

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2026, Legislative Day No. 1

Bill No. 5-26

Introduced by Ms. Fiedler

By the County Council, January 5, 2026

Introduced and first read on January 5, 2026
Public Hearing set for February 2, 2026
Bill Expires on April 10, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Zoning – Moderately Priced Dwelling Units – Density
2 Bonus – Moratorium

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4 FOR the purpose of establishing a temporary moratorium on the requirement for
5 Moderately Priced Dwelling Units and density bonuses for any new development
6 within a certain area; and generally relating to zoning.

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8 WHEREAS, in August 2024 the Anne Arundel County Department of Public
9 Works issued the “College Parkway Operational and Safety Study” that studied the
10 College Parkway corridor between Governor Ritchie Highway (MD 2) and Cape
11 Saint Claire Road (MD 179); and

12
13 WHEREAS, the study was initiated in response to residents’ concerns over traffic
14 congestion and crashes when the Chesapeake Bay Bridge backs up when vehicular
15 traffic travelling along MD 2 and US 50 diverts onto College Parkway and the
16 expected change in travel usage from more recreational traffic upon the completion
17 of the Broadneck Trail Phase III along the north side of College Parkway; and

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19 WHEREAS, the study found several areas that require long-term planning by the
20 County to address the needed infrastructure changes to improve the safety of MD
21 2 and College Parkway; and

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23 WHEREAS, the County has not yet begun the process of long-term planning or
24 budgeting for the recommended and needed infrastructure improvements
25 recommended in the study; and

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27 WHEREAS, while long-term planning and budgeting at the County has not begun,
28 the Maryland State Highway Administration initiated the US 50 Ramp

1 Management Project to help ease the congestion between the MD 2 intersection
2 and the Bay Bridge; and
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4 WHEREAS, in October 2024 the County Council passed the “Housing
5 Attainability Act of 2024” (Bill No. 72-24) requiring developers to make a
6 percentage of new units affordable to moderate income residents under certain
7 circumstances and allowing for a density bonus of up to 50% depending on the
8 number of Moderately Priced Dwelling Units provided in the development, as
9 codified in § 18-12-701 of the Anne Arundel County Code; and
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11 WHEREAS, with the density bonuses permitted in § 18-12-701(2) of the Anne
12 Arundel County Code, new developments could receive up to 125% of allowable
13 density in R1 and R2 and up to 150% of allowable density in other residential
14 zoning districts, dramatically impacting the amount of traffic from new
15 development on already failing intersections; and
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17 WHEREAS, the County needs to fully understand the long-term impact of allowing
18 increased density from new developments along certain areas of MD 2 that have
19 been identified as failing intersections and initiate a long-term plan to address these
20 concerns, specifically within a 5-mile radius of the intersection of MD 2 and
21 College Parkway; now, therefore
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23 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
24 That a temporary moratorium on the approval of any development that includes Moderately
25 Priced Dwelling Units and any density bonus within the 5-mile radius of the intersection
26 of MD 2 and College Parkway is hereby established, which moratorium shall continue until
27 all intersections in the radius are improved to a grade of B or better for both summer time
28 AM and PM peak drive hours or the completed construction of both replacement spans of
29 the Chesapeake Bay Bridge, whichever occurs first.
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31 SECTION 2. *And be it further enacted,* That the moratorium created by the Ordinance
32 shall apply to all subdivision and development plans submitted or approved on or after the
33 effective date of this Ordinance.
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35 SECTION 3. *And be it further enacted,* That this Ordinance shall take effect 45 days
36 from the date it becomes law.