

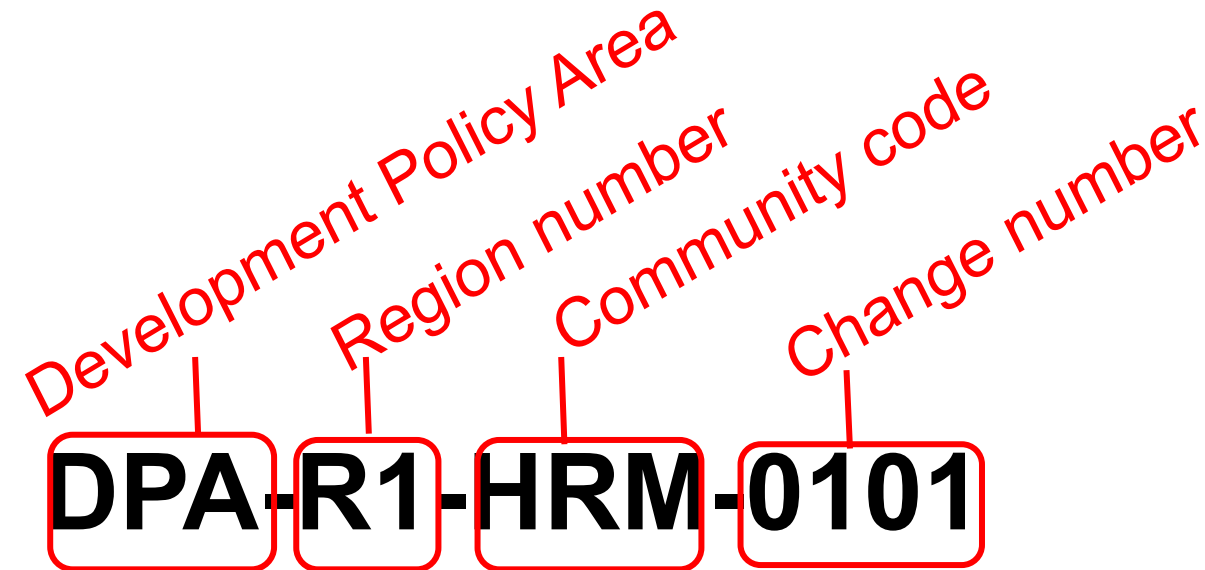


Region 1

Development Policy Area (DPA) / DPA Overlay (DPAO) 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

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BROOKLYN PARK	1	DPA-R1-BLP-0100	E Thomas Ave 8 E Thomas Ave 10 Thomas Ave 12 Thomas Ave 16 E Thomas Ave 18 E Thomas Ave 20 E Thomas Ave 24 E Thomas Ave 25 E Thomas Ave 28 E Thomas Ave 31 E Thomas Ave 34 E Thomas Ave 37 E Thomas Ave 44 E Thomas Ave 46 E Thomas Ave 47 E Thomas Ave 49 E Thomas Ave 50 E Thomas Ave 51 E Thomas Ave 57 Thomas Ave 67 E Thomas Ave 221 East Thomas Ave 222 E Thomas Ave 5501 Belle Grove Rd 5525 Belle Grove Rd 5601 Belle Grove Rd 5615 Belle Grove Rd 5619 Belle Grove Rd 5622 Belle Grove Rd 5633 Belle Grove Rd 43 Pebble Dr 47 Pebble Dr 48 Pebble Dr 49 Pebble Dr 50 Pebble Dr 51 Pebble Dr 52 Pebble Dr 54 Pebble Dr 56 Pebble Dr	1	28 84 120 123 124 125 126 127 131 132 133 140 141 142 143 144 150 188 189 191 258 278 297 388 405 406 407 409 410 411 615	1 2 3 5 7 16 17 18 19 21 22R 23 31 32 33 B2R A	70.46	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the existing industrial uses and is consistent with Plan2040 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	
	1	DPA-R1-BLP-0101	Fairfax Ave Arundel Blvd	5	53 247		102.12	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the anticipated conditions and Plan2040 Planned Land Use. The recommendation is also consistent with Plan2040 Goals BE5 and BE6 by providing an opportunity to promote economic growth and encourage high quality redevelopment in the Targeted Development Policy Areas.	
CURTIS BAY	1	DPA-R1-CSB-0100	705 Ordnance Rd	5	52		489.83	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area is consistent with Plan2040 Goals BE5 and BE6 by providing an opportunity to promote economic growth and encourage high quality redevelopment in the Targeted Development Policy Areas.	

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CURTIS BAY	3	DPA-R1-CSB-0101	Brandon Woods Blvd Open Space Pump Station Site Rd 1000 Brandon Shores Rd 1005 Brandon Shores Rd 7500 Energy Ct 7501 Energy Ct 7501 Resource Ct 7505 Energy Ct 7505 Resource Ct 7509 Resource Ct 7519 Solley Rd 7519 Steens Hill Dr 7525 Perryman Ct 7529 Perryman Ct 7529 Perryman Ct 7535 Solley Rd 7549 Solley Rd 7550 Perryman Ct 7600 Energy Pky 7601 Brandon Woods Blvd 7601 Energy Pky 7602 Energy Pky 7603 Energy Pky 7604 Energy Pky 7605 Energy Pky 7606 Energy Pky 7609 Energy Pky 7610 Energy Pky 7611 Brandon Woods Blvd 7615 Energy Pky 7620 Energy Pky 7621 Energy Pky 7629 Gambrills Cove 7630 Gambrills Cove Rd 7633 Gambrills Cove Rd 7635 Gambrills Cove Rd 7663 Solley Rd	1	7 9 13 19 31 66 79 127 154 178 278 279	1 1AR 2A 2B 2C 2D 2E 3 3C 3D 3E 4 5A 7R 8R 8RRR 9R 10R 11A 11R 12 13 14R 19RR 21R 22A A-2B A-2C -2C2	291.08	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the existing industrial uses and is consistent with Plan2040 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	
	1	DPA-R1-CSB-0102	Ordnance Rd 700 Ordnance Rd 701 Ordnance Rd 703 Ordnance Rd 705 Ordnance Rd 707 Ordnance Rd 709 Ordnance Rd 711 Ordnance Rd 713 Ordnance Rd 715 Ordnance Rd 719 Ordnance Rd 721 Ordnance Rd	5	2 286	1 - 10	50.77	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to Critical Economic Development Policy Area is consistent with BE5 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	

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FERNDALE	1	DPA-R1-FND-0100	1 Wells Ave 49 Bremer Dr 221 Hollins Ferry Rd 797 Cromwell Park Dr 7273 Baltimore Annapolis Blv 7280 Baltimore Annapolis Blv 7281 Baltimore Annapolis Blv	9	45 118 181 189 191 195 203	1 3C 7 A J	5.75	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the existing industrial uses and is consistent with Plan2040 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	
HANOVER	1	DPA-R1-HAN-0100	7212 Race Rd	8	450		1.3	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the area transitioning to industrial uses and is consistent with Plan2040 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	

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HANOVER	1	DPA-R1-HAN-0101	Ridge Rd 1305 Bruley Rd 1307 Bruley Rd 1309 Bruley Rd 1311 Bruley Rd 1313 Bruley Rd 1315 Bruley Rd 1317 Bruley Rd 1319 Bruley Rd 1323 Bruley Rd 1325 Bruley Rd 1327 Bruley Rd 1329 Bruley Rd 1331 Bruley Rd 1333 Bruley Rd 1335 Bruley Rd 1405 Strahorn Rd 1407 Strahorn Rd 1409 Strahorn Rd 1411 Strahorn Rd 1413 Strahorn Rd 1415 Strahorn Rd 1419 Strahorn Rd 1421 Strahorn Rd 1423 Strahorn Rd 1425 Strahorn Rd 1427 Strahorn Rd 1429 Strahorn Rd 1430 Strahorn Rd 1431 Strahorn Rd 1432 Strahorn Rd 1433 Strahorn Rd 1436 Strahorn Rd 1437 Strahorn Rd 1438 Strahorn Rd 1439 Strahorn Rd 1440 Strahorn Rd 1441 Strahorn Rd 1442 Strahorn Rd 1443 Strahorn Rd 1444 Strahorn Rd 1445 Strahorn Rd 1446 Strahorn Rd 1447 Strahorn Rd 1448 Strahorn Rd 1449 Strahorn Rd 1450 Strahorn Rd 7505 Mundell Rd 7507 Mundell Rd 7509 Mundell Rd 7511 Mundell Rd 7512 Mundell Rd 7513 Mundell Rd 7515 Mundell Rd 7519 Mundell Rd 7521 Mundell Rd 7523 Mundell Rd 7525 Mundell Rd 7527 Mundell Rd	8	48 606 601	1 - 62	4.96	Critical Economic	Neighborhood Preservation	SAC agrees with OPZ recommendation.		Neighborhood Preservation	This change to add this area to the Neighborhood Preservation Development Policy Area is consistent with Plan2040 Goal BE3 which recognizes and preserves an existing community.	

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HANOVER	1	DPA-R1-HAN-0102	Race Rd	1	2		0.98	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the area transitioning to industrial uses and is consistent with Plan2040 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	
	1	DPA-R1-HAN-0103	7230 Race Rd 7234 Race Rd	8	72 426		1.92	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the existing industrial uses and is consistent with Plan2040 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	
	1	DPA-R1-HAN-0104	7140 Race Rd	3	242		0.87	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the area transitioning to industrial uses and is consistent with Plan2040 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	
	1	DPA-R1-HAN-1001	7292 Race Rd 7294 Race Rd 7296 Race Rd 7298 Race Rd	8	5 432 458 491 516 533 566 664	7 8	12.6	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area is consistent with Plan2040 Goals BE5 and BE6 by providing an opportunity to promote economic growth and encourage high quality redevelopment in the Targeted Development Policy Areas.	
HARMANS	1	DPA-R1-HRM-1001	7555 Harmans Rd	8	532	4	1.32	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the anticipated commercial uses and is consistent with Plan2040 Goal BE5 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	
LINTHICUM HEIGHTS	1	DPA-R1-LHS-0100	803 International Dr Flood Plains Open Space	4	5 270	1BR	0.19	Critical Economic	Neighborhood Preservation	SAC agrees with OPZ recommendation.		Neighborhood Preservation	This change to add this area to the Neighborhood Preservation Development Policy Area reflects the preservation use and is consistent with Plan2040 Goal NE1 which seeks to preserve areas with environmentally sensitive resources.	
	1	DPA-R1-LHS-0101	Flood Plains Open Space	4	5		7.18	Critical Economic	Neighborhood Preservation	SAC agrees with OPZ recommendation.		Neighborhood Preservation	This change to add this area to the Neighborhood Preservation Development Policy Area reflects the preservation use and is consistent with Plan2040 Goal NE1 which seeks to preserve areas with environmentally sensitive resources.	
	1	DPA-R1-LHS-1001	Maryland Ave White Ave	4	111	36 38 42	7.21	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the Plan2040 Planned Land Use Map amendment to adopted Industrial PLU and is consistent with Plan2040 Goal HE1 by promoting economic development that supports smart growth and provides opportunities for all County residents.	

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LINTHICUM HEIGHTS	1	DPA-R1-LHS-1002	2 Aaronson Dr 7015 Aaronson Dr 1001 Air Cargo Dr 1001 Air Cargo Service Dr 1001 Air Cargo Storage Rd 1007 Air Cargo Dr 1055 Stoney Run Rd 415 Andover Rd 804 Camp Meade Rd 800 Camp Meade Rd 814 Camp Meade Rd 820 Camp Meade Rd 505 Flightime Dr 7032 Elm Rd 7153 Elm Rd 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	4 9	36 114 458 585 624 856 173	1 A	31.38	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change to add this area to the Critical Economic Development Policy Area reflects the existing industrial uses and is consistent with Plan2040 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Areas.	
	1	DPA-R1-LHS-1004	5700 Hammonds Ferry Rd	4	47		1.04	Neighborhood Preservation	Critical Economic	SAC agrees with OPZ recommendation.		Critical Economic	This change is a correction to the Development Policy Area Map and is intended to apply one development policy area to the parcel.	
FERNDAL	1	DPAO-R1-FND-0100	7390 Baltimore Annapolis Blvd	9	189		8.04	None	Transit-Oriented Overlay	SAC agrees with OPZ recommendation.		Transit-Oriented Overlay	This change to expand the Transit-Oriented Development Policy Area Overlay supports the vision of future mixed-use at the Cromwell Light Rail Station and is consistent with the Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations.	
	1	DPAO-R1-FND-0101	Flood Plains 8Th Ave 132 8Th Ave 151 Eighth Ave 180 Eighth Ave 180 Penrod Ct 190 Penrod Ct 200 Penrod Ct 308 Broadway Ave 310 Broadway Ave 312 Broadway Ave 320 Penrod Ct 408 Fernglen Ave 7201 May Wagner Ln 7221 Grayburn Dr	9	45 46 58 119 129 204 507 655	1 4 5 5A 6 8 10 11 13A 20 21 22 28	38.38	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.		Corridor Revitalization and Redevelopment Overlay	This new Corridor Revitalization and Redevelopment Polic Area Overlay designation will identify designated Commercial Revitalization Districts as targeted development, redevelopment and revitalization growth areas where they are currently not designated as such in Plan2040, consistent with Plan2040 Goals BE5 and HE5 by providing an opportunity for a variety of housing types and focusing and encouraging revitalization in targeting areas and enhancing commercial hubs and corridors to serve local communities and regional needs.	

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FERNDALE	1	DPAO-R1-FND-0102	3 Vernon Ave 5 Vernon Ave 10 Vernon Ave 11 Vernon Ave 13 Wellham Ave 14 Wellham Ave 6730 Ritchie Hwy 6734 Ritchie Hwy 6736 Ritchie Hwy 6800 Ritchie Hwy 1410 Crain Hwy 1412 Crain Hwy 1414 Crain Hwy	5	114 167 308 310 311 265	1 2 3 7 8 11 12R	11.45	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.		Corridor Revitalization and Redevelopment Overlay	This new Corridor Revitalization and Redevelopment Polic Area Overlay designation will identify designated Commercial Revitalization Districts as targeted development, redevelopment and revitalization growth areas where they are currently not designated as such in Plan2040, consistent with Plan2040 Goals BE5 and HE5 by providing an opportunity for a variety of housing types and focusing and encouraging revitalization in targeting areas and enhancing commercial hubs and corridors to serve local communities and regional needs.	
	1	DPAO-R1-FND-0103	200 Nw 8Th Ave	9	107		4.05	Transit-Oriented Overlay	None	SAC agrees with OPZ recommendation.		None	The majority of the Transit-Oriented Development Policy Area is retained for the Cromwell and Glen Burnie Light Rail Station area, consistent Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations, and with the Vision of this area but reduces it where the existing commercial uses that are expected to remain in the future. This change is consistent with Plan2040 HE2 by retaining appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and meet current employment projections.	
HANOVER	1	DPAO-R1-HAN-0100B	2 Aaronson Dr 1001 Air Cargo Dr 1001 Air Cargo Service Dr 1001 Air Cargo Storage Rd 1055 Stoney Run Rd 1160 Stoney Run Rd 1166 Stoney Run Rd 2310 Ridge Rd 2320 Ridge Rd 2330 Ridge Rd 7000 Amtrak Way 7015 Aaronson Dr 7032 Elm Rd 7079 Ridge Rd 7081 Ridge Rd 7095 Ridge Rd 7107 Ridge Rd 7141 Ridge Rd 7153 Elm Rd 7241 Corporate Center Dr 7281 Corporate Center Dr 7410 New Ridge Rd 7414 New Ridge Rd 7416 New Ridge Rd 7432 New Ridge Rd 7434 New Ridge Rd 7438 New Ridge Rd 1009 Air Cargo Dr 1001 Aviation Blvd	3 9	15 34 36 51 53 87 88 89 116 202 213 232 498 527	8A 8B 11 12 13	266.32	Transit-Oriented Overlay	None	SAC agrees with OPZ recommendation.		None	The majority of the Transit-Oriented Development Policy Area is retained for the BWI MARC Station area, consistent with Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations, and with the Vision of this area but reduces it where industrial uses are expected to be constructed in the near future. This change is consistent with Plan2040 HE2 by retaining appropriately zoned land for industrial and commercial uses to maintain a balanced tax base and meet current employment projections.	

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HANOVER	1	DPAO-R1-HAN-0101	1415 Ridge Trail Cir, 1423 Ridge Trail Cir, 1425 Ridge Trail Cir, 1427 Ridge Trail Cir, 1429 - 1440 Ridge Trail Cir, 1442 Ridge Trail Cir, 1460 Ridge Trail Cir, 1462 Ridge Trail Cir, 1464 Ridge Trail Cir, 1466 Ridge Trail Cir, 1468 Ridge Trail Cir, 1469 Ridge Trail Cir, 1470 Ridge Trail Cir, 1471 Ridge Trail Cir, 1473 Ridge Trail Cir, 1475 Ridge Trail Cir, 1477 Ridge Trail Cir, 1479 Ridge Trail Cir, 1481 Ridge Trail Cir, 1483 Ridge Trail Cir, 1600 Ridge Trail Cir, 1601 Ridge Trail Cir, 1610 - 1615 Aster Ln, 1618 Aster Ln, 1619 Aster Ln, 1621 - 1625 Aster Ln, 1627 Aster Ln, 1629 Aster Ln, 1633 - 1645 Aster Ln, 1704 Primrose Way, 1706 Primrose Way, 1708 Primrose Way, 1710 Primrose Way, 1712 Primrose Way, 1714 Primrose Way, 1716 Primrose Way, 1718 Primrose Way, 1722 Primrose Way, 1724 Primrose Way, 1726 Primrose Way, 1728 Primrose Way, 1730 - 1735 Primrose Way, 1840 Iris Ln, 1842 Iris Ln, 1830 Iris Ln, 1832 Iris Ln, 1834 Iris Ln, 1836 Iris Ln, 1838 Iris Ln, 1840 Iris Ln, 1842 Iris Ln, 1820 - 1829 Iris Ln, 1810 - 1820 Iris Ln, 1522 Iron Horse Way, 1524 Iron Horse Way, 1526 Iron Horse Way, 1527 - 1533 Iron Horse Way, 1535 - 1540 Iron Horse Way, 1542 Iron Horse Way, 1544 Iron Horse Way, 1548 Iron Horse Way, 1550 Iron Horse Way, 1552 Iron Horse Way, 1554 Iron Horse Way, 1556 Iron Horse Way, 1558 Iron Horse Way, 1560 Iron Horse Way, 1562 Iron Horse Way, 1950 Red Jasper Rd, 1952 Red Jasper Rd, 1954 Red Jasper Rd, 1960 Red Jasper Rd, 1904 Red Jasper Rd, 1906 Red Jasper Rd, 1908 Red Jasper Rd, 1910 Red Jasper Rd, 1912 Red Jasper Rd, 1914 Red Jasper Rd, 1918 Red Jasper Rd, 1920 Red Jasper Rd, 1922 Red Jasper Rd, 1924 Red Jasper Rd, 1926 Red Jasper Rd, 1928 Red Jasper Rd, 1932 Red Jasper Rd, 1934 Red Jasper Rd, 1936 Red Jasper Rd, 1938 Red Jasper Rd, 1940 Red Jasper Rd, 1944 Red Jasper Rd, 1946 Red Jasper Rd, 1948 Red Jasper Rd, 1950 Red Jasper Rd, 1952 Red Jasper Rd, 1954 Red Jasper Rd, 1960 Red Jasper Rd	3	176	2 - 129	35.24	None	Transit-Oriented Overlay	SAC agrees with OPZ recommendation.		Transit-Oriented Overlay	The expansion of the Transit-Oriented Development Policy Area is with the Vision of this area and is consistent with Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations.	

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HANOVER	1	DPAO-R1-HAN-0101	7005 Fox Glove Ln, 7007 Fox Glove Ln, 7009 Fox Glove Ln, 7011 Fox Glove Ln, 7013 Fox Glove Ln, 7015 Fox Glove Ln, 7025 Fox Glove Ln, 7027 Fox Glove Ln, 7029 Fox Glove Ln, 7031 Fox Glove Ln, 7033 Fox Glove Ln, 7035 Fox Glove Ln, 7039 Fox Glove Ln, 7041 Fox Glove Ln, 7043 Fox Glove Ln, 7045 Fox Glove Ln, 7047 Fox Glove Ln, 7049 - 7058 Fox Glove Ln	3	176	2 - 129	35.24	None	Transit-Oriented Overlay	SAC agrees with OPZ recommendation.		Transit-Oriented Overlay	The expansion of the Transit-Oriented Development Policy Area is with the Vision of this area and is consistent with Plan2040 Goal BE9 to promote and encourage a mix of uses near transit stations.	