



ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/

Date: September 8, 2026

Subject: Bill No. 70-26 – Boards, Commissions, and Similar Bodies – Subdivision and Development – Concept Plan

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill No. 70-26.

Summary

This legislation, introduced at the request of the Administration on behalf of the Office of Planning & Zoning, adds an optional expedited development plan review path, which emulates the pathway created for redevelopment in Bill 2-25, for development projects in certain circumstances. It aims to improve the efficiency of the plan review process, promote the identification and avoidance of natural resource features on development sites, and to create a pathway for a less redundant, more efficient application and review process for development projects, while at the same time potentially improving the quality of the submittals and identification of natural resources.

The Bill provides that in lieu of an application for a sketch plan or preliminary plan, an applicant may choose to submit a concept plan that meets the requirements of the concept plan checklist provided by the Office of Planning & Zoning. Prior to submitting a concept plan application, an applicant must provide the concept plan and attend a pre-application meeting with the Office of Planning & Zoning and the Department of Inspections and Permits to review and obtain feedback on site and resource mapping, conservation strategies, and the conceptual location and function of stormwater management practices. The subsequent concept plan application must respond to the feedback provided at the pre-application meeting. The fee for the application is \$500. For applications in the Odenton Town Center, the plan must also be submitted to the Odenton Town Center Advisory Committee and the applicant must present the plan to the Committee at a meeting of the Committee prior to submitting the plan to the Office of Planning and Zoning or at the next Committee meeting immediately following the submittal.

Anne Arundel Code §17-2-107 provides that community meetings are required for any

Note: This Legislative and Fiscal Summary provides a synopsis of the legislation as introduced. It does not address subsequent amendments to the legislation.

application that includes a modification to permit direct impact to environmentally sensitive areas; a subdivision of property that adjoins a residentially zoned and developed lot; a development of a commercial, industrial, or institutional use, or an active recreational use as defined in § 18-1-101, that adjoins a residentially zoned and developed lot; or a modification to any such application. The bill provides that if a community meeting would be required under §17-2-107, then in the six-month period before the submission of a concept plan application, the developer shall hold a community meeting for the purpose of presenting information regarding the proposed concept plan and allowing the community to ask questions and provide comments. It also provides that within 45 days after the submission of a final plan or site development plan, the developer shall hold a community meeting for the purpose of presenting information regarding changes made to the information presented at the initial submission meeting and allowing the community to ask questions and provide comments. The bill further requires the developer to record the proceedings of each community meeting and, promptly after the meeting, provide a copy of the recording to the Office of Planning & Zoning. The bill also makes several provisions to ensure accessibility and ease of public participation, including allowing in-person, virtual, and hybrid meeting options, limiting the times and days when meetings can be held, and ensuring ADA accessibility. It also requires notice of the meeting with specific contents be provided by mail to all lot owners and the president of any community or homeowners' association of any subdivision, within 300 feet of the property, the Office of Planning & Zoning, the County Executive or their designee, and the councilmembers representing the districts in which the property is located and abuts, at least 21 days prior to a community meeting.

Finally, the Bill provides that after a preapplication meeting is held, a concept plan application is submitted, any required community meetings are held, and the Office of Planning & Zoning determines that the application meets all requirements, an applicant may proceed directly to a final plan or a site development plan. The final plan or site development plan application must be submitted within 12 months of the date the concept plan application is submitted.

This legislation was developed in consultation with the Office of Planning & Zoning Staff, the Maryland Building Industry Association (MBIA), the Commercial Real Estate Development Association (NAIOP), and the Growth Action Network (GAN).

Purpose

The purpose of this legislation is to provide an alternative development review pathway that allows applicants to move from concept plan directly to final plan or site development plan provided certain conditions are met, in order to increase efficiency in the review process.

Fiscal Impact

Please see the fiscal note the Budget Office has prepared explaining the fiscal impact of this legislation.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Courtney Wilson, Office of Planning

& Zoning, Ragu Badami, Department of Inspections & Permits, Eric Michelsen, Department of Public Works, or Kelly Kenney, Office of Law. Thank you.

cc: Honorable Steuart Pittman, County Executive
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