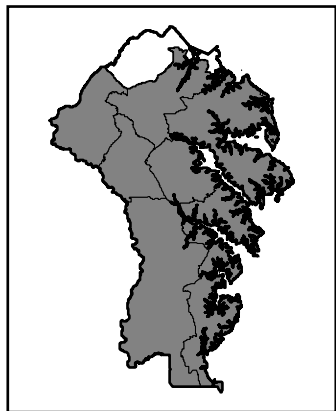
Bill No. 10-25

Amendment No. 13





Exhibit No. M

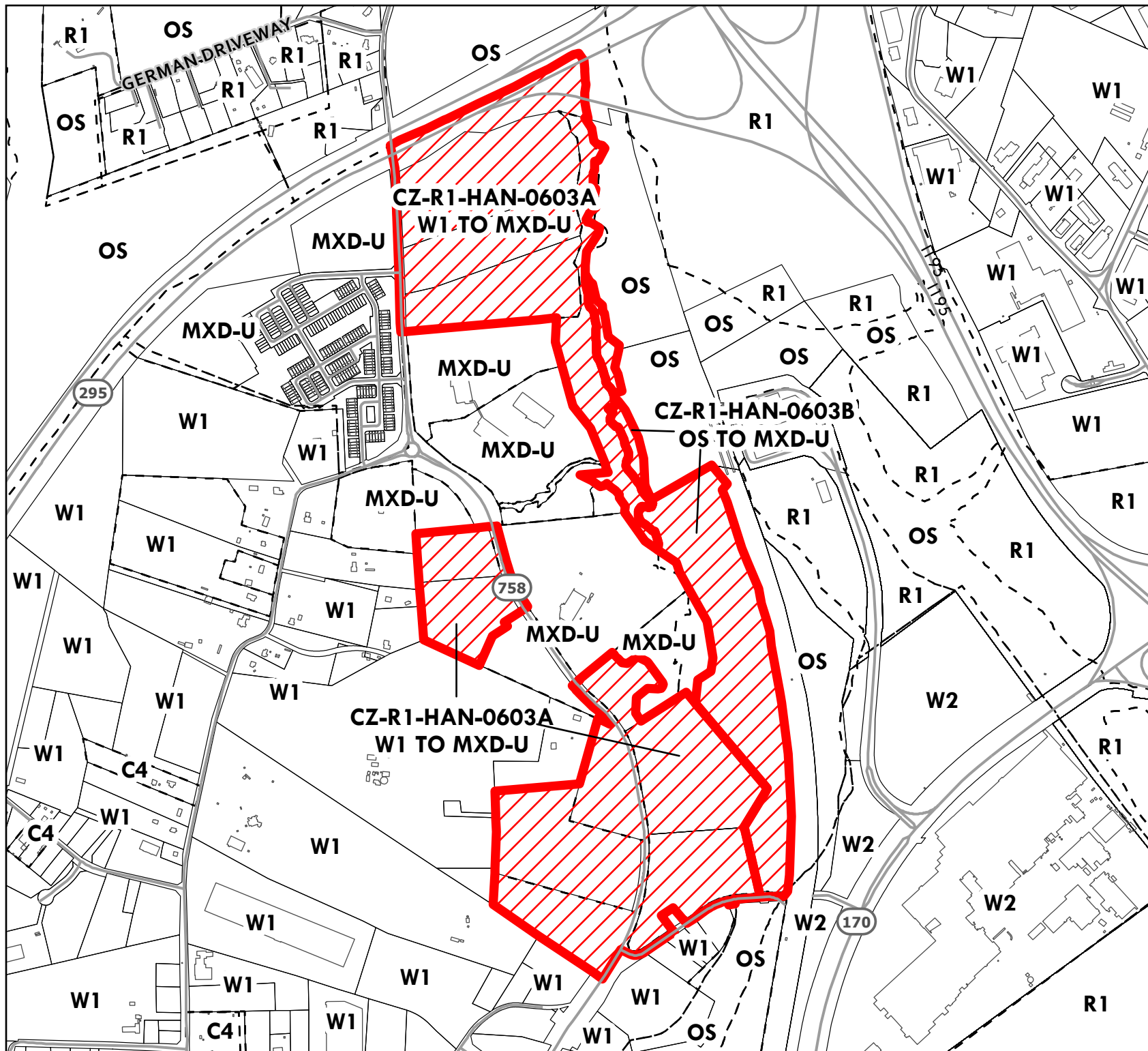
*Region 1
Comprehensive Zoning*

**CZ-R1-HAN-0603A/B
W1/OS TO MXD-U**



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 21, 2025

Introduced by Mr. Smith

Amendment No. 14

WHEREAS, in accordance with § 18-2-108(a)(1) of the County Code, for a period of 10 days, one or more signs were required to be posted on the property that is the subject of this amendment and notice of the proposed change of zoning was required to be posted to the County Council website; and

WHEREAS, a certification was submitted to the Administrative Officer to the County Council that verified the required sign(s) was posted for at least 10 days before this legislative session; and

WHEREAS, notice of the proposed change of zoning was posted to the County Council website at least 10 days before this legislative session; and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Parcel 292 on Tax Map 8, Tax Account Number 05-000-07867700, from W1-Industrial Park to R22-Residential as shown in the cross-hatched area on the attached Exhibit N.

(This amendment changes the zoning of the property known as Parcel 292 on Tax Map 8, located at 1486 Dorsey Road, Hanover, from W1-Industrial Park to R22-Residential.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	n/a	CZ-R1-HAN-0604
<i>PLU</i>	n/a	PLU-R1-HAN-0604
<i>DPA</i>	n/a	n/a
<i>DPA O</i>	n/a	n/a

Bill No. 10-25

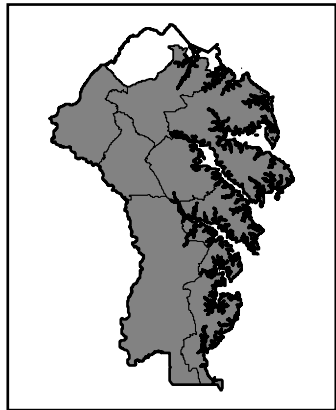
Amendment No. 14

Exhibit No. N





*Region 1
Comprehensive Zoning*

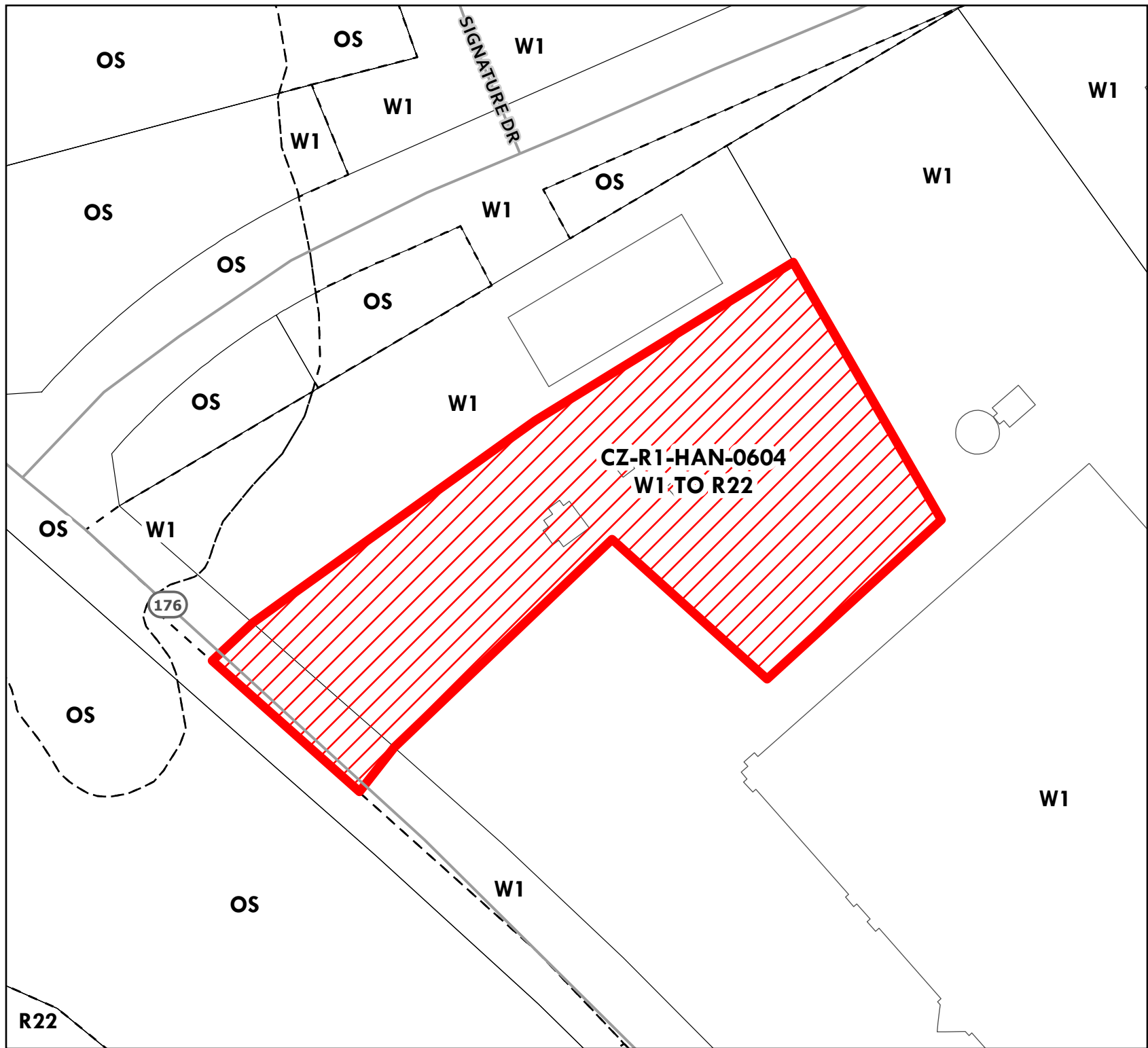
CZ-R1-HAN-0604

W1 TO R22



Legend

-  **Change Area**
-  **Buildings**
-  **Parcels**
-  **Proposed Zoning**



**AMENDMENT TO BILL NO. 10-25, AS AMENDED
(Comprehensive Zoning – Region 1)**

April 21, 2025

Introduced by Mr. Smith

Amendment No. 20

WHEREAS, in accordance with § 18-2-108(a)(2)(ii) of the County Code, the property that is the subject of this amendment is exempt from the requirement in § 18-2-108(a)(1); and

WHEREAS, the County Council may consider this amendment; and

WHEREAS, upon adoption, this amendment shall be attached to and become a part of Bill No. 10-25; now, therefore

The Anne Arundel County Digital Zoning Layer is amended as follows:

1. Change the zoning of the property known as Lot 1A of Parcel 675 on Tax Map 4, Tax Account Number 05-267-05709200, from C1-Local Commercial to C4-Highway Commercial.

(This amendment changes the zoning of the property known as Lot 1A of Parcel 675 on Tax Map 4, located at 7048 Aviation Boulevard, Glen Burnie, from C1-Local Commercial to C4-Highway Commercial.)

Application Numbers References		
	Prior	Council
<i>CZ</i>	CZ-R1-FND-0002	CZ-R1-FND-0701
<i>PLU</i>	n/a	n/a
<i>DPAO</i>	n/a	n/a
<i>DPA</i>	n/a	n/a