

2024

ANNUAL DEVELOPMENT MEASURES AND INDICATORS REPORT BY THE PLANNING ADVISORY BOARD

Anne Arundel County, MD



Anne Arundel County
Office of Planning and Zoning
Planning Division
Research and GIS Section
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Introduction

The annual report is required under the Land Use Article (§ 1-207 and § 1-208) of the Annotated Code of Maryland. The statute requires local planning commissions to prepare an annual report that addresses growth and development by reporting comprehensive plan and zoning changes, growth-related infrastructure improvements, and development in various stages of completion.

Section 1-207(b) of the Maryland Land Use Article requires that each county or municipal Planning Commission/Board approve an Annual Report for the Reporting Year 2024. In addition, the Annual Report must be filed with the local legislative body (Anne Arundel County Council) and the Maryland Department of Planning no later than July 1, 2025. This report addresses these issues in Anne Arundel County during the calendar year of 2024 and builds on previous reports.

House Bill 131, passed in 2024, requires additional reporting related to development activity and building permits. Anne Arundel County will address these requirements in a separate report.

Amendments and Growth Related Changes in Development Patterns

This section provides an overview of any significant changes in development patterns or programs and policies that impact development patterns.

Comprehensive Plan or Plan Elements

The Anne Arundel County Council adopted the updated Comprehensive Plan, Plan2040, in May 2021. Plan2040 was developed through an extensive public engagement process over three years. Plan2040 was reviewed by the Maryland Department of Planning, Maryland Department of the Environment, and Maryland Department of Transportation for compliance with State requirements. Plan2040 includes an updated Planned Land Use Map, Growth Tiers Map, and sections on development regulations, water resources, sensitive resources, transportation, mineral resources, priority preservation areas, housing, and climate change. Plan2040 addresses equity in policies throughout the entirety of the plan. Plan2040 received the Maryland Sustainable Growth award for Sustainable Communities in December 2021.

Plan2040 continues Anne Arundel County's growth management policies of promoting development in specified targeted areas, conserving land in rural and environmentally sensitive areas, and supporting existing neighborhoods. This countywide plan also strengthens policies to improve multimodal mobility.

Region Plans

One of the most significant implementation recommendations in Plan2040 was for the preparation of Region Plans to address unique needs in different areas of the County and provide more opportunities for residents to participate in planning for the future of their communities. Plan2040 established nine Regions and an implementation schedule that split the Regions into three groups, as described in the following list. Map 9 illustrates the Region Plan Areas in Anne Arundel County.

- The County Council approved the Region 2 and Region 7 Plans and Comprehensive Zoning Maps in May 2024 and the Region 4 Plan and Comprehensive Zoning Map in July 2024. Final versions of these Region Plans and Comprehensive Zoning are available on each Region's Hub site—aacounty.org/Region2, aacounty.org/region4, and aacounty.org/region7—and physical copies of the Region Plans are available at libraries in these Regions.

- Region 2 includes the communities of Jessup, Annapolis Junction, Laurel, Maryland City, and Fort Meade.
 - Region 4 includes the communities of Gibson Island, Pasadena, Severna Park, Arnold, Cape St. Claire, and the Broadneck Peninsula.
 - Region 7 includes the communities of Riva, Parole, Annapolis Nick, Bay Ridge, and Highland Beach.
- The Planning Advisory Board reviewed and recommended the Region 1, Region 3, and Region 9 draft Region Plans and Comprehensive Zoning Maps in the fall of 2024. These Region Plans and Comprehensive Zoning Map were introduced for County Council review and adoption in early 2025.
 - Region 1 is the County's northernmost Region and includes the communities of Brooklyn Park, Linthicum Heights, Curtis Bay, Ferndale, BWI Airport, Harmans, and parts of Hanover.
 - Region 3 encompasses Glen Burnie, Severn, and parts of Millersville.
 - Region 9 is the southern portion of the County along the Chesapeake Bay. This Region stretches from Edgewater to North Beach and is bound by MD 2 to the west. It includes the Mayo Peninsula, Galesville, West River, Shady Side, Churchton, Deale, Tracy's Landing, North Beach, and parts of Edgewater and Friendship.
 - The Region 5, Region 6, and Region 8 planning process kicked off in the spring of 2024. Property owners requested zoning changes through applications available in the fall of 2024. Each Region's Stakeholder Advisory Committee continues to meet throughout the planning process and add input on important community topics, such as land preservation, development, schools, and transportation. In their final meetings, these appointed community representatives will provide feedback on potential comprehensive zoning changes.
 - Region 5 includes the Odenton Town Center, Crofton, Two Rivers, Forks of the Patuxent, Gambrills, Piney Orchard, and historic Woodwardville.
 - Region 6 is centrally located in the County, encompassing communities in Crownsville and parts of Millersville.
 - Region 8 is in the south, east of the Patuxent River, extending from Davidsonville to Friendship; Region 8 includes Harwood, Lothian, and parts of Edgewater.

Zoning Map Amendments

Anne Arundel County is undergoing a comprehensive rezoning process to align the Zoning Map more closely with the adopted General Development Plan [Planned Land Use Map](#), actual development on the ground and desired community needs in the County's Region Planning Areas. This process is taking place in tandem with the Region Planning process discussed above. In 2024, comprehensive zoning changes

were adopted for Regions 2, 4, and 7. Detailed zoning changes can be viewed on the County's [comprehensive zoning](#) website. Map 2 shows the current locally approved zoning map for Anne Arundel County.

Zoning Text Amendments

The following zoning text amendments were adopted in CY2024.

Table 1-2 – Summary of Zoning Text Amendments in 2024

Bill No.	Topic	Description
84-23	Odenton Town Center Master Plan	Revisions and update to the Odenton Town Center Master Plan and regulations.
92-23	Small Business Districts	Amends 18-9-402 and 403 to allow additional uses in the SB district and to adjust a number of the bulk and other requirements.
94-23	Business Complexes in a Residential District - Conditional Use Requirements	Amends 18-10-113 to allow a business complex to be developed on property adjacent to a first responder volunteer organization under certain circumstances. This is an expansion of Bill 15-23 to allow additional R1 properties to be developed with a business complex.
2-24	Self Storage Facilities - Outside Storage of Vehicles	Amends 18-10-156 to allow that outside storage at a self storage facility in the W1 district can be located on the side or rear of the lot under certain circumstances.
3-24	Maritime Districts - Neighborhood Marina Zoning District	Amends Art. 18 to create a new maritime zoning district MA1-B and establishes allowable uses, bulk requirements and conditional use requirements relevant to the district and uses.
6-24	Region 2 Plan	Region 2 master plan.
7-24	Comprehensive Zoning Region 2	Region 2 comprehensive zoning.
8-24	Region 7 Plan	Region 7 master plan.
9-24	Comprehensive Zoning Region 7	Region 7 comprehensive zoning.
14-24	Small Business Districts	Follow up to Bill 92-23. Further adjustments to architectural features, signage, and lot size requirements.
16-24	Food Service Facilities - Outdoor Seating	Establishes a process for regulating outdoor dining that was enacted under the Emergency Ordinance and that the business owner wants to continue.

Bill No.	Topic	Description
<u>17-24</u>	AIDUs - Conditional Uses and Bulk Regulations	Code revisions needed to clarify what bulk regulations apply to townhome or MF residential developments of AIDUs in R1, R2 and R5 districts.
<u>19-24</u>	Workforce Housing - Conditional Uses	Revise conditions for WFH developments to allow projects in R5 and R10 districts with only local road access, with lower allowable density and required WF units.
<u>20-24</u>	BWI Ft Meade Growth Area - Mixed Use and MF Residential Uses	Allows development in the BWIFMGA in mixed use zones and C3 zones to be relieved from the nonresidential % requirements, and in both cases allows densities up to 44 du/ac with a requirement for 10% of the units to be priced for moderate income households.
<u>22-24</u>	School Utilization Chart	Required annual update to the School Utilization Chart
<u>26-24</u>	Emergency Ordinance - Amendments to Comp Zoning - Notice	Reduces the number of days that a notice regarding a comp zoning amendment must be posted on the property and website prior to the council hearing on the amendment, and removes the notice requirement for amendments that delete a proposed zoning change.
<u>27-24</u>	Region 4 Plan	Master Plan
<u>28-24</u>	Comprehensive Zoning Region 4	Region 4 comprehensive zoning.
<u>29-24</u>	Coffee Roasters	Allows coffee roasters as a permitted use in C4, W2, W3, and MXD-E districts and in C3 if in a commercial revitalization district.
<u>32-24</u>	Emergency Ordinance - Outdoor Dining Areas	Emergency bill to amend the termination date of Bill 1-23 to extend temporary use authorization for outdoor seating at restaurants until August 1, 2024.
<u>57-24</u>	Critical Area RCA- Agritourism, Farm Special Events and Stays	Amend the uses allowed in the RCA to include agritourism, farm site special events, and farm site stays with certain conditions
<u>63-24</u>	Natural Wood Waste Recycling Facilities	Removes the changes made in prior Bill 77-23 regarding NWWR facilities. The property that was to benefit from those changes is now being addressed via comp zoning.

Bill No.	Topic	Description
<u>64-24</u>	WSMP Amendments	Moves some properties in the Broadneck sewer service area into the Planned Service area.
<u>65-24</u>	School Utilization Chart	Updates the School Chart to reflect redistricting changes approved in 2023 and new enrollment projections from the 2024 EFMP.
<u>72-24</u>	Housing Attainability Act (MPDU Program)	Revised version of Bill 78-23 to require MPDUs for residential developments and establish governing criteria for an MPDU program. Includes addition of middle housing types, reduced open area and rec area requirements, changes to zoning use charts and bulk regs, and other changes to development and zoning requirements.
<u>74-24</u>	Farm Dual Uses	Follow up bill to Bill 62-23 to require farm dual uses in the critical area LDA and IDA to include a site plan with their ZCU application, per request from CAC.
<u>75-24</u>	Mixed Use Districts (MXD)	Revisions to Art. 17 and 18 mixed use provisions to improve applicability in the current market and address P2040 recommendations. Establishes five new MXD districts with new mixed use requirements, use chart and bulk regs. Existing MXD districts will be renamed and mapped to a new district.
<u>76-24</u>	Neighborhood Marina Zoning District	Minor adjustment to Bill 3-24 (established MA1-B district) relating to the size of a marine caretaker's residence on a lot.
<u>81-24</u>	Zoning - Electric Vehicles	Establishes new uses, definitions, and conditional use requirements related to electric vehicle repair and towing.
<u>91-24</u>	Conditional Uses - Home Occupations - Pet Care Businesses	Removes the minimum lot size requirement for a pet care business as a home occupation use.
<u>93-24</u>	WSMP Amendments	Adds planned CIP project for the new Piney Orchard sewer pump station and forcemain to the WSMP and Sewer Maps.

Changes to the PFA

There were no changes to the Priority Funding Area boundary in 2024.

Infrastructure Improvements

1. Water and Sewer plan changes

Upon adoption of Plan2040, the County updated the 2017 WSMP that included alignment with the comprehensive plan policies. The 2022 WSMP was adopted by County Council Bill 52-33 on June 6, 2022. The Maryland Department of Environment (MDE) subsequently reviewed the adopted WSMP and granted final approval on October 7, 2022.

In 2024, the County Council approved a Master Water and Sewer Plan (WSMP) amendment for the Piney Orchard Water Reclamation Facility (WRF). On December 16, 2024, the County Council approved an amendment to the 2022 WSMP through Bill 93-24; this changed the flow conveyance for the Piney Orchard Sewer Service Area from the Piney Orchard WRF to the Patuxent WRF. Also, this Ordinance approved the removal of the existing Piney Orchard WRF from service, once the new infrastructure is in operation. The Patuxent WRF is designed to receive additional flows, with increased loads from the Piney Orchard Sewer Service Area expected to put the Patuxent WRF at a capacity level of under 60 percent; the State and County consider this a sufficient allowance. This amendment allowed Anne Arundel County to provide required improvements for better water quality, called Enhanced Nutrient Removal (ENR) upgrades. The County will replace the Piney Orchard WRF with a pump station and force main, an economical alternative to costly improvements at the facility. MDE granted final approval on November 14, 2024.

The County Council approved another WSMP amendment with Bill 64-24 on September 3, 2024. As a result, 8703 Veterans Highway moved out of the No Public Service Area Category within a Rural Service Area into the Planned Service category in the Broadneck Service Area. In addition to the change request from the property owner, County staff recommended the inclusion of two undeveloped, platted parcels in the Point Field Landing community to form a contiguous area of Planned Service and avoid the creation of an island of No Public Service; portions of these parcels were already designated as Planned Sewer Service. These areas are intended to remain undeveloped, as they are designated as open space for Point Field Landing. This amendment also corrected the alignment of the public sewer service envelope with the Development Policy Area boundary. DPW confirmed that the Broadneck Wastewater Treatment Plant (WWTP) capacity and the supply of water in the County are sufficient to support development in this location. MDE granted final approval on March 6, 2025.

2. Major Transportation projects

There were twelve transportation projects completed in 2024 within Anne Arundel County. Table 1-3 describes these projects:

Table 1-3 - Transportation Projects Completed in CY2024

Project Number	Project Name	Detailed Description
C478359	B&A Blvd - Southbridge Drive	Construction of sidewalk along B&A Blvd from Marley Meadow Ln to Southbridge Drive.
C478362	West County ES Connector	Installation of sidewalk along the north side of Conway Road the new West County Elementary School west to the WB&A Trail.
H508429	Stevenson Road Sidewalk	Installation of a sidewalk along Stevenson Road from New Cut Road to the existing sidewalk at Crest Hill Drive.
H547801	Brock Bridge/MD 198 (01)	Design, ROW acquisition and reconstruction of the existing northbound lane along Brock Bridge Road to create a separate through and right turn lane, modify the signal, and improve drainage at the intersection with MD 198. This project is 100% eligible for use of impact fees in District 4.
H563709	Ped Imp-SHA - New Cut Road SW	Installation of sidewalk along the west side of New Cut Road from Stevenson Road to Grover Road.
H583702	Cherry Road Drainage	Improvement of drainage along Pleasant Plains Road near the Cherry Road Intersection.
H586803	West County E.S. Bypass Lane	Creation of a temporary bypass lane at the West County Elementary School to provide traffic relief during morning and afternoon parent drop offs.
H587101	Old Mill MS Offsite Improve.	Completion of a traffic analysis for a possible extension of Old Mill Road to Oakwood Road, recommend any required improvements for acceptable traffic operations in association with the Old Mill Middle School South construction project, and design and construct the recommended improvements.
H587201	New Cut / Crain Hwy Sidewalk -01	Design and construct sidewalks along New Cut Road from Stevenson Road, at the new Old Mill West High School, north under I-97 along Crain Highway, terminating at the existing sidewalk at Green Branch Lane.
H587202	Grover Road SW Constr. Phase	Construction of sidewalk along Grover Road to access the new Old Mill West High School.
H587203	New Cut Road SW Constr. Phase	Construction of sidewalk along the west side of New Cut Road from Stevenson Road to Grover Road.
H587204	Stevenson Rd SW Constr. Phase	Construction of sidewalk along Stevenson Road from New Cut Road to the existing sidewalk at Crest Hill Drive.

3. New or expanded schools

The following table lists all new and expanded school projects that were completed in 2024. It also quantifies the impact of these changes on each school's State Rated Capacity.

Table 1-4 School Improvement Projects in 2024

School Name	Level	Address	ZIP	State Rated Capacity					
				Existing	Opening	Change	Type	Completion Date	PFA
Two Rivers	ES	2754 Conway Rd, Odenton, MD	21113	NA	598	598	New School	Aug-24	YES
Old Mill South	MS	430 Old Mill Rd, Millersville, MD	21108	1,072	1,199	127	Replacement School	Aug-24	YES
Severn Run	HS	8065 New Cut Rd, Severn, MD	21108	NA	1,989	1,989	New School	Aug-24	YES
Meade	HS	1100 Clark Rd, Fort Meade, MD	20755	2,538	2,483	-55	School Renovation	Dec-24	YES

Consistency of Growth Related Changes

Development related changes including zoning changes, capital projects, new subdivisions, new public facilities, priority funding areas, and water/sewer map amendments are reviewed for consistency with adopted plans. Public facility improvements must be consistent with development that is planned.

The review process for subdivision plans, development plans and map amendments involves finding consistency with adopted plans of Anne Arundel County such as the General Development Plan; the Land Preservation, Parks and Recreation Plan; the Water and Sewer Master Plan; Educational Facilities Master Plan; and other strategic or functional plans.

The adopted plans of adjoining jurisdictions are received and reviewed for consistency with the County's plans and vice versa. All changes in development patterns are consistent with adjoining jurisdictions. All changes in development patterns are consistent with State and local jurisdictions that have responsibility for financing or constructing improvements necessary to implement the County's Plan.

Planned Improvements to the Planning and Development Processes

Plan2040 includes numerous recommendations to improve the planning and development process in Anne Arundel County. A list of recommendations is provided in the Built Environment chapter in strategy BE1.1.a. Here are some examples:

- Reform the County Zoning Code for clarity and consistency
- Streamline development review for projects in targeted areas
- Revise cluster subdivision regulations to more effectively protect open space and the environment

Implementation of the Plan2040 Goals, Policies and Strategies can be monitored through the [Plan2040 Annual Progress Report](#).

Measures and Indicators

In 2009, the State of Maryland enacted the “Smart, Green, and Growing - Annual Report - Smart Growth Goals, Measures, and Indicators and Implementation of Planning Visions” legislation (SB 276/HB 295). Annual reports for development activity during the previous calendar year are to be adopted by the planning commission and filed with the local legislative body before July 1 of each year. In order to satisfy the requirements in the legislation, in addition to the existing requirements, the annual report examines and reports on several measures and indicators.

In 2024, the Maryland General Assembly passed new legislation requiring more detailed reporting related to building permits and development permits and the time it takes these applications to get through County approval processes. The parameters of that data are different from what the County has reported in the past. In an effort to continue to report measures and indicators consistently over time, OPZ has decided to create a separate report to address the specific requirements of House Bill 131. .

The Measures and Indicators section of the annual report requirement is required for jurisdictions that issued more than 50 residential building permits for the calendar year of the report. In 2024, Anne Arundel County issued 963 residential building permits, 99% of which were inside the Priority Funding Area (PFA).

Map 3 shows the location of new residential and commercial building permits issued in CY2024 with respect to the County’s PFA. Map 4 illustrates the density of residential building permits issued in CY2024. Map 5 illustrates new subdivisions that were approved relative to the County’s PFA.

Table 2-1: New Residential Permits Issued (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Permits Issued	949	14	963

Amount, Net Density, and Share of Growth Inside and Outside the Priority Funding Area

This section reports on the amount of residential and non-residential development that is happening inside and outside of the PFA.

The majority of the residential development that was built in Anne Arundel County occurred inside the County’s PFA. In 2024, approximately 99% of residential building permits were issued inside the PFA and approximately 98% of residential construction occurred within the PFA. Ninety-nine and one half percent (99.5%) of approved residential lots were within the county’s PFA within 12 subdivisions.

Although the County does not have a way to specifically track redevelopment in its building permit database, the number of residential demolition permits issued can be an indicator of possible areas of redevelopment. In 2024, there were a total of 9 residential demolition permits issued, 89% of which were inside the PFA.

Table 2-2A: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Units Approved	650	3	653
# Units Constructed	1,484	24	1,508
# Minor Subdivisions Approved	1	2	3
# Major Subdivisions Approved	9	0	9
Total Approved Subdivision Area (Gross Acres)	225	76	301
# Lots Approved	645	3	648
Total Approved Lot Area (Net Acres)	125	61	187
# Units Demolished	8	1	9

The majority of new non-residential growth in Anne Arundel County is located within the PFA. Eighty-one percent (81%) of commercial and industrial building permits issued by the County were inside the PFA in 2024. One hundred percent (100%) of the non-residential lots approved in 2024 were inside the PFA.

Table 2-2B: Non-residential Growth Inside and Outside the PFA

<u>Commercial</u>	PFA	Non-PFA	Total
# Permits Issued	25	6	31
# Lots Approved	10	0	10
Total Building Square Feet Approved (Gross)	971,430	0	971,430
Total Square Feet Constructed (Gross)	1,065,109	8,227	1,073,336

As in most previous years, the majority of residential growth in Anne Arundel County happened inside the PFA. This growth inside the PFA has less of an impact on land resources than growth outside of the

PFA. Ninety-nine and one half percent (99.5%) of the units approved were inside of the PFA, while only 75% of the total development area (total approved subdivision area) was inside the PFA. Development inside the PFA tends to be on smaller lots and more concentrated (e.g. townhouses) than development outside the PFA (e.g. single family homes on 2-5 acre lots), meaning it takes less land area to accommodate more growth inside the PFA.

Table 2-3: Amount of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Permits Issued	949	14	963
# Units Approved	650	3	653
# Units Constructed	1,484	24	1,508
Total Approved Subdivision Area (Gross Acres)	225	76	301
# Lots Approved	645	3	648

The net density of residential development inside the PFA is 5.2 du/acre. This calculation reflects only acreage associated with residential developed parcels. Gross density includes all land within a subdivision, such as common areas and roads. If density is calculated based on the gross density of subdivisions, the density inside the PFA is 2.89 du/acre. The net density of residential parcels outside the PFA is 0.05 du/acre, while the gross density is 0.04 du/acre.

Table 2-4: Net Density of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Units Approved	650	3	653
Total Approved Lot Size (Net Acres)	125	61	187

Approximately 99.5% of new units approved in 2024 occurred within the PFA. This is a higher percentage than in CY2023 (92%), and exceeds the County's 80% goal. Residential building permits exceeded the County's 80% goal, with 99% of new residential building permits issued falling inside the PFA.

Table 2-5: Share of Residential Growth (Inside and Outside the PFA)

<u>Residential</u>	PFA	Non-PFA	Total
# Units Approved	650	3	653
% of Total Units (# Units/Total Units)	99.5%	0.5%	

Eighty-one percent (81%) of commercial and industrial building permits issued by the County were inside the PFA in 2024. One hundred percent (100%) of the non-residential lots approved in 2024 were located inside the PFA. One hundred percent (100%) of the approved square footage of new non-residential development was located inside the PFA in 2024. The following tables show detailed information about non-residential development in 2024.

Table 2-6: Amount of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non-PFA	Total
# Permits Issued	25	6	31
Total Building Square Feet Approved (Gross)	971,430	0	971,430
# Lots Approved	10	0	10
Total Subdivision Area (Gross Acres)	133.47	0.00	133.47

Table 2-7: Net Density of Commercial Growth (Inside and Outside the PFA)

<u>Commercial</u>	PFA	Non-PFA	Total
Total Building Square Feet Approved (Gross)	971,430	0	971,430
Total Lot Size (Net Acres)	107.20	0.00	107.20

Table 2-8: Share of Commercial Growth (Inside and Outside the PFA)

Commercial	PFA	Non-PFA	Total
Total Building Square Feet Approved (Gross)	971,430	0	971,430
% of Total Building Sq. Ft. (Total Bldg. Sq. Ft./Total Sq. Ft.)	100.00%	0.00%	

Locally Funded Agriculture Preservation Program

There were three new areas of preserved land in the calendar year 2024 under the County's Agricultural and Woodland Preservation Program. The County's total preserved acres is 14,526 acres (including MALPF, Rural Legacy, and the County's Agricultural and Woodland Preservation Program). Map 6 illustrates protected lands in Anne Arundel County.

Table 2-9: Locally Funded Agricultural Land Preservation

Local Preservation Program Type	Acres	Value (\$)
Agricultural and Woodland Easements	94	\$731,913
Maryland Agricultural Land Preservation Foundation Easements	243	\$2,251,200
Total	337	\$2,983,113

Local Land Use Goal

The County uses three easement acquisition programs to implement land preservation outside of PFAs: the Maryland Agricultural Land Preservation Foundation, the County's Agricultural and Woodland Preservation Program, and the Rural Legacy Program. Other mechanisms are also used, including land use policies, zoning, marketing, and public outreach.

Anne Arundel County's goal is for 80% of new development to occur within the PFA. While there is some variation from year to year, the County's five year average is 82.5%, which meets the land use goal of 80% of new residential growth being located within the PFA. This is a 5.5% increase from the previous five year average. In CY 2024, 99% of new residential permits and 81% of non-residential permits were issued inside the PFA.

Land use and development policies established within the County's plans—the General Development Plan, Plan2040; WSMP; Land Preservation, Parks, and Recreation Plan; and other master plans—promote and facilitate the trend in maintaining progress toward this goal. Plan2040 includes an update to the Development Policy Areas map that identifies Targeted Development, Redevelopment, and Revitalization Areas. Plan2040's land use, transportation, and infrastructure policies promote future development in these Targeted Areas, which are smaller and more concentrated than PFAs. Funding is the necessary resource for infrastructure improvements within PFAs. This is addressed annually through the County's six-year Capital Budget and Improvement Program and State funding sources.

Development Capacity Analysis (DCA)

Anne Arundel County maintains and updates a residential development capacity analysis (DCA). An updated DCA was completed in 2024, which was included in the CY2023 annual report. The County will report new capacity numbers in next year's annual report.

Adequate Public Facility Ordinance (APFO) Restrictions

Anne Arundel County's Adequate Public Facilities Ordinance (APFO) seeks to enable the County to provide adequate public schools, roads, and other infrastructure facilities in a timely manner and achieve General Development Plan growth objectives. It applies to water and sewerage, roads, schools, and other infrastructure. Each project that goes through the development process is tested for each of these APFO standards.

The only APFO restrictions that are in place for current development projects are related to schools. In 2023, changes to the County's APFO law¹ allowed adjacent public school feeder districts to accommodate new developments. The result is that there were very few new developments added to the school waiting list during the reporting period and many projects were removed from the school waiting list. As of July 2024, the Crofton high school feeder district is closed. This updated school utilization information is a result of Bill No. 52-23. Arundel Middle and Crofton Middle Schools are closed for the 2025 school year. A total of six elementary schools are currently closed. Two (2) elementary schools are closed in the Arundel feeder district. One elementary school is closed in each of the following high school feeder districts: Broadneck, Crofton, South River, and Southern. Maps 7 through 9 show the closed areas for High, Middle, and Elementary Schools.

For the restricted schools, projects remain on a waiting list until capacity is available or six (6) years has lapsed, whichever comes first. In addition, there are upcoming CIP projects to relieve capacity constraints and the Board of Education has embarked on a school redistricting process for the northern part of the County, which may also relieve capacity constraints.

¹ Bill 52-23, adopted by the County Council on July 3, 2023, added a definition of "affordable housing"; added certain requirements and exemptions of workforce housing and affordable housing for passing the adequacy of public facilities tests; amended the timelines for preparing a school utilization chart; amended the test for school capacity by requiring schools with enrollment at or greater than 100% of the State-Rated Capacity to be listed as closed on the annual school utilization chart; and amended the method for determining projected enrollment of a school.

Planning Survey Questions

This information was provided by the Anne Arundel County Office of Transportation.

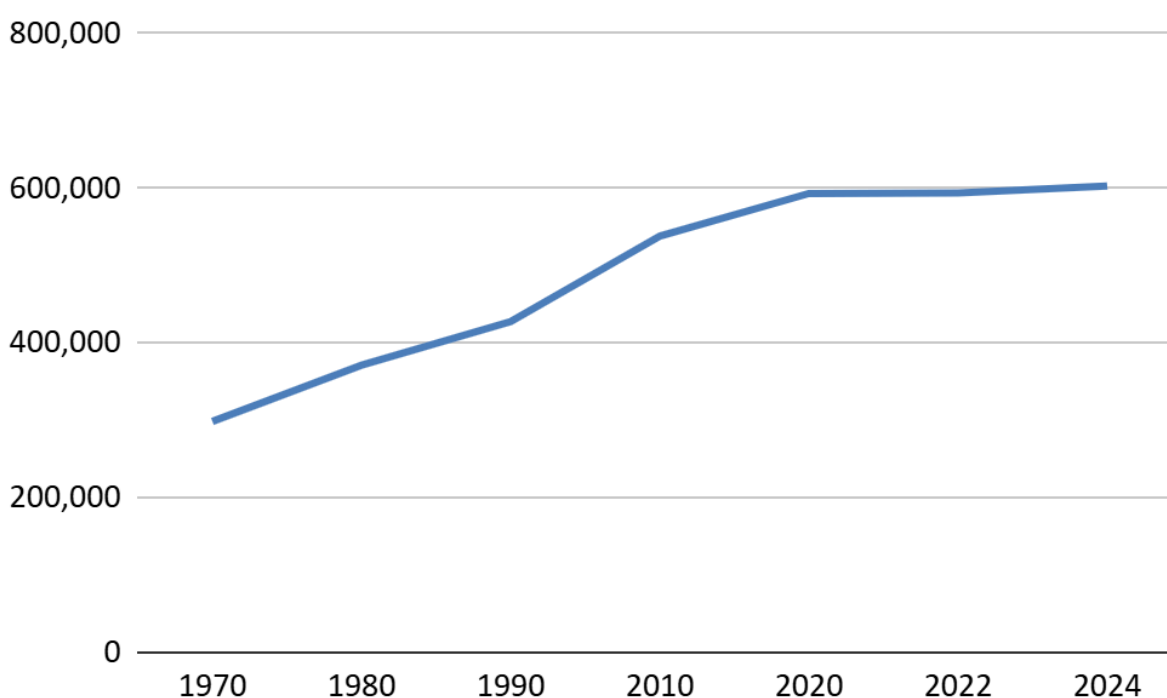
- (A)** Does your jurisdiction have a bicycle and pedestrian plan? Y ☒ N ☐
1. Plan name - Anne Arundel County Pedestrian and Bicycle Master Plan, 2013 Plan Update
 2. Date Completed (MM/DD/YR) 06/2013
 3. Has the plan been adopted? Y ☒ N ☐
 4. Is the plan available online? Y ☒ N ☐
 5. How often do you intend to update it? (Every ____ years) There is no set time frame, but an updated plan is expected to be reviewed by the County Council in 2023..
 6. Are existing and planned bicycle and pedestrian facilities mapped? Y ☒ N ☐

- (B)** Does your jurisdiction have a transportation functional plan in addition to your comprehensive plan? Y ☒ N ☐
1. Plan name – Move Anne Arundel! County Transportation Master Plan
 2. Date completed (MM/DD/YY) 12/2019
 3. Has plan been adopted? Y ☒ N ☐
 4. Is the plan available online? Y ☒ N ☐
 5. How often do you intend to update it? (Every 3-5 years)

Growth Trends

Anne Arundel County is located within the Baltimore Metropolitan Region and has seen steady population growth over the last several decades. Market conditions in this region affect how the County grows. These market forces greatly impact what type of development occurs and when. While market conditions will always play a role, growth is also affected by current policies and regulations that are in place. According to the US Census Bureau, Anne Arundel County's population grew by 102% between 1970 and 2024. The County experienced higher growth rates in the decade of the 1970's (15.23% increase) and 1980's (14.61% increase). In the most recent years (2010 – 2022), the population growth rate has slowed to 12.03%.

Chart 1: Total Population 1970 – 2024



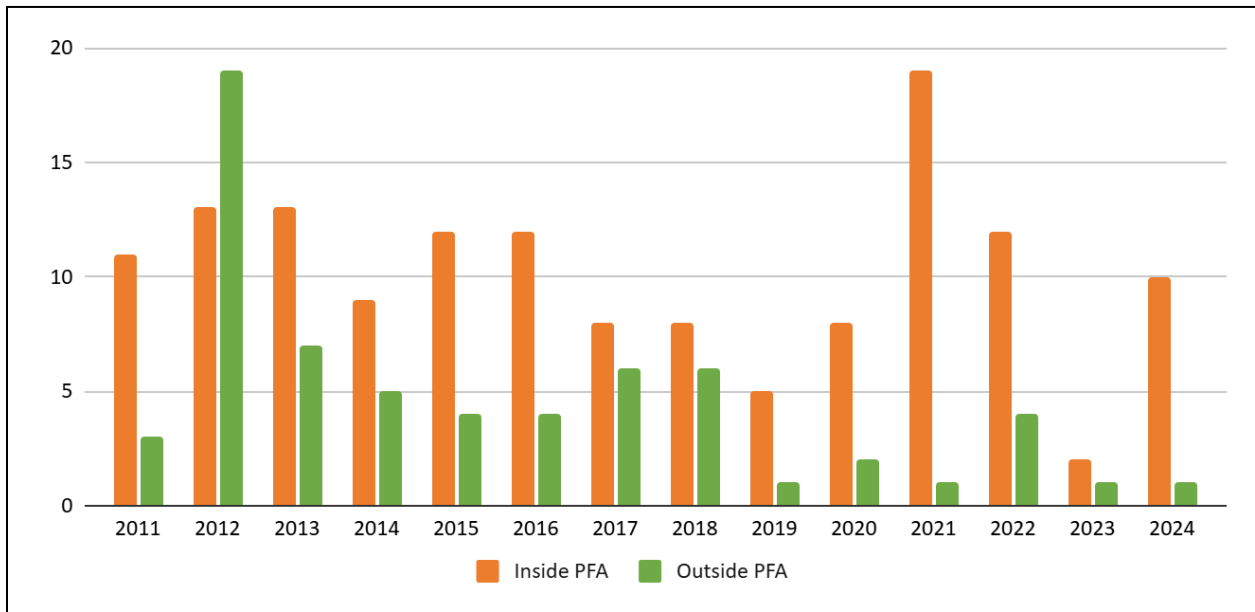
Source: Maryland Department of Planning, Projections and State Data Center, US Census Bureau, 2022 and 2024 American Community Survey 1-year Estimates (2024)

There were a total of 206 residential preliminary, sketch, and modifications to skip the sketch plan process approved in Anne Arundel County since 2011 that could be mapped. Sixty-nine (69%) percent of these plans were located inside of the PFA. Chart 2 shows that there was one year, 2012, where there were more plans approved outside of the PFA than inside the PFA. Since 2020, 85% of approved plans were located inside the PFA.

Charts 3 and 4 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 2,999 new lots approved through the preliminary, sketch, and modifications to skip the sketch plan process and the vast majority of new lots approved since 2011 were inside the PFA (89%). There were 8,515 new units approved since 2011, 96% of which were inside of the PFA.

Chart 2: New Residential Preliminary, Sketch, and Modifications to Skip the Sketch Plan Process

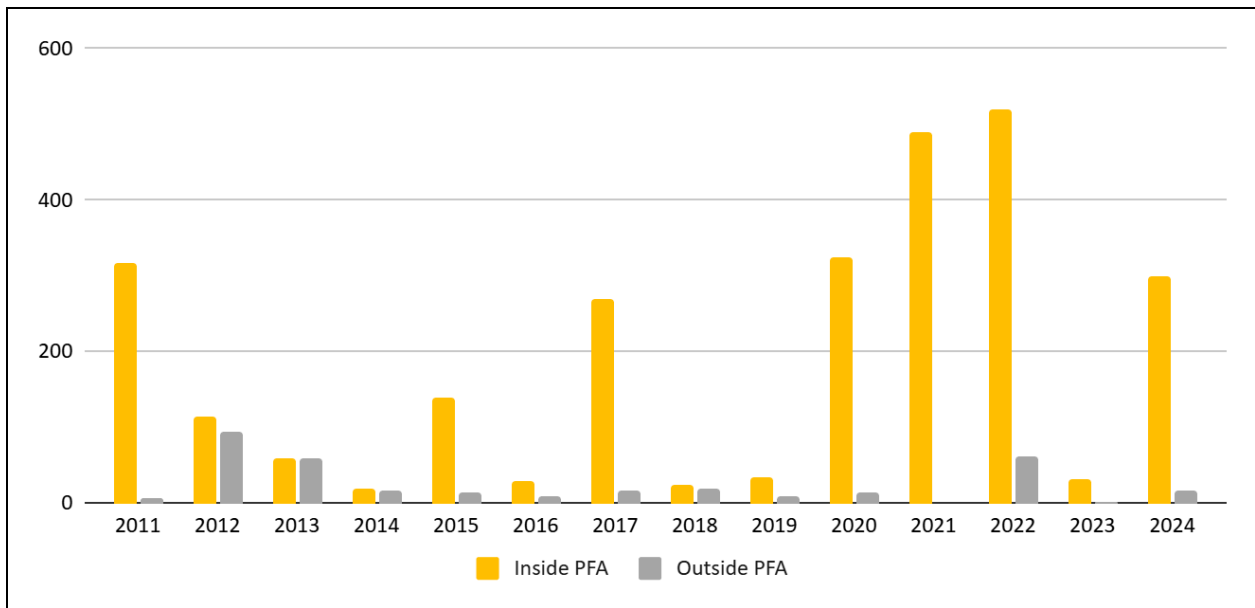
2011 – 2024



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

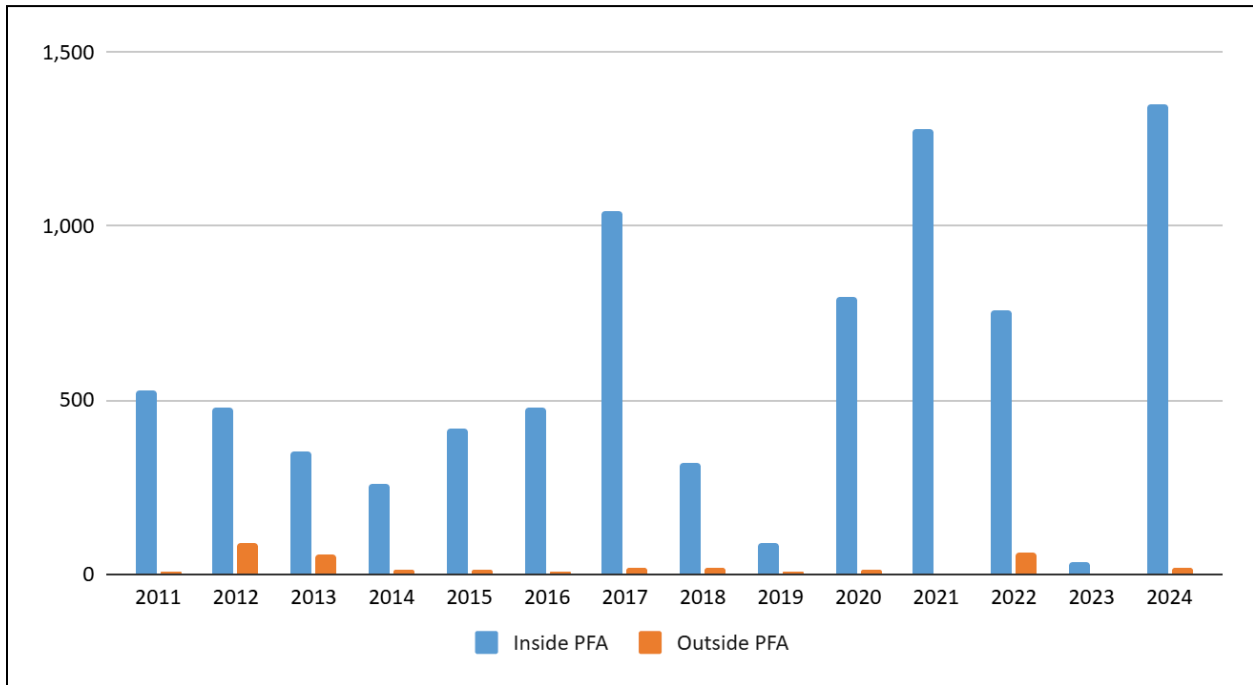
Chart 3: New Residential Lots Approved in Preliminary, Sketch, and Modifications to Skip the Sketch Plan Process

2011 – 2024



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

Chart 4: New Residential Units Approved in Preliminary, Sketch, and Modifications to Skip the Sketch Plan Process
2011 – 2024

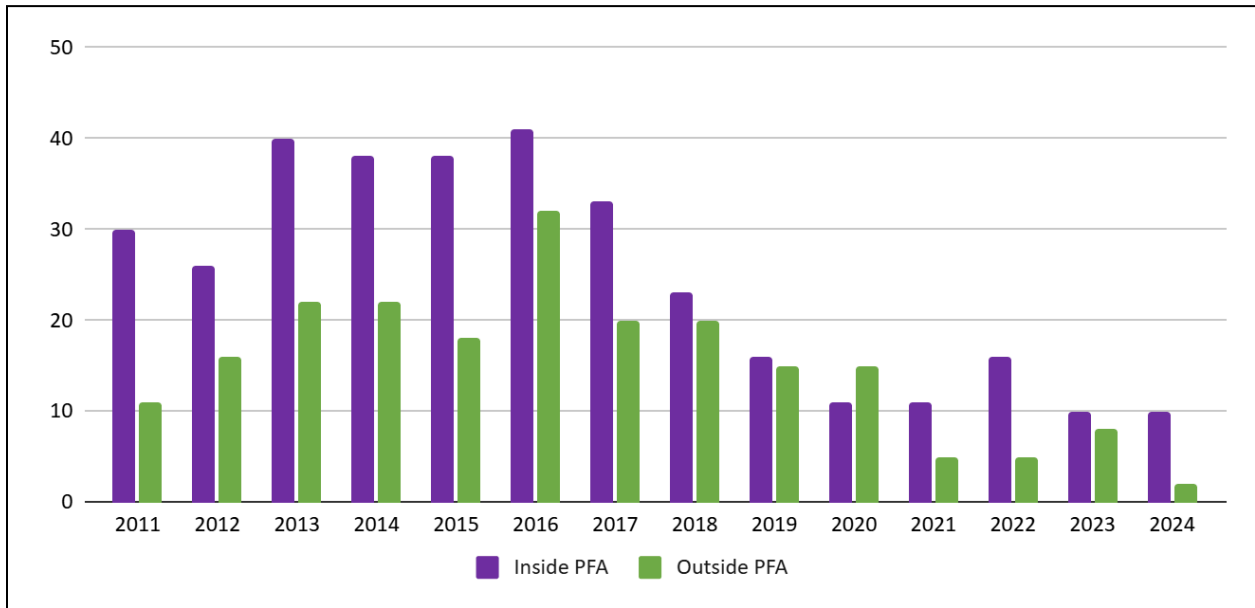


Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

There were a total of 554 residential final plans approved in Anne Arundel County since 2011 that could be mapped. Sixty-two percent (62%) of these plans were located inside of the PFA. Chart 5 shows the distribution of projects by year. In the last decade, the only year where there were more projects outside the PFA than inside the PFA was 2020.

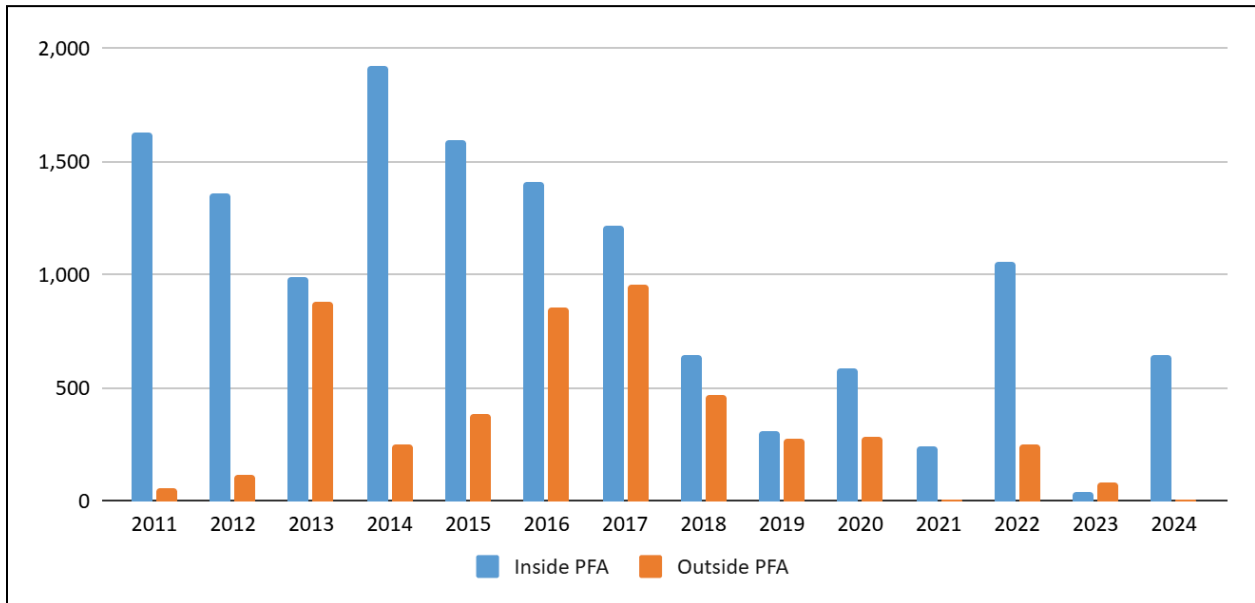
Charts 6 and 7 illustrate the number of lots and units by year inside and outside of the PFA. There were a total of 18,493 new lots approved through the final plat process and the vast majority of new lots approved since 2011 were inside the PFA (74%). There were 22,870 new units approved since 2011, 78% of which were inside of the PFA.

Chart 5: Number of Approved Final Subdivision Plans
2011 – 2024



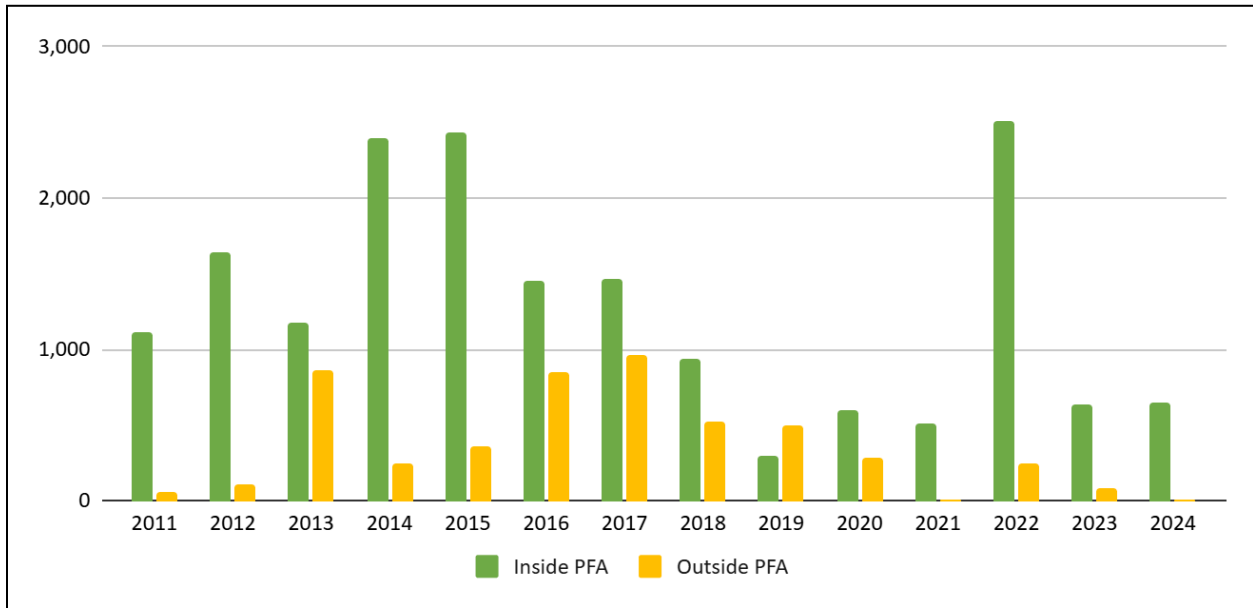
Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Chart 6: New Residential Lots Approved in Final Subdivision Plans
2011 – 2024



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

**Chart 7: New Residential Units Approved in Final Subdivision Plans
2011 – 2024**

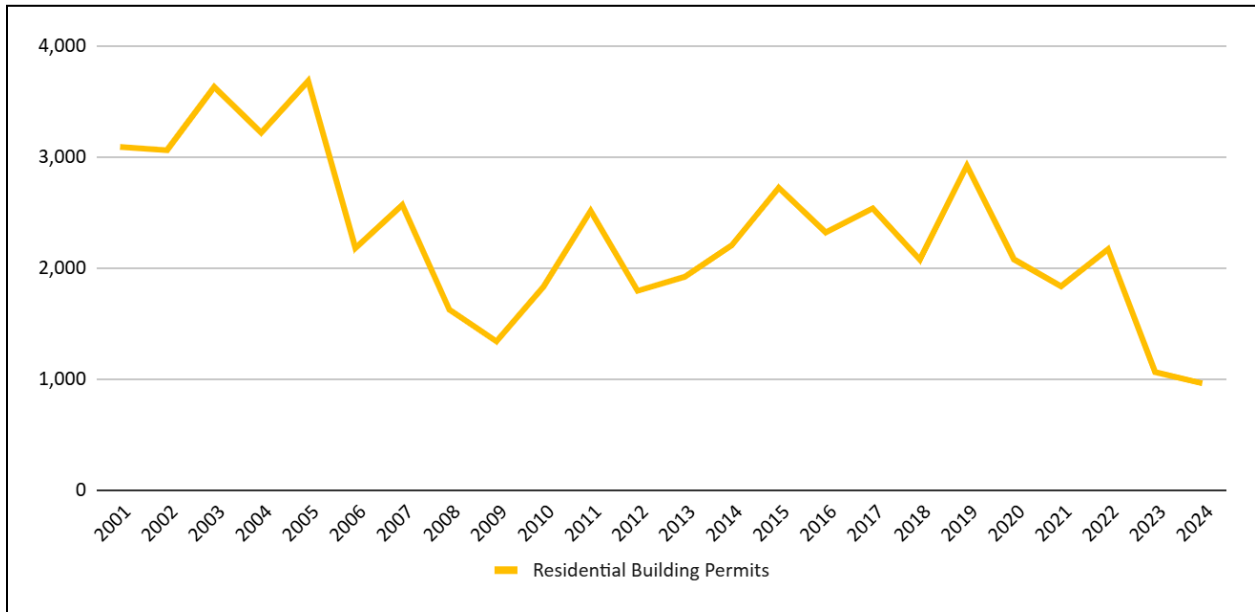


Source: Anne Arundel County Office of Planning & Zoning, subdivision tracking database

Anne Arundel County’s residential building permit activity is illustrated in Chart 8. Between 2001 and 2024, the County has issued a total of 55,353 residential building permits. The year with the highest number of building permits issued was 2005, with 3,684 permits issued. In 2008 and 2009, the number of new building permits dropped significantly. This is coincident with the Great Recession that impacted the economy across the United States. It is also coincident with a “slower growth” policy in Anne Arundel County, in response to rapid growth in the County over the previous years. Since 2009, the number of new residential building permits has fluctuated, but has generally increased over the last 10 years until 2023. In 2023, the County issued 1,063 residential building permits, which is a 51% decrease from 2022. In 2024, there were 963 residential building permits issued, which is a decrease of 9% from 2023.

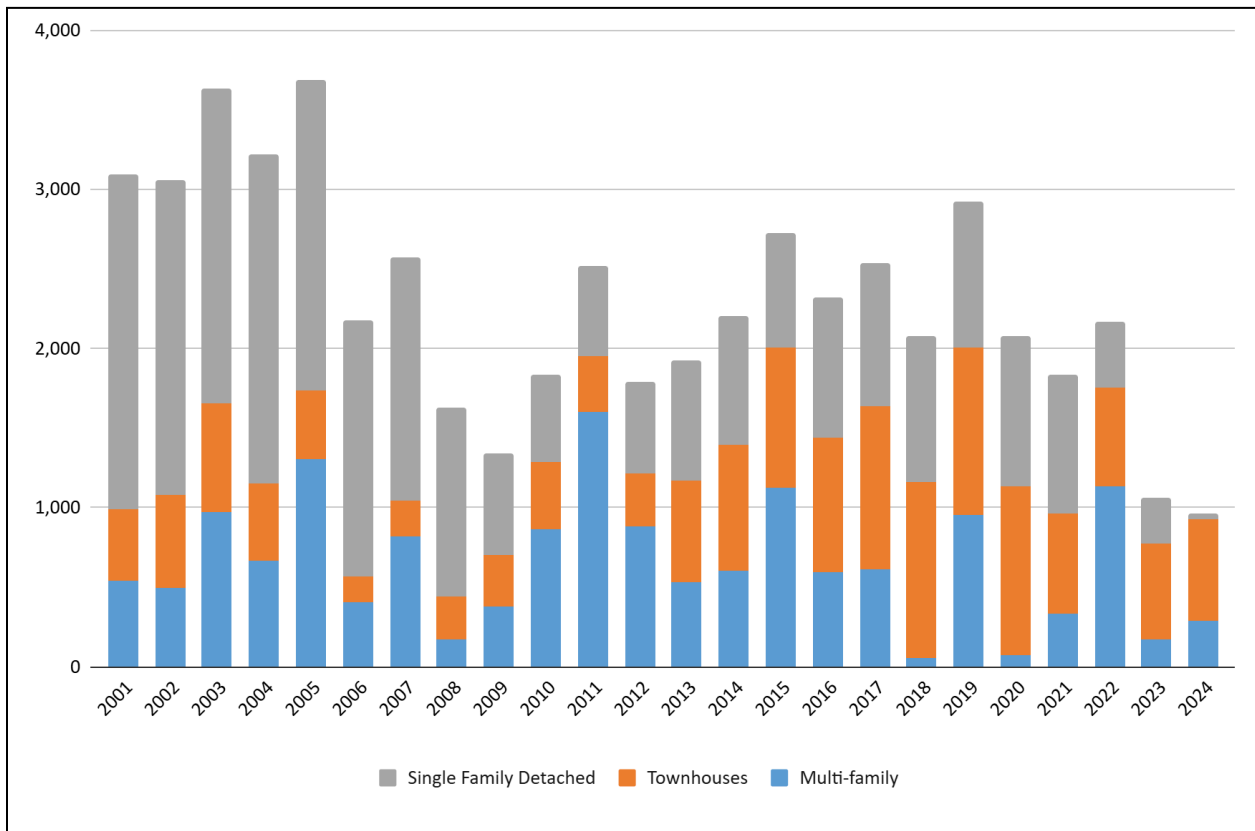
It is also important to look at the type of residential building permits that have been issued over the last 20 years. Overall, the majority of the total building permits issued were single family detached units, with approximately 45% of all issued residential building permits. Multi-family permits made up 29% of the total and townhomes made up 26% of the total issued residential building permits. Since 2010, the trend has shifted, and there have been more multi-family and townhouse permits issued than single family residential, with the exception of 2018 and 2020.

**Chart 8: Residential Building Permits Issued
2001 – 2024**



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

Chart 9: Residential Building Permits Issued by Type, 2001 – 2024



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

Conclusion

As in previous years, Anne Arundel County's pattern of development remains consistent with its plans and programs as well as with smart growth goals. The indicators for 2024 illustrate that these patterns show 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. Anne Arundel County's APFO for schools has resulted in several areas of the County being temporarily closed to development, which help ensure that there is school capacity for new development within the County. The County adopted an update to the GDP in 2021, which will result in implementation recommendations for comprehensive rezoning and a comprehensive update to the Priority Funding Area. Region Plans are underway, which serve as an important implementation tool of Plan2040, and each Region Plan will include comprehensive zoning. The first three Region Plans for Regions 2, 4, and 7 were adopted by the County Council in 2024. The next three Region Plans for Regions 1, 3, and 9 are expected to be adopted in 2025.

The population of Anne Arundel County has steadily grown since 1970, with the highest growth rate being in the 1970s and 1980s. The total Countywide population doubled between 1970 and 2024.

Since 2010, the number of lots and units approved through the preliminary, sketch, and modifications to skip the sketch plan process have been variable, but have increased in 2020, 2021, and 2022, with a sharp decline in 2023. There was a sharp increase in 2024, with a total of 1,366 units approved through these processes. There is a similar pattern when looking at final subdivision plans, where the number of lots and units peaked in 2014 and 2015, with a second peak in 2022. There was a decrease in the total number of lots and units approved in 2023 and 2024. The vast majority of the lots and units subdivided in the County over the last decade have been approved inside of the PFA.

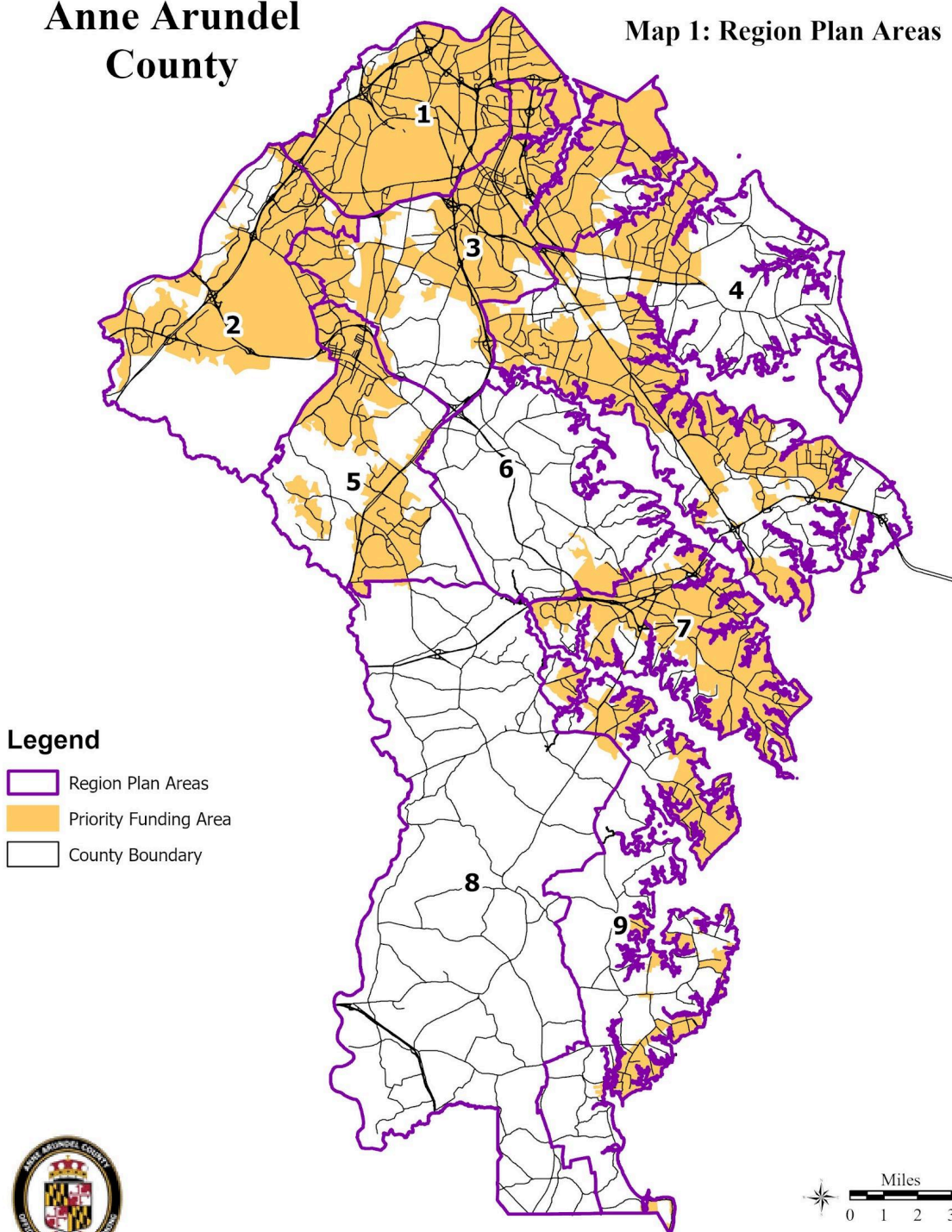
There have been just over 55,000 residential building permits issued in Anne Arundel County since 2001. Total issued permits dipped in 2009, and have increased since then. There has been a decline in the number of new residential building permits issued from 2019 - 2021, with an increase in 2022, and a significant decrease in 2023 and 2024. From 2001 – 2008, single family residential permits made up the majority of the issued building permits in Anne Arundel County. Since then, townhome and multi-family permits have made up a more significant portion of residential building permits issued. This points to a trend where more residents are interested in less expensive homes.

As the County continues the implementation phase of its GDP, known as "Plan 2040", the information and data compiled in this report will be useful in informing that effort.

Appendix – Maps

Anne Arundel County

Map 1: Region Plan Areas



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Date: 4/16/2025

Anne Arundel County

Map 2: Existing Zoning

Legend

- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1 Community Marina
- MA1-B Neighborhood Marina
- MA2 Light Commercial Marina
- MA3 Yacht Club
- MB General Commercial Marina
- MC Heavy Commercial Marina
- MXD-G Mixed Use General
- MXD-N Mixed Use Neighborhood
- MXD-S Mixed Use Suburban
- MXD-U Mixed Use Urban
- MXD-V Mixed Use Village
- OS Open Space
- OTC-C Odenton Town Center Core
- OTC-E Odenton Town Center East Odenton Village Mix
- OTC-FM Odenton Town Center Fort Meade Business Mix
- OTC-H Odenton Town Center Historic
- OTC-I Odenton Town Center Industrial
- OTC-T Odenton Town Center Transition
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SB Small Business District
- TC Town Center
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy
- Water
- County Boundary
- Major Roads

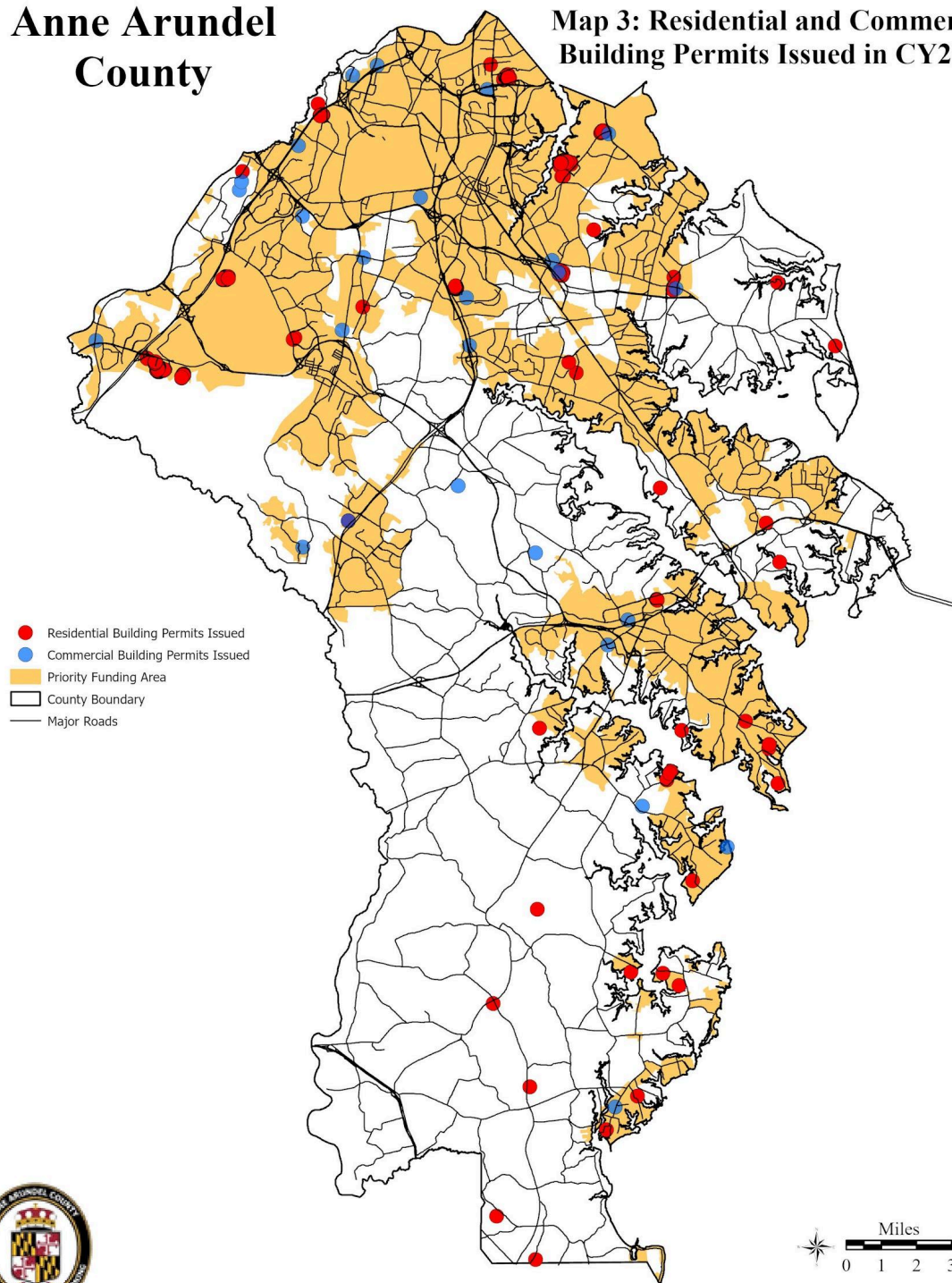


Miles
0 1 2 3

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Anne Arundel County

Map 3: Residential and Commercial Building Permits Issued in CY2024



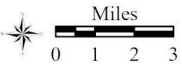
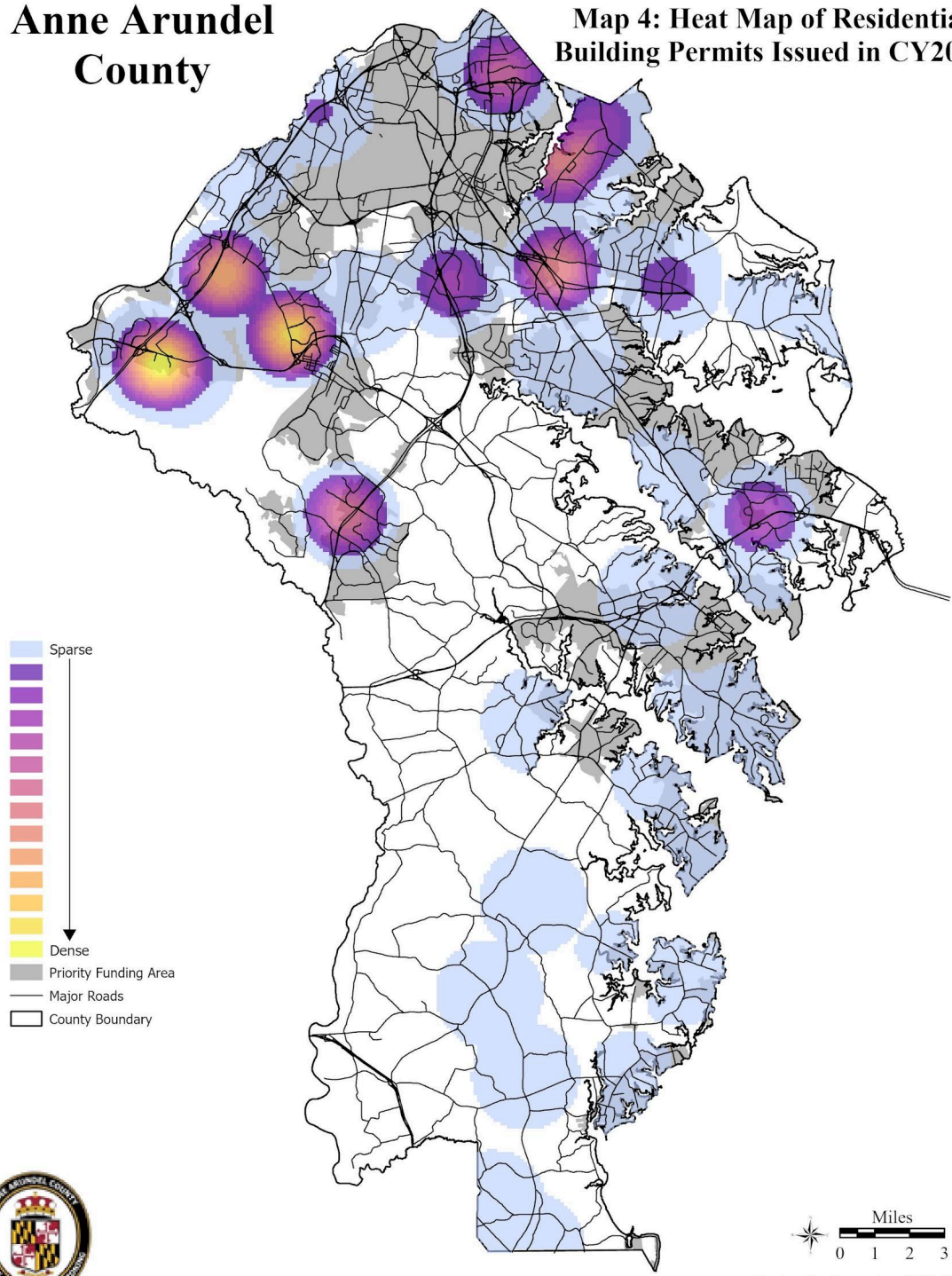
Miles
0 1 2 3

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Note: Multiple building permits can be represented in one location.

Anne Arundel County

Map 4: Heat Map of Residential
Building Permits Issued in CY2024



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Date: 4/16/2025

Anne Arundel County

Map 5: Approved Residential and
Commercial Subdivisions in CY2024

Legend

- Residential Subdivisions
- Commercial Subdivisions
- Priority Funding Area
- County Boundary
- Major Roads



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Anne Arundel County

Map 6: Protected Lands

Legend

-  Easements Purchased in CY 24
-  County Easement
-  Rural Legacy
-  State Easement
-  County Boundary
-  Major Roads



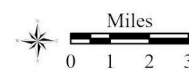
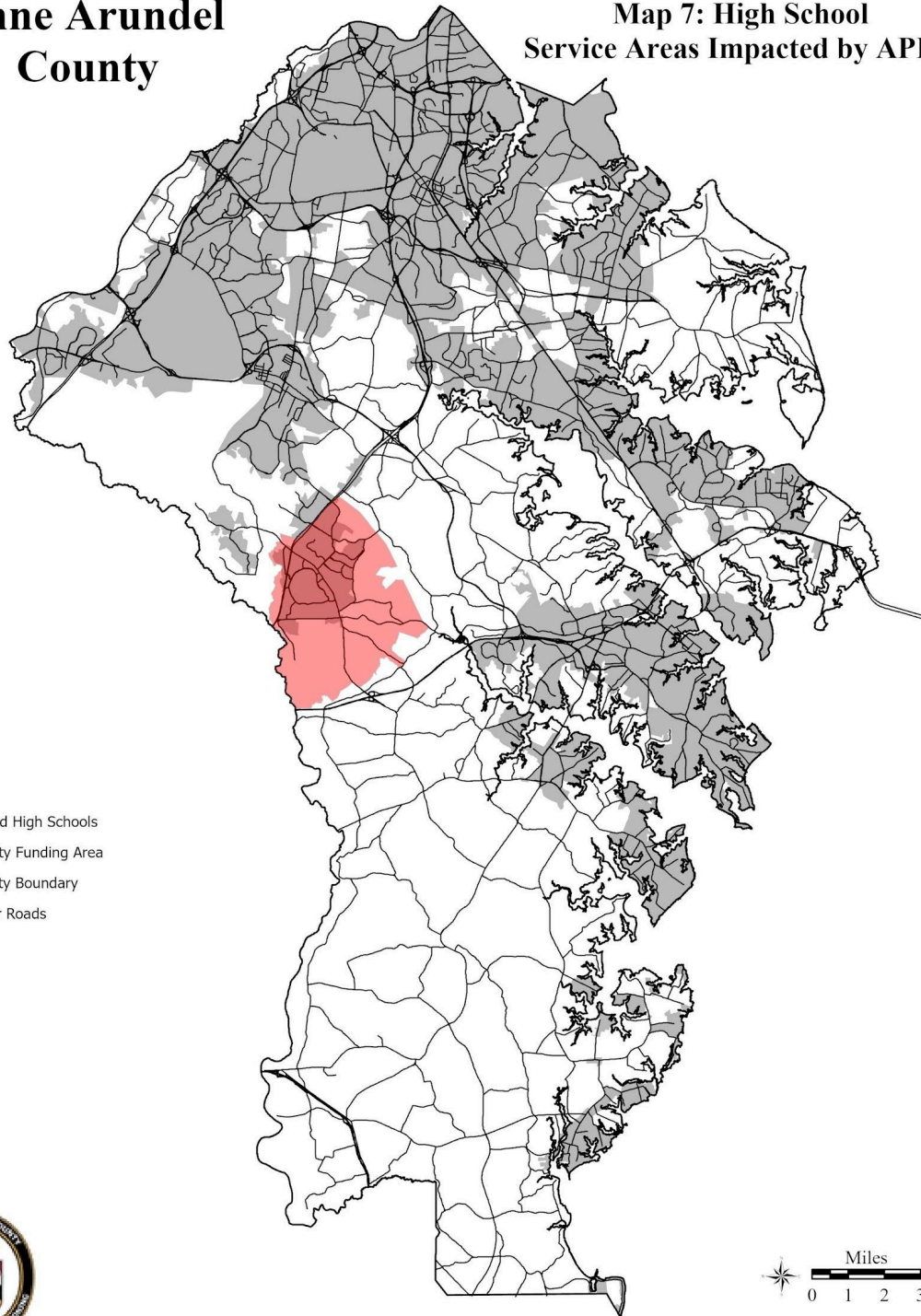
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Anne Arundel County

Map 7: High School Service Areas Impacted by APFO

Legend

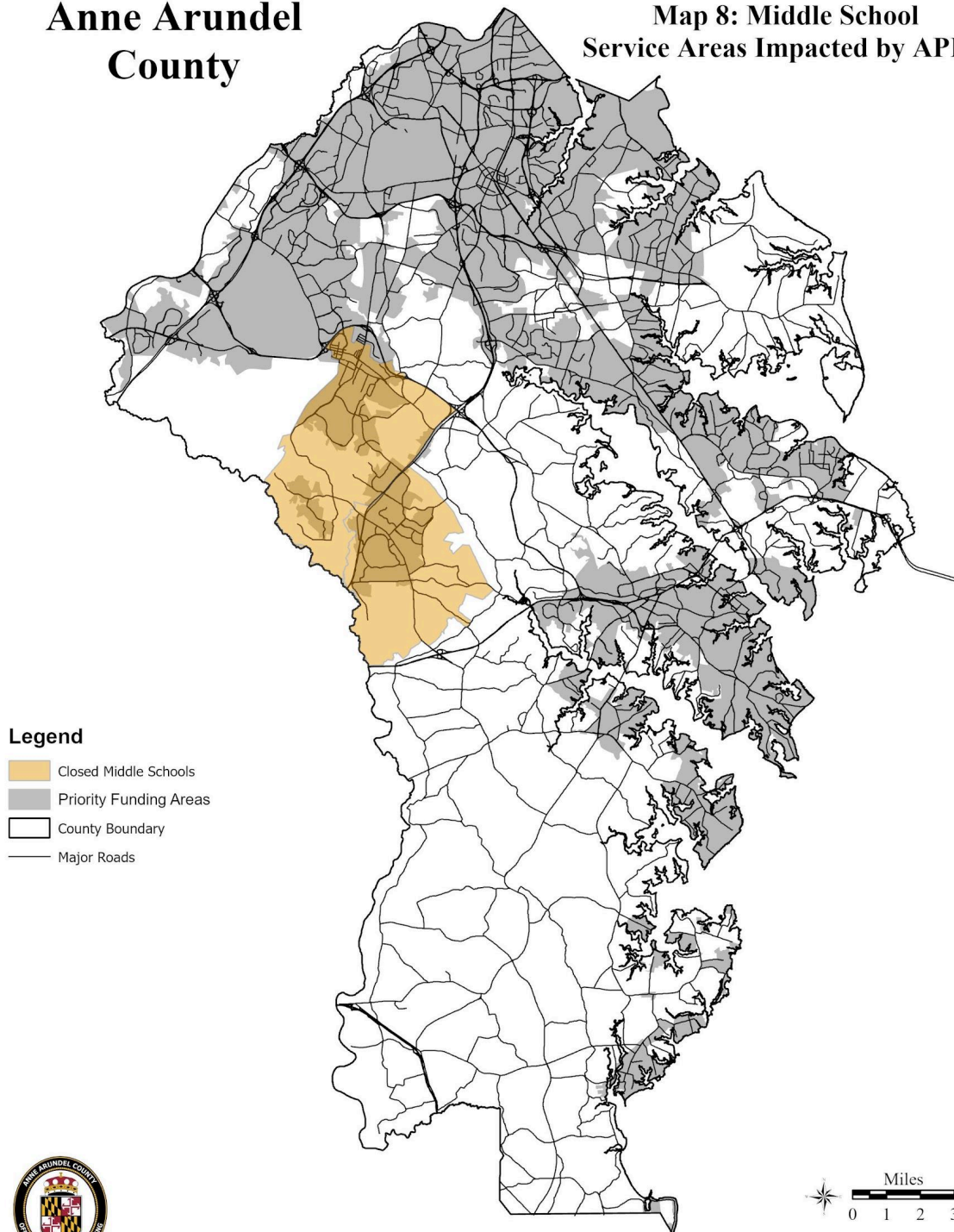
-  Closed High Schools
-  Priority Funding Area
-  County Boundary
-  Major Roads



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Anne Arundel County

Map 8: Middle School Service Areas Impacted by APFO



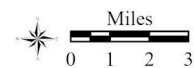
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Anne Arundel County

Map 9: Elementary School Service Areas Impacted by APFO

Legend

-  Closed Elementary Schools
-  Priority Funding Areas
-  County Boundary
-  Major Roads



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