

Planning Advisory Board Region 4 Plan and Comprehensive Zoning Briefing

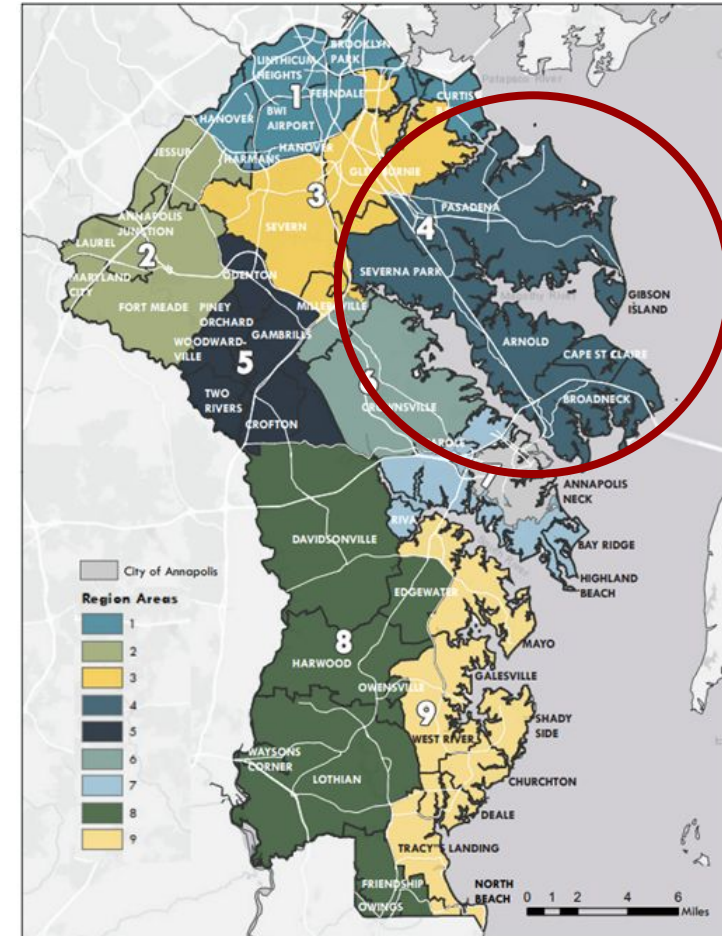
October 24, 2023

Anne Arundel County Office of Planning and Zoning



Region 4 Process Overview: Background

- The Anne Arundel County General Development Plan (GDP) Plan2040 designated 9 region planning areas.
- The Stakeholder Advisory Committee (SAC) provided input and assist the County in fine tuning Plan2040 by providing input on specific challenges, opportunities, and zoning in Region 4.



Region 4 Process Overview: Public Outreach

The screenshot shows the top of the Anne Arundel County website. The header includes the county logo and navigation links for Home, Regions, and Anne Arundel Home. The main banner features a dark background with a car and text: 'Welcome to the Community Hub for Anne Arundel County's Regional Plans'. Below this, it states: 'This is your resource for updates, news, and events related to the planning process. Regions 2, 4, and 7 are currently underway!' and 'Click below to explore your Region, get involved in the planning process, and stay informed. We invite you to check back for updates on future Region Plans.' The 'Active Plans' section is highlighted in red and contains three cards for Region 2, Region 4, and Region 7, each with a representative image and a 'View Region' button.

Active Plans

- Region 2**
Region 2 includes the west County communities of Jessup, Annapolis Junction, Laurel, Maryland City, parts of Hanover, and Ft. Meade.
[View Region 2](#)
- Region 4**
Region 4 includes the Patadena, Severna Park, Arnold, Gibson Island, Cape St. Claire, and Broadneck communities.
[View Region 4](#)
- Region 7**
Explore region maps, dashboards and community surveys. Learn more about upcoming projects and get involved in the process.
[View Region 7](#)

What we heard:

- Protect environmental features
- Lack of housing diversity
- Need for additional multimodal infrastructure
- Mobility and congestion
- Underutilized commercial areas / vacancies
- Neighborhood compatibility and design guidelines

Region 4 Vision:

Managing future growth, preserving the natural environment, and achieving a healthy, safe, and livable community for all, with a multimodal transportation network that improves traffic, is the goal for a better tomorrow. The character of Region 4 is seen through the Region's abundant waterfront, high quality schools, employment opportunities, superb parks, trails, natural features, and other recreational sites. Striving to continually improve the quality of life and equity for all residents, visitors, and workers of Region 4 is the foundation for the future.

General Plan Structure

- Introduction / Background information
- Four primary chapters
 - Natural Environment
 - Built Environment
 - Healthy Communities
 - Healthy Economy
- Implementation



Natural Environment

- 23 strategies - 7 are Region 4 Specific
- Highlights:
 - Green Infrastructure
 - Living shorelines
 - Tree cover
 - Open space
 - Stormwater management



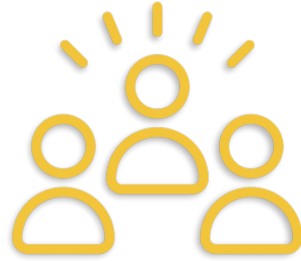
Built Environment

- 76 strategies - 23 are Region 4 Specific
- Highlights
 - Neighborhood compatibility
 - Expanded transit access
 - Multimodal connectivity
 - Affordable Housing
 - Missing Middle Housing
 - Historic Preservation



Healthy Communities

- 22 strategies - 8 are Region 4 Specific
- Highlights
 - Renovations, maintenance, and updating aging amenities
 - Continue public engagement for future amenities
 - Expand public water access
 - Smaller, more neighborhood friendly parks

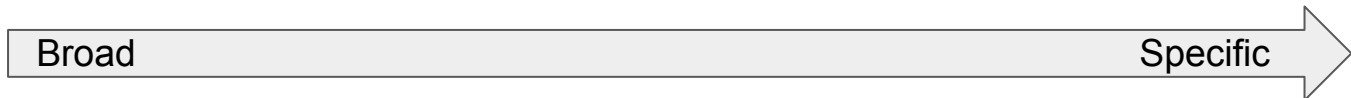


Healthy Economy

- 15 strategies - 3 are Region 4 Specific
- Highlights
 - Continue to support local economic development initiatives for redevelopment efforts
 - Develop a marketing study that seeks to increase the revenue generated by tourism and recreation industry sectors.
 - Seek ways to utilize enhanced branding and marketing to support local neighborhood businesses and community identities in Region 4



Region 4 Comprehensive Zoning, Planned Land Use, and Development Policy Areas



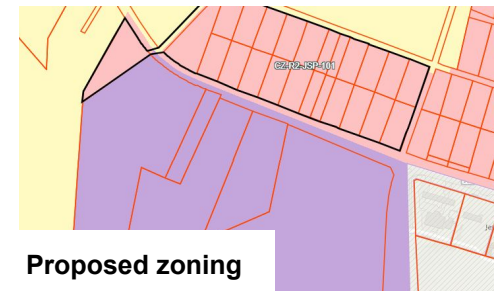
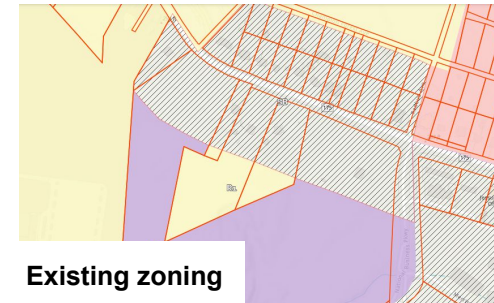
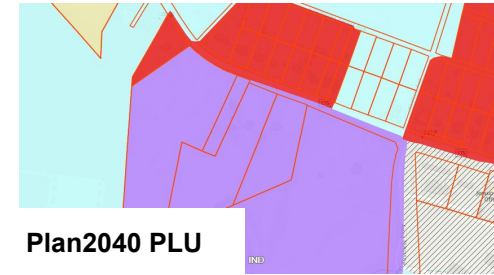
	Development Policy Area (DPA)	Planned Land Use (PLU)	Zoning
Where is it found?	Plan2040, Region Plans	Plan2040, Region Plans	County Code, Article 18, Zoning Map
What does it do?	Broadly identifies areas in the County where development and redevelopment are encouraged, as well as areas where preservation of rural or suburban character and natural features are prioritized.	Used to guide development patterns within the County based on the Vision, Goals, Policies, and Development Policy Areas (DPA) Map in Plan2040. Implemented through zoning and through policies set forth in Plan2040 and Region Plan	Follows and implements the Planned Land Use (PLU) Map by regulating how a property can be used. In accordance with the State's Land Use Article, The Zoning Map must be consistent with the Planned Land Use (PLU) Map.
How does it change?	Development Policy Area Map will be updated based on policies and recommendations adopted during the Region Plan process.	Planned Land Use Map will be updated based on policies and recommendations adopted during the Region Plan Process.	Comprehensive Zoning - Staff and SAC recommends changes to zoning in accordance with the policies in Plan2040 and other adopted plans. Comprehensive zoning reviewed and adopted by County Council. Administrative Zoning - An application is made by a property owner and is decided by the Administrative Hearing Officer.

Region 4 Comprehensive Zoning: Types of changes

- Approved Planned Land Use Changes (consistency changes)
 - For properties where a change in Planned Land Use designation was approved by the County Council in the adoption of Plan2040, staff from the Office of Planning and Zoning have made recommendations for changes to Zoning to be consistent with Planned Land Use.
 - Consistency is defined in Volume II of Plan2040. Table 17 includes zoning districts that are generally applied in each of the land use designations.

Table 17. Plan2040 Planned Land Use Designations

Planned Plan2040 Land Use Designation	Zoning Category Generally Consistent with Land Use Designation	Anticipated Uses
High density residential (HDR) - density between 10 to 22 units per acre	R15, R22 (and in TC, MXD zones)	Multifamily Residential, Mobile Home Parks, Private Institutional
Medium density residential (MDR) - density between 5 to 10 units per acre	R10 (and in TC, MXD zones)	Townhomes, Single-Family Semi Detached, Mobile Home Parks, Private Institutional



Region 4 Comprehensive Zoning: Types of changes

Aligning with Built Communities

The Zoning Map must be consistent with the Planned Land Use Map. As shown on a previous slide listing the Planned Land Use Designations, specific Zoning Categories correspond to specific Planned Land Use Designations.

Consistency changes occur during comprehensive zoning to update maps in order to be predictable and manageable.

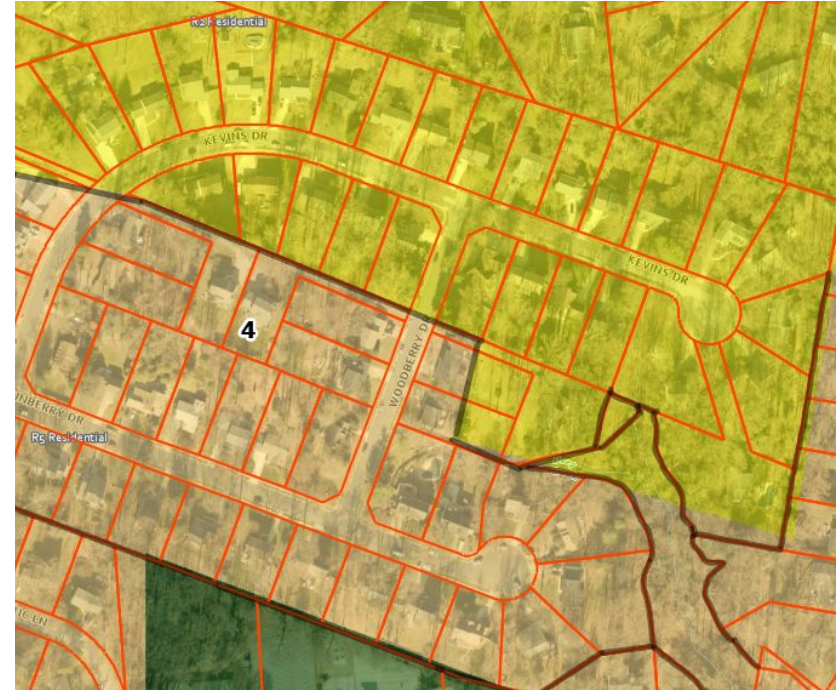
Example: 622 Dunberry Dr, Arnold

Current Zoning: R5

Plan2040 PLU: Low Density Residential

Consistency Change:

Staff recommends updating the zoning to R2 to be consistent with the Low Density Residential planned land use designation



- Making the Open Space Zoning District More Meaningful
 - The OS district was generally based on the 1985 Federal Emergency Management Area 100-year floodplain and other areas with unclear justification
 - The FEMA floodplain maps have been updated over time, and now deviate from the mapped OS zoning district. County Code and State and federal laws and regulations have been adopted that include more stringent protections of floodplains, streams, and wetlands as properties develop.
 - Code provisions in Article 17 are more effective and appropriate tools than the Zoning Map for managing risks of development in floodplains and conserving the natural functions of streams and floodplains.
 - The County proposes to remap the OS zoning district so that it applies to: public parks and natural areas, lands 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.



Region 4 Comprehensive Zoning: Types of changes

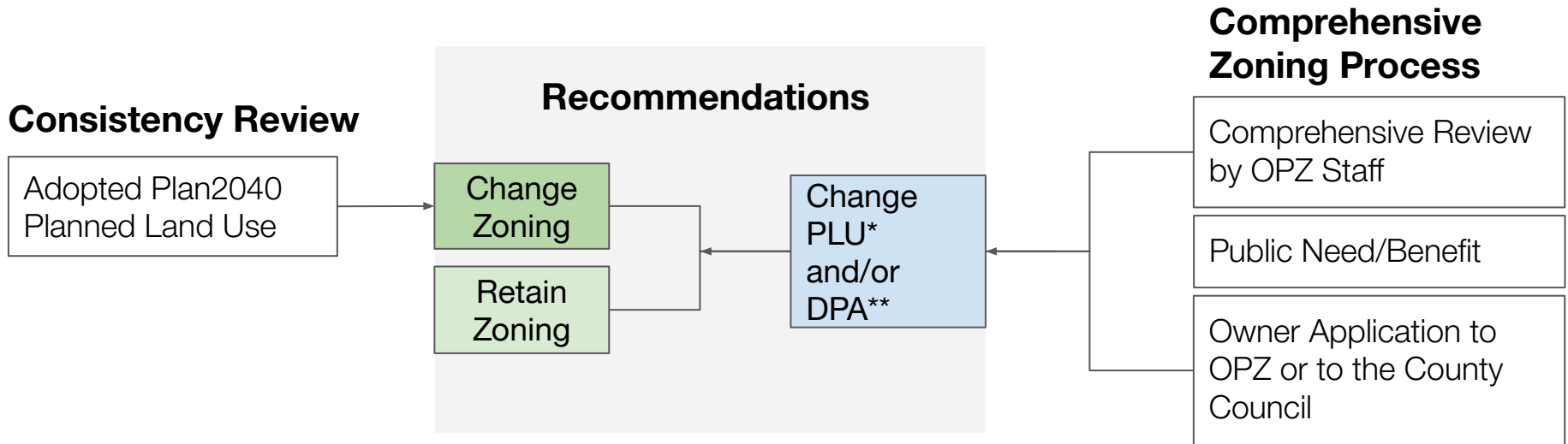
- Aligning Zoning and Parcel Boundaries
 - Updated surveys, subdivision of property, and improvements to the accuracy of mapping have led to many cases where the boundaries of a zoning district do not align with parcel boundary lines



Region 4 Comprehensive Zoning: Types of changes

- OPZ and Stakeholder Advisory Committee Recommended Zoning Changes
 - Analysis of areas that could advance the goals and policies of Plan2040 and the Region Plans. Staff reviewed the preliminary changes to the zoning map with the SACs in each Region. The SACs have formed a preliminary draft recommendation that in some cases, is different from the OPZ preliminary recommendation.
- Property Owner Zoning Change Applications
 - County staff and the SAC reviewed those applications and have made preliminary recommendations.

Region 4 Comprehensive Zoning: How changes are recommended



PLU = Planned Land Use
DPA = Development Policy Area

2022 Holding Capacity Model

	Countywide	Region 2	Region 4	Region 7
Family Household Forecast (Change from 2020 to 2040)	31,612	5,635	3,714	1,456
Holding Capacity Results (2021)	40,787	2,297	7,819	4,415
Number of Housing Units to meet Demand	9,175	-3,338	4,105	2,959

Notes:

- These statistics are estimates, not growth targets.

Source: 2021 Holding Capacity Analysis and Round 10 BMC Forecast

Region 4 Comprehensive Zoning: Stats

Zoning	Adopted (Acres)	Recommended (Acres)	Change (Acres)		Zoning	Adopted (Acres)	Recommended (Acres)	Change (Acres)
OS	4,272.81	4,886.85	614.05		SB	9.46	19.44	9.98
RA	829.39	825.74	-3.65		C1	183.12	194.99	11.87
RLD	5,170.53	5,083.81	-86.71		C2	212.48	253.16	40.68
R1	12,685.23	11,908.33	-776.90		C3	570.66	472.84	-97.82
R2	11,746.22	11,413.58	-332.64		C4	356.97	398.94	41.97
R5	8,936.87	9,270.62	333.74		W1	93.41	99.77	6.36
R10	127.33	160.05	32.72		W2	37.64	64.80	27.17
R15	306.64	297.60	-9.04		MA1	74.58	95.77	21.20
R22	9.90	10.76	0.85		MA2	25.20	36.16	10.95
MXD-R	12.38	9.26	-3.12		MA3	18.20	21.50	3.29
MXD-C	0.00	111.77	111.77		MB	54.49	54.63	0.14
MXD-T	0.00	2.56	2.56					

Added text:

New Development Policy Area Overlays

As part of the SAC's review of the Development Policy Areas, they noticed that Commercial Revitalization Areas and existing and planned mixed-use areas were designated as Neighborhood Preservation or Critical Corridor, which are non-targeted growth Development Policy Areas. Identifying Commercial Revitalization Areas and mixed use areas as non-targeted growth Development Policy Areas is contrary to the County's policy on where development, redevelopment and revitalization are encouraged. However; rather than simply develop a new Development Policy Area, OPZ recommends a new Development Policy Area Overlay be created so the intent of the underlying Development Policy Area is still applicable.

The following are two new Development Policy Area Overlays which will be designated as Targeted Development, Redevelopment and Revitalization Policy Areas (Growth Areas).

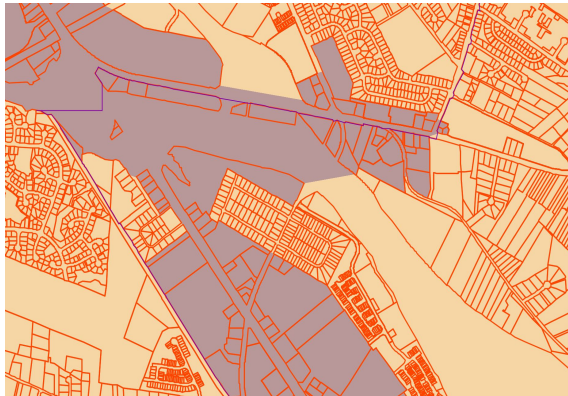
- 1. Corridor Revitalization and Redevelopment Overlay**
- 2. Mixed Use Overlay**

Mixed use (Zoning and PLU) in Neighborhood Preservation Areas

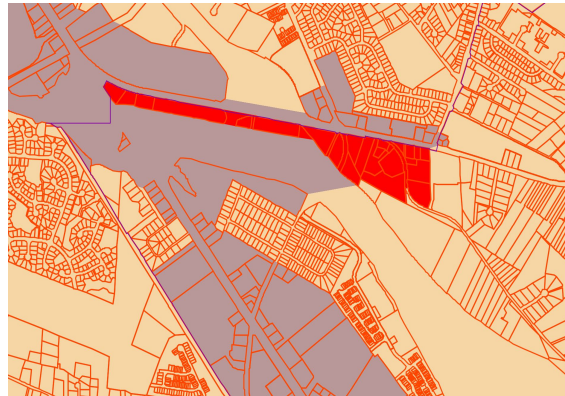
Added text:

Corridor Revitalization and Redevelopment Overlay: Applied to only those areas in the County that are designated as a Commercial Revitalization Area per Article 18, Title 14, Subtitle 3 of the Code and are located in a non-targeted growth Development Policy Areas. Commercial revitalization areas improve communities, reduce blighted areas, increase property values, and reduce sprawl by allowing expanded uses and greater development flexibility.

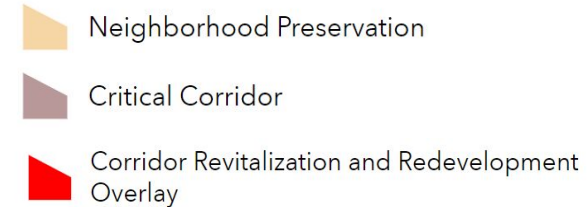
Corridor Revitalization and Redevelopment Overlay: Mountain Road at Jumpers Hole Rd / Baltimore Annapolis Blvd



Currently Adopted



Recommendation

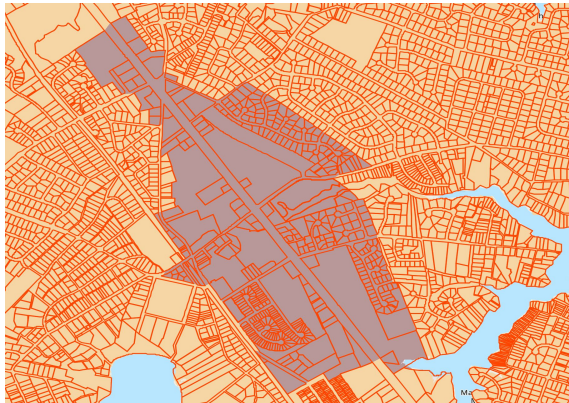


Mixed use (Zoning and PLU) in Neighborhood Preservation Areas

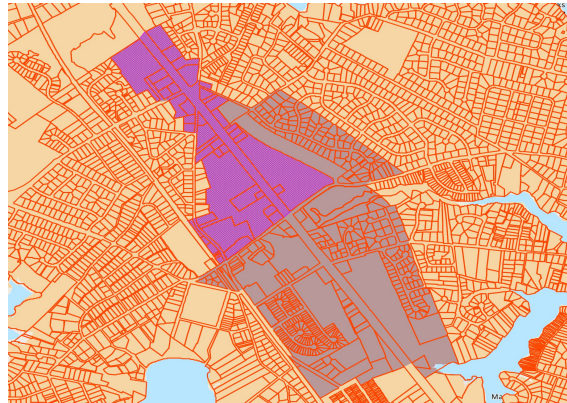
Added text:

Mixed Use Overlay: Existing (mixed-use zoning districts) or planned (mixed-use planned land use) mixed-use areas located in non-targeted growth Development Policy Areas. Generally walkable, vertically or horizontally mixed-use areas that are suburban (townhomes or multifamily) or village-like in character.

Mixed Use Overlay: Severna Park Marketplace



Currently Adopted



Recommendation



Gibson Island area

- 1 application
- General recommendation:
 - Exhibit A: R1
 - Exhibit B: R1 / MA1
 - Exhibit C: MA3

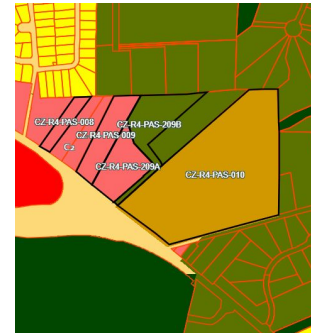
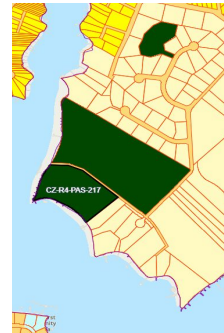
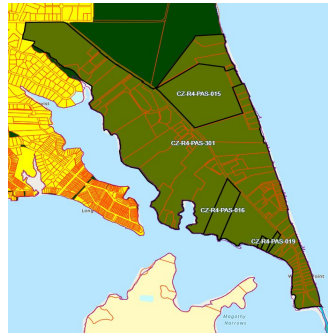
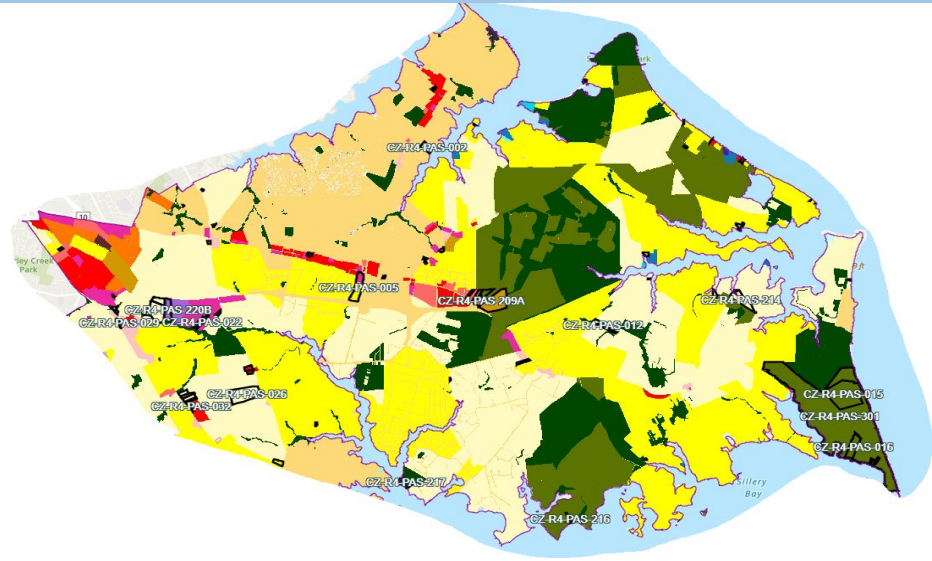


Region 4 Comprehensive Zoning

Pasadena Area

- 32 applications plus 5 new during preliminary review
- General recommendation for Pasadena:
 - Retain current zoning in most areas
 - Lower density for environmental protection
 - Support Village Centers
- Key areas based on comments heard:

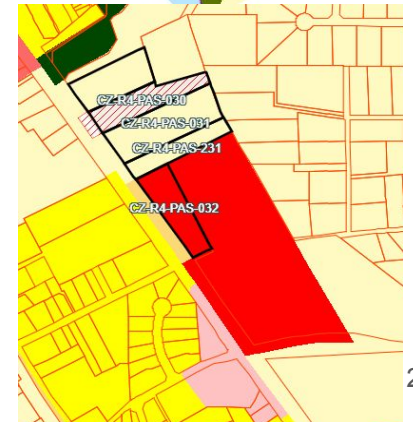
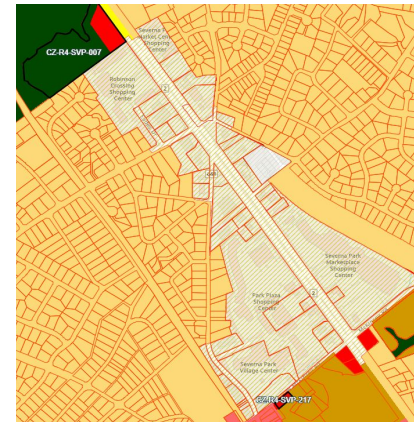
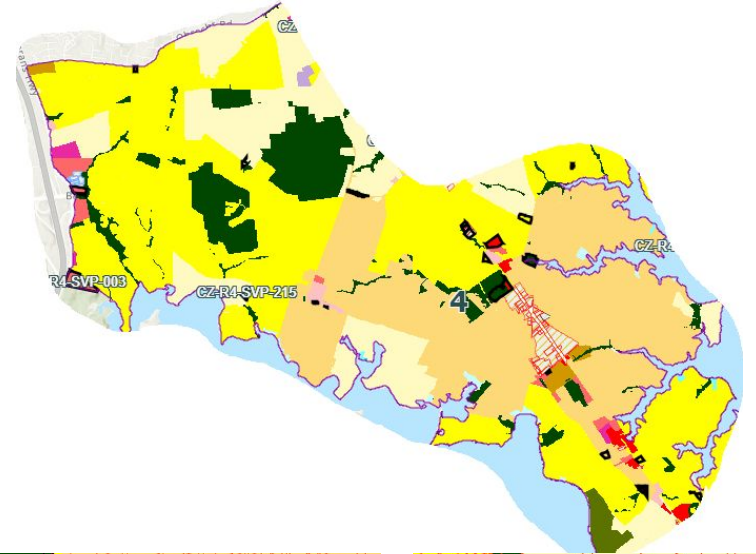
- Lake Shore
- 580 Lake Shore Dr
- PYY Marina
- Lake Shore Plaza Area



Region 4 Comprehensive Zoning

Severna Park Area

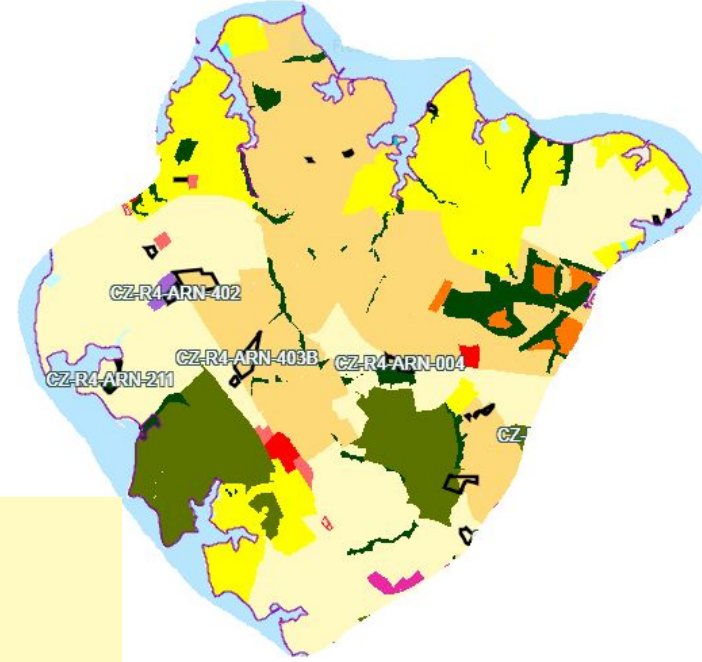
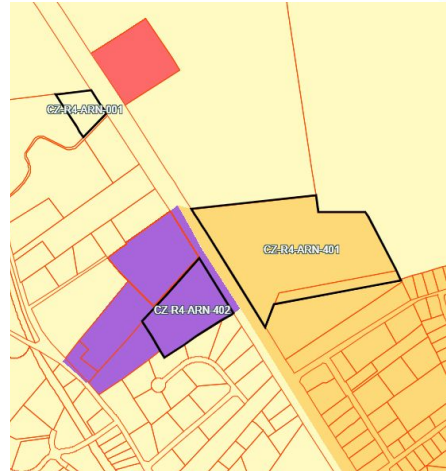
- 9 applications plus 1 new during preliminary review
- General recommendation for Severna Park:
 - Retain current zoning in established residential communities
 - Ensure consistent zoning and land use for businesses along Ritchie Highway
- Key areas based on comments heard:
 - Earleigh Heights Village Center
 - Severna Park Marketplace



Region 4 Comprehensive Zoning

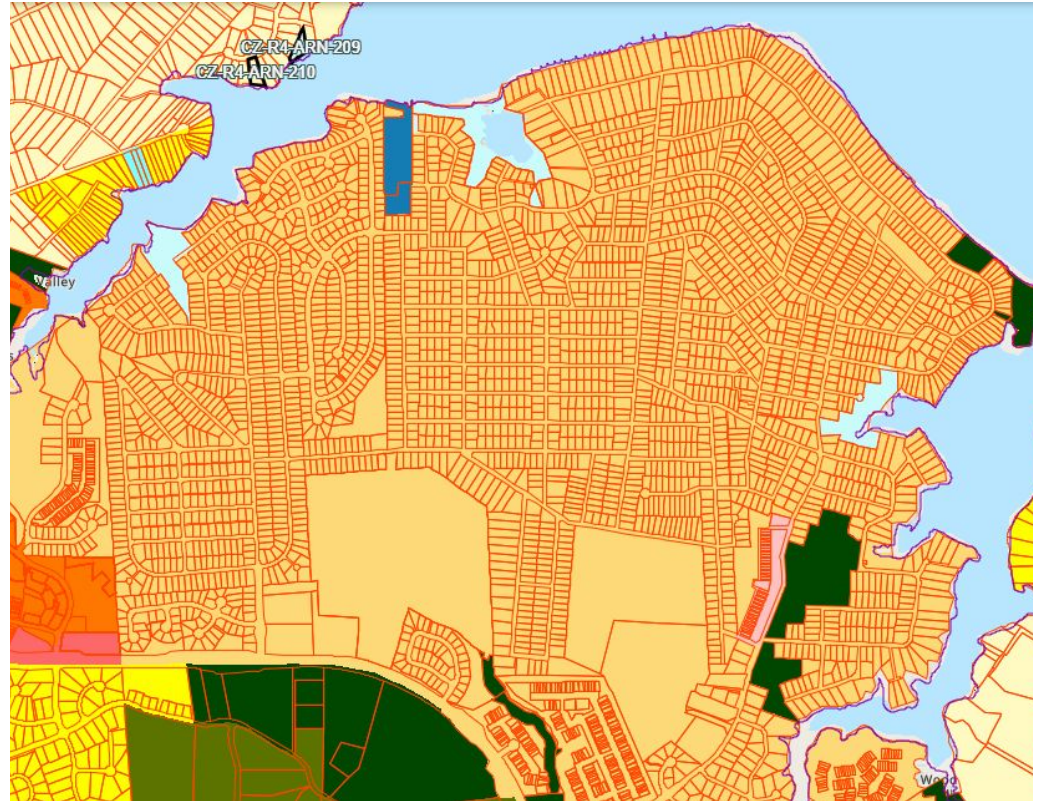
Arnold Area

- 4 applications plus 3 new during preliminary review
- General recommendation for Arnold:
 - Retain current zoning
 - Align the zoning with the surrounding community
- Key areas based on comments heard:
 - Arnold Pet Station - 1212 Ritchie Hwy
 - 1257 and 1273 Ritchie Hwy
 - Providence Center - 1254 Ritchie Hwy



Cape St. Claire Area

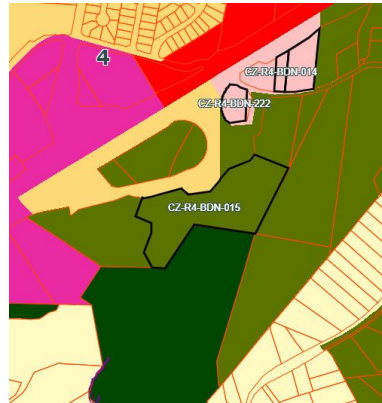
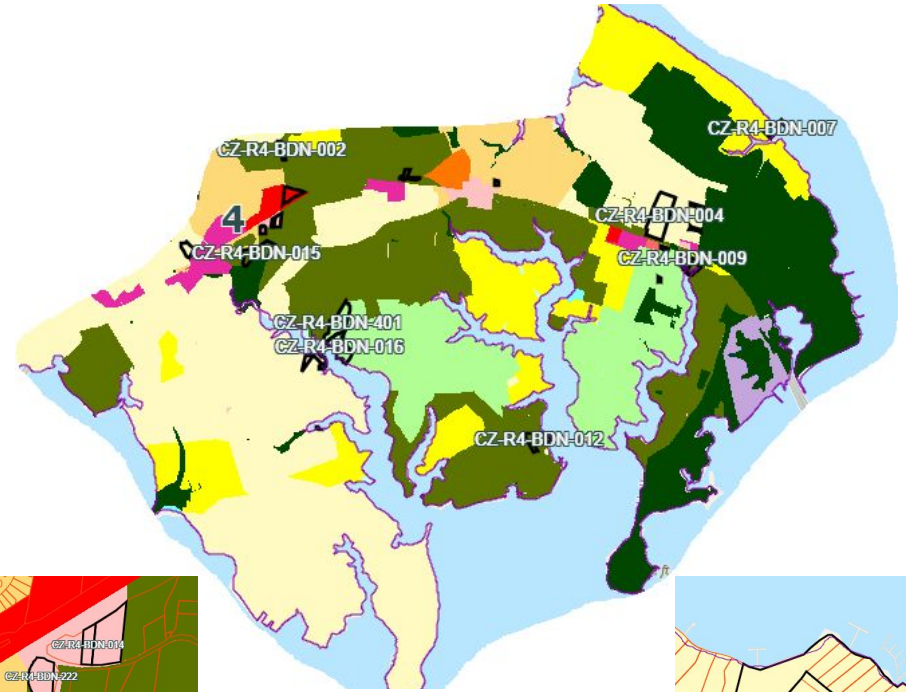
- 0 applications
- General recommendation for Cape St. Claire:
 - Retain current zoning



Region 4 Comprehensive Zoning

Broadneck Area

- 17 applications plus 1 new during preliminary review
- General recommendation:
 - Retain current zoning
- Key areas based on comments heard:
 - 161 Ferguson Rd
 - Orchard Beach



Questions?