

# Planning Advisory Board Region 2 Plan and Comprehensive Zoning Briefing

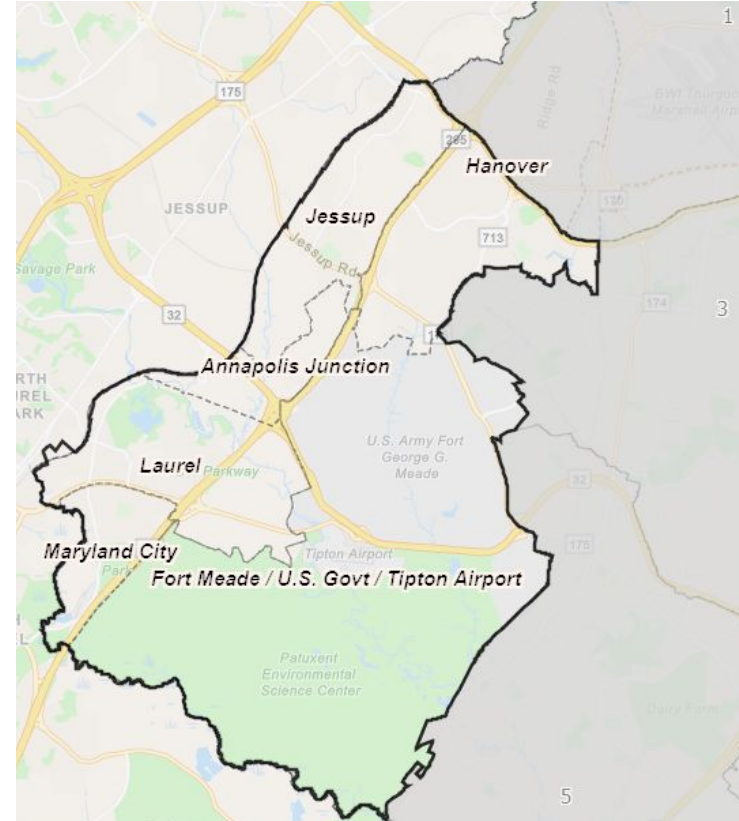
October 18, 2023

Anne Arundel County Office of Planning and Zoning



## Region 2 Process Overview: Background

- The Anne Arundel County General Development Plan (GDP) Plan2040 designated 9 region planning areas.
- Each Region Plan will be developed with input from a Stakeholder Advisory Committee (SAC) that will comprise a broad cross section of the Region's civic, business, environmental and other stakeholders who reside in or own or manage a business in the planning area.



## Region 2 Plan and Comprehensive Zoning: Stakeholder Advisory Committee process

- The 15-member Region 2 Stakeholder Advisory Committee (SAC) were nominated by the County Executive and approved by County Council Resolution No. 55-21 on October 18, 2021
  - Due to time constraints, commitments, or other conflicts the Region 2 planning process concluded with 11 total SAC members and one ex-officio member from Fort Meade.
  - Quorum was met and verified at each meeting
  
- The Region 2 SAC met 20 times over the course of approximately 2 years



# Region 2 Plan and Comprehensive Zoning: Public Engagement process

## Outreach Efforts:

- Stakeholder meetings
- Online Questionnaires
- Feedback Maps
- Public Forums and Mailings
- Library Drop-In Sessions
- Public Review opportunities
- E-newsletter, emails, postcards, and letters
- Newspaper Advertisements
- Community Event Tabling



### Region 2 - October Updates I

#### Reminder: Planning Advisory Board (PAB) Meeting and PAB Draft Plan and Zoning Map Available

The Planning Advisory Board (PAB) drafts of the Region 2 Plan and Comprehensive Zoning Map will be presented to the PAB on Wednesday, October 18th, 2023 at 6:00 PM in the Maryland City Volunteer Fire Department Banquet Hall, 3498 Fort Meade Rd. Laurel, MD 20724. This will be a hybrid meeting, and members of the public can attend in-person or virtually.

If a member of the public would like to provide oral testimony at the meeting, they will need to sign up in advance using [this link](#) or call 410-222-6765 by 5:00 PM on Tuesday, October 17th, 2023. For more information on the PAB meeting, please see the [Planning Advisory Board Public Notice](#).

The PAB Draft Region 2 Plan can be viewed [here](#). The PAB Draft Comprehensive Zoning Map can be viewed [here](#) and Draft Comprehensive Zoning Table [here](#). To stay up to date on our next steps for Region 2 please continue to follow the "Stay Involved" section of the [planning hub](#).

Did someone forward this to you? [Click here to subscribe.](#)



### PLANNING FOR THE FUTURE OF YOUR COMMUNITY

Anne Arundel County is preparing a community-driven land use plan for the Hanover-Jessup-Laurel-Maryland City Region. The plan will include recommendations on the environment, land use, transportation, and infrastructure. The Plan will also update the zoning map that regulates what kinds of uses can be developed in different locations.

From May 1 to June 1, 2023, you can review and comment on proposed zoning map changes, or apply for a zoning change for property you own in the Region at [www.aacounty.org/region2](http://www.aacounty.org/region2)

Anne Arundel County Office of Planning & Zoning | [region2@aacounty.org](mailto:region2@aacounty.org) | (410) 222-7432



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A Stakeholder Advisory Committee has been meeting to develop the Region Plan. You can follow the planning process, review the zoning map, or apply for a zoning change at [www.aacounty.org/region2](http://www.aacounty.org/region2)

### Upcoming

- **May 1 - June 1, 2023:** Online public review of initial draft zoning map
- **May 1 - June 1, 2023:** Applications for zoning changes accepted
- **May:** Drop in sessions to review zoning map in person (see website for details)
- **July:** Public review of preliminary draft Region Plan, including zoning map
- **Fall 2023:** Planning Advisory Board reviews draft plan and zoning map
- **Winter 2023-24:** County Council reviews draft plan and zoning map

## Postcards:

- Postcards (over 11,000) mailed to Region 2 property owners on April 14, 2023
- Notification to residents to review and comment on proposed zoning changes or to apply for a zoning change
- Provided upcoming dates for the planning process and review periods



# Region 2 Plan and Comprehensive Zoning: Public Engagement process

## Letters:

- Letters to Region 2 property owners mailed on July 25, 2023
- Notification to the property owner whose Zoning designation is recommended to change
- Letters also provided information on the Region 2 planning process, public comment period, and how to access additional information
- 383 letters sent to Region 2 property owners



2664 Riva Road, P.O. Box 6675  
Annapolis, MD 21401  
410-222-7450

Jenny B. Jarkowski  
Planning and Zoning Officer



July 25, 2023

ERIC BASS TRUSTEE  
3282 OAK KNOLL DR  
LOS ALAMITOS CA 90720

Re: **Comprehensive Zoning Map Change: CZ-R2-HAN-102**

Dear Eric Bass Trustee,

The Office of Planning and Zoning is in the process of developing a Region Plan for the West County communities of Jessup, Annapolis Junction, Laurel, Maryland City, parts of Hanover, the Patuxent Research Refuge, and Fort George G. Meade (Region 2). The Region Plan is a community-driven land use document that builds on the work of Plan2040—the Countywide General Development Plan—in smaller areas. One element of the Region Plan is an update of the Zoning Map. The Zoning Map applies the Zoning requirements for allowed uses, density, and scale of development in County Code (Article 18) to properties within Anne Arundel County.

The Office of Planning and Zoning staff and an appointed Stakeholder Advisory Committee (SAC) conducted a comprehensive review of the Zoning Map and are recommending changes. These changes may better conform zoning to existing development on the property, make the zoning consistent with the Planned Land Use Map adopted in Plan2040, achieve a strategy in Plan2040 and/or support a change of use in the future that benefits the community. The Planned Land Use Map illustrates general land use categories (e.g. commercial, low density residential, etc.) to describe the different types of land uses and to identify, on a broad scale, where those uses are most appropriate.

The Office of Planning and Zoning (OPZ) is contacting property owners whose Zoning designation is recommended to change. For properties that have multiple zoning districts, OPZ is typically recommending that be changed to just one zone, which is listed below.

The property listed at

7934 Clark Rd, Jessup and/or  
Tax Account Number: 400090022695

The property is recommended to change from:

**C4 to C2**

This recommendation is based on the following justification: C2 is a more appropriate designation given the property's location on a minor arterial.

[www.sacounty.org](http://www.sacounty.org)

# Region 2 Plan and Comprehensive Zoning: Public Engagement process

## What we heard:

- Protect environmental features
- Lack of affordable and diverse housing options
- Traffic congestion
- Gaps in the transit and bicycle/pedestrian network
- Limited access to parks, programming, and green spaces
- Lack of investment in West County schools
- Lack of quality and essential commercial options



## Region 2 Plan: Vision

The communities of western Anne Arundel County (Laurel, Jessup, Maryland City, Annapolis Junction, Hanover and Ft. Meade) are vibrant, diverse, evolving, growing and vital to the Baltimore-Washington region. With this growing community, there is a shared sense of environmental protection, enhanced recreational facilities, available and accessible transportation systems, as well as community safety and accessibility for all. The communities work harmoniously with businesses and public institutions to promote economic development. Growth is balanced to ensure that there are safe and high-quality schools; a full spectrum of attractive and diverse housing, including affordable options; and mixed use properties that meet the needs of all who live and work here. Investments are focused on resources for children and older adults to create opportunities for all ages to live, grow, and thrive.



## General Plan Structure

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



### Natural Environment

- 5 region-specific and 12 Countywide Strategies
- Highlights
  - Measures to protect the Oxbow Preserve ecosystem
  - Tree plantings in underserved communities
  - Better stormwater management along MD 198



### Built Environment

- 16 Region-specific and 50 Countywide Strategies
- Housing
  - Target housing investments to the MD 198 corridor, Annapolis Junction, and Arundel Mills area and near planned transit service, Village and Town Centers, and regional economic centers
  - Support Missing Middle and Moderately Priced Dwelling Unit (MPDU) policies
  - Identify strategies to streamline affordable housing projects



## Built Environment



### Guidance for future Mixed-Use Zoning Districts

The SAC also discussed areas where mixed-use would address key concerns such as housing affordability and transportation accessibility. However, the SAC agreed that the current mixed-use zoning Code does not adequately reflect their vision and instead chose to identify these areas on the Planned Land Use map and the Development Policy Area and Overlay Map. In addition, they recommended the mixed-use zoning districts of the Code be amended to levels of intensity rather than uses. Plan2040 supports this effort via strategy BE1.1.5 which recommends reviewing and revising the requirements for Mixed-Use Districts, including those for provision of a combination of uses, consideration of distance to uses, scale, design guidelines and connectivity between uses. A revision to the mixed-use requirements would help realize the communities desires for these mixed-use areas. It should also be noted that several existing overlays, such as the Commercial Revitalization Area, allows expanded uses and greater development flexibility in certain zoning districts, thereby making certain zoning districts mixed-use.

To assist with future Zoning Code changes to the Mixed-Use designations, design guidelines, capital projects, and other implementation mechanisms, the following descriptions capture a brief snapshot of the envisioned mixed-use areas.

**Laurel Park:**  
 Laurel Park, located at the western edge of Region 2, is currently improved with a horse racetrack, stables, training facilities, housing, and grandstand complete with restaurants. The site also includes access to the Laurel Racetrack MARC Station and a series of wetlands bound by the Patuxent River. The MARC Camden Line provides limited scheduled service to the station. The station itself has a low underpass, is not ADA accessible, and the platform is approximately 17-foot by 35-foot.

In 2019, the property owners announced plans to redevelop the property into a mixed-use entertainment destination. However, since that time, the project has stalled and plans are currently on hold. Nonetheless, the SAC recognizes that there is potential for this site to become a transformative asset in the Region.

While the SAC recommended to not change the zoning on the site to ensure horse racing continues as a permitted use, they did recommend that a future mixed-use zoning district should allow high-density residential, commercial, and office uses and greater flexibility of the prescribed ratios of those uses. They recommended the site stay designated as Mixed-Use on the Planned Land Use map and Critical Economic with a Transit-Oriented Overlay on the Development Policy Area map given its potential as an economic driver and proximity to the Laurel Racetrack MARC Train Station.

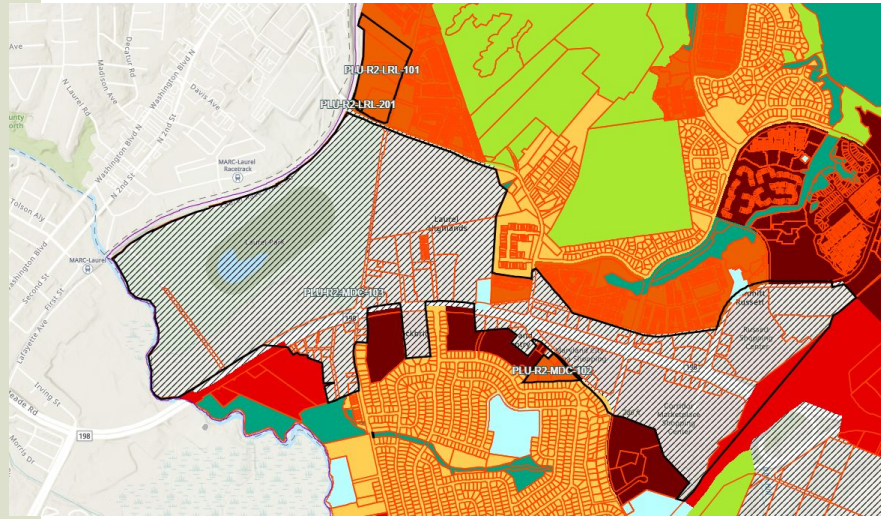
The SAC also recommended that the Laurel Racetrack MARC Station become a focus of the redevelopment to provide additional mobility options for residents and visitors. The SAC recommended the Patuxent River and wetland complex as environmental

resources should be protected, enhanced, and could even serve as educational and recreational opportunities. Future redevelopment of the site should also provide a robust network of internal and peripheral pedestrian and bicyclist networks to reduce the dependence on vehicles and traffic along MD 198.

**Laurel MD 198 corridor:**  
 The MD 198 corridor, extending from Laurel Park to approximately Refuge Boulevard, is currently a State highway with various type of uses and intensities - ranging from a large shopping center to blighted hotels to small businesses. The SAC and members of the public shared how the entire corridor needs a facelift and better shopping and dining options. In addition, the corridor also needs additional bicycle and pedestrian amenities to ensure safe and efficient mobility throughout the corridor.

The SAC recommended the corridor not be rezoned to any of the existing mixed-use zoning districts because they do not adequately represent the vision the SAC has for the area. Instead, the SAC recommended a Mixed-Use Planned Land Use for those properties fronting on or in close proximity to MD 198, with the intent that when the mixed use zoning districts are revised, the area could then be rezoned to the new district(s).

The new mixed-use zoning district should allow five- to six-story buildings and encourage redevelopment that promotes additional workforce housing, commercial, and office opportunities while reducing the reliance on vehicles. The SAC stressed that the redevelopment include benches, lighting, landscaping, bicycle parking, and wayfinding signs.



### Built Environment

- Transportation
  - Create more transit routes to government service, health care centers, and employment centers
  - Improve bicycle and pedestrian facilities and amenities
- Sustainable development
  - Identify opportunities to retrofit paved parking areas to have solar canopies, bioswales, rain gardens, and pollinator habitats
  - Promote green technologies such as green roofs, residential passive solar energy as well as supporting Electric Vehicle (EV) usage
- Code
  - Identify ways to incentivize child-care





## Healthy Communities

- 18 Region-specific and 9 Countywide Strategies
- Schools
  - Need to address school capacity and investment in Region 2 schools
- Recreation and Parks
  - Partner with the Patuxent Research Refuge to facilitate better connections
  - Invest and diversify programming at existing parks
  - Convert unused County land into parks
- Community facilities
  - Consider a Region 2 Senior Center
  - Locate public facilities near hubs of activity that have transit or bicycle and pedestrian facilities



## Healthy Economy

- 4 Region-specific and 4 Countywide Strategies
- Highlights
  - Identify and promote strategies to revitalize the MD198 corridor
  - Continue to work with small and minority-owned businesses



# Region 2 Comprehensive Zoning, Planned Land Use, and Development Policy Areas

Broad

Specific



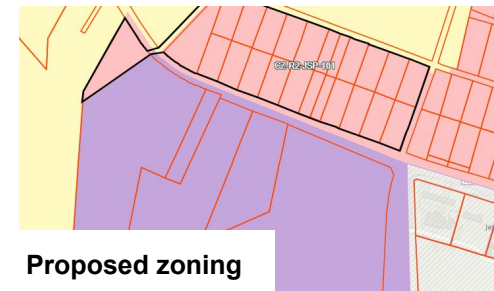
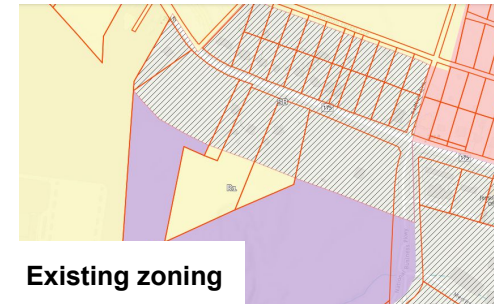
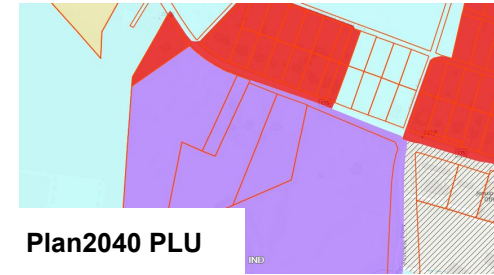
	<b>Development Policy Area (DPA)</b>	<b>Planned Land Use (PLU)</b>	<b>Zoning</b>
<b>Where is it found?</b>	Plan2040, Region Plans	Plan2040, Region Plans	County Code, Article 18, Zoning Map
<b>What does it do?</b>	Broadly identifies areas in the County where development and redevelopment are encouraged, 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 <b>Development Policy Areas (DPA)</b> Map in Plan2040. Implemented through zoning and through policies set forth in Plan2040 and Region Plan	Follows and implements the <b>Planned Land Use (PLU)</b> 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 <b>Planned Land Use (PLU)</b> Map.
<b>How does it change?</b>	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.
<b>Magnolia Creek Example</b>	Neighborhood Preservation	Low Density Residential	R1 Zoning
<b>Russett Walmart Example</b>	Critical Corridor	Commercial	C3 Zoning
<b>Arundel Mills Example</b>	Critical Economic	Commercial	W1 Zoning

# Region 2 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. The table 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 2 Comprehensive Zoning: Types of changes

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

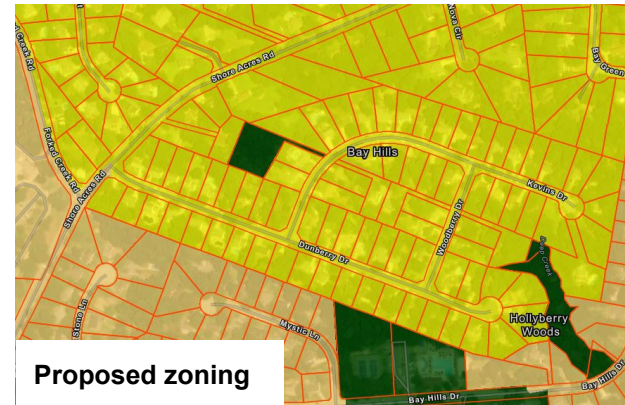




# Region 2 Comprehensive Zoning: Types of changes

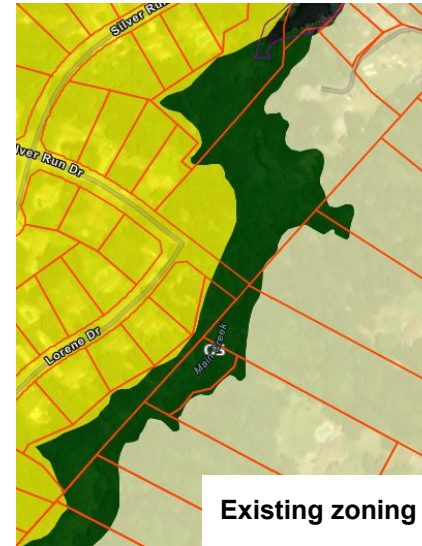
- **Aligning with Built Communities**

- Developments don't always build out to the maximum potential of the Zoning District.
- The Draft Zoning Map includes changes to zoning to match what has actually been built to protect the physical character of that area and better predict infrastructure needs.
- No changes to zoning are proposed in those communities (for example, Russett) because of the unique agreements executed for each Planned Unit Development.



## Region 2 Comprehensive Zoning: Types of changes

- 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 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.
  - These other regulations 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 2 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.

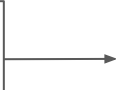
# Region 2 Comprehensive Zoning: Stats

ZONED	ADOPTED (ACRES)	RECOMMENDED (ACRES)	CHANGE (ACRES)		ZONED	ADOPTED (ACRES)	RECOMMENDED (ACRES)	CHANGE (ACRES)
RA	18.3	0.0	-18.3		SB	25.7	0.0	-25.7
R1	9,342.2	8,489.2	-853.0		C1	44.2	59.5	15.3
R2	465.0	443.9	-21.0		C2	79.9	86.0	6.1
R5	1,606.7	1,595.3	-11.4		C3	339.8	626.7	286.9
R10	227.2	269.9	42.7		C4	321.7	344.4	22.7
R15	373.0	315.5	-57.5		W1	1,373.7	1,078.7	-295.0
R22	118.5	122.8	4.3		W2	361.1	420.6	59.5
MXD-R	615.4	544.8	-70.6		W3	112.0	139.6	27.7
MXD-E	584.1	553.4	-30.7		OS	9,670.4	10,492.8	822.4
MXD-T	0.0	31.1	31.1					

# Region 2 Comprehensive Zoning: How changes were made

## Primary/Default Reasoning

Adopted Planned  
Land Use/DPA



## Recommendations

Change  
Zoning

Retain  
Zoning

Change  
PLU/DPA



## Exceptions

Additional Research

Public Benefit

Owner Application with  
Compelling Case



# Region 2 Comprehensive Zoning: Holding Capacity Analysis

## 2022 Holding Capacity Model

	Countywide	Region 1	Region 2	Region 3	Region 5
Family Household Forecast (Change from 2020 to 2040)	31,612	6,654	5,635	7,233	4,868
Holding Capacity Results (2021)	40,787	2,808	2,297	8,425	9,220
Number of Housing Units to meet Demand	9,175	-3,846	-3,338	1,192	4,352

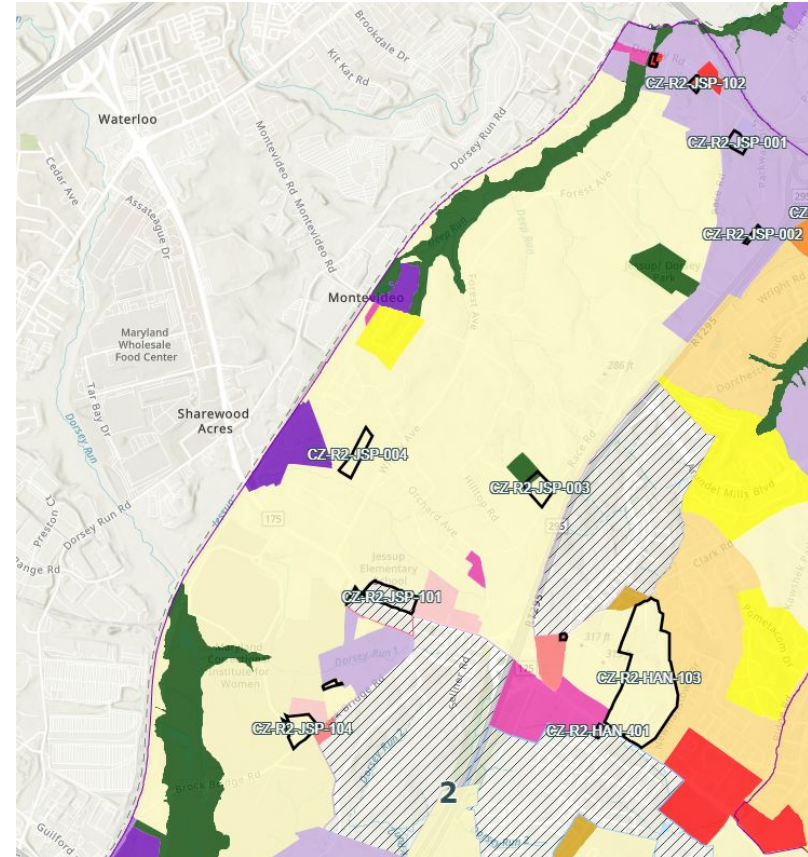
### Notes:

- These statistics are estimates, not growth targets.
- High level of capacity in Region 5, largely related to Odenton Town Center

Source: 2021 Holding Capacity Analysis and Round 10 BMC Forecast

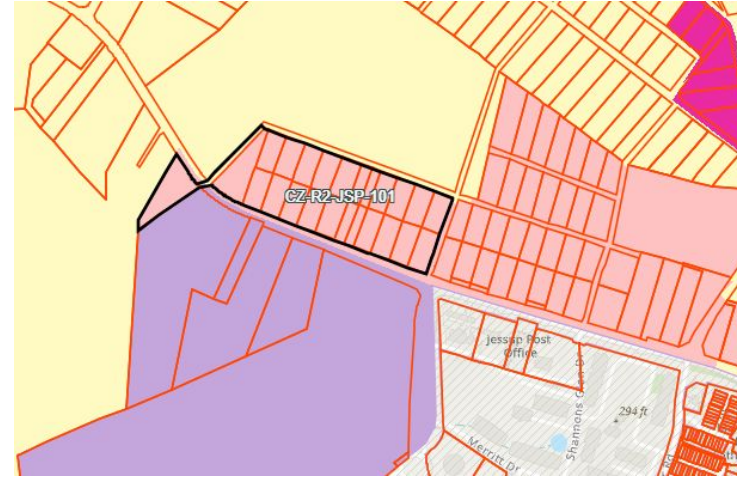
## Jessup (community)

- 5 zoning change applications received
  - Owner applications generally requested a slight upzoning to provide additional housing or economic opportunities.
- 4 OPZ and SAC recommended zoning changes
  - Rezoning of the Small Business (SB) zoning district along MD 175 to commercial
  - Changing zoning to reflect character of the surrounding area
  - Upzoning for additional housing opportunities



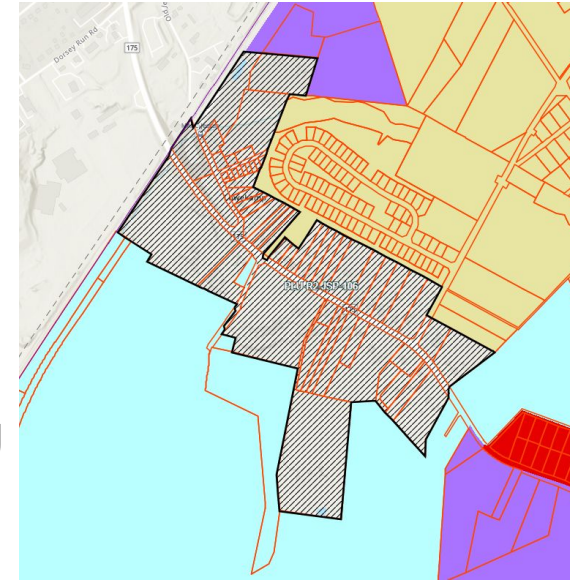
## Jessup Road

- OPZ and SAC recommendation
- **Current zoning:** SB (Small Business), R1, W1
- **Proposed zoning:** C1 (Local Commercial), W1
- **Public comment:** Comments were split. One agreed with the OPZ and SAC recommendation and one disagreed suggesting the character of Jessup should be preserved and to target growth elsewhere.
- **General recommendation:** OPZ and the SAC agreed that the SB zoning district has not worked as intended. C1 and W1 is consistent with the surrounding character.



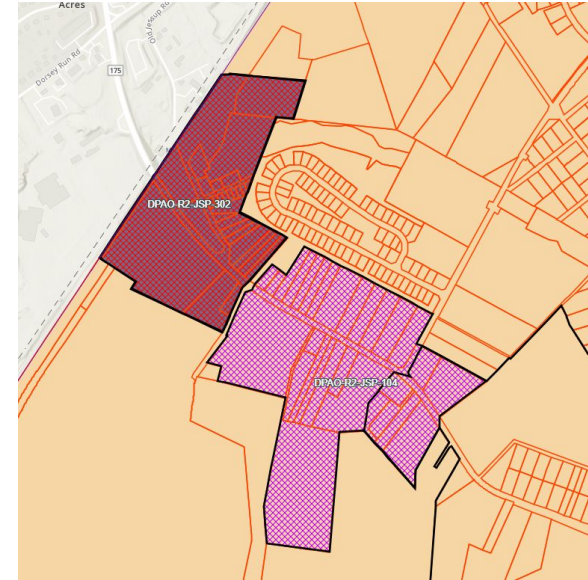
### Jessup MARC Station and main corridor

- **Current Planned Land Use:** Generally Low Density Residential, Industrial
- **Proposed Planned Land Use:** Mixed Use
- **Public comment:** Comments focused on preserving the existing character, targeting growth elsewhere, and ensuring properties are operating as intended.
- **General recommendation:** OPZ and the SAC agreed that the area could transition to small-scale transit-oriented development and mixed-use area. OPZ and the SAC recognize the site constraints such as limited access and land for redevelopment. Future development is envisioned to be two- to three-stories in height and allow for residential, commercial, and office uses. Automobile-dominated uses, such as gas stations and drive-through restaurants, are discouraged.



### Jessup MARC Station and main corridor

- **Current Development Policy Area and Overlay:** Neighborhood Preservation; Village Center
- **Proposed Development Policy Area and Overlay:** Critical Economic, Neighborhood Preservation; Mixed Use, Transit Oriented
- **Public comment:** Comments focused on preserving the existing character, targeting growth elsewhere, and Ensuring properties are operating as intended.
- **General recommendation:** OPZ and the SAC agreed these Designations help promote small-scale mixed-use in the future at the Jessup MARC Station and the MD 175 corridor.





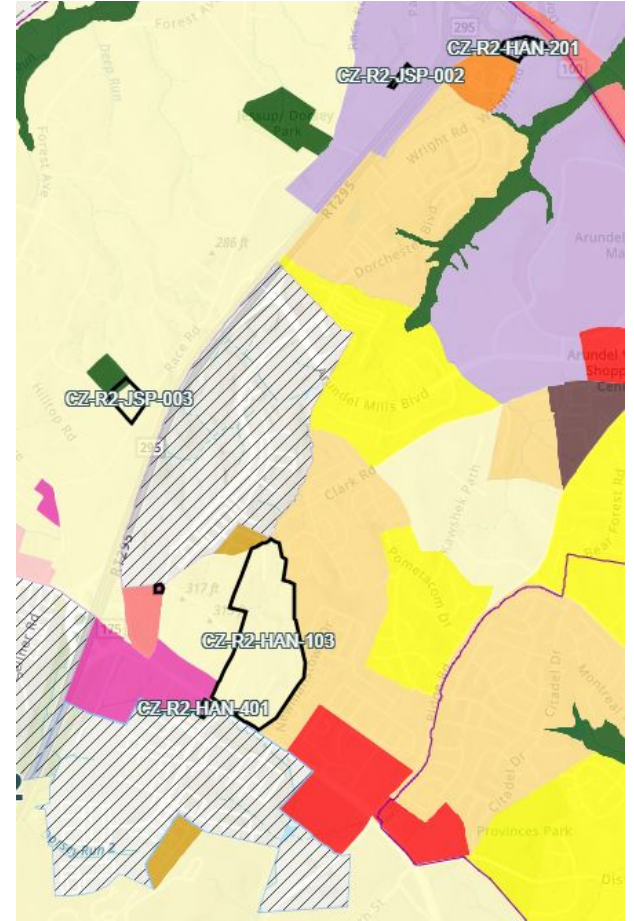
### New Development Policy Area Overlays

**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.

**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.

## Hanover (community)

- 1 zoning change applications received
  - Owner application requested a slight upzoning to provide additional housing.
- 4 OPZ and SAC recommended zoning changes
  - Changing zoning to reflect character of the surrounding area and correct a split-zoned property



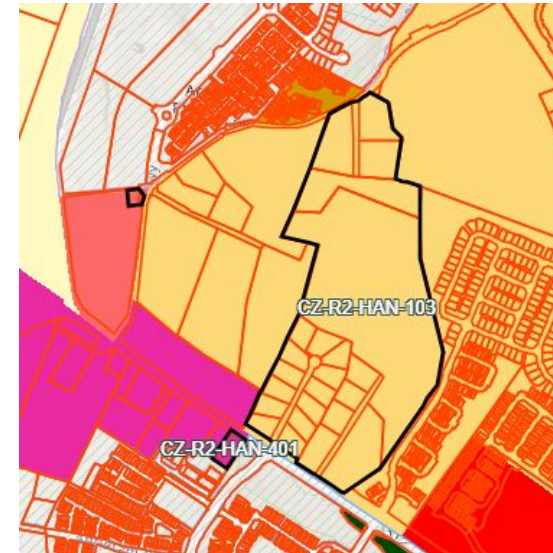
## Wright Road

- 1 application; 1 OPZ and SAC recommendation
- **Current zoning:** W1 (Industrial Park)
- **Proposed zoning:** R15
- **Public comment:** Property owners and commenters were generally supportive. Few comments in opposition citing an increase in density could have adverse impacts.
- **General recommendation:** OPZ and the SAC agreed that W1 is no longer appropriate for this area. Rezoning this parcel and the others around it to a higher density residential zone is consistent with how the surrounding area has developed.



### Fields Road, McCarron Court, Rae Road

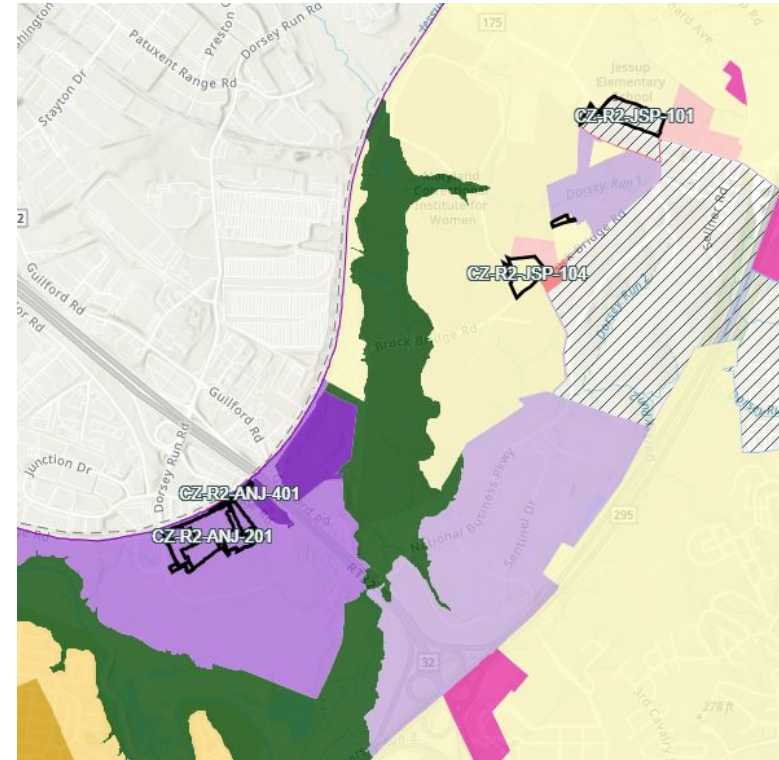
- 1 OPZ and SAC recommendation
- **Current zoning:** R1
- **Proposed zoning:** R5
- **Public comment:** A majority of comments were opposed citing a desire to preserve the historical and agricultural resources in the area.
- **General recommendation:** OPZ and the SAC agreed that the area is a good location to increase housing density and support workforce housing.



*\* Note that the Planned Land Use in this area is proposed to change for consistency.*

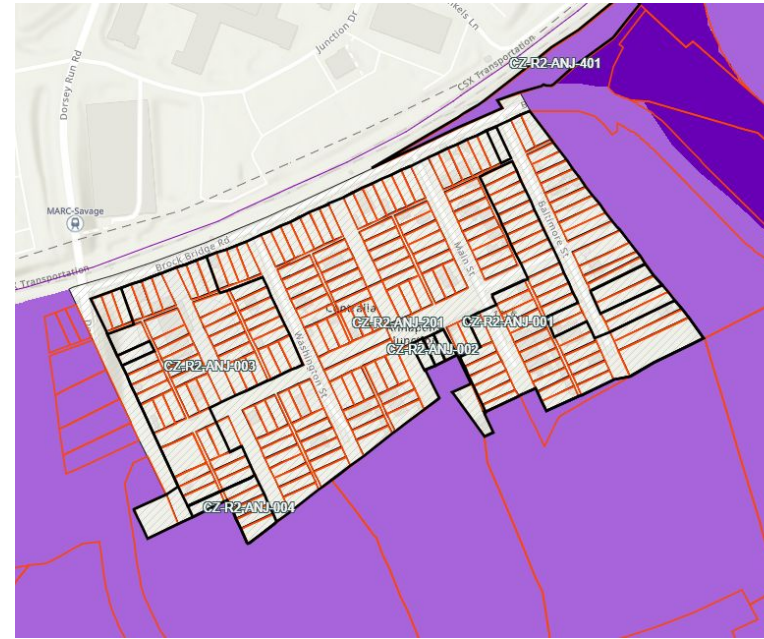
## Annapolis Junction (community)

- 4 zoning change applications received
  - 3 applications requested to stay with adopted zoning (W2)
  - 1 application requested to change to a mixed-use zoning district
- 2 OPZ and SAC recommended zoning changes
  - Changing zoning to reflect character of the surrounding area and correct a split-zoned property



## Annapolis Junction

- 4 applications and 1 OPZ and SAC recommendation
- **Current zoning:** W2 (light industrial)
- **Proposed zoning:** MXD-T (mixed-use transit)
- **Public comment:** A majority of property owners would like to maintain W2 for their current uses; however, there was also support to transition the area to a transit-oriented development (TOD)
- **General recommendation:** OPZ and the SAC agreed that the area could transition to be similar to the revitalized area across the County boundary. The proposed zoning would accommodate additional housing in an existing developed area that is in close proximity to a MARC Station and recognizes the new employment growth occurring nearby.



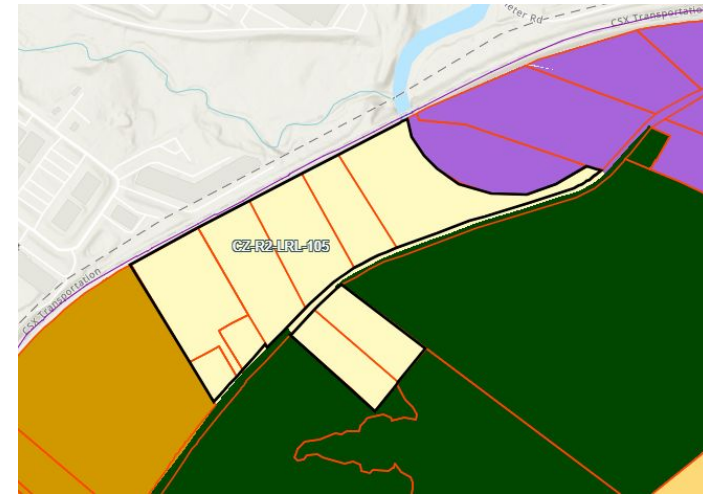
*\* Note that the Planned Land Use in this area is proposed to change for consistency.*





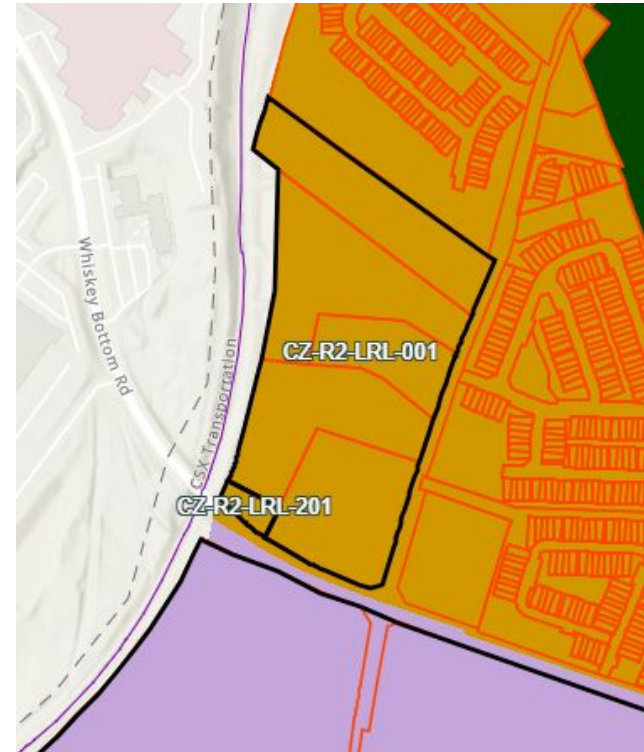
## Brock Bridge Road (north)

- SAC recommendation
- **Current zoning:** R1
- **Proposed zoning:** R1 (OPZ), R5 (SAC)
- **Public comment:** none
- **General recommendation:** OPZ recommended the area stay R1 to be consistent with Plan2040. The SAC identified the property as a good location to increase housing density and support workforce housing.



## Brock Bridge Road (south)

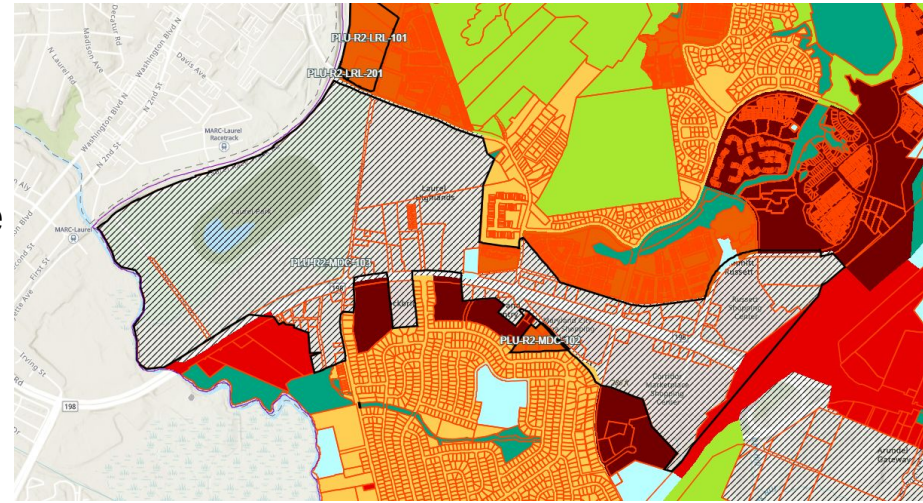
- 1 application for five properties and 1 OPZ and SAC recommendation
- **Current zoning:** R1
- **Proposed zoning:** R10 (OPZ), R15 (SAC)
- **Public comment:** Commenters noted that redevelopment of Laurel Park is not guaranteed and therefore should not be a factor in supporting high density residential which has the potential to further contribute to traffic congestion and public infrastructure issues in the area.
- **General recommendation:** OPZ recommended the area be rezoned to R10 to be consistent with Plan2040. The SAC identified the property as a good location to increase housing density and support workforce housing.



## MD 198 Corridor

- **Current Planned Land Use:** Commercial
- **Proposed Planned Land Use:** Mixed Use
- **Public comment:** None

- **General recommendation:** OPZ and the SAC agreed that the area could transition to a mixed-use area. Future mixed-use zoning districts should allow five- to six-story buildings and encourage redevelopment that promotes additional workforce housing, commercial, and office opportunities while reducing the reliance on vehicles. The SAC stressed that the redevelopment include benches, lighting, landscaping, bicycle parking, and wayfinding signs.



**Questions?**