

Annual Development Measures and Indicators Report Calendar Year 2025



PAB Presentation

Mark Burt, Planning Administrator, Research & GIS Section

Anne Arundel County Office of Planning and Zoning

July 8, 2025

Introduction

- Land Use Article (§ 1-207 and § 1-208) of the Annotated Code of Maryland requires counties to complete an annual report.
- Once approved, the report is filed with the County Council and submitted to the Maryland Department of Planning
- Calendar Year (CY): 2025

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

(Submit on County Letterhead and modify text as appropriate)
Please submit via email to david.dahlstrom@maryland.gov and cc: to mdo.plancereview@maryland.gov

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

Re: Annual Report Calendar Year 2022

Dear Mr. Dahlstrom:

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

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

Residential – Calendar Year 2022	PFA	Non - PFA	Total
New Residential Permits Issued			

2. The County preserved the following number of acres using local agricultural land preservation funds, (if applicable):

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

Revised 05/19/2023

Revised 05/19/2023

LOCAL BUILDING PERMITS)

mdo.gov and cc: to

_____ has approved the body. The cover letter emailing the annual

☐ N ☐ Y

☐ N ☐ Y

☐ N ☐ Y

☐ N ☐ Y

board of ☐ N ☐ Y planning.maryland.gov

_____ for the online

☐ N ☐ Y

_____ to your [Maryland](mailto:mdo.plancereview@maryland.gov)

_____ assist, MDP contact

_____ requirements is on the

_____ please list or contact



Priority Funding Areas

What are the Priority Funding Areas (PFAs)?

Which areas qualify as Priority Funding Areas?

Which areas are eligible for County designation?



Amendments and Growth Related Changes in Development Patterns

Comprehensive Plan or Plan Elements, Region Plans, Zoning Map
Amendments, Zoning Text Amendments, Changes to the PFA, Infrastructure
Improvements, Consistency of Growth Related Changes for 2025



Amendments and Growth Related Changes in Development Patterns

Comprehensive Plan or Plan Elements

Region Plans Approved:

- April 2025: Region 9
- May 2025: Regions 1 & 3

Region Plans (Approved 2026):

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

Zoning Map Amendments

- 0

Zoning Text Amendments

- 33

Changes to the Priority Funding Area

- 0



Infrastructure Improvements

Water and Sewer Plan Changes

- **Bill 93-24**
- **Bill 84-25**

Major Transportation Projects Completed

- **7 projects completed**

Project Number	Project Name
H547801	Brock Bridge/MD 198 (01)
H587101	Old Mill MS Offsite Improve.
C478362	West County ES Connector
H583901	Andover Road Sight Distance
C478354	Schl Sidewalk-Elvaton Road
H508426	SW/BW Fund - Valley Road
H587201	New Cut / Crain Hwy Sidewalk -01



Completed School Improvement Projects for 2025

School Name	Existing SRC	Opening SRC	Change in SRC	Type of Project	Completion Data	PFA
Park ES	N/A	621	+124	Addition	June 2025	Yes

❖ SRC - State Rated Capacity



Measures and Indicators

Residential Growth for 2025



Measures and Indicators

Residential Building Permits Issued in CY 2025

Residential Building Permits

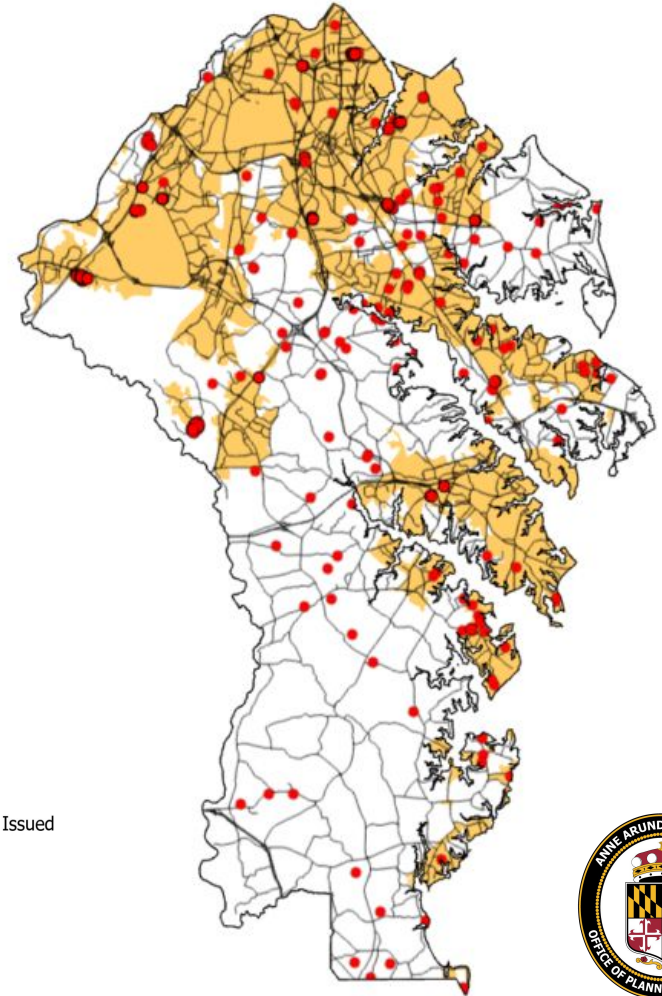
- 1,585 residential building permits issued
- 1,498 inside the PFA
- 87 outside the PFA



95%
Inside PFA

Legend

- Residential Building Permits Issued
- Priority Funding Area
- Major Roads
- County Boundary

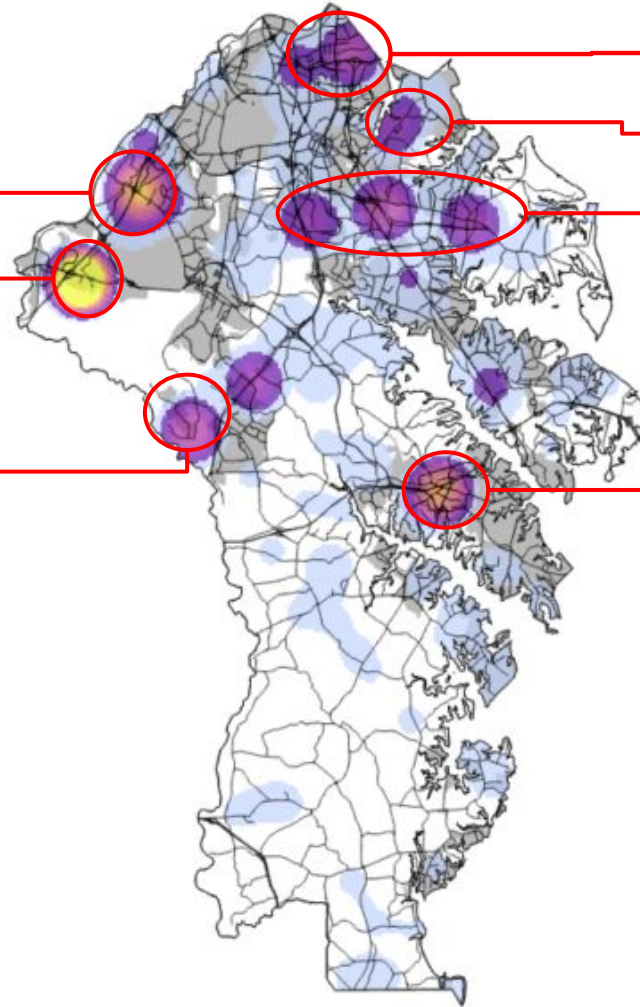
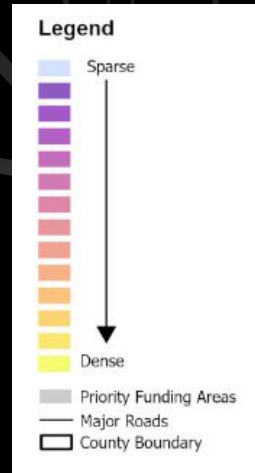


Density of Commercial and Residential Building Permits Issued in CY 2025

Millstone - Shipley Homestead - Parkside

Watershed

Two Rivers



Cedar Hill PUD

Tanyard Area

The Willows - The
Highlands - Jacobsville
Town Center

1900 Town Center -
Town Row

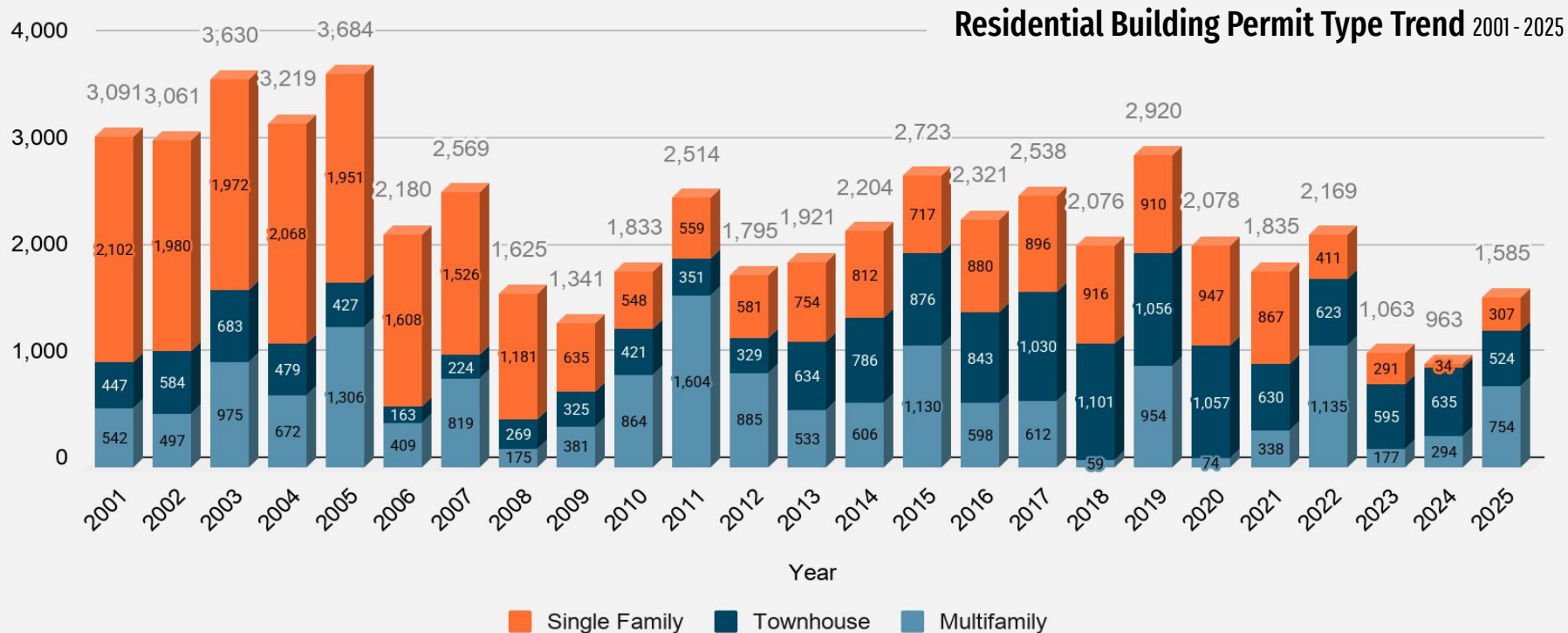


Residential Building Permits

- **1,585** residential building permits issued
- **1,498** inside the PFA
- **87** outside the PFA



95%
Inside
PFA



Residential Subdivisions Approved

<u>Residential</u>	PFA	Non - PFA	Total	% PFA
# Minor Subdivisions	3	3	6	50%
# Major Subdivision	9	2	11	82%

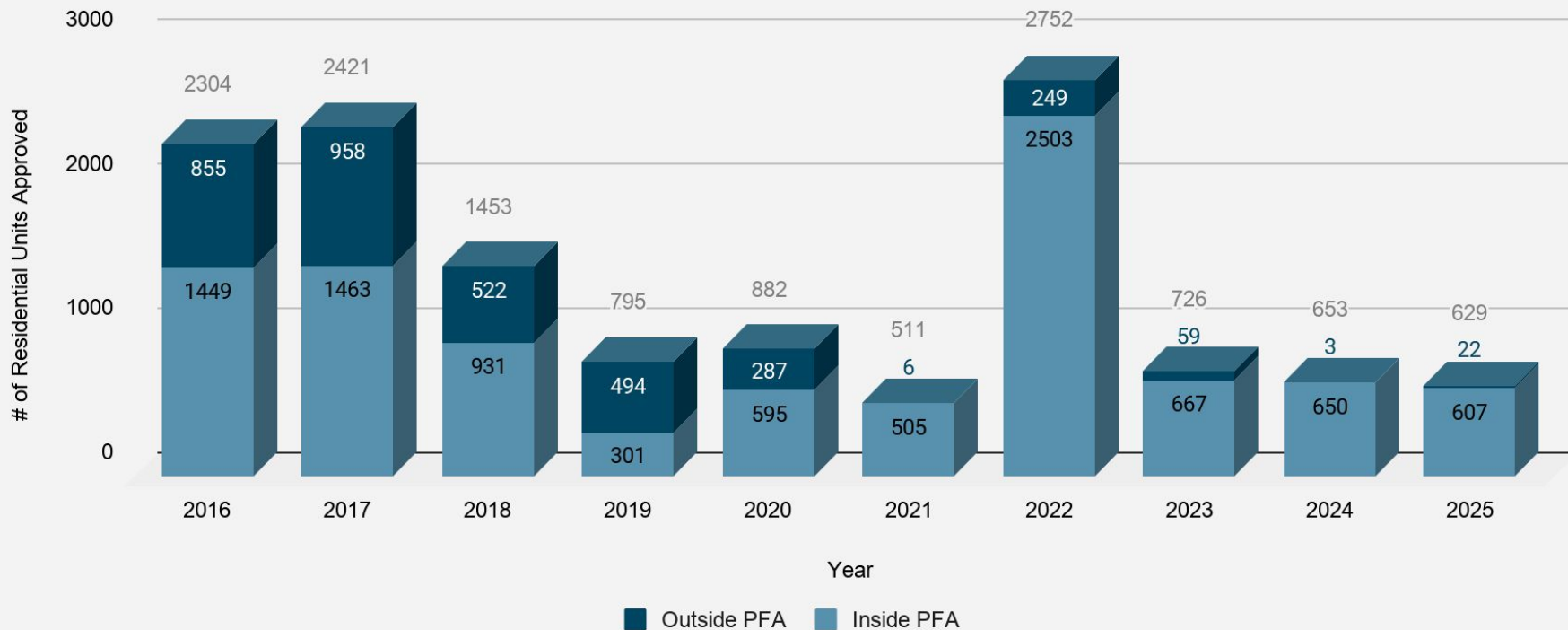


New Residential Lots Approved in Final Subdivision Plans 2016 - 2025



Residential Units

<u>Residential</u>	PFA	Non - PFA	Total	% PFA
# Units Approved	607	22	629	96.5%

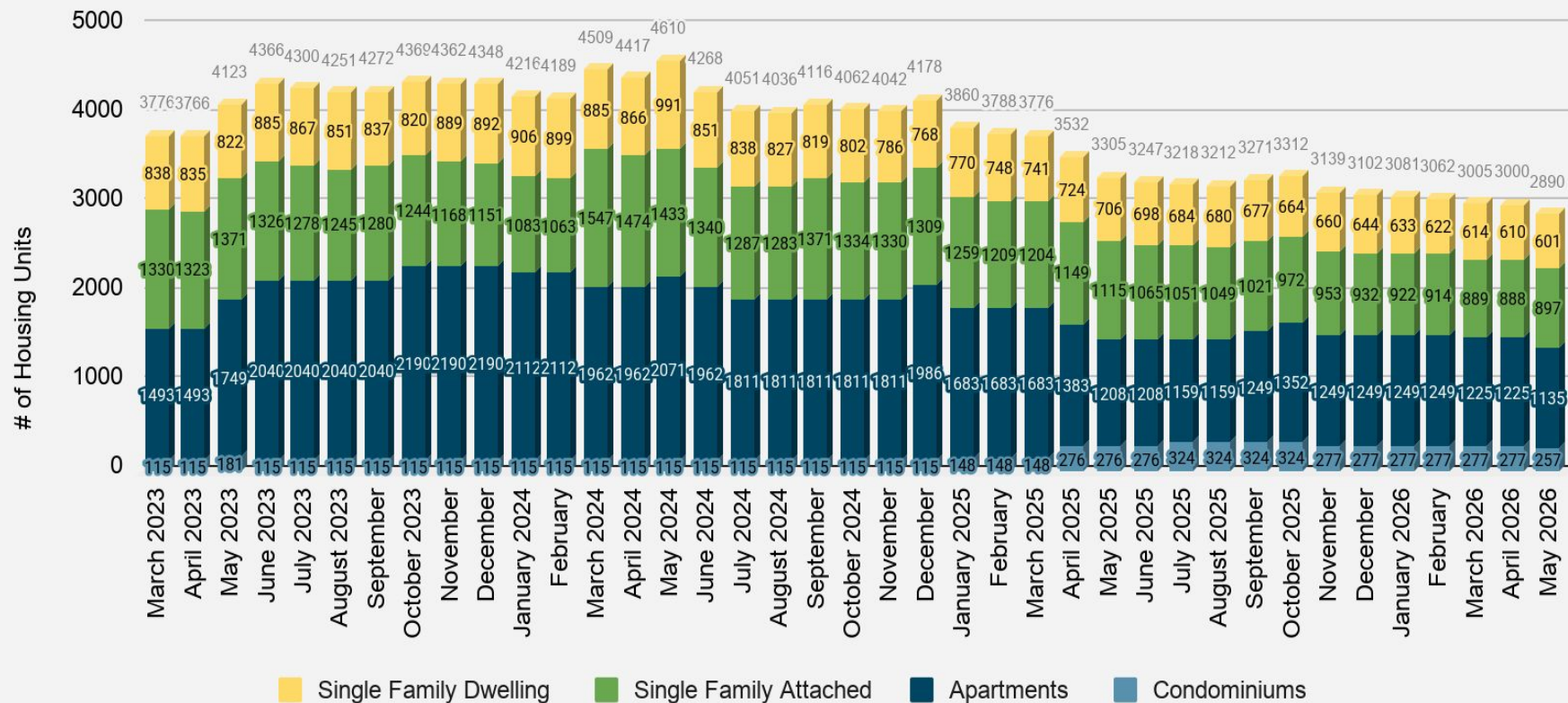


Residential Units

<u>Residential</u>	PFA	Non - PFA	Total	% PFA
# Units Constructed	1,429	45	1,474	98%



Residential Development Pipeline March 2023 - May 2026



Measures and Indicators

Development Capacity Analysis for 2025 - Under Development



Measures and Indicators

Non-residential Growth for 2025



Measures and Indicators

Non-residential Building Permits Issued in CY 2025

Non-residential Building Permits

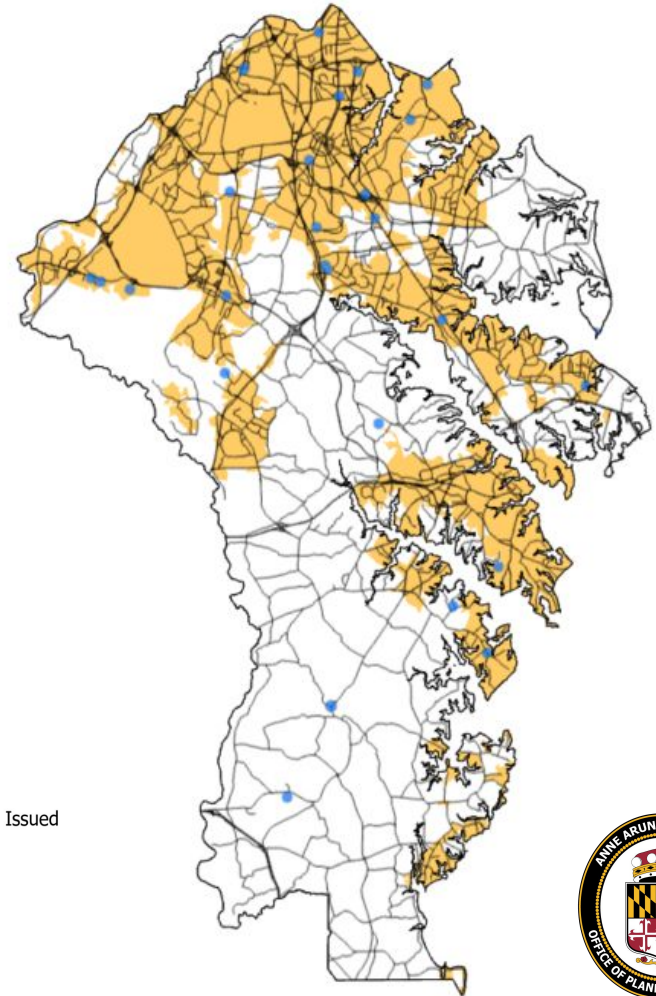
- 31 non-residential building permits issued
- 21 inside the PFA
- 10 outside the PFA



68%
Inside PFA

Legend

-  Commercial Building Permits Issued
-  Priority Funding Area
-  Major Roads
-  County Boundary



Non-residential Growth 2025

<u>Commercial</u>	PFA	Non - PFA	Total	% PFA
# Permits Issued	21	10	31	68%
# Lots Approved	8	0	8	100%
Total Building Square Feet Approved (Gross)	1,321,011	157,025	1,478,036	89%
Total Square Feet Constructed (Gross)	526,668	19,266	545,934	96%
Total Subdivision Area (Gross Acres)	233.24	94.17	327.41	71%



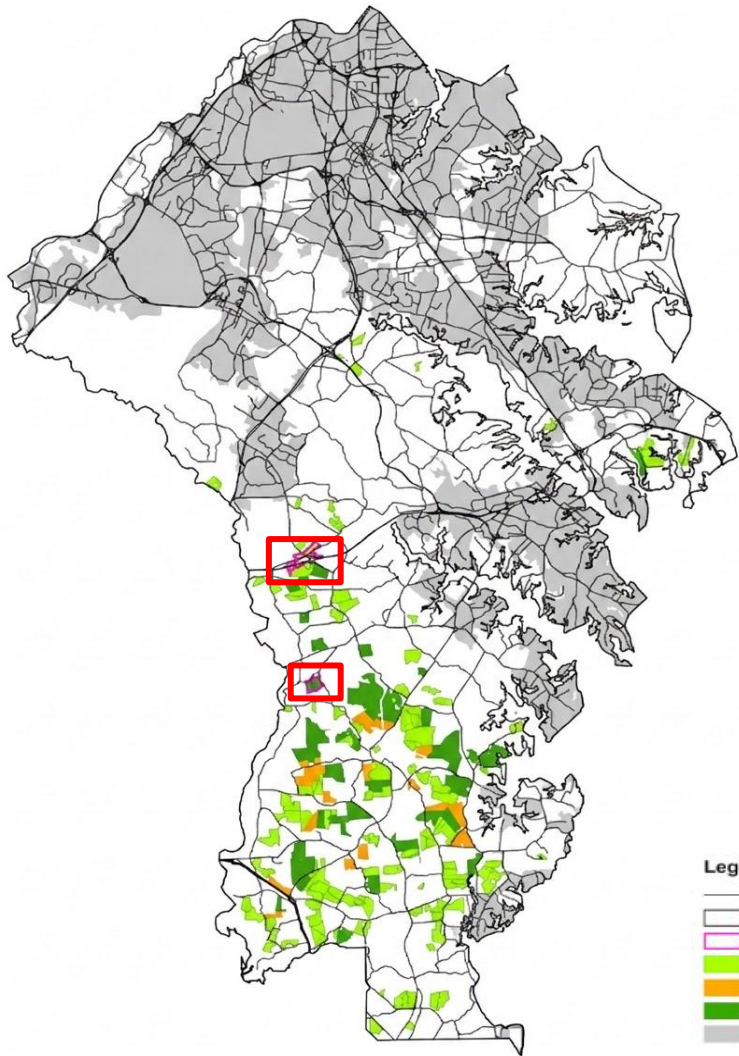
Measures and Indicators

Agriculture Preservation Program for 2025



Measures and Indicators:

Locally Funded Agriculture Preservation Programs for CY25



Legend

- Major Roads
- County Boundary
- Easements Purchased in CY 25
- County Easement
- Rural Legacy
- State Easement
- Priority Funding Area

Local Preservation Program Type	Acres	Value (\$)
Agricultural and Woodland Easements	191.96	\$1,848,851
Maryland Agricultural Land Preservation Foundation Easements	120.24	\$1,369,596
Total (CY 24)	312.2	\$3,218,447



Measures and Indicators

Adequate Public Facility Ordinance (APFO) Restrictions
for 2025



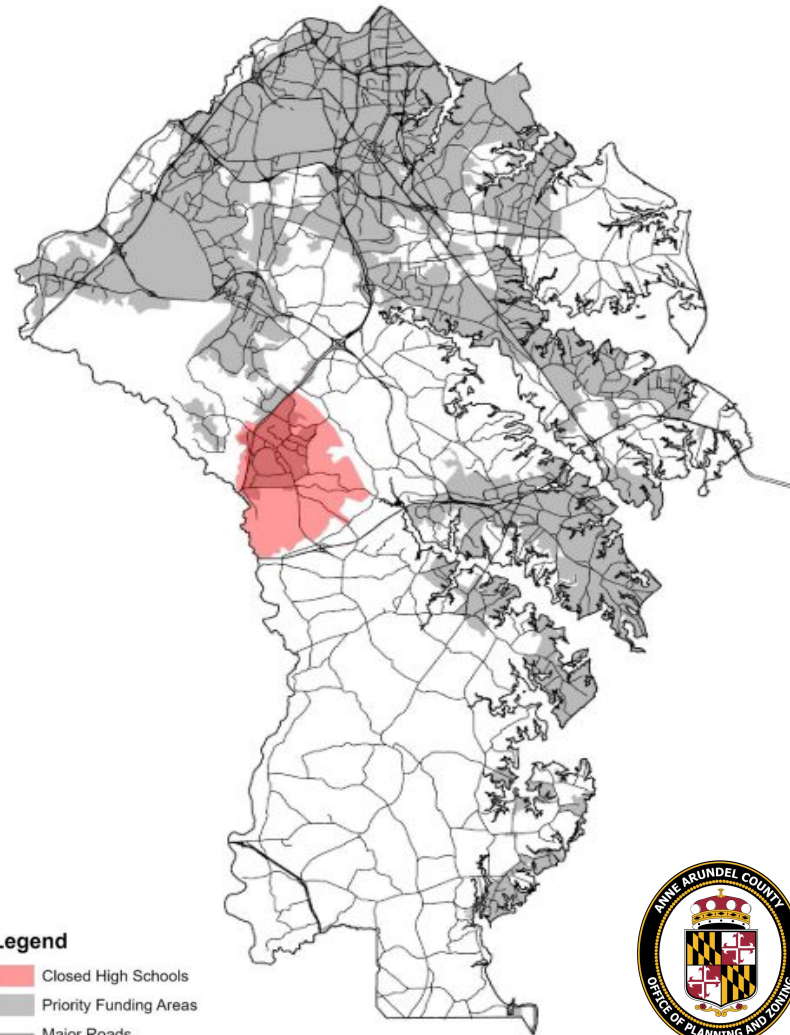
Adequate Public Facility Ordinance (APFO) Restrictions

High School Feeder Districts
Closed to Development

- Crofton High School

Legend

-  Closed High Schools
-  Priority Funding Areas
-  Major Roads



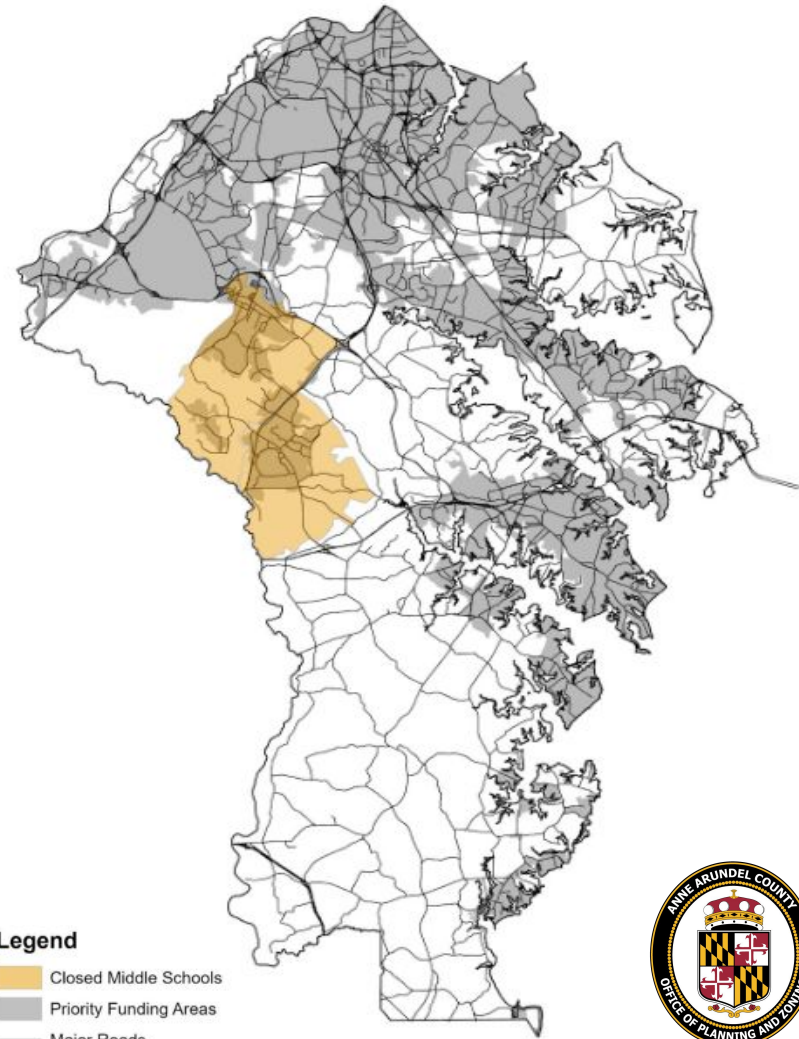
Adequate Public Facility Ordinance (APFO) Restrictions

Middle School Feeder Districts Closed to Development

- Arundel Middle School
- Crofton Middle School

Legend

-  Closed Middle Schools
-  Priority Funding Areas
-  Major Roads



Adequate Public Facility Ordinance (APFO) Restrictions

Elementary School Feeder Districts Closed to Development

Arundel Feeder District:

- Four Seasons ES
- Odenton ES

Broadneck Feeder District:

- Belvedere ES

Crofton Feeder District:

- Crofton Woods ES

South River Feeder District:

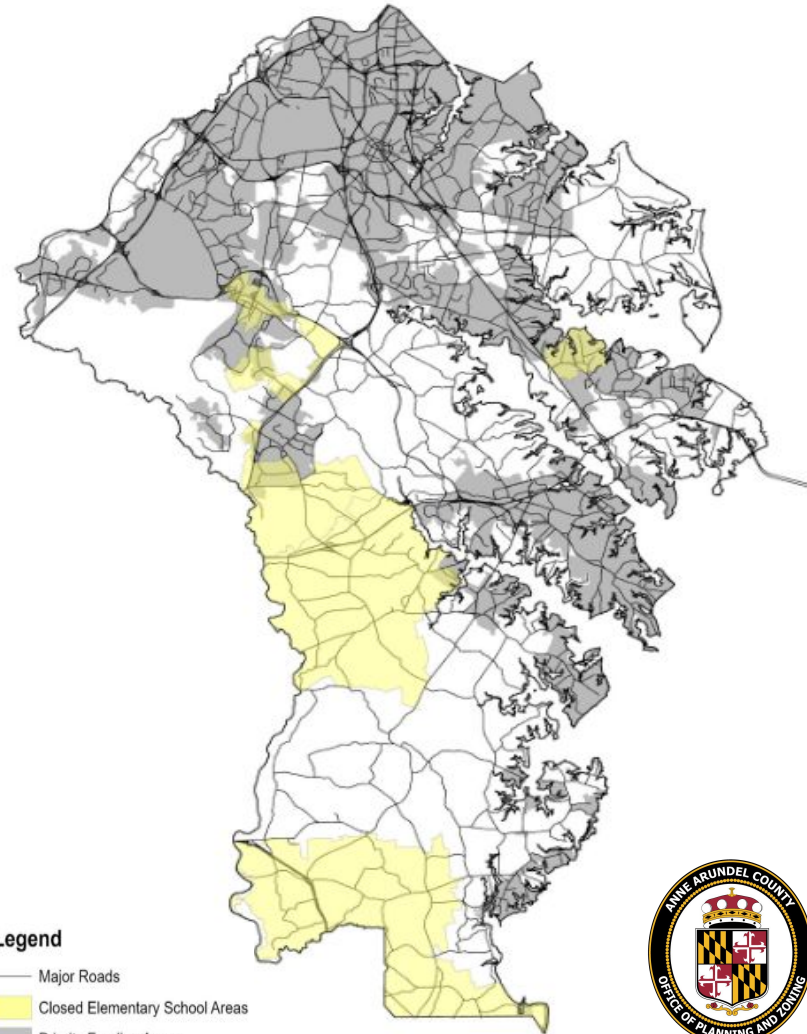
- Davidsonville ES

Southern Feeder District:

- Tracey's ES

Legend

- Major Roads
- Closed Elementary School Areas
- Priority Funding Areas

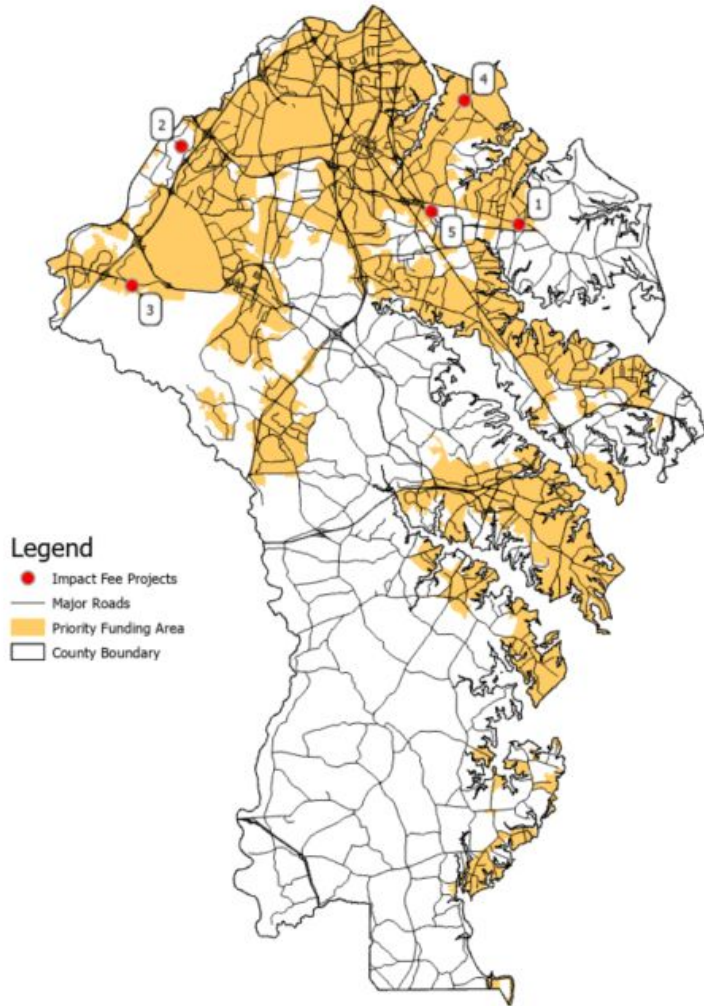


Measures and Indicators

Impact Fees, Surcharges, or Excise Tax Collections
for 2025



Impact Fees, Surcharges, or Excise Tax Collections



Collections Calendar Year 2025	PFA*	Non – PFA*	Total Fees Paid	Total Fees Paid to County
Transportation	\$831,558.67	\$105,439.00	\$936,997.67	\$936,997.67
Public School	\$0	\$0	\$0	\$0
Public Safety	\$0	\$0	\$0	\$0

Map Index #	Project/Development Name	Amount of Fee Collected
1.	Brumwell Hoyas Property	\$155,620.67
2.	Gardetto Ridge (formerly Copperleaf)	\$105,439.00
3.	Knight Property	\$88,000.00
4.	Tanyard Cove North Section 3	\$187,769.00
5.	The Highlands	\$400,169.00



Conclusions

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

These patterns show that the 95% of issued residential building permits for CY 2025 were located in the Priority Funding Area, surpassing the 80% goal

The indicators for 2025 illustrate that the majority of development is located within areas with existing water and sewer infrastructure. The indicators also show the County's strong position in continuing to preserve valuable farmland and natural resource areas.

629 residential units were approved in 2025, a 10% decrease from last year.

There was a 64.6% increase in residential building permits issued between 2024 and 2025.

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

Anne Arundel County collected \$936,997 in transportation impact fees in CY 2025

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





Mark Burt, Planning Administrator, Research & GIS Section
pzburt20@aacounty.org

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