

# Annual Development Measures and Indicators Report Calendar Year 2024



PAB Presentation

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Anne Arundel County Office of Planning and Zoning

June 25, 2025

# Introduction

- Land Use Article (§ 1-207 and § 1-208) of the Annotated Code of Maryland requires counties to complete an annual report.
- Once approved, the report is filed with the County Council and submitted to the Maryland Department of Planning
- Calendar Year (CY): 2024

(ANNUAL REPORT SHORT FORM TEMPLATE FOR COUNTIES ISSUING LESS THAN 50 NEW RESIDENTIAL BUILDING PERMITS)

**[Submit on County Letterhead and modify text as appropriate]**  
 Please submit via email to [david.dahlstrom@maryland.gov](mailto:david.dahlstrom@maryland.gov) and cc: to [mjdo.planner@maryland.gov](mailto:mjdo.planner@maryland.gov)

Office of the Secretary  
 Maryland Department of Planning  
 Attn: David Dahlstrom, AICP  
 301 W. Preston St.  
 Baltimore, Maryland 21201-2305

Re: Annual Report Calendar Year 2022

Dear Mr. Dahlstrom:

The \_\_\_\_\_ County \_\_\_\_\_ Planning and Zoning [Commission/Board] approved the following annual report for the reporting year 2022, as required under §1-207(b) and §1-208(c)(1)(i) and (c)(3)(ii) of the Land Use Article on \_\_\_\_\_, \_\_\_\_\_. In addition, the report has been filed with the local legislative body.

- The county issued the following number of new residential permits inside and outside of the Priority Funding Area (PFA):
 

| Residential – Calendar Year 2022 | PFA | Non - PFA | Total |
|----------------------------------|-----|-----------|-------|
| New Residential Permits Issued   |     |           |       |
- The County preserved the following number of acres using local agricultural land preservation funds, (if applicable):
 

| Local Preservation Program Type – Calendar Year 2022 | Acres | Value (\$) |
|--|-------|------------|
| Example: Transfer of Development Rights              |       |            |
| Example: Building Lot Retirement                     |       |            |
| Example: Land Purchase                               |       |            |
| Example: Local Land Trust                            |       |            |
| Example: Easement                                    |       |            |
| Example: Other                                       |       |            |
| Total  |       |            |

Revised 05/19/2023



# Amendments and Growth Related Changes in Development Patterns

Comprehensive Plan or Plan Elements, Region Plans, Zoning Map Amendments, Zoning Text Amendments, Changes to the PFA, Infrastructure Improvements, Consistency of Growth Related Changes for 2024



# Amendments and Growth Related Changes in Development Patterns

## Comprehensive Plan or Plan Elements

### Region Plans Approved:

- May 2024: Region 2 & 7
- July 2024: Region 4

### Region Plans Underway (Expected Approval 2026):

- Region 5: Odenton Town Center, Crofton, Two Rivers, Forks of the Patuxent, Gambrills, Piney Orchard, and historic Woodwardville
- Region 6: Crownsville and parts of Millersville
- Region 8: east of the Patuxent River, extending from Davidsonville to Friendship including Harwood, Lothian, and parts of Edgewater

## Zoning Map Amendments

- 0

## Zoning Text Amendments

- 33

## Changes to the Priority Funding Area

- 0



# Infrastructure Improvements

## Water and Sewer Plan Changes

- **Bill 93-24**
- **Bill 64-24**

## Major Transportation Projects Completed

- **12 projects completed**



# Completed School Improvement Projects for 2023

| School Name       | Existing SRC | Opening SRC | Change in SRC | Type of Project    | Completion Data | PFA |
|-------------------|--------------|-------------|---------------|--------------------|-----------------|-----|
| Two Rivers ES     | N/A          | 598         | +598          | New School         | August 2024     | Yes |
| Old Mill South MS | 1,072        | 1,199       | +127          | Replacement School | August 2024     | Yes |
| Severn Run HS     | N/A          | 1,989       | +1,989        | New School         | August 2024     | Yes |
| Meade HS          | 2,538        | 2,483       | -55           | School Renovation  | December 2024   | Yes |

❖ SRC - State Rated Capacity



# Measures and Indicators

Residential Growth for 2024





# Priority Funding Areas

What are the Priority Funding Areas (PFAs)?

Which areas qualify as Priority Funding Areas?

Which areas are eligible for County designation?





# Measures and Indicators

## Non-residential and Residential Building Permits Issued in CY 2024

### Non-residential Building Permits

- 31 non-residential building permits issued
- 25 inside the PFA
- 6 outside the PFA



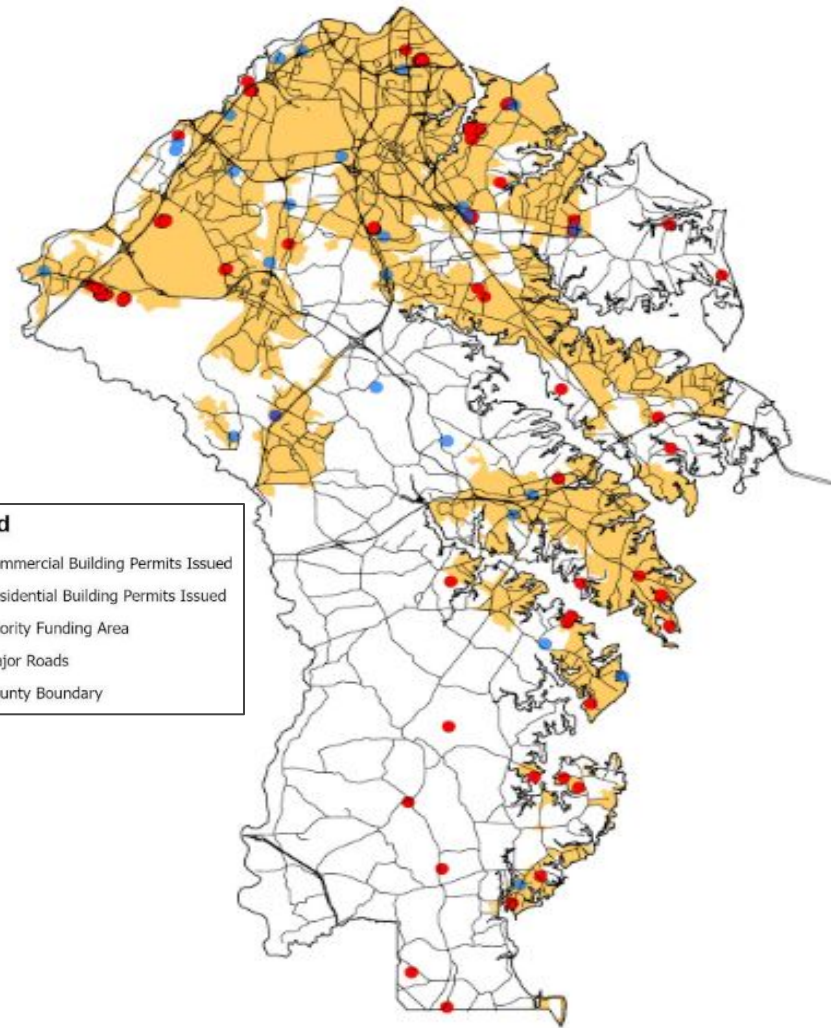
**81%**  
**Inside PFA**

### Residential Building Permits

- 963 residential building permits issued
- 949 inside the PFA
- 14 outside the PFA



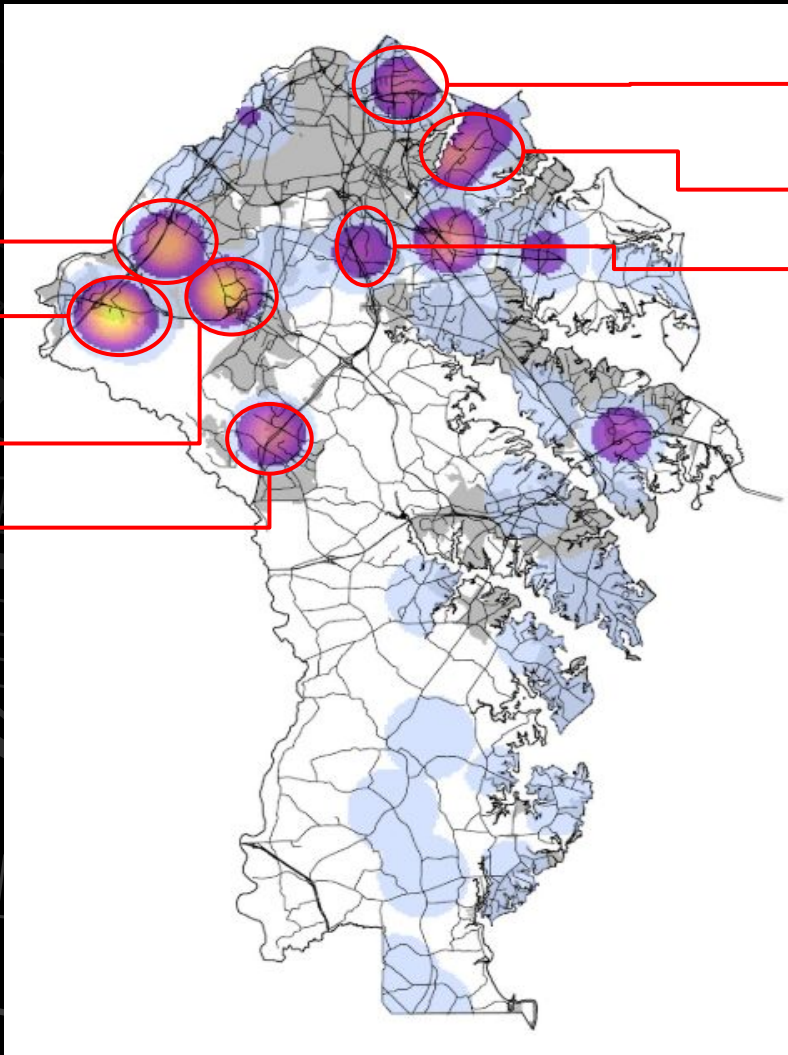
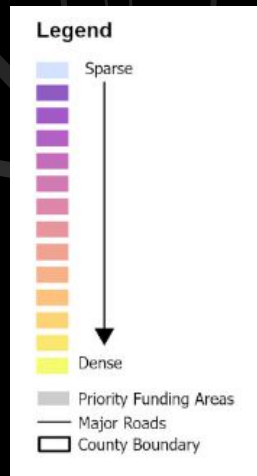
**98%**  
**Inside PFA**



# Density of Commercial and Residential Building Permits Issued in CY 2024

Parkside  
Watershed  
1570 Annapolis Rd  
Two Rivers

Enclave at Arundel Hills  
Tanyard Area  
Watson's Glen - Shipley's Crossing Area

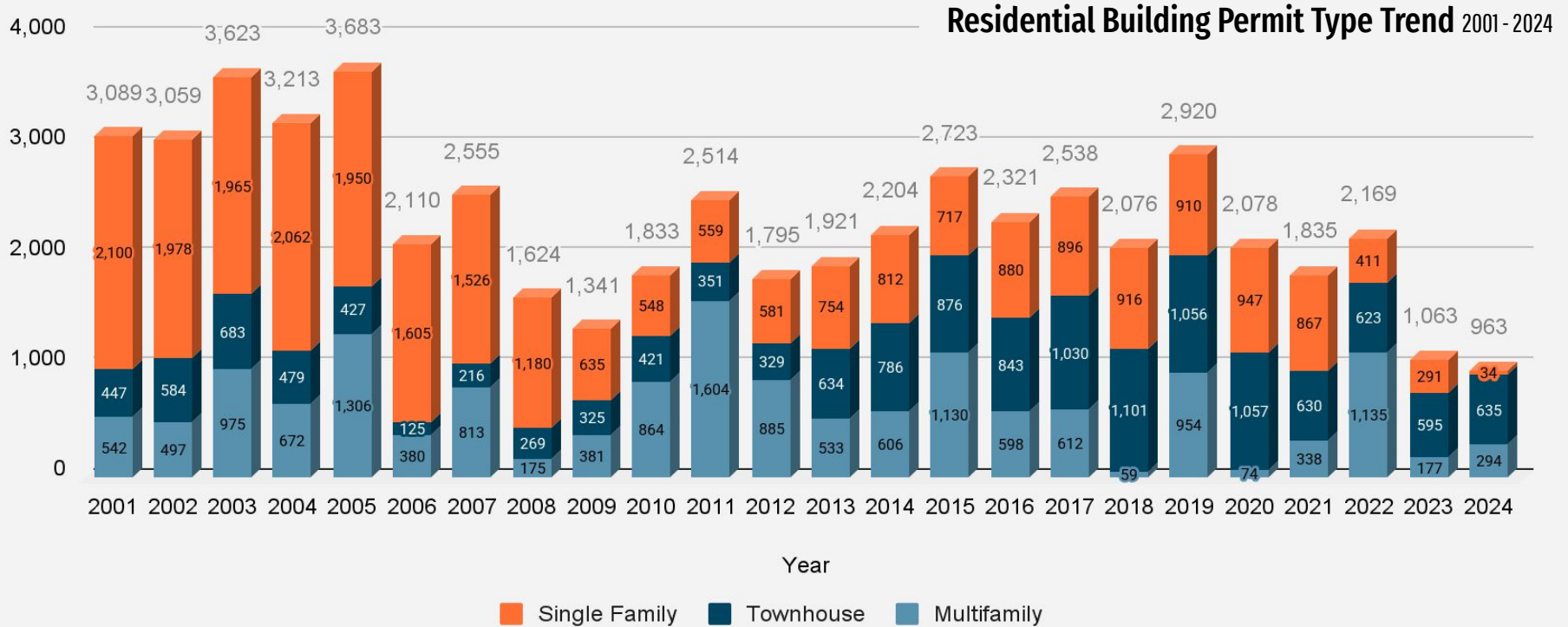


# Residential Building Permits

- **963** residential building permits issued
- **949** inside the PFA
- **14** outside the PFA



**98%**  
**Inside**  
**PFA**

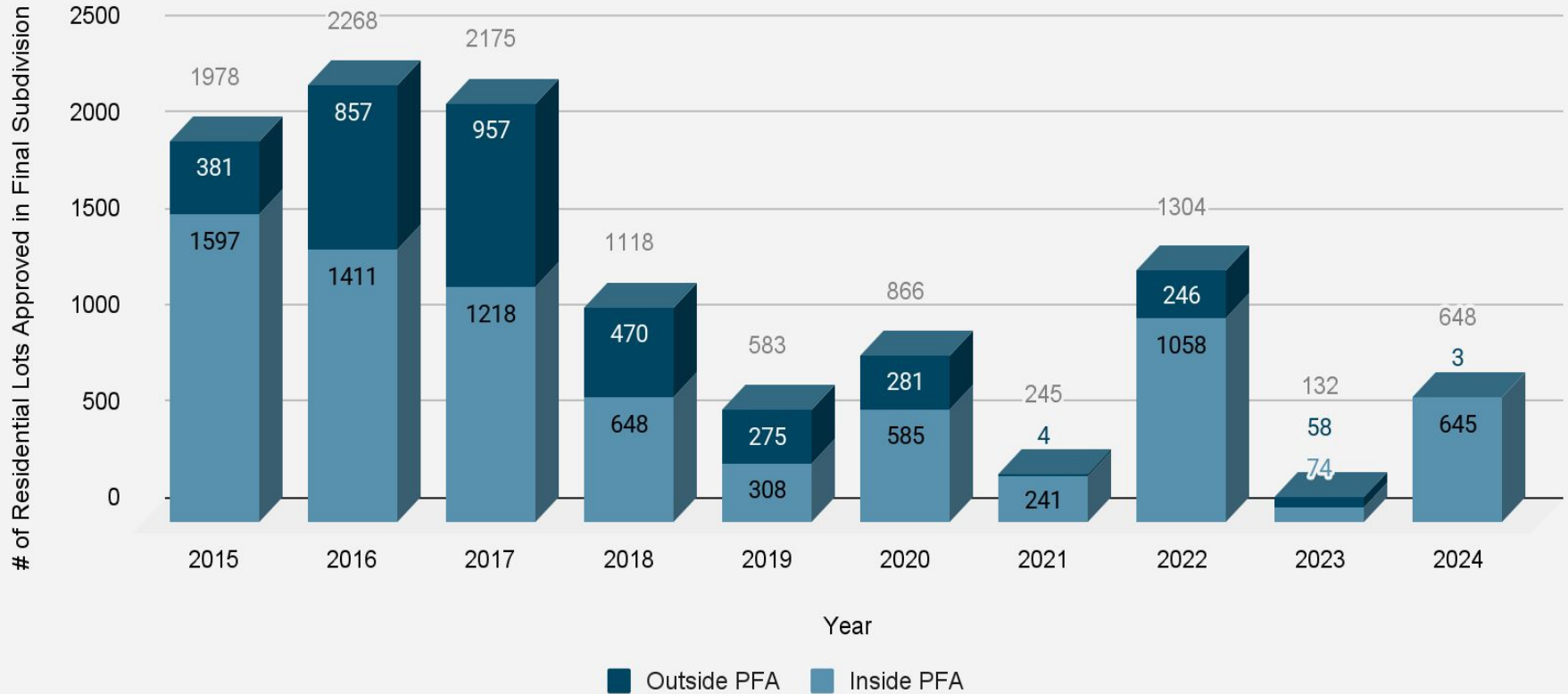


# Residential Subdivisions Approved

| <u>Residential</u>          | PFA | Non - PFA | Total | % PFA |
|-----------------------------|-----|-----------|-------|-------|
| <b># Minor Subdivisions</b> | 1   | 2         | 3     | 33%   |
| <b># Major Subdivision</b>  | 9   | 0         | 9     | 100%  |

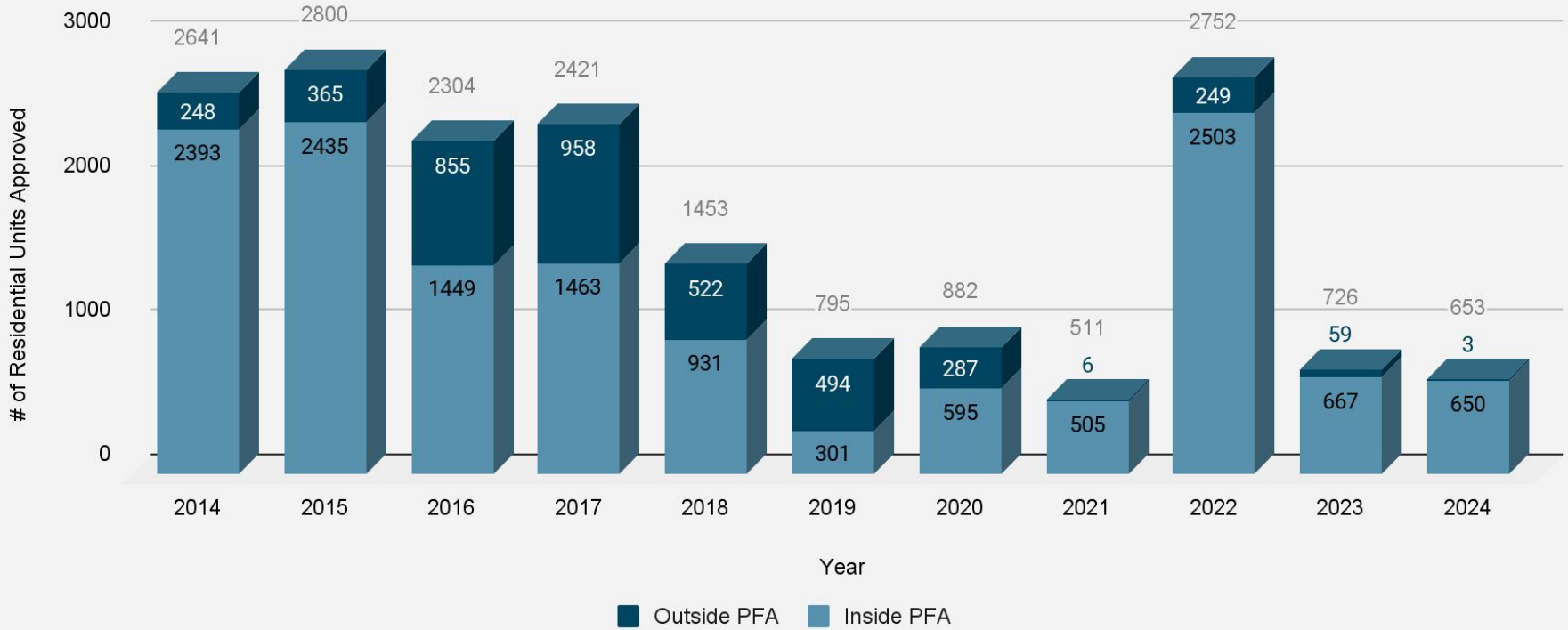


# New Residential Lots Approved in Final Subdivision Plans 2014 - 2024



# Residential Units

| <u>Residential</u>      | PFA | Non - PFA | Total | % PFA |
|-------------------------|-----|-----------|-------|-------|
| <b># Units Approved</b> | 650 | 3         | 653   | 99%   |



Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

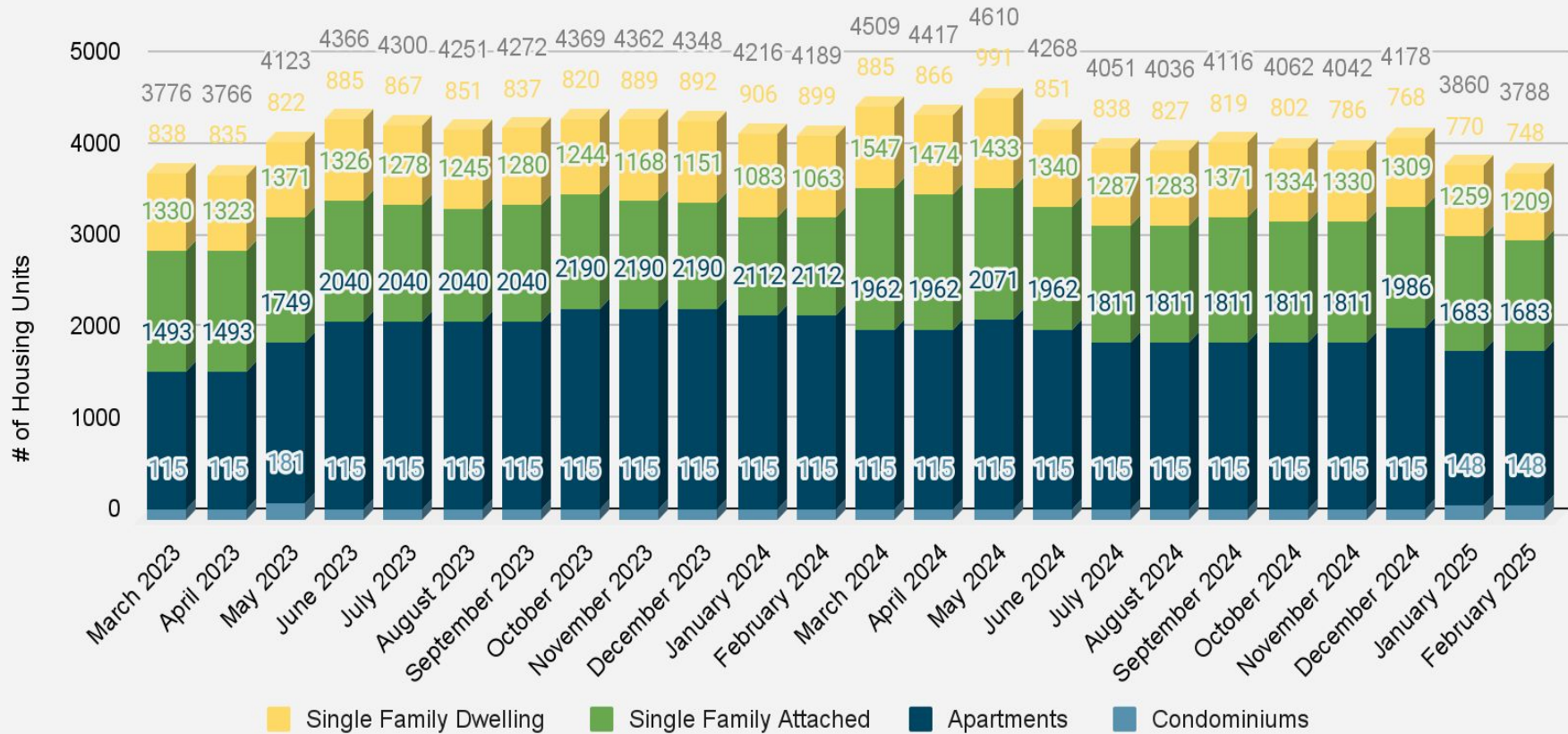


# Residential Units

| <u>Residential</u>         | PFA   | Non - PFA | Total | % PFA |
|----------------------------|-------|-----------|-------|-------|
| <b># Units Constructed</b> | 1,484 | 24        | 1,508 | 98%   |



# Residential Development Pipeline March 2023 - February 2025



# Measures and Indicators

Development Capacity Analysis for 2024 - Under Development



# Measures and Indicators

Non-residential Growth for 2024



# Non-residential Growth 2024

| <u>Commercial</u>                                  | PFA       | Non - PFA | Total     | % PFA |
|--|-----------|-----------|-----------|-------|
| <b># Permits Issued</b>                            | 25        | 6         | 31        | 81%   |
| <b># Lots Approved</b>                             | 10        | 0         | 10        | 100%  |
| <b>Total Building Square Feet Approved (Gross)</b> | 971,430   | 0         | 971,430   | 100%  |
| <b>Total Square Feet Constructed (Gross)</b>       | 1,065,109 | 8,227     | 1,073,336 | 99%   |
| <b>Total Subdivision Area (Gross Acres)</b>        | 133.47    | 0         | 133.47    | 100%  |



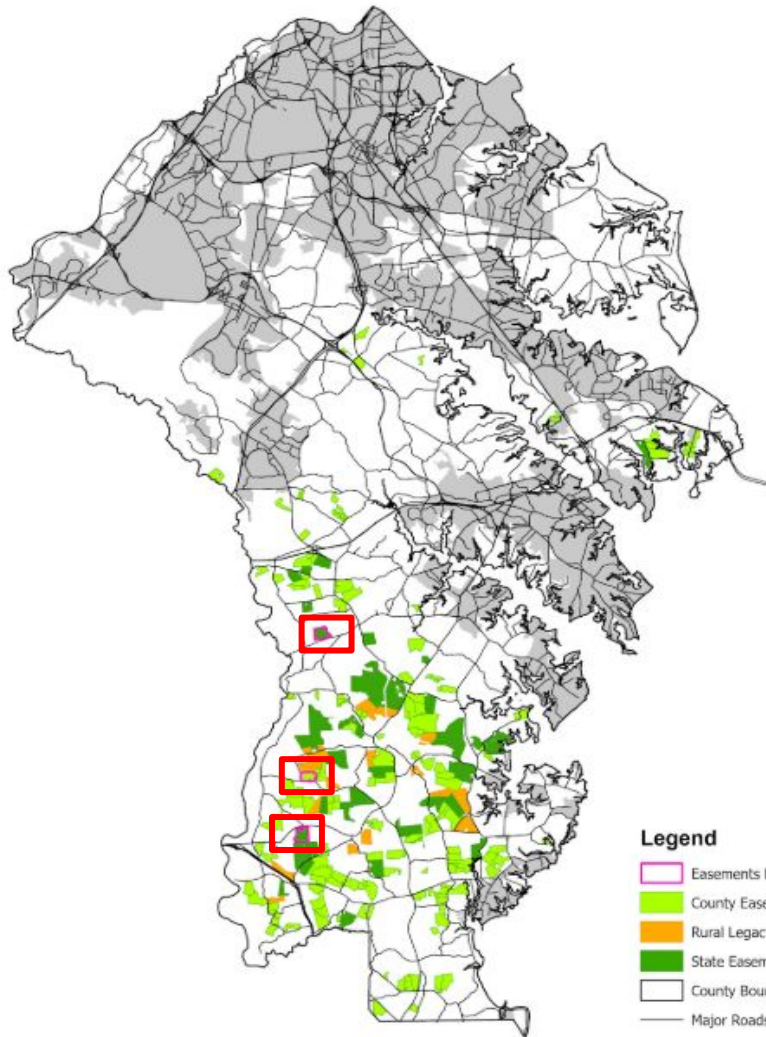
# Measures and Indicators

Agriculture Preservation Program for 2024





# Measures and Indicators: Locally Funded Agriculture Preservation Programs for CY24



| Local Preservation Program Type                              | Acres      | Value (\$)         |
|--|------------|--------------------|
| Agricultural and Woodland Easements                          | 94         | \$731,913          |
| Maryland Agricultural Land Preservation Foundation Easements | 243        | \$2,251,200        |
| <b>Total (CY 24)</b>   | <b>337</b> | <b>\$2,983,113</b> |



# Measures and Indicators

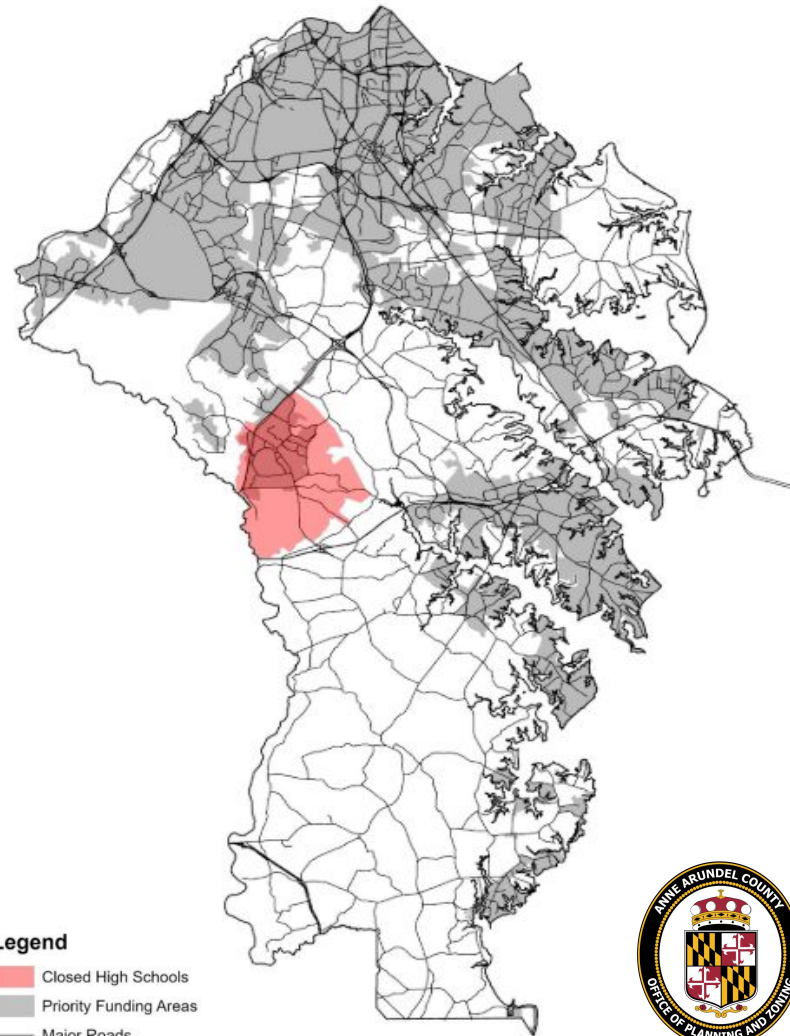
Adequate Public Facility Ordinance (APFO) Restrictions  
for 2024



# Adequate Public Facility Ordinance (APFO) Restrictions

High School Feeder Districts  
Closed to Development

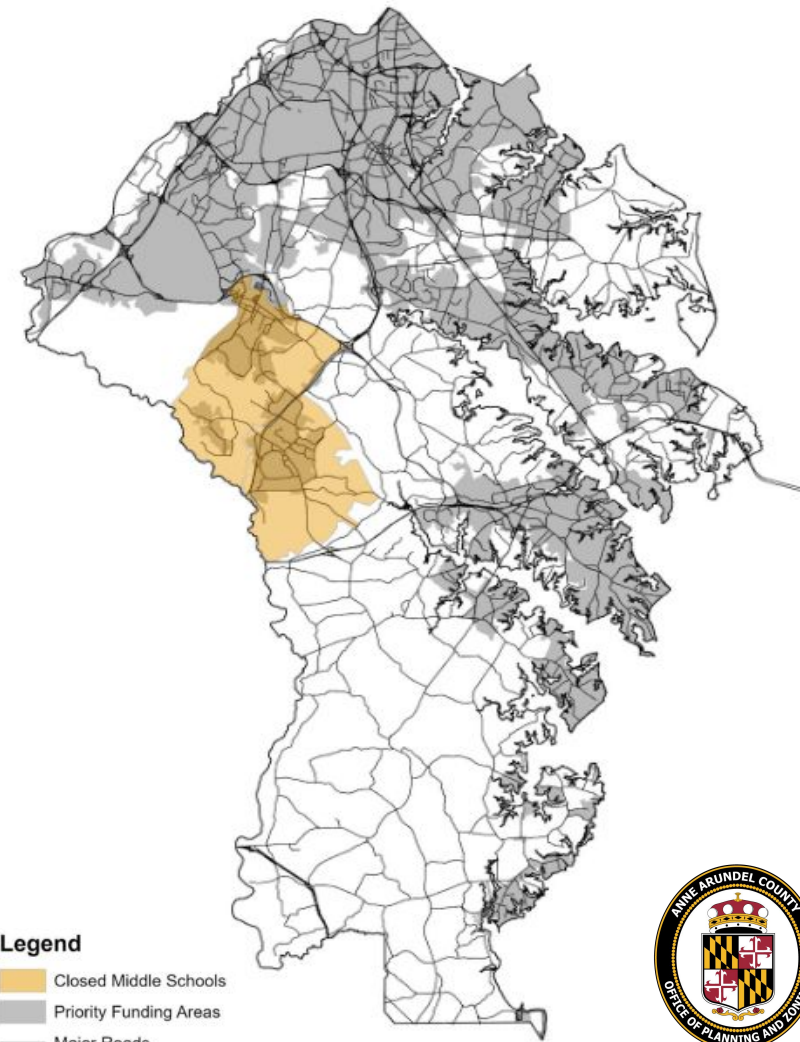
- Crofton High School



# Adequate Public Facility Ordinance (APFO) Restrictions

## Middle School Feeder Districts Closed to Development

- Arundel Middle School
- Crofton Middle School





# Adequate Public Facility Ordinance (APFO) Restrictions

## Elementary School Feeder Districts Closed to Development

### Arundel Feeder District:

- Four Seasons ES
- Odenton ES

### Broadneck Feeder District:

- Belvedere ES

### Crofton Feeder District:

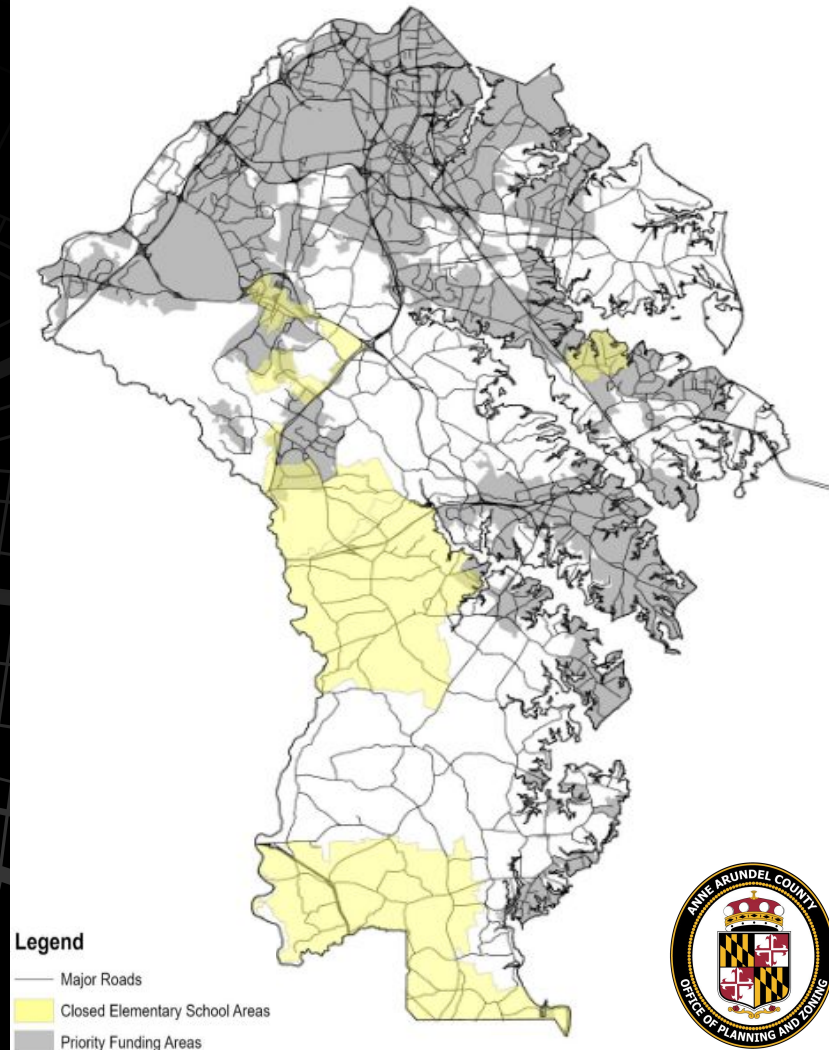
- Crofton Woods ES

### South River Feeder District:

- Davidsonville ES

### Southern Feeder District:

- Tracey's ES



# Conclusions

Anne Arundel County's pattern of development remains consistent with its plans and programs as well as with smart growth goals.

These patterns show that the 98% of issued residential building permits for CY 2024 were located in the Priority Funding Area, surpassing the 80% goal

The indicators for 2024 illustrate that the majority of development is located within areas with existing water and sewer infrastructure. The indicators also show the County's strong position in continuing to preserve valuable farmland and natural resource areas.

653 residential units approved for 2024 was a 10% decrease from 2023 units.

Since 2013, the number of new residential building permits has fluctuated, and generally increased over the last 10 years. In 2024, the County issued 963 residential building permits, which was a 9% decrease from 2023.

Changes to Anne Arundel County's APFO for schools has resulted in several areas of the County being opened to development and has continued to reduced the number of projects on the schools waiting list.

The population of Anne Arundel County has steadily grown since 1970 and nearly doubled between 1970 and 2020.







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**Anne Arundel County Office of Planning and Zoning**  
<https://www.aacounty.org/departments/planning-and-zoning/research-and-gis/>