

PROPOSED

AMENDED
March 17, 2025
April 7 & 21, 2025

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 3

Bill No. 9-25

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
Second Public Hearing held and motioned to defer vote until 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: General Development Plan – Region 1 Plan

2
3 FOR the purpose of adopting the “Anne Arundel County Region 1 Plan”, as amended by
4 this Ordinance, the region plan for Region Planning Area No. 1, covering Brooklyn
5 Park, Linthicum Heights, Curtis Bay, Ferndale, BWI Airport, Harmans, and parts of
6 Hanover, which includes visions, themes, goals, policies, planned land use maps, and
7 implementation strategies for Region 1; amending “Plan2040”, the County’s General
8 Development Plan, by the “Anne Arundel County Region 1 Plan”, as amended by this
9 Ordinance; and generally relating to the “Anne Arundel County Region 1 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

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

which includes Brooklyn Park, Linthicum Heights, Curtis Bay, Ferndale, BWI Airport, Harmans, and parts of Hanover; and

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

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

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

WHEREAS, by Resolution No. 33-23, the County Executive's nomination of the members of the Stakeholder Advisory Committee for Region Planning Area No. 1 was approved by the County Council as required by § 18-2-103 of the County Code; and

WHEREAS, a draft of a "Anne Arundel County Region 1 Plan" was presented to and considered by the Stakeholder Advisory Committee for Region Planning Area No. 1, and the Committee met on various occasions to review drafts of the "Anne Arundel County Region 1 Plan" and review and hear community input; and

WHEREAS, the Stakeholder Advisory Committee for Region Planning Area No. 1 provided the Office of Planning and Zoning with recommendations on the contents of the draft of the "Anne Arundel County Region 1 Plan"; and

WHEREAS, a draft of the "Anne Arundel County Region 1 Plan" was provided to the Planning Advisory Board in accordance with County Charter § 533(a), and the Planning Advisory Board made advisory recommendations on the draft of the "Anne Arundel County Region 1 Plan" to the Office of Planning and Zoning; and

WHEREAS, the Office of Planning and Zoning, after consideration of the recommendations of the Stakeholder Advisory Committee for Region Planning Area No. 1 and the Planning Advisory Board, prepared the "Anne Arundel County Region 1 Plan" dated February 3, 2025, a copy of which is incorporated herein by reference; now therefore,

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,* That, after passage of this Ordinance, the Planning and Zoning Officer shall amend text maps, charts, graphs, photos, and tables in the "Anne Arundel County Region 1 Plan" dated February 3, 2025, in accordance with any amendments to this Ordinance.

SECTION 2. *And be it further enacted,* That, after passage of this Ordinance, the Planning and Zoning Officer may correct obvious errors, capitalization, spelling, grammar, headings, and similar non-substantive matters and may publish the "Anne Arundel County

1 Region 1 Plan”, dated February 3, 2025, and may add or amend covers, title pages,
2 pagination, a table of contents, and graphics to improve readability.

3
4 SECTION 3. *And be it further enacted*, That “Anne Arundel County Region 1 Plan”,
5 the region plan for Region Planning Area No. 1, dated February 3, 2025, as amended by
6 Sections 1 and 2 of this Ordinance, is hereby adopted.

7
8 SECTION 4. *And be it further enacted*, That, “Anne Arundel County Region 1 Plan”,
9 the region plan for Region Planning Area No. 1, dated February 3, 2025, as amended by
10 Sections 1 and 2 of this Ordinance, shall be considered an amendment to Plan2040 until
11 the adoption of the next General Development Plan.

12
13 SECTION 5. *And be it further enacted*, That a certified copy of “Anne Arundel County
14 Region 1 Plan”, the region plan for Region Planning Area No. 1, dated February 3, 2025,
15 as amended by Sections 1 and 2 of this Ordinance, shall be permanently kept on file in the
16 office of the Administrative Officer to the County Council, and in the Office of Planning
17 and Zoning.

18
19 SECTION 6. *And be it further enacted*, That this Ordinance shall take effect 45 days
20 from the date it becomes law.

AMENDMENT TO BILL NO. 9-25
(General Development Plan – Region 1 Plan)

March 17, 2025

Introduced by Mr. Smith

Amendment No. 1

In the “Anne Arundel County Region 1 Plan”, the region plan for Region Planning Area No. 1, dated February 3, 2025, for the property known as Parcel 247 on Tax Map 5, Tax Account Number 05-000-90025656, amend the following:

1. On page 54 of the Plan, amend “Figure 15: Region Plan Planned Land Use” and on page 143 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Medium Density Residential to Industrial for “PLU-R1-BLP-0601” as shown in Exhibit A.

2. On page 129 of the Plan, in the “Planned Land Use Changes”, remove the row beginning with “Change ID Number PLU-R1-BLP-0001”.

(This amendment changes the planned land use for the property known as Parcel 247 on Tax Map 5, located at no # Fairfax Avenue, Baltimore, from Medium Density Residential to Industrial.)

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

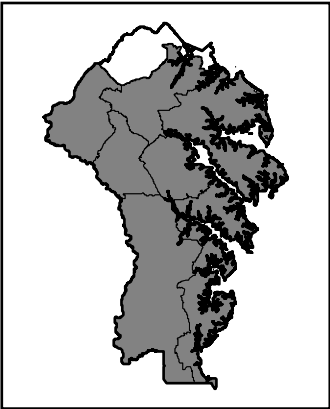
Bill No. 9-25







Amendment No. 1

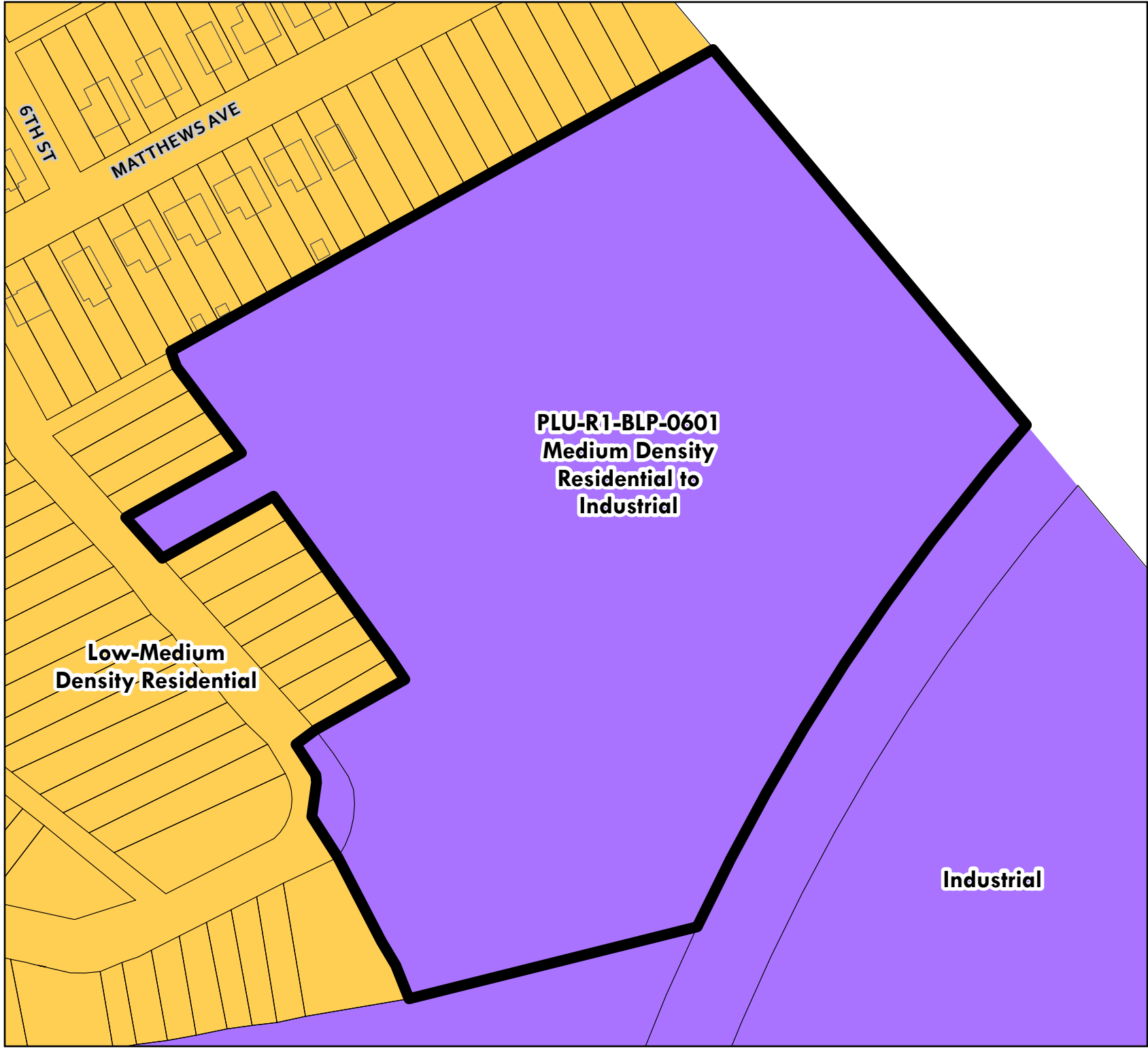
Exhibit No. A

*Region 1
Planned Land Use*

*PLU-R1-BLP-0601
MEDIUM DENSITY
RESIDENTIAL TO
INDUSTRIAL*



-  Change Areas
-  Buildings
-  Parcels
-  Industrial
-  Residential Low-Medium Density
-  Residential Medium Density



AMENDMENT TO BILL NO. 9-25, AS AMENDED
(General Development Plan – Region 1 Plan)

April 7, 2025

Introduced by Mr. Smith

Amendment No. 2

In the “Anne Arundel County Region 1 Plan”, the region plan for Region Planning Area No. 1, dated February 3, 2025, for the property known as Parcels 108 and 147 on Tax Map 3, Tax Account Numbers 05-000-03965500 and 05-000-03965800, amend the following:

1. On page 54 of the Plan, amend “Figure 15: Region Plan Planned Land Use” and on page 142 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Industrial to Low Density Residential for “PLU-R1-LHS-0603” as shown in Exhibit B-1.

2. On page 139 of the Plan, in the “Planned Land Use Changes”, after the last row in “Linthicum Heights” insert the row as shown in Exhibit B-2.

(This amendment changes the planned land use for the property known as Parcels 108 and 147 on Tax Map 3, located at 1405 and 1409 Furnace Road, Linthicum Heights, from Industrial to Low Density Residential.)

Application Numbers References		
	Prior	Council
CZ	CZ-R1-LHS-1044, 1045	CZ-R1-LHS-0603
PLU	n/a	PLU-R1-LHS-0603
DPA	n/a	n/a
DPAO	n/a	n/a

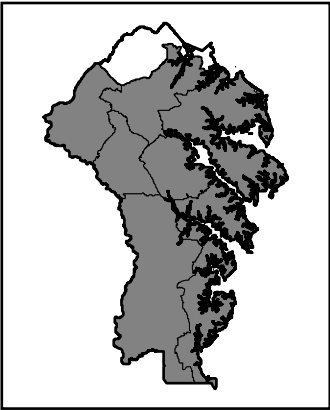
Bill No. 9-25






Amendment No. 2

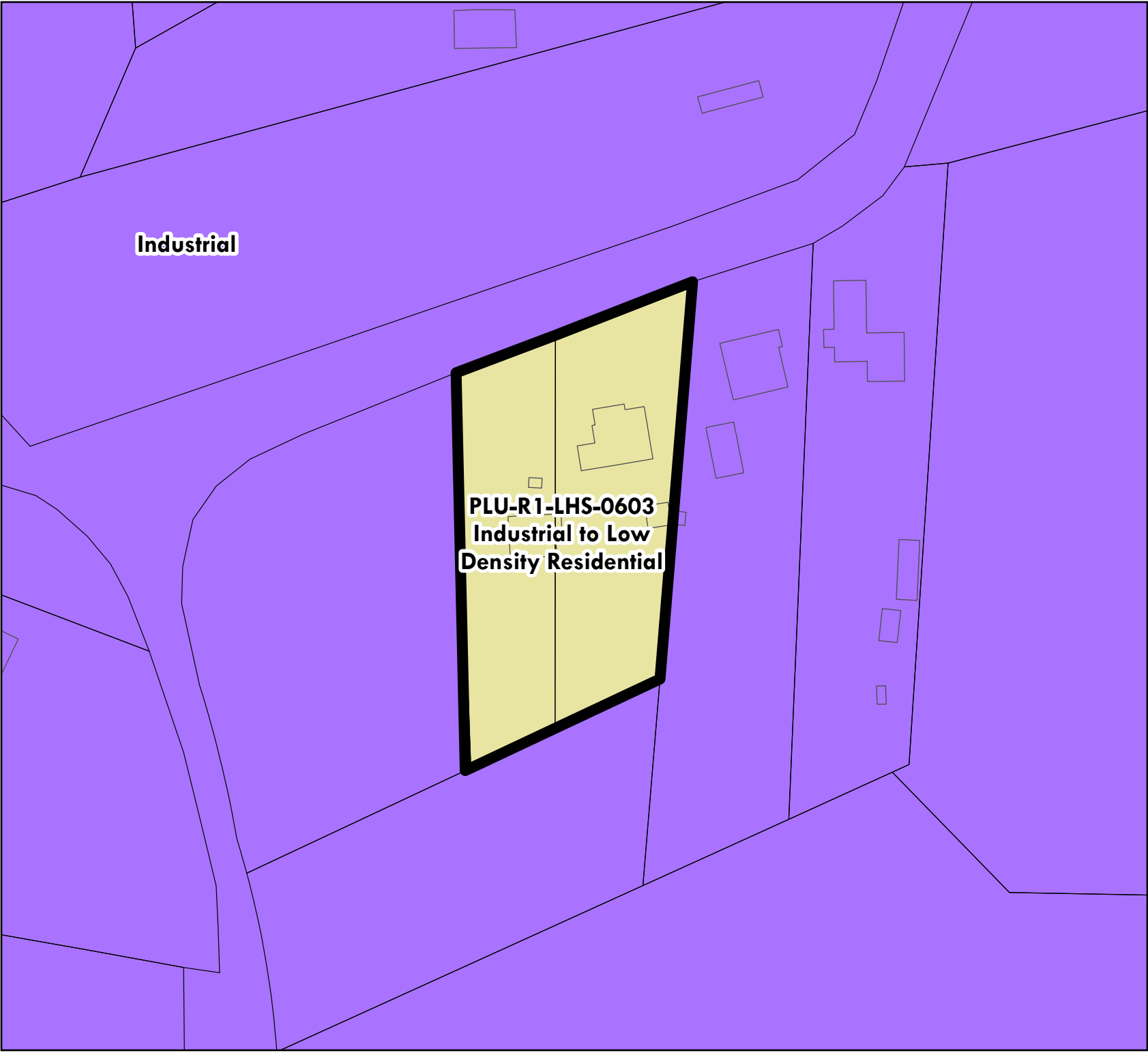
Exhibit No. B-1

*Region 1
Planned Land Use*

*PLU-R1-LHS-0603
INDUSTRIAL TO LOW
DENSITY RESIDENTIAL*



-  Change Areas
-  Buildings
-  Parcels
-  Residential Low Density
-  Industrial



Bill No. 9-25
Amendment No. 2
Exhibit No. B-2

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
<u>1</u>	PLU-R1-LHS-0603	<u>1405</u> Furnace Rd <u>1409</u> Furnace Rd	<u>3</u>	<u>108</u> <u>147</u>	=	<u>0.74</u>	<u>Industrial</u>	=	=	=	=	=	<p><u>Change planned land use from Industrial to Low Density Residential. (PLU-R1-LHS-0603)</u></p> <p><u>Justification: This change to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for density that is between 1 to 2 units per acre. The change to Low Density Residential is compatible with the surrounding community.</u></p>

AMENDMENT TO BILL NO. 9-25, AS AMENDED
(General Development Plan – Region 1 Plan)

April 21, 2025

Introduced by Mr. Smith

Amendment No. 3

In the “Anne Arundel County Region 1 Plan”, the region plan for Region Planning Area No. 1, dated February 3, 2025, for the property known as Parcel 121 on Tax Map 8, Tax Account Number 05-000-15535800, amend the following:

1. On page 54 of the Plan, amend “Figure 15: Region Plan Planned Land Use” and on page 142 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Industrial to Mixed Use for “PLU-R1-HAN-0601” as shown in Exhibit C-1.

2. On page 135 of the Plan, in the “Planned Land Use Changes”, after the last row in “Hanover” insert the row as shown in Exhibit C-2.

(This amendment changes the planned land use for the property known as Parcel 121 on Tax Map 8, located at 7478 New Ridge Road, Hanover, from Industrial to Mixed Use.)

Application Numbers References		
	Prior	Council
CZ	CZ-R1-HAN-1106	CZ-R1-HAN-0601
PLU	n/a	PLU-R1-HAN-0601
DPA	n/a	n/a
DPAO	n/a	n/a

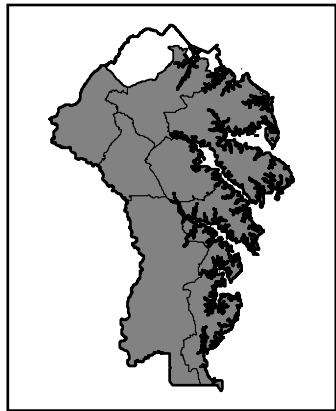
Bill No. 9-25








Amendment No. 3

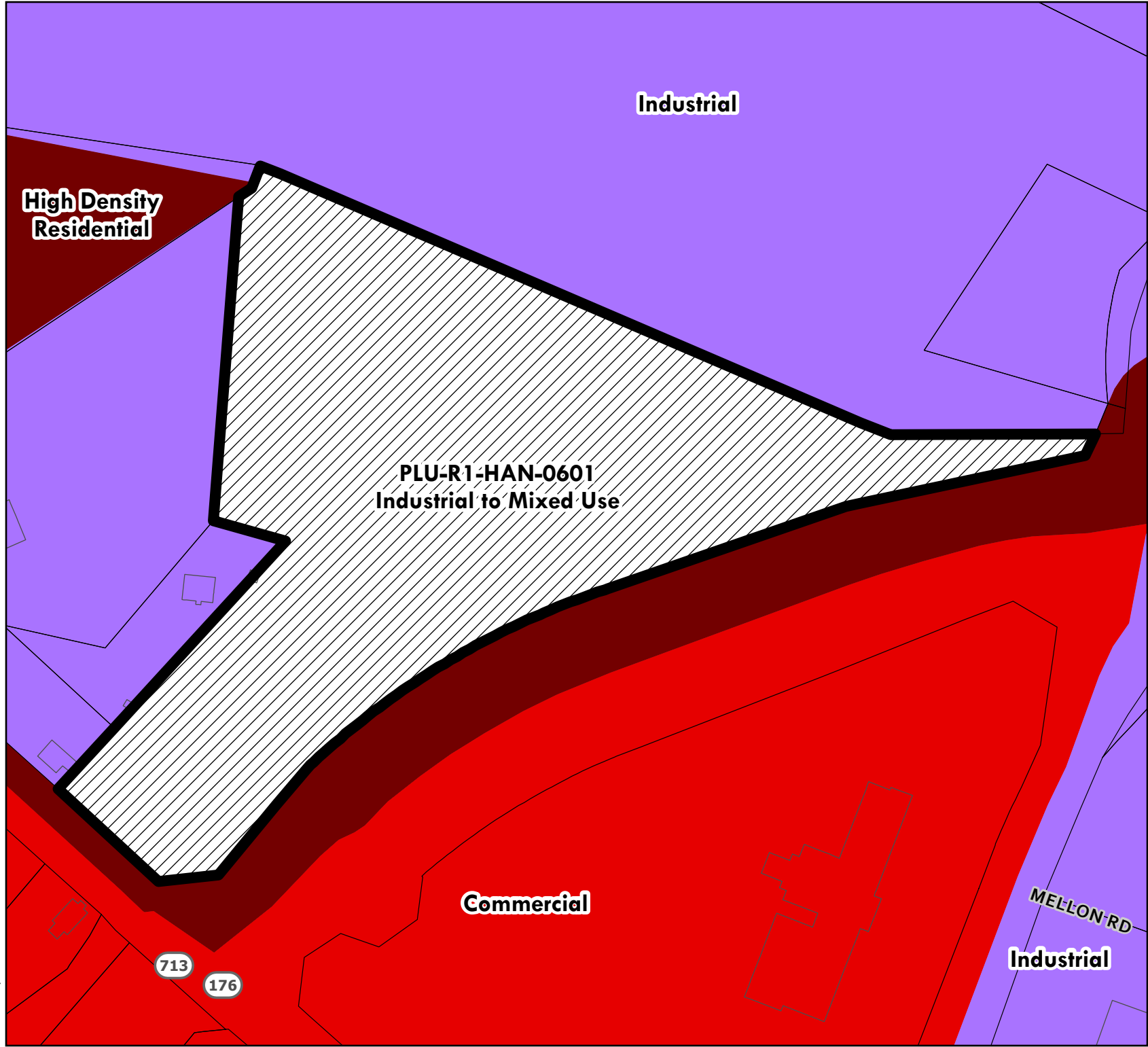
Exhibit No. C-1

*Region 1
Planned Land Use*

*PLU-R1-HAN-0601
INDUSTRIAL TO
MIXED USE*



-  **Change Areas**
-  **Buildings**
-  **Parcels**
-  **Mixed Use**
-  **Commercial**
-  **Residential High Density**
-  **Industrial**



Bill No. 9-25
Amendment No. 3
Exhibit No. C-2

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
<u>1</u>	<u>PLU-R1-HAN-0601</u>	<u>7478 New Ridge Rd</u>	<u>8</u>	<u>121</u>	<u>-</u>	<u>9.2</u>	<u>Industrial</u>	<u>-</u>	<u>==</u>	<u>-</u>	<u>-</u>	<u>==</u>	<p><u>Change the planned land use from Industrial to Mixed Use (PLU-R1-HAN-0601)</u></p> <p><u>Justification: The change to Mixed Use Planned Land Use is consistent with Plan2040 Goals BE5 and BE6 by providing a development opportunity to encourage high-quality development that facilitates economic growth and job creation.</u></p>

AMENDMENT TO BILL NO. 9-25, AS AMENDED
(General Development Plan – Region 1 Plan)

April 21, 2025

Introduced by Mr. Smith

Amendment No. 4

In the “Anne Arundel County Region 1 Plan”, the region plan for Region Planning Area No. 1, dated February 3, 2025, for the property known as Lots 2R, 6, 7, 8B, 8A, 13, 10, part of 11, part of 12, and 15 of Parcel 272 on Tax Map 3, Tax Account Numbers: 05-000-90237161, 05-000-90237164, 05-000-90237165, 05-000-90237167, 05-000-90237166, 05-000-90237172, 05-000-90237168, 05-000-90237170, 05-000-90237171, and 05-000-90050334, amend the following:

1. On page 53 of the Plan, amend “Figure 14. Region Plan Development Policy Areas” and on page 141, amend the “Development Policy Area & Development Policy Area Overlay Change Areas Map” to reflect the change to the Development Policy Area Overlay from no overlay to Transit-Oriented Development Overlay for DPAO-R1-HAN-0603 as shown in Exhibit D-1.

2. On page 54 of the Plan, amend “Figure 15: Region Plan Planned Land Use” and on page 142 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Industrial to Mixed Use for “PLU-R1-HAN-0603A” and the change to the Planned Land Use from Conservation to Mixed Use for “PLU-R1-HAN-0603B” as shown in Exhibit D-2.

3. On page 126 of the Plan, in the “Development Policy Area and Development Policy Area Overlay Changes”, in “Hanover”, amend the row for “DPAO-R1-HAN-0100” as shown in Exhibit D-3; and on page 127, in the “Development Policy Area and Development Policy Area Overlay Changes”, after the last row in “Hanover”, insert the row for “DPAO-R1-HAN-0603” as shown in Exhibit D-3.

4. On page 134 of the Plan, in the “Planned Land Use Changes”, in “Hanover”, amend the row for “PLU-R1-HAN-0105” as shown in Exhibit D-4; on page 135, in the “Planned Land Use Changes”, in “Hanover”, amend the row for “PLU-R1-HAN-0501A” as shown in Exhibit D-4; and on page 135, in the “Planned Land Use Changes”, after the last row in “Hanover” insert the rows for “PLU-R1-HAN-0603A”, “PLU-R1-HAN-0603A”, and “PLU-R1-HAN-0603B” as shown in Exhibit D-4.

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>DPAO</i>	DPAO-R1-HAN-0100	DPAO-R1-HAN-0603

(This amendment changes the Planned Land Use from Industrial to Mixed Use for the property located at 7280, 7150, 7100, 7221 and no #s Corporate Center Drive, Hanover and 2310, 2320, and 2330 Ridge Road, Harmans, changes the Planned Land Use from Conservation to Mixed Use for the property located at 1118 Baltimore Washington Parkway, Harmans, and changes the Development Policy Area Overlay from no overlay to Transit-Oriented Development Overlay for the property known as Lots 2R, part of 11, part of 12, 8B, 8A, and 13 of Parcel 272 on Tax Map 3, located at 7280 and no #s Corporate Center Drive, Hanover and 2310, 2320, and 2330 Ridge Road, Harmans.)

Bill No. 9-25

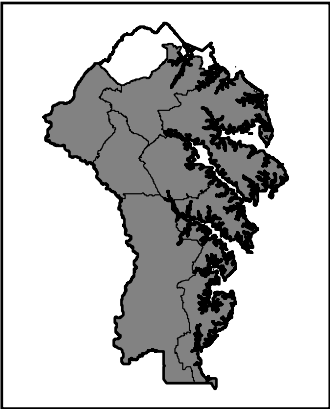
Amendment No. 4

Exhibit No. D-1

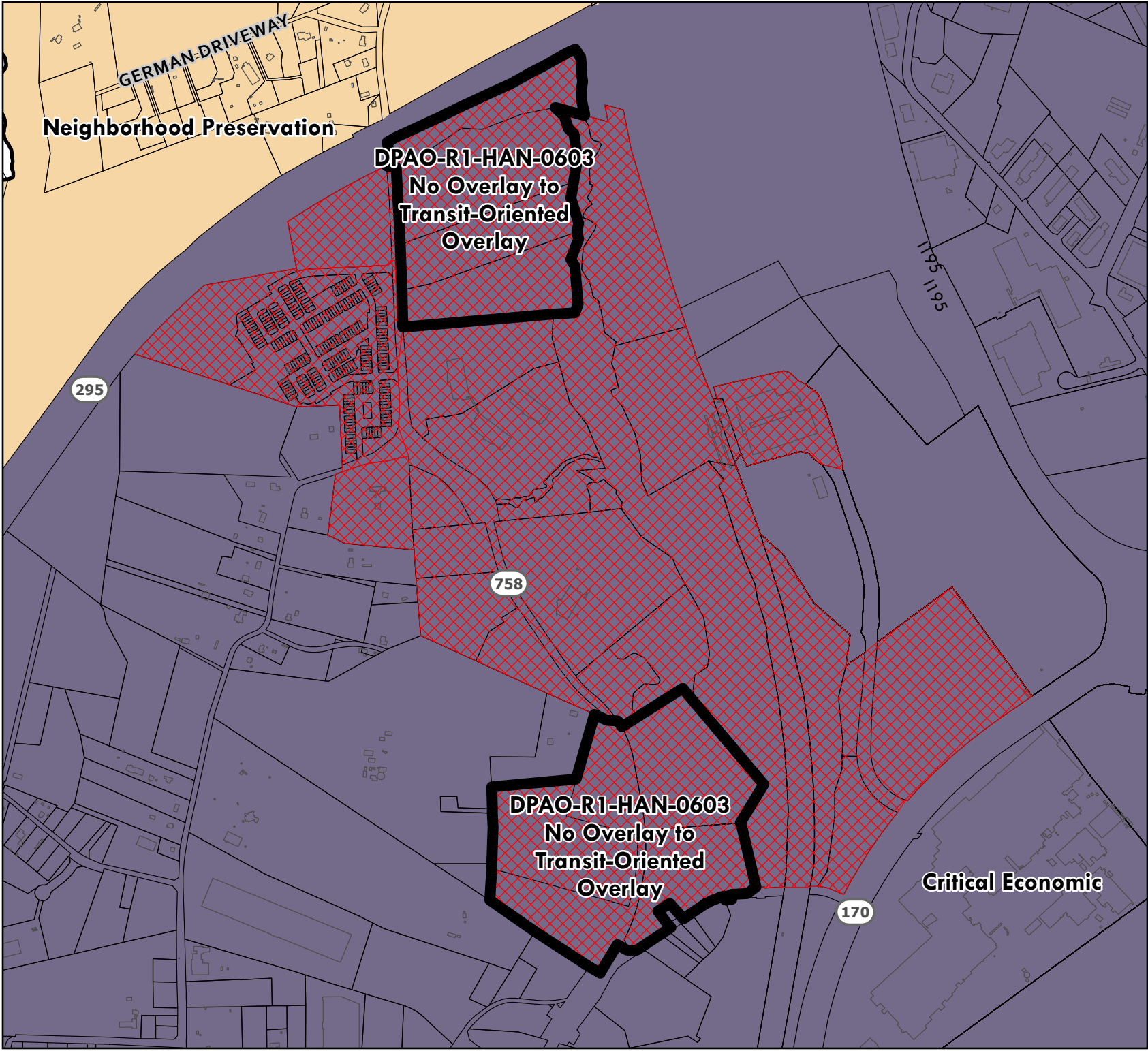
Region 1

**Development Policy Areas &
Overlays**

DPAO-R1-HAN-0603
NO OVERLAY TO
TRANSIT-ORIENTED
OVERLAY



-  Change Area
-  Buildings
-  Parcels
- Development Policy Area
Overlays**
-  Transit-Oriented
- Development Policy Areas**
-  Neighborhood
Preservation
-  Critical Economic



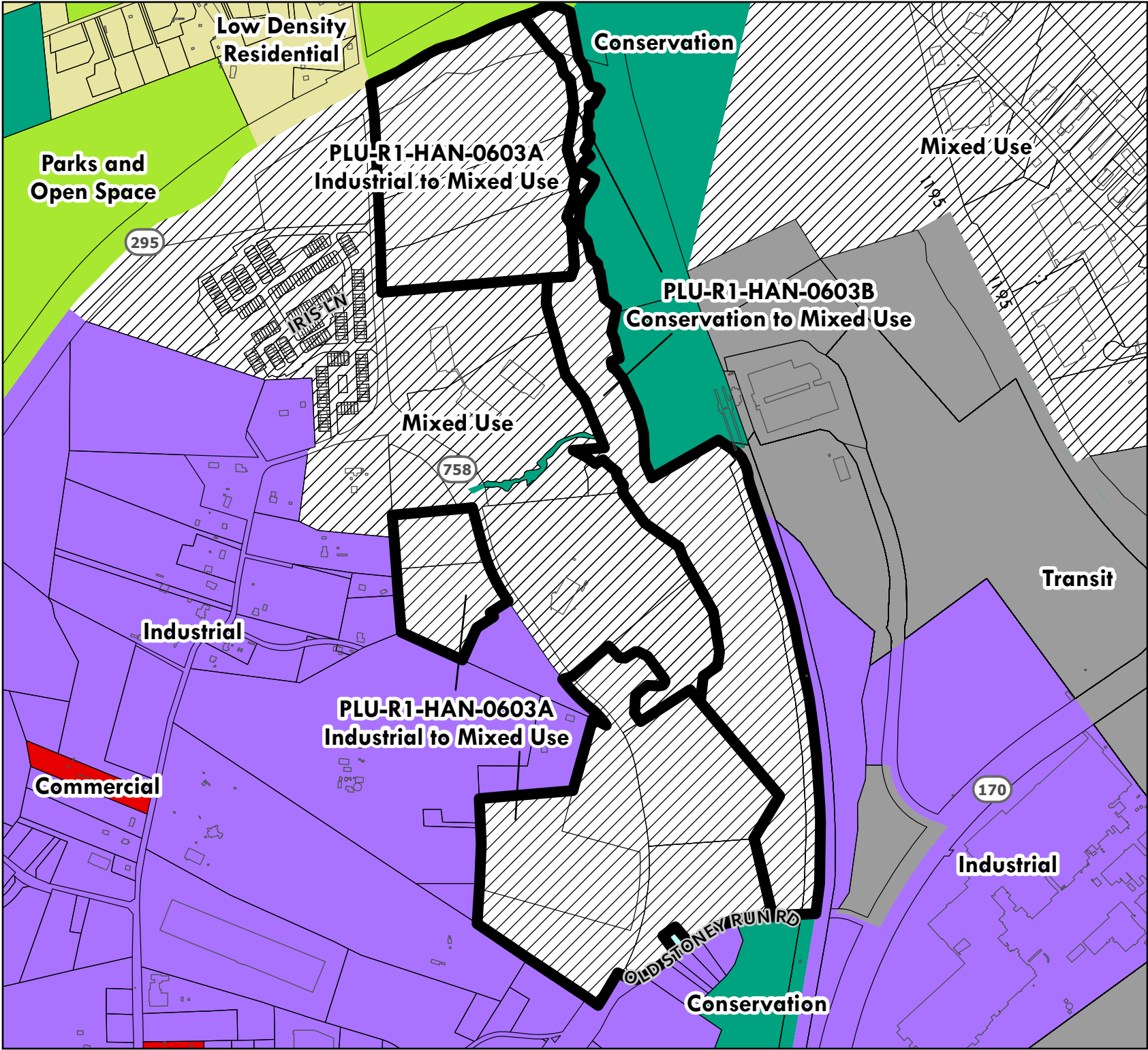
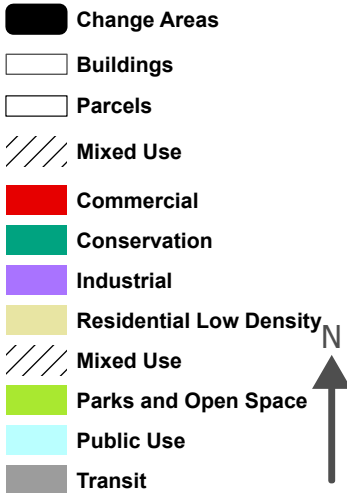
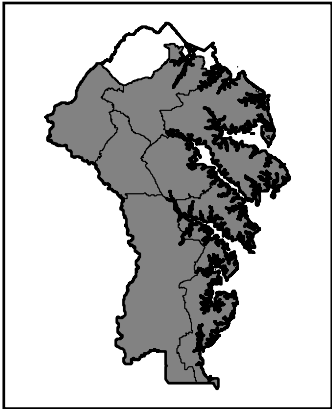
Bill No. 9-25

Amendment No. 4

Exhibit No. D-2

*Region 1
Planned Land Use*

*PLU-R1-HAN-0603A/B
INDUSTRIAL/
CONSERVATION
TO MIXED USE*



Bill No. 9-25
Amendment No. 4
Exhibit No. D-3

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	Final Rec. DPA/O	Final Justification	Council Amendment
1	DPAO-R1-HAN-0100	1160 STONEY RUN RD 1166 STONEY RUN RD 2310 RIDGE RD 2320 RIDGE RD 2330 RIDGE RD 7079 RIDGE RD 7081 RIDGE RD 7095 RIDGE RD 7107 RIDGE RD 7241 CORPORATE CENTER DR 7281 CORPORATE CENTER DR	38 9	1536 5153 8788 89116 202 213 215 232	8A 8B 11 12 13	266.32 <u>177.96</u>	Transit-Oriented Overlay	None	SAC agrees with OPZ recommendation	None	None	The majority of the Transit-Oriented Development Policy Area is retained for the BWI MARC Station area, consistent with Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations, and with the Vision of this area but reduces it where industrial uses are expected to be constructed in the near future. This change is consistent with Plan2040 HE2 by retaining appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and meet current employment projections.	<u>Change from No overlay to Transit-Oriented Development Policy Area Overlay to the properties in DPAO-R1-HAN-0603</u> <u>Justification: This change to apply the Transit-Oriented Development Policy Area Overlay for these properties is consistent with the Vision of this area and is consistent with Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations.</u>
<u>1</u>	<u>DPAO-R1-HAN-0603</u>	<u>Corporate Center Dr</u> <u>2320 Ridge Rd</u> <u>2310 Ridge Rd</u> <u>2330 Ridge Rd</u>	<u>3</u>	<u>272</u>	<u>8A</u> <u>8B</u> <u>p/o</u> <u>11</u> <u>p/o</u> <u>12</u> <u>13</u>	<u>88.36</u>	<u>Transit-Oriented Overlay</u>	<u>None</u>	<u>SAC agrees with OPZ recommendation</u>	<u>None</u>	<u>None</u>	<u>The majority of the Transit-Oriented Development Policy Area is retained for the BWI MARC Station area, consistent with Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations, and with the Vision of this area but reduces it where industrial uses are expected to be constructed in the near future. This change is</u>	<u>Apply the Transit-Oriented Development Policy Area Overlay (DPAO-R1-HAN-0603)</u> <u>Justification: This change to apply the Transit-Oriented Development Policy Area Overlay for these properties is consistent with the Vision of this area and is consistent with Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations.</u>

Bill No. 9-25
Amendment No. 4
Exhibit No. D-3

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	Final Rec. DPA/O	Final Justification	Council Amendment
												consistent with Plan2040 HE2 by retaining appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and meet current employment projections.	
<u>1</u>	<u>DPAO-R1-HAN-0603</u>	<u>7280 Corporate Center Dr</u>	<u>3</u>	<u>272</u>	<u>2R</u>	<u>26.8</u>	<u>Split Transit-Oriented Overlay and None</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>Apply the Transit-Oriented Development Policy Area Overlay to the entire parcel (DPAO-R1-HAN-0603)</u> <u>Justification: This change to apply the Transit-Oriented Development Policy Area Overlay for this property is consistent with the Vision of this area and is consistent with Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations.</u>

Bill No. 9-25
Amendment No. 4
Exhibit No. D-4

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
1	PLU-R1-HAN-0105	7280 Corporate Center Dr 7281 Corporate Center Dr 7241 Corporate Center Dr 2210 Ridge Rd 2220 Ridge Rd 2230 Ridge Rd 7064 Ridge Rd 7068 Ridge Rd 7079 Ridge Rd 7081 Ridge Rd 7084 Ridge Rd 7090 Ridge Rd 7094 Ridge Rd 7095 Ridge Rd 7101 Ridge Rd 7107 Ridge Rd 7110 Ridge Rd 7113 Ridge Rd 7115 Ridge Rd 7119 Ridge Rd 1181 Stoney Run Rd 1191 Stoney Run Rd 1219 Stoney Run Rd 7301 Stoney Run Rd 7340 Stoney Run Rd	3 8	15 49 50 51 52 53 54 106 120 162 164 166 175 192 202 232 250 260 272 277 289	1 2R 2 3 8A 8B 11 12 13 14 15	205.27 <u>102.2</u>	Mixed Use	Industrial	SAC agrees with OPZ recommendation	Industrial	Industrial	The change to Industrial Planned Land Use is consistent with Plan2040 Goal HE2 which encourages the retention of appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and is compatible with the surrounding area.	<u>Remove properties from Industrial Planned Land use to place in Mixed Use (PLU-R1-HAN-0603A)</u> <u>Justification: This change to Mixed Use Planned Land Use for these properties is consistent with the adopted Plan2040 Planned Land Use and with Plan2040 Goals BE5 and BE6 by providing a development opportunity to encourage high-quality development that facilitates economic growth and job creation.</u>

Bill No. 9-25
Amendment No. 4
Exhibit No. D-4

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
1	PLU-R1-HAN-0501A	7100 Corporate Center Dr 7150 Corporate Center Dr 7200 Corporate Center Dr 7221 Corporate Center Dr	3	272	5 6 7 10	20.43 4.5	Mixed Use	No Position	Application submitted after SAC discussion completed	Industrial	Industrial	The change to Industrial Planned Land Use is consistent with Plan2040 Goal HE2 which encourages the retention of appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and is compatible with the surrounding area.	Remove properties from Industrial Planned Land Use to Mixed Use (PLU-R1-HAN-0603A) Justification: This change to Mixed Use Planned Land Use for these properties is consistent with the adopted Plan2040 Planned Land Use and with Plan2040 Goals BE5 and BE6 by providing a development opportunity to encourage high-quality development that facilitates economic growth and job creation.
<u>1</u>	<u>PLU-R1-HAN-0603A</u>	<u>7100 Corporate Center Dr</u> <u>Corporate Center Dr</u> <u>2320 Ridge Rd</u> <u>2310 Ridge Rd</u> <u>2330 Ridge Rd</u>	<u>3</u>	<u>272</u>	<u>2R</u> <u>8A</u> <u>8B</u> <u>p/o 11</u> <u>p/o 12</u> <u>13</u>	<u>103.07</u>	<u>Mixed Use</u>	<u>Industrial</u>	<u>SAC agrees with OPZ recommendation</u>	<u>Industrial</u>	<u>Industrial</u>	<u>The change to Industrial Planned Land Use is consistent with Plan2040 Goal HE2 which encourages the retention of appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and is compatible with the surrounding area.</u>	<u>Change the planned land use from Industrial to Mixed-Use (PLU-R1-HAN-0603A)</u> Justification: This change to Mixed Use Planned Land Use for these properties is consistent with Plan2040 Goals BE5 and BE6 by providing a development opportunity to encourage high-quality development that facilitates economic growth and job creation.
<u>1</u>	<u>PLU-R1-HAN-0603A</u>	<u>7280 Corporate Center Dr</u> <u>7150 Corporate Center Dr</u> <u>7221 Corporate Center Dr</u>	<u>3</u>	<u>272</u>	<u>6</u> <u>7</u> <u>10</u>	<u>15.93</u>	<u>Mixed Use</u>	<u>No Position</u>	<u>Application submitted after SAC discussion completed</u>	<u>Industrial</u>	<u>Industrial</u>	<u>The change to Industrial Planned Land Use is consistent with Plan2040 Goal HE2 which encourages the retention of appropriately zoned land for industrial</u>	<u>Change the planned land use from Industrial to Mixed-Use (PLU-R1-HAN-0603A)</u> Justification: This change to Mixed Use Planned Land Use for these properties is consistent with Plan2040 Goals BE5 and BE6 by providing a development opportunity to encourage high-quality

Bill No. 9-25
Amendment No. 4
Exhibit No. D-4

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
												and commercial uses to maintain a balanced tax base and is compatible with the surrounding area.	development that facilitates economic growth and job creation.
<u>1</u>	<u>PLU-R1-HAN-0603B</u>	<u>1118 Baltimore Washington Pky</u>	<u>3</u>	<u>272</u>	<u>15</u>	<u>49.08</u>	<u>Conservation</u>	<u>:</u>	<u>:</u>	<u>:</u>	<u>:</u>	<u>:</u>	<p><u>Change the planned land use from Conservation to Mixed Use (PLU-R1-HAN-0603B)</u></p> <p>Justification: This change to Mixed Use Planned Land Use for these properties is consistent with the adopted Plan2040 Goals BE5 and BE6 by providing a development opportunity to encourage high-quality development that facilitates economic growth and job creation.</p>

AMENDMENT TO BILL NO. 9-25, AS AMENDED
(General Development Plan – Region 1 Plan)

April 21, 2025

Introduced by Mr. Smith

Amendment No. 5

In the “Anne Arundel County Region 1 Plan”, the region plan for Region Planning Area No. 1, dated February 3, 2025, for the property known as Parcel 292 on Tax Map 8, Tax Account Number 05-000-07867700, amend the following:

1. On page 54 of the Plan, amend “Figure 15: Region Plan Planned Land Use” and on page 142 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Industrial to Mixed Use for “PLU-R1-HAN-0604” as shown in Exhibit E-1.

2. On page 135 of the Plan, in the “Planned Land Use Changes”, after the last row in “Hanover” insert the row as shown in Exhibit E-2.

(This amendment changes the planned land use for the property known as Parcel 292 on Tax Map 8, located at 1486 Dorsey Road, Hanover, from Industrial to High Density Residential.)

Application Numbers References		
	Prior	Council
CZ	n/a	CZ-R1-HAN-0604
PLU	n/a	PLU-R1-HAN-0604
DPA	n/a	n/a
DPAO	n/a	n/a

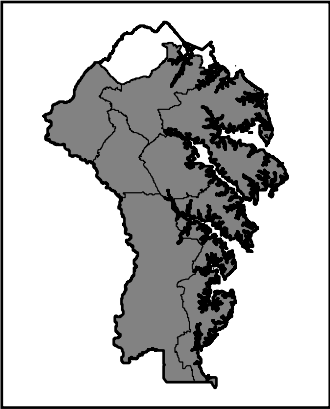
Bill No. 9-25







Amendment No. 5

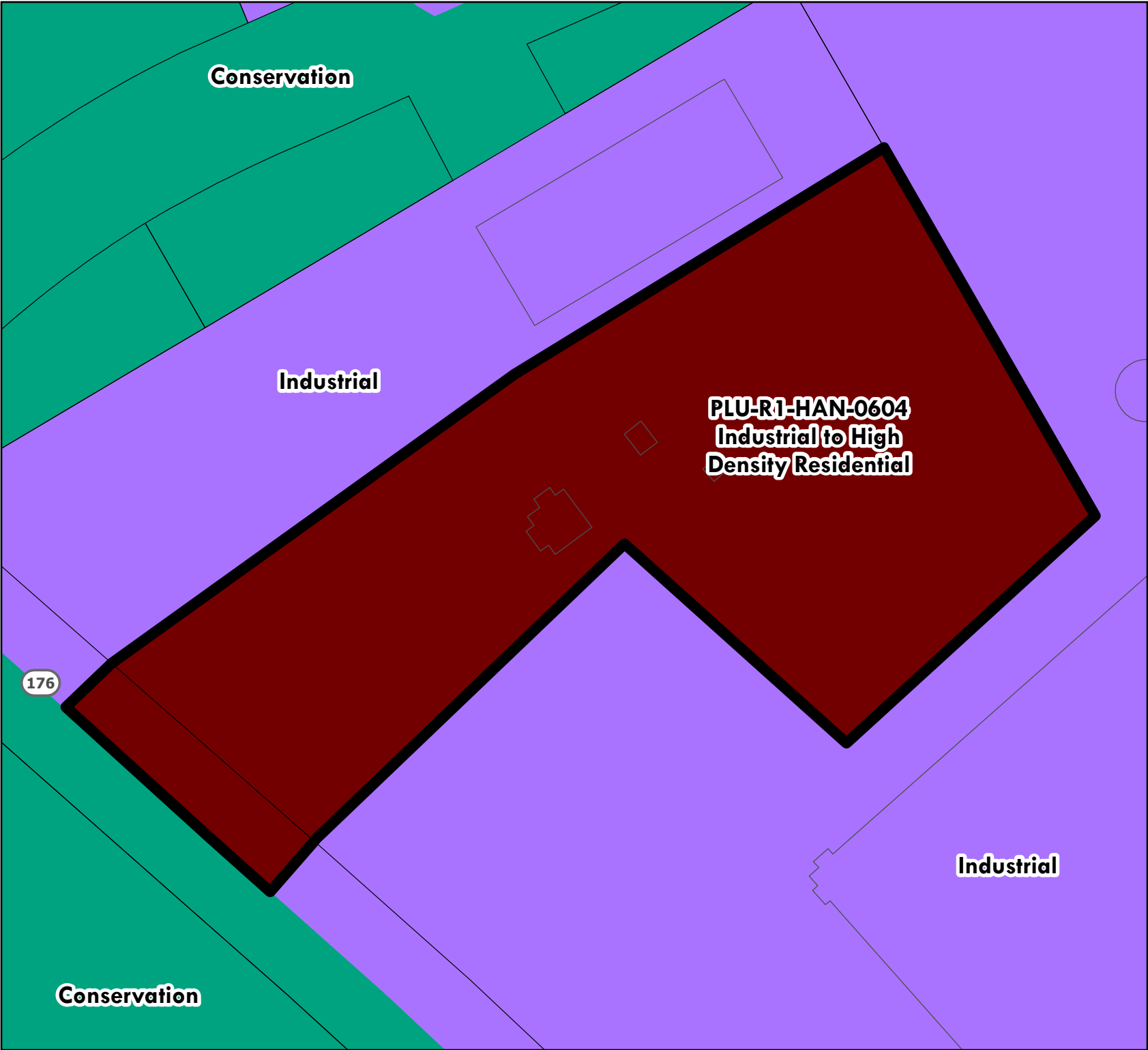
Exhibit No. E-1

*Region 1
Planned Land Use*

*PLU-R1-HAN-0604
INDUSTRIAL TO HIGH
DENSITY RESIDENTIAL*



-  **Change Areas**
-  **Buildings**
-  **Parcels**
-  **Residential High Density**
-  **Conservation**
-  **Industrial**



Bill No. 9-25
Amendment No. 5
Exhibit No. E-2

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
<u>1</u>	<u>PLU-R1-HAN-0604</u>	<u>1486 Dorsey Rd</u>	<u>8</u>	<u>292</u>	<u>-</u>	<u>2.42</u>	<u>Industrial</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<p><u>Change the planned land use from Industrial to High Density Residential.(PLU-R1-HAN-0604)</u></p> <p><u>Justification: This change to High Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 to provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and is compatible with the surrounding area.</u></p>

AMENDMENT TO BILL NO. 9-25, AS AMENDED
(General Development Plan – Region 1 Plan)

April 21, 2025

Introduced by Mr. Smith

Amendment No. 11

In the “Anne Arundel County Region 1 Plan”, the region plan for Region Planning Area No. 1, dated February 3, 2025, for the property known as Lot 5 of Parcel 272 on Tax Map 3, Tax Account Number: 05-000-90237163, amend the following:

1. On page 54 of the Plan, amend “Figure 15: Region Plan Planned Land Use” and on page 142 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use from Industrial to Mixed Use for “PLU-R1-HAN-0701” as shown in Exhibit K-1.

3. On page 135 of the Plan, in the “Planned Land Use Changes”, in “Hanover”, amend the row for “PLU-R1-HAN-0501A” as shown in Exhibit K-2; and on page 135, in the “Planned Land Use Changes”, after the last row in “Hanover” insert the row for “PLU-R1-HAN-0603” as shown in Exhibit K-2.

(This amendment changes the Planned Land Use from Industrial to Mixed Use for the property known as Lot 5 of Parcel 272 on Tax Map 3, located at 7200 Corporate Center Drive, Hanover.)

Application Numbers References		
	Prior	Council
CZ	n/a	n/a
PLU	PLU-R1-HAN-0501A	PLU-R1-LHS-0701
DPA	n/a	n/a
DPAO	n/a	n/a

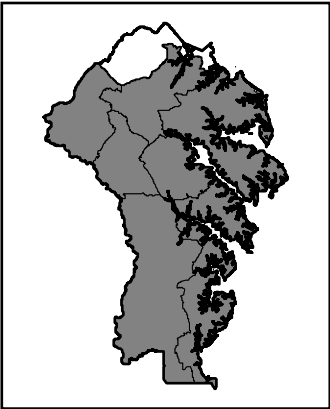
Bill No. 9-25






Amendment No. 11

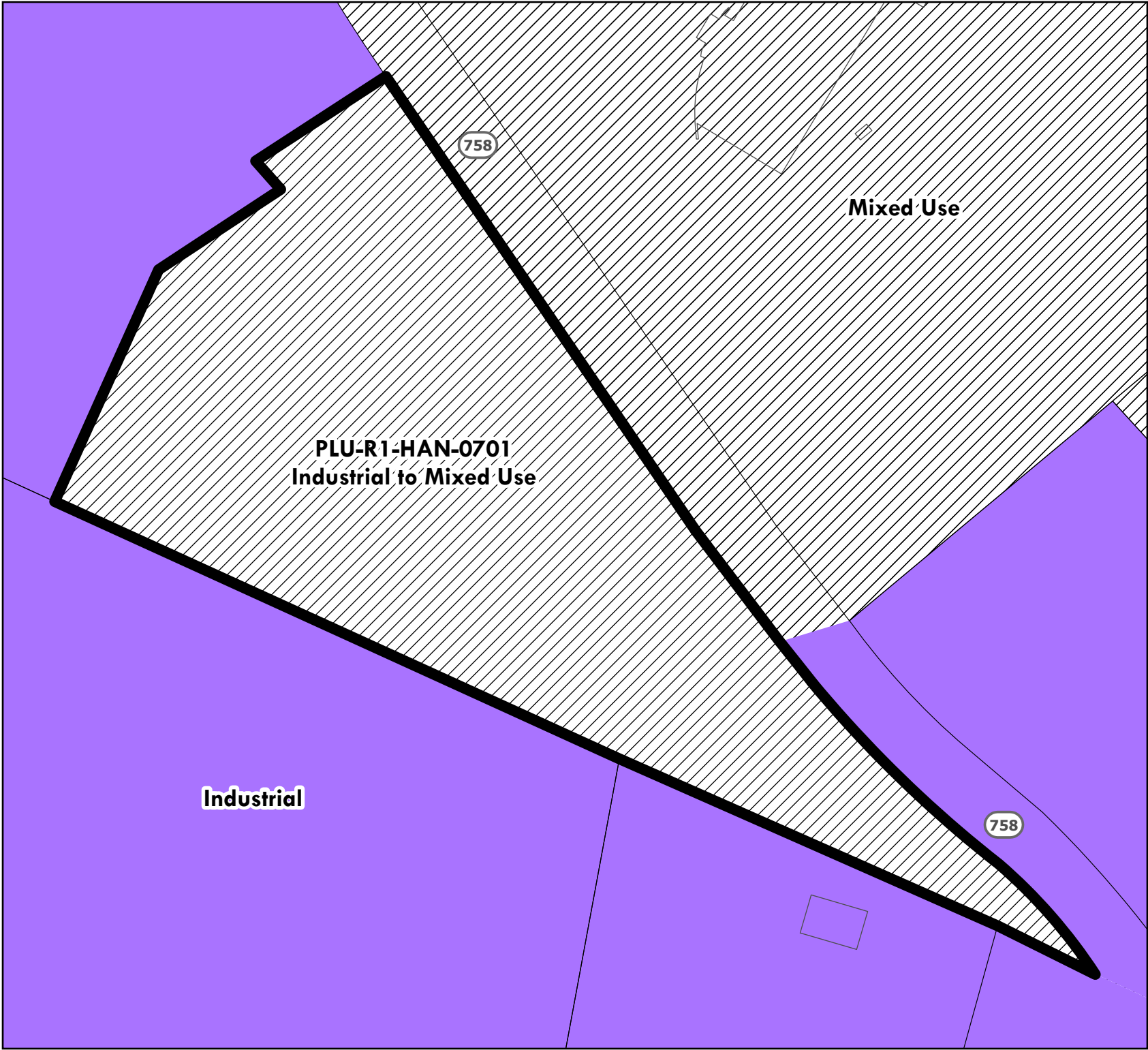
Exhibit No. K-1

*Region 1
Planned Land Use*

*PLU-R1-HAN-0701
INDUSTRIAL TO MIXED USE*



-  **Change Areas**
-  **Buildings**
-  **Parcels**
-  **Industrial**
-  **Mixed Use**



Bill No. 9-25
Amendment No. 11
Exhibit No. K-2

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
1	PLU-R1-HAN-0501A	7100 Corporate Center Dr 7150 Corporate Center Dr 7200 Corporate Center Dr 7221 Corporate Center Dr	3	272	5 6 7 10	20.43 <u>15.93</u>	Mixed Use	No Position	Application submitted after SAC discussion completed	Industrial	Industrial	The change to Industrial Planned Land Use is consistent with Plan2040 Goal HE2 which encourages the retention of appropriately zoned land land for industrial and commercial uses to maintain a balanced tax base and is compatible with the surrounding area.	<u>Remove Industrial Planned Land Use as indicated (PLU-R1-HAN-0701)</u> <u>Justification: The Change from industrial to Mixed Use Planned Land Use for this property is consistent with the adopted Plan2040 Planned Land Use and with Plan2040 Goals BE5 and BE6 by providing a development opportunity to encourage high-quality development that facilitates economic growth and job creation.</u>
<u>1</u>	<u>PLU-R1-HAN-0701</u>	<u>7200 Corporate Center Dr</u>	<u>3</u>	<u>272</u>	<u>5</u>	<u>4.5</u>	<u>Mixed Use</u>	<u>No Position</u>	<u>Application submitted after SAC discussion completed</u>	<u>Industrial</u>	<u>Industrial</u>	<u>The change to Industrial Planned Land Use is consistent with Plan2040 Goal HE2 which encourages the retention of appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and is compatible with the surrounding area.</u>	<u>Change the planned land use from Industrial to Mixed Use (PLU-R1-HAN-0701)</u> <u>Justification: This change to Mixed Use Planned Land Use for this property is consistent with the adopted Plan2040 Planned Land Use and with Plan2040 Goals BE5 and BE6 by providing a development opportunity to encourage high-quality development that facilitates economic growth and job creation.</u>

AMENDMENT TO BILL NO. 9-25, AS AMENDED
(General Development Plan – Region 1 Plan)

April 21, 2025

Introduced by Mr. Smith

Amendment No. 12

In the “Anne Arundel County Region 1 Plan”, the region plan for Region Planning Area No. 1, dated February 3, 2025, amend the following:

1. On page 135 of the Plan, in the “Planned Land Use Changes”, in “Hanover”, delete the row for “PLU-R1-HAN-0501A” in its entirety.

(This technical amendment deletes the Planned Land Use changes for PLU-R1-HAN-0501A to comport with the passage of amendments for PLU-R1-HAN-0603 and PLU-R1-HAN-0701.)

Application Numbers References		
	Prior	Council
CZ	n/a	n/a
PLU	PLU-R1-HAN-0501A	PLU-R1-HAN-0701
DPA	n/a	n/a
DPAO	n/a	n/a

AMENDMENT TO BILL NO. 9-25, AS AMENDED
(General Development Plan – Region 1 Plan)

April 21, 2025

Introduced by Mr. Smith

Amendment No. 13

In the “Anne Arundel County Region 1 Plan”, amend the following:

On page 108 of the Plan, after the last row of the “Implementation Matrix, Built Environment, Region 1 Strategies” insert the row as shown in Exhibit L.

(This amendment adds a sector plan to the Implementation Matrix of the Anne Arundel County Region 1 Plan related to environmental impacts and improvements of scenic roads in the area to include River Rd and Furnace Road.)

Bill No. 9-25
Amendment No. 13
Exhibit No. L

Implementation Matrix Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PII - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management		Related Plan2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead in bold)	Timeframe (short 0-5, mid 5-10, long 10+ yrs)	Performance Measures
BE 50	<u>Develop a sector plan that identifies recommended land use, environmental impacts, and improvements to roads for the residential and industrial area located at Furnace Road, River Road, and Old Elkridge Landing Road.</u>	BE5.1	PSI	OPZ	Short-Term	<u>Completion of sector plan.</u>

AMENDMENT TO BILL NO. 9-25, AS AMENDED
(General Development Plan – Region 1 Plan)

April 21, 2025

Introduced by Mr. Smith

Amendment No. 15

In the “Anne Arundel County Region 1 Plan”, the region plan for Region Planning Area No. 1, dated February 3, 2025, for a portion of the property known as Parcel 181 on Tax Map 9, Tax Account Number 05-000-90075643 and for the properties known as Parcel 189 and 697 on Tax Map 9, Tax Account Numbers 05-000-03346858, 05-000-90231856, and 05-000-90070412, amend the following:

1. On page 54 of the Plan, amend “Figure 15: Region Plan Planned Land Use” and on page 142 amend the “Planned Land Use Change Areas Map” to reflect the change to the Planned Land Use for a portion of the property known as Parcel 181 on Tax Map 9 from Mixed Use, Transit and Conservation to Mixed Use and for the properties known as Parcel 189 and 697 on Tax Map 9 from Transit to Mixed Use for “PLU-R1-FND-0700” as shown in Exhibit N-1.

2. On page 133 of the Plan, in the “Planned Land Use Changes”, after the last row in “Ferndale” insert the row as shown in Exhibit N-2.

(This amendment changes the planned land use for a portion of the property known as Parcel 181 on Tax Map 9, located at the Track Area between I-97 and Dorsey Road, Linthicum Heights, from Mixed Use, Transit, and Conservation to Mixed Use; and changes the planned land use for the properties known as Parcels 189 and 697 on Tax Map 9, located at 7390 and no number Baltimore Annapolis Boulevard, Linthicum Heights and no number Dorsey Road, Glen Burnie, from Transit to Mixed Use.)

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

Bill No. 9-25

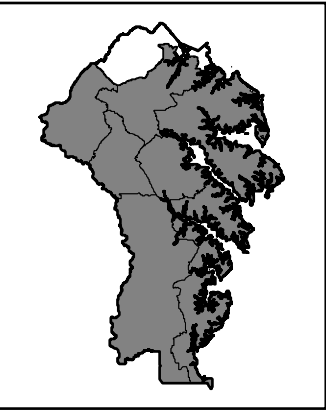
Amendment No. 15












Exhibit No. N-1

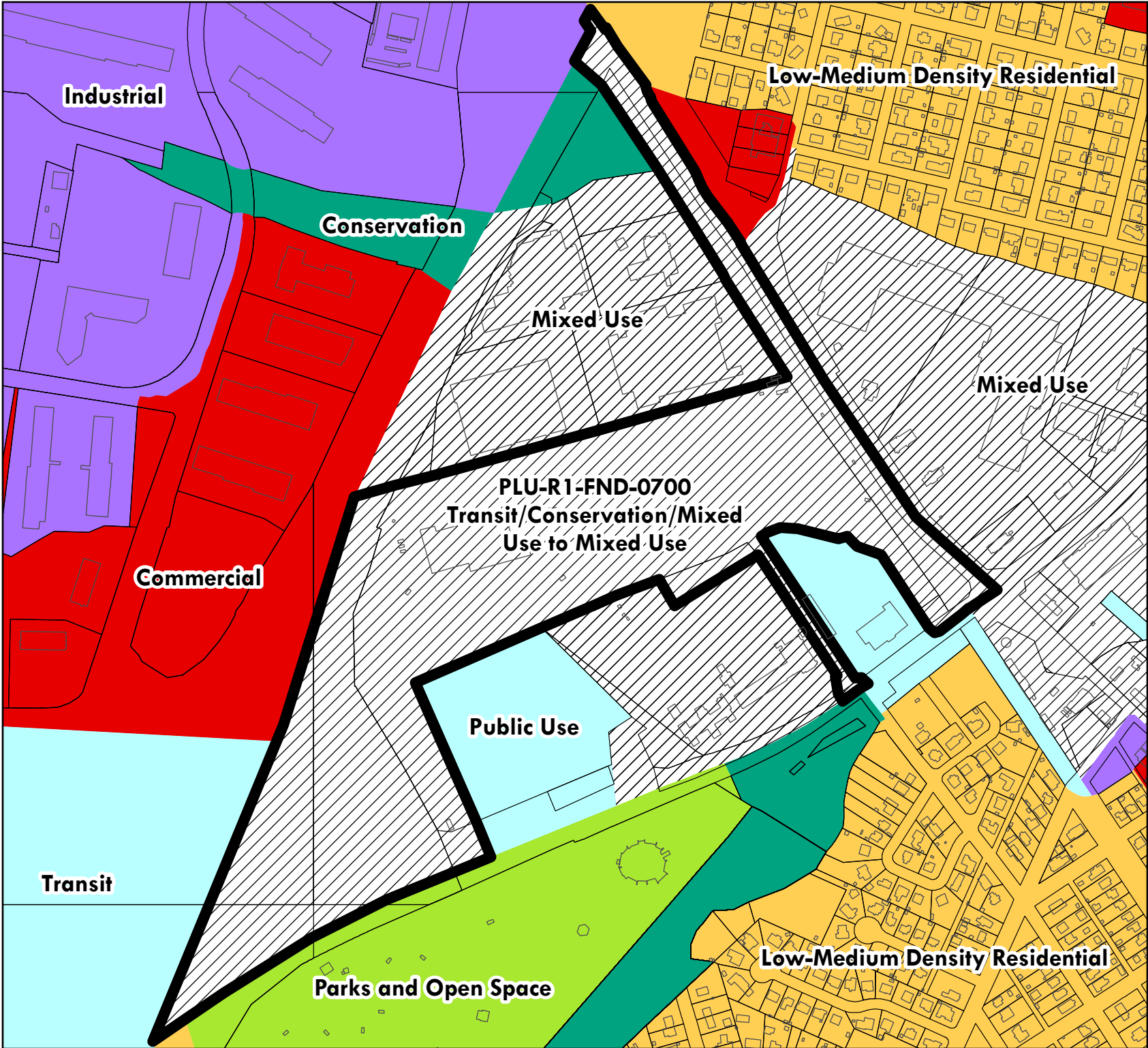
*Region 1
Planned Land Use*

PLU-R1-FND-0700

*MIXED USE/CONSERVATION/
TRANSIT TO MIXED USE*



-  **Change Areas**
-  **Buildings**
-  **Parcels**
-  **Commercial**
-  **Conservation**
-  **Industrial**
-  **Residential Low-Medium Density**
-  **Mixed Use**
-  **Parks and Open Space**
-  **Public Use**
-  **Transit**



Bill No. 9-25
Amendment No. 15
Exhibit No. N-2

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	Final Rec. PLU	Final Justification	Council Amendment
<u>1</u>	<u>PLU-R1-FND-0700</u>	<u>7390 Baltimore Annapolis Blvd no # Baltimore Annapolis Blvd Track Area (between I-97 and Dorsey Road) no # Dorsey Rd</u>	<u>9</u>	<u>181 189 697</u>	<u>-</u>	<u>54.65</u>	<u>Transit, Mixed Use, & Conservation</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<p><u>Change the planned land use from Transit, Mixed Use, and Conservation to Mixed Use (PLU-R1-FND-0700)</u></p> <p><u>Justification: This change to Mixed Use Planned Land Use for these properties is consistent with the adopted Plan2040 Planned Land Use and with Plan2040 Goals BE5 and BE6 by providing a development opportunity to encourage high-quality development that facilitates economic growth and job creation.</u></p>