

Water and Sewer Amendment Requests Cycle 1 2026							
No.	Request	Planning Info	Comments Long Range Planning	Comments – I&P Engineering Division	Comments DPW – Bureau of Engineering	Comments Health Department	Final Staff Recommendation
1-26	<p>Delaplane/Wilson Property Location: 505 Wilson Road Existing Sewer Service Area: Rural Existing Sewer Service Category: No Public Existing Water Service Area: Rural Existing Water Service Category: No Public Existing Use: Residential Proposed Use: Raze existing dwelling and accessory structures and construct new dwelling and accessory residential structures. Request: Change the Water Service Category from No Public Service to Planned Service and move the properties from the Rural Service Area to the Herald Harbor 240 WPZ.</p>	<p>GDP Land Use: Low Density Residential GDP Policy Area: Rural and Agricultural Zoning: R2 PFA: No Ag District: No Subdivision or Site Plan: None Zoning Application: None Growth Tier: III Region Area: 6 Council District: 6 Acres: 2.3</p>	<p>LRP supports the request. Because this property will be adjacent to public water service, the property owner is willing to pay for the approximately 150 feet extension, capacity is available to serve the property, and connection to public water will not change the rural character of the area, the County does not find that this amendment is inconsistent with the Rural and Agricultural Development Policy Area because it includes both private wells and public water systems. The amendment request is consistent with Plan2040 and WSMP policies.</p>	<p>I&P defers to DPW on the request and notes that the 8" water line will be required to be extended along the entire frontage of the subject property.</p>	<p>DPW supports the request.</p>	<p>The property is located in a Water Quality Problem Area, described in 3.9.3 in the WSMP for elevated Radium. The Anne Arundel County Department of Health has no objection to changing the service category as requested.</p>	<p>The County administration supports this request.</p>
2-26	<p>Flagship Carwash Location: 1470 Ritchie Highway Existing Sewer Service Area: Broadneck Existing Sewer Service Category: Future Existing Water Service Area: Broadneck 220 Existing Water Service Category: Existing Existing Use: Commercial building currently occupied by TD Bank Proposed Use: Automated Carwash with 2 automobile detail bays Request: Change the Sewer Service Category from Future Service to Planned Service</p>	<p>GDP Land Use: Commercial GDP Policy Area: Neighborhood Preservation/Village Center Overlay Zoning: C3 PFA: Yes Ag District: No Subdivision or Site Plan: C2007-0100-00-NC Zoning Application: No Growth Tier: II Region Area: 4 Council District: 5 Acres: 0.97</p>	<p>LRP supports the request. The request is located in a Future Sewer Service Area, the Neighborhood Preservation DPA and Village Center Overlay and is located within the PFA and Growth Tier II. The amendment request is consistent with Plan2040 and WSMP policies. This change would temporarily create an island of Planned Service within a Future Service Category, however, the County intends to evaluate the surrounding parcels and bring other contiguous parcels into the Planned Service Area during the triennial update to the WSMP depending on the preferred sewer alignment for this project.</p>	<p>I&P concurs with DPW's support to change the property from a Future to a Planned Sewer Service Category.</p>	<p>DPW supports the request with the following comments: 1. Although the Sewer Study has not been approved at this time and the sewer alignment has not been finalized, the Sewer Study and design issues can be addressed during the site development review process. 2. As previously noted, changing only this parcel to Planned Service will create an island of Planned Service within the Future Service Category. We defer to OPZ as to whether additional properties must be included at this time, since an alignment has not been selected.</p>	<p>The Department of Health supports the request.</p>	<p>The County administration supports this request.</p>
4-26	<p>Richardson Property Location: Elvaton Rd, 8215 Hook Rd Existing Sewer Service Area: Broadneck Existing Sewer Service Category: Future Existing Water Service Area: Glen Burnie Low 220 Existing Water Service Category: Planned Existing Use: Undeveloped Proposed Use: Townhomes or single-family homes. Request: Change the Sewer Service Category from Future Service to Planned Service</p>	<p>GDP Land Use: Low Density Residential GDP Policy Area: Neighborhood Preservation Zoning: R5 PFA: No Ag District: No Subdivision or Site Plan: No Zoning Application: No Growth Tier: IIA Region Area: 3 Council District: 2 Acres: 17.5</p>	<p>LRP supports the request. The request is located in a Future Sewer Service Area, the Neighborhood Preservation DPA and is located within Growth Tier IIA. The amendment request is consistent with Plan2040 and WSMP policies. This change would temporarily create an island of Planned Service within a Future Service Category, however, the County intends to evaluate the surrounding parcels and bring other contiguous parcels into the Planned Service Area during the triennial update to the WSMP depending on the preferred sewer alignment for this project.</p>	<p>I&P supports and concurs with DPW and does not object to the MPA Request for the subject property. However, this approval is based on a temporary connection to the Cox Creek SSA. Once a regional SPS is available for this area, the flow from the temporary SPS would be redirected back to the Broadneck SSA.</p>	<p>DPW supports the request with the following comments: 1. DPW does not currently plan to serve this area in the immediate future. 2. This MPA Request would create an island of Planned Sewer Service within the Future Sewer Service Category. 3. These parcels have been rezoned from R1 to R5 since the 2023 MPA Request. 4. Flow has been estimated based on acreage (17.5 acres) and the new zoning of R5. [17.5 acres x 5 units/acre x 250 gpd/unit = 21,875 gpd (88 EDUs)] 5. The 2025 MPA Request proposes pumping the estimated flow south to the Solomons Choice SPS, which would keep the property in the Broadneck SSA. A preliminary sewer capacity check was done in the Broadneck SSA using the estimated flow of 21,875 gpd (88 EDUs) based on acreage and zoning. Capacity does not exist at the Solomons Choice SPS. Note, the Solomons Choice SPS was designed as a temporary facility to serve a limited area. 6. A temporary alternative connection point at MH38818 in the Cox Creek SSA (as was presented in the 2023 MPA Request) is the best option for providing sewer service to these properties in the short term. A preliminary sewer capacity check indicates that currently, there is capacity for the proposed flow of 21,875 gpd (88 EDUs). 7. The property is located near the top of the Broadneck SSA, so the proposed SPS (to the Cox Creek SSA) would be temporary. If the MPA is supported, the proposed SPS should be designed so that in the future, it can be decommissioned and flow by gravity to the Broadneck SSA. 8. A full water and sewer capacity analysis will be required as part of the subdivision review process. The design of the sewer collection system (gravity, SPS and FM) will require DPW's approval.</p>	<p>The Department of Health supports the request.</p>	<p>The County administration supports this request.</p>

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5-26	<p>May Property Location: 8393 Jumpers Hole Rd Existing Sewer Service Area: Broadneck Existing Sewer Service Category: Future Existing Water Service Area: Existing Water Service Category: Existing Use: Single-family dwelling Proposed Use: Replace single-family dwelling Request: Change the Sewer Service Category from Future Service to Planned Service</p>	<p>GDP Land Use: Low Density Residential GDP Policy Area: Neighborhood Preservation Zoning: R1 PFA: No Ag District: No Subdivision or Site Plan: No Zoning Application: No Growth Tier: IIA Region Area: 4 Council District: 5 Acres: 1.25</p>	<p>LRP supports the request. The request is located in a Future Sewer Service Area, the Neighborhood Preservation DPA and is located within Growth Tier IIA. The amendment request is consistent with Plan2040 and WSMP policies.</p>	<p>I&P supports the request. I&P recommends that the applicant should note on the Grading Permit Plans if the water and sewer connections will be made with a Public Works Agreement (PWA) or TAP Permit.</p>	<p>DPW supports the request. 1. There is an existing 8-inch sewer main within Natalie Lane which abuts the property. 2. The proposed single family home can be served by a gravity house connection. 3. The Park Retreat Sewer Pumping Station (SPS) is approximately 760 feet downstream of the proposed connection point between manholes 38003 and 38004. Although capacity is limited at this SPS and the Brittingham SPS, there is adequate capacity to serve one additional single family residence.</p>	<p>The Department of Health supports the request.</p>	<p>The County administration supports this request.</p>
7-26	<p>Providence Center, Inc. Location: 1254 Ritchie Highway Existing Sewer Service Area: Broadneck Existing Sewer Service Category: Future Existing Water Service Area: Broadneck 220 Existing Water Service Category: Existing Existing Use: Vacant commercial building formally used by Providence Center. Proposed Use: Convenience center with fuel sales, possible future carwash Request: Change the Sewer Service Category from Future Service to Planned Service</p>	<p>GDP Land Use: Industrial GDP Policy Area: Neighborhood Preservation Zoning: W2 PFA: No Ag District: No Subdivision or Site Plan: No Zoning Application: No Growth Tier: IIA Region Area: 4 Council District: 5 Acres: 5.9</p>	<p>LRP supports the request. The request is located in a Future Sewer Service Area, the Neighborhood Preservation DPA and is located within Growth Tier IIA. The amendment request is consistent with Plan2040 and WSMP policies. In order to avoid creating an island of Planned Service in a Future Service Category area, the County is also proposing to include Tax Map 39, Parcels 66, 62, 60 and 59 as part of this amendment request, which would allow the existing businesses and properties along Ritchie Highway to connect to public sewer.</p>	<p>I&P has no objections to the amendment but defers to the Department of Public Works. If it is determined that gravity service is not a viable option, a sewer study will be required.</p>	<p>DPW supports this request. The Request indicates that gravity sewer can be extended south along Ritchie Highway, past the subject property. If this is the case, connection to a gravity main in front of the property should be investigated. If it is determined that gravity service is not a viable option, a sewer study will be required.</p>	<p>The Department of Health supports the request.</p>	<p>The County Administration supports this request. Additionally, the County is also proposing to include Tax Map 39, Parcels 66, 62, 60 and 59 which would allow the existing businesses and properties along Ritchie Highway to connect to public sewer and avoid creating an island of Planned Service in a Future Service Category area,.</p>
10-26	<p>Magothy Gateway - Phase 2 Location: 129 Ritchie Highway Existing Sewer Service Area: Broadneck Existing Sewer Service Category: Future Existing Water Service Area: Glen Burnie Low 220 Existing Water Service Category: Planned Existing Use: Vacant (house recently demolished) Proposed Use: 4,206 sq. ft. bank and a 9.508 sq. ft. retail building Request: Change the Sewer Service Category from Future Service to Planned Service</p>	<p>GDP Land Use: Commercial GDP Policy Area: Neighborhood Preservation Zoning: C3 PFA: No Ag District: No Subdivision or Site Plan: CD-2025-0004 Zoning Application: No Growth Tier: IIA Region Area: 4 Council District: 3 Acres: 2.0</p>	<p>LRP supports the request. The request is located in a Future Sewer Service Area, the Neighborhood Preservation DPA and is located within Growth Tier IIA. The amendment request is consistent with Plan2040 and WSMP policies.</p>	<p>I&P has no objections to the amendment to change the Sewer Service Category from Future Service to Planned Service. An administrative decision to waive water and sewer extension requirements will be required if the developer does not extend public water and sewer utilities along the entire frontage of the property.</p>	<p>DPW supports the request. A preliminary sewer capacity check was done using the estimated discharge rate of 6,250 gpd (25 EDUs). There were no noted capacity issues downstream of existing manhole 40830 with the addition of the proposed 6,250 gpd.</p>	<p>The Department of Health supports the request.</p>	<p>The County administration supports this request.</p>