

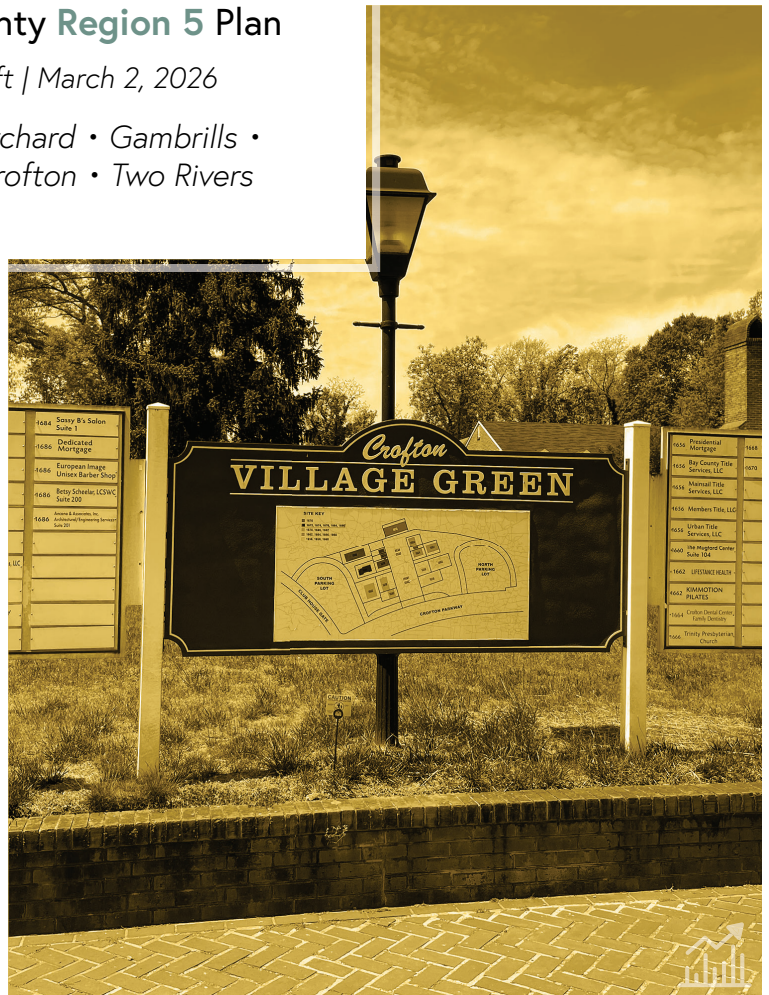


R5

Anne Arundel County **Region 5** Plan

County Council Draft | March 2, 2026

*Odenton • Piney Orchard • Gambrills •
Woodwardville • Crofton • Two Rivers*



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Special thanks to all of the residents and stakeholders who participated in meetings, completed surveys, and provided the County with input to create this plan.

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Overview

Anne Arundel County Region Plans are community-driven land use documents that build on the work of Plan2040—the Countywide General Development Plan—in smaller areas. The Region 5 Plan (Plan) evaluates community assets and needs, presents a shared vision for the next 20 years, and makes specific recommendations about planned land use, zoning, environmental protection, transportation improvements, public facilities, and community design. The Plan will be used as a reference for informing future requests that directly affect areas such as a change in zoning, private development plans, and the Capital Budget and Improvement Program. The Region Plans are consistent with the Goals and Policies of Plan2040 and build on the Small Area Plans prepared between 1998 and 2004.

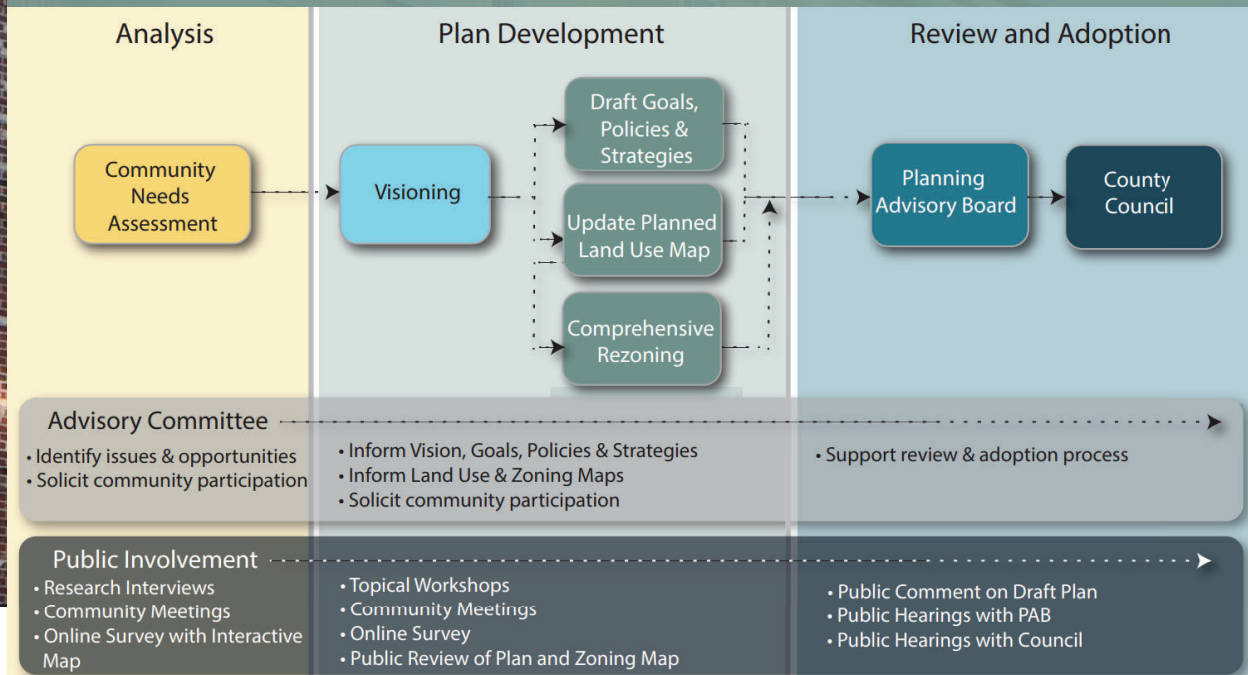
The Region 5 planning process began in April 2024 and started with analyzing community needs and existing conditions to produce background data on the region. In the spring and summer of 2024, the Office of Planning and Zoning (OPZ) solicited applications for the Stakeholder Advisory Committee (SAC) to develop a committee of 15 community members representing various interest groups to provide further insights on their communities and the Region. The SAC first met in October 2024 and held ten public meetings throughout the process to learn about various County initiatives from department staff, exchange ideas, review documents created by OPZ staff, and build consensus on ideas that will shape the future of Region 5. These meetings and other community engagement efforts were tracked through the Region 5 Hubsite, aacounty.org/Region5, and allowed community members to stay up-to-date on planning efforts.

The Plan also draws on public and stakeholder engagement to provide regional strategies and zoning recommendations to address community concerns and opportunities while implementing the goals and policies of Plan2040. To better promote the region planning process and solicit additional community feedback, County staff attended several public events. Among the outreach efforts, staff attended Crofton Spring on the Green Festival, Odenton Day, Piney Orchard Street Festival, and met with other stakeholders in Region 5. A more detailed list of outreach efforts can be found in Appendix 8.3, Public Involvement and Planning Process.

Plan Purpose

The Plan provides regional and community-scale data and perspective from Odenton, Piney Orchard, Woodwardville, Gambrills, Two Rivers, and Crofton to implement and enhance the goals, policies, and strategies of Plan2040. This data and perspective are intended to inform a shared vision for the next 20 years and identify specific recommendations about land use, zoning, environmental protection, transportation improvements, public facilities, and community design throughout Region 5. Ultimately, the goal of the Plan is to enhance the quality of life of residents and visitors in Region 5 by addressing local priorities and concerns.

The other key component of the Region Planning process is the comprehensive zoning process. The Region Planning process is the County's fifth comprehensive zoning process and proposes consistency changes to make the Zoning Map more closely aligned with actual development on the ground and the Plan2040 Planned Land Use Map. County staff conducted an analysis of land use and zoning as part of Plan2040 and the Region Plans and identified key issues that should be addressed to make Plan2040 and zoning more effective development management tools.



Vision Statement

Region 5 is a healthy, vibrant, affordable community where natural areas, parks, historic features, and established neighborhoods are preserved while growing responsibly. Safe bicycle, pedestrian, and public transportation are prioritized for the major transportation corridors to connect people to plentiful community amenities, natural areas, and the built environment.

Developing the Vision

The Region 5 planning process involved a series of public meetings, questionnaires, outreach events, and public engagement that shed light on the community's thoughts on and desires for the future of Region 5. The Region 5 Stakeholder Advisory Committee (SAC) drew from these conversations, informational meetings from County departments, and the SAC's own experiences to develop a shared vision for the future of Region 5. The vision statement is reflected throughout the content of this Plan and will be used as guidance in the implementation of the Region 5 strategies.

Organization of the Plan

The Plan provides an introduction to pertinent data that illustrates where there are gaps in infrastructure and amenities, inequities for residents and visitors, and imbalances with policies for how and where the Region should grow based on public engagement. This data sets the foundation for distilling what the issues are that face Region 5. Community descriptions help illustrate the Region's assets and chart a path for how the community will grow in the future.

The issues identified through an analysis of the data are grouped into four major themes:

Natural Environment



Built Environment



Healthy Communities



Healthy Economy



These chapters include contextual information and data that help illustrate the challenges and opportunities of the Region. Given that this Plan builds on the work of Plan2040, the goals and policies identified in Plan2040 are referenced to provide a brief overview of the priorities in the Region. Goals represent the desired outcome of a future condition; the end state toward which we aim. Goals tend to be general and broad. Policies are statements of intent upon which County decisions are evaluated.

The challenges and opportunities set the stage for the specific strategies. Strategies, also called Implementing Strategies, are specific actions for further study and consideration by the County government to accomplish the Plan's goals and policies, address the challenges, and leverage the opportunities. These strategies are listed in the Implementation Matrix found in Chapter 7. To facilitate the implementation of this Plan, each strategy includes a performance measure, an implementation schedule and mechanism, and a responsible agency so progress can be tracked.

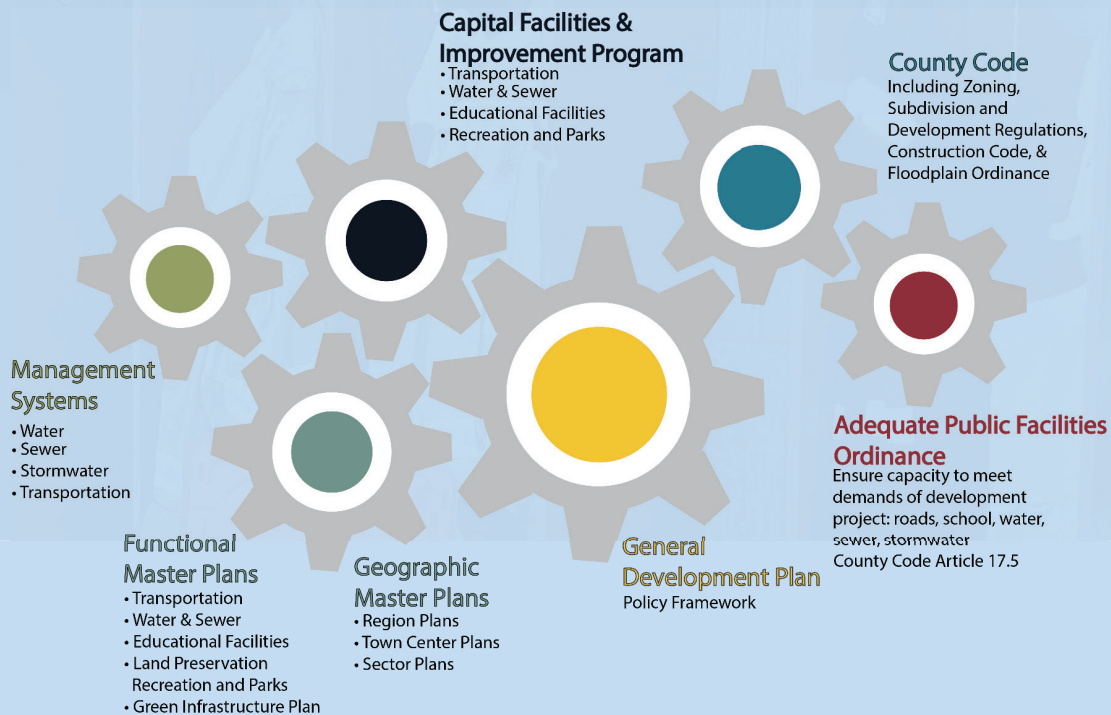
It should be noted that some strategies may refer to other topics. In these situations, some topics, such as housing and jobs, are referenced in multiple goals and policies.

Relationship to Plan 2040 and other plans

The Plan is intended for use as a guide for County policies and decisions. Given the interconnectedness and wide range of issues that impact land use, the Plan draws upon the work of other plans in the County, most notably Plan2040. In accordance with the State's Land Use Article, policies, and implementation actions are required to be consistent with or have consistency with Plan2040. These actions will further the implementation of Plan2040 and not be inconsistent with it. The elected officials and staff of the County will use the Region 5 Plan to:

- Provide a framework and common goals for all County plans
- Guide policy decisions
- Inform changes to County regulations
- Inform the County's resource and budgeting decisions
- Evaluate and measure progress toward achieving Countywide goals

Plan2040 covers a broad range of interconnected topics related to land use. Some topics are addressed through policies in multiple chapters, while others receive more detailed treatment in complementary functional and strategic master plans developed by County departments, including the Department of Recreation and Parks, Anne Arundel County Public Schools, and the Office of Transportation. In this way, Plan2040 connects and coordinates the plans and work of all County programs related to land management. For a brief description of the relevant plans, please see Appendix 8.3.



Equity in Region 5

Public policy, including policy related to land use, housing, public infrastructure, and public services, has contributed to inequality across the County. Following the recommendations of the Planning for Equity Policy Guide prepared by the American Planning Association (APA), Anne Arundel County has tried to consider equity in all policies.

The APA guide defines equity as "just and fair inclusion into a society in which all can participate, prosper, and reach their full potential."

Unlike equality, which connotes sameness, equity recognizes difference. Equitable policies actively mitigate the disproportionate harm faced by certain communities. In an equitable society, a person's access to basic resources such as education, employment, housing, clean air, clean water, and recreation and parks is not strongly linked to a person's race, ethnicity, or economic class. A consistent theme in goals, policies, and strategies in Region 5 is to be inclusive of all our residents, to prioritize investment in historically underserved and under-resourced communities, and to remove barriers that limit people's opportunities based on who they are or where they live in the County. The goals, policies, and strategies by themselves will not resolve all the inequities in the County, but they help establish a commitment to pursuing social and racial equity, with accountable equitable policy to overcome history as the working goal. Some strategies that strive to provide greater equity throughout the Region include:

NE2: Promote conservation of remaining undeveloped land in the Green Infrastructure Network, with a focus on conserving land adjacent to the Patuxent Research Refuge, within the Little Patuxent watershed, and in the Jabez Branch subwatershed.

BE1: Inventory the types of housing within Region 5 and incentivize the construction of high-demand/low inventory types of units.

HC8: Develop an intergenerational community center in Crofton.

The goals, policies, and strategies by themselves will not resolve all the inequities in the County, but they help establish a commitment to pursuing social and racial equity, with accountable, equitable policy to overcome history as the working goal.

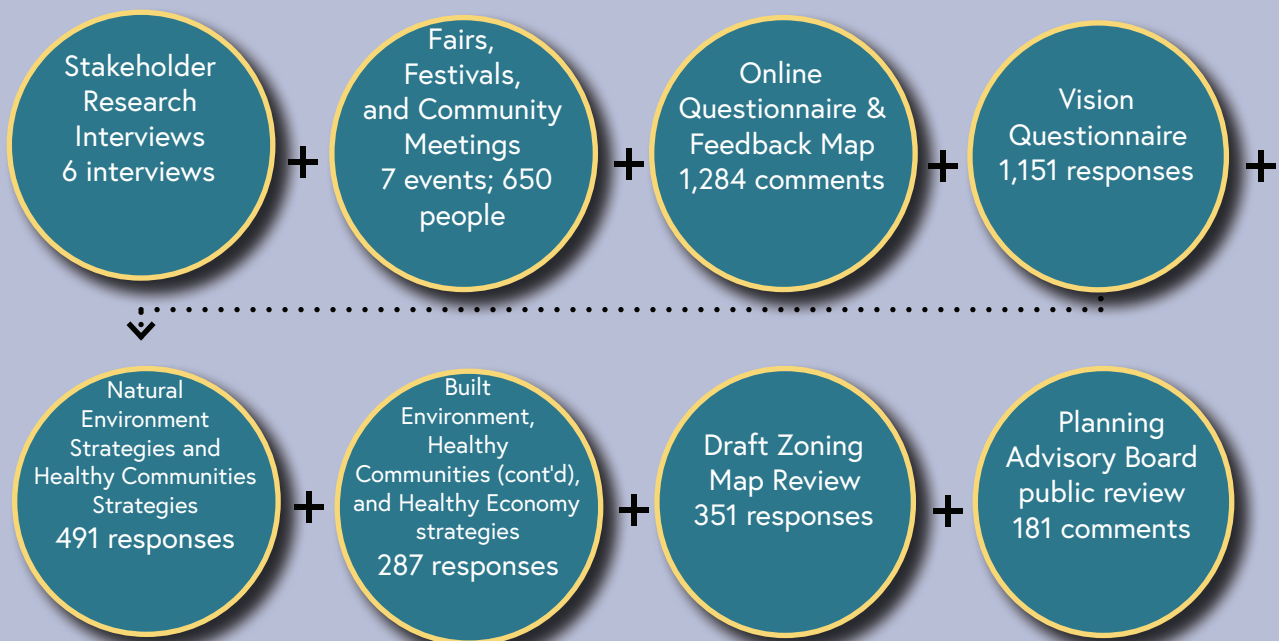


Region 5
outreach events

Our Community, Our Voice

Public involvement is foundational to the Region Plan process. OPZ collected information and built on previous outreach efforts, including the Small Area Plans and other efforts such as the National Night Out at Crofton Country Club, Piney Orchard Street Festival, and Odenton Day at Odenton Volunteer Fire Company. The public outreach process began with sending notification postcards to the over 29,340 property owners in Region 5 with information about the Region Plan and a link to the dedicated website. OPZ staff conducted in-person research interviews with key stakeholders and hosted in-person and online opportunities for the public to tell the County what they love about their community, what they want to see improved, and their dreams for the future. Major public engagement activities are illustrated below. Summaries of public feedback from engagement activities can be found on the Region 5 hubsite.

In addition to engaging the general public, a Stakeholder Advisory Committee was appointed through County Council Resolutions 34-24 and 1-25 to work collaboratively with County staff to develop the recommendations in this plan. Committee members represented communities throughout Region 5 and included long-term and recent residents, business owners, and representatives of the homebuilding industry.



Key Issues and Recommendations



WHAT WE HEARD

Development is adversely impacting the Jabez Branch and current regulations are not doing enough to protect the area's natural resources.

The Region's main thoroughfare, MD 3, is congested, dangerous, and not bicycle or pedestrian-friendly. The corridor needs to be improved and include opportunities for bicycle and pedestrian connections.

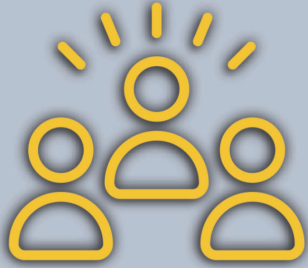
WHAT WE RECOMMEND:

Prepare a Conservation Plan for the Jabez Branch subwatershed that would identify Critical Aquifer Recharge areas, additional properties to include in the Green Infrastructure Network, feasibility of a Jabez Branch Overlay Zone, strategies to protect and restore the Jabez Branch, and study viable goals for reducing impervious surface and increasing forest cover.

Partner with the State Highway Administration to improve safety, add capacity, improve traffic operations, and improve pedestrian and bicycle connectivity on MD 3. As part of the MD 3 improvements, construct a pedestrian bridge, or other pedestrian crossing improvement across MD 3.

Several key issues emerged from the Region 5 SAC members and input from residents that were addressed within Region-specific strategies.

Read all of the strategies within each topic area in the Implementation Matrix.



WHAT WE HEARD

There is strong demand for improvements to recreational facilities such as increasing trail connectivity, completion of the WB&A trail, an arts center, broader access to community centers, and access to the Naval Academy Dairy Farm for recreational activities.

The Odenton Town Center is a great opportunity to accommodate growth given the infrastructure and public transit; however, it does not seem to be progressing towards the community vision.

WHAT WE RECOMMEND:

Improve and expand public recreation facilities, including regional trail systems, as well as a new intergenerational community center. Work with the Department of Defense to preserve the rural nature of the Naval Academy Dairy Farm.

Continue and expand economic development efforts focused on the Odenton Town Center, including financial incentives, branding, marketing, and investments in public infrastructure such as streets, sidewalks, and parks.

Region at a Glance

Region 5 is located in the central portion of the County and includes the communities of Crofton, Gambrills, Two Rivers, Woodwardville, Piney Orchard, and Odenton.

Region 5 is approximately 20,000 acres and is bound by the County boundary to the west, the Patuxent Research Refuge, Fort George G. Meade, the Severn community to the north, MD 3 and the Crownsville community to the east, and MD 450 to the south.

The development pattern of Region 5 is shaped by its geographical position in the County, the growth and development of the Odenton and Crofton communities, and its strategic location within Anne Arundel County's major transportation corridor. Region 5 is mostly residential, including Crofton, one of the County's first planned communities, and one of the County's most recent communities - Two Rivers. The region is tied together by MD 3, a heavily commercialized corridor, and the Odenton Town Center to the north.

The County manages 15 parks in Region 5. Public feedback during the Region Plan process included strong support for more recreational opportunities and increased bike and pedestrian connectivity to recreation. The Department of Recreation and Parks' Land Preservation, Parks and Recreation Plan (LPPRP), a Countywide master plan that is updated every five years with a strong emphasis on community engagement, analyzes the equity of parks within the County. The methodology accounts for population density, poverty levels, age groups, racial composition, park distance, public transit distance, a walkability index, and linguistics to identify gaps in the provision of community amenities. Based on

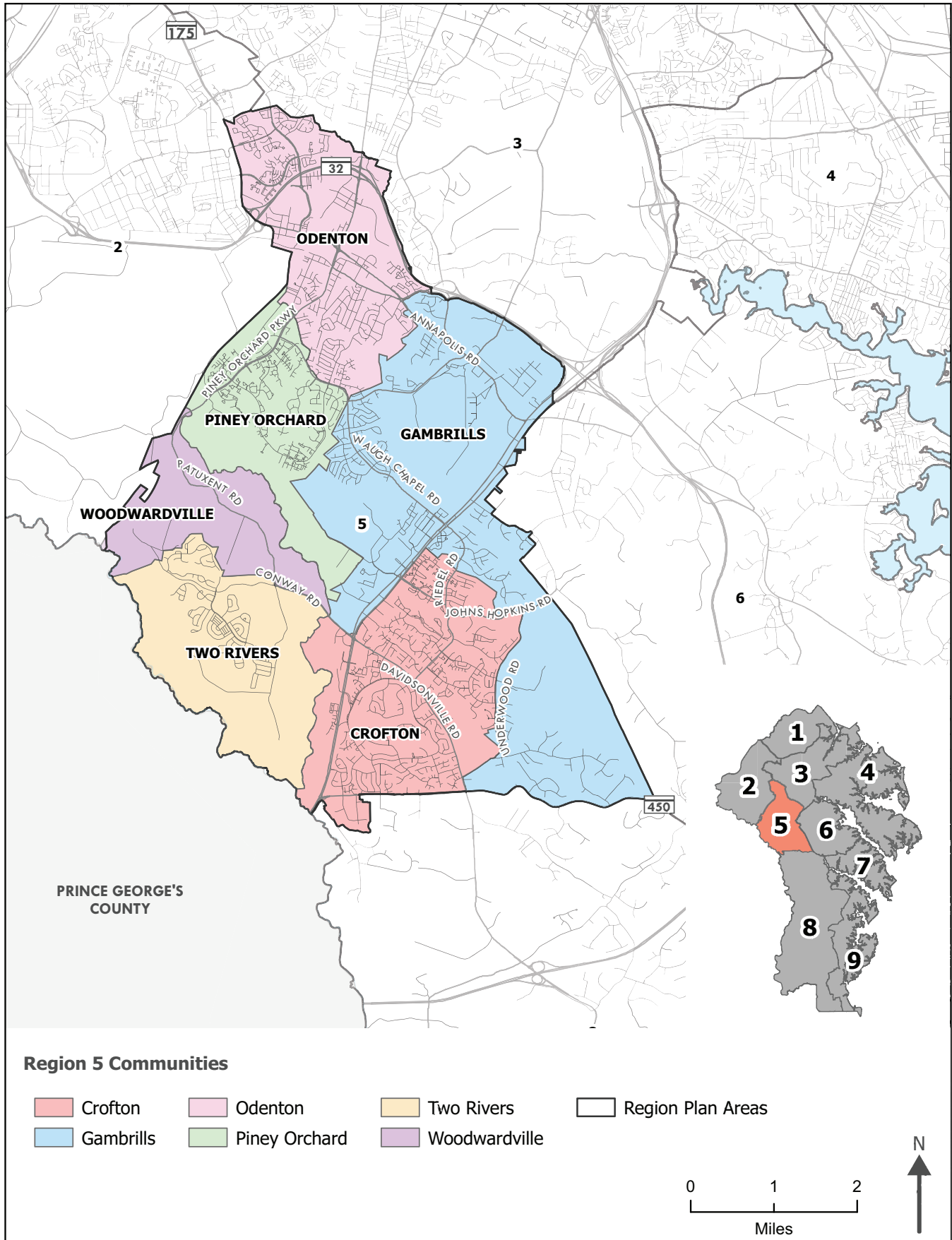
their latest model, there is a low to medium need in Region 5 in and around Odenton and a pocket in Gambrills.

The communities in Region 5 are connected by a network of State Highways, including MD 3 and MD 175, and County roads. Traffic in the Region has changed significantly in recent decades with large office, commercial, and residential developments, both within the Region (such as the Waugh Chapel Towne Centre and Two Rivers residential community) and outside of the Region (such as growth at Fort Meade and development in Prince George's County). The area is also connected by several public transportation options including bus routes connecting individuals to Arundel Mills/Hanover, the Odenton MARC Station, and Annapolis as well as dedicated shuttles such as to Fort Meade. The Odenton MARC Station connects individuals to Baltimore, Washington, D.C., and beyond.



The Village at Waugh Chapel, Gambrills

Figure 1. Region 5



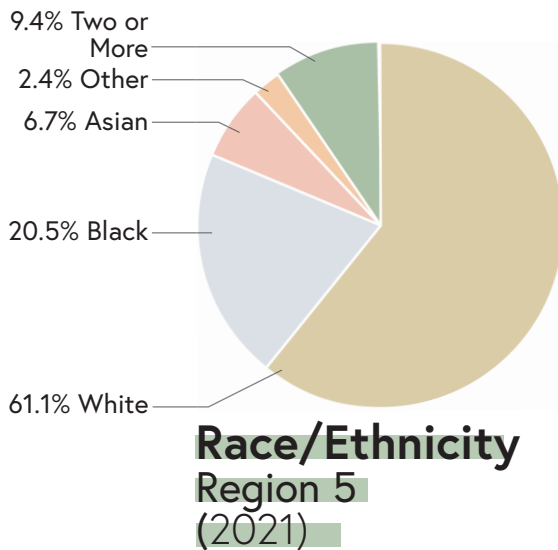
Population

73,702

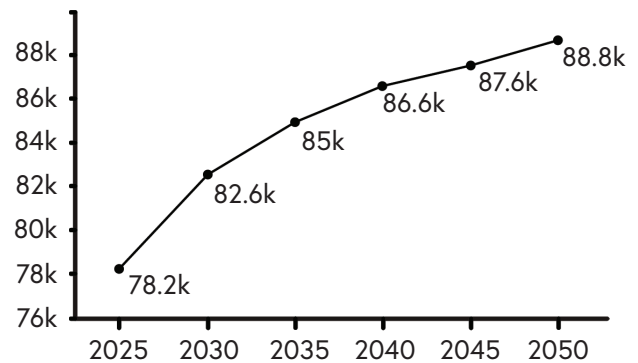
Region 5

584,064

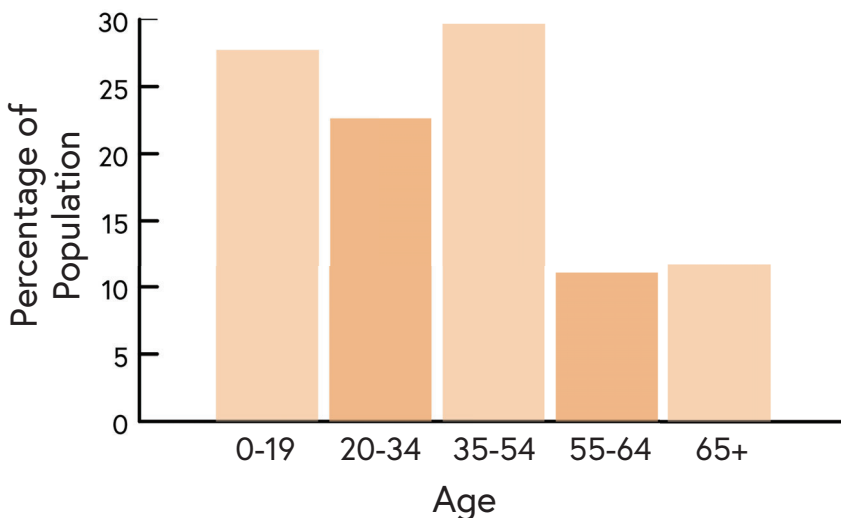
Anne Arundel County



Population Growth Forecast



Age of Population



Region 5's population has increased almost **17.6%** between **2010 and 2021**, an annual growth rate of **1.6%**. The County's growth rate was roughly 1% over the same period.

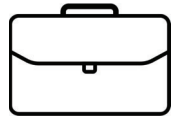
**Median Age
(2021)**

38.1 yrs



Economics

Employment Rate (2021)



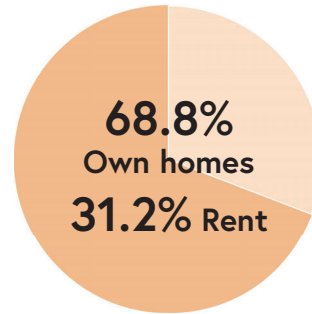
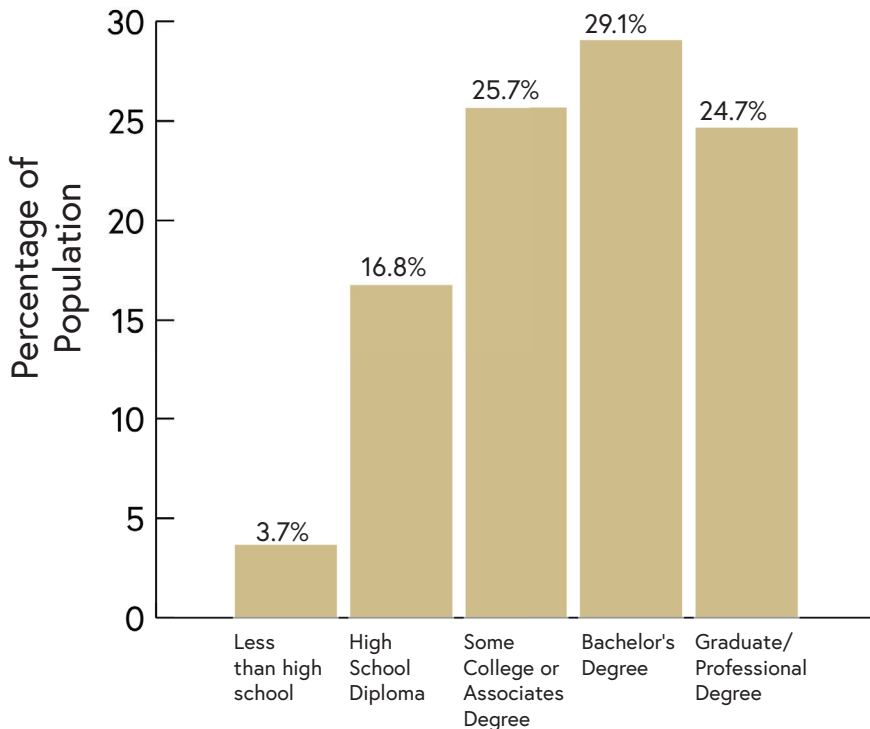
3.5%
Unemployed
96.5%
Employed

Employers	Employees
Wegmans	560
Autumn Lakes Healthcare	480
Asplundh Tree Expert	300
Safeway	230
Crofton Care & Rehabilitation Center	200

Percentage of Population with Income Below Poverty (2021)

4.2% 5.3%
Region 5 County

Educational Attainment (25+)



Median Household Income
(2023) **\$118,448**



Median Home Value (2021)
\$397,414

Average Monthly Rent (2021)
\$1,894

The COVID-19 pandemic has had a dramatic impact on the County prior to the development of this plan. While the long-term ramifications of the pandemic are uncertain at this point, the policies of the Region Plan will support recovery and resilience.

Produced by: Anne Arundel County Office of Planning and Zoning, Research & GIS.

Source: 2023 ESRI Enrichment data, 2020 Decennial Census Data, 2010 Decennial Census Data, unless otherwise noted. Esri develops annual demographic estimates using a variety of sources, beginning with the latest U.S. Census five-year American Community Survey base, then adding a mixture of administrative records and private sources to capture changes TAZ Round 10 Forecasts is considered draft until Baltimore Metropolitan Council adopts it.

Region 5 Communities

Region 5 includes the communities of Crofton, Odenton, Piney Orchard, Woodwardville, Gambrills, and Two Rivers (Figure 1). The community boundaries were developed as part of the Plan2040 process and are defined based on input from a series of community open house meetings and comments from the Plan2040 Citizen Advisory Committee. These community descriptions illustrate the Region's assets and chart a path for how the community will grow.



Welcome sign, Crofton

Crofton

The Crofton community includes the "Crofton Triangle", the Priest Bridge Business Park, commercial and industrial areas on the west side of MD 3 to Conway Road, residential areas to the north of MD 424, and commercial and residential areas on the east side of MD 3 south of Johns Hopkins Road.

The "Crofton Triangle", the heart of the Crofton community, was established in 1964 as a planned community, initially envisioned as a model suburban development designed to offer affordable housing near Washington, D.C. along with small-scale, commercial development located at the Crofton Village Green. Over the years, it has developed into a family-friendly suburban atmosphere and well-maintained neighborhoods. The planned nature of the community led to its rapid growth, with many homes built around a golf course and recreational facilities. While the residential area of Crofton is stable, the community has noted a need for reinvestment into the Village Green in order to provide the neighborhood with retail and services as originally intended.

The Priest Bridge Business Park area comprises mainly commercial and light industrial/flex office space. The mix of townhomes and senior housing, commercial uses, and industrial uses on the west side of MD 3 south of Conway Road is bound by the Little Patuxent to the west and is mostly developed. Future growth in these areas would be in the form of redevelopment and would be required to follow modern stormwater and environmental requirements.

The residential area north of the Crofton Triangle includes communities such as Crofton Village, Walden, Chapman Farms, and Crofton Meadows. The communities in this northern area of Crofton include a variety of housing styles - from single-family homes to quadplexes to townhomes. Similar to the "Crofton Triangle", this area is largely built out, and significant future development is not anticipated.

The commercial and residential areas fronting on MD 3 from MD 424 to Johns Hopkins Road contribute to the traffic along MD 3 and are a source of frustration for local

residents. Given the age of the businesses and pockets of residential areas, there may be an opportunity for redevelopment. Their location in the Critical Corridor Development Policy Area means that future development should improve multi-modal outcomes and preserve adjacent neighborhoods.

Gambrills

The Gambrills community stretches from MD 32 to MD 450 and includes rural residential areas at the northern and southern ends and the MD 3 commercial corridor from MD 424 to I-97. Beginning in the latter half of the 20th century, particularly during the suburban boom of the 1960s and 1970s, Gambrills evolved into a suburban area, offering a mix of residential neighborhoods, commercial developments, and industrial uses. However, some areas have remained rural, such as the areas between Johns Hopkins Road and MD 450 and MD 175 and MD 32. Notable points of interest include the Naval Academy Dairy Farm and the Waugh Chapel commercial center.

The Naval Academy Dairy Farm is a 857-acre property owned by the United States Navy that once provided milk to future naval officers, and is currently leased to Anne Arundel County. The Navy is seeking proposals for a mixed-use energy generation project on the property. As of July 2025, few details have been provided about the future of the site, but the County's position has been for the property to provide access and programming for a community benefit.

To the south of the Naval Academy Dairy Farm is the 150-acre Waugh Chapel commercial center, comprising the Waugh Chapel Towne Centre and the Village at

Waugh Chapel. This mixed-use development includes regional grocery stores, neighborhood retail, office, light industrial flex space, and a mix of housing, including townhomes, apartments, and senior living facilities.

Future land use decisions in Gambrills will need to balance maintaining the existing rural areas and focus growth to the areas with existing infrastructure. Development along MD 3 should include a mix of uses, provide bicycle and pedestrian amenities, and welcome public transit to help alleviate traffic. Efforts should also be made to connect established residential neighborhoods to amenities and local green spaces.

The Region 5 Plan recommends a minor adjustment to the eastern Region boundary. Along MD 3, this Plan recommends moving several commercially zoned properties into Region 5 from Region 6, so that future planning efforts can address these jointly with other commercial development along the corridor.



Several commercially zoned properties (yellow) along the east side of MD 3 are recommended to move to Region 5 for future planning efforts.

Odenton

The community of Odenton includes the Odenton Town Center (OTC) and communities such as Odenton Heights, Kings Heights, and Hammond Park north of Waugh Chapel Road and Old Waugh Chapel Road.

Historically, Odenton was a rural farming community until the arrival of the railroad in the mid-1800s. The establishment of Fort George G. Meade (Fort Meade) in 1917 further spurred growth. The town's population grew slowly but steadily through the early 20th century, but rapid suburbanization began in the 1960s and 1970s, when the area saw significant residential and commercial development. The relocation and several commands to Fort Meade as part of the Base Realignment and Closure (BRAC) Act of 2005 had a massive economic impact. This reorganization and expansion resulted in the creation of thousands of high-paying federal and contractor jobs.

The OTC, designated since 1972, is one of the County's three Town Centers. The town centers are areas intended for significant mixed-use development to accommodate economic and residential growth throughout the County. The Odenton MARC station connects residents and commuters via passenger rail to Baltimore City, Washington, DC, and major job centers located along the Baltimore-Washington Corridor such as Fort George G. Meade and Baltimore-Washington International Thurgood Marshall Airport (BWI). The area is also strategically located at the junction of MD 32, MD 170, and MD 175, with connections to the Baltimore-Washington Parkway and I-97.

Development has been slow to occur in the OTC; however, the State has made

transit-oriented development a key policy, and there have been significant investments to redevelop the areas around the MARC station. Residents have made clear the need to better coordinate and connect transit, provide higher-quality public spaces, attract more shopping and dining options, diversify housing options, conserve environmental resources, and to create a livelier, more walkable community.

The vision for the Odenton Town Center, as outlined in the 2024 OTC Master Plan, is "The Odenton Town Center inspires innovation. The community is vibrant, walkable, and connected by public spaces and a strong sense of place. Sustainability, ease of mobility, thoughtful design, and historic heritage create an environment where citizens are proud to live, play, and explore." As the Odenton Town Center strives to embody this vision, its focus on fostering high-quality, mixed-use, pedestrian-oriented development integrated with the MARC station will be a cornerstone of Region 5's commitment to healthy communities and responsible growth. Key to this transformation, and aligning with regional priorities, will be attracting diverse businesses, creating inviting public gathering spaces, and significantly improving safe and accessible bicycle, pedestrian, and public transit infrastructure to connect people effectively to jobs, plentiful community amenities, local green spaces, and Odenton's unique heritage.

Similar to the other residential areas in Region 5, the Odenton community includes a variety of housing from a mobile home park, townhomes, and single-family homes. Significant development is not anticipated outside the OTC in the future.

Piney Orchard

Piney Orchard is the largest master-planned community in Anne Arundel County and is located to the southeast of Fort Meade. The community comprises over 4,000 residential units, which provide a variety of housing types for individuals at any stage of their life or income. Housing options cater to a wide range of needs, including traditional single-family homes, various styles of townhomes, and numerous condominiums and apartments, some of which are designed as age-restricted residences for those 55 years of age and over (55+). There is a commercial center that is anchored by a grocery store and offers neighborhood retail. Given its location, residents enjoy convenient access to regional shopping and employment opportunities at Waugh Chapel and Fort Meade.

The community is renowned for its extensive recreational amenities, fostering an active and engaging lifestyle for its residents. Residents enjoy the miles of walking, biking, and nature trails, particularly within the 45-acre Piney Orchard Nature Preserve, which is home to diverse wildlife, serene lakes, and ponds. The community amenities also include tennis courts (some lined for pickleball), basketball courts, baseball fields, and multi-purpose fields at Piney Orchard Park. Additionally, numerous playgrounds and tot lots are scattered throughout the common areas, and specialized 55+ communities like Cedar Ridge offer their own clubhouses, bocce ball courts, and tailored activities, all contributing to Piney Orchard's appeal as a well-rounded and desirable place to live.

Given that the community is largely built out, significant redevelopment is not anticipated in the future.



Nature Preserve, Piney Orchard

Two Rivers

The Two Rivers community includes a master-planned development, rural residential areas along Meyers Station Road, Grays Ford Road, and parts of Conway Road, and protected floodplains along the Patuxent River. The Two Rivers development, a 1,464-acre 2,060-unit project, provides a range of housing options, including single-family homes and attached villas as well as a section for those 55 years of age and over (55+). The surrounding residential area is rural.

The community has advocated that there should be no further residential development at the Two Rivers site and that the recreational amenities as described in the agreements be constructed on the remaining parcel(s). In addition, the rural character of the areas outside of the Two Rivers site should also be maintained.



Two Rivers Site Plan, Odenton

Woodwardville

The Woodwardville community includes a historic residential neighborhood, rural residential areas, and industrial sites. Woodwardville's development is directly related to the construction of the Baltimore & Potomac Railroad, initiated in 1867 and completed in 1872. The name of Woodwardville was given to the emerging village when a post office opened in the Abram G. Woodward General Store. The village grew along Patuxent Road, paralleling the railroad and centered on the station, store, and Methodist Church. In the mid-20th century, especially after World War II, the area began to transition to residential development. Despite development pressures, the rural character of the area has been preserved to a large extent, with many structures reflecting late-19th and

early-20th-century architectural styles. Future residential development in Woodwardville should stay rural in character. Community members have long advocated that there should be no further expansion of industrial uses in this area. Despite its rural character, there may need to be future improvements to the infrastructure, such as the local road system. These improvements should take into consideration the rural and historic character and be sensitive to the context of the area.

Introduction

Region 5 encompasses a diverse landscape, from the compact, mixed-use development in the Odenton Town Center, to wooded suburban developments, to large forested floodplains along the Patuxent River. The Region includes the 850+ acre Naval Academy Dairy Farm as well as reclaimed and active gravel mining operations. Water quality in the Patuxent River and other local streams has degraded by erosion, siltation, and nutrient pollution over many years. Most of the Region was developed before the adoption of the more stringent stormwater management regulations that are in place today.

Plan2040 provides a Countywide framework for protecting the County's natural resources, with six primary goals:

Relevant goals from Plan2040:

- Goals NE1, NE2, and NE3: Focus on preserving and enhancing sensitive features, forests and tree canopy, and environmentally sensitive lands.
- Goals NE4 and NE5. Emphasize measures to protect water quality and manage wastewater.
- Goal NE6: Focuses on County operations to reinforce community sustainability.

"Love the use of this agricultural space."
-Community member

"Protect these woods. No further development is essential to the remaining rural way of life in Gambrills."
-Community member

Sensitive Areas

Region 5 is within several watersheds (Figure 2): Upper Patuxent, Little Patuxent, Severn River, and South River. The most extensive streams in Region 5 are the Patuxent River, Little Patuxent River, Jabez Branch, Picture Spring, and Towyers Branch.

The northern portion of Region 5 includes portions of the Severn Run watershed and Jabez Branch subwatershed. Over 1,700 acres of the Severn Run watershed are protected by the Maryland Department of Natural Resources as a preserve designated the Severn Run Natural Environment Area. The Jabez Branch, a tributary to Severn Run, is the only stream in the Maryland Coastal Plain physiographic region that recently supported a native, self-sustaining brook trout population (last found in 2018).

Protection of the Region's streams and their associated buffers, floodplains, wetlands, and steep slopes are important in providing aquatic and wildlife habitat; stormwater management, filtration, flood and erosion control, and storage capacity for high flows; protecting surface and groundwater quality; reducing nutrients from runoff; and recharging groundwater.

The County protects its sensitive areas through a series of development regulations, which are outlined in Table 1. Despite these regulations, historic patterns of urbanization have presented challenges for maintaining adequate water quality standards in the watersheds and their tributaries, particularly in areas that were intensively developed prior to modern stormwater regulations.

Water Quality

Water quality does not meet federal Clean Water Act standards in the Upper Patuxent River, Little Patuxent River and the Severn River. The primary water quality impacts are from excessive inputs of nutrients (nitrogen and phosphorus) and sediments. Nutrients in the river contribute to large algae blooms that decrease the clarity of the water and lead to low dissolved oxygen levels when they die off and decompose. The major sources of nutrients are from stormwater runoff, septic systems, and wastewater treatment plants. Studies have indicated that septic systems contribute approximately eight times more nitrogen per gallon of wastewater than sewer systems. Sediments in the rivers also decrease the clarity of the water and impair fish and crabs. The major sources of sediments are from construction sites, stormwater runoff, and erosion of stream banks. Approximately 7.7% of the total length of streams in Region 5 are considered moderately to extremely eroded (compared to 7.2% of the length of all streams in the County).

Anne Arundel County's National Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (NPDESMS4) permit and the Chesapeake Bay Total Maximum Daily Load (TMDL) set forth rigorous goals for controlling stormwater pollution and improving water quality. The NPDES-MS4 attainment goal tracks the treatment of 20% of Anne Arundel County's impervious surface area, such as roads, sidewalks, and driveways, which have little or no stormwater management.

The County's Phase III Watershed Implementation Plan (WIP) tracks the nutrient and sediment load reductions allocated to the County by the State for achieving the

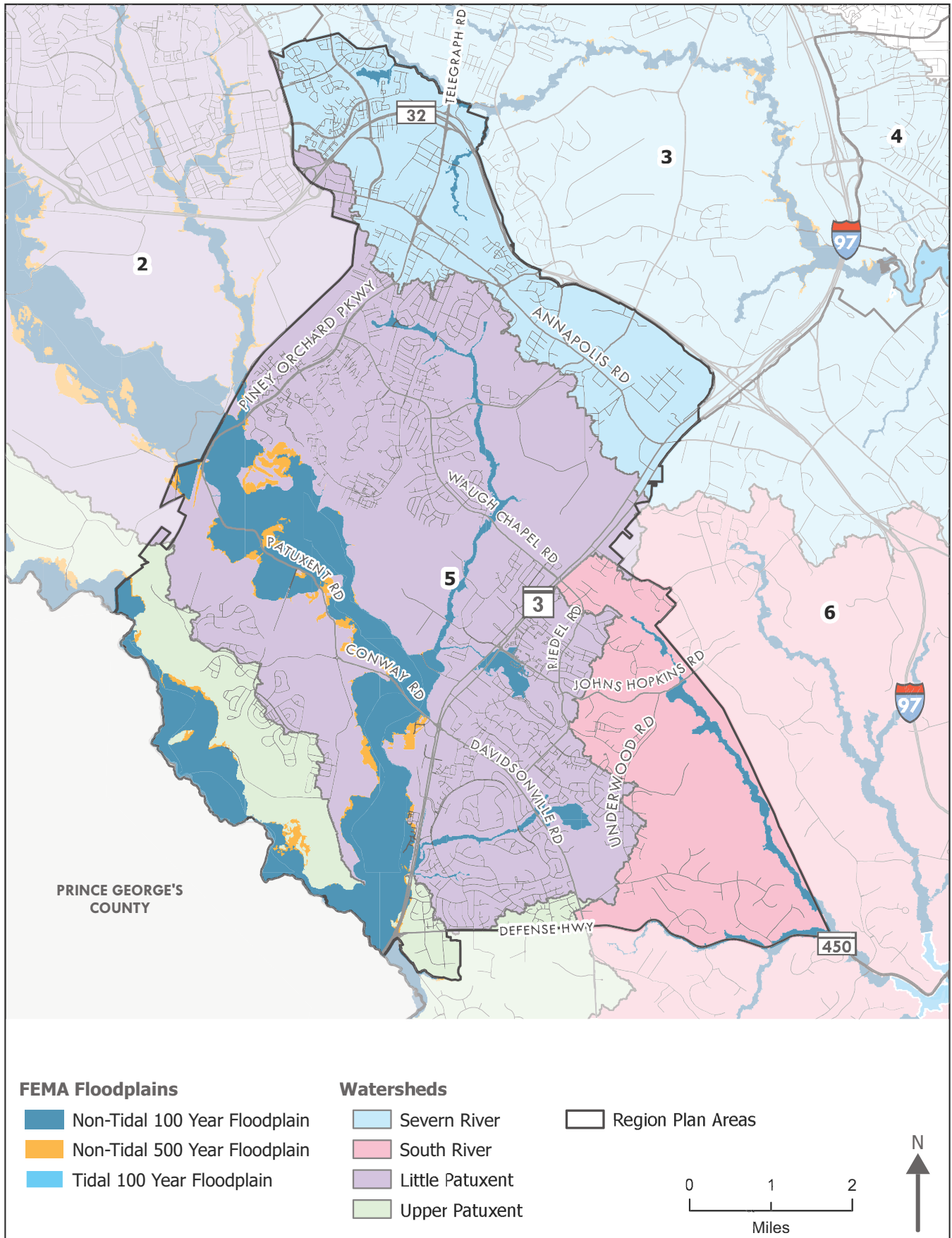
Chesapeake Bay TMDL. The Phase III WIP provides a road map for the numeric and programmatic commitments of the County so that all practices are in place by 2025 to achieve the Bay's dissolved oxygen, water clarity/submerged aquatic vegetation, and chlorophyll-a standards.

The County's approach to meeting these commitments involves stormwater management, stream restoration, upgrades to wastewater treatment systems, and conversion of septic systems. With funding from a stormwater runoff fee, the County Bureau of Watershed Protection and Restoration has completed approximately 130 stormwater retrofit projects in Region 5 and 24 stream restoration projects. These include the Ruppert's Ravine outfall restoration, adjacent to the County archery range, and the Beaver Creek restoration between MD 424 and Crofton Parkway. More information on the County's environmental restoration efforts can be found at the County's Bureau of Watershed Protection and Restoration website.



Creek by Crofton Parkway

Figure 2. Watersheds



Forest and Land Conservation

The County has multiple programs for land conservation. This County's Department of Recreation and Parks' Land Preservation, Parks, and Recreation Plan acts as a Countywide master plan for land preservation, recreational programming, park acquisition, and facility development. The Green Infrastructure Network is a tool to prioritize land conservation in the County by mapping the largest, contiguous natural areas. The Green Infrastructure Network in Region 5 includes undeveloped lands along the Patuxent River, forested areas between Underwood Road and St. Stephens Church Road and the Naval Academy Dairy Farm.

The County's Agricultural and Woodland Preservation Program partners with private landowners to place easements and purchase development rights to maintain

farms and working forests. There is one property with an agricultural preservation easement in Region 5, located on Grays Ford Road.

Private organizations, including the Scenic Rivers Land Trust, also play an important role in land conservation by working with private landowners to voluntarily enter into conservation easements to conserve natural lands in perpetuity. Private conservation easements have been placed on properties in Region 5 along St. Stephens Church Road as part of a concerted effort to conserve land as the South River Greenway. Conservation easements have also been placed on some properties at the Preserve at Severn Run development and along Meyers Station Road.

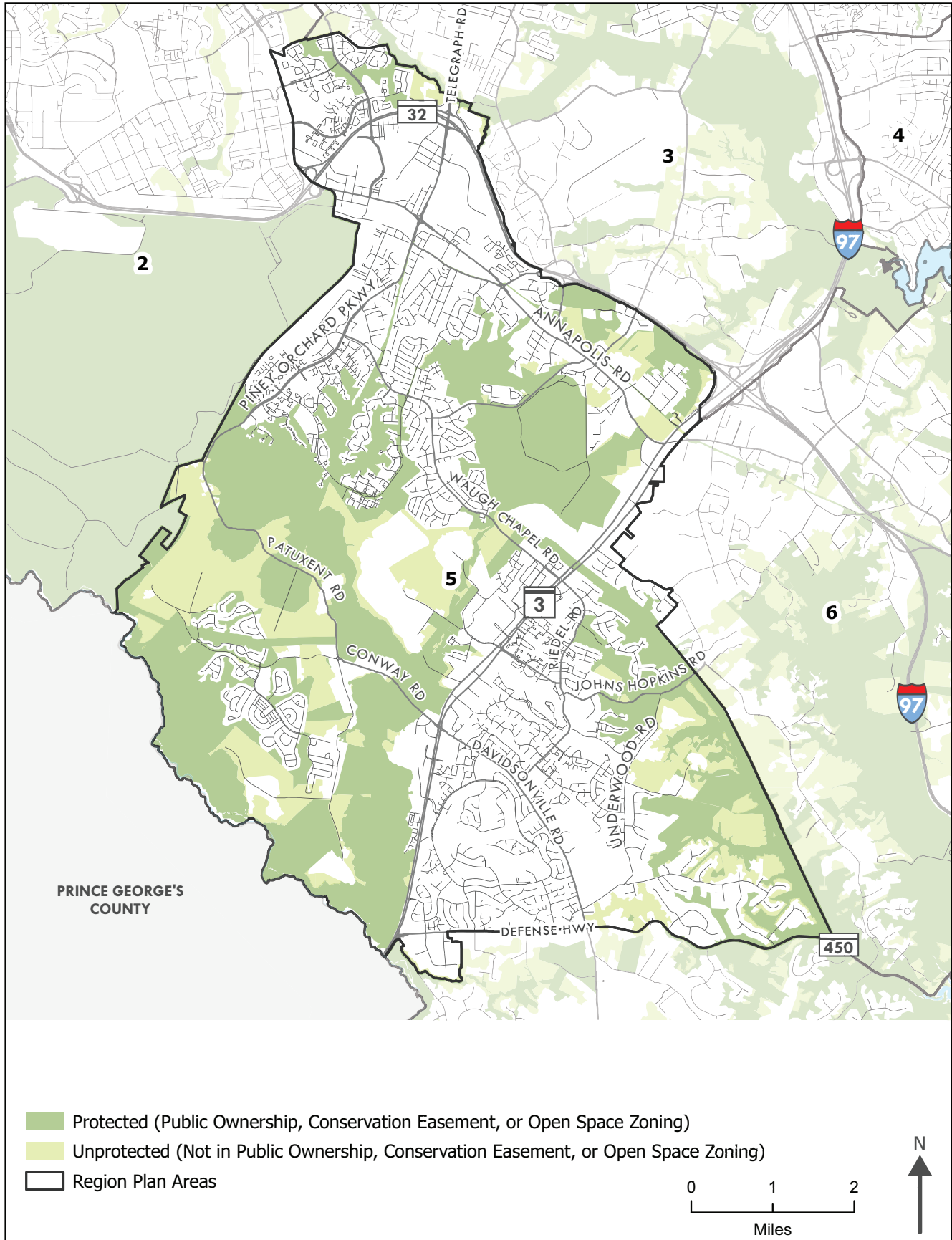
*"More native plant areas in parks and green spaces."
-Community member*

*"Need to preserve as many tree zones as possible."
-Community member*



Linthicum Walks, Gambrills

Figure 3. Green Infrastructure Network



Equity in the Natural Environment

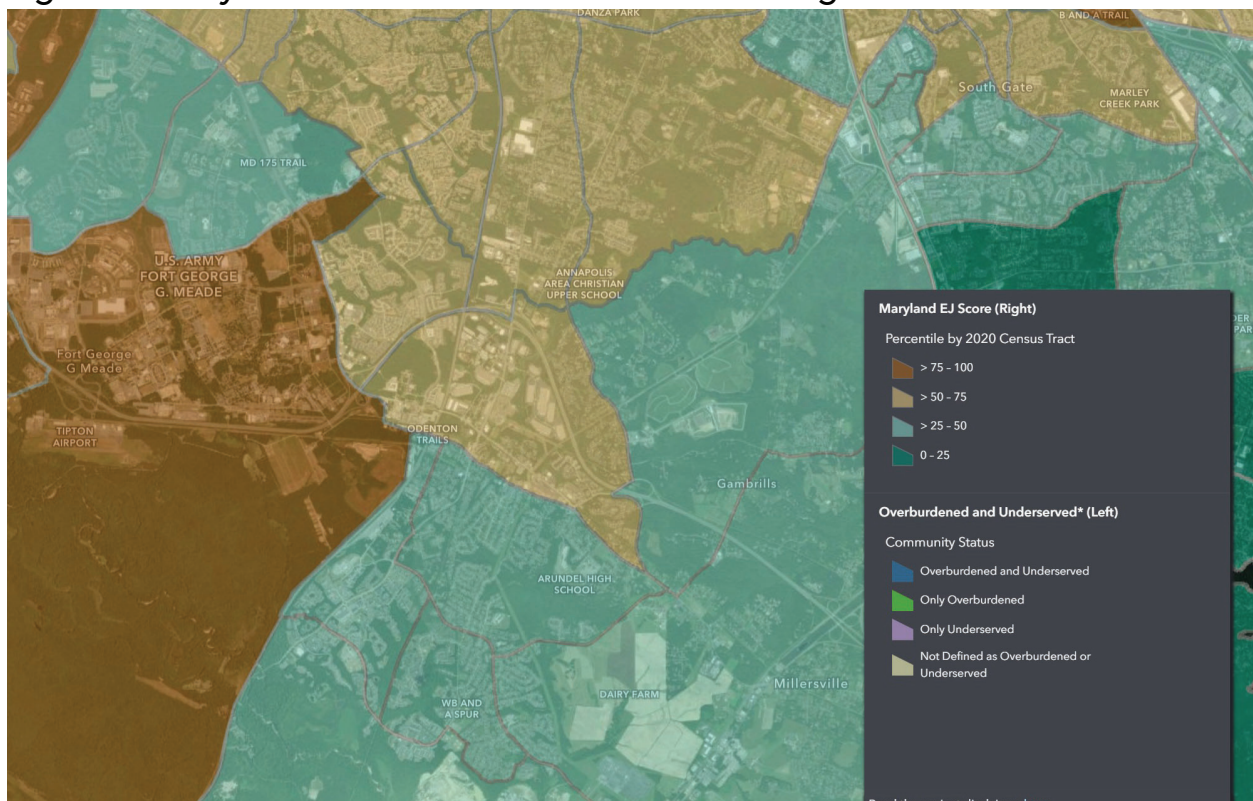
Across Anne Arundel County, community members have expressed support for protecting trees and water quality. The presence of trees and the quality of water vary across the County. Based on multiple indicators related to tree canopy and water quality, the most impacted areas of Anne Arundel County include the Brooklyn Park, Severn, and Glen Burnie communities. These communities also have higher proportions of African American and Latino people and low-income households compared to the rest of the County. Within Region 5, the Odenton community and the area to the north, along MD 175 appear to be the most impacted based on

the Maryland Environmental Justice (EJ) screening tool (Figure 4). The EJ screening tool combines many environmental, census, and public health data sets into four indicators: pollution burden exposure, pollution burden environmental effects, sensitive populations, and socioeconomic demographic indicators. The high EJ scores in the Odenton area are driven by proximity to contaminated sites, air quality, and the socioeconomic demographics of the census tracts, with high proportions of people of color and relatively low-income households.

"The WB&A trail is wonderful."
-Community member

"I love how we have tree-lined streets... I would like to see more trees planted along the Crofton Parkway and on the streets."
-Community member

Figure 4. Maryland Environmental Justice Screening Tool



Current Environmental Regulations

The Anne Arundel County Code regulates sensitive areas, including streams, wetlands, floodplains, and forests, that apply across the County. The following table lists some, but not all, key natural features regulations.

Table 1. Summary of Key Natural Features Requirements in County Code

Feature	Regulations	County and/or State Code Reference(s)
Critical Area	Land within 1,000 feet of tidal waters regulated by Critical Area provisions in County Code and State law and regulations. Regulations vary between three designated zones (Intensive Development Area, Limited Development Area, and Resource Conservation Area). Includes limits on impervious cover, protection of 100-foot upland buffer from tidal wetlands and waterways, and habitat protection areas (including waterfowl staging and concentration areas, colonial waterbird nesting sites, threatened and endangered species, and anadromous fish spawning areas).	17-8-101, et seq. 18-13-101, et seq. Code of Maryland Regulations, Title 27
Steep slopes	Development prohibited on slopes that are 25% or greater (or 15% in Critical Area) that meet the area and height thresholds.	17-6-404
Forests	Forest conservation regulations establish a process and requirements for subdivision and development projects. Requirements include, but are not limited to, forest stand delineation, thresholds for forest clearing, and protections for Priority Forest Retention Areas, including prohibition of clearing forests over 75 acres in size.	17-6-301, et seq.
Nontidal wetlands	Development prohibited in wetlands and 25-foot wide buffer.	17-6-402
Streams	Development prohibited in 100-foot wide buffer for perennial and intermittent streams.	17-6-403
Bogs	Multiple provisions including development prohibition in bog and contributing streams. Development limitations within 100-foot buffer, 300-foot buffer (limited activity area) and the contributing drainage area.	Article 17, Title 9
Floodplains	Development limited, including requirements for easement or dedication of floodplain areas to the County through the subdivision process.	Article 16, Title 2 17-3-701
Stormwater Management	State law and County Code requires new development to implement Environmental Site Design to the Maximum Extent Practicable. This standard requires site planning and stormwater management techniques that conserve natural features and drainage patterns and minimize impervious surfaces.	16-4-101, et seq. Code of Maryland Regulations 26.17.02.08
Forest Interior Dwelling Species (FIDS)	FIDS require large forest areas to breed successfully and maintain viable populations. A FIDS habitat is any forest tract that is greater than 50 acres with at least 10 acres that is 300 feet or more from the nearest forest edge, or a riparian forest that is at least 300 feet in total width and greater than 50 acres in total forest area. Mitigation is required based on impact to the number of acres of FIDS habitat.	17-8-603 18-9-204

Water and Sewer Service

Approximately 49% of the Region is currently served by County public water systems. An additional 12% is planned for water service in the future. Public water is served by the Kings Heights/Odenton 330 water pressure zone (WPZ). Annual reports prepared by the County Department of Public Works (DPW) indicate that water quality meets or exceeds all federal drinking water standards. In areas designated for no public service, residents obtain water through private wells.

Studies indicate that there is sufficient groundwater supply to support forecasted development in the Region. A study of major well fields in the County as well as individual wells and independent well fields found that there is currently sufficient available drawdown in the aquifer systems in Anne Arundel County to support withdrawals and does not adversely affect domestic-well operation.

Three water quality problem areas have been identified in the Region. The Region lies within an area where elevated radium has been detected in groundwater. New and replacement wells in this area are required to be installed to a minimum well depth and meet drinking water standards for radium. Owners of existing private wells are encouraged to test for gross alpha particles. Where levels are found above the drinking water standards, a water treatment unit or a replacement well in a deeper aquifer is recommended.

Elevated nitrate levels have been detected in some private wells in the Gambrills area near the intersection of Annapolis Road (MD 175) and Crain Highway (MD 3), just east of the Naval Academy Dairy Farm.

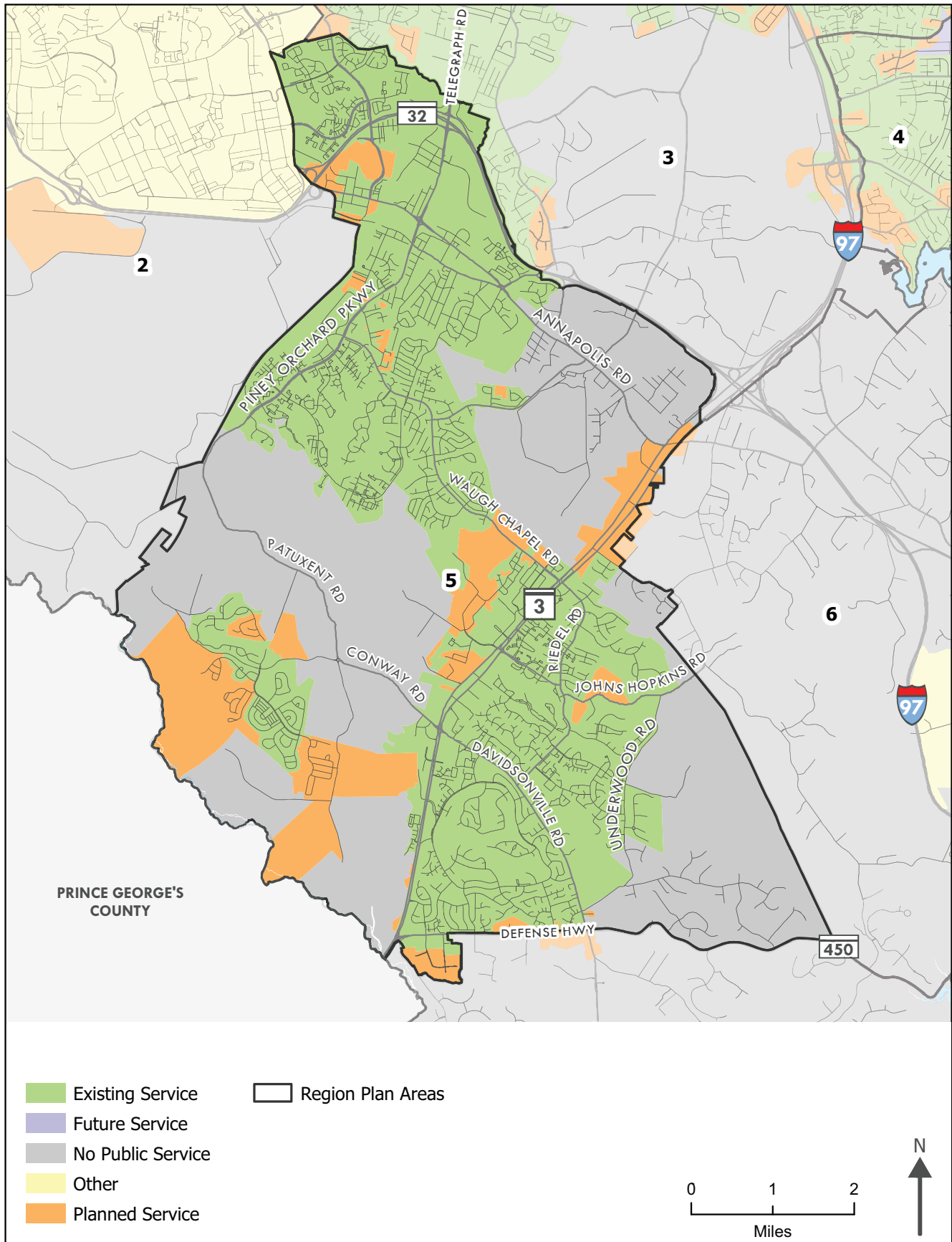
New wells in this area are required to be drilled and sealed into a confined aquifer below 140 feet in depth to avoid nitrate problems.

A remedial investigation/feasibility study identified three groundwater contaminant plumes within the Lower Patapsco Aquifer that extends beyond the Fort Meade boundary and into the Odenton area. The identified contaminants were trichloroethene (TCE), tetrachloroethene (PCE) and carbon tetrachloroethene (CC14). To mitigate the impact on groundwater, a groundwater remediation system (GRS) was placed into service in March 2014. The GRS is estimated to take 25 years to restore the aquifer to drinking water standards.

Approximately 47% of the Region is currently served by the County sanitary sewer systems (Figure 5). An additional 11% is planned for sewer service at some time in the future. The central portion of the Region is served by the Patuxent Water Reclamation Facility (WRF). A small treatment system serves the Piney Orchard community.

*"Keep the [Naval Academy Dairy] Farm land with the cows, horses, wooded areas, all intact."
-Community member*

Figure 5. Sewer Service Areas



Challenges and Opportunities

The following challenges and opportunities summarize the Region's key natural environment issues, and provide direction for this Plan's strategies found in the implementation matrix.

Challenges

- **Degraded Water Quality.** Stormwater runoff and erosion from older development, along with nutrient and sediment pollution from various sources, have impaired Region 5 waterways like the Patuxent River and Little Patuxent River.
- **Natural Land Fragmentation.** Past suburban growth has resulted in a tree canopy slightly below the County average and fragmented natural lands, impacting wildlife habitats, particularly outside the prioritized Green Infrastructure Network.
- **Highway Noise Pollution.** Noise from major highways, notably MD 32 and MD 3, impacts adjacent residential communities, prompting consideration of noise barrier solutions with the State Highway Administration.
- **Odenton Brownfield Sites.** Legacy contaminated sites within the Odenton Town Center contribute to barriers to redevelopment.
- **Patuxent River Area Flooding.** Increased frequency of heavy precipitation due to climate change is worsening flooding impacts along the Patuxent River and Little Patuxent River, affecting infrastructure like Conway Road and Patuxent Road.

Opportunities

- **Conserve Large Natural Areas.** Focus on protecting undeveloped lands within Region 5's Green Infrastructure Network (which includes areas along the Patuxent River and the Naval Academy Dairy Farm) through County programs and partnerships with land trusts.
- **Comprehensive Stream Restoration.** Continue and prioritize stream restoration projects (e.g., upcoming work on Crofton Golf Stream, Evergreen Stream, Picture Spring Branch) to simultaneously improve water quality, reduce local flood risk, and meet Chesapeake Bay TMDL requirements.
- **Stormwater Retrofits in Older Developments.** Implement upgrades to stormwater infrastructure in developed areas of Region 5 that predate modern standards, using outfall and pond retrofits to mitigate flooding and pollution from impervious surfaces.
- **Promote Green Redevelopment.** Encourage the redevelopment of aging properties using Environmental Site Design (ESD) principles to meet housing and economic needs while minimizing new land consumption and environmental impacts.
- **Improve Flood-Prone Infrastructure.** Enhance local drainage systems and upgrade specific vulnerable roadways, such as Conway Road and Patuxent River Road, to reduce flood risk and ensure continued access during heavy weather events.

Introduction

The development pattern of Region 5 is shaped by its geographical position in the County, the growth and development of the Odenton and Crofton communities, and its strategic location within Anne Arundel County's major transportation corridor. Historically, this area was greatly influenced by the presence of the Patuxent and Little Patuxent Rivers. The Region represents a diversity of historic land uses ranging from rural "truck farms" to the residential and commercial growth adjacent to the Fort Meade complex.

"MD 3 is mostly fast-food chains, lots of unnecessary duplicate stores and businesses, massive loss of trees, concrete, concrete, concrete." -Community member

Plan2040 establishes a Countywide framework for promoting the development of various types of housing in certain areas, particularly where growth is anticipated. In particular:

- Goal BE5: Entails focusing growth in identified Growth Areas. In Region 5, the Odenton Town Center is the primary growth area.
- Goal BE11: Calls for a variety of housing types and designs to serve all people's needs and income levels.
- Goal BE12: Focuses on accommodating workforce housing needs, particularly in Communities of Opportunity (Crofton, Gambrills, and Odenton).

"I support community efforts to improve: walkability, public transport, dense multifamily housing, affordable housing."
-Community member

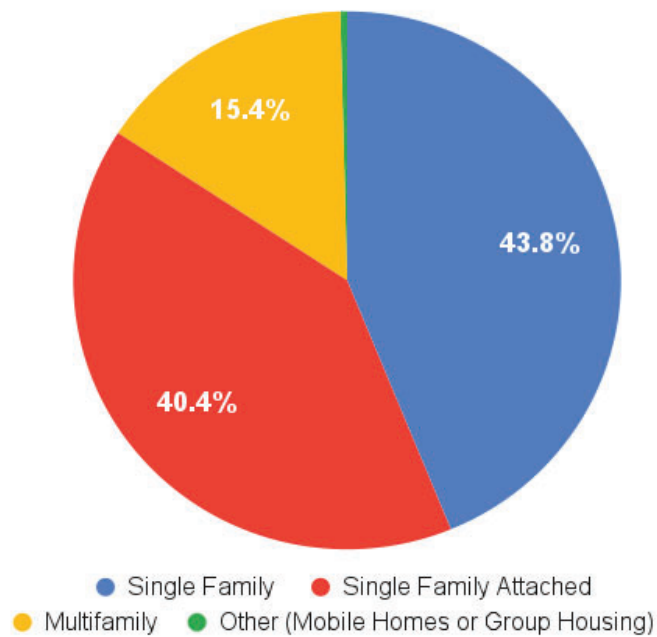
Housing

The residential development pattern in Region 5 is varied as it lies at the crossroads of rural and urban. The areas surrounding Odenton and Piney Orchard and the MD 3 corridor in Crofton tend to have a higher share of apartments and renters, while areas west and east tend more towards older, single-family homes. Household incomes and levels of disadvantage tend to follow this pattern as well. Approximately 13% of households in Region 5 are considered low-income by U.S. Department of Housing and Urban Development standards. The Region has a mix of new and old housing.

Just like other areas of the County, housing demand is high and the capacity for new residential development is relatively low due to zoning restrictions and limited available land. The costs of purchasing and renting a home in the Region make living and working in the Region increasingly difficult. The average home price in Region 5 rose nearly 62% since 2010 to \$527,979 in 2023. The average income in the Region grew 30% compared to the pace of home price growth. Nearly half of all renters in Region 5 are considered 'cost-burdened' (spend more than 30% of their income on rent). There are existing County programs that provide financial support for affordable housing developments and low-income homeowners/renters, and advising, but demand outstrips available resources. Market dynamics, including interest rates and the cost of land, labor, and materials, make the delivery of affordable housing challenging.

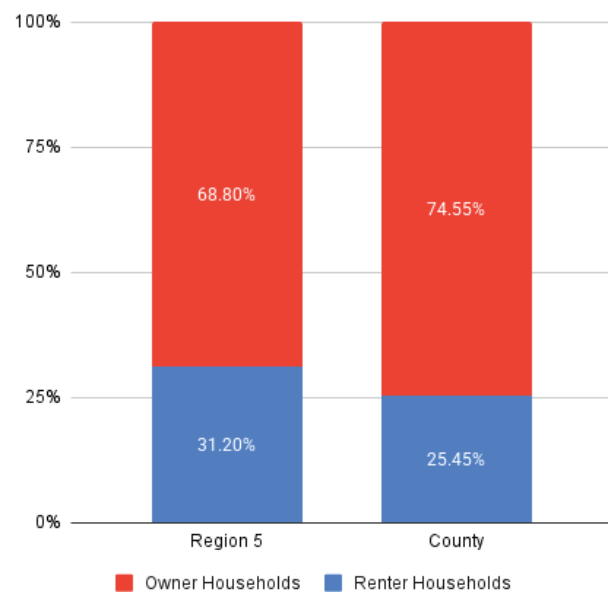
BUILT ENVIRONMENT

Figure 6. Housing Stock Diversity



Source: Anne Arundel County Office of Planning and Zoning

Figure 7. Housing Tenure



Source: American Community Survey 2017-2021
American Community Survey 5-Year Estimates.

Figure 8. Homes by Year Built in Region 5

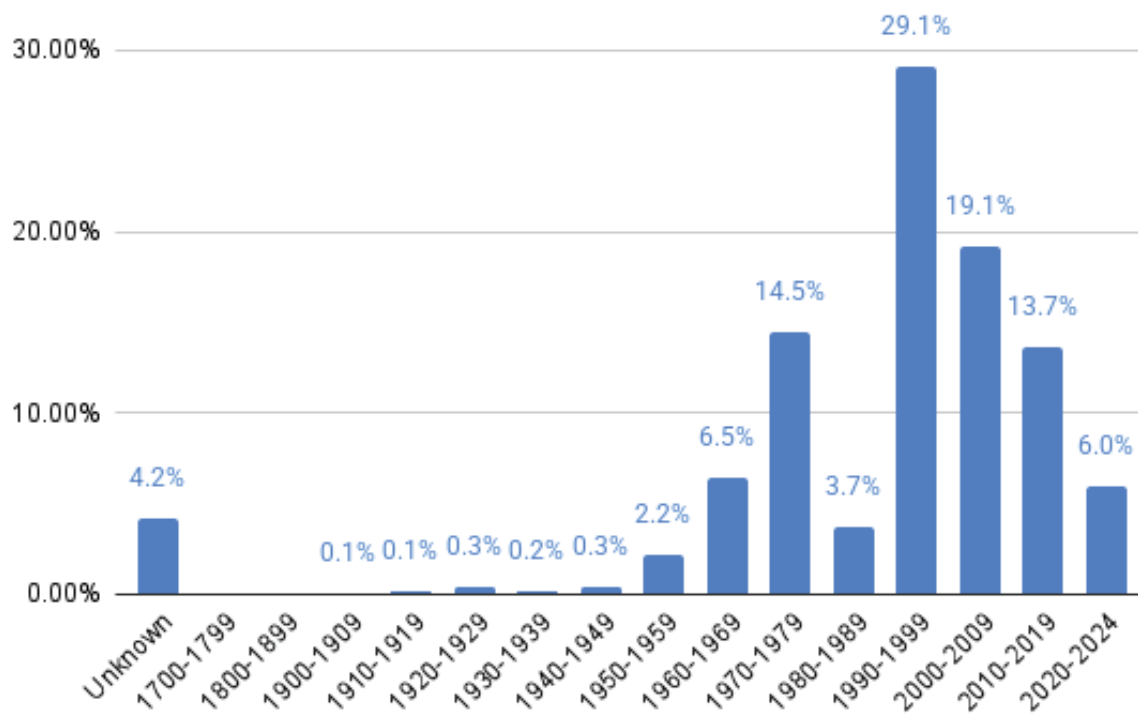
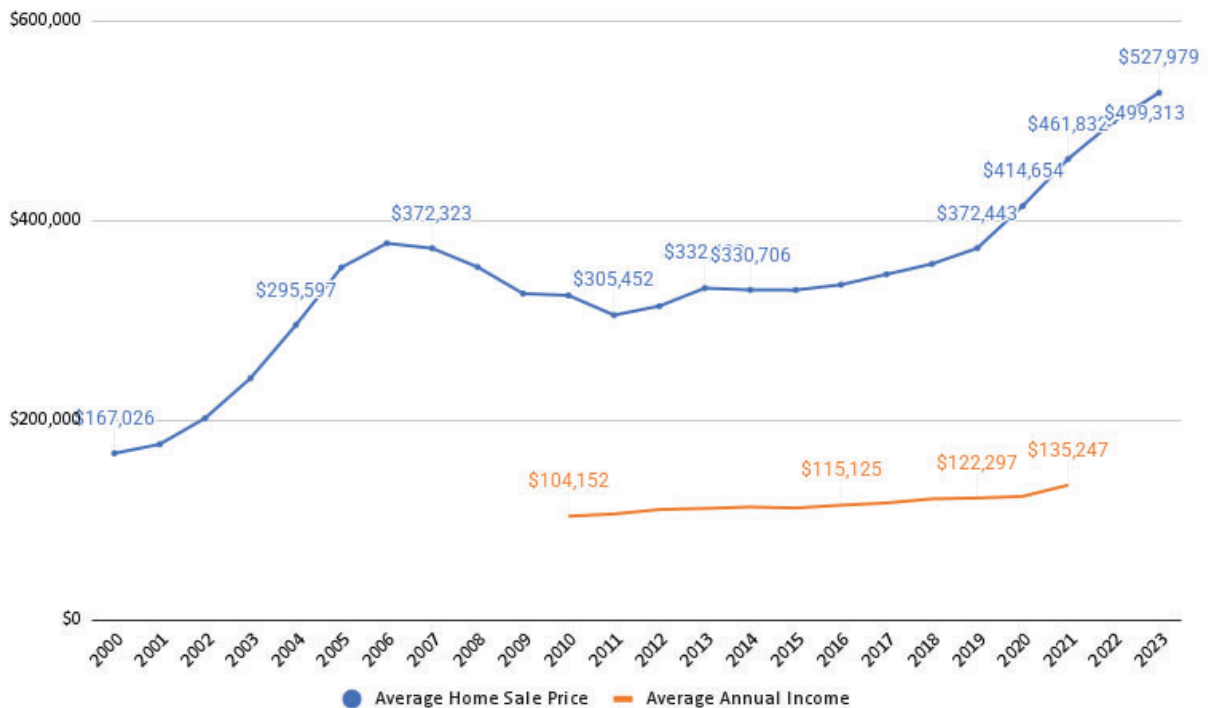


Figure 9. Home Values



Figure 10. Average Annual Home Sales Price and Average Annual Household Income



Housing Affordability

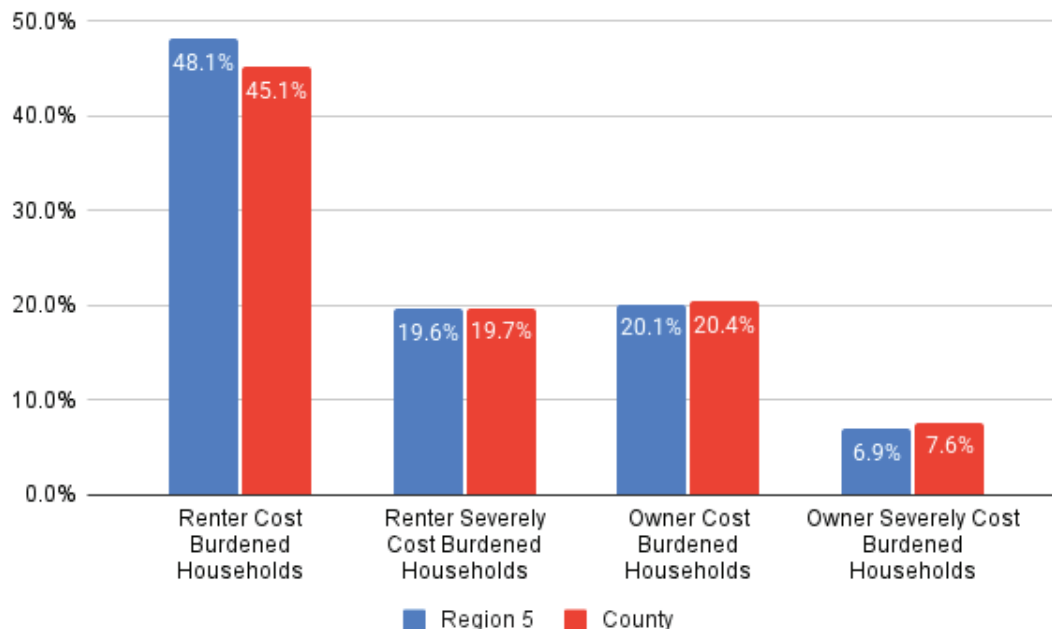
The County has a very strong demand for housing, which ultimately affects pricing. The median price for an owned unit and average rent continue to increase at a rate higher than household income. While many market factors are driving the price of housing, including costs of land, labor, and materials, County public policy can also affect cost through its local land use controls, especially through the zoning designation. County policy can also add occupancy and cost requirements in development regulations to create more affordable housing.

For housing to be considered "affordable," State and Federal policy says housing costs should not exceed 30% of a household's income. It is important to specify between broadly affordable housing and housing affordable to low- and very low-income families. Naturally Occurring Affordable Housing is housing that is affordable based on market conditions. Deed- and income-re-

stricted housing has funding or regulatory requirements that owners/renters meet certain income thresholds. "Workforce Housing" in Anne Arundel County is a type of income- and deed-restricted housing defined in County Code. For rental properties, greater than 60% of units must be occupied by households making no more than 60% of area median income. For owner-occupied properties greater than 40% of units must be occupied by households making no more than 100% of area median income.

Approximately 13% of Region 5 households are considered to be very low income as defined by the US Department of Housing and Urban Development (HUD), making less than \$58,050 annually (family of four). Just over 17% of Region 5 households qualify for rental workforce housing units per County Code. The median household income in Region 5 is \$125,284, and varies throughout the Region geographically.

Figure 11. Cost Burdened Households



Housing Diversity and the "Missing Middle"

To address the lack of housing choices, planners and designers nationwide are analyzing the benefits of what is commonly known as missing middle housing types. Missing Middle provides a variety of housing types that range in scale from duplex homes to small, two- to three-story apartment buildings in walkable neighborhoods. While some of these housing types were commonly seen throughout the United States before World War II, they are currently not developed as often due to zoning and financial restraints.

Many of these dwellings, such as duplexes, triplexes, quadplexes, and cottages on a green, provide the benefit of being compatible in appearance and design with detached single-family homes, but are also able to accommodate a moderately higher number of residents than single-family dwellings. In doing so, they enable better access to daily services for more people. Missing middle housing also provides a great transition between single-family homes and more urban buildings and uses,

such as commercial stores, since they provide a buffer without segregating lots or installing barriers.

Bill 72-24, known as the Housing Attainability Act, was passed by the County Council in October 2024 and became effective July 1, 2025. It addresses some missing middle housing goals by clarifying the definitions of certain missing middle housing types and expanding options for constructing them in certain residential zones. Rental developments are required to reserve fifteen percent (15%) of total units as MPDUs for households earning 75% or below of the Area Median Income (AMI), adjusted for household size, for a period of 40 years. For-sale developments are required to reserve ten (10%) of total units as MPDUs for households earning 100% or below of the AMI, adjusted for household size, for a period of 20 years, provided that the purchase price will be set based on a household earning 80% of AMI as set forth in more detail in the MPDU For Sale Income and Sales Price Requirements.



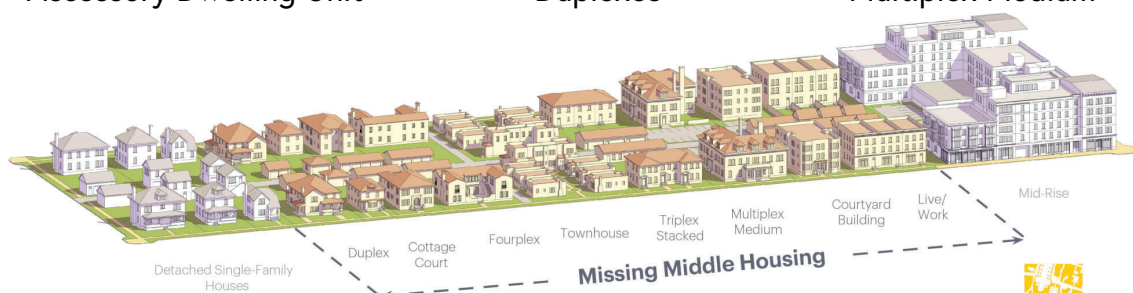
Accessory Dwelling Unit



Duplexes



Multiplex Medium



Holding Capacity

During the planning process, a residential Holding Capacity analysis was conducted to provide an estimate of the number of additional housing units that could be built under the existing, adopted zoning. The analysis considered zoning, development regulations, regulated natural features, and land values to provide an estimated number of residential units that could be achieved under the current adopted zoning. Because many factors contribute to determining if and how a property is developed, including market changes, finances, private agreements and leases, and personal preferences of property owners, the Holding Capacity Analysis is not a parcel-specific feasibility study or a guarantee that development would occur.

Key steps in the Holding Capacity Analysis include:

1. Identifying parcels with development or redevelopment potential,
2. Calculating the actual yield of recent development in each zone,
3. Applying density to developable parcels, and
4. Comparing results with growth forecasts and infrastructure capacity.

The results of the Region 5 Holding Capacity analysis are shown in Table 2. Growth projections anticipate that Region 5 will add approximately 4,868 new households over the next 20 years. The Holding Capacity analysis indicates that there is not sufficient capacity under the Region's adopted zoning to accommodate this projected household growth for the Region.

Approximately half the area of Region 5 is within the Priority Funding Area and there are two areas, Crofton and Odenton, that are within Communities of Opportunity. Communities of Opportunity are mapped areas within the County's Priority Funding Area that can support affordable housing development with strong schools, employment opportunities, and access to multi-modal transportation and public amenities. Though not limited to Communities of Opportunity, accommodating future growth in these areas will offer opportunities to access better schools, employment, transportation alternatives, safe neighborhoods, public amenities and a stable housing stock.

Table 2: Household Forecast and Holding Capacity

	County	Region 5
Household Forecast (Change from 2020 to 2040)	31,612	4,868
Total Estimated Holding Capacity	28,283	4,288
Difference Between Forecast and Capacity	-3,329	-580
Pipeline - Number of housing units approved, but not constructed	4,612*	753*

*As of May 13, 2024
Source: 2024 OPZ Holding Capacity Analysis; Baltimore Metropolitan Council Cooperative Forecast (Round 10). Pipeline data accessed May 13, 2024., <https://aacounty.shinyapps.io/PipelineApp/>

Challenges and Opportunities for Housing

Addressing the following challenges and opportunities will be critical to addressing the needs of the Region's housing supply and diversity:

Challenges

- **Housing affordability for rentals and homeownership.** The housing shortage has driven up the price of rental units and homes, while wages have not kept pace. This makes homeownership difficult for low-income families and young professionals.
- **Development process for affordable housing is very complex.** Coordinating between Federal, State, and local funding and regulatory requirements, such as school vesting, is uniquely challenging for developers providing income-restricted housing.
- **Lack of 3 and 4 bedroom homes to accommodate families.** Nearly 90% of the apartments in the County are one- and two-bedroom apartment units. The shortage of larger rental units combined with those that may be affordable and even vacant, may make it challenging to find.
- **Lack of financial incentives.** Costs of infrastructure improvements often cannot be borne by affordable housing developments. Development impact and connection fees increase the financial infeasibility of affordable housing and other residential projects.

Opportunities

- **Missing Middle housing.** There is a rising tide of community support for a variety of housing products to be integrated into existing communities.
- **Workforce and affordable housing.** The community recognizes that with the various employment opportunities in the Region, there is an acute need to provide housing that accommodates residents at all income levels.
- **High pace of development.** With the increase in development and the need to provide a unique product, there is an opportunity to build more affordability and housing diversity into the landscape.

Land Use and Zoning

Plan2040 provides a Countywide policy framework for managing and guiding growth and development, primarily through the Development Policy Areas Map and the Planned Land Use Map. The following land use goals from Plan2040 are relevant to Region 5:

- Goal BE1: Supports strategies to improve the regulatory land use framework in the County.
- Goal BE2 and BE3: Establishes recommendations to protect the character of existing communities and rural areas.
- Goals BE5, BE6, and BE7: Shape recommendations for Targeted Growth Areas, Critical Economic areas, and Town Centers.
- Goals BE8 and BE9: Promote the establishment of planned, walkable nodes of mixed commercial, residential, and service uses in Village Centers and around transit stations.
- Goal BE10: Details policies for Critical Corridor Policy Areas.

The Development Policy Area Map identifies areas where development and redevelopment are encouraged, as well as areas where preservation of lower density, suburban character and natural features are prioritized. Region 5 is comprised of several Development Policy Area and Development Policy Area Overlay designations (for full definitions, see page 38 in Plan2040 Volume I):

Critical Corridor Areas are developed areas along major roads where redevelopment to improve safety and mobility while preserving adjacent neighborhoods is encouraged.

Neighborhood Preservation Areas primarily limit new development while promoting public investments in walking and biking infrastructure, parks, and schools.

Rural and Agricultural Communities are characterized by large-lot residential areas, farms and very limited commercial and industrial areas outside of the Priority Funding Area (PFA) and are served by private septic systems. Development is limited to protect the rural and agricultural heritage and economy and limit the costly extension of public facilities and services.

Town Centers are existing or planned compact, walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas within the Priority Funding Area that take the most urban form in character within the County. Development, redevelopment and revitalization are focused and encouraged to take advantage of existing infrastructure.

Transit-Oriented Overlay Areas are compact, walkable, pedestrian-oriented, mixed-use areas that are within a one half-mile of an existing or planned transit station

Mixed-Use Overlay is applied to existing (mixed-use zoning districts) or planned (mixed-use planned land use) mixed-use areas located in non-targeted growth Development Policy Areas. These sites are generally walkable, vertically or horizontally mixed-use areas that are suburban (townhomes or multifamily) or village-like in character.

Several Policy Areas are considered Targeted Development, Redevelopment and

Revitalization Policy Areas, and are the County's Growth Areas. Together, these are areas where facilities and infrastructure exist and where public and private investment in infrastructure and services will help absorb much of the County's growth pressure. Below are the two areas in Region 5 that are designated as Targeted Development, Redevelopment and Revitalization Policy Areas:

The Town Center Development Policy Area, intended for the County's most urban areas that are to be developed with a mix of uses in a manner that is dense, compact, and walkable, is applied to the Odenton Town Center. The Odenton Town Center also includes a transit-oriented overlay that extends approximately one half-mile from the Odenton MARC Station.

The Region 5 Plan amends the Development Policy Area Overlay Map to apply the Mixed Use designation to the parcels along MD 3 designated Mixed Use on the Planned Land Use Map.

Plan2040's Planned Land Use Map guides development patterns based on the Plan2040 vision, goals, and policies, as well as the Development Policy Areas Map. The map provides general guidance in the density, character and location of various land uses, and is implemented primarily through the tools of Zoning laws and the Subdivision and Development provisions of the County Code. Plan2040, in outlining the Region Planning process, provided for the Region 5 Plan to include recommendations for land use that would amend the Plan2040 Planned Land Use Map, and Comprehensive Zoning that would update the Region's zoning to be consistent with the Planned Land Use Map.

The Region Plans are the fifth time Anne Arundel County has conducted compre-

hensive zoning since the first zoning map was introduced in 1952. Comprehensive zoning is typically conducted after a major planning process that has analyzed land use, development activity, and holding capacity to provide recommendations for achieving the goals of the Plan, including accommodating forecasted growth. The comprehensive zoning process also provides an opportunity to more closely align zoning with on-the-ground development; to allow property owners or persons that have a financial, contractual, or proprietary interest in a property to apply for a zoning change; and to ensure that zoning is consistent with Planned Land Use as required by the State's Land Use Article, Code (§ 1-303).

Staff have proposed consistency changes to more closely align zoning with the Development Policy Areas Map and the adopted Planned Land Use Map. Consistency changes include updates to align the zoning with the actual development of built communities to protect the physical character of an area and better predict infrastructure needs.

Additionally, consistency changes include updates so that the OS zoning district applies to public parks and privately owned areas that provide active and passive recreational amenities, platted floodplains, conservation easements and other preservation areas that are primarily used for floodplains, natural areas, public open spaces, and public parks and recreation facilities. During the planning process for Regions 1, 3 and 9, the County received many comments concerned about the potential impacts of removing the OS zone from properties. Due to these concerns, OPZ is recommending parcels that are over 20% split-zoned with OS and have environ-

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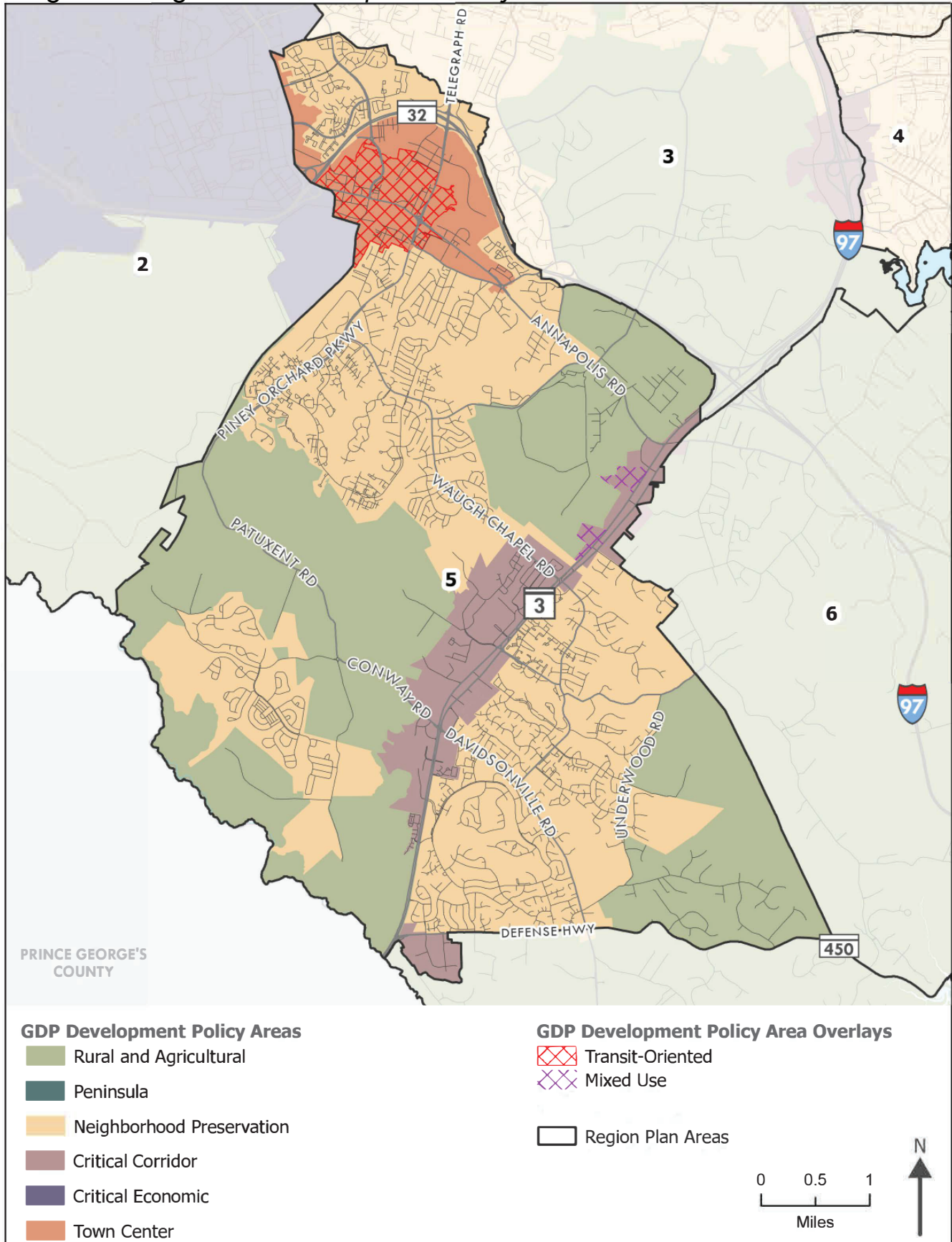
mental features, including floodplains, wetlands, and/or stream buffers as mapped by Federal, State, or County guidance maps, retain the current OS zoning until changes are made to the County Code that reduce or eliminate modifications to Article 17 that allow development in areas with environmental features. For areas that are under the 20% threshold, the County is applying the zoning district that is predominant to the entire property. In both scenarios, the County Code will regulate protection of environmental features on the site. The OS zone will also continue to be applied to properties that meet the definition of public parks and natural areas, lands that have been dedicated to open space, recreation, and floodplain protection in the subdivision process, and lands covered by conservation easements. These changes result in an overall increase in the amount of land in the OS zoning district.

Because the current OS zoning district boundary is based on County environmental guidance maps that are not field-verified, staff is continuing to recommend retaining the adopted Plan2040 Planned Land Use and revisiting this issue during the next Region 5 planning and comprehensive zoning processes. Other OPZ-recommended zoning changes are made after analysis of requests by community members through public comments, zoning change applications by property owners or their agents, or to address challenges and opportunities throughout Region 5.



Arrive Crofton Apartments, Crofton

Figure 12. Region Plan Development Policy Areas



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Figure 13. Region Plan Planned Land Use

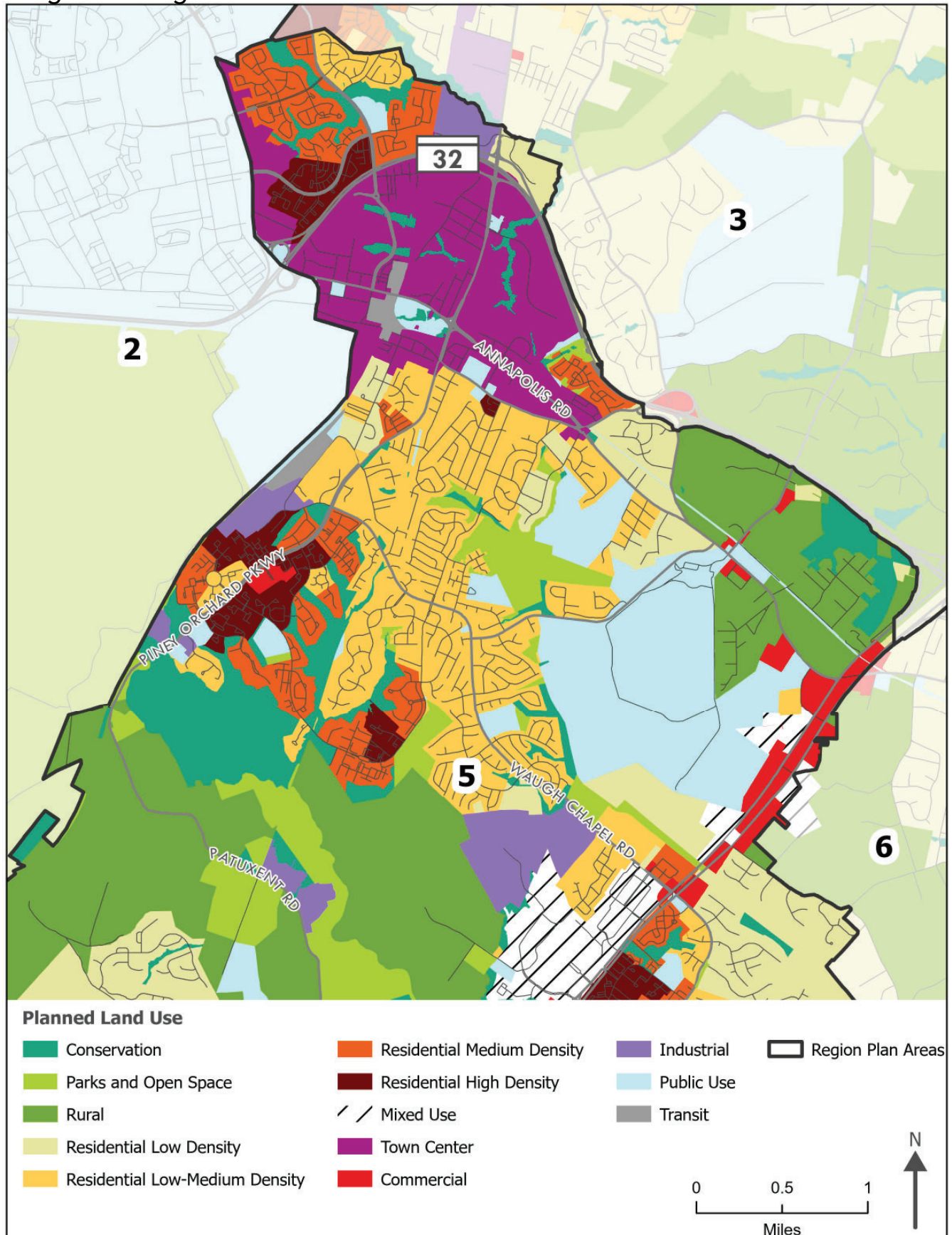
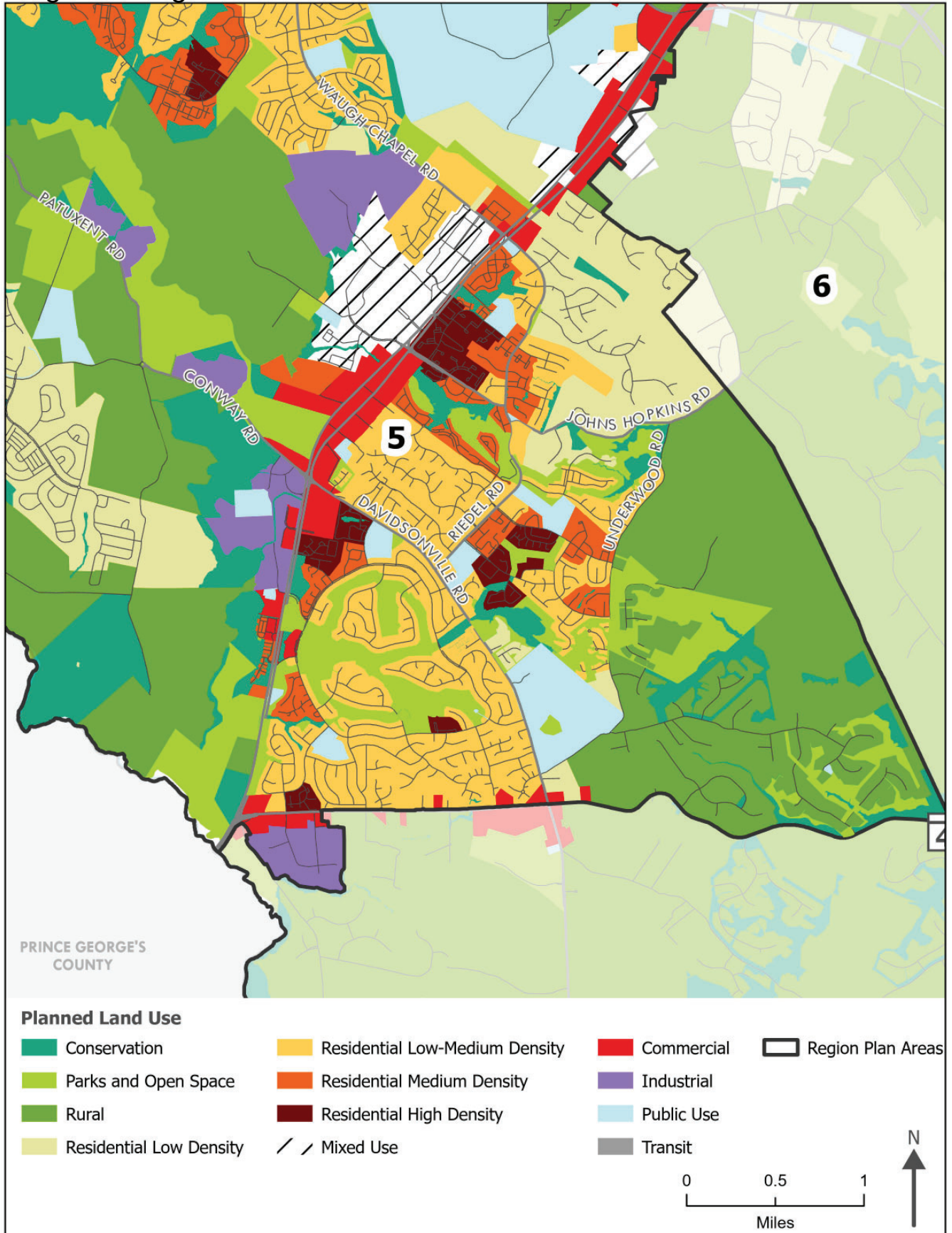


Figure 14. Region Plan Planned Land Use



Challenges and Opportunities for Land Use and Zoning



The following are the key challenges and opportunities in the area of land use and zoning within Region 5:

Challenges

- **Established neighborhoods.** Community members have strongly indicated that they desire for their established neighborhoods not to be upzoned for additional development.
- **Industrial demand.** There are a couple of sand and gravel mining operations as well as a rubble landfill proposed within Region 5 that currently have and could have an adverse impact on the neighboring residential communities.
- **Federal land.** The Naval Academy Dairy Farm, owned by the Federal government, is a community asset that may be converted to a solar array. Despite public opposition, the Federal government is not required to follow County ordinances.

Opportunities

- **Transit-Oriented Development at Odenton Town Center.** The Odenton Town Center is a Targeted Growth Area and the zoning allows for dense development at the Odenton MARC Station to appeal to individuals who are interested in living, shopping, playing, and commuting with ease.
- **Redevelopment opportunities.** Bill 2-25 (the "Redevelopment Bill") provides incentives for redevelopment in targeted growth and revitalization areas. This Bill will minimize land disturbance and the addition of impervious surfaces for new development projects.
- **Underutilized properties.** Vacant and underutilized strip commercial and mall spaces are opportunities for revitalization.

Transportation

Plan2040 sets a Countywide framework for transportation that calls for multimodal options, emphasizes safety and reliability, and calls for the transportation system to be well-maintained, environmentally sensitive, and resilient. Move Anne Arundell, the County's Transportation Functional Master Plan; Walk and Roll, the County's Pedestrian and Bicycle Master Plan; and the Transit Development Plan, contain various recommendations for making the County's communities more walkable, better connected for pedestrian and bicycle mobility, better served by transit, and suggest key upgrades to several Region 5 corridors.

Transportation in Region 5 can be summarized as "car-centric" due to the low to medium density, suburban development pattern. Throughout the planning process, members of the SAC and the public expressed a desire to reduce traffic congestion, create more connectivity, and increase overall safety in the Region's transportation network for automobiles, pedestrians, and bicyclists. Commuting patterns within Anne Arundel County contribute significantly to congestion on Region 5 roadways. More than 80% of County residents commute to work alone via their personal car and less than 4% use public transit. Over 62% of County residents commute to work outside of the County, while 63% of workers employed in the County commute from outside the County. Trends over the last ten years have shown this pattern worsening. The percentage of workers who both live and work within the County has trended downward, while the percentage of County residents commuting to work outside the County, as well as County workers commuting in from outside the County, have both

trended upward¹. This has resulted in more traffic congestion, longer distance traveled, more time spent and more frequent automobile trips made for work, social, recreational, and other purposes, even for short distances. Given the numerous subdivisions with cul-de-sacs and limited access, the Region's arterial roadways are significantly impacted with MD 3 being the major thoroughfare for motorists traveling to I-97 or US 50.

The following transportation goals from Plan2040 are relevant to Region 5:

BE9: Supports mixed-use development around transit stations to enhance connections between residents and key destinations.

BE10: Outlines strategies to improve congestion and safety in Critical Corridor Policy Areas.

BE15: Calls for enhanced safety, reliability, maintenance and resiliency of the transportation network.

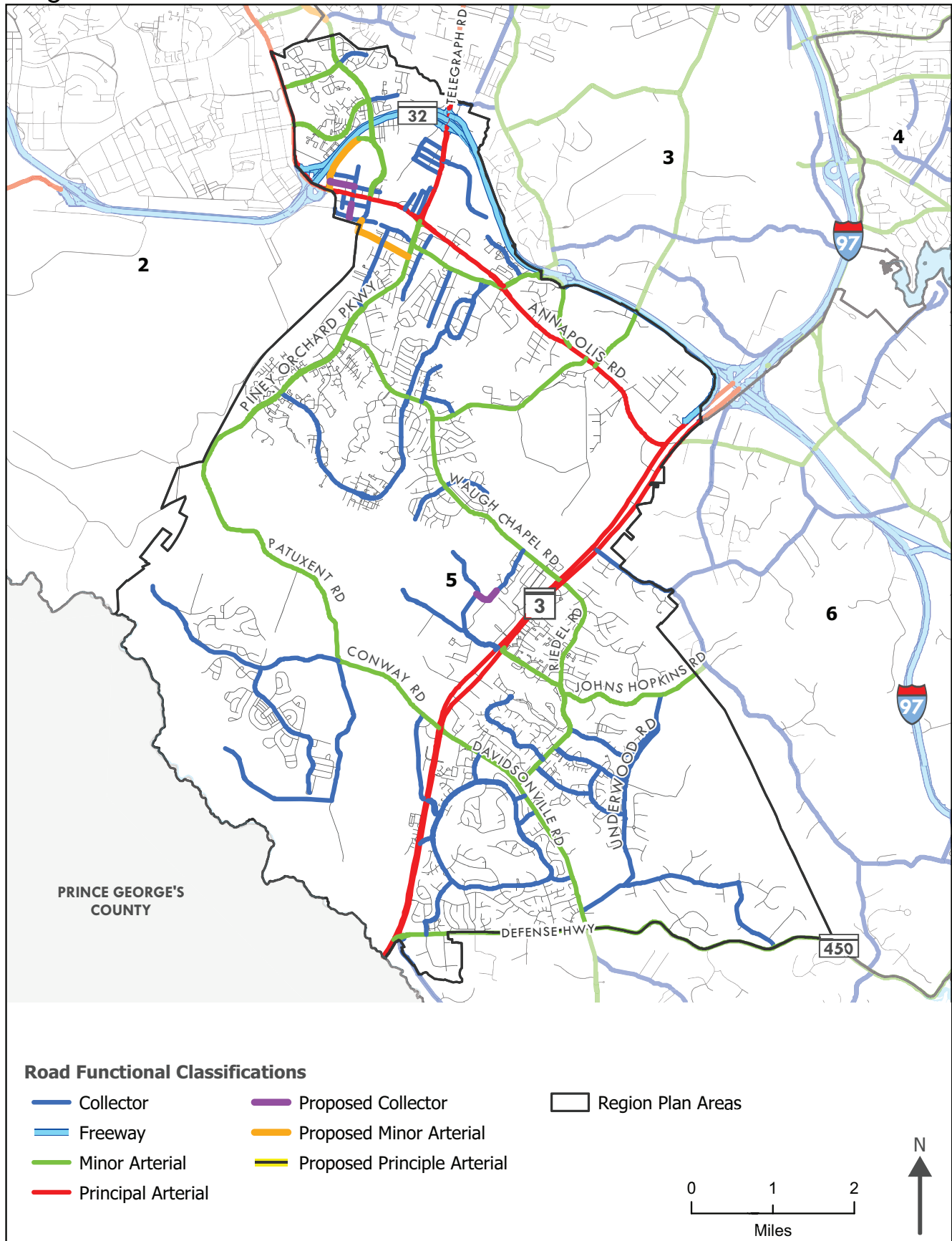
Transportation Network and Safety

Anne Arundel County's transportation network is typical of suburban areas that were developed in a fashion that prioritized automobile speed and throughput over pedestrian and other forms of transportation to serve residential, commercial and industrial land uses. Region 5 is served by several state highways including: MD 3, MD 32, MD 175, MD 424, and MD 450.

¹ Anne Arundel County Commuter Inflow/Outflow Report, Anne Arundel Economic Development Corporation, April 2025.

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Figure 15. Road Network



The State is responsible for maintaining these highways. Region 5 is served by several public transit systems operated by the County (regional bus routes) and the State (MARC Penn Line). To address these traffic and safety concerns, the following are transportation capital projects and studies either administered by the State or County:

- **MD 3 Improvements:** This project will design, acquire rights of way, and construct improvements along MD 3 from Waugh Chapel Road to MD 32 by adding a third travel lane in each direction, including shoulders, and related multimodal infrastructure and intersection improvements where required.
- **Waugh Chapel Road Improvements:** This project will design, acquire rights of way, and construct improvements along Waugh Chapel Road between Maytime Avenue and MD 3, consisting of intersection upgrades, bicycle compatible shoulders, and a shared use path.
- **Conway Road Improvements:** This project will improve Conway Road from the Two Rivers subdivision to MD 3. Additionally, will investigate further the long term recommendations made by the Conway Road Corridor Study to provide an additional access between the Two Rivers community and MD 3.
- **South Shore Trail:** This project is authorized to acquire property, design & construct a paved multi-use trail primarily utilizing the abandoned road bed of the WB&A Railroad between Annapolis & Odenton.
- **WB&A Trail:** Authorizes the right of way acquisition, design and construction of a paved multi-use trail on the abandoned railbed of the former WB&A

Railroad south of Odenton. This project will link the Shore Trail in Odenton with the Patuxent River and an existing rail trail in Prince George's County.

Bicycle and Pedestrian Network

In addition to providing safe multimodal connections to and from schools, a multi-modal network can be beneficial for different areas in Region 5. The transportation network in Region 5 currently includes bicycle infrastructure and few sidewalks, however, there are significant gaps in the bicycle and pedestrian network. While community hubs in Region 5 provide small nodes for the community, access to these areas is difficult without an automobile. Providing multi-modal transportation improvements, particularly bicycle infrastructure and sidewalks or trails where logical, would be an added benefit to providing additional accessibility for residents, workers, and tourists alike.

Walk & Roll Anne Arundel! provides a framework for improving multimodal transportation conditions Countywide, and a prioritized list of proposed projects, both of which County leaders, residents, and stakeholders can use to advance safe and accessible active transportation infrastructure that enables people to move around the County and get where they need to go.

The goals and strategies in Walk & Roll Anne Arundel! are to:

1. Prioritize a safe and comfortable—low-stress—walking and rolling network between essential destinations throughout the County.
2. Ensure that vulnerable populations have access to active transportation infrastructure.
3. Recommend infrastructure proven

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to reduce crashes, especially at intersections and along corridors with high rates of crashes resulting in death or serious injury.

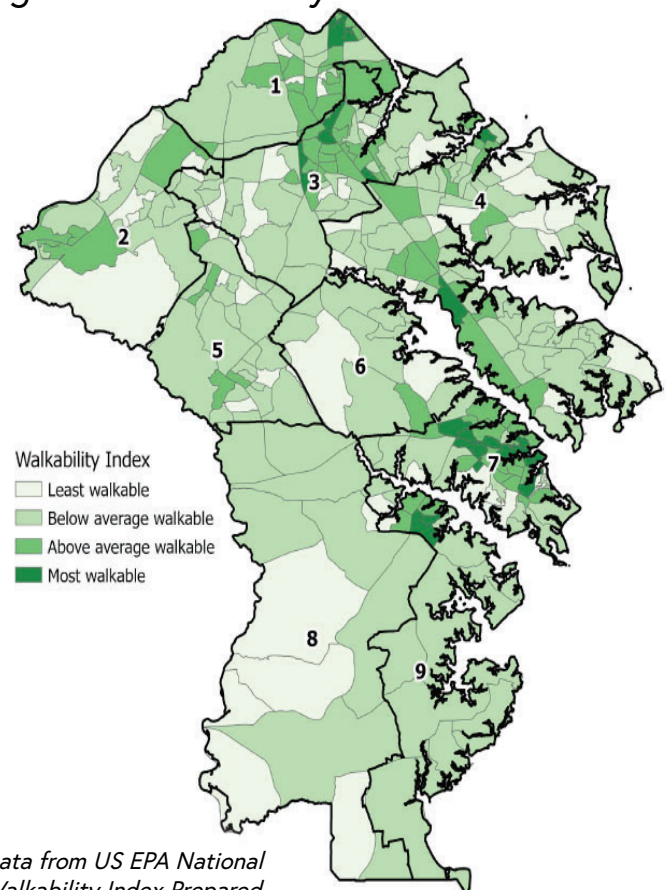
4. Identify policy recommendations to promote the construction of safe, accessible, and direct walking and rolling infrastructure.

Investment priorities identified in Move Anne Arundel! in Region 5 include:

- Improve Safe Routes to Schools with new sidewalk connections, signage, and education activities, with priority investments around Waugh Chapel, Piney Orchard, Four Seasons, and Crofton Meadows Elementary Schools.
- Invest in mobility improvements in the designated Odenton Town Center to support creating a vibrant, walkable community.
- Building out the Shared Use Path / Trail Network, including completing the South Shore Trail from Odenton to Annapolis and connecting from Odenton to the BWI Trail Loop.
- Partnering with the Maryland Transit Administration to increase regional bus service with connections to the Odenton MARC station and along the MD 3 corridor.
- Roadway improvements in the MD 3 corridor, including: widening and intersection improvements of MD 3 between MD 32 and US 50; roadway and intersection improvements on Waugh Chapel Road, Conway Road, and Piney Orchard Parkway.

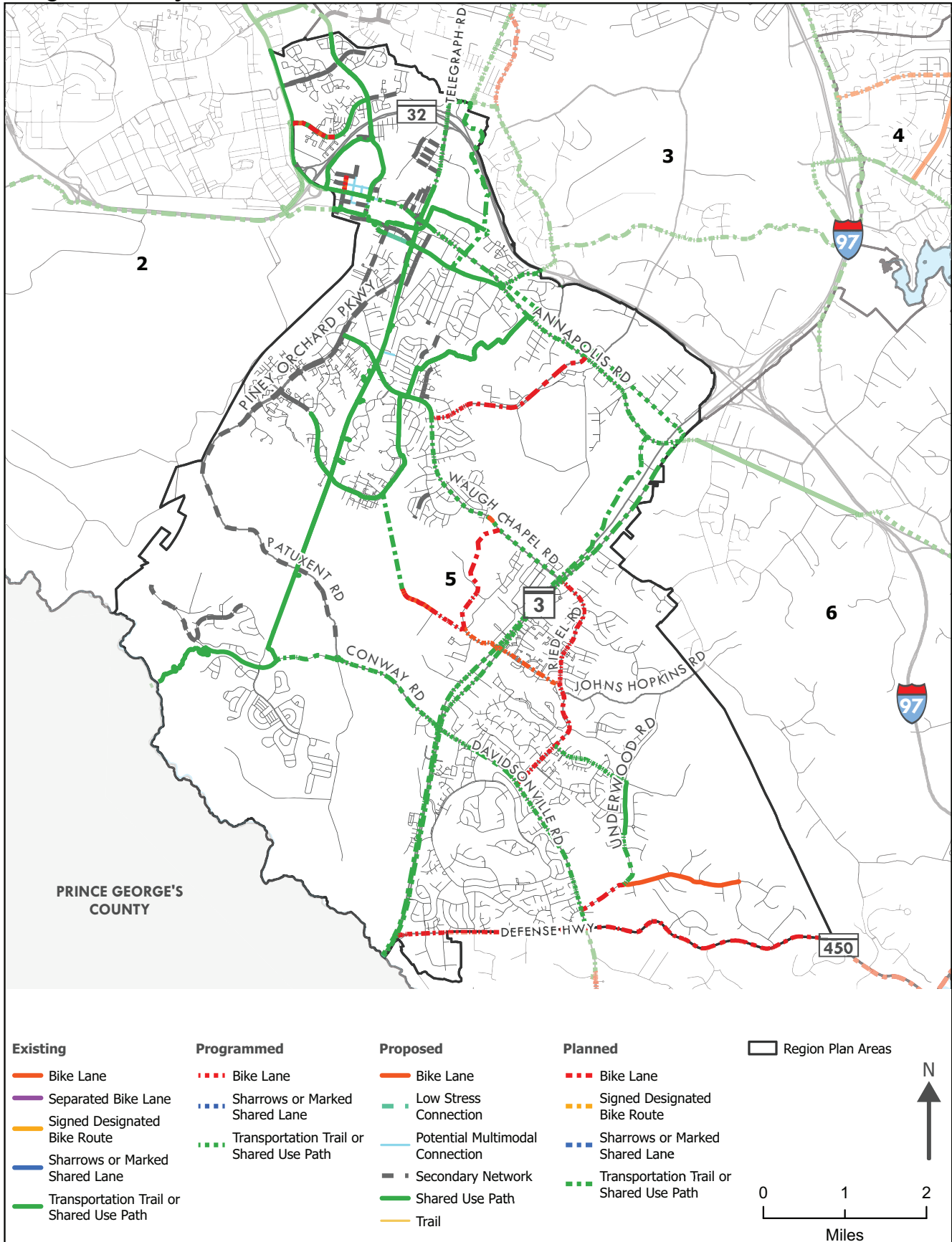
The "walkability index" in Figure 15 combines a variety of factors that affect whether residents of an area can safely walk around their neighborhood and access businesses and transit. Region 5's walkability scores range widely, but generally has a below average walkable score.

Figure 16. Walkability Index



Data from US EPA National Walkability Index Prepared by Isabel Damazo and Kate Schneider Epidemiologists, Office of Assessment and Planning Anne Arundel County Department of Health

Figure 17. Bicycle/Pedestrian Network



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Public Transit

Public transit options within the Region provide access to major points of interest or opportunities to connect to more regional public transit routes. County bus route 205 connects the Odenton MARC to Annapolis by providing points of access to Waugh Chapel Road, MD 3, and the Crofton area. County bus route 202 connects the Odenton MARC Station to Arundel Mills and other connections north. Opportunities within the Odenton Town Center include a shuttle to Fort Meade and the MARC Penn Line that connects Baltimore and Washington, D.C.

Public comments in the Region 5 Planning process and the Transit Development Plan process indicated that public knowledge of these services is very low, and that there is interest and a need to provide more

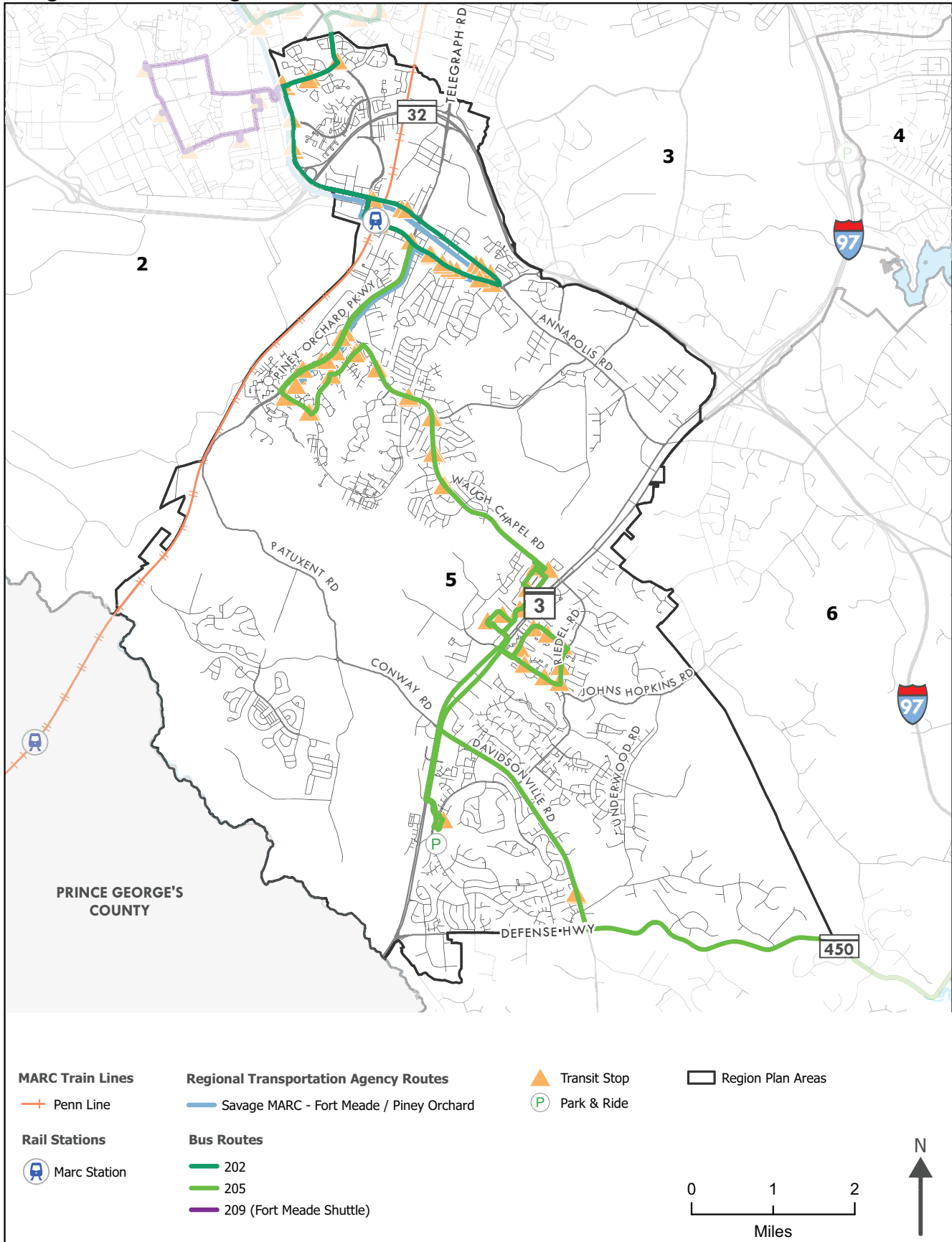
frequent and reliable public transit. The Region 5 Plan encourages residents, County officials, and all other stakeholders to distribute information on the current services and benefits of using public transportation.

There are also equity challenges in access to safe and reliable transportation, and it will be vital to provide reliable and practical transit amenities and connections for everyone, especially auto-less households. Region 5 residents, visitors, and employees are coming from various other jurisdictions with their own transit systems which can make seamless service provision more challenging, underscoring the importance of ongoing coordination and communication by all agencies involved in mobility.



Odenton MARC Train Station, Odenton

Figure 18. Existing Transit Network



Challenges and Opportunities for Transportation

The following challenges and opportunities summarize the Region's key transportation issues, but provide direction for this Plan's recommendations:

Challenges

- **Traffic congestion and safety concerns.** Community members have strongly indicated that they desire for their established neighborhoods not to be upzoned for additional development.
- **Limited bicycle and pedestrian infrastructure.** Many subdivisions were constructed before requirements for bicycle and pedestrian facilities. In addition, there is a lack of connectivity between these piecemeal developments.

Opportunities

- **Commuting access.** The area is well connected to Fort Meade, Baltimore, Washington, D.C., and Annapolis.
- **Pedestrian connections.** As new development is constructed, there is an opportunity to include connected sidewalks, and improved infrastructure for walking and biking.
- **Continued investment in transportation.** There are several key capital projects that will alleviate congestion for motorists and create new bicycle and pedestrian facilities.

Cultural Resources

Region 5 was greatly influenced by the presence of the Patuxent and Little Patuxent Rivers. The first European immigrants to the County in the 17th century settled inland, adopted an agricultural lifestyle, and grew tobacco as an export crop, as well as corn and grains. The Region was also used for resource extraction as it had bountiful stands of timber which were harvested. By the early 18th century, the number of plantations in the Region grew with the international demand for tobacco. Landowners relied on the ports and wharves located on the upper sections of the Patuxent and Little Patuxent Rivers to ship their crops to both local and European markets. Those waterways were navigable by small ships into the 19th century.

In addition to the waterways, an intricate road system developed in the Region. Just as Native Americans utilized the higher ground between watersheds for early trails, so did colonial settlers. Early roads that roughly follow the paths of present-day MD 3, MD 175, and Odenton Road crossed the region. The predecessor to Crain Highway was part of an early north-south colonial roadway stretching from Philadelphia to Williamsburg, while Annapolis and Odenton Roads connected Annapolis with Frederick and further west.

Nothing had more of an impact on the region and its development patterns than the establishment of rail transportation in the 19th century. Railroads were the impetus for the rise of many small villages and towns in the region resulting in the historic built environment of the 19th and early 20th centuries that can still be seen in Odenton, Woodwardville, and Gambrills. They also brought industries to the Region,

like the cannery business at the turn of the 20th century. Canneries, primarily for tomatoes, were built in many locations throughout the County, including Odenton and Woodwardville.

Agricultural businesses in the County, like in Region 5, flourished in the mid-19th century thanks in large part to the railroads. At this time, many farmers began to diversify their crops from the main cash crop of tobacco to growing vegetables and fruits. Truck farming became the livelihood for farmers in this area of the County. A "truck farm" is an agricultural operation devoted to the cultivation of fruits and vegetables for commercial purposes. As with the waterways during the Colonial period, railroads provided truck farmers access to markets in Baltimore and beyond to sell their produce. Truck farming remained a primary source of income in the western and northern parts of the County well into the 20th century.

The WB&A Railroad was also a draw to establish Fort George G. Meade in 1917. Fort Meade had a significant impact on the development and growth of the surrounding area, particularly Odenton. The U.S. Government first acquired over 5,000 acres of agricultural land to build an Army installation to train troops drafted in World War I, which caused the displacement of many local farmers. That drew people to Odenton where residences, businesses, and churches were established and which still exist in the Odenton Historic District. During World War I, more than 400,000 troops passed through Fort Meade. It became a training camp again during World War II and facilities were expanded, bringing jobs to local residents. A new train station

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was built in Odenton and a signal tower to accommodate the wartime traffic, and the town became a central gathering place for residents and military personnel.

The introduction of the automobile in the 20th century fundamentally changed the agricultural way of life that characterized the region and much of the County as a whole. The State funded construction of MD 450 and MD 3 in the 1920s which spurred the growth of suburban development. The present community of Crofton was founded in the early 1960s on 1,272 acres owned by the Crofton Corporation, named for its principal architect. It was centered around a golf course and surrounded by Crofton Parkway, a large loop road within the larger "triangle" formed by three major state routes: MD 3, MD 450, and MD 424. That original community plan remains essentially intact to this day, though denser residential and commercial development has since occurred outside of the "Triangle".

Plan2040, under Goal BE14, establishes several policies to promote stronger protection for historic and archeological resources, increase the understanding and appreciation of the County's history and preservation, and promote the stewardship of historic resources.

The Cultural Resources Section in OPZ administers the County Code provisions to protect archeological sites, historic buildings, cemeteries and scenic and historic roads whenever development is proposed. This work is important to safeguard the County's heritage, which in turn stabilizes and improves property values, fosters civic pride, protects and enhances the County's resources for citizens and visitors, serves as a stimulus to economic development, and

ultimately strengthens the economy of the County. Staff also administer the County's Historic Preservation Tax Credit Program and Easement Program, provide technical guidance and support to citizens and nonprofits, conduct outreach and education programs, manage volunteer efforts in preservation, and manage archival and archeological collections through the County's Archeology Lab and Curation Facilities.

The Cultural Resources Section maintains the County's Historic Resources Inventory, which documents the value and significance of historic buildings and sites using an established framework of the following broad heritage themes:

- Growing a County: Agricultural Heritage in Anne Arundel
- Economic History: Commerce, Trade, & Industry
- Government, Politics, & the Military Presence in AACo
- The Basis for a Community: Social, Religious, & Civic Life
- A Landscape Evolves: Settlement & Development Patterns in AACo
- Gone but not Forgotten: Archaeology, Cemeteries, & Lost Places
- Horses, Boats, Trains, Cars, & Planes: Transportation in AACo



St John A.M.E. Zion Church, Odenton

- A Diverse Melting Pot: Immigration & Migration
- Cemeteries, & Lost Places
- A Diverse Melting Pot: Immigration & Migration

On April 8, 2021, the Annapolis, London Town, and South County Heritage Area's (ALTSCHA) boundary amendment was approved by the Maryland Heritage Areas Authority (MHAA). This amendment expanded the boundary of the former Four Rivers Heritage Area. The goal of the expansion was to provide additional heritage experiences that include historical,

cultural, and natural resources that exist beyond the original heritage area boundary and to support partners of these resources that need the tools and services that MHAA offers. New experiences include a North County African American Heritage Trail, twelve standalone heritage sites, two recreational trails, and natural resource clusters, for example. To reflect the new boundary, the heritage area was renamed and is now known as the Chesapeake Crossroads Heritage Area. Table 3 provides an overview of the documented historic resources within Region 5.

Table 3. Historic Resources in Region 5

Resource Type	Number of Recorded Resources
Historic Buildings and Districts	53
Archeology Sites	113
Historic Cemeteries	27
Scenic and Historic Roads	20



Odenton Heritage Society School (Citizen's State Bank), Odenton



Linthicum Walks, Gambrills

Figure 19. Chesapeake Crossroads Heritage Area Boundary Expansion

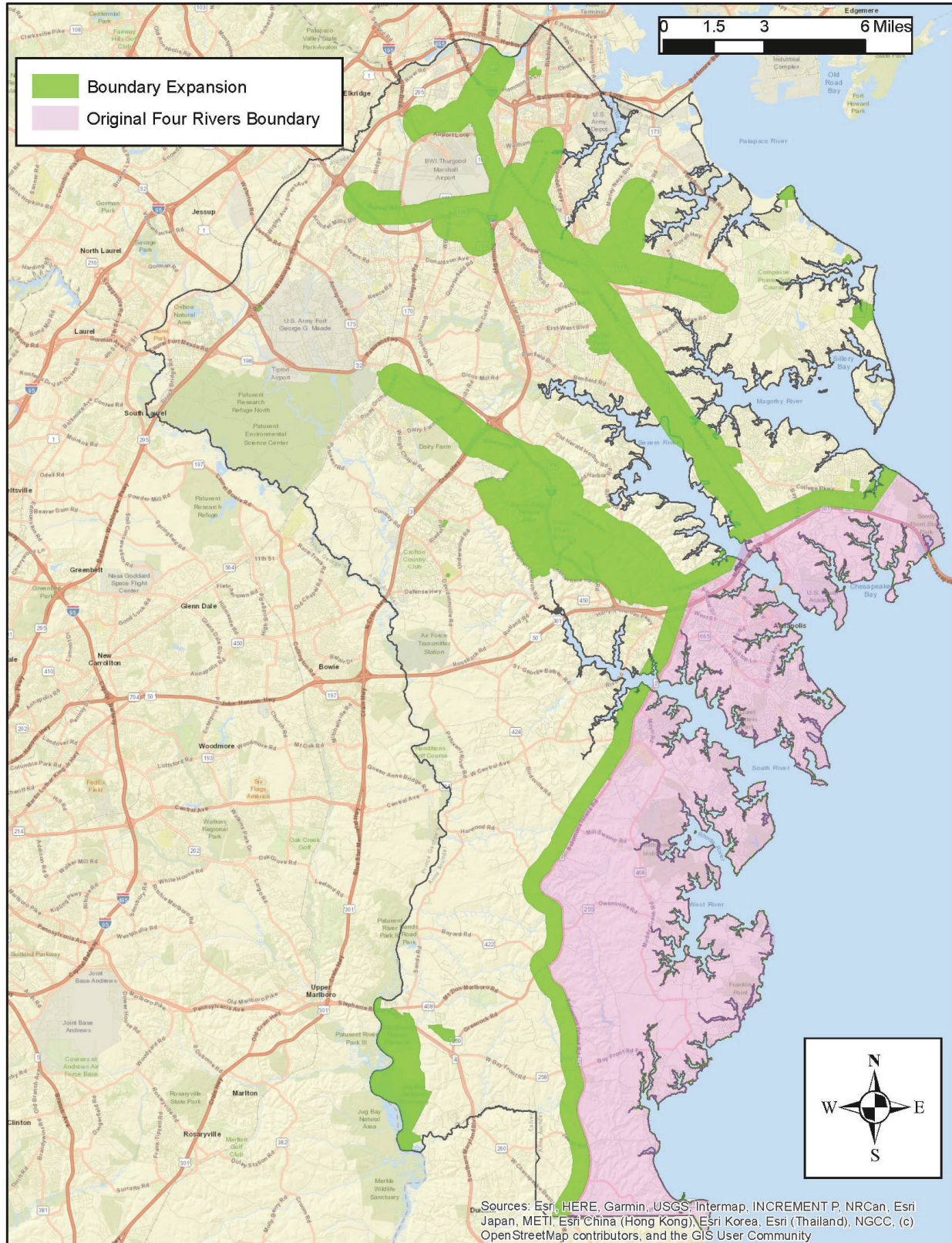
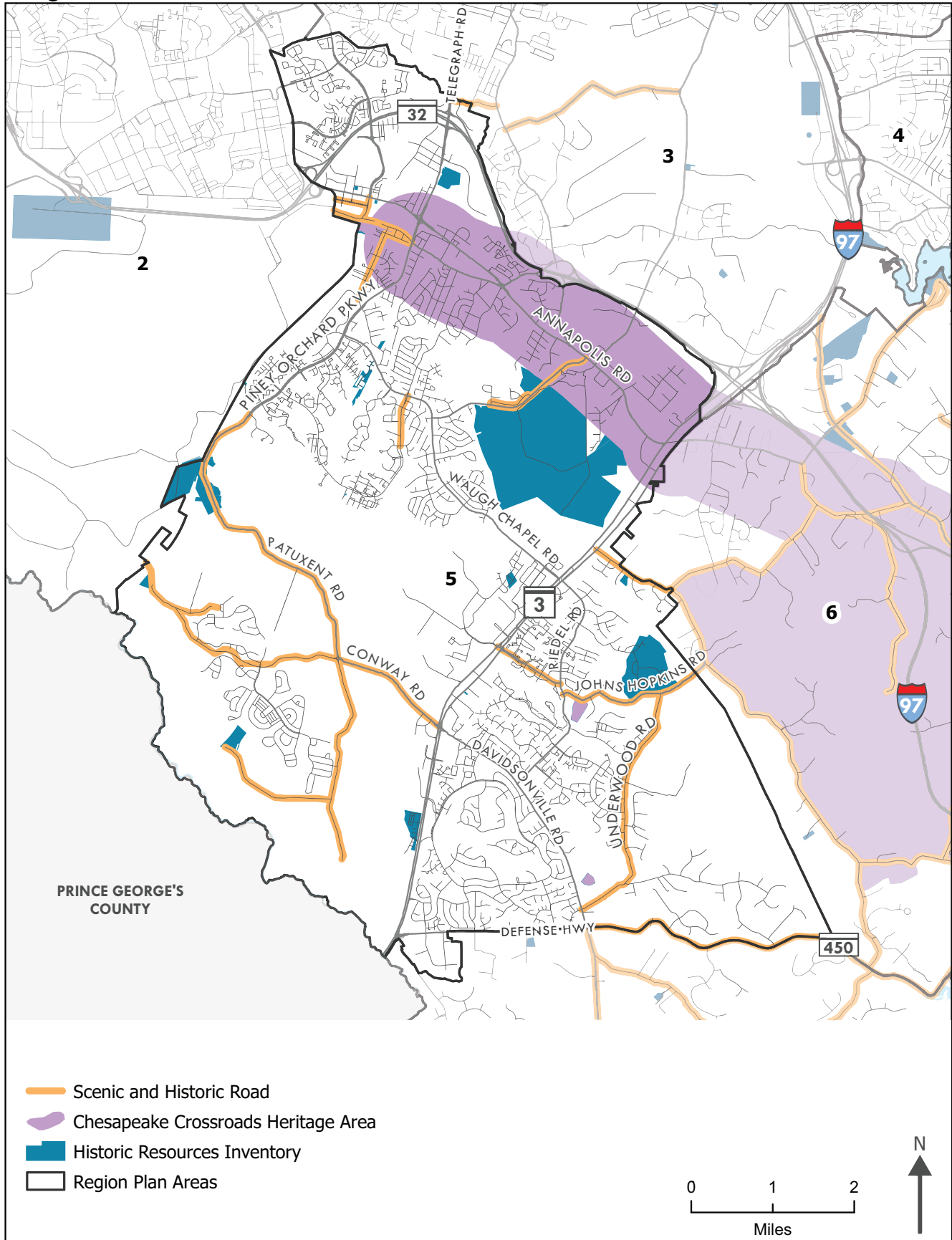


Figure 20. Cultural Resources



Challenges and Opportunities for Cultural Resources

The following are the key challenges and opportunities facing the preservation of the remaining cultural resources in Region 5:

Challenges

- **County Code.** Limited protections in County Code adversely impact Historic Resources with loss of historic integrity or destruction.
- **County Inventory of Historic Resources.** The County Inventory of Historic Resources lacks diversity and is not inclusive of all populations who have contributed to the development of our local heritage.
- **Scenic and historic roads.** The County Code is outdated, inconsistent, and inadequate in the designation and protection of scenic and historic roads.
- **Cemeteries.** Historic cemeteries are neglected, in disrepair, and being actively vandalized amid a lack of legal protections.

Opportunities

- **Historic Resources.** Improved preservation of historic resources to maintain and promote ties to the Region's history.
- **Representation.** Expanded representation in the Historic Inventory of the contributions of traditionally underrepresented communities and groups to the Region.
- **Regulatory tools.** Reformed and enhanced County Code provisions and regulatory tools to improve protection of the full range of historic resources.

Climate Change

The impacts of climate change are becoming more and more apparent in Anne Arundel County. The County experiences more inland nuisance flooding related to heavier precipitation events and increased heat waves, contributing to more days above 90 degrees throughout the year.

These impacts have been documented in a number of studies. The 2030 Maryland Greenhouse Gas Reduction Act Plan produced by the Maryland Commission on Climate Change, provides a concise summary of studies of impacts and future climate projections. Impacts to be expected in the Region include:

- Impacts on inland water quality that may change the viable uses of surface water, such as for irrigation, recreation, or human consumption.
- More frequent disruption to urban infrastructure caused by extreme weather events.
- Common stressors experienced among ecosystems, agriculture, and forestry such as those caused by general changes in temperature and precipitation; increased extreme weather events; and increased pressures from weeds, diseases, and pests.
- Human health issues, including those affected by impacts on food and water supply, air quality and extreme weather events.
- A higher probability of negative outcomes for disadvantaged communities and individuals¹.

¹ 2030 Greenhouse Gas Emission Reduction Act. ES.2 Climate Change and the Cost of Inaction in Maryland



Patuxent Ponds Park, Odenton

Introduction

The health of a community is highly correlated with the quality of the environment, access to recreation opportunities, safe walking and biking infrastructure, availability of housing, employment opportunities, and community services. Those topics are addressed in the Natural Environment, Built Environment, and Healthy Economy chapters of this Region Plan. This chapter focuses on community services that contribute to the health and well-being of Region 5 community members: parks and recreation, senior centers, community centers, public schools, libraries, police, fire and emergency management. Most of these services are planned and provided for at a Countywide scale, and Plan2040 outlines ten broad healthy communities goals that relate to land use:

- Goal HC1: The County's community facilities and services will meet the needs of all residents.
- Goal HC2: Provide the highest quality education for all County residents and strive for equity among all schools.
- Goal HC3: All County residents will have access to high-quality, lifelong learning opportunities that transform lives to ensure an engaged and inclusive society.
- Goal HC4: Transform library facilities and services to maximize benefits (outcomes and effectiveness) for the County's communities.
- Goal HC5: Provide services and opportunities for older adults, individuals with disabilities, caregivers and anyone wishing to plan for the future to lead healthy, independent and fulfilling lifestyles.
- Goal HC6: Enhance accessibility of all programs, services, and activities

offered by Anne Arundel County Government.

- Goal HC7: Support diverse, flexible food models that provide healthy, culturally-relevant and sustainable food in every community.
- Goal HC8: Provide a diverse range of accessible public recreational facilities to serve the needs of all County residents.
- Goal HC9: Efficiently manage, reduce and recycle residential solid waste.
- Goal HC10: Provide a high-level of emergency medical care, fire protection, police protection, emergency management and an all hazards response to all residents and visitors of the County, including a comprehensive evacuation plan with adequate evacuation shelters.

Recreation and Park Facilities

The Department of Recreation and Parks (DRP) facilities in Region 5 include Odenton Park (GORC Park) and Crofton Park as well as regional trails such as the WB&A Trail and the South Shore Trail. The WB&A bridge across the Patuxent River connecting Anne Arundel County to Prince George's County is complete. The South Shore Trail Phase 2 is in construction and Phases 3 and 4 are in design. A new park is also planned to enhance the Odenton Library campus. These locations provide a variety of recreational opportunities.

In 2022, the County Council adopted the latest update of the The Department of Recreation and Parks' Land Preservation, Parks, and Recreation Plan (LPPRP); a five-year master plan for park improvements

and program development. The LPPRP process included analysis of demographics, existing park facilities, and extensive public outreach to understand the needs for recreation and open space. Facility updates scheduled for Region 5 include the construction of the Odenton Library Community Park and phases 2 and 4 of the South Shore Trail.

The LPPRP equity analysis uses the Maryland Park Equity Mapping Tool, developed by the Maryland Department of Natural Resources in partnership with the Univer-

sity of Maryland School of Public Health, which tracks eight factors to determine if there is equitable public access to parks (Figure 20). Notably, the study identifies Odenton as an area of Medium Need.

The LPPRP proximity analysis, Figures 21 and 22, indicate that the region is generally in Medium Low Need. However, there is an area of medium and high need in Odenton and just north of Odenton, respectively. The analysis also indicates that there is an area of Medium north of Crofton.

Figure 21: Park Equity Analysis

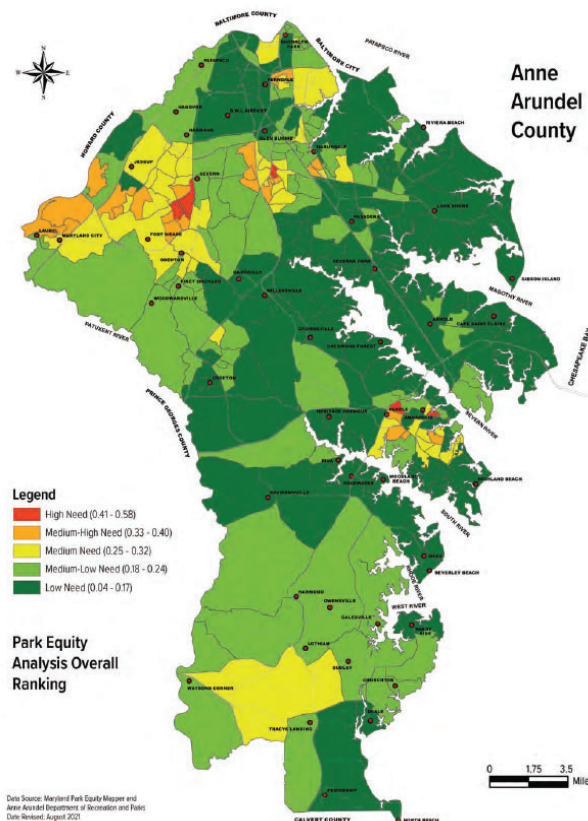
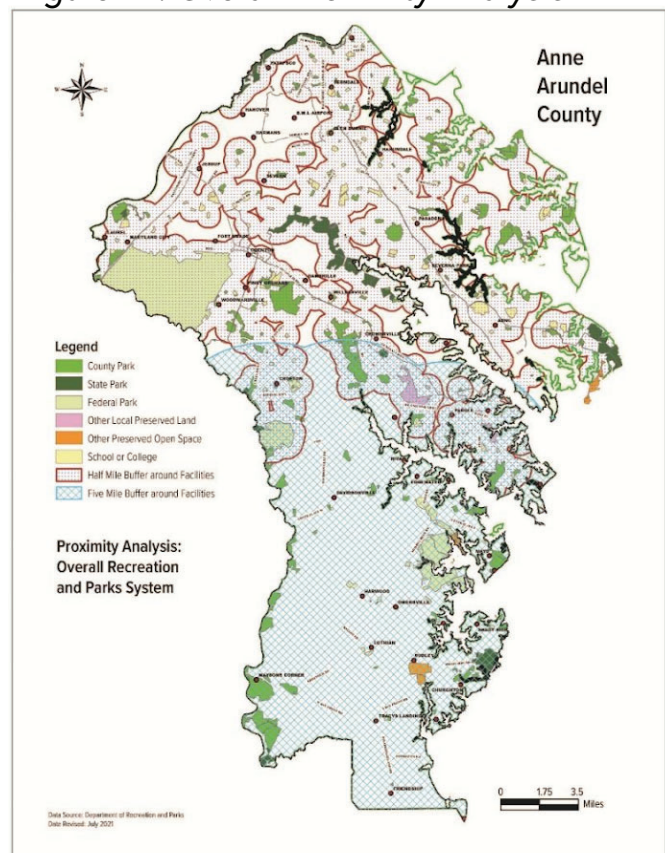
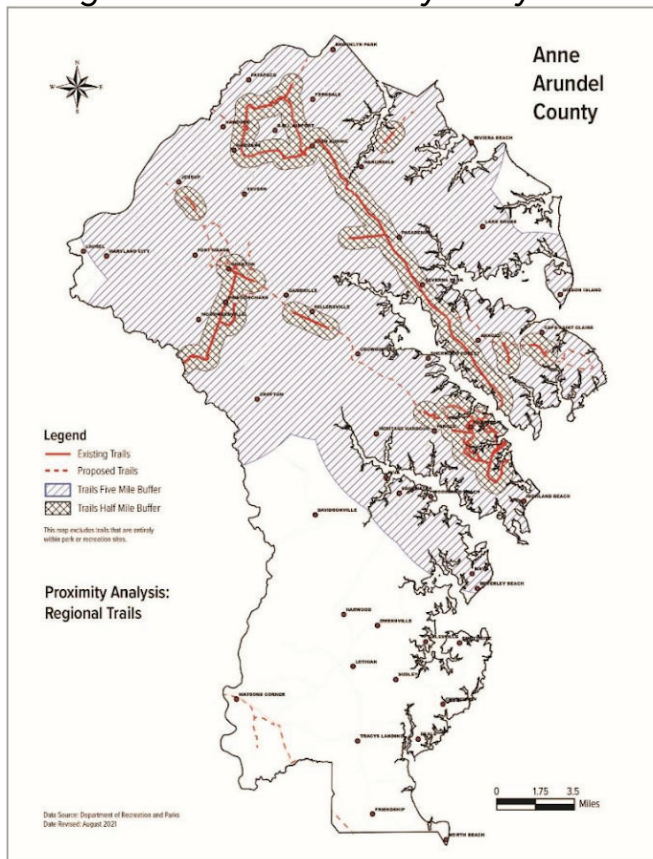


Figure 22: Overall Proximity Analysis



Park Equity Analysis, Overall Proximity Analysis, and Trails Proximity Analysis maps (Figures 20-22) are from the 2022 Land Preservation, Parks, and Recreation Plan; please see source document for original images.

Figure 23: Trails Proximity Analysis



"A community garden or recreation center would be nice for the region." -Community member

"We definitely need more things for kids and teens." -Community member

Environmental health programs and initiatives critical to chronic disease prevention and safety. A majority of DOH facilities are located in Glen Burnie and Annapolis. The Department of Aging and Disabilities operates the Odenton Senior Activity Center. DOH also provides various health-related services such as environmental programs (well and septic approvals, residential inspections, and food service licensing and inspection) and healthy living outreach. The DOH tracks various health indicators and produces regular Community Health Needs Assessment Reports.

Health, Aging and Disability Services

The built environment has a strong correlation to public health, including adult and childhood obesity, heart disease, cancer, and respiratory problems. The U.S. Department of Health and Human Services defines the social determinants of health as 'the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks.' According to the Community Health Needs Assessment: Anne Arundel County (2022), there are no pockets of poverty or health issues in Region 5.

The Department of Health (DOH) manages community, school, behavioral, and envi-

Figure 24: Age Pyramid for Region 5

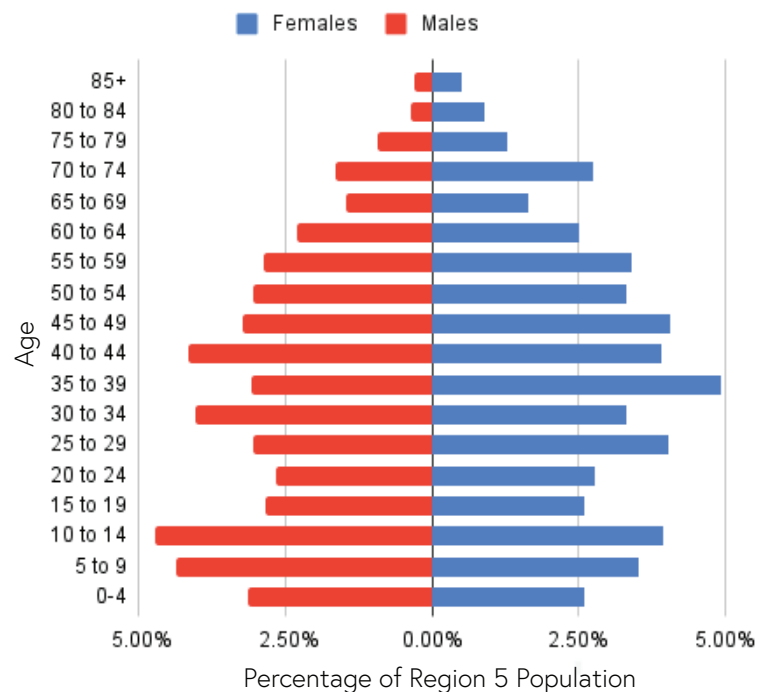
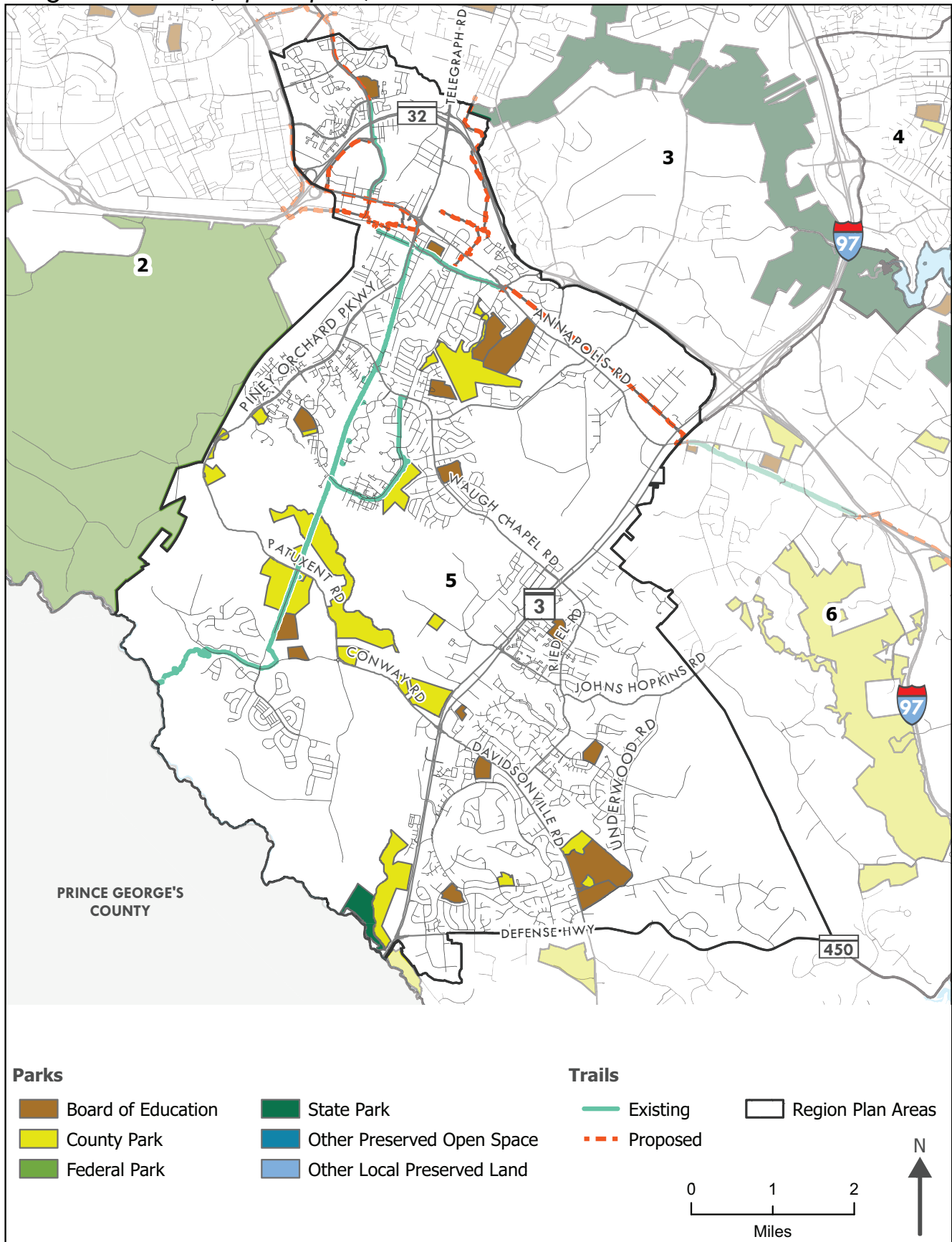


Figure 25. Parks, Open Space, and Trails



The redistricting process occurred in two phases. The Phase 1 plan, which was adopted by the Board of Education in 2023, addressed North County and created districts for the new Severn Run High School and Two Rivers Elementary School. The Phase 1 redistricting plan brought all of the public schools in that area below 100% of State Rated Capacity and went into effect for the 2024-2025 school year. The Phase 2 redistricting process focusing on the Annapolis, Arundel, Broadneck, Crofton, Severna Park, South River, and Southern feeder districts, began in February 2025 and was completed in November 2025.

"Find a viable solution to use the Naval Academy Dairy Farm land for the benefit of the public, within the guidelines allowed." -Community member

Two Phase Redistricting

Phase 1

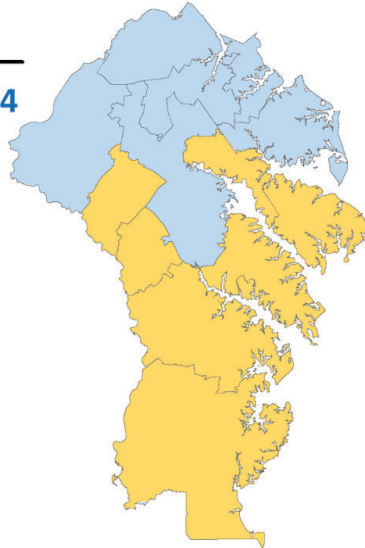
Northern Redistricting— Implementation SY2024

Existing Clusters

- Chesapeake
- Glen Burnie
- Meade
- North County
- Northeast
- Old Mill

New Schools

- Old Mill West HS
- West County ES



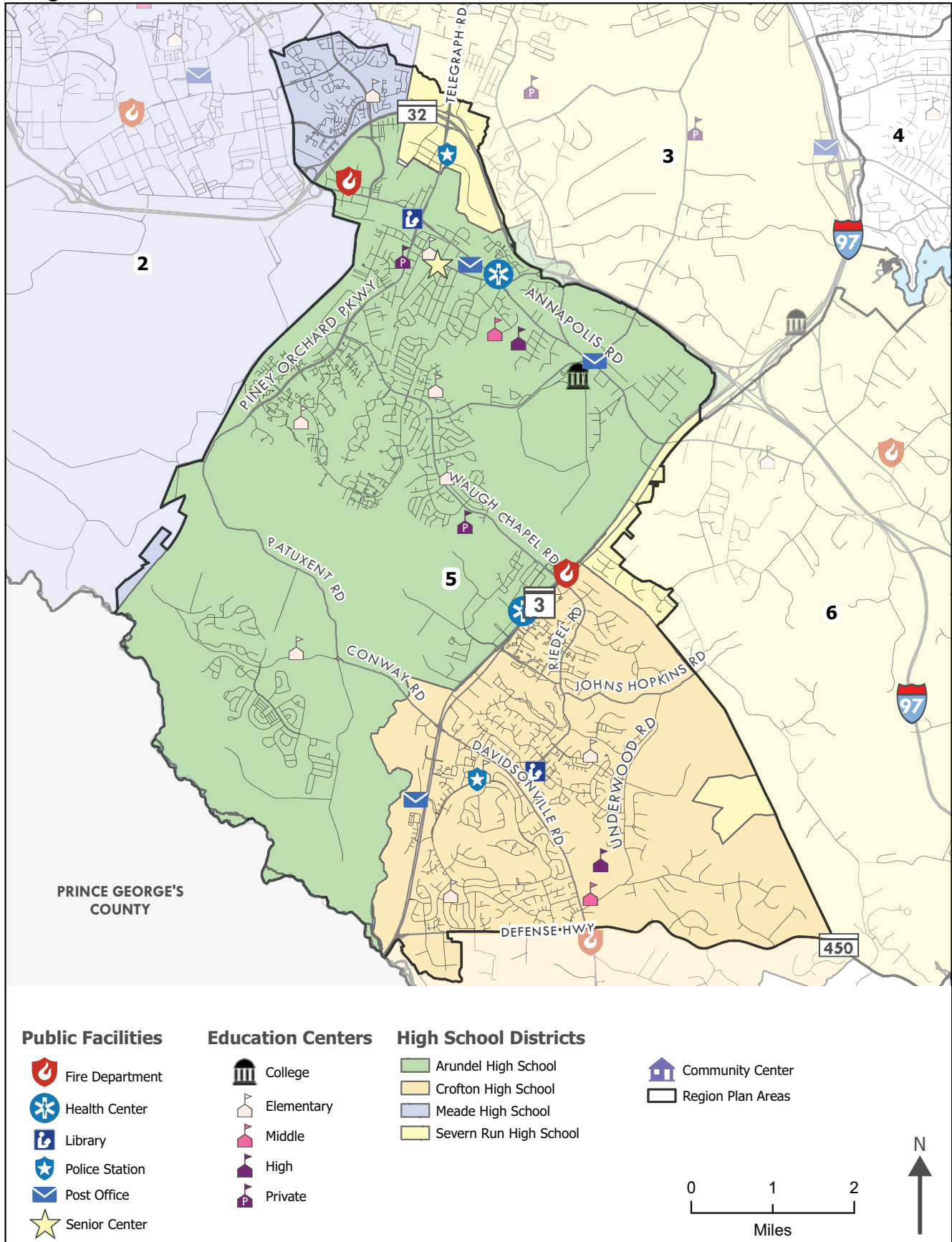
Phase 2

Southern Redistricting— Implementation SY2026

Existing Clusters

- Annapolis
- Arundel
- Broadneck
- Crofton
- Severna Park
- South River
- Southern

Figure 27. Schools and Public Facilities



The Relationship between Adequate Public Facilities for Schools and Development

The County is responsible for providing and funding adequate infrastructure consistent with the General Development Plan (Plan2040) through the Capital Improvement Program. Adequate Public Facilities (APF) standards ensure there is sufficient infrastructure and service for fire safety, roads, schools, and sewer and water facilities by requiring each proposed development to be tested to determine whether the proposal may be approved, would require redesign to mitigate the impact on infrastructure, or would require a mitigation plan be prepared by the developer and approved by the County. APF manages the pace and distribution of development and directs growth to areas where adequate public infrastructure exists or will exist.

Article 17, Title 5 of the County Code sets APF standards that test for adequacy of school facilities. The County Council adopted reforms to the APF standards in 2023. OPZ reports the number and type of dwelling units approved to the Board of

Education, who develop an annual "Utilization Chart" showing all vacant seats in the school system and the number of students that are forecasted in those seats. This informs maps and charts indicating which school feeder districts are open or closed for residential subdivisions. The Utilization Chart also includes a "wait list" for closed feeder systems, where a development project's approval may be postponed for up to six years, allowing the Board of Education time to invest in capacity improvements in schools through the Capital Improvement Program (CIP). If a school in a geographically contiguous district has enough capacity to move a school below 100%, then it can remain open to development. APF school standards are not applicable for deed-restricted affordable housing, workforce housing, age-restricted subdivisions, housing for the elderly of moderate means, agricultural preservation subdivisions, most areas within town centers, and low-income tax credit developments.

Other Public Facilities and Services

Library Facilities and Services

Anne Arundel County Public Libraries (AACPL) system consists of sixteen branch locations throughout the County, two of which are in Region 5, Crofton and Odenton. For planning purposes, AACPL serves the County through four regions: North, East, West and South¹. Crofton and Odenton libraries are in Region 3 (West). AACPL has set an objective that there should be a minimum of 0.5 gross square feet (GSF) of library space per capita in the County overall and 0.5 GSF per capita in the planning regions where the population density exceeds 1,000 people per square mile. This standard is based on the performance and comparison of peer libraries nationwide and Maryland libraries overall. In AACPL Region 3, there are currently 0.56 square feet of library per capita, above the goal of 0.5 square feet per capita. Future forecasts project that there will be adequate capacity. While the area's libraries manage access to the system's 750,000 books, CDs, DVDs, and more, the facilities partner with other agencies to provide other community outreach services such as vaccine clinics, internet access kits, and community pantry services.

¹ AACPL Facilities Master Plan: 2024-2029. <https://www.aacpl.net/sites/default/files/content/minutes/AACPL%20FMP%20FY%2024-29.pdf>

*"Crofton Library would be an excellent place for an outdoor amphitheater space or a performing. Would also like access to the river for fishing."
-Community member*

Public Safety Services and Facilities

Region 5 is served by the Western District Police Station, located in Odenton. Average response times for County Police have decreased slightly since 2018 to just over 4 minutes for priority #1 calls (which involve loss of life and/or a serious crime in progress); this is notable despite staffing challenges experienced overall.

There are two fire stations in Region 5 - Odenton Volunteer Fire Company and Waugh Chapel Fire Station. The Arundel Fire Company is located in Region 5 on Davidsonville Road, just south of the Region 5 boundary of MD 450.

The County's Office of Emergency Management (OEM) actively implements plans and programs to assess and prepare for future emergencies; educate the public on preparedness, mitigation, and recovery; activate plans and support functions in an event; and rebuild following an event. The Hazard Mitigation Plan assesses what natural hazards we face, the risks these hazards pose, and what actions the County will take to prepare for and respond to these hazards. The biggest hazards to consider in land use policy in this area include flooding, erosion and drought, and extreme heat. OEM is partnering with DPW to conduct a Countywide Roadway Vulnerability Study to inform mitigation and response measures for road and bridge flooding.

Challenges and Opportunities for Healthy Communities

The following summarizes the Region's key challenges and opportunities which provide direction for this Plan's strategies found in the implementation matrix.

Challenges

- **Lack of amenities and land for facilities.** Residents have noted there is a lack of accessible and diverse recreational amenities. Due to the scarcity of undeveloped land, it is increasingly difficult to acquire and develop new facilities.
- **School capacity.** Residents regularly note a perceived overcrowding of school classrooms.

Opportunities

- **Enhanced Community Character and Walkability.** With new requirements, future development will provide amenities that support the health, safety, and welfare of the community.
- **Continued investment in parks and trails.** Expansion and improvements to existing parks, including increased parking and more trails to connect parks to neighborhoods.

Introduction

Region 5 has developed from a largely agricultural area with sand and gravel mining operations to a regional commercial destination. The Region includes the Odenton Town Center and retail, office, and medical complexes along the MD 175 and MD 3 corridors. Businesses include a mix of small and local businesses, as well as large shopping centers with national chain stores, such as the Waugh Chapel shopping center. The Region includes medical complexes operated by Anne Arundel Medical Center, Johns Hopkins, and MedStar, along with numerous medical specialists located near the medical pavilions. Many residents commute to major employment centers outside of Region 5, including Washington, D.C., and Fort Meade. Economic development strategies will need to address the diversity of assets and needs in the Region to sustain thriving businesses and support the revitalization of areas in need.

Plan2040 established several economic development goals that are relevant to Region 5:

- Goal HE1: Promote economic development that supports smart growth and provides opportunities for all County residents.
- Goal HE2: Attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income, and a tax base that is sustainable and meets the needs of all residents.
- Goal HE4: Protect the future growth potential of Baltimore-Washington International Thurgood Marshall International Airport (BWI Airport).
- Goal HE5: Enhance commercial hubs and corridors to create thriving and attractive centers that serve both local communities and regional needs.

Public feedback received during the Region 5 planning process included the following comments:

- The location provides convenient access to jobs, shopping, and restaurants.
- Odenton has unrealized potential as a Town Center.
- Large parking lots in commercial areas are underutilized.
- There are multiple, interconnected challenges impacting low-income households, including access to transportation and rising costs of housing.
- Access to transportation, such as limited transit options, is a challenge for lower-wage workers.
- The lack of affordable childcare is a major challenge for working families.
- Tension between legacy sand and gravel mining operations, rubble landfills, and growing residential communities.

"Supporting small businesses helps foster economic resilience. We should incentivize small, local businesses over large chains, big box stores, and especially over storage facilities."
-Community member

Existing Conditions

The median household income for Region 5 is \$125,284. The federal poverty guideline as of 2021 (applied nationally) is \$26,500 for a family or household of four persons. According to the U.S. Census, the percentage of poverty for the zip codes within Region 5 (in 2023) was between 2.6% to 4.8%. These numbers are below the overall County rate of 5%¹.

Employment

The Region provides approximately 27,507 jobs, making up 9% of all jobs in the County. However, this number does not include jobs with high-level security clearance. Other data resources report approximately 40,457 jobs, including the Armed Forces, residing in Region 5. The largest employers in Region 5 include:

- Wegmans
- Autumn Lakes Healthcare
- Asplundh Tree Experts
- Safeway

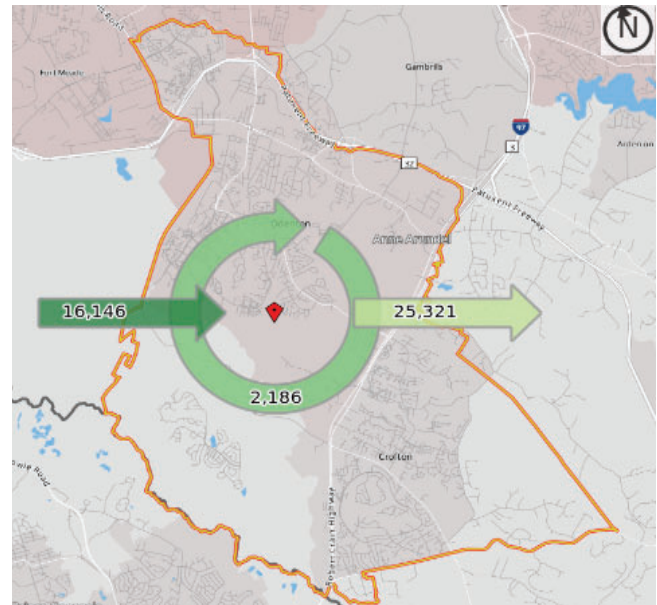
Locations of employment are clustered in several places. The major areas of employment density are around Odenton Town Center, Waugh Chapel South, Village at Waugh Chapel, Priest Bridge Office Park & Shopping Center, and Seven Oaks Shopping Center. Commuting from home to work is a key consideration in people's daily lives and a major driver of traffic. Only 7.9% of the people living in Region 5 are also employed in the Region. Approximately 92.1% of those living in Region 5 are employed outside the Region. Looking at data from the perspective of people who work in Region

5, approximately 11.9% of those employed in Region 5 also live in the Region. Approximately 88.1% of those employed in Region 5 are employed outside the Region.

Retail/Office/Industrial Properties

The vacancy rate is a key indicator for commercial and industrial properties. When vacancy rates are low, rent prices tend to increase, and market demand leads to the construction of more building space. Despite the impacts of Covid-19, vacancy rates in commercial real estate (retail and office) in Region 5 and the County have remained relatively low. With the growing market for online shopping and next-day delivery, the industrial market, and warehousing in particular, have been in high demand locally and nationwide.

Figure 28: Job/Commuter Flows in Region 5



(Source: U.S.Census Bureau, Center for Economic Studies, On The Map LEHD 2021, All Primary Jobs)

¹ Brown P.M. (2022). *Poverty Amidst Plenty VII: Moving Forward Together. Seventh Edition.* Annapolis, MD: Community Foundation of Anne Arundel County https://cfaac.org/wp-content/uploads/2024/07/CFAAC-Needs-Assessment-VII_websize_1.pdf

Table 4. Industry Sector Jobs % of Region

Industry Sector	County	Region 5
Professional, Scientific, and Technical Services	4,692	17.1%
Healthcare and Social Assistance	3,547	12.9%
Public Administration	3,048	11.1%
Retail Trade	2,577	9.4%
Construction	1,781	6.5%

Source: U.S.Census Bureau, Center for Economic Studies, On The Map LEHD 2021, All Primary Jobs

Table 5: Commercial Space Region 5

Building Type	Retail	Office	Industrial
Current Vacancy	225 Properties	89 Properties	46 Properties
10 Year Average Vacancy Rate	3.2 Million SF	1.1 Million SF	2.1 Million SF
Inventory	3.9% Vacancy Rate	10.2% Vacancy Rate	12% Vacancy Rate

Source: CoStar, August 2023

Current Economic Development Programs

Anne Arundel Economic Development Corporation (AAEDC)

The Anne Arundel Economic Development Corporation (AAEDC) is a quasi-governmental non-profit organization with a mission to foster inclusive economic growth in Anne Arundel County by attracting and retaining diverse businesses, facilitating innovation, revitalizing commercial corridors, and enabling employment expansion, in collaboration with community partners. AAEDC provides investment and technical assistance and fosters community revitalization initiatives. The organization is vital in enhancing commercial districts, improving County infrastructure, increasing agriculture-based businesses, and promoting high-value business sectors such as

technology and national security. AAEDC also helps business owners navigate the permit process.

AAEDC offers many programs to assist existing business owners, such as the Inclusive Ventures Program (IVP), which seeks to help small, minority-owned, woman-owned, and Veteran-owned businesses in Anne Arundel County succeed and grow. The program offers business education, mentorship, and access to capital. The goal is to help small business owners maximize opportunity, create jobs, and grow our local and State economy. Other financial assistance programs include the VOLT Fund

*"Incentivize redeveloping instead of new projects that would remove forested and green spaces."
-Community member*

and the Arundel Community Reinvestment Fund.

Additionally, AAEDC partners with the Anne Arundel Workforce Development Corporation (AAWDC) and others to promote workforce programs to strengthen the capacity and skills of local workers and job seekers based on the needs of business and industry in the Region and Countywide. The Anne Arundel Community College (AACC) provides career-focused educational programs, including recently expanded programs in health and life sciences and skilled trades, including electrical, plumbing, and carpentry. The strategies in this Region Plan support the work of these organizations.

Community Revitalization

The County has a set of programs and initiatives to facilitate revitalization and promote reinvestment in some of the County's older communities and commercial corridors. These initiatives include the Sustainable Communities program, the Baltimore Regional Neighborhood Initiative, and the Commercial Revitalization Areas program.

Commercial Revitalization Areas

To stimulate private investment and encourage revitalization in older commercial corridors, the County established Commercial Revitalization Areas, adopted as Overlay Areas in the Zoning Ordinance (Article 18, Title 14, Subtitle 3). The Overlay Areas encourage revitalization and reuse of vacant properties by allowing expanded uses and greater development flexibility.

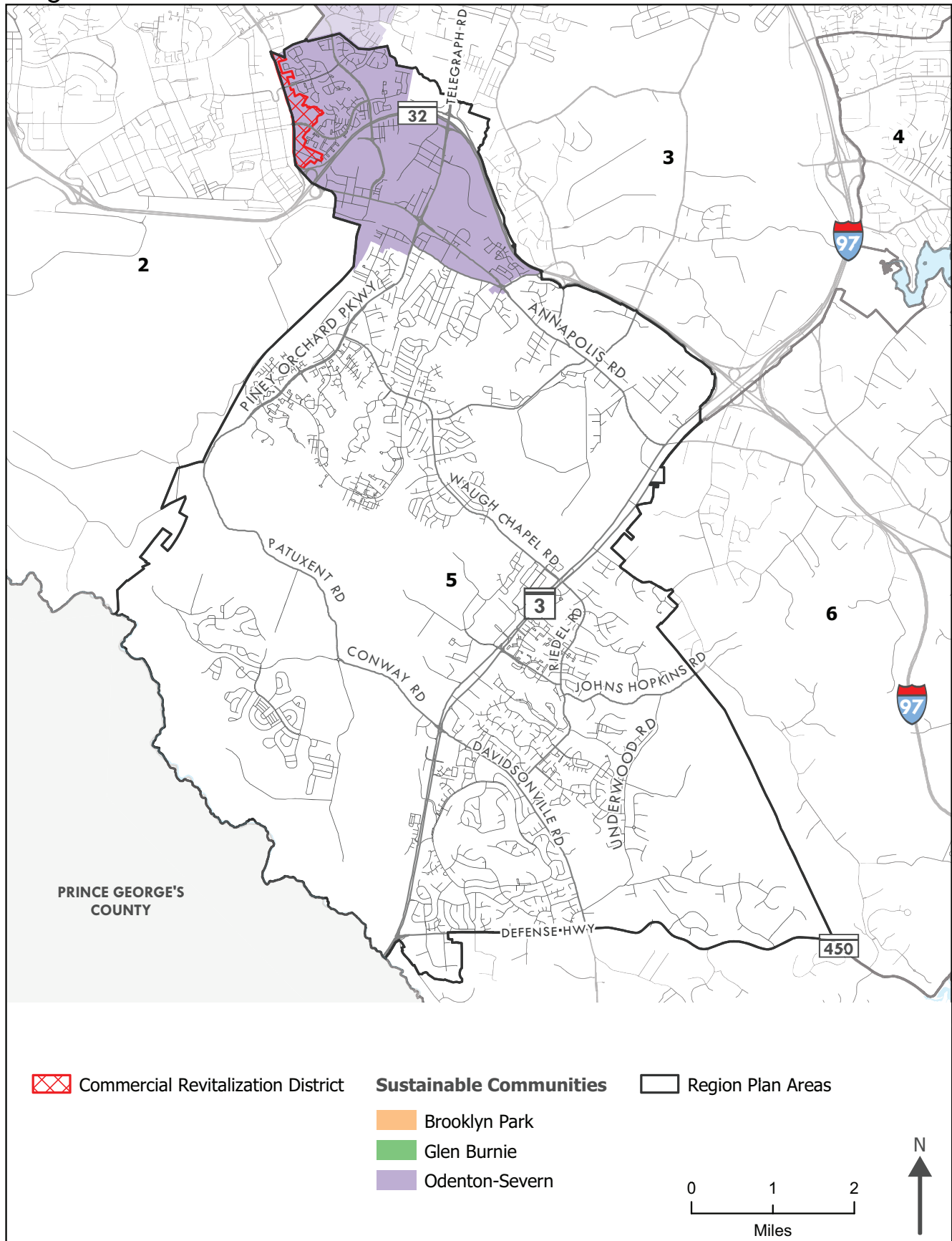
"More cultural diverse businesses" -Community member

There is one designated Commercial Revitalization Area in Region 5 along MD 175 north of Odenton. Odenton is also within the Odenton-Severn Sustainable Communities designation.

Needs may vary from case to case, but common issues these commercial corridors face are shop vacancies, extensive pavement (large surface parking), lack of landscaping, building age, multiple driveway entries, excessive signage, and lack of sidewalks. Small parcel sizes also make redevelopment challenging, requiring that enough properties be pieced together for redevelopment.

"Odenton Town Center has the existing train infrastructure and location close to NSA to deserve such financial incentives potentially for added development" -Community member

Figure 29. Commercial Revitalization Areas and Sustainable Communities



Challenges and Opportunities for Healthy Economies

The following summarizes the Region's key challenges and opportunities, which provide direction for this Plan's strategies found in the implementation matrix.

Challenges

- **Transportation limitations.** Traffic congestion and limited public transit options.
- **Child care.** There are limited options and high costs.
- **Housing affordability.** Cost makes it difficult for people to live near where they work.

Opportunities

- **Major employers.** A strong foundation of major employers in the immediate area, such as Fort Meade, and regional employers in the greater Washington D.C. and Baltimore area.
- **Existing transit.** Bus routes connect individuals within the County and MARC connects individuals to Washington, D.C. and Baltimore.
- **Financial and legislative incentives.** There are several financial programs available to businesses. In addition, recent legislation is making it easier to redevelop aging underutilized sites.

Introduction

The Region 5 Plan consists of a coordinated set of implementation strategies for decision-making that will guide future growth and development in the Region. Strategies are specific actions for further study and consideration by the County government to address challenges and opportunities identified in the Region or Countywide and to further the Vision of the Region. The strategies are not mandatory directives. The Implementation Matrix at the end of this section identifies strategies by the four themes of the Plan and is separated into Region-specific and Countywide. The matrix also identifies the related Plan2040 goal or policy, the implementing mechanism, the time frame expected to implement the strategy, the lead departments responsible for implementation, along with key supporting departments, and the performance measure used to monitor the success of the strategy. Partnerships with Federal and State agencies, non-profit organizations, and other stakeholders in the Region are key to successful implementation; however, to focus on the County's commitments, only the County department and agencies are listed in the matrix.

The successful implementation of the Region 5 Plan depends on the coordinated and collaborative effort of various parties, including the County Administration and County agencies, the County Council, various advisory boards and commissions, and a Region Plan Implementation Action Committee. The Implementation Matrix in this chapter lists the implementation strategies of this Plan that support and advance the goals and policies of Plan2040. The matrix focuses on the County's commitments, identifying the lead departments responsible for implementation, along with

key supporting departments. Partnerships with Federal and State agencies, non-profit organizations, and others are key to the successful implementation of this Plan.

Roles and Responsibilities

The roles and responsibilities of the departments and/or organizations in the implementation of the Region Plan are described below.

The County Executive is responsible for recommending the priorities for the implementing strategies and time frames in the Region Plan. The County Executive is also responsible for recommending the budget resources that are needed for implementation.

The County Council is responsible for establishing the priorities for the implementing strategies, and the time frames for accomplishing them. It is also responsible for ensuring that the budget resources needed for implementation are available, including capital and/or operating funds, staffing resources, and other programmatic needs. As the County's legislative body, the County Council adopts the Region Plan, zoning maps, as well as the annual operating budgets for County departments, the Capital Program and Budget, and any legislation needed to implement the strategies. All plans, maps, and rules and regulations adopted or amended by the Planning and Zoning Officer are approved by ordinance of the County Council prior to taking effect as law.

The Planning Advisory Board (PAB) is responsible for advisory recommendations to the County Executive, the Planning and Zoning Officer, and the County Council

relating to the master plans, the zoning maps, and the rules and regulations relating to zoning. In addition, the PAB makes recommendations regarding the proposed Capital Budget and Program, as well as amendments to the approved Capital Budget and Program. The PAB also reviews the annual report on development measures and indicators that is submitted to the Maryland Department of Planning.

The County intends to create an Implementation Advisory Committee (IAC) that will be responsible for monitoring the progress of implementation of the Region Plans. The committee will help to ensure transparency and accountability and provide advice and guidance to the County on public outreach, implementation, and performance monitoring related to the Region 5 Plan.

Implementing the Region Plan's Recommendations

The strategies and recommendations of this Region Plan, or of any master plan or general development plan, are aspirational, but they should be reasonably attainable for decision makers and County staff to implement over the short-, medium-, and long-term. The process of implementing a strategy varies based on the type of recommendation, the implementing agency, and the complexity of implementation. The following examples show how different types of strategies in this Plan, once adopted by the County Council, could be realized.

Example Strategy:

Design and implement projects in and around the Odenton Town Center to make it safer and more accessible for walking and biking.

1. Walk and Roll Anne Arundel! provides recommendations to prioritize sidewalks, shared-use paths, separated bicycle lanes, standard bicycle lanes, and either improve existing crossings or add new infrastructure to make crossing safer within the Town Centers.
2. OOT requests funding in the coming fiscal year's budget for a consultant to complete a feasibility study for bicycle and pedestrian improvements. The study determines whether the connection is technically feasible, meets the determined criteria, would identify a more precise alignment for the bicycle and pedestrian links, whether there are any potential environmental impacts and necessary mitigation measures, and the recommended facility and design.
3. If a property owner along the studied section of roadway proposes to develop their property, OPZ would work with OOT and the developer to ensure the design of the redevelopment project includes the dedication of right-of-way and potential frontage improvements, such as the bicycle and/or pedestrian facility recommended in the feasibility study.
4. If the County determines the project is a priority before a property is developed, DPW requests Capital Budget funding in the coming fiscal year to begin engineering design for the roadway. Subsequent fiscal year budget requests include funding to complete the design, right of way acquisition, and construction of the roadway.

Measuring our Success

Annual Monitoring

Annual monitoring will provide an accountability framework for reporting progress on implementing the Region 5 Plan strategies. Annual compilation of this information will promote inter-departmental coordination as each department shares and can view the progress made on the strategies. It also clearly demonstrates to elected officials and the public that their local government is following through on the commitments made in the Region Plan. The Office of Planning and Zoning will take the lead in coordinating the Region Plan annual monitoring report. The Region Plan monitoring report will complement the Plan2040 annual report and the land use measures and indicators report that the County currently prepares as required by Maryland State law.

Four-Year Performance Measures

The performance measures report analyzes the County's progress toward addressing the challenges and opportunities and furthering the Region Plan's Vision in four-year intervals. This analysis will include an evaluation of the effectiveness of the strategies in achieving the desired outcomes of the goals and policies. To the extent possible, the performance measures are quantified so that trends can be statistically analyzed. Qualitative measures will be used if there is no clear, reliable quantitative metric. The performance measures report will inform minor plan amendments and modifications that may be needed. The annual monitoring reports and four-year performance measures report will also provide a foundation of information to support the next update of the Region Plan.

Not all strategies in a Region Plan will ultimately be implemented, and a number

of issues can arise that prevent implementation. These can include issues such as:

- an economic downturn that limits state or federal funding, or local agency staffing, to carry out certain projects
- subsequent discussions with property owners or the community indicate resistance to details of implementing the recommendation
- general constraints within the County budget
- a change in property ownership to a new owner who has a different vision for the property
- a change in political priorities of elected officials
- subsequent feasibility studies that determine a potential recommendation is not technically or economically feasible
- a recommendation is only partially implemented, such as a road connection that is implemented as a bicycle/pedestrian link.
- connection that is implemented as a bicycle/pedestrian link.

Stay Involved

Stay informed of efforts to implement the Region 5 Plan, as well as future planning work and development activity in the area. Here are several key ways for individuals and communities to remain aware of the County's work and advocate for their community's needs:

1. *Organize*

Neighborhoods and communities that are organized and well-connected to each other are best poised to stay informed, share information, and advocate for their needs.

- Plug into existing community groups in the area, such as the neighborhood homeowner's association (HOA) or civic association. Well-established, active groups monitor local government work and share relevant information with members.
- Take part in bettering the community by joining one of nearly 60 established boards or commissions. Volunteers serve many purposes, such as providing oversight and recommendations, and make significant contributions to the operation of County government. Learn more at aacounty.org/boards-commissions

2. Connect

Getting information directly from the local government helps ensure residents have accurate, applicable information to share with neighbors. Sign up for digital updates from local government sources.

- Anne Arundel County's Office of Community Engagement and Constituent Services (CECS) publishes regular e-newsletters with current information, news, and opportunities from throughout the County. Sign up at aacounty.org/county-executive/cecs/newsletter.
- The Anne Arundel County Council provides frequent updates on relevant issues specific to their Districts through constituent email lists and social media. Register to receive updates and connect with your representative online; visit aacounty.org/county-council to find your Councilmember.
- Register for updates on specific planning efforts from the Office of Planning and Zoning at aacounty.org/opzsignup.

- Follow other County agencies on social media and receive newsletter updates directly to your inbox. Opt in through the County Social Media Guide at aacounty.org/news-events/social-media-directory and aacounty.org/county-executive/cecs/newsletter
- Utilize the EngageArundel Quick Resource Guide: aacounty.org/county-executive/cecs/engagearundel/quick-resource-guide

3. Monitor

Keep an eye on government operations and look for important opportunities to weigh in on what matters most for your community.

- Engage in the County budget process each spring, when elected officials choose what to fund over the upcoming fiscal year. This is when individuals and communities can advocate, in writing and in person, for priority investments. Learn more at aacounty.org/budget.
- Follow and comment on development projects in your area. Review the list and mapping of proposals at aacounty.org/planning-and-zoning/development/development-activity. Find a calendar of community meetings and submit comments for eligible projects at aacounty.org/planning-and-zoning/development/community-meetings.
- Review local information and statistics. County agencies maintain data sets and reports available to the public. Increase what you know about your community through ongoing projects and studies. Browse available resources such as mapping, dashboards, and meeting recordings.

IMPLEMENTATION

- OpenArundel data and tools aacounty.org/openarundel
 - Public Works Capital Projects aacounty.org/public-works/engineering/capital-projects
 - Office of Transportation projects, plans, and reports aacounty.org/transportation/projects-plans-reports
 - Department of Health statistics and reports aahealth.org/about-us/statistics-and-reports
 - Partnership for Children, Youth, and Families reports aacounty.org/partnership-for-children-youth-and-families/reports-and-publications
 - Bureau of Watershed Protection and Restoration reports and projects aacounty.org/public-works/bwpr/watershed-restoration-projects
 - Office of Equity and Human Rights data and reports aacounty.org/county-executive/oehr/relevant-data-reports
 - Anne Arundel Economic Development Corporation aaedc.org/data-resources/
 - Arundel Community Development Services, Consolidated Annual Performance and Evaluation Report (CAPER) acdsinc.org/community-planning-development/caper/
 - Housing Resource Portal aacounty.org/housing-resource-portal
- Is there no organization in your neighborhood? Start one! A simple email list or social media group of your neighbors is a great way to share information and help mobilize community response when necessary.

Acronyms

AACC: Anne Arundel Community College

AACPS: Anne Arundel County Public Schools

AAEDC: Anne Arundel Economic Development Corporation

AAWDC: Anne Arundel Workforce Development Corporation

ACDS: Arundel Community Development Services

ACS: American Community Survey

AMI: Area median income

APA: American Planning Association

APF: Adequate Public Facilities

BWI: Baltimore/Washington International Thurgood Marshall Airport

CEN: Anne Arundel County Office of Central Services

DDA: Difficult to Develop Areas

DOH: Department of Health

DOAD: Department of Aging and Disabilities

DRP: Anne Arundel County Department of Recreation and Parks

DPA: Development Policy Area

DPW: Anne Arundel County Department of Public Works

DPW-BWPR: Anne Arundel County Department of Public Works, Bureau of Watershed Protection and Restoration

FAR: Floor area ratio

GDP: General Development Plan, also known as Plan2040

HUD: U.S. Department of Housing and Urban Development

I&P: Anne Arundel County Department of Inspections and Permits

LIHTC: Low-income housing tax credit

LPPRP: Anne Arundel County Land Preservation, Parks, and Recreation Plan

MARC: Maryland Area Rail Commuter

MPDU: Moderately Priced Dwelling Unit

OEM: Anne Arundel County Office of Emergency Management

IMPLEMENTATION

OOT: Anne Arundel County Office of Transportation

OPZ: Anne Arundel County Office of Planning and Zoning

PILOT: Payment in lieu of taxes

PLU: Planned Land Use

SAC: Stakeholder Advisory Committee

SUP: Shared use path

TAZ: Traffic Analysis Zone

TFMP: Transportation Functional Master Plan

TOD: Transit-Oriented Development

Implementation Matrix

Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PI - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management



Natural Environment

Region 5 Strategies

NE1	Prepare a Conservation Plan for the Jabez Branch subwatershed that would identify Critical Aquifer Recharge areas, additional properties to include in the Green Infrastructure Network, feasibility of a Jabez Branch Overlay Zone, strategies to protect and restore the Jabez Branch, and study and establish viable goals for reducing stormwater runoff, impervious surface, and increasing forest cover and riparian buffers.	NE1.4	PSI	BWPR, OPZ	Mid-Term	Status of conservation plan.
NE2	Promote conservation of remaining undeveloped land in the Green Infrastructure Network, with a focus on conserving land adjacent to the Patuxent Research Refuge, within the Little Patuxent watershed, and in the Jabez Branch subwatershed.	NE3.1	RIM	DPW, OPZ, BWPR	Short-Term	Amount of land protected.
NE3	Implement stormwater management and stream restoration projects in watersheds identified as priorities by the County Bureau of Watershed Protection and Restoration, including the Jabez Branch, Towyers Branch, and Picture Spring Branch.	NE4.1	CI	BWPR, I&P	Short-Term	Status of stream restoration projects.
NE4	For the Naval Academy Dairy Farm, partner with the Department of Defense to conserve the rural and agricultural landscape and prevent sediment pollution in Little Patuxent and Severn watersheds and streams.	NE4.1	PPI	BWPR, I&P	Mid-Term	Status of partnership and plan to prevent sediment runoff.



Built Environment

Region 5 Strategies

BE1	Analyze and revise Health Department Standards, as well as other permitting agencies standards, to allow greater flexibility for building accessory dwelling units.	BE11.2	PSI	OPZ, DOH	Short-Term	Status of study.
BE2	Protect White's Hall (Johns Hopkins' birthplace) and consider options for programming, such as rehabilitating the structures for community space and a neighborhood park that respects the history of the site.	BE14.1	PSI	DRP, OPZ	Mid-Term	Status of uses at White's Hall.

Implementation Matrix

Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PI - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management

	Related Plan 2040 Goal and/or Policy	Implementing Mechanism	Responsible Departments (lead in bold)	Timeframe (short 0-5, mid 5-10, long 10+ yrs)	Performance Measures
BE3	Focus solar energy generating facilities to developed areas, such as rooftops and parking lots, rather than greenfields.	PPI	OPZ	Short-Term	Status of data identifying the location of new solar energy generating facilities.
BE4	Identify appropriate traffic calming measures along the following roads: a. Patuxent Road in the Woodwardville area b. Johns Hopkins Road c. Riedel Road d. Waugh Chapel Road	CI	OOT, DPW	Short-Term	Number and type of traffic calming measures.
BE5	Partner with the State Highway Administration to improve safety, add capacity, improve traffic operations, and improve pedestrian and bicycle connectivity on MD 3.	OP	OOT, DPW	Short-Term	Number and type of improvements.
BE6	Fund Region 5 County roadway projects in the capital improvement program for design and construction.	CI	DPW	Mid-Term	Status of improvements.
BE7	Identify strategies other than road widening, such as alternative connections, to manage vehicular capacity on Patuxent Road in the Woodwardville area.	PSI	OOT, DPW	Mid-Term	Steady or decline in traffic counts.
BE8	Identify and implement solutions to improve vehicular flow at the following intersections: a. MD 424 and MD 450 intersection b. Conway Road and Two Rivers Boulevard	CI	DPW	Mid-Term	Status of improvements.
BE9	Implement recommendations from the Two Rivers community access point feasibility study.	CI	DPW	Mid-Term	Status of improvements.
BE10	Evaluate whether Winer Road should have two-way traffic.	CI	DPW	Long-Term	Status of improvements.
BE11	Address flooding on Conway Road and Patuxent Road while preserving the historic and natural character.	CI	OOT, DPW	Mid-Term	Status of improvements.
BE12	Partner with the State Highway Administration to construct noise barrier walls along MD 32 and MD 3 in locations where residences abut the highways.	CI	OOT, DPW	Mid-Term	Linear feet of noise barriers constructed.
BE13	Track ridership of public transportation, including boarding/alighting at transit stops in Region 5 to help inform improvements to existing routes and developing new routes.	RIM	OOT	Short-Term	Status of data.
BE14	Increase the frequency and reliability of transit serving Region 5.	OP	OOT	Short-Term	Status of transit routes.

Implementation Matrix

Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PI - 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
BE15	Identify park and ride locations to serve major employers, such as the National Security Agency (NSA). Parking areas should include electric vehicle support facilities.	PSI	OOT	Short-Term	Status of study.
BE16	Improve bus stops in Region 5 with appropriate facilities, such as concrete pads, shelters, and benches.	CI	OOT	Short-Term	Status of improvements.
BE17	Improve access to bus stop locations with crosswalks and sidewalks for transit within Region 5.	CI	OOT, DPW	Short-Term	Status of improvements.
BE18	Construct a pedestrian bridge or at-grade crossing across MD 3.	CI	OOT, DPW	Long-Term	Status of improvements.
BE19	Develop safer bicycle and pedestrian connections between neighborhoods and points of interest, including the following locations: a. the Crofton Triangle and the Crofton High School, Crofton Library, the Waugh Chapel Shopping Center; Bell Branch Park, and Bowie b. the Odenton MARC Station and the proposed Academy Yard project in Odenton c. the Odenton Library and the southern Historic District d. GORC Park from Waugh Chapel Road	PSI	OOT, DPW, OPZ	Mid-Term	Status of improvements.
BE20	Identify and implement bicycle and pedestrian facilities for the following roads: a. Riedel Road b. North Patuxent Road c. Odenton Road (west of Piney Orchard Parkway) d. Becknel Avenue e. Waugh Chapel Road f. MD 175 in the Odenton Town Center g. Conway Road	CI	OOT, DPW	Mid-term	Status of improvements.
BE21	Improve pedestrian crossings at the following locations: a. Odenton Road and Piney Orchard Road b. Patuxent Road at the WB&A Trail crossing c. Waugh Chapel Road, specifically at locations that could provide access to GORC Park d. MD 3 at the South Shore Trail crossing e. MD 424 at Riedel Road f. MD 3 at Conway Road/Davidsonville Road	CI	OOT, DPW	Mid-term	Status of improvements.
BE22	Design and implement projects in and around the Odenton Town Center to make it safer and more accessible for walking and biking.	CI	OOT, DPW, OPZ	Mid-term	Status of improvements.

Implementation Matrix					
<i>Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PJI - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management</i>					
 Healthy Communities					
Region 5 Strategies					
HC1	Encourage the Department of Defense to consider the following community uses at the Naval Academy Dairy Farm: greenspace, trails, nature-based recreational areas, agricultural club areas, agri-educational uses, and interactive water features.	HC1.1	PPI	DPW, OPZ	Mid-term
HC2	Support the development of a community park by the Odenton Library.	HC1.1	CI	DRP, DPW	Short-Term
HC3	Identify opportunities to utilize land at the Crofton Library for a park, trails, or other passive recreation.	HC1.1	CI	DRP, AACPL, DPW	Mid-Term
HC4	Identify opportunities to protect the environmentally sensitive lands on Parcel O of the Two Rivers subdivision for wildlife habitat and establish a passive park.	HC8	PPI	OPZ	Short-Term
HC5	Identify opportunities to connect regional trail systems (ex. WB&A and South Shore) and community trail networks (ex. Piney Orchard) within and beyond Region 5 (ex. BWI Loop).	HC8.1	CI	DRP, DPW	Mid-Term
HC6	Continue to fund and construct all phases of the WB&A Trail.	HC8.1	CI	DRP, DPW	Mid-Term
HC7	Develop an intergenerational community center in Crofton.	HC8.2	CI	DRP, DPW	Long-Term
HC8	Develop water access locations, such as Patuxent Ponds Park, along the Patuxent River and Little Patuxent River. Locations should include adequate facilities, such as restrooms and parking.	HC8.2	CI	DRP, DPW	Mid-Term
HC9	Identify potential locations for an aquatic center or an interactive water play amenity (ex. splash pad) in Region 5.	HC8.2	CI	DRP, DPW	Mid-Term
HC10	Identify a potential location for an arts center in Region 5.	HC8.2	CI	DRP, DPW	Long-Term

Implementation Matrix

Implementing Mechanism: CI - Capital Improvements; FS - Financial Strategy; LEG - Legislation; OP - Operational Procedure; PPI - Public Information Initiatives; PSI - Planning Study Initiative; PPI - Program or Policy Initiative; RIM - Resource Inventory and Management

Countywide Strategies to amend Plan2040 Implementation Matrix

	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
HC5.1j	Identify strategies to utilize senior activity centers for other programming, ages, and use throughout an entire day.	PPI	DOAD	Short-Term	Status of programming at Senior Activity Centers.
HC8.2k	Require developers to provide adequate shading for tot lots and recreational facilities as part of the subdivision process, if applicable.	LEG	OPZ	Mid-Term	Status of Code amendments.



Healthy Economy

Region 5 Strategies

HE1	Expand economic development efforts focused on the Odenton Town Center, including financial incentives, branding, marketing, and investments in public infrastructure such as streets, sidewalks, and parks.	PPI	AAEDC, OPZ	Short-Term	Status of financial programs and capital projects.
HE2	Support redevelopment and revitalization of aging commercial sites, including sites along the MD 175 and MD 3 corridor, with financial incentives and regulatory flexibility.	FS	AAEDC, OPZ	Short-Term	Status of financial programs and development regulations.
HE3	Support the revitalization of Crofton Village Green including investments in infrastructure to support new businesses.	CI	AAEDC, DPW, OPZ	Mid-Term	Decrease in the number of vacancies at the Crofton Village Green.

Countywide Strategies to amend Plan2040 Implementation Matrix

HE2.1j	Update the County Code to incentivize space for childcare.	LEG	OPZ	Short-term	Status of Code amendments.
HE6.2c	Support reclamation efforts for closed sand and gravel operations to restore and enhance the natural environment, provide recreational opportunities, provide community benefits, and promote opportunities for renewable energy generation that are sensitive to watersheds. Efforts should be prioritized based on location and level of intensity.	PPI	OPZ, AAEDC	Short-Term	Status of environmental protection measures and community amenities at reclamation sites.

Glossary

Adequate Public Facilities (APF): Ordinance to provide a growth management process that will enable the County to provide adequate public schools, roads, and other infrastructure facilities in a timely manner and achieve General Development Plan (GDP) growth objectives.

Affordable Housing: Generally, State and Federal policy say that to be considered "affordable," housing costs should not exceed 30% of a household's income. Affordable housing can be naturally occurring, or income-restricted:

Naturally occurring: Housing that is affordable due to market conditions such as desirability of location, age of housing stock, and condition of the housing, together with the household income of the occupant(s).

Income-restricted: Housing that is required by Federal, State, and/or other funding or regulatory requirements to be affordable to households with limited incomes. Income restrictions are often deeded to a housing unit for a period of 20 to 40 years, depending on State and Federal funding structure and whether the units are rentals or owned.

Note: With the adoption of Bill 52-23 Anne Arundel County Code defines "Affordable Housing" as:

1. Housing that complies with the requirements for workforce housing listed in title 10 of Article 18 of the code; OR
1. For which there are recorded restrictive covenants on the property for at least 30 years restricting occupancy to income eligible households; AND
2. The housing is financed, in whole or part, through the U.S. Department of Housing and Urban Development funding, low income housing tax credit program, Maryland Community Development Administration's Rental Housing Development Programs, Anne Arundel County Affordable Housing Trust Funds, or a combination of these funds and programs.

Bulk Regulations: Controls on building size, placement and coverage through floor-area ratio (FAR), height, and open area regulations.

Car-centric planning: Refers to urban planning that privileges the private automobile as a primary transportation mode, often to the exclusion of people who walk, bike, or use public transit.

Commercial Revitalization Areas: Areas adopted as overlay zones in the County Code (Article 18, Title 14, Subtitle 3). The areas are allowed expanded uses and greater development flexibility to encourage redevelopment of vacant properties.

Communities of Opportunity: Areas that have strong schools, strong housing markets, low concentrations of poverty, and healthy economic characteristics.

Conservation Easement: A voluntary legal agreement between a landowner and a government agency or land trust that permanently limits future development of the land to protect its conservation values.

Critical Corridor Development Policy Area: Existing, developed areas along major roads where opportunities to improve safety and mobility exist. These areas often form the economic center of a community. Redevelopment that improves multi-modal outcomes and preserves adjacent neighborhoods is encouraged.

Critical Economic Development Policy Area: Existing or planned regional-scale destinations, employment centers, or areas supporting the County's major economic drivers. They have primarily industrial, commercial, and mixed land uses within the Priority Funding Area, with flexible land use policies to facilitate business growth and job creation.

Density: The number of residential dwelling units per acre of land.

Design Guidelines: Standards for architecture and site design that allow for diversity of development while promoting specific qualities that are unique to a given neighborhood or community.

Difficult to Develop Areas (DDAs): Defined by the U.S. Department of Housing and Urban Development as areas with high land, construction and utility costs relative to the area median income and are based on Fair Market Rents, income limits, the 2010 census counts, and 5-year American Community Survey (ACS) data. These designations are used by HUD to adjust grant and funding allocations.

Equity: A condition of parity between different demographic and socioeconomic groups that is achieved by intentionally improving quality of life for populations that are underserved, under-resourced, and vulnerable.

Goal: A general, overall, and ultimate purpose, aim, or end toward which the County will direct effort. Goals should seek to provide an answer to the question: "What does this Region community want to be?"

Green Infrastructure Network: The largest, connected natural areas and open spaces in the County. The Network includes both public and private land. Some private properties in the Network are conserved through agricultural and conservation easements or through the development review process as open space and floodplains and forest conservation easements. The Network also includes privately owned land without special protections.

Historic Resources, County Inventory of: means properties listed on the Maryland Inventory of Historic Properties, the National Register of Historic Places or the National Register of Historic Landmarks. Historic resources consist of properties, buildings, structures, districts, and archaeological sites that represent County history, that are associated with the lives of historically significant persons, that have historically significant architectural value, or that are capable of yielding information important to the County's history or prehistory.

Historic Preservation Tax Credit Program: Established "Landmark" buildings and districts and provides a property tax credit in the amount of 25% of qualified expenses for certain historic residential or income-producing properties, or 5% for a qualified new construction in a Landmark Historic District.

Housing, Workforce and Affordable: The term "workforce and affordable housing" is used throughout this plan to describe housing that meets the requirements of the County's Workforce Housing policy, defined above, in addition to housing that is income-restricted to serve low- and very-low income households. Low- and very-low income households are those earning less than 60% of Area Median Income as adjusted for household size for the Baltimore Primary Metropolitan Statistical Area.

Housing Trust Special Revenue Fund: Authorized through Maryland House Bill 933, the governing body of Anne Arundel County to increase the rate of the transfer tax imposed on certain written instruments conveying title to property or a leasehold interest in real property. The revenue paid into the fund is dedicated and appropriated to provide affordable housing for moderate and low income individuals in the County.

Impact Fee: Any person who improves real property and thereby causes an impact upon public schools, transportation, or public safety facilities shall pay development impact fees as provided in subtitle § 17-11-203 of the County Code. Impact fees collected under subtitle § 17-11-203 are deposited into appropriate special funds to ensure the fees and all interest accrued are designated for improvements reasonably attributable to new development and are expended to reasonably benefit the new development.

Inclusive Ventures Program: An Anne Arundel Economic Development Corporation (AAEDC) program that seeks to help small, minority, woman, and Veteran-owned businesses in Anne Arundel County succeed and grow.

Income-Restricted Housing: Refers to housing that is limited to tenants earning below certain total household income percentages of the area median income.

Infill or Infill Development: Residential infill is the development of vacant, buildable lots within an existing subdivision or existing developed area, or the creation of new lots within a previously approved residential plan of subdivision or an existing developed area. This is the most prevalent type of infill. Commercial infill occurs on vacant commercial sites. In designated Mixed-Use zones, infill development may combine a variety of different uses (for example, residential, commercial, institutional).

Land Use, Planned: Planned land use is a policy guide for how the County and its residents envision the future use of the land to be in order to promote a more desirable outcome. State law mandates that zoning be compatible with planned land use.

Land Use, Existing: Existing land use in the County reflects how land is currently being used. It establishes a reference point for identifying areas suitable for change and redevelopment or areas appropriate for preservation.

Low Income Housing Tax Credit: The low-income housing tax credit (LIHTC) program is the federal government's primary policy tool for encouraging the development and rehabilitation of affordable rental housing. The program awards developers federal tax credits to offset construction costs in exchange for agreeing to reserve a certain fraction of units that are rent-restricted for lower-income households. Though a federal tax incentive, the program is primarily administered by state housing finance agencies (HFAs) that award tax credits to developers.

Missing Middle Housing: "Missing middle" is a commonly-used term that refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings. Examples include duplexes, triplexes, townhomes, and more. Used in this context, "middle" references the size and type of a home, relative to its location – in the middle – on a housing scale spectrum. The cost of these homes vary based on style, size, location, and market forces; therefore missing middle housing types do not correlate with a specific income bracket.

Mixed-Use: A development or project that blends two or more residential, civic/institutional, commercial, office, or other uses.

- Vertical mixed-use refers to one building that includes two or more uses.
- Horizontal mixed-use refers to a site or area that may have multiple uses, such as when the uses are in individual buildings located near each other.

Moderately Priced Dwelling Unit (MPDU): Housing unit developed under governmental programs or private initiatives to assist families of low or moderate income, which is sold or rented at a cost that does not exceed a maximum price or rent established by the County.

Move Anne Arundel Plan: Anne Arundel County's Transportation Final Master Plan (TFMP). The goal of the TFMP is to identify, analyze and understand the relationship between land use patterns and the mobility and accessibility constraints and opportunities within the County. The document provided by this effort shall be a logical, cohesive and comprehensive assessment of multimodal transportation issues, opportunities and recommendations in Anne Arundel County that will be programmed to the year 2045.

Multimodal Transportation: Consideration for multiple modes of transportation, including bus, train, bicycling, walking, rolling, ride-hailing, and/or other means of mobility, including automobile.

Neighborhood Preservation Development Policy Area: Existing, stable residential communities and natural areas (may include local commercial and industrial uses) that are not intended for substantial growth or land use change, but may have specific areas targeted for revitalization. Development is limited to infill and redevelopment that must be compatible with the existing neighborhood character. Public infrastructure exists but may need capacity improvements.

Nuisance Flooding: High-tide flooding that causes public inconvenience.

Overlay Design Guidelines: A collection of regulations to establish architectural and landscape criteria within a defined area.

Plan2040: Anne Arundel County's master General Development Plan, which sets the 20-year policy framework to protect the County's natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy. The County Council adopted Plan2040 in May 2021.

Public Facility: Essential facilities provided to the public. Some, such as public roads, emergency services, stormwater management systems, and public schools, are part of Adequate Public Facilities (APF) testing in the development process. This means that new private development must show that it will not adversely impact the ability of the government to provide and maintain these facilities for the public. Other public facilities, such as public libraries, the community college, and parks, are not part of APF testing, but are still monitored by the government to ensure their ability to meet the needs of residents.

Property, Underutilized: Those with an assessed value of improvements over \$10,000 but less than the base land-assessed value.

Property, Vacant: Those with an assessed value of improvements of less than \$10,000.

Redevelopment: New construction on a site that has pre-existing uses or renovation of existing uses on a site.

Road Functional Classification: Identifies current and future highway and road proposals throughout the County. Roadways are identified by their functional classification, which is the grouping of highways, roads and streets by the character of service they provide. These classifications reflect the utility of various facilities and generally determines the design of the roadway.

Safe Routes to School: These programs are federally-funded, sustained efforts by community members and governments to enable and encourage children to safely walk, roll, or bicycle to school. Federal funds allocated to this program are reimbursable and available for infrastructure and non-infrastructure projects that benefit elementary and middle school children in grades K-8.

Scenic and Historic Roads: A road shown on the official map entitled "Scenic and Historic Roads, 2006" adopted by the County Council. Legislation protects the science and historic fabric of the landscape of Anne Arundel County through regulating development along the County's 150+ designated Scenic and Historic Roads.

Sense of Place: A feeling of connection to a place, where people have positive associations with and ascribe meaning to a place based on memorable experiences; a "community feel."

Setback: The minimum distance between a lot line and a structure.

Strategy: A specific action to be taken by the County government to implement the Region Plan goals, such as the adoption of a new ordinance or implementation of a new County program. Strategies should be in response to the question, "How does this help implement the goals?"

Subdivision: Involves the process of dividing property into two or more lots of record. Applications are classified as either Subdivision or Minor Subdivision. Minor subdivisions are those that generally consist of five residential lots or fewer (including any existing developed lot). Subdivisions are generally those existing or proposed subdivisions that consist of more than five residential lots.

Targeted Development, Redevelopment and Revitalization Development Policy Area: A County designation that promotes public and private investment in designated Town Centers, Commercial Revitalization Areas and Sustainable Communities. Also known as "Targeted Growth Areas."

Town Center Development Policy Area: As designated in Plan2040, existing or planned compact, walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas within the Priority Funding Area that take the most urban form in character within the County. Town Centers are focused and encouraged to take advantage of existing infrastructure. Implementation is guided by a town center master plan.

Transit-Oriented Development (TOD): A dense, mixed-use deliberately-planned development within a half-mile of transit stations that is designed to increase transit ridership while reducing reliance on cars.

Transit-Oriented Policy Development Overlay Area: A Plan2040 designation. Compact, walkable, pedestrian-oriented, mixed-use areas that are within a half-mile of an existing or planned transit station and compatible with the underlying Policy Area and surrounding community.

Traffic Analysis Zones (TAZ): The unit of geography most commonly used in conventional transportation planning models.

Use, Conditional: A use that is permitted subject to compliance with a set of conditions or requirements set forth in the zoning ordinance.

Use, Permitted: A use that is permitted by right within a zoning district.

Use, Special Exception: A use permitted within a zoning district, but subject to certain specific conditions. An applicant must demonstrate compliance with the conditions during a public hearing before the County Administrative Hearing Officer.

Village Center Development Policy Area Overlay: Existing or planned; walkable, pedestrian-oriented, mixed-use areas that are suburban or rural in character compatible with the underlying Policy Area and surrounding community; development and redevelopment is oriented toward the community, enhances community heritage, and is implemented by a village sector plan.

Vision of the Region: A statement of philosophy and basic community values and aspirations for the future of the Region that sets the overall goals, policies, and strategies in Region Planning. The Vision is supported by the five Plan2040 Themes.

Walk and Roll Plan: The plan builds on recommendations established in Move Anne Arundel, Transportation Functional Master Plan (TFMP). The goals and strategies are to prioritize a safe and comfortable walking network between essential destinations throughout the County, ensure that vulnerable populations have access to active transportation infrastructure, recommend infrastructure proven to reduce crashes, and to identify policy recommendations to promote the construction of safe accessible, and direct walking and rolling infrastructure.

Workforce Housing: Defined in County Code. Deed- and income-restricted dwelling units wherein 60% of rental units are occupied by households whose income does not exceed 60% Area Median Income, and 40% of homeowner units are occupied by households whose income does not exceed 100% Area Median Income. Area Median Income is adjusted for household size for the Baltimore Primary Metropolitan Statistical Area, as defined and published annually by the United States Department of Housing and Urban Development.

Zoning: Requirements in County Code that specify allowed types of uses, the bulk and shape of buildings, and where buildings can be situated on property lots, among other characteristics of development. For example, different zoning allows for different setbacks from the street, maximum heights of buildings, or minimum sizes of lots. Zoning must be compatible with planned land use.

Relevant Plans

This section includes additional reports and plans that have been adopted or are in progress since Plan2040.

Plan 2040 Annual Progress Report: The Annual Progress Report provides summary statistics on the status of the Plan2040 Goals, Policies, and strategies as of the end of calendar year 2022. It also highlights some of the achievements that occurred in 2022. The appendix provides a brief update on all of the 400+ strategies with descriptions and performance measures.

Vision Zero: Vision Zero is a strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all. In January 2022, the Office of Transportation released a Vision Zero Draft Plan.

Walk & Roll Anne Arundel: The recent update to the Pedestrian and Bicycle Master Plan, is a vision for walking, bicycling, and rolling using a connected network of streets and trails where it's safer, easier, and more comfortable to get around outside of a vehicle. The plan builds upon Move Anne Arundel!, the County's recently adopted transportation master plan, as well as the previous 2003 and 2013 Pedestrian and Bicycle Master Plans.

Land Preservation, Parks, and Recreation Plan (LPPRP): Developed by the Anne Arundel County Department of Recreation and Parks, the LPPRP serves as a guide for land preservation and for parks and recreation planning, park development, program improvements, and decision making.

Green Infrastructure Master Plan: The County's Green Infrastructure Master Plan supports the LPPRP and is a technical guide to conserving and adding green spaces throughout the County. The plan identifies a Green Infrastructure Network— large, connected, natural lands that work together to protect environmental and community health— and identifies strategies to maintain and expand the Network where possible.

Poverty Amidst Plenty: The purpose of this report is to provide an overview of the issues in Anne Arundel County that impact the economy and quality of life. The report intends to increase knowledge and awareness as well as to frame informed discussions about persistent local trends and needs.

DPA, DPAO, and PLU Changes

The following tables detail the key changes to the Development Policy Area Overlays and Planned Land Use maps from the maps in Plan 2040. Changes initiated by owner application, by OPZ staff recommendation, and by public comments to the preliminary land use plan shared via the Online Open House web tool are included.

The land use changes set forth in the columns entitled "Final Recommendation" shall become effective upon approval and enactment of this Plan, except where the land use is amended in the column entitled "Council Amendments". In that case, the land use changes that become effective upon approval and enactment of this Plan shall be those set forth in the column entitled "Council Amendments". This Region Plan and amendments to the maps herein shall be considered amendments to Plan 2040, until adoption of the next General Development Plan in accordance with § 18-2-103(e)(5) of the County Code.

Development Policy Area and Development Policy Area Overlay Changes

Since Plan2040

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA/O)	SAC Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	Final Justification	Council Amendment
Crofton	7	DPA-R5-CFT-0100	36	6	1	30.9	Neighborhood Preservation	Critical Corridor	SAC agrees with OPZ recommendation.	Critical Corridor	Critical Corridor	This change to the Critical Corridor Development Policy Area is consistent with Plan2040 Goal BE10 to relieve traffic congestion and improve mobility options and safety in the Critical Corridor Policy Areas. These parcels have access to and from MD 3. Inclusion in the Critical Corridor Development Policy Area provides the opportunity for these parcels to be further reviewed in future MD 3 corridor studies.	
				126	2								
				162	3								
				164	30								
				170	3N								
				171	7								
				181	8								
				212	9								
				225	13								
				230	15								
				264	19								
				271	25								
				274	29								
				275	31								
				311	32								
				328	35								
				362	39								
				363	41								
				364	43								
				368	49								
				393	53								
					D								
				2643 Carver Rd									
				2645 Carver Rd									
				2647 Carver Rd									
				2650 Carver Rd									
				2651 Carver Rd									
				2653 Carver Rd									
				2657 Carver Rd									
				2658 Carver Rd									
				2661 Carver Rd									
				2663 Carver Rd									
				2664 Carver Rd									
				2670 Carver Rd									
				No # Carver Rd									
				No # Crain Hwy									
				No # Lee St									
Odenton	4	DPA-R5-ODT-0100	29	119	-	0.5	Neighborhood Preservation	Town Center	SAC agrees with OPZ recommendation.	Town Center	Town Center	This change to the Town Center Development Policy Area is consistent with the parcel's location within the Odenton Town Center, the Plan2040 definition for the policy area and with Plan2040 Goal BE7 to promote vibrant, high-quality development in Town Centers. Additionally, the change is consistent with the 2024 Odenton Town Center Master Plan Goal BE1, which supports the Odenton Town Center's becoming a vibrant community with a strong sense of place and community identity and a cohesive development pattern through consistent and harmonious site design, building scale, architecture, and landscaping.	

Development Policy Area and Development Policy Area Overlay Changes

Since Plan2040

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	*Change Acres (if different)	Plan2040 Development Policy Area (DPA/O)	SAC Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	Final Justification	Council Amendment
Odenton	4	DPA-R5-ODT-0101	1311 Odenton Rd	29	212	-	0.7	Neighborhood Preservation	Town Center	SAC agrees with OPZ recommendation.	Town Center	Town Center	This change to the Town Center Development Policy Area is consistent with the parcel's location within the Odenton Town Center, the Plan2040 definition for the policy area and with Plan2040 Goal BE7 to promote vibrant, high-quality development in town centers. Additionally, the change is consistent with the 2024 Odenton Town Center Master Plan Goal BE1, which supports the Odenton Town Center's becoming a vibrant community with a strong sense of place and community identity and a cohesive development pattern through consistent and harmonious site design, building scale, architecture, and landscaping.	
	5	DPAO-R5-GAM-0100	730 MD Rt 3 South Ln No # MD Rt 3 South Ln 713 McKnew Rd 712 McKnew Rd 736 MD Rt 3 South Ln 714 McKnew Rd 710 McKnew Rd 708 McKnew Rd 814 MD Rt 3 South Ln 848 Crain Hwy 846 Crain Hwy	30 37	2 42 114 121 159 192 245 296 472 494 551 621	1 - 4	69.97	None	Mixed Use Overlay	SAC agrees with OPZ recommendation.	Mixed Use Overlay	Mixed Use Overlay	This change to the Mixed-Use Development Policy Area Overlay identifies designated Mixed-Use zoned and planned land use parcels as targeted development, redevelopment, and revitalization growth areas. This change is consistent with Plan2040 Goals BE5, BE9, BE11, and BE12 by providing an opportunity for a variety of housing types, including workforce housing in close proximity to jobs.	
Gambrells														

Planned Land Use Changes

Since Plan2040

Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	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
4	PLU-R5-CFT-0101	Unaddressed Parcel	37	267	-	0.50 *0.28	Conservation and Low Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II as a private right-of-way for a residential use that has a density averaging between 1 to 2 units per acre and the remainder of Low Density Residential Planned Land Use on the property.	
7	PLU-R5-CFT-0102	1861 Crofton Pky	43	211	-	0.46	Conservation	Public use	SAC agrees with OPZ recommendation.	Public use	Public use	This change to Public Use Planned Land is consistent with the existing public water supply facility. Designating this property as Public Use Planned Land Use is consistent with Table 17 in Plan2040, Volume II for government-owned facilities not designated as Conservation, Parks and Open Space or Transit.	
7	PLU-R5-CFT-0103	No # Recreation Area	42	149	-	3.66	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.	
7	PLU-R5-CFT-0104	No # Recreation Area	42	149	-	3.66	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.	
7	PLU-R5-CFT-0105	No # Recreation Area 1871 Neumann Way	43	296	-	4.77	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.	
7	PLU-R5-CFT-0106	1837 Harewood Ln No # Harewood Ln	43	37	-	17.97	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.	
7	PLU-R5-CFT-0107	No # Crofton Colony Ct	43	125	-	27.86	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.	
7	PLU-R5-CFT-0108	No # Recreation Area No # Open Space	36	193	-	6.35	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for a community's platted open space or recreation area that is not under conservation easement in perpetuity.	
7	PLU-R5-CFT-0109	2482 Lee St	36	162	19	0.06	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with the existing residential use and with Table 17 in Plan2040, Volume II for density between 2 to 5 units per acre. Additionally, the change is compatible with the surrounding area.	
7	PLU-R5-CFT-0110	1495 Riede Rd	37	63	15R	9.70	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for private institutional facilities and with the existing use and zoning.	
4	PLU-R5-CFT-0111	No # Nantucket Dr	-	-	-	0.07	Conservation	High Density Residential	SAC agrees with OPZ recommendation.	High Density Residential	High Density Residential	This change to High Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for multi-family residential developments.	

Crofton

Planned Land Use Changes

Since Plan2040

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7	PLU-R5-CFT-0112	No # Open Space	43	296	-	8.38	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
7	PLU-R5-CFT-0113	Flood Plains	43	16	-	10.7 *4.05	Conservation	Conservation and Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Conservation and Low-Medium Density Residential	Conservation and Low-Medium Density Residential	This change to Conservation and Low-Medium Density Residential Planned Land Use is consistent with the existing floodplain and residential uses on the parcel. Additionally, the change is consistent with the adopted Zoning.	
7	PLU-R5-CFT-0114	No # Defence Hwy	42	165	-	0.08	Commercial	Industrial	SAC agrees with OPZ recommendation.	Industrial	Industrial	The change corrects the Plan2040 Planned Land Use Map, where Commercial Planned Land Use was applied to sections of the properties that are primarily industrial in nature.	
4	PLU-R5-CFT-0115	No # Cronson Blvd	42	64	-	0.12	Public use	Commercial	SAC agrees with OPZ recommendation.	Commercial	Commercial	This change to Commercial Planned Land Use is consistent with Table 17 in Plan2040, Volume II for general service uses and with the existing zoning.	
4	PLU-R5-CFT-0116	1610 Professional Blvd	42	206	4	1.05	Public use	Conservation	SAC agrees with OPZ recommendation.	Conservation	Conservation	This change to Conservation Planned Land Use is consistent with Table 17 in Plan2040, Volume II for planned floodplains and other preservation areas where the primary function is conservation in perpetuity.	
4	PLU-R5-CFT-0117	1620 Professional Blvd	42	206	5	10.62 *5.92	Conservation	Conservation & Industrial	This change to split the Planned Land Use between Conservation and Industrial is consistent with Plan2040 HE2 that promotes retaining appropriately zoned land for industrial and commercial office uses to maintain a balanced tax base and meet current employment projections as well as Plan2040 Goal INE1 to preserve, restore and enhance sensitive areas.	Public use	Public use	This change to Public Use is consistent with the existing use as County-owned property not designated as Conservation, Parks and Open Space, or Transit.	
7	PLU-R5-CFT-0118	Stormwater Management Area	43	213	-	0.18	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
7	PLU-R5-CFT-0119	No # Open Space	43	296	-	1.21	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	

Crofton

Planned Land Use Changes

Since Plan2040

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Crofton	7	PLU-R5-CFT-0120	No # Open Space	43	213	-	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Crofton Highlands Homeowners Association and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
	4	PLU-R5-CFT-0121	1304 Foggy Turn	42	46	-	Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Riverwalk at Crofton community and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
	4	PLU-R5-CFT-0122	No # Open Space	37	353	1DR	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
	7	PLU-R5-CFT-0123	No # Aberdeen Dr	43	257	-	Conservation	N/A	Recommendation created after the SAC concluded.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
	7	PLU-R5-CFT-0400	No # Crain Hwy	42	195	-	Commercial	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Crofton Civic Association and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
Gambrells	7	PLU-R5-CFT-0401	No # Recreation Area	42	155 181	-	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Crofton Civic Association and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
	5	PLU-R5-GAM-0101	1155 Waugh Chapel Rd	37	1	-	Parks and Open Space	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for private institutional facilities and with the existing zoning.	
	5	PLU-R5-GAM-0102 A/B	730 MD Rt 3 South Ln No # MD Rt 3 South Ln	37	42	-	Split Public Use, Commercial, & Mixed Use	Mixed Use	SAC agrees with OPZ recommendation.	Mixed Use	Mixed Use	This change to Mixed Use Planned Land Use is consistent with Plan2040 Goal BE11 by providing for a variety of housing types and designs as well as Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents.	
	4	PLU-R5-GAM-0103	2566 Shorter Rd 2552 Shorter Rd 2550 Shorter Rd 2564 Shorter Rd 2562 Shorter Rd 2568 Shorter Rd 1451 Capital Raceway Rd	36	283 74 75 316 317 179 37	2 3 8	Low Density Residential	Medium Density Residential	SAC agrees with OPZ recommendation.	Medium Density Residential	Medium Density Residential	This change to Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 to provide a variety of housing types.	

Planned Land Use Changes

Since Plan2040

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5	PLU-R5-GAM-0105	410 Kings Way 412 Kings Way 414 Kings Way 416 Kings Way 419 Kings Way 417 Kings Way 415 Kings Way 413 Kings Way 411 Kings Way 409 Kings Way Rec Area Private R/W	30	519	1 2 3 4 5 6 7 8 9 10	8.22	Rural	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with the existing residential use and with Table 17 in Plan2040, Volume II for density between 1 to 2 units per acre. Additionally, the change is compatible with the surrounding area.	
7	PLU-R5-GAM-0106	No # Open Space	43	82	-	39.28	Rural	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Bladen community and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
7	PLU-R5-GAM-0107	No # Open Space	43	40	-	3.95	Rural	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Huntington Woods community and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
7	PLU-R5-GAM-0108 A/B	No # Open Space	43	40	-	41.27	Rural and Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Huntington Woods community and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
7	PLU-R5-GAM-0109	No # Open Space 1, 3, 4, & 5	43	200	-	160.98	Rural	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Riding at North Branch community and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
5	PLU-R5-GAM-0110	814 MD Rt. 3 South Ln	37	2 245	-	20.96 *1.18	Mixed Use and Commercial	Mixed Use	SAC agrees with OPZ recommendation.	Mixed Use	Mixed Use	This change to Mixed Use Planned Land Use is a correction to the adopted Plan2040 Planned Land Use Map and applies one Planned Land Use to the property.	
4	PLU-R5-GAM-0111	2419 Blooming Way	36	8	-	15.92	Low-Medium Density Residential	Low-Medium Density Residential	The retention of the adopted Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 to provide a variety of housing types and is compatible with the surrounding area.	Low Density Residential	Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 to ensure that redevelopment of communities in the Neighborhood Preservation Development Policy Area complements or blends with the existing built and planned character of the area.	

Gambrells

Planned Land Use Changes

Since Plan2040

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Gambriils	5	PLU-R5-GAM-0112	1247 Waugh Chapel rd	37	222	-	Low-Medium Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.	Low Density Residential	Low Density Residential	This change to Low Density Residential is consistent with the existing use and the adopted R1 zoning on the site. Additionally, the change was requested by the property owner and is compatible with the surrounding area.	
	5	PLU-R5-GAM-0300	754 Annapolis Rd	30	343	1	Rural	Low Density Residential	This change to Low Density Planned Land Use would provide the property owner the opportunity to subdivide and develop the property to provide additional housing.	Rural	Rural	The retention of Rural Planned Land Use is consistent with the adopted Plan2040 Rural and Agricultural Development Policy Area and would also increase density in an area not targeted for significant growth. Additionally, the change is not consistent with the Rural sewer service area.	
	6	PLU-R5-GAM-0301	725 MD Rt 3 North Ln	37	134	-	Commercial	Low Density Residential	This change to Low Density Planned Land Use recognizes the existing residential use on the property.	Low Density Residential	Commercial	The retention of Commercial Planned Land Use is consistent with the adopted Plan2040 Critical Corridor Development Policy Area and is compatible with the surrounding area.	
	4	PLU-R5-GAM-0402	No # Recreation Area	29 36	252 327 322 92	-	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Four Seasons Community Association and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
Odenton	4	PLU-R5-ODT-0004	607 Old Waugh Chapel Rd	29	9	16	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.	Low-Medium Density Residential	Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 that promotes preserving and strengthening the County's existing and historic communities by encouraging resident participation in the planning processes and ensuring infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character.	
	4	PLU-R5-ODT-0100	1395 Odenton Rd	21	572	25 29	Transit	Town Center	SAC agrees with OPZ recommendation.	Town Center	Town Center	This change to Town Center Planned Land Use is consistent with Plan2040 Goal BE7 to promote vibrant, high-quality development in Town Centers that provides opportunities to live, work, learn, and play without daily use of a car. These lots are within the Odenton Town Center.	
	4	PLU-R5-ODT-0101	No # Recreation Area	29	18	-	Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Table 17 in Plan2040, Volume II for properties that are privately-owned areas that provide active and passive recreational amenities. Additionally, the change is consistent with Plan2040 Goals NE2 and NE3 to retain existing forest cover and expand the County's greenways and open space.	
	4	PLU-R5-ODT-0102	No # Recreation Area	29	18	-	Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Lions Gates Garden Condominium community and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	

Planned Land Use Changes

Since Plan2040

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Odenton	4	PLU-R5-ODT-0103	No # Chapelgate Dr	29	266	-	4.22	Conservation	Parks and Open Space	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
	4	PLU-R5-ODT-0104	No # Queen Anne Ave	29	324	-	5.80	Conservation	Parks and Open Space	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
	5	PLU-R5-ODT-0105	1045 Annapolis Rd	29	119	-	0.45	Low Density Residential	Town Center	Town Center	Town Center	This change to Town Center Planned Land Use is consistent with the 2024 Odenton Town Center Master Plan Goal BE1, which supports the Odenton Town Center's becoming a vibrant community with a strong sense of place and community identity and a cohesive development pattern through consistent and harmonious site design, building scale, architecture, and landscaping. Additionally, the change is compatible with the surrounding area.	
	5	PLU-R5-ODT-0106	1311 Odenton Rd	29	212	-	0.71	Low-Medium Density Residential	Town Center	Town Center	Town Center	This change to Town Center Planned Land Use is consistent with the 2024 Odenton Town Center Master Plan Goal BE1, which supports the Odenton Town Center's becoming a vibrant community with a strong sense of place and community identity and a cohesive development pattern through consistent and harmonious site design, building scale, architecture, and landscaping. Additionally, the change is compatible with the surrounding area.	
Piney Orchard	4	PLU-R5-POC-0101 A/B/C	521 Old Waugh Chapel Rd	29	80	-	32.50	Public Use, Industrial, & Low-Medium Density Residential	Transit	Transit	Transit	This change to Transit Planned Land Use is consistent with Table 17 in Plan2040, Volume II for public facilities used for rail, bus, water or air such as Light Rail, MARC Stations, airports and Commuter Lots.	
	4	PLU-R5-POC-0102	No # Jostaberry Way	29	362	-	4.86	Conservation	Parks and Open Space	Parks and Open Space	Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as open space for the Chapel Grove community and with Table 17 in Plan2040, Volume II for public parks and privately-owned areas that provide active and passive recreational amenities.	
	4	PLU-R5-POC-0103	920 Francis Station Rd	29	108	-	2.38	Medium Density Residential	High Density Residential	High Density Residential	High Density Residential	This change to High Density Residential Planned Land Use is consistent with Plan2040 Goal BE1.1 to provide a variety of housing types and also is consistent with the proposed R15 zoning.	
Two Rivers	4	PLU-R5-TRS-0100	1324 Meyers Station Rd	36	97	-	37.19	Conservation	Rural	Rural	Rural	This change to Rural Planned Land Use is consistent with the existing single-family detached dwelling and the surrounding area. Additionally, the change is consistent with Table 17 in Plan2040, Volume II for density averaging or lower than 1 unit per 5 acres.	

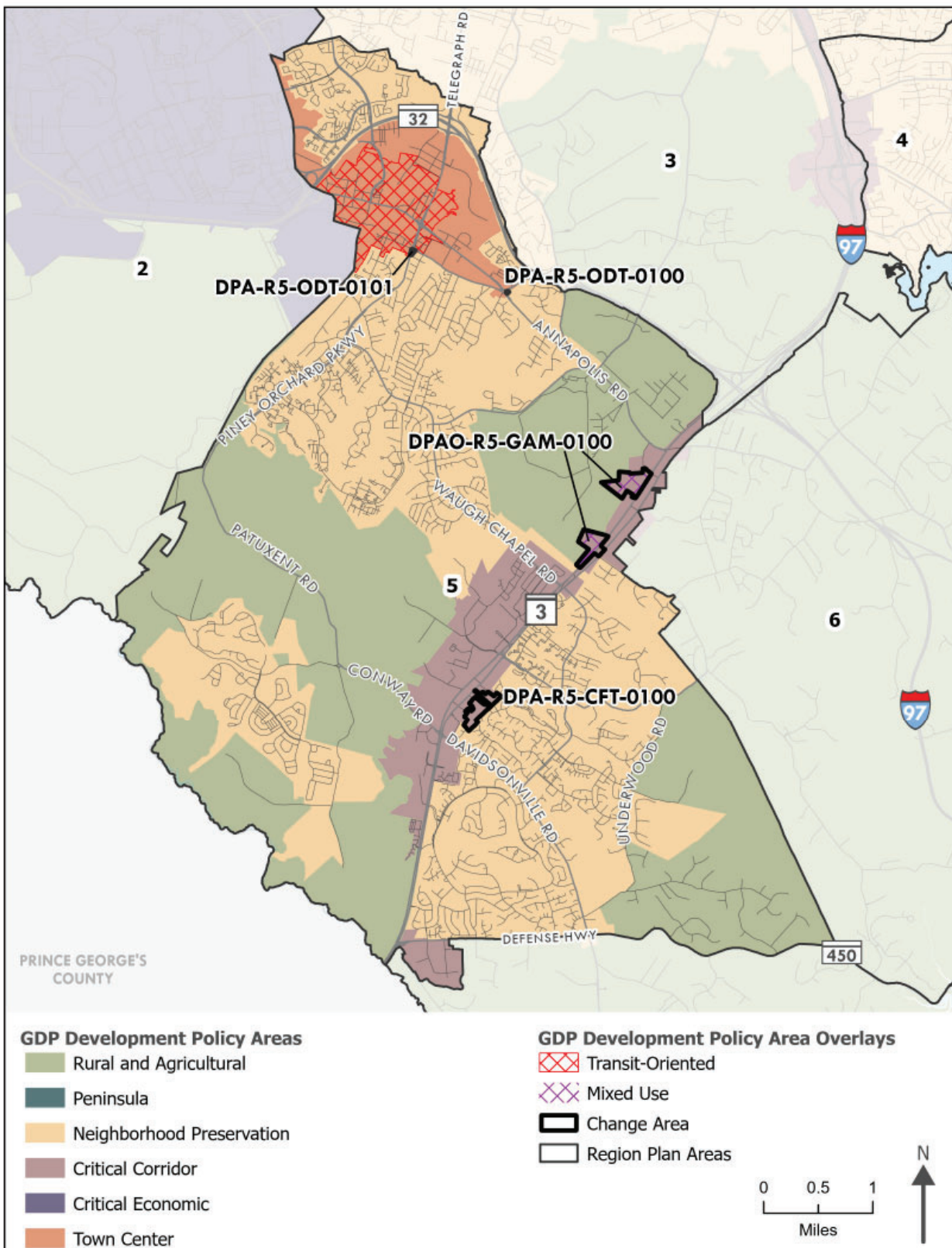
Planned Land Use Changes

Since Plan2040

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Woodwardville	4	PLU-RS-WWV-0100	No # Bragers Station Rd	36	112 372	-	0.46	Industrial	Rural	SAC agrees with OPZ recommendation.	Rural	This change to Rural Planned Land Use is consistent with the existing cemetery and the primary RA zoning on the property. Cemeteries are only permitted in R1, RLD, and RA zoning districts.	
	4	PLU-RS-WWV-0101	Railroad Operating Property	29	208	-	3.12	Conservation	Rural	SAC agrees with OPZ recommendation.	Rural	This change to Rural Planned Land Use is consistent with Table 17 in Plan2040, Volume II for private institutional facilities and with the existing zoning. This is a railroad right-of way and not Conservation property protected in perpetuity.	

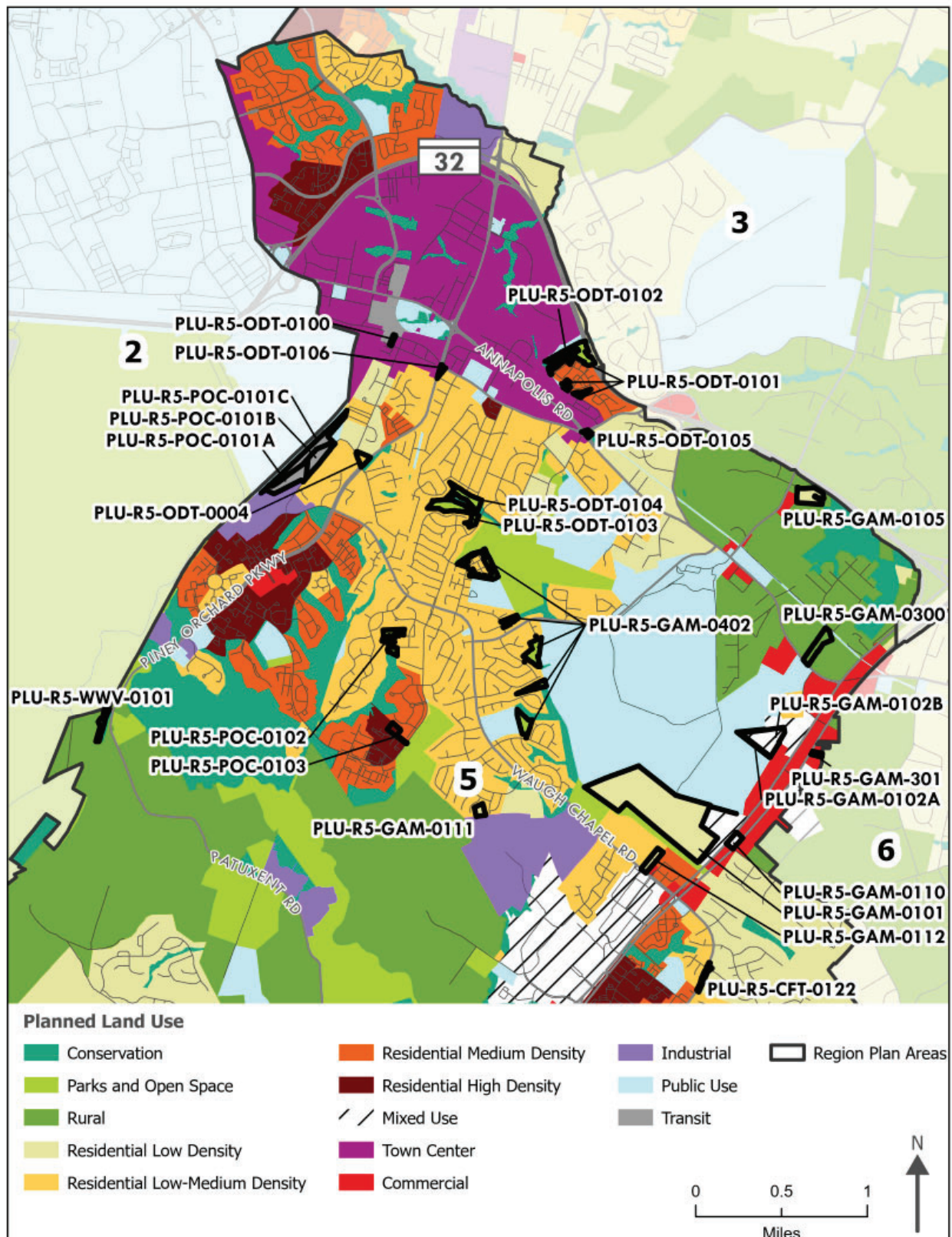
Development Policy Area and Development Policy Area Overlay Change Area Maps

Since Plan2040



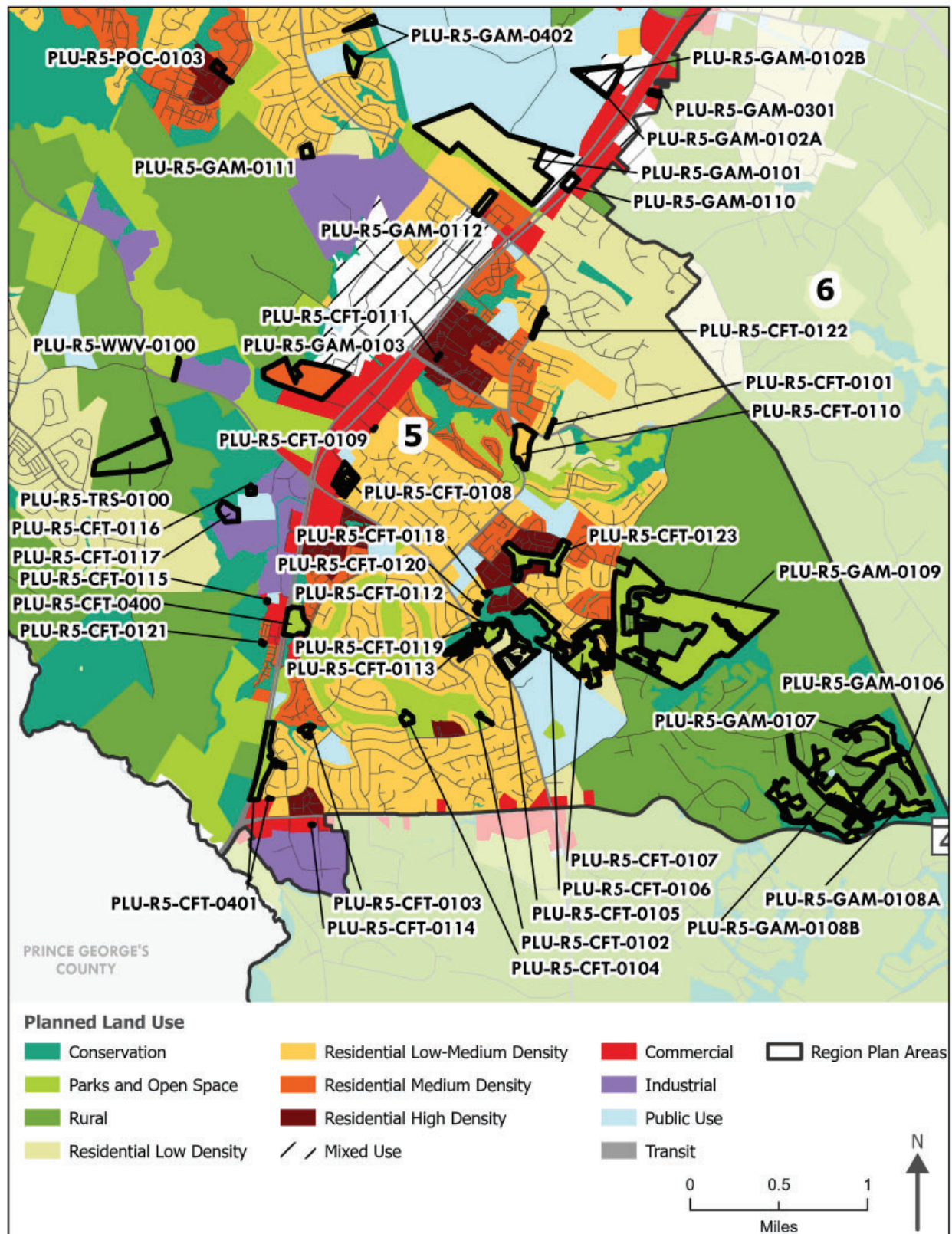
Planned Land Use Change Areas Map

Since Plan2040



Planned Land Use Change Areas Map

Since Plan2040



Public Involvement & Planning Process

The Region 5 planning process kicked off in April 2024 with the launch of the Region 5 Hubsite and the opportunity for the public to provide feedback through two questionnaires about what is and is not working. The public also had the opportunity to identify locations on an interactive map, including features of the region that they love, those that need to be fixed, and those they would like to see in the future. Community members provided 577 comments on the questionnaire and 412 comments on the interactive map during this questionnaire period that lasted from April 1 to August 31, 2024.

The Office of Planning and Zoning (OPZ) staff conducted multiple research interviews with community members and promoted the launch of the region planning process at community events. Staff conducted in-person and virtual interviews with individuals or small groups as an opportunity for open-ended comments and nuanced discussion of issues with local community leaders. When possible, staff scheduled meetings with stakeholders in the communities they represent. Staff asked participants to identify what they thought were the most important issues related to the Region Plan topics: environment, development, housing, public health, transportation, and economic development. Staff also asked for recommendations on the most effective approaches to engaging with the community.

To meet people who may not typically participate in local government planning efforts, OPZ staff hosted information tables

at community events at the Wellness Warriors on June 1, 2024, Kingdom Kare Inc. (KKI) Community Wellness Day on June 8, 2024, National Night Out on August 6, 2024 and August 5, 2025, Piney Orchard Street Festival on September 7, 2024 and September 13, 2025, Odenton Day on October 5, 2024, and Spring Festival on the Green (Crofton) on April 26, 2025. During these events, staff provided information on the region planning process and requested attendee comments on community assets and needs on detailed local maps and display boards.

At the beginning of October 2024, OPZ began the application period for property owners to submit an application requesting a change to their zoning. This application period ran from October 1 - December 16, 2024. OPZ held a public forum on October 24 to showcase the online tool about the comprehensive zoning process and how to prepare a comprehensive zoning application.

In October 2024, the Stakeholder Advisory Committee (SAC) met during a kickoff meeting to review the scope of work, the process, and the Committee's roles and responsibilities. From October 2024 to August 2025, the SAC met in a public setting to learn about various County initiatives from department staff, exchange ideas, examine documents created by OPZ staff, and build consensus on ideas that will shape the future of Region 5.

A second public questionnaire was launched on October 1, 2024 to collect

input to help inform a vision statement and strategies to achieve the vision. A vision statement provides direction for a master plan and describes how the Region will grow, preserve its resources, and capitalize on its assets for future generations. The Region 5 Vision Statement Questionnaire was available from October 1 to November 1, 2024. The public input on the visioning questionnaire, as well as the previous six months of listening, analyzing, and researching, allowed the SAC to develop a vision statement at their November 2024 public meeting.

At the conclusion of the SAC meetings, OPZ staff developed draft strategies to address the issues that were discussed not only in the meeting, but also other relevant comments collected during the various outreach events held to date. The draft strategies are specific actions for further study and consideration by the County government to accomplish the Plan's goals and policies and address the challenges, and leverage the opportunities. These draft strategies were then shared with the public for comment in two questionnaires. A questionnaire for strategies relating to the natural environment, parks, and recreation was available from February 7 to March 7, 2025. A questionnaire for strategies relating to transportation, housing, healthy communities, and economic development was available from May 1 to May 25, 2025.

During May 2025, the SAC met twice to review and provide recommendations on the draft zoning, planned land use, and development policy area maps. Similar to the draft strategies process, a preliminary draft zoning map was shared online where the public could provide feedback. That

public comment period ran from June 16, 2025 - July 14, 2025. Two open houses were held on June 26, 2025 and July 8, 2025 at the Western District Police Station and the Crofton Library, respectively, for the public to review the preliminary draft zoning maps in person and discuss with OPZ staff.

The last SAC meeting was held in August 2025 to review public feedback on the preliminary draft zoning map and the draft plan. Based on the comments from the SAC, the Office of Planning and Zoning finalized draft elements that would become the Planning Advisory Board Draft of the Region 5 Plan and zoning map.

OPZ also contracted with the KKI to conduct outreach with engaging communities of color that have historically been under-represented in land use planning in the Odenton community. KKI's efforts included designing and implementing outreach activities in Region 5, summarizing learnings from the outreach activities, attending and participating in meetings with County staff to share findings, and creating partnerships and long-term capacity building within the community. They conducted outreach at 10 events and connected with approximately 650 people.

In September and October 2025, OPZ met with Arundel High School Signature Program students to discuss the Region Plan process and how they can be involved in having their ideas and concerns reflected in the Region Plan. Students reviewed the Planning Advisory Board Draft Region 5

Plan and developed comments and questions. 16 students shared their ideas at a class attended by Councilmember Hummer, Councilmember Fiedler, and OPZ.

A Signature Program is a special theme at each Anne Arundel County high school that connects your classes with real-world knowledge, skills, and college and career exploration. Each of the 14 high schools in the County has its own unique Signature theme, designed to make learning more engaging and to help every student get ready for college and/or future careers. Arundel High School's theme is Community Development & Global Citizenship. Lastly, it should be noted that the Region 5 planning team received comments for other regions during in-person events that may not be reflected in this narrative. And vice versa, where individuals have left comments for events not listed here. In both cases, the region teams communicated with each other to share comments that were provided for each respective region. For a complete list of meetings, the meeting minutes, recordings, and questionnaire summaries (linked on the next page), please visit the Region 5 Hub Site.

Public Outreach Summaries

- [Initial Public Outreach Summary](#)
- [Vision Statement Questionnaire Summary](#)
- [Summary of Public Comments on Draft Natural Environment, Parks, and Recreation Strategies](#)
- [Summary of Public Comments on Draft Built Environment, Healthy Communities, and Economic Development Strategies](#)
- [Summary of Public Comments on the Preliminary Draft Zoning Map](#)



Arundel High School Signature Program class