

Planning Advisory Board Region 1 Plan and Comprehensive Zoning Deliberation and Recommendations

November 13, 2024

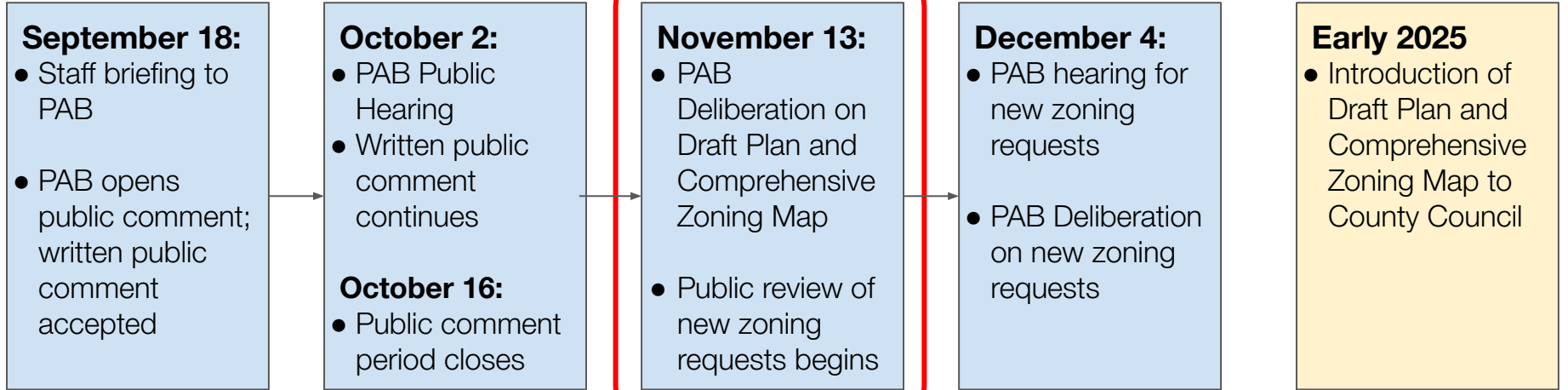
Anne Arundel County Office of Planning and Zoning



- **Agenda**
 - **Region Plan Update - Timeline**
 - **Region 1 Plan Deliberation**
 - **Comprehensive Zoning Region 1 Deliberation**
 - **New Requests During PAB Comment Period**
 - **Note:** These requests will have their own public hearing and deliberation date
 - **Written Testimony period: November 13, 2024 through 11:59 PM on December 2, 2024**
 - **Public Hearing and new application deliberation: December 4, 2024 at 5:00 PM**
 - **Next steps**

Region 1 Process Overview

Review and Adoption Timeline



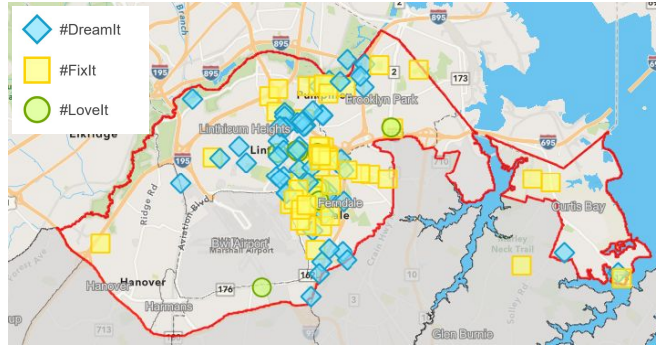
PAB Process

County Council Process

Region 1 Plan: Process and Outreach

Key Outreach phases:

- Initial Questionnaire
- Feedback Map
- Visioning Questionnaire
- Survey of Draft Strategies
- Draft zoning



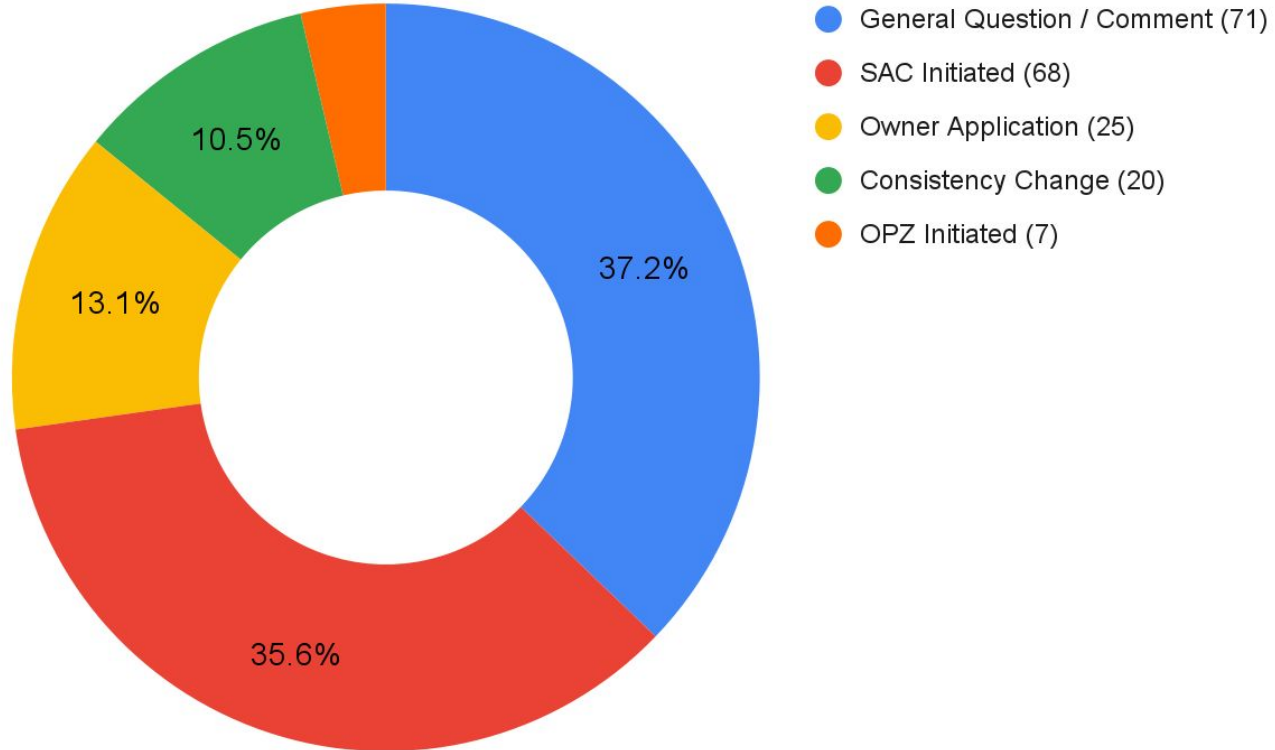
PLANNING AND ZONING FOR THE FUTURE OF YOUR COMMUNITY

Anne Arundel County is preparing a community-driven land use plan for the northern part of the County including Brooklyn Park • Linthicum Heights • Curtis Bay • Ferndale • BWI Airport • Harmans • parts of Hanover. The plan will include recommendations on the environment, land use, transportation, and infrastructure. Go to aacounty.org/region1 to share your vision for the future of your community.

The Plan will also update the zoning map that regulates what kinds of uses can be developed in different locations. From **October 3 to November 30, 2023**, you can apply for a zoning change for property you own in the Region at aacounty.org/region1.

Anne Arundel County Office of Planning & Zoning | region1@aacounty.org | (410) 222-7432

Testimony by type of Change Recommendation (does not include phone calls)



Region 1 Plan

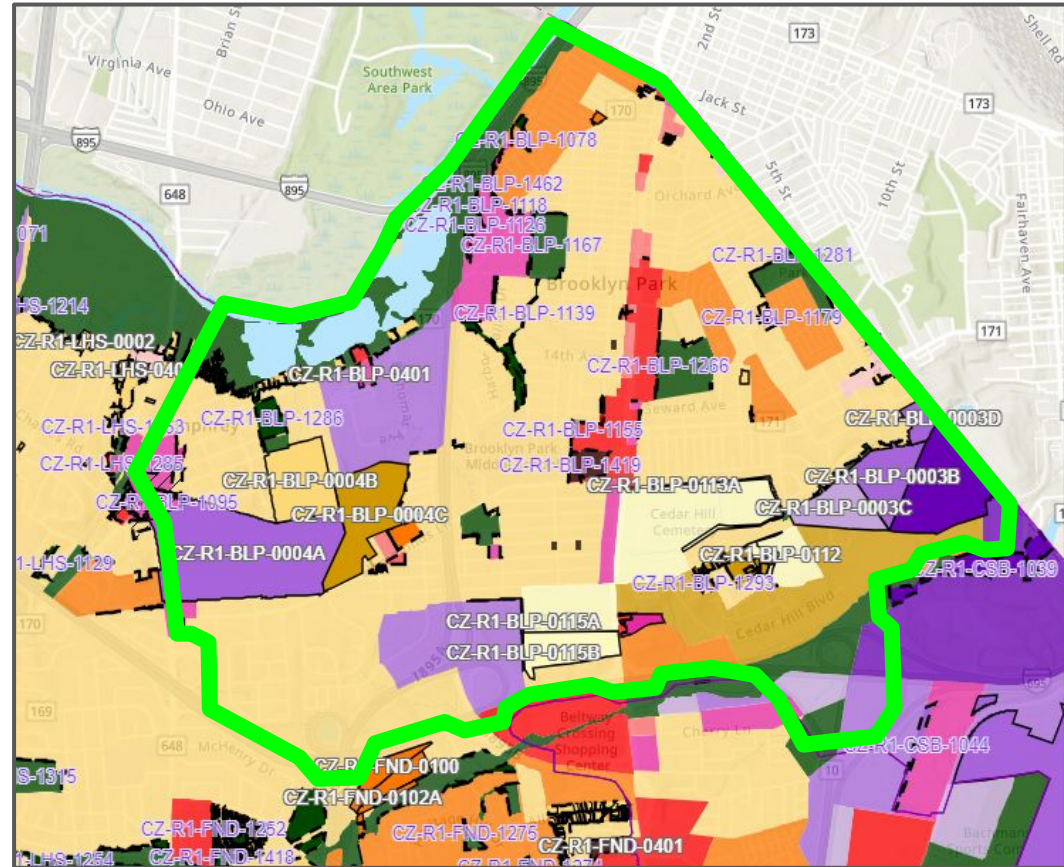
Summary of public comments on the Region Plan:

- **Natural Environment strategies:**
 - Need to protect forests and stream buffers
- **Built Environment strategies:**
 - Concerns about higher densities and adverse impacts of growth
 - Failing roads, traffic
 - Concerns about road right of way
 - Wording in the Mixed-Use section of the Built Environment

Region 1 Comprehensive Zoning

Brooklyn Park

- 0 new zoning change applications received
- Areas that received a significant amount of comments/further clarification
 - Fairfax Avenue
 - Belle Grove site
 - 6025 Ritchie Highway

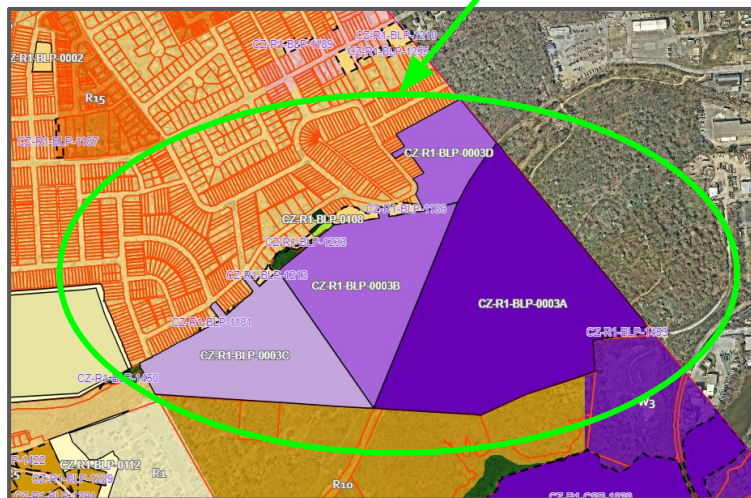
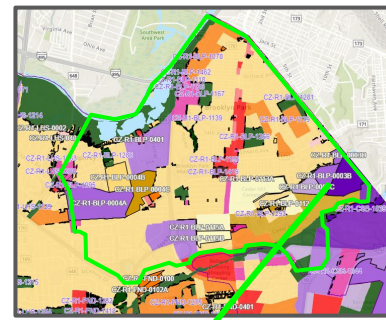


Brooklyn Park

- **Fairfax Avenue** (CZ-R1-BLP-0003A/B/C)
- **Adopted zoning:** R1, R10, OS, W2, W3
- **Owner requested zoning:** W1, W2, W3
- **Recommended zoning:**
 - **OPZ:** W1, W2, W3
 - **SAC:** R5, W1, W2, W3
- **Public testimony:** Applicant noted that SAC recommended R5 area would limit ability to provide forest conservation on that site
- **General recommendation:** The SAC noted that a portion of the property should be R5 to add additional housing and utilize the floodplain area as a buffer from the industrial area.

SAC ≠ OPZ

Public Feedback

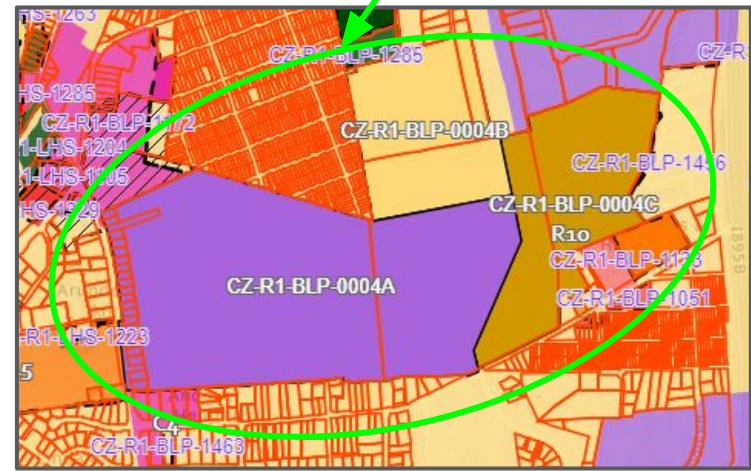
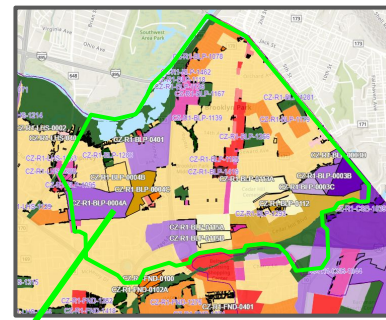


Brooklyn Park

- Belle Grove site (CZ-R1-BLP-0004A/B/C)
- Adopted zoning: C4, R5, R10, OS
- Owner requested zoning: W2, R5, R10
- Recommended zoning:
 - OPZ: W2, R5, R10
 - SAC: MXD-C
- Public testimony: Applicant advocated for the desired zoning, while the community had concerns about the proposed industrial and residential development and its potential adverse impacts on traffic, the environment, and schools.
- General recommendation: MXD-C provides a variety of uses that are aligned with the community vision. W2, R5, and R10 reflect the redevelopment feasibility.

SAC ≠ OPZ

Public Feedback

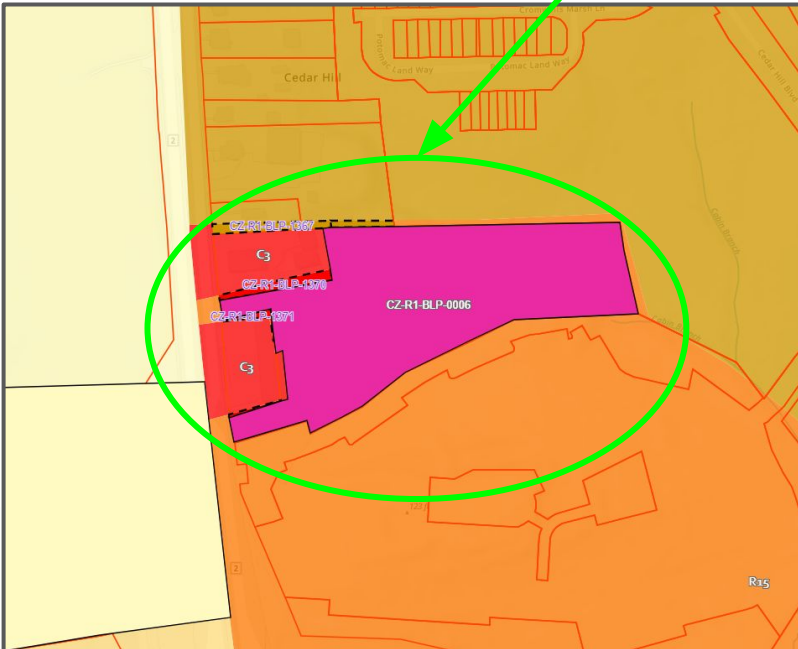
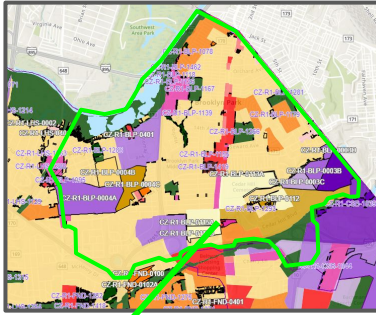


Brooklyn Park

- 6025 Ritchie Highway (CZ-R1-BLP-0006)
- Adopted zoning: R15, C3
- Owner requested zoning: C4
- Recommended zoning:
 - OPZ: C4
 - SAC: C3
- Public testimony: Support from applicant; opposition from neighboring property noting that the history of uses is not supported
- General recommendation: C3 is compatible with adjacent properties. C4 recognizes the history of the uses on the property.

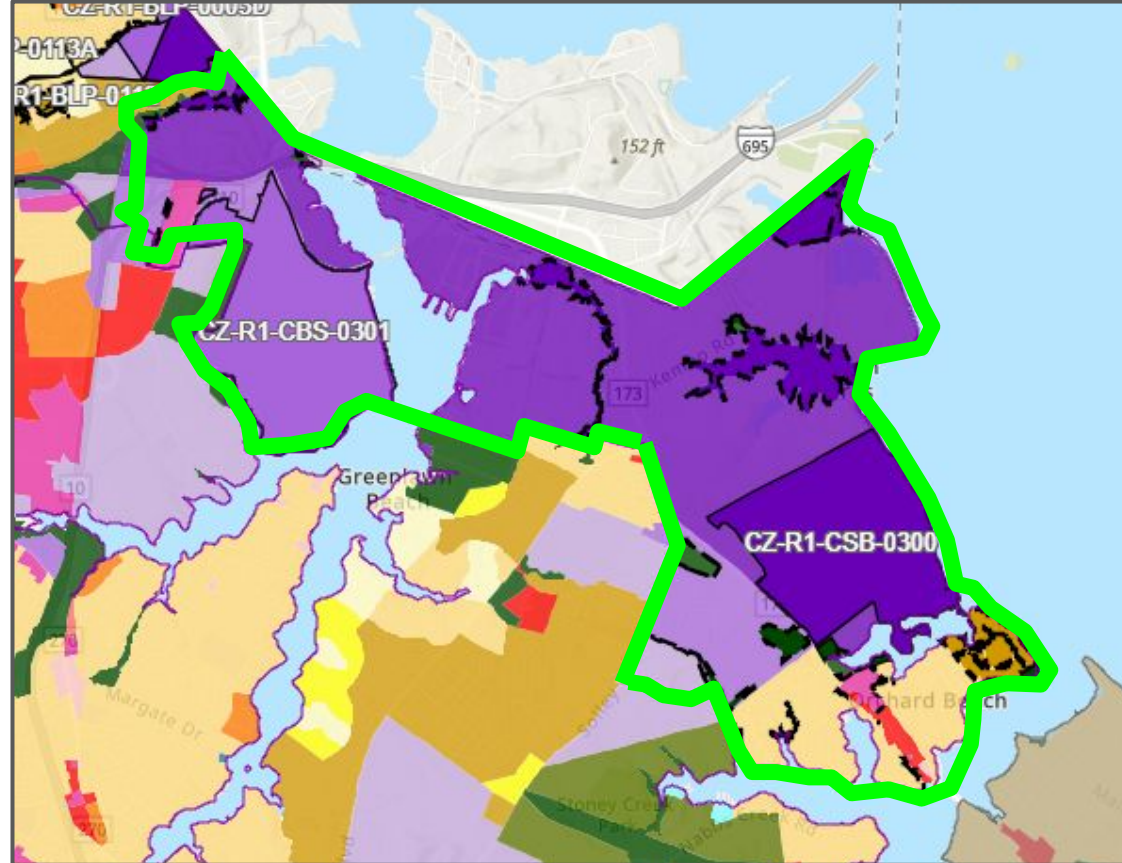
SAC ≠ OPZ

Public Feedback



Curtis Bay

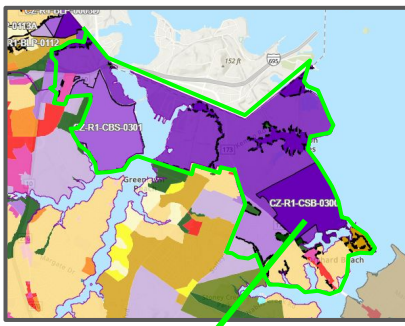
- 1 new zoning change applications received
- Areas that received a significant amount of comments/further clarification
 - Brandon Shores Power Plant
 - U.S. Army Depot



Curtis Bay

- Brandon Shores Power Plant (CZ-R1-CSB-0300)
- Adopted zoning: W3
- Recommended zoning:
 - OPZ: W3
 - SAC: MXD-E
- Public testimony: None
- General recommendation: A change in zoning to MXD-E recognizes the community's desire for less heavy industrial uses. W3 recognizes the current use of the site.

SAC ≠ OPZ

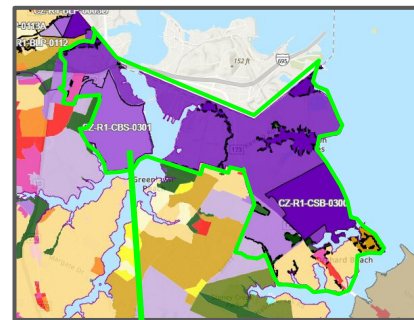


Curtis Bay

- U.S. Army Depot (CZ-R1-CSB-0301)
- Adopted zoning: OS, W2
- Recommended zoning:
 - OPZ: W2
 - SAC: MXD-E
- Adopted Planned Land Use: Public Use
- Recommended PLU:
 - OPZ: Public Use (updated from Mixed Use recommendation)
 - SAC: Mixed Use
- Public testimony: Concern about mixed-use (primarily residential) on a contaminated site and adjacent to heavy industrial uses.
- General recommendation: Mixed Use PLU could allow for mixed-use on the site in the future. Public Use PLU recognizes ownership of the property. W2 recognizes the current use of the site.

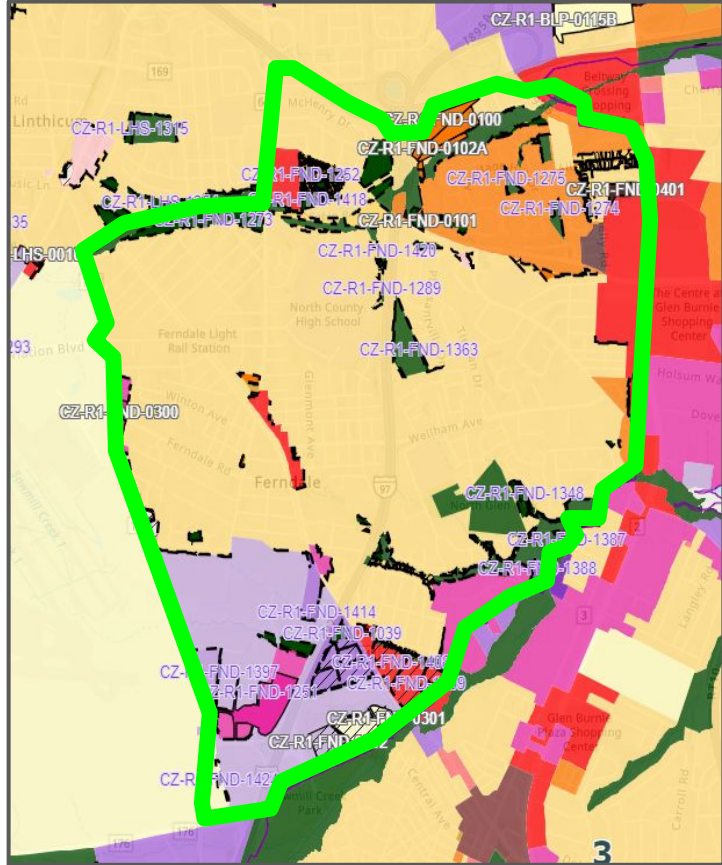
SAC ≠ OPZ

Public Feedback



Ferndale

- 0 new zoning change applications received
- Areas that received a significant amount of comments/further clarification
 - Aviation Boulevard



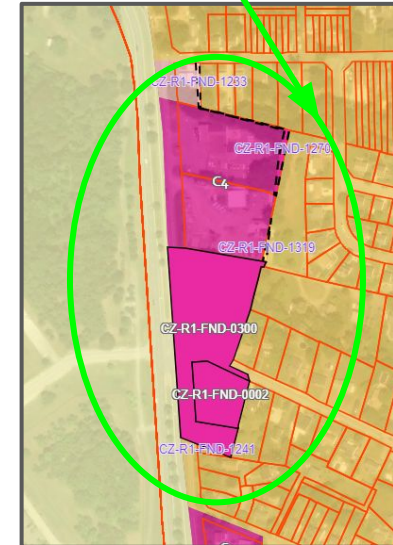
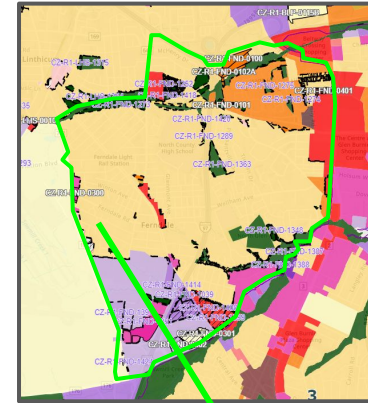
Ferndale

- 7044 - 7054 Aviation Boulevard, 332 Ferndale Road (CZ-R1-FND-0002, CZ-R1-FND-0300)
- Adopted zoning: SB
- Recommended zoning:
 - OPZ: C1 (updated from C4)
 - SAC: C4
- Public testimony: Opposition to the recommended change due to potential of increased traffic and intensification of the site.
- General recommendation: C4 allows for “highway commercial” uses; however, due to proximity to an established residential area, C1 would be a reasonable alternative for less intense commercial uses.

* 7048 Aviation Blvd has an active zoning violation for a “use not permitted”

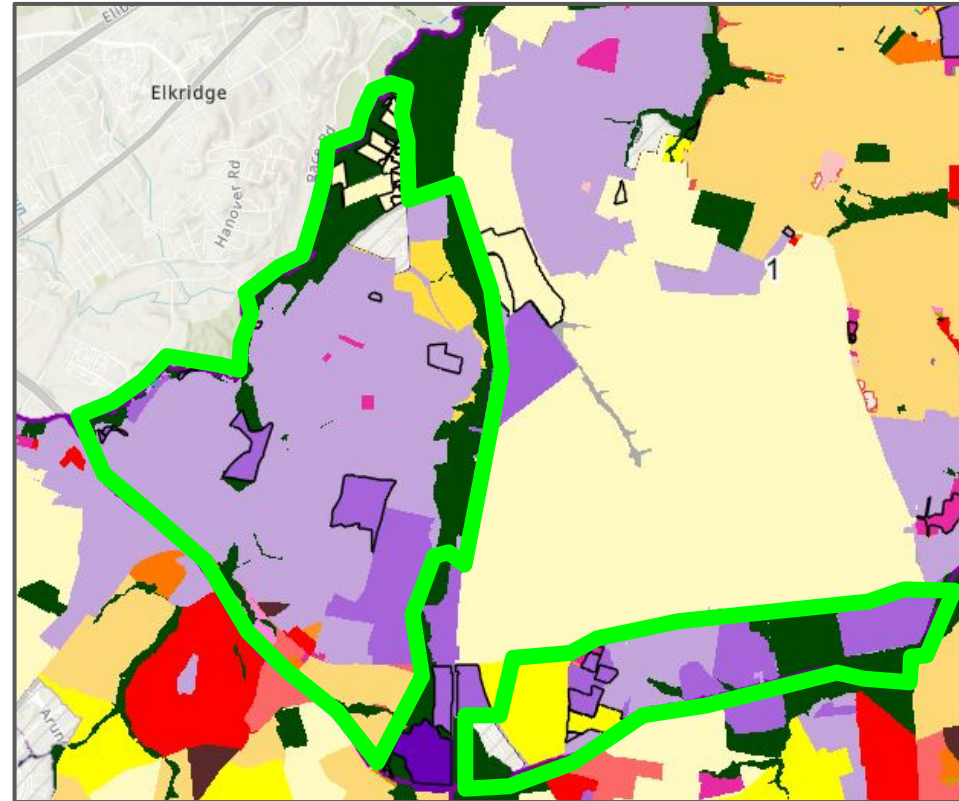
SAC ≠ OPZ

Public Feedback



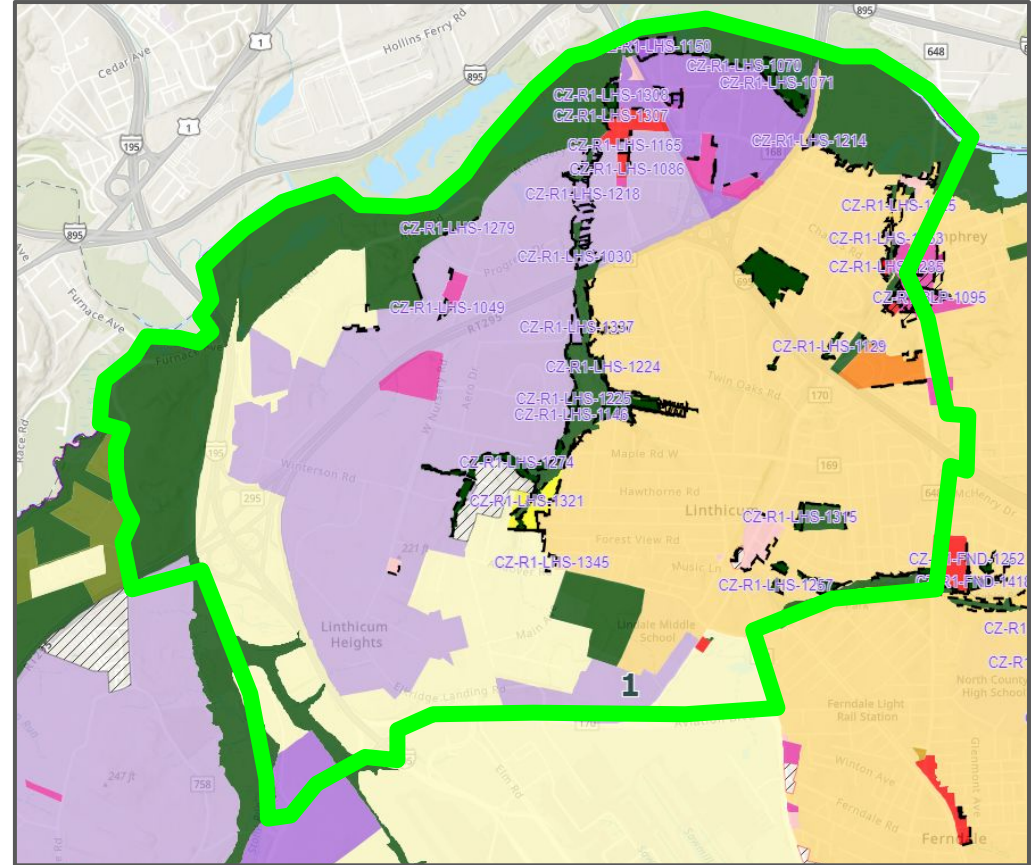
Hanover

- 3 new zoning change applications received
- No areas received a significant amount of comments



Linthicum Heights

- 2 new zoning change applications received
- Areas that received a significant amount of comments/further clarification
 - Andover Road area
 - Andover Road/Camp Meade Road
 - Linthicum Light Rail Station
 - Furnace Road
 - Nursery Road/Holly Creek

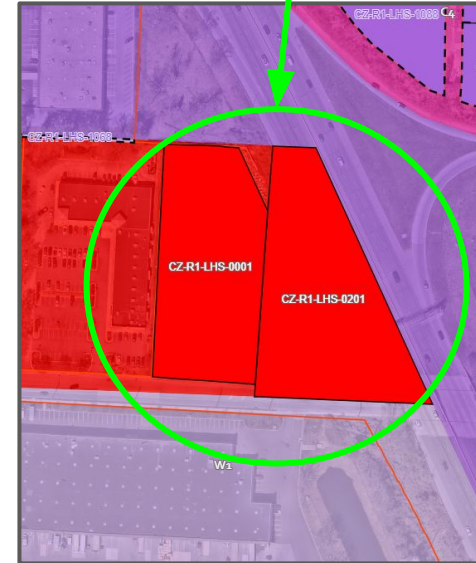
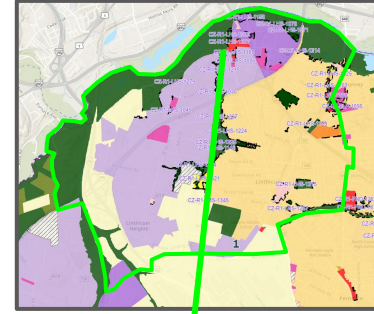


Linthicum Heights

- 800 - 806 Nursery Road (CZ-R1-LHS-0001, CZ-R1-LHS-0201)
- Adopted zoning: C3
- Owner requested zoning: W2
- Recommended zoning:
 - OPZ: W2 (updated from C3)
 - SAC: W2
- Public testimony: Applicant notes that uses are more characteristic of an industrial zoning district.
- General recommendation: W2 is consistent with the existing use of the property and uses to the north and east.

*806 Nursery has an active zoning violation for a “use not permitted”

Public
Feedback

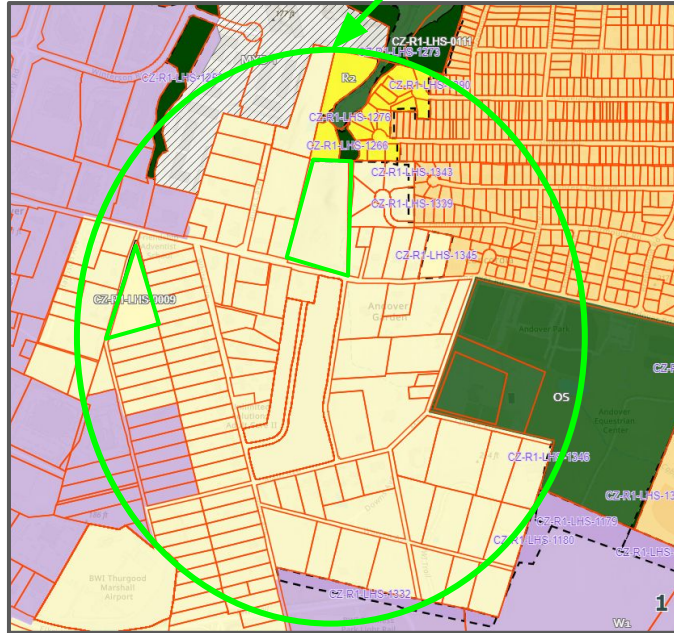
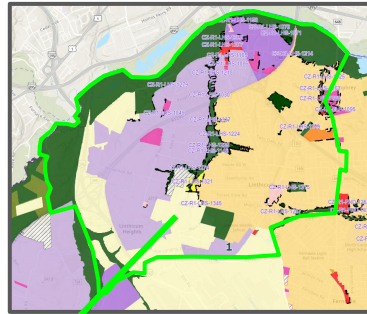


Linthicum Heights

- **Andover Road area**
(CZ-R1-LHS-0009, New application: #CZ-R1-LHS-0500)
- **Adopted zoning: R1**
- **Owner request: R10 (-0009), R2 (-0500)**
- **Recommended zoning:**
 - OPZ: R1
 - SAC: R1 and R5 (-0009)
- **Public testimony:**
 - Support to maintain R1
 - New application: [Hold for December 4]
- **General recommendation: Maintain R1 to preserve community character**

SAC ≠ OPZ

Public Feedback



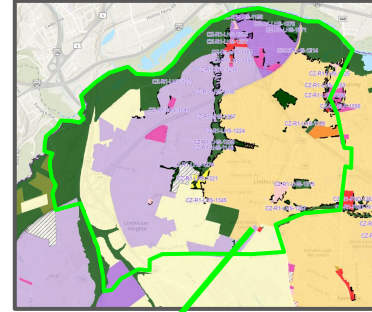
Linthicum Heights

- **Andover Road/Camp Meade (CZ-R1-LHS-0010)**
- **Adopted zoning: R5**
- **Owner requested zoning: W1**
- **Recommended zoning: W1**

- **Public testimony:** Comments recommend the site stay R5 to protect the environment, viewshed, and noise buffer.

- **General recommendation:** 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.

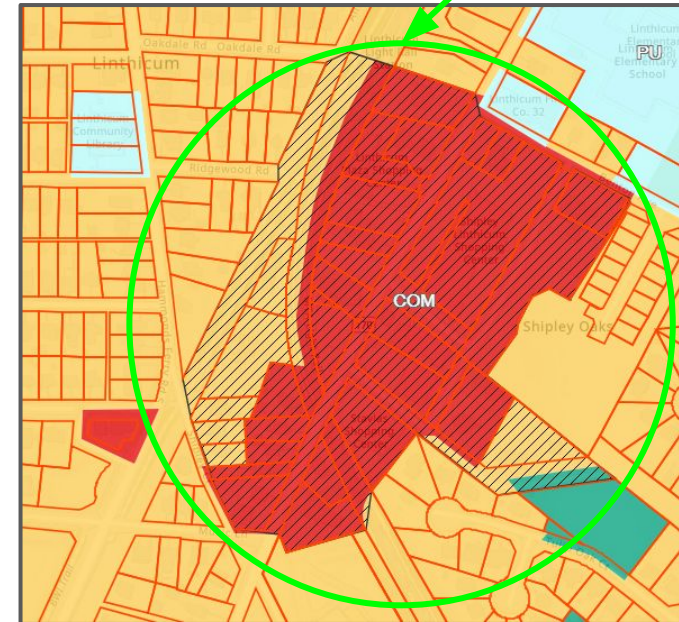
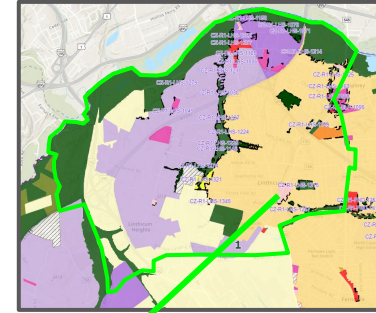
Public
Feedback



Linthicum Heights

- **Linthicum Light Rail Station** (PLU-R1-LHS-0301)
- **Adopted zoning:** C1 and SB
- **Recommended zoning:** C1 and SB
- **Adopted Planned Land Use:** Commercial
- **Recommended PLU:** Mixed Use (PLU-R1-LHS-0301)
- **Adopted Development Policy Area Overlay:** Transit Oriented
- **Recommended DPAO:** Transit Oriented
- **Public testimony:** Maintain the Commercial PLU to ensure change does not occur.
- **General recommendation:** Update the text in the plan to note that a sector plan must be completed before any rezoning can occur.

**Public
Feedback**



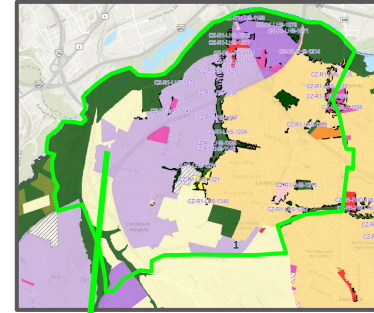
Linthicum Heights

- **Furnace Road/Elkridge Landing Road** (CZ-R1-LHS-1045, CZ-R1-LHS-1044)
- **Adopted zoning:** R1/W1
- **Recommended zoning:**
 - **OPZ:** R1 (updated)
 - **SAC:** W1
- **Public testimony:** Property owner would like property to stay zoned as a residential district.
- **General recommendation:**
 - **OPZ:** R1 as desired by the property owner
 - **SAC:** W1 for consistency with Plan2040

*OPZ staff has personally reached out to other single-family homeowners that are zoned W1 in this area to let them know of this process.

SAC ≠ OPZ

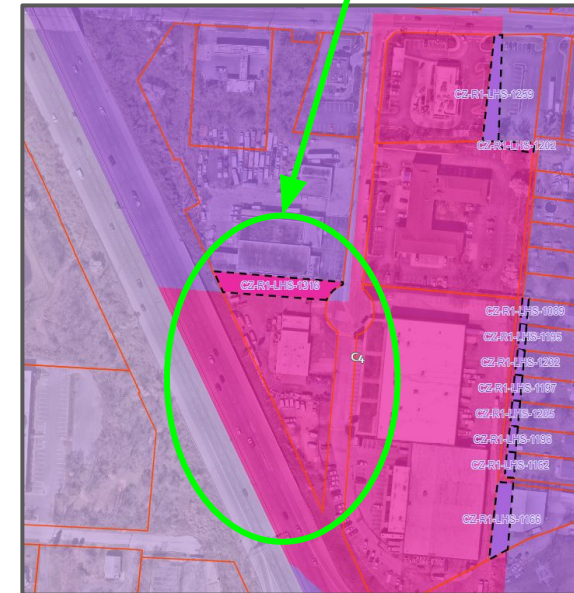
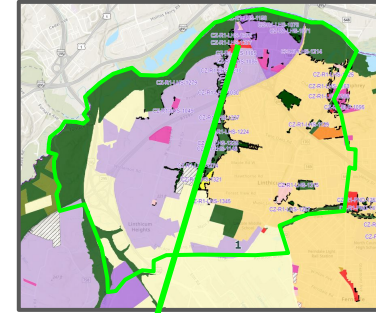
Public
Feedback



Linthicum Heights

- 5200 Raynor Avenue (CZ-R1-LHS-1316)
- Adopted zoning: C4/W2
- Recommended zoning: C4
- **Public testimony:** Property owner is interested in maintaining a split zoned property.
- **General recommendation:** This change to C4 is consistent with the adopted Plan2040 Commercial Planned Land Use and is compatible with the surrounding area. However; given the type of use, W2 (and Industrial PLU) would also be appropriate.

Public
Feedback

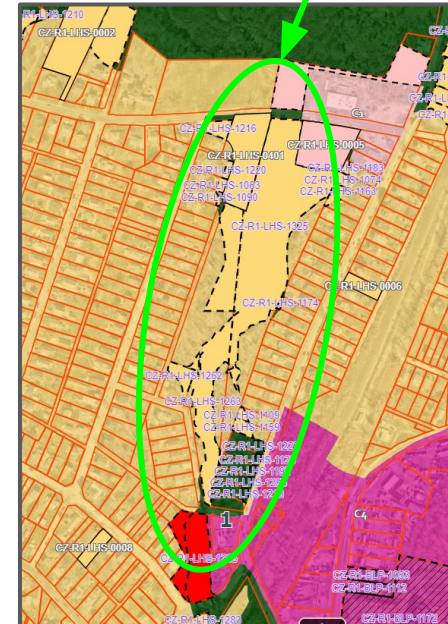
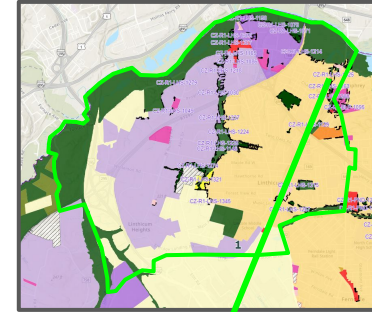


Region 1 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Linthicum Heights

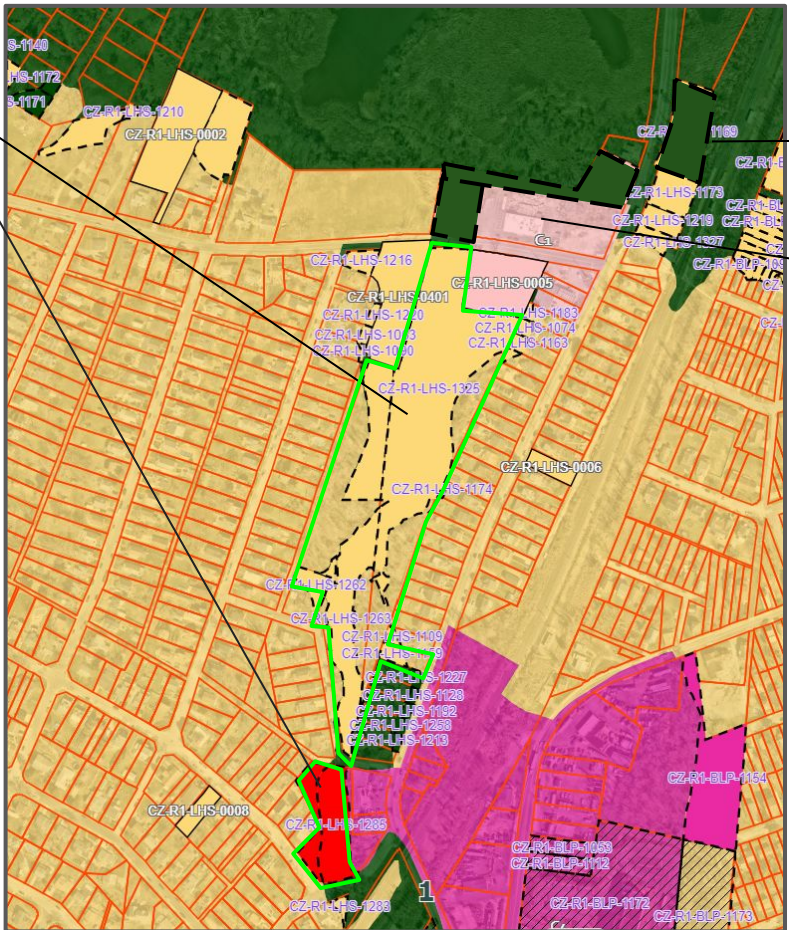
- **Nursery Road open space area**
(CZ-R1-LHS-0401 and numerous consistency changes)
- **Adopted zoning: R5/OS**
- **Recommended zoning: R5**
- **Public testimony:** Several objections to rezoning parcels that include Holly Creek to R5 due to flooding concerns.
- **General recommendations:**
 - Other laws and County Code provide stringent protection of environmental resources.
 - Zoning is not the appropriate tool to protect the area. The current OS zoning does not follow the 2015 FEMA boundary.
 - Zoning the entire area to OS could be a “taking” and the County could be sued.

Public
Feedback



Region 1 Development Policy Area, Planned Land Use, and Comprehensive Zoning

CZ-R1-LHS-1263
CZ-R1-LHS-1325
CZ-R1-LHS-1159
CZ-R1-LHS-1285
CZ-R1-LHS-1286
Recommendation: R5/OS (OS to follow 2015 FEMA floodplain - blue area)



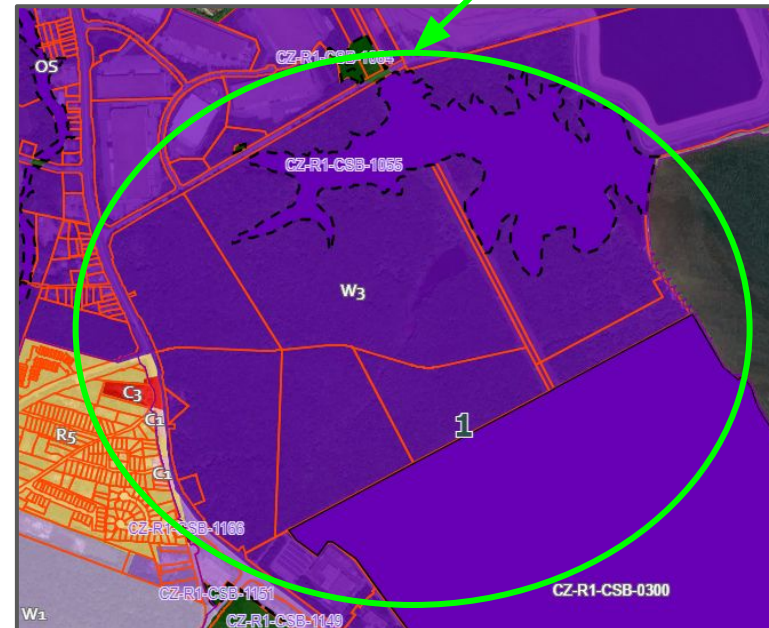
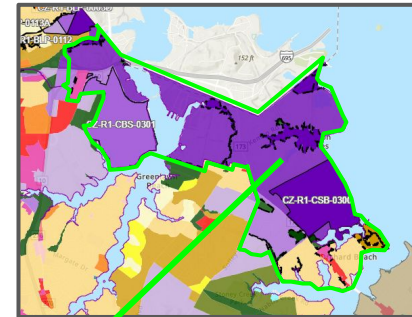
CZ-R1-LHS-1169
Recommendation: Keep adopted OS

CZ-R1-LHS-1184
Recommendation: Keep adopted C1/OS split

New Zoning Requests

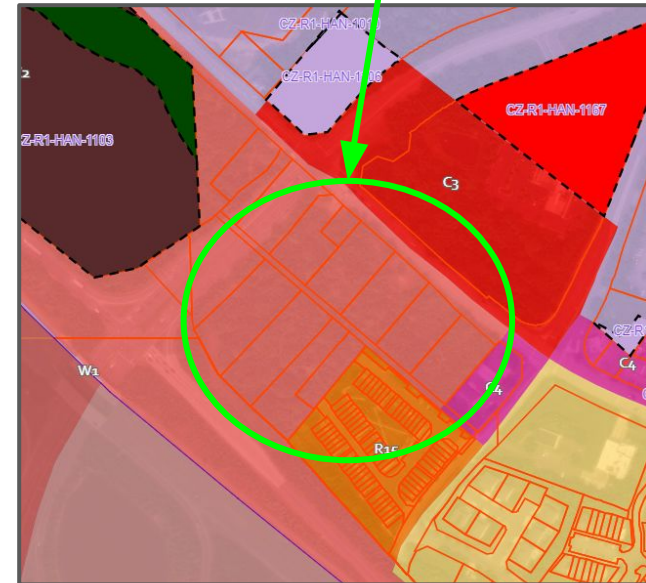
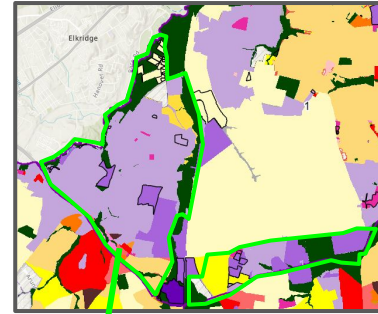
Curtis Bay

- CSX property (New application: #CZ-R1-CSB-0500)
- Adopted zoning: W3, OS
- Owner Request: MXD-R (interest in developing a mixed-use community)
- Recommended zoning: MXD-R
- Adopted Planned Land Use: Industrial
- Recommended PLU: Mixed Use
- Preliminary recommendation: A mixed-use community could bring additional retail, diverse housing types and be a catalyst for future redevelopment of sites in the area.



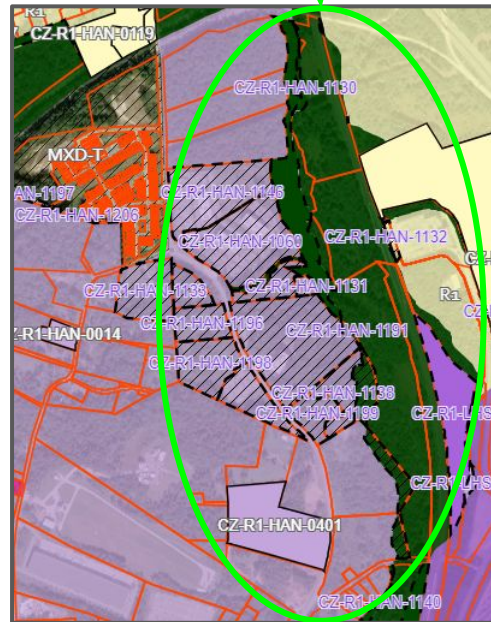
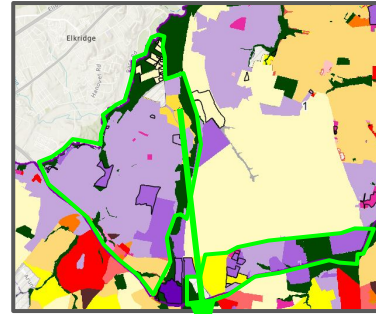
Hanover

- **Dorsey Road and Arundel Mills Boulevard**
(New application: #CZ-R1-HAN-0500)
- **Adopted zoning: C2**
- **Owner request: C4** (interest in highway-oriented commercial uses, including a convenience store with gasoline sales)
- **Recommended zoning: C4**
- **Preliminary recommendation: C4** is consistent with the Plan2040 Planned Land Use and surrounding area.



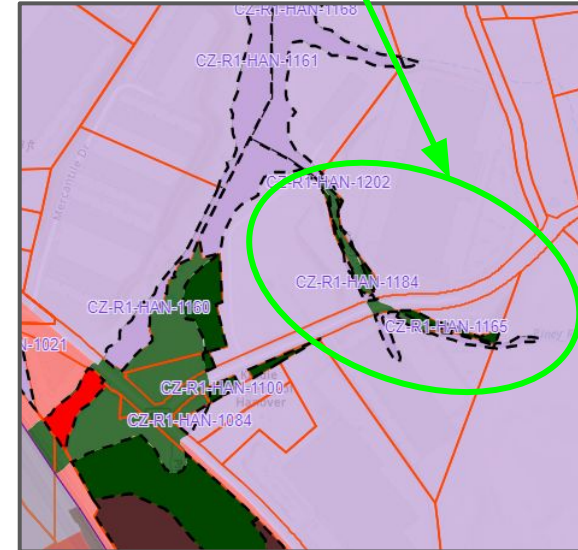
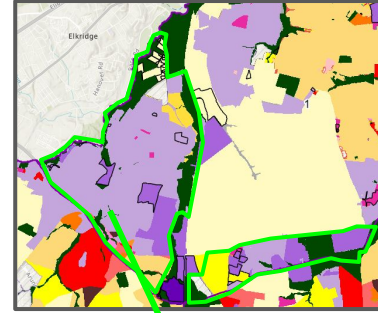
Hanover

- **Dorsey Road and Arundel Mills Boulevard**
(CZ-R1-HAN-1196, 1198, 1199, 1194, 1207, 1152... **New application: #CZ-R1-HAN-0501A/B**)
- **Adopted zoning:** W1, OS
- **Owner request:** W1, W1/OS (interest in maintaining options for light industrial uses and development reflecting the existing plat)
- **Recommended zoning:** W1, OS
- **Preliminary recommendation:** W1 and W1/OS for floodplain property as noted on plat



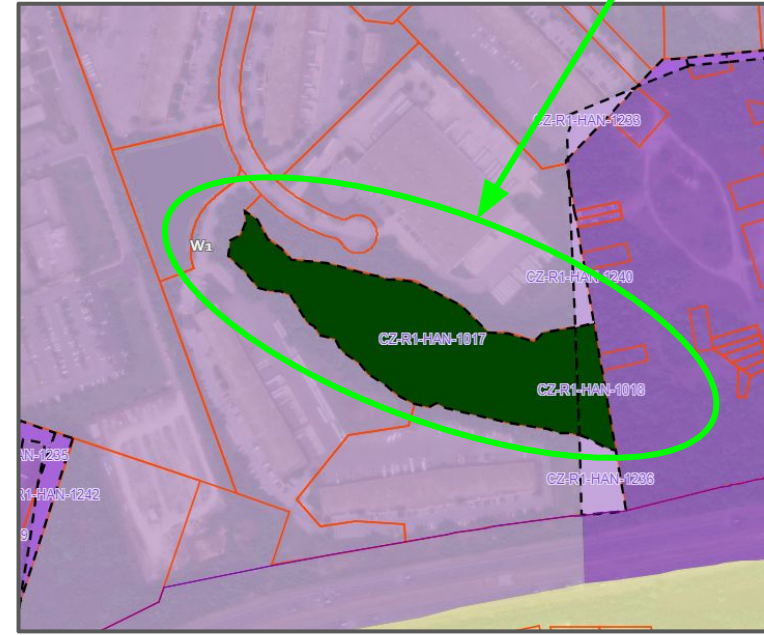
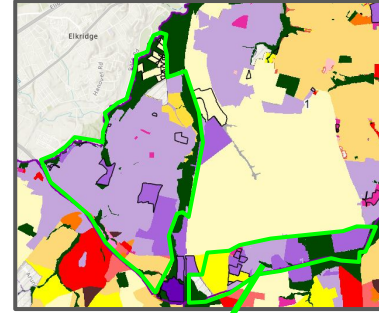
Hanover

- **Signature Drive**
(CZ-R1-HAN-1165; **New application: #CZ-R1-HAN-0502A**)
- **Adopted zoning: W1**
- **Owner request: W1** (interest in maintaining light industrial uses)
- **Recommended zoning: W1/OS**
- **Preliminary recommendation: W1** is consistent with the property owner's desire to maintain W1/OS.



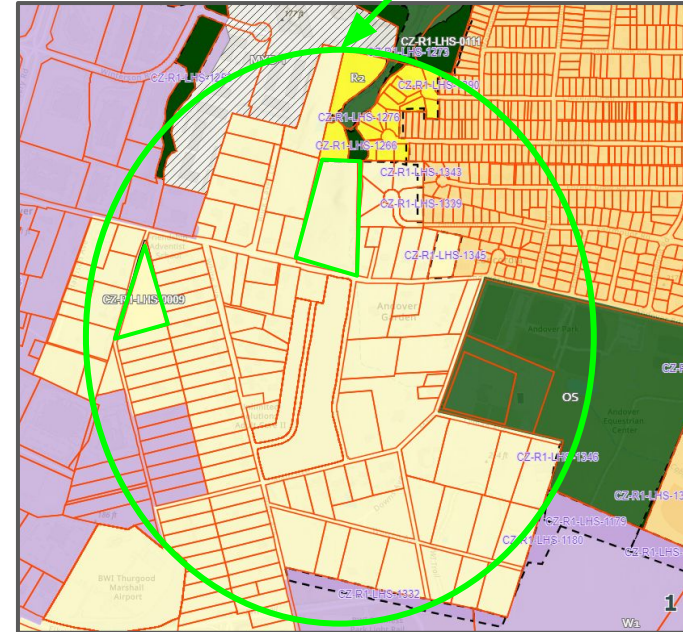
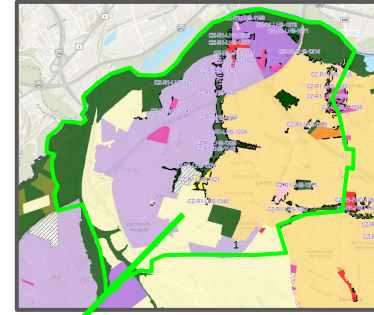
Hanover

- **Dorsey Road and Arundel Mills Boulevard**
(CZ-R1-HAN-1017, 0018; **New application: #CZ-R1-HAN-0502B**)
- **Adopted zoning: W1, W2**
- **Owner request: W1** (interest in maintaining light industrial uses)
- **Recommended zoning: W1**
- **Preliminary recommendation: W1** is consistent with the property owner's desire to maintain W1.



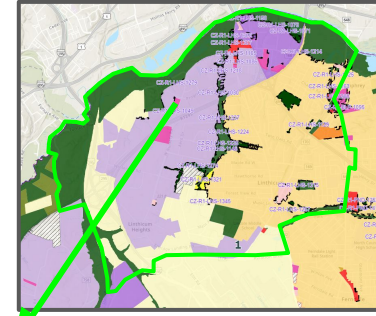
Linthicum Heights

- **Andover Road area (CZ-R1-LHS-0009, **New application: #CZ-R1-LHS-0500**)**
- **Adopted zoning: R1**
- **Owner request: R2** (interest in subdividing for single family homes at a greater density)
- **Recommended zoning:**
 - OPZ: R1
 - SAC: R1 and R5 (-0009)
- **Preliminary recommendation: Maintain R1** to preserve community character



Linthicum Heights

- **Pinnacle Drive (CZ-R1-LHS-1280; New application: #CZ-R1-LHS-0501)**
- **Adopted zoning: W1/C4**
- **Owner Request: C4** (interest in zoning to reflect existing uses)
- **Recommended zoning: C4**
- **Preliminary recommendation: C4** is consistent with adjacent development and existing use.



- **Next Steps**
 - **Planning Advisory Board**
 - Now - December 2, 2024: Deadline to register to speak on new applications at December 4th meeting
 - December 4, 2024: Public hearing on new applications, PAB deliberation and recommendation
 - **County Council**
 - Early 2025: County Council introduction
 - ~1 month after introduction: first public hearing on Region Plan and Comprehensive Zoning bills
 - Spring 2025: Bills are adopted
 - Adoption day +45 days: Bills are effective

Thank you!



www.aacounty.org/region1