

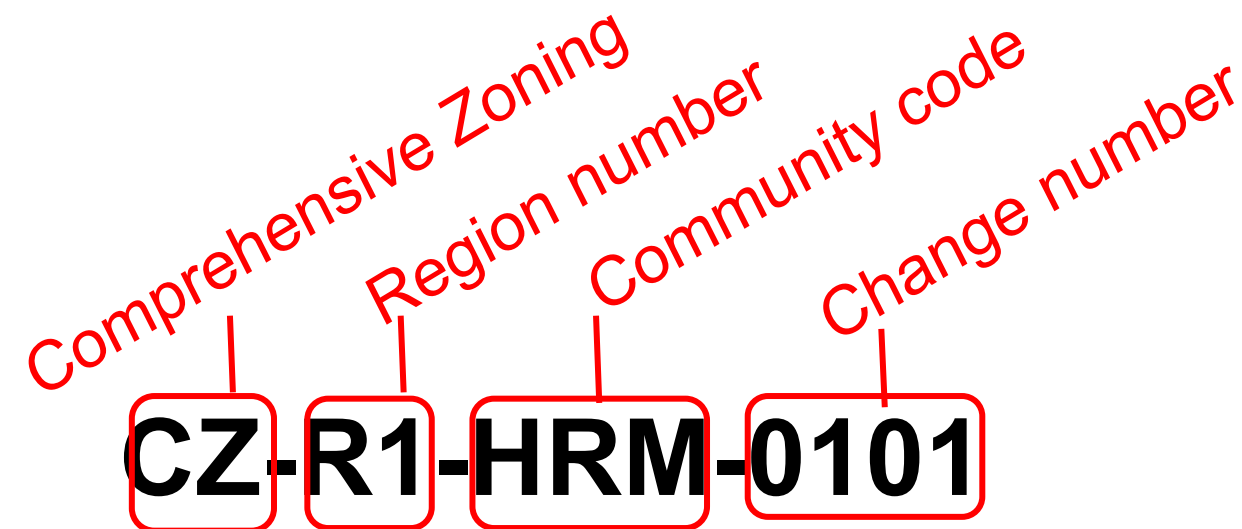


# Region 1

# Comprehensive Zoning Applications Submitted During the PAB Review

November 13, 2024  
Planning Advisory Board Draft

# Change ID Number Code



## Change Numbers and types:

- 0001 - 0099** Owner Application
- 0100 - 0199** Staff Recommended Changes
- 0200 - 0299** Staff Recommended Companion Changes
- 0300 - 0399** SAC Recommended
- 0400 - 0499** Owner Application during Preliminary Draft
- 0500 - 0599** Owner Application during PAB process
- 0600 - 0699** County Council Amendments
  
- 1001 - Infinity** Consistency Changes

# Community Codes

BLP	Brooklyn Park
BWI	BWI Airport
CSB	Curtis Bay
FND	Ferndale
HAN	Hanover
HRM	Harmans
LHS	Linthicum Heights

	Council District	Change ID Number	Address(es)	Application & Attachments	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Current Zoning	Requested Zoning	SAC Rec. Zoning	SAC Justification	PAB Rec. Zoning	OPZ Rec. Zoning	OPZ Justification
<b>Curtis Bay</b>	3	CZ-R1-CSB-0500	Marley Rd Kembo Rd Fort Smallwood Rd Baltimore, MD	<a href="#">Link</a>	6	13	-	324.29	Split W3 / OS	MXD-R	No Rec	Application submitted after SAC discussion completed.		MXD-R	This change to Mixed-Use Residential Zoning would allow for additional housing, economic growth, and recognizes the opportunity for revitalization along the Fort Smallwood Road corridor. Mixed-Use Residential 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.
<b>Hanover</b>	1	CZ-R1-HAN-0500	7512 Ridge Rd 1405 Dorsey Rd 1413 Dorsey Rd 1423 Dorsey Rd 1409 Dorsey Rd Ridge Rd Dorsey Rd	<a href="#">Link</a>	8	606 608 592 597 594 595 596 593	16 4 5	6.11	C2	C4	No Rec	Application submitted after SAC discussion completed.		C4	C4 is consistent with the Plan2040 Planned Land Use map and Goal HE5 which encourages the enhancement of commercial hubs and corridors to create thriving and attractive centers that serve both local communities and regional needs.
	1	CZ-R1-HAN-0501A	7150 Corporate Center Dr 7100 Corporate Center Dr 7221 Corporate Center Dr Corporate Center Dr	<a href="#">Link</a>	3	272	6 7 10 11 12	20.54	Split W1 / OS	W1	No Rec	Application submitted after SAC discussion completed.		W1	Retaining W1 zoning and rezoning two of the parcels to entirely W1 is consistent with Goal HE2 which encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base and is compatible with the surrounding area.
	1	CZ-R1-HAN-0501B	1118 Baltimore Washington Pky, Harmans MD	<a href="#">Link</a>	3	272	15	49.08	Split W1 / OS	Split W1 / OS	No Rec	Application submitted after SAC discussion completed.		Split W1 / OS	Retaining W1 and OS zoning on the property is consistent with the property owner's desire to maintain split-zoning on the property. The property is currently platted as floodplain and forest conservation. Revision to the plat will be subject to existing Code requirements.
	1	CZ-R1-HAN-0502A	7348 Ridge Rd, Hanover MD	<a href="#">Link</a>	8	320	-	2.87	Split W1 / OS	Split W1 / OS	No Rec	Application submitted after SAC discussion completed.		Split W1 / OS	Retaining W1 and OS zoning on the property is consistent with the property owner's desire to maintain split-zoning on the property. The property is currently platted as floodplain. Revision to the plat will be subject to existing Code requirements.
	2	CZ-R1-HAN-0502B	Wetlands & Flood Plain, Glen Burnie MD	<a href="#">Link</a>	9	70	-	6.45	Split W1 / W2	Split W1 / W2	No Rec	Application submitted after SAC discussion completed.		W1	This change to W1 is consistent with the property owner's desire to have the entire property zoned W1 instead of a split zoning it W1/W2. The property is currently platted as floodplain and wetlands. Revision to the plat will be subject to existing Code requirements.
<b>Linthicum Heights</b>	1	CZ-R1-LHS-0500	724 Andover Rd	<a href="#">Link</a>	4	388	-	6.99	R1	R2	No Rec	Application submitted after SAC discussion completed.		R1	Retention of R1 zoning is consistent with the adjacent parcels and surrounding neighborhood to the east along Andover Road that is established at an R1 density.
	1	CZ-R1-LHS-0501	807 Pinnacle Dr	<a href="#">Link</a>	4A	7	3R	6.59	Split C4 / W1	C4	No Rec	Application submitted after SAC discussion completed.		C4	This change to C4 for the entire site is consistent with the existing use and with Plan2040 Goal HE5 by encouraging the enhancement of commercial hubs and corridors to create thriving and attractive centers that serve both local communities and regional needs.



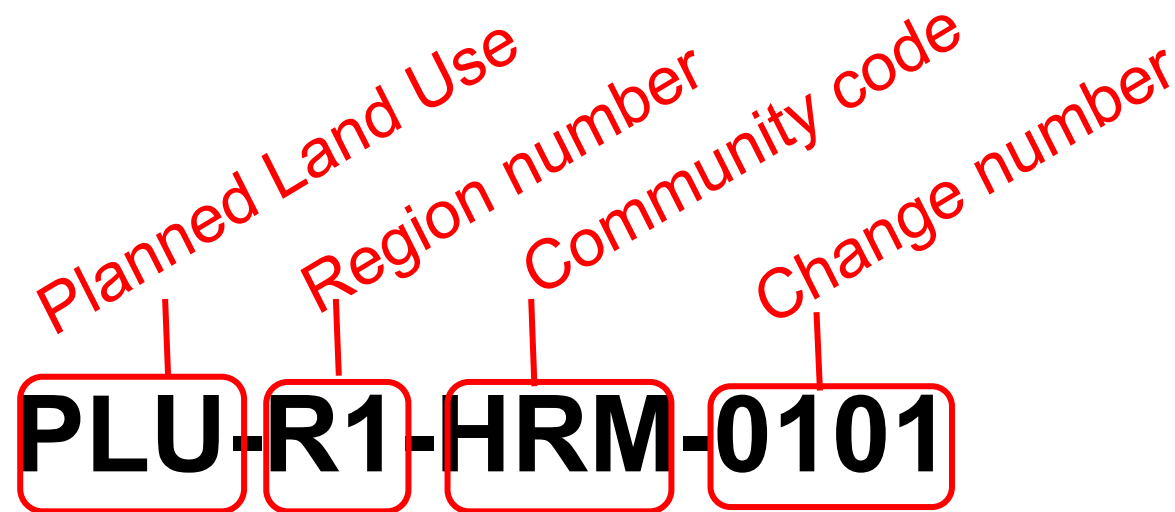
# Region 1

# Planned Land Use Changes

# Addendum

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	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
<b>Curtis Bay</b>	3	PLU-R1-CSB-0500	Marley Rd Kembo Rd Fort Smallwood Rd Baltimore, MD	6	13	-	324.29	Industrial	No Rec	Application submitted after SAC discussion completed.		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.
<b>Hanover</b>	1	PLU-R1-HAN-0501A	7150 Corporate Center Dr 7100 Corporate Center Dr 7221 Corporate Center Dr Corporate Center Dr	3	272	6 7 10 11 12	20.54	Mixed Use	No Rec	Application submitted after SAC discussion completed.		Industrial	This change to Industrial Planned Land Use is consistent with Plan2040 Goal HE2 which encourages retention and expansion of appropriately zoned land for industrial uses to maintain a balanced tax base and is compatible with the surrounding area and reflects the private ownership of the parcel.
	1	PLU-R1-HAN-0501B	1118 Baltimore Washington Pky, Harmans MD	3	272	15	49.08	Conservation	No Rec	Application submitted after SAC discussion completed.		Conservation / Industrial	This change to Industrial and Conservation Planned Land Use is consistent with the existing zoning and Plan2040 Goal BE3 that encourages participation in the planning process. The property is currently platted as floodplain and forest conservation. Revision to the plat will be subject to existing Code requirements.
	1	PLU-R1-HAN-0502A	7348 Ridge Rd, Hanover MD	8	320	-	2.87	Conservation	No Rec	Application submitted after SAC discussion completed.		Conservation / Industrial	This change to Industrial and Conservation Planned Land Use is consistent with the existing zoning and Plan2040 Goal BE3 that encourages participation in the planning process. The property is currently platted as floodplain. Revision to the plat will be subject to existing Code requirements.
	2	PLU-R1-HAN-0502B	Wetlands & Flood Plain, Glen Burnie MD	9	70	-	6.45	Conservation	No Rec	Application submitted after SAC discussion completed.		Industrial	This change to Industrial Planned Land Use is consistent with the existing zoning and Plan2040 Goal BE3 that encourages participation in the planning process. The property is currently platted as floodplain and wetlands. Revision to the plat will be subject to existing Code requirements.
<b>Linthicum Heights</b>	1	PLU-R1-LHS-0501	807 Pinnacle Dr	4A	7	3R	6.59	Industrial	No Rec	Application submitted after SAC discussion completed.		Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 which encourages the retention and expansion of appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and is compatible with the surrounding area.