

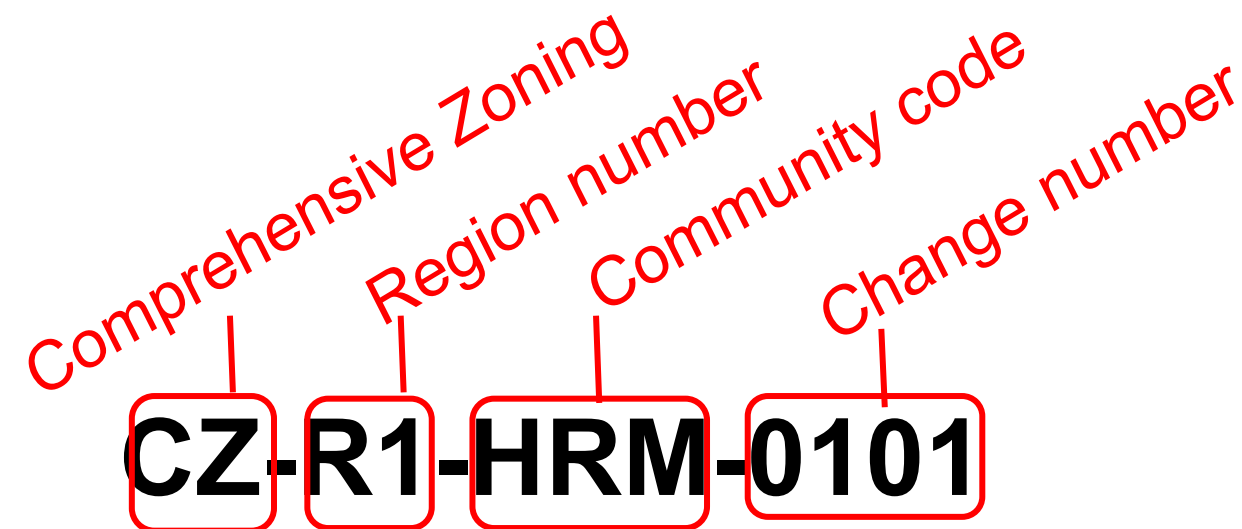


Region 1

Comprehensive Zoning Changes

September 11, 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)	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
BROOKLYN PARK	1	CZ-R1-BLP-0001	7 13Th Ave	2	25	16	0.14	R5	R10	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Low-Medium Density Residential Planned Land Use and is compatible with the surrounding area. A change to R10 is not consistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to R10 would be isolated within a R5-zoned area and this increase in density would be incompatible with the surrounding area.
	1	CZ-R1-BLP-0002	5511 Magie St	2, 5	18	4, 6, 9, 12	0.66	R5	W2	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Low-Medium Density Residential Planned Land Use and is compatible with the surrounding area. A change to W2 is not consistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. While this is an existing nonconforming industrial use, the intended long-term use for the property is residential.
	1	CZ-R1-BLP-0003A/B/C/D	Fairfax Ave, Arundel Blvd, Wasena Cir	2, 5	23, 53, 81, 247	32, 39, 49	102.11	OS, R5, R10, W2, W3	W1, W2, W3	W1, W2, W3, R5	The SAC recommended inclusion of the R5 zoning district at the northern most portion of the parcel to provide a buffer between the existing residential uses and the proposed industrial zoning.		W1, W2, W3	This change to split the property with W1, W2 and W3 zoning is consistent with the adopted Plan2040 Planned Land Use and is compatible with the surrounding area. The most intensive W3 heavy industrial uses are recommended to be on the western side of the property, adjacent to the Baltimore City heavy industrial area and the port to the east while the least intensive W1 industrial office park type uses are recommended for the western portion of the property adjacent to the Cedar Hill planned unit development. The W2 light industrial uses are recommended to be in the middle of the property between the W1 and W3 uses. The existing residential area to the north of the property will be buffered by a stream valley.
	1	CZ-R1-BLP-0004A/B/C	700 Hammonds Ln, 800 Hammonds Ln, 6931 Baltimore Annapolis Blvd, Baltimore Annapolis Blvd, Zeppelin Ave, Belle Grove Rd, St Charles Rd	1, 4	11, 16, 23, 26, 31, 37, 322, 351, 610	1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 20	169.23	R5, R10, C4, OS	R5, R10, W2	MXD-C	MXD-C zoning supports the redevelopment of the site and provides more uses to the property owner.		R5, R10, W2	This change to split the property between R5, R10 and W2 is consistent with Plan2040 Goal BE11 to provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels. variety of housing types and choices and Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base.The recommended area for W2 covers the existing sand and gravel mining operation and provides an opportunity for future light industrial uses near the transit station. The recommended area for R10 provides a transition between the existing R5 residential area and the W2 area and an opportunity for additional housing types close to the transit station.
	1	CZ-R1-BLP-0006	6027 - 6037 Ritchie Hwy, 6025 Ritchie Hwy	5	257, 267, 275, 144, 276	2, 3	3.49	R15	C4	C3	This change to C3 is consistent with the adopted Plan2040 Planned Land Use and provides an opportunity for commercial uses to support the Cedar Hill planned unit development and other nearby residential areas. The existing heavy commercial use can continue to operate under the approved nonconforming use registration however, the intended long-term future use of the property is general commercial type uses to support the surrounding residential area.		C4	The change to C4 zoning is consistent with the adopted Commercial Planned Land Use. It is consistent with Plan2040 Goal HE2 promoting retention and expansion of an existing business.
	1	CZ-R1-BLP-0007	101 Bon Air Ave	4	40	73	0.12	R5	R15	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Low-Medium Density Residential Plan2040 Planned Land Use and is compatible with the surrounding area. A change to R15 would be isolated within an area that is an established low-medium density neighborhood and inconsistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, a change to R15 is incompatible with the surrounding area.

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BROOKLYN PARK	1	CZ-R1-BLP-0008	17 Bon Air Ave	4	40	43	0.12	R5	R15	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Low-Medium Density Residential Plan2040 Neighborhood Preservation Development Policy Area and Planned Land Use. Additionally, it is consistent with the existing use and is compatible with the surrounding area. A change to R15 would be isolated within an area that is an established low-medium density neighborhood and is incompatible with the surrounding area.
	1	CZ-R1-BLP-0100	4114 Belle Grove Rd	1	182	5	0.66	R5	NA	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 is consistent with the adopted Plan2040 Planned Land Use and the remaining R15 zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-BLP-0104	4020 Belle Grove Rd	2	26	6, 8	0.1	W2	NA	C1	SAC agrees with OPZ recommendation.		C1	This change to C1 is consistent with the proposed Planned Land Use and the existing use. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-BLP-0107	4116 4Th St	2	28	21	0.07	C1	NA	R5	SAC agrees with OPZ recommendation.		R5	The recommended R5 zoning district is consistent with the parcel's existing uses and Plan2040 Goal BE11 by providing for a variety of housing types and designs.
	1	CZ-R1-BLP-0108	Open Space	2	81		0.2	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as platted open space for the Roland Terrace community and the remaining OS zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-BLP-0109	4114 4Th St	2	28	23	0	C1	NA	R5	SAC agrees with OPZ recommendation.		R5	The recommended R5 zoning district is consistent with the parcel's existing uses and Plan2040 Goal BE11 by providing for a variety of housing types and designs.
	1	CZ-R1-BLP-0110	4115 4Th St	2	28	23	0.03	C1	NA	R5	SAC agrees with OPZ recommendation.		R5	The recommended R5 zoning district is consistent with the parcel's existing uses and Plan2040 Goal BE11 by providing for a variety of housing types and designs.
	1	CZ-R1-BLP-0111	4116 4Th St	2	28	23	0.05	C1	NA	R5	SAC agrees with OPZ recommendation.		R5	The recommended R5 zoning district is consistent with the parcel's existing uses and Plan2040 Goal BE11 by providing for a variety of housing types and designs.
	1	CZ-R1-BLP-0112	Mt. Calvary Cemetery	5	32		2.36	R5	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing use and the remaining R1 zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-BLP-0113A/B	5829 Ritchie Hwy	5	93		2.94	C3 / R5	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the adopted Plan2040 Planned Land Use, the existing use and the remaining R1 zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-BLP-0114	Holy Cross Rd 333 Holy Cross Rd 335 Holy Cross Rd 337 Holy Cross Rd 339 Holy Cross Rd 401 Holy Cross Rd 403 Holy Cross Rd 405 Holy Cross Rd 407 Holy Cross Rd 409 Holy Cross Rd 411 Holy Cross Rd 413 Holy Cross Rd 415 Holy Cross Rd 417 Holy Cross Rd	4	187, 513	1 2 4 5 6 7 8 9 10 11 12 13 14	0.33	W2 / R5	NA	NA	Change added after SAC discussion completed.		R5	Rezoning the W2 portion of the properties to R5 implements the County's intent to apply the same zoning district to the entire parcel unless there is a justification to split-zone and will provide consistent Code regulations for the entire site.
	1	CZ-R1-BLP-0115A	6051 Olson Rd	4	188		0.14	R1	NA	NA	Change added after SAC discussion completed.		W2	This change to W2 for the entirety of these parcels applies one zoning district and is compatible with the surrounding area.
	1	CZ-R1-BLP-0115B	6051 Olson Rd	4	188		0.46	R5	NA	NA	Change added after SAC discussion completed.		W2	This change to W2 for the entirety of these parcels applies one zoning district and is compatible with the surrounding area.

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BROOKLYN PARK	1	CZ-R1-BLP-0300	6020 Ritchie Hwy	5	19		20.33	R1/R5	NA	R1	SAC agrees with OPZ recommendation.		R1	Retention and expansion of the R1 zoning district is consistent with the established use and is compatible with the surrounding area.
	1	CZ-R1-BLP-0401	5633 Belle Grove Rd	1	23	7	0.67	W2 / C4	C4	C4	SAC agrees with OPZ recommendation.		C4	C4 is compatible with the adjacent properties and consistent with the proposed Planned Land Use. It is consistent with Plan2040 Goal HE2 by retaining appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and meet current employment projections.
CURTIS BAY	3	CZ-R1-CSB-0100	604 Waterview Dr	11	237	73	0.09	C4	NA	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the adopted Plan2040 Planned Land Use, the existing residential use and the remaining R5 zoning on the property. Additionally, the change is compatible with the surrounding area.
	3	CZ-R1-CSB-0101A/B/C	7701 Fort Smallwood Rd	11	20		7.42	W3 / C4 / R5 / OS	NA	OS	SAC agrees with OPZ recommendation.		W3 / OS	This change to W3 and OS for the entire parcel is consistent with the adopted planned land use, Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base, and is compatible with the surrounding community.
	3	CZ-R1-CSB-0300	1000 Brandon Shores Rd	11	7		455.53	W3	NA	MXD-E	Mixed-Use Employment zoning accommodates additional economic growth and job opportunities, and recognizes the eventual redevelopment of the property.		W3	The retention of W3 allows for the existing use to continue.
	1	CZ-R1-CSB-0301	700-710 Ordnance Rd E	5	2		483.61	W2	NA	MXD-E	Mixed-Use Employment zoning accommodates additional economic growth and job opportunities, and recognizes the eventual redevelopment of the property.		W2	The retention of W2 allows for the existing use to continue.
	3	CZ-R1-CSB-0103	1381 Hilltop Rd, 1383 Hilltop Rd	11	181	1	3.09	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to Open Space zoning is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space.
FERNDALE	1	CZ-R1-FND-0001	1050 Cedar Ave	4	150		7.2	R5	R15	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 is consistent with Plan2040 Goal BE11 to provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels. variety of housing types and choices and is compatible with the surrounding area.
	1	CZ-R1-FND-0002	7048 Aviation Blvd	4	675	1A	0.67	SB	C4	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 is consistent with the adopted Plan2040 Planned Land Use and the Critical Economic Development Policy Area. The change also provides an opportunity for commercial service uses that would support the adjacent residential areas.
	1	CZ-R1-FND-0003	7166 Baltimore Annapolis	4	117	4	0.15	R10	C3 or C4	C3	SAC agrees with OPZ recommendation.		C3	This change to C3 is consistent with the adopted Plan2040 Commercial Planned Land Use and provides an opportunity for commercial uses to support the adjacent residential areas and provide jobs in close proximity to transit.
	1	CZ-R1-FND-0004	Cromwell Park Dr, 851 Cromwell Park Drive	9	118, 576	8, 9, 11	19.23	W1, C4	C4	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 is consistent with the adopted Plan2040 Commercial Planned Land Use and compatible with the surrounding area.
	1	CZ-R1-FND-0100	Cedar Ave	4	871		7.13	R5	NA	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 provides a redevelopment opportunity for additional housing and diverse housing types in the this area consistent with Plan2040 Goal BE11.
	1	CZ-R1-FND-0101	I-97	4	1051		2.07	R15	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with conservation of State-owned property and is compatible with the surrounding area.
	1	CZ-R1-FND-0102A	I-97	4	1051		2.08	R5	NA	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 provides a redevelopment opportunity for additional housing and diverse housing types in the this area consistent with Plan2040 Goal BE11.

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FERNDALE	1	CZ-R1-FND-0102B	I-97	4	1051		2.08	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the conservation of State-owned property and is compatible with the surrounding area.
	1	CZ-R1-FND-0103	Tot Lot	9	58		0.18	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as County-owned conservation and recreation for the Trevor Woods community and the remainder of OS zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-FND-0104	Cedar Ave	4	86	2A	0.04	OS	NA	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 provides a redevelopment opportunity for additional housing and diverse housing types in the this area consistent with Plan2040 Goal BE11.
	1	CZ-R1-FND-0105	Cedar Ave	4	86	2A	0.04	R5	NA	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 provides a redevelopment opportunity for additional housing and diverse housing types in the this area consistent with Plan2040 Goal BE11.
	1	CZ-R1-FND-0106	1061 Cedar Ave	4	136		0.85	R5	NA	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 provides a redevelopment opportunity for additional housing and diverse housing types in the this area consistent with Plan2040 Goal BE11.
	1	CZ-R1-FND-0108	Cedar Ave	4	87	4A	1.67	OS	NA	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 provides a redevelopment opportunity for additional housing and diverse housing types in the this area consistent with Plan2040 Goal BE11.
	1	CZ-R1-FND-0109	Cedar Ave	4	87	4A	0.09	R5	NA	R15	SAC agrees with OPZ recommendation.		R15	This change to R15 provides a redevelopment opportunity for additional housing and diverse housing types in the this area consistent with Plan2040 Goal BE11.
	1	CZ-R1-FND-0111	I-97	9	684		0.01	OS	NA	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the adopted Plan2040 Planned Land Use, the existing use and the remainder of R5 zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-FND-0300	7044 Aviation Blvd, 7050 Aviation Blvd, 7052 Aviation Blvd, 7054 Aviation Blvd, 7056 Aviation Blvd, 322 Ferndale Rd	4	47, 118, 120, 124, 181, 464, 675	1B	2.61	SB	NA	C4	SAC agrees with OPZ recommendation.		C4	Rezoning to C4 is consistent with the other commercial properties that front along Aviation Boulevard.
	1	CZ-R1-FND-0301	104 Dorsey Rd	9	287		4.24	R1	NA	MXD-T	SAC agrees with OPZ recommendation.		MXD-T	Rezoning to Mixed-Use Transit is consistent with the surrounding properties within the Cromwell Lightrail Station Transit-Oriented Development Overlay.
	1	CZ-R1-FND-0302	Reserve Parcel	9	118		7.622	W1	NA	MXD-T	SAC agrees with OPZ recommendation.		MXD-T	Rezoning to Mixed-Use Transit is consistent with the surrounding properties within the Cromwell Lightrail Station Transit-Oriented Development Overlay.
1	CZ-R1-FND-0401	99 Shelly Rd	5	98		4.05	C3	R22	R22	SAC agrees with OPZ recommendation.		R22	This change to R22 is consistent with the adopted Plan2040 PLU, provides an opportunity for additional housing and diverse housing types in this area, and is consistent with Plan2040 Goal BE11. Additionally, the C3 zoning district is not suitable given the parcel does front on a principal arterial road.	
HANOVER	1	CZ-R1-HAN-0001	1306 Phil-Mar Dr 1310 Phil-Mar Dr	3	235, 74		7.16	RLD	R1	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with Plan2040 Goal BE3 to ensure that redevelopment of communities in the Neighborhood Preservation Development Policy Area complements or blends with the existing built and planned character of the area.
	1	CZ-R1-HAN-0002	1314 Phil-Mar Dr	3	75		7.24	RLD	R1	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with Plan2040 Goal BE3 to ensure that redevelopment of communities in the Neighborhood Preservation Development Policy Area complements or blends with the existing built and planned character of the area.

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HANOVER	1	CZ-R1-HAN-0003	6916 Ridge Rd	3	208		3.75	RLD	R1	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with Plan2040 Goal BE3 to ensure that redevelopment of communities in the Neighborhood Preservation Development Policy Area complements or blends with the existing built and planned character of the area.
	1	CZ-R1-HAN-0004	6912 Ridge Rd 1316 German Drw	3	243 119	2	4	RLD	R1	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with Plan2040 Goal BE3 to ensure that redevelopment of communities in the Neighborhood Preservation Development Policy Area complements or blends with the existing built and planned character of the area.
	1	CZ-R1-HAN-0005	7212 Race Rd	8	450		1.3	OS, W1	W2	W2	SAC agrees with OPZ recommendation.		W2	This change to W2 is consistent with the adopted Plan2040 Industrial Planned Land Use and Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base.
	1	CZ-R1-HAN-0006	Race Rd	8	533		1.15	W1	W2	W2	SAC agrees with OPZ recommendation.		W2	This change to W2 is consistent with the adopted Plan2040 Industrial Planned Land Use and Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-HAN-0007	Race Rd	8	5	7	2.16	W1	C3 or W2	W2	SAC agrees with OPZ recommendation.		W2	This change to W2 is consistent with the adopted Plan2040 Industrial Planned Land Use and Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-HAN-0008	6050 Dorsey Rd 6070 Dorsey Rd	8	107	3RR 2RR	32.22	OS, W1	W2	W2	SAC agrees with OPZ recommendation.		W2	This change to W2 is consistent with the adopted Plan2040 Industrial Planned Land Use and Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base.
	1	CZ-R1-HAN-0009	1340 Charwood Rd, 1344 Charwood Rd, 1352 Charwood Rd, 1353 Charwood Rd, 1349 Charwood Rd, 1345 Charwood Rd, 7458 New Ridge Rd	8	466	1 2R 4 5 6 7 8	56.34	W1	W2	W2	W2 zoning makes more uses available to the property owner and is compatible with the surrounding area.		W2	This change to W2 is consistent with the adopted Plan2040 Industrial Planned Land Use and Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base.
	2	CZ-R1-HAN-0010	7502 Connelley Dr	9	413	22RC	2.41	C4, W2	C4	C4	SAC agrees with OPZ recommendation.		C4	This change to C4 for the entire parcel is consistent with the adopted Plan2040 Critical Economic Development Policy Area and the Commercial Planned Land Use. Additionally, the change is consistent with the existing use, the remaining C4 zoning on the property and is compatible with the surrounding area.
	2	CZ-R1-HAN-0011	2600 Cabover Dr, 7504 Connelley Dr	9	413	20, 21	5.34	C4,W2	W2	W2	SAC agrees with OPZ recommendation.		W2	This change to W2 for the entire parcel is consistent with the adopted Plan2040 Critical Economic Development Policy Area and the Industrial Planned Land Use. Additionally, the change is consistent with the existing use, the remaining W2 zoning on the property and is compatible with the surrounding area.
	2	CZ-R1-HAN-0012	7509 Connelley Dr, 7513 Connelley Dr	8	620	4R, 5R	6.26	W1, W2	W2	W2	SAC agrees with OPZ recommendation.		W2	This change to W2 for the entire parcel is consistent with the adopted Plan2040 Critical Economic Development Policy Area and the Industrial Planned Land Use. Additionally, the change is consistent with the existing use, the remaining W2 zoning on the property and is compatible with the surrounding area.
2	CZ-R1-HAN-0013	7521-7525 Connelley Dr, 7522-7526 Connelley Dr	9	71	7R, 8R	15.54	W1, W2	W2	W2	SAC agrees with OPZ recommendation.		W2	This change to W2 for the entire parcel is consistent with the adopted Plan2040 Critical Economic Development Policy Area and the Industrial Planned Land Use. Additionally, the change is consistent with the existing use, the remaining W2 zoning on the property and is compatible with the surrounding area.	

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HANOVER	1	CZ-R1-HAN-0014	7090 Ridge Road	3	277		1.72	W1	W2 or C4	W1	SAC agrees with OPZ recommendation.		W1	The retention of W1 is consistent with Goal HE2 that 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-0015	7651 Old Telegraph Road	8	169	3A	1.94	W1	W2 or C4	W1	SAC agrees with OPZ recommendation.		W1	Retaining W1 is consistent with the adopted the Industrial Planned Land Use. W1 is also consistent with the properties on the east side of Old Telegraph Road. A change to C4 would be an isolated change in an established commercial area.
	1	CZ-R1-HAN-0101	1302 Phil-Mar Dr	3	76	-	0.93	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.
	1	CZ-R1-HAN-0103	6920 Ridge Rd	3	281	-	0.98	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.
	1	CZ-R1-HAN-0104	6908 Ridge Rd	3	77	-	1.23	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.
	1	CZ-R1-HAN-0106	6962 Ridge Rd	3	171	2	1.92	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.
	1	CZ-R1-HAN-0107	6880 Ridge Rd	3	17	1	1.92	OS	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.
	1	CZ-R1-HAN-0108	6880 Ridge Rd	3	17	1	3.35	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.
	1	CZ-R1-HAN-0109	Ridge Rd	3	17		5.11	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.

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HANOVER	1	CZ-R1-HAN-0110	6926 Ridge Rd	3	60		2.15	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.	
	1	CZ-R1-HAN-0111	Ridge Rd	3	172	1	0.82	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.	
	1	CZ-R1-HAN-0114	Ridge Rd	3	257		0.75	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.	
	1	CZ-R1-HAN-0115	6950 Ridge Rd	3	252		0.99	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.	
	1	CZ-R1-HAN-0116	1352 German Drw	3	79		7.68	RLD	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.	
	1	CZ-R1-HAN-0117	1358 German Drw	3	80		0.37	R1	NA	OS	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the adopted Plan2040 Planned Land Use and the existing use as a State park. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-HAN-0118	6948 Ridge Rd	3	82		2.65	RLD	NA	R1	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.
	1	CZ-R1-HAN-0119	6964 Ridge Rd	3	19	3	6.4	RLD	NA	R1	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.
	1	CZ-R1-HAN-0120	1312 German Drw	3	209		1.7	RLD	NA	R1	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 is consistent with the existing residential use and is compatible with the surrounding area. Residential redevelopment of the parcel would allow for development regulations to more adequately protect environmental resources through provisions that would establish conservation easements, land dedications, and identification of sensitive resources.

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HANOVER	1	CZ-R1-HAN-0121	7117 Race Rd	3	225		0.93	OS / W1	NA	W1	SAC agrees with OPZ recommendation.		W1	This change to W1 for the entire parcel is consistent with the adopted Plan2040 Critical Economic Development Policy Area and the recommended Industrial Planned Land Use. Additionally, the change is consistent with the existing use and the remaining W1 zoning on the property and is compatible with the surrounding area.
	2	CZ-R1-HAN-0300	Queenstown Rd 771 Queenstown Rd 772 Queenstown Rd 774 Queenstown Rd 776 Queenstown Rd 777 Queenstown Rd 782 Queenstown Rd 783 Queenstown Rd 785 Queenstown Rd 786 Queenstown Rd 789 Queenstown Rd 790 Queenstown Rd 791 Queenstown Rd 792 Queenstown Rd 810 Queenstown Rd 811 Queenstown Rd 812 Queenstown Rd 816 Queenstown Rd 819 Queenstown Rd 823 Queenstown Rd 825 Queenstown Rd 827 Queenstown Rd 831 Queenstown Rd 833 Queenstown Rd 7599 Old Telegraph Rd 7631 Old Telegraph Rd 7633 Old Telegraph Rd 7635 Old Telegraph Rd 7637 Old Telegraph Rd 7641 Old Telegraph Rd 7645 Old Telegraph Rd	8, 9	72, 100, 124, 134, 135, 150, 151, 158, 176, 245, 265, 278, 304, 305, 306, 307, 389, 390, 410, 427, 439, 443, 460, 469, 497,	A, 1, 2, 3, 4, 4C, 4D, 4D3, 4E, 4F, 5, 6, 7, B, C	28.13	W1	NA	R2	SAC agrees with OPZ recommendation.		R2	R2 would allow for residential uses that are compatible with the surrounding area and is in close proximity to jobs.
	1	CZ-R1-HAN-0401	7280 Corporate Center Dr	3	272	3	14.04	W1	W1	W1	SAC agrees with OPZ recommendation.		W1	Retaining 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.
HARMANS	1	CZ-R1-HRM-0100	Open Space	14	750		2.06	R10	NA	OS	SAC agrees with OPZ recommendation.		OS	The change to OS is consistent with the existing use as open space for the Harmans Preserve community.
	1, 2	CZ-R1-HRM-0300A	7539 Harmans Rd 7549 Harmans Rd 7555 Harmans Rd	8, 14	532, 555	1R, 3	61.95	W3 / OS	NA	W3	SAC agrees with OPZ recommendation.		W3	Retaining W3 is consistent with the Critical Economic Development Policy Area and the Industrial Planned Land Use. Additionally, the retention of W3 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.

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HARMANS	1	CZ-R1-HRM-0300B	Dorsey Rd Old Dorsey Rd Woodwardsville Rd 1209 Old Dorsey Rd 1225 Old Dorsey Rd 1226 Old Dorsey Rd 1228 Old Dorsey Rd 1229 Old Dorsey Rd 1234 Old Dorsey Rd 1236 Old Dorsey Rd 1243 Old Dorsey Rd 7501 Old Coaling Rd 7507 Railroad Ave 7510 Old Coaling Rd 7517 Old Coaling Rd 7519 Old Coaling Rd 7519 Railroad Ave 7520 Old Coaling Rd 7524 Old Coaling Rd 7525 Old Coaling Rd 7528 Old Coaling Rd 7529 Old Coaling Rd 7532 Old Coaling Rd 7535 Railroad Ave 7536 Old Coaling Rd 7537 Old Coaling Rd 7538 Old Coaling Rd 7541 Old Coaling Rd 7545 Old Coaling Rd 7546 Old Coaling Rd	8, 14, 21, 29		104 117 119 176 185 194 205 213 216 217 219 220 221 222 223 225 226 227 242 285 399 437 440 511 513 514 526 532 548	58.09	W2 / OS	NA	W2	SAC agrees with OPZ recommendation.		W2	Retaining W2 is consistent with the Critical Economic Development Policy Area and the Industrial Planned Land Use. Additionally, the retention of W2 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-HRM-0400	1209 Old Dorsey Rd	8	226	-		W2	W2				W2	Retaining W2 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-HRM-0401	7535 Railroad Ave	8	242	3	14.04	W2	W2	W2	SAC agrees with OPZ recommendation.		W2	Retaining W2 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.
LINTHICUM HEIGHTS	1	CZ-R1-LHS-0001	806 Nursery Rd	1	21, 22		1.83	C3	W2	W2	W2 is consistent with the existing use of the property and uses to the north and east.		C3	C3 is consistent with the adopted Critical Economic Development Policy Area and the Commercial Planned Land Use. Additionally, the retention of C3 is consistent with 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-LHS-0002	204 Nursery Rd	1	209	2	1.22	R5, OS	W1	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Neighborhood Preservation Development Policy Area and the Low-Medium Density Residential Planned Land Use. R5 is also consistent with the existing use and zoning on the property. A change to W2 would be an isolated change in an established residential area and would be is incompatible with the surrounding character.
	1	CZ-R1-LHS-0005	15 Nursery Rd	1	261	18	0.87	OS	C1, C2, C3, or C4	C1	SAC agrees with OPZ recommendation.		C1	A change to C1 is consistent with Plan2040 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 and is compatible with the surrounding area.

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LINTHICUM HEIGHTS	1	CZ-R1-LHS-0006	6851 Baltimore Annapolis Blvd	1	261	66	0.18	R5	R10	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Low-Medium Density Residential Planned Land Use. Additionally, it is consistent with the existing use and is compatible with the surrounding area. A change to R10 would be isolated within an area that is an established low-medium density neighborhood and is incompatible with the surrounding area.
	1	CZ-R1-LHS-0007	204 Nancy Ave	1	160	204	0.15	R5	R15	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Low-Medium Density Residential Planned Land Use. Additionally, it is consistent with the existing use and is compatible with the surrounding area. A change to R15 would be isolated within an area that is an established low-medium density neighborhood and is incompatible with the surrounding area.
	1	CZ-R1-LHS-0008	13 Charles Rd	1	260	185	0.18	R5	R15	R5	SAC agrees with OPZ recommendation.		R5	Retaining R5 is consistent with the adopted Plan2040 Neighborhood Preservation Development Policy Area and Low-Medium Density Residential Planned Land Use. Additionally, it is consistent with the existing use and is compatible with the surrounding area. A change to R15 would be isolated within an area that is an established low-medium density neighborhood and is incompatible with the surrounding area.
	1	CZ-R1-LHS-0009	6605 Maryland Ave	4	111	49	3.18	R1	R10	R5	The recommended R5 zoning district provides the property owner the opportunity to subdivide and develop the property to provide additional housing.		R1	R1 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-0010	814 Camp Meade Rd	4	856		1.54	R5	W1	W1	SAC agrees with OPZ recommendation.		W1	This change to W1 is consistent with the adopted Plan2040 Industrial Planned Land Use and is compatible with the surrounding area. Additionally, the change to W1 is consistent with Goal HE2 that 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-LHS-0109	Groveland Rd	4	60		0.11	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the adopted Plan2040 Planned Land Use, the existing use as open space for the River Birch community and the remaining OS zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-LHS-0110	519 Koch Rd	4	552		0.18	R15	NA	R5	SAC agrees with OPZ recommendation.		R5	This change to R5 is consistent with the adopted Plan2040 Planned Land Use, the existing use and the remaining R5 zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-LHS-0111	Open Space	4	1037		2.95	R2	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as platted open space and the remaining OS zoning on the property. Additionally, the change is compatible with the surrounding area.
	1	CZ-R1-LHS-0112	Open Space	4	1037		0.13	R5	NA	OS	SAC agrees with OPZ recommendation.		OS	This change to OS is consistent with the existing use as platted open space and the remaining OS zoning on the property. Additionally, the change is compatible with the surrounding area.

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LINTHICUM HEIGHTS	1	CZ-R1-LHS-0113	2 Aaronson Dr 7015 Aaronson Dr 1007 Air Cargo Dr 1009 Air Cargo Dr 1001 Air Cargo Service Dr 1001 Air Cargo Storage Rd 7000 Amtrak Way Baltimore Washington Pky Elm Rd 7032 Elm Rd 7153 Elm Rd 7410 New Ridge Rd 7414 New Ridge Rd 7416 New Ridge Rd 7432 New Ridge Rd 7434 New Ridge Rd 7438 New Ridge Rd 1055 Stoney Run Rd Penn R R	3, 9	34, 36, 87, 88, 116		83.57	OS / R1	NA	R1	SAC agrees with OPZ recommendation.		R1	This change to R1 recognizes the limited developable area due to environmental constraints and potential obstructions to aircraft.
	1	CZ-R1-LHS-0201	800 Nursery Rd, 802 Nursery Rd	1	184, 185		2.14	C3	NA	W2	W2 provides greater flexibility for the property owner and the location would not be detrimental given its location in close proximity to MD 695.		C3	C3 is consistent with the adopted Critical Economic Development Policy Area and the Commercial Planned Land Use. Additionally, the retention of C3 is consistent with 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-LHS-0401	25 Nursery Rd	1	370	32	1.04	OS / R5	C1 or R5	R5	SAC agrees with OPZ recommendation.		R5	The recommended R5 zoning district is consistent with the parcel's existing uses and Plan2040 Goal BE11 by providing for a variety of housing types and designs.