

Planning Advisory Board Region 2 Plan and Comprehensive Zoning Deliberation and Recommendations

November 2, 2023

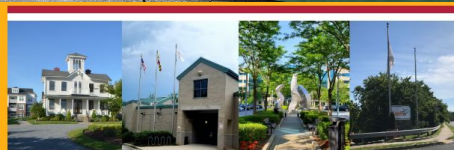
Anne Arundel County Office of Planning and Zoning



Region 2 Plan and Comprehensive Zoning: Public Engagement process recap

Outreach Efforts:

- Stakeholder meetings
- Online Questionnaires
- Feedback Maps
- Stakeholder Advisory Committee meetings
- 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](#).

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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

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

Summary of public comments on the Region Plan:

- **Natural Environment strategies:**

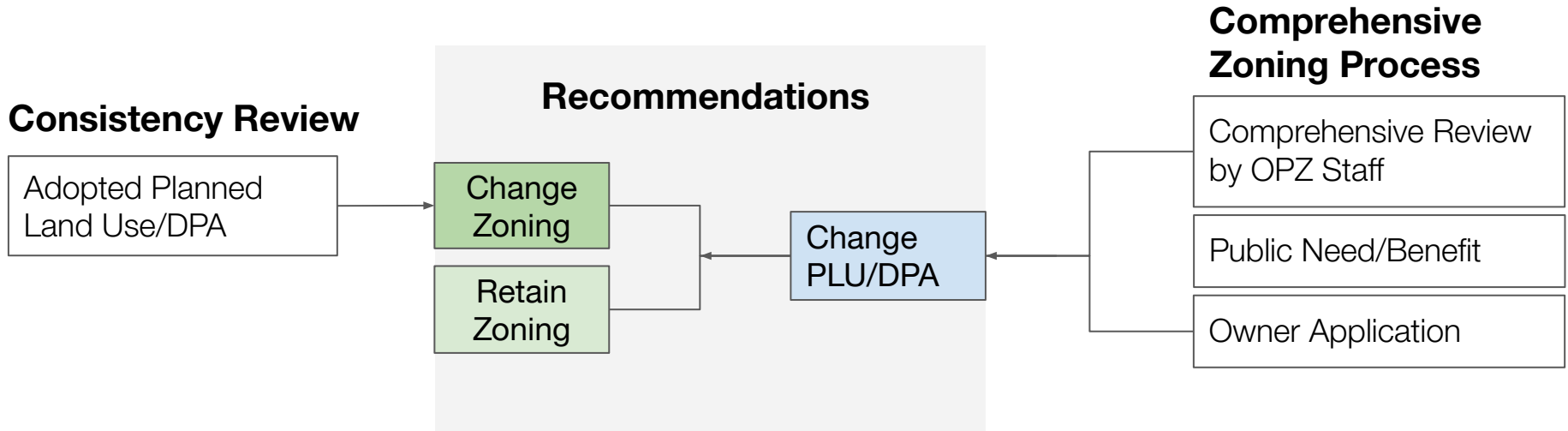
- Contrary to the Forest Conservation bill that was passed in 2019
- Does not feel environmental regulations adequately protect environmentally sensitive resources and improve quality of life
- Recommendation to not support strategies that may further adversely impact the environment.

- **Built Environment strategies:**

- Concerns about higher densities and adverse impacts of growth
- Concern about whether affordable housing can be built
- Concern about adverse impacts of redevelopment along the MD 198 corridor
- Recommendation to improve Brock Bridge Road
- Add a recommendation to develop a sector plan for the Transit Oriented Development Policy Areas

Questions on the Region Plan?

Region 2 Comprehensive Zoning: How changes were made

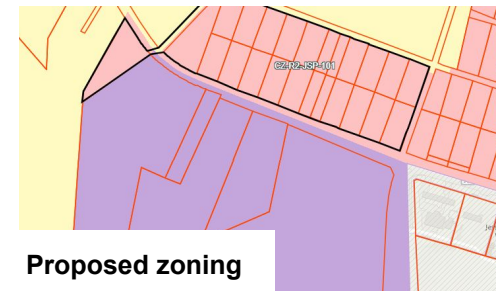
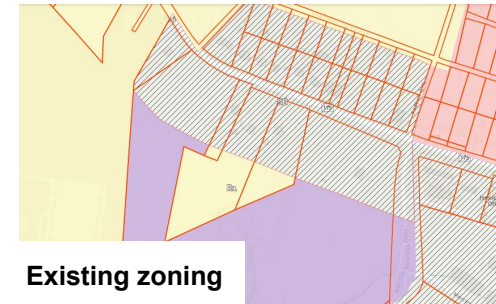


Consistency Changes:

- 515 consistency changes totaling approximately 2,800 acres
- Recommended to make the zoning consistent with the adopted Planned Land Use

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 Plan and Comprehensive Zoning

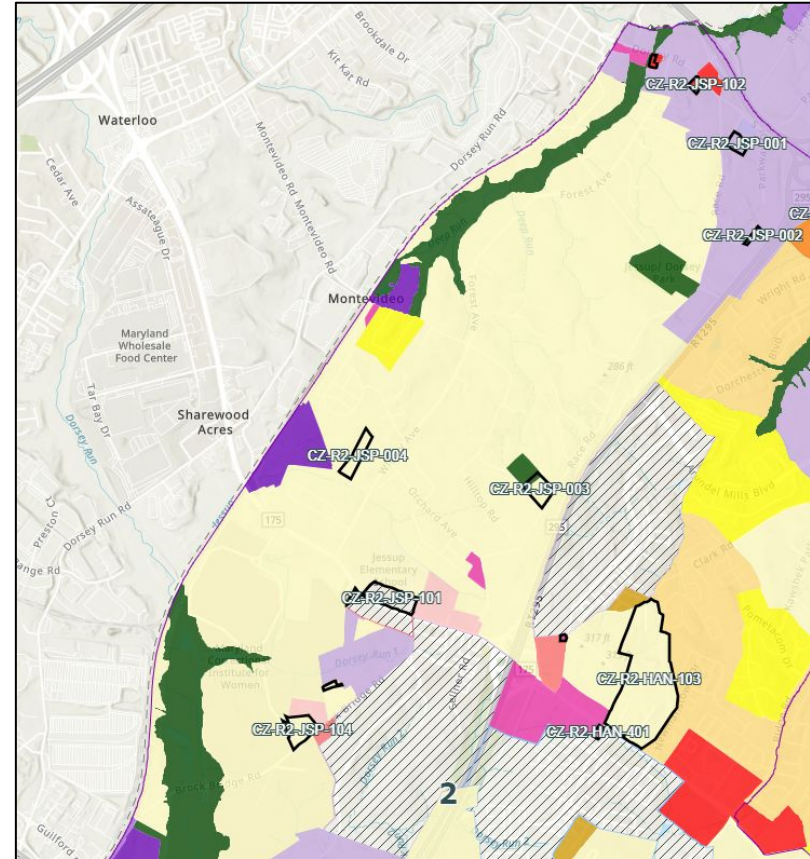
Consistency Changes:

Zoning Consistency Change Table: Region 2

Change Number	Property	Tax Map(s)	Parcel(s)	Change Area (acres)	Total Area of Parcel (acres)	Percent of Total Parcel Area	Adopted Planned Land Use	Adopted Zoning	OPZ Recommended Zoning	OPZ Justification	SAC Recommended Zoning	SAC Justification
CZ-R2-ANJ-1001	Flood Plain Ph 4	13	38	0.50	0.50	100%	Conservation	W1	OS	Change to OS Zoning is consistent with Planned Land Use and conservation restrictions on parcel.	OS	SAC supports OPZ recommended zoning
CZ-R2-ANJ-1002	8400 River Rd	20	96	1.96	23.67	8%	Industrial	W1	OS	Part of a right-of-way. Compatible with the surrounding area	OS	SAC supports OPZ recommended zoning
CZ-R2-ANJ-1003	Brock Bridge Rd	13	270	4.57	4.92	93%	Industrial	OS	W2	Consistent with Planned Land Use and adjacent development.	W2	SAC supports OPZ recommended zoning
CZ-R2-ANJ-1004	Future Rd	20	35	2.56	42.25	6%	Industrial	W2	W1	Consistent with Planned Land Use Map and compatible with surrounding area.	W1	SAC supports OPZ recommended zoning
CZ-R2-ANJ-1005	Future Rd	20	35	0.05	42.25	0%	Mixed Use	W2	W1	Compatible with the surrounding area. Applies one zoning district to the entire parcel.	W1	SAC supports OPZ recommended zoning
CZ-R2-ANJ-1006	Future Rd	20	35	0.67	42.25	2%	Conservation	W2	W1	Consistent with Planned Land Use Map and compatible with surrounding area.	W1	SAC supports OPZ recommended zoning
CZ-R2-ANJ-1007	Colony Seven Rd	13	188	2.99	3.03	99%	Public Use	R1	W1	Consistent with Planned Land Use and surrounding area.	W1	SAC supports OPZ recommended zoning
CZ-R2-ANJ-1008	Colony Seven Rd	13	280	0.50	0.50	100%	Public Use	R1	W1	Consistent with Planned Land Use and surrounding area.	W1	SAC supports OPZ recommended zoning

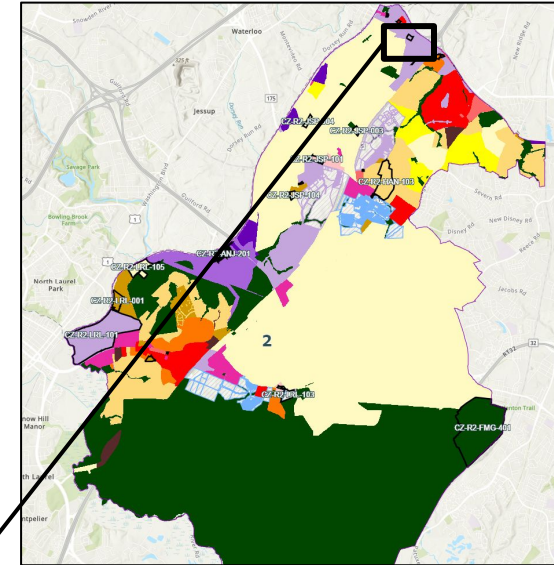
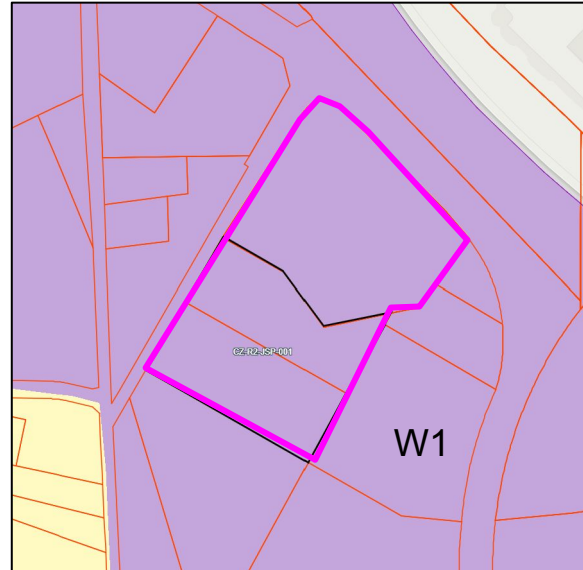
Jessup (community)

- 5 Development Policy Area Overlay changes
- 2 Development Policy Area changes
- 4 Planned Land Use changes
- 9 Zoning changes



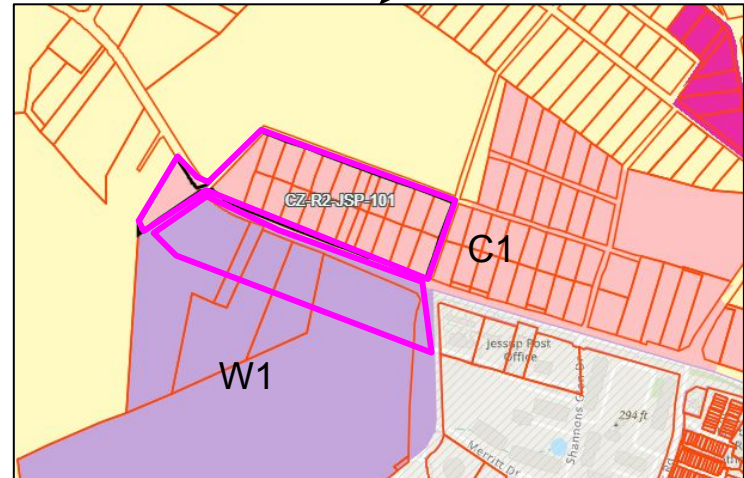
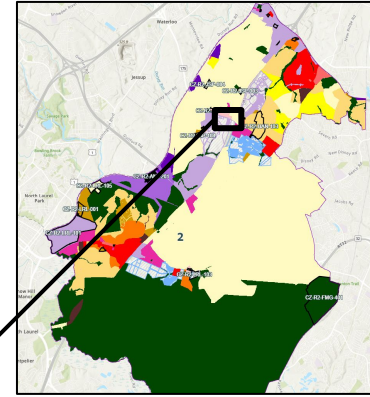
Race Road (CZ-R2-JSP-001)

- **Adopted zoning:** W1
- **Recommended zoning:** W1 (OPZ), W2 (SAC)



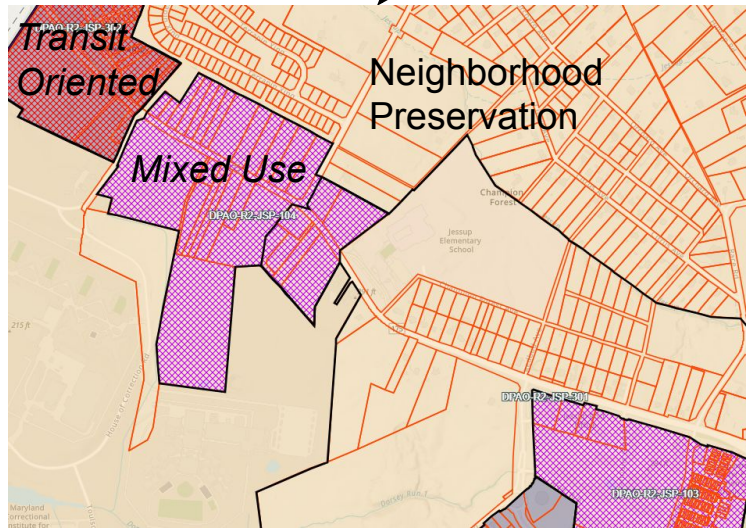
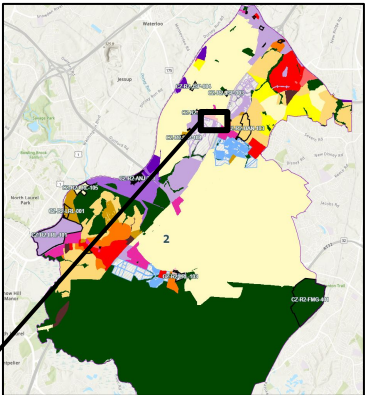
Jessup Road (CZ-R2-JSP-101, consistency change)

- **Public comment (3):** There is not an urgent need to rezone this area to C1. Inadequate justification and potential conflicts of interest. Rezoning Could create non-conforming uses. Concern about traffic.
- **Adopted zoning:** SB (Small Business), R1, W1
- **Recommended zoning:** C1 (Local Commercial), W1
- **Recommendation:** Maintain C1 and W1 as it is consistent with the Plan2040 Planned Land Use and the surrounding character.



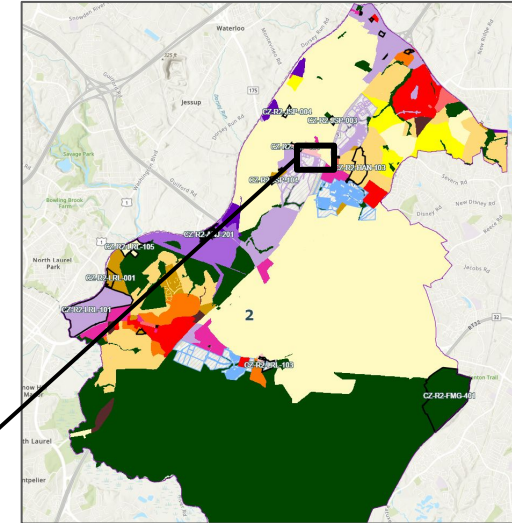
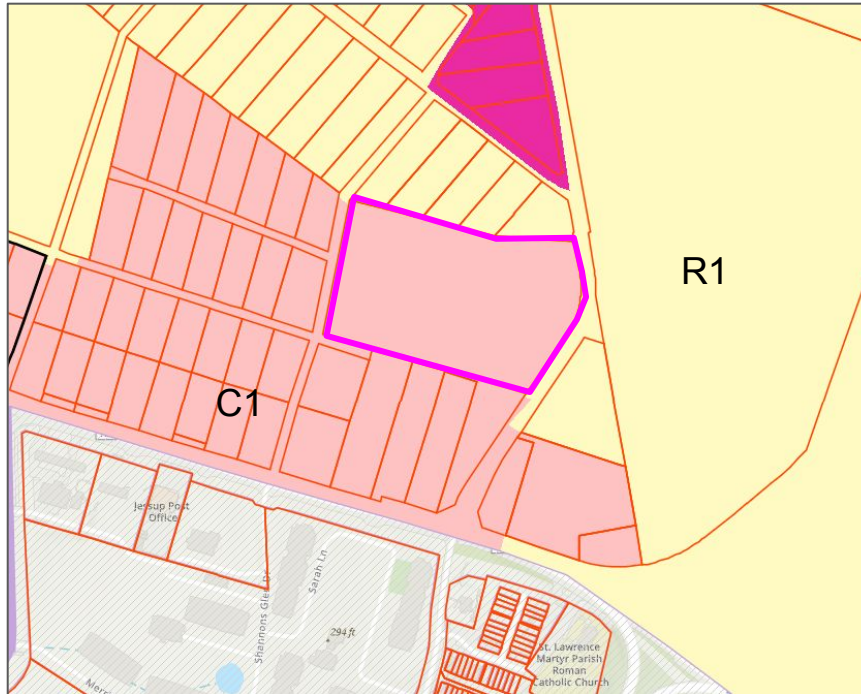
Jessup Road

- **Adopted Development Policy Area:** Neighborhood Preservation
- **Recommended Development Policy Area:** Neighborhood Preservation
- **Adopted Development Policy Area Overlay:** Village Center
- **Recommended Development Policy Area Overlay:** Mixed Use, Transit Oriented
- **Recommendation:** The SAC envisioned this area becoming a mixed-use area over time given its location.



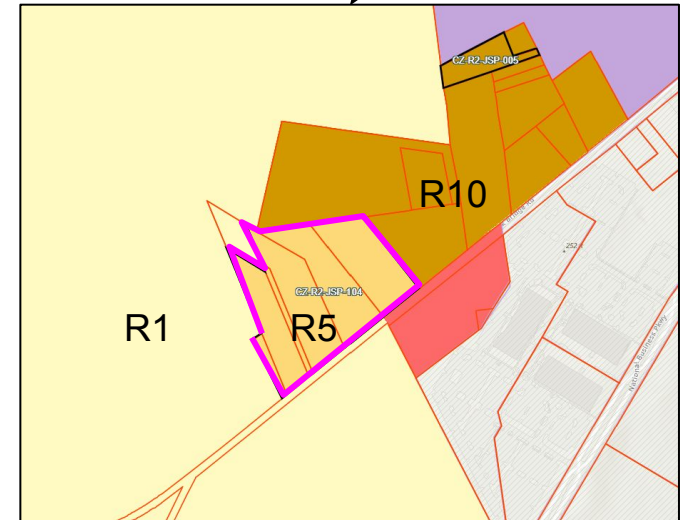
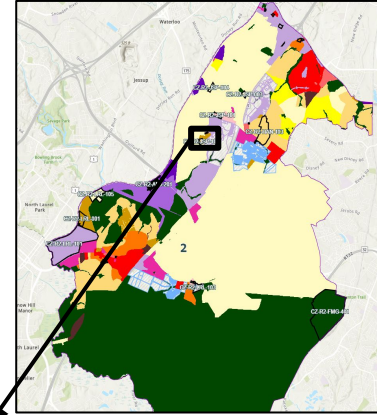
Champion Forest Road (consistency change)

- Public comment (1) from owner supports recommended C1 zoning



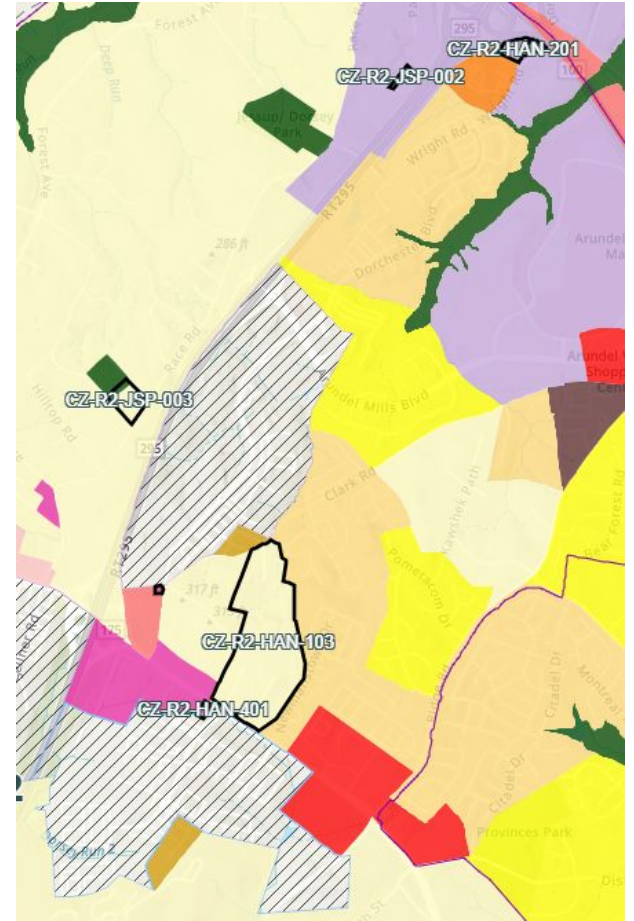
Brock Bridge Road (PLU-R2-JSP-104; CZ-R2-JSP-104)

- **Adopted Planned Land Use:** Low-Medium Density Residential (LMDR)
- **Recommended Planned Land Use:** LMDR (OPZ), Medium Density Residential (SAC)
- **Adopted Zoning:** R1
- **Recommended Zoning:** R5 (OPZ), R10 (SAC)
- **Justification:** OPZ recommends R5 as it is consistent with the PLU. SAC recommends R10 as it is compatible with the surrounding area, proximity to jobs, and opportunity for workforce housing.



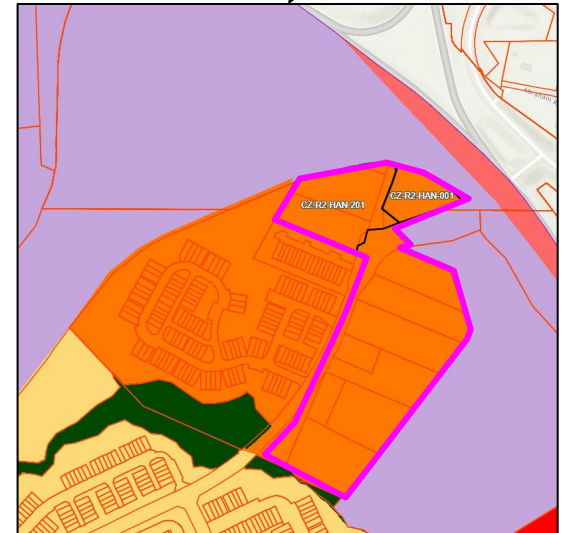
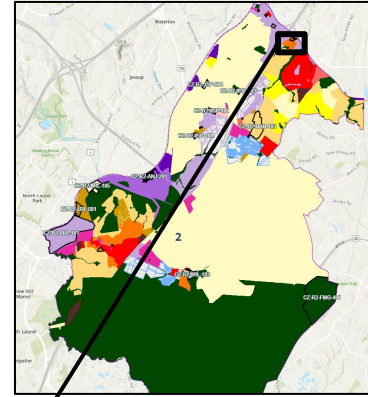
Hanover (community)

- 2 Development Policy Area Overlay changes
- 0 Development Policy Area changes
- 3 Planned Land Use changes
- 5 Zoning changes



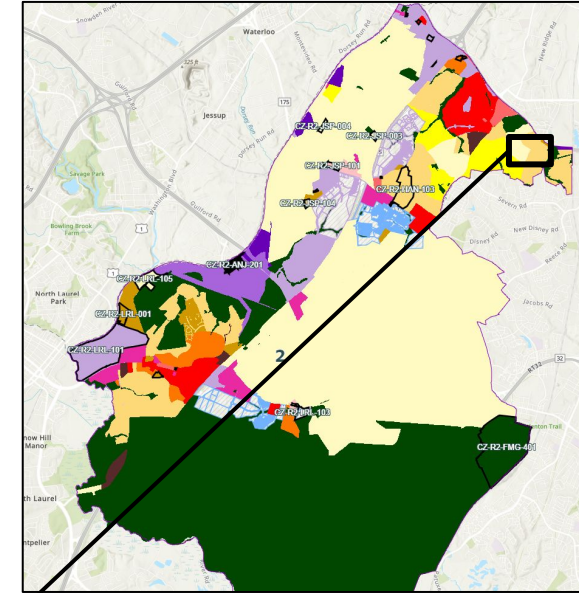
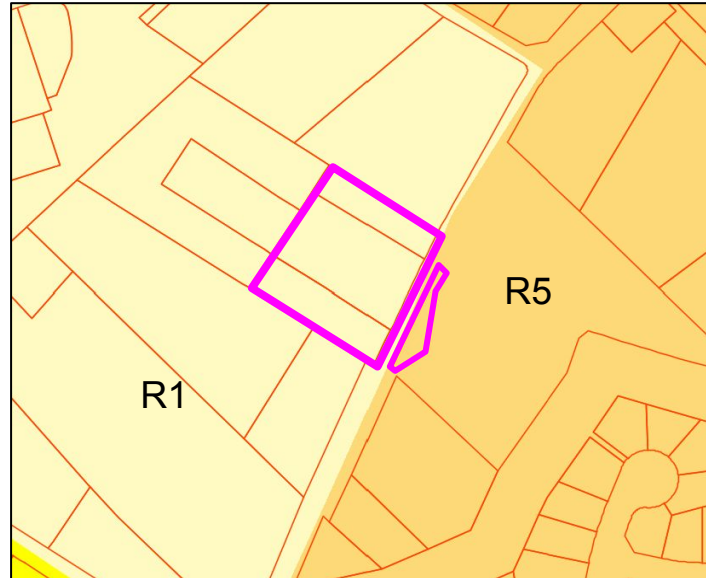
Wright Road (CZ-R2-HAN-001, -201, consistency change)

- **Adopted zoning:** W1 (Industrial Park)
- **Proposed zoning:** R15
- **Adopted Planned Land Use:** Medium Density Residential and Industrial
- **Recommended Planned Land Use:** High Density Residential
- **Justification:** W1/Industrial 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.
- **Public comment:** None



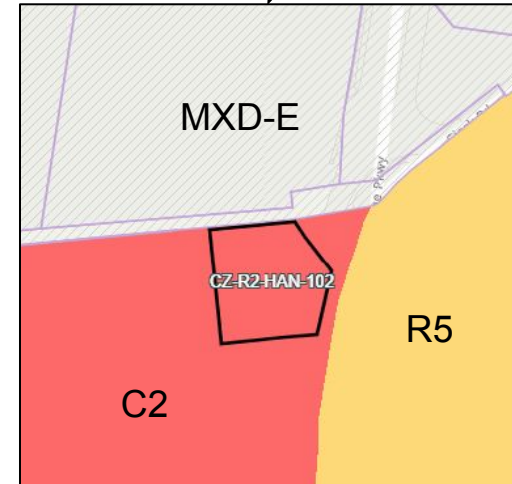
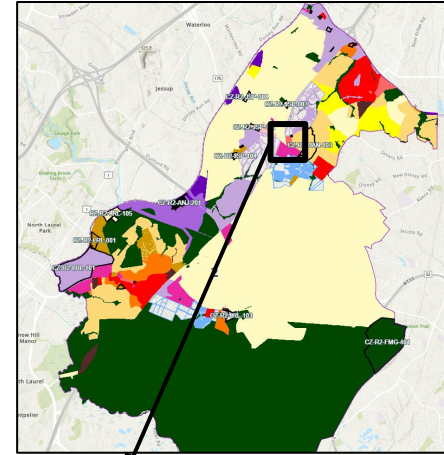
Harmans Road

- Owner request via public comment: Change zoning from R1 to R5
- OPZ recommendation: Keep recommended zoning (R1). Harmans Road provides an appropriate line of demarcation. The SAC did not identify areas in this community for future growth.



7934 Clark Road (CZ-R2-HAN-102)

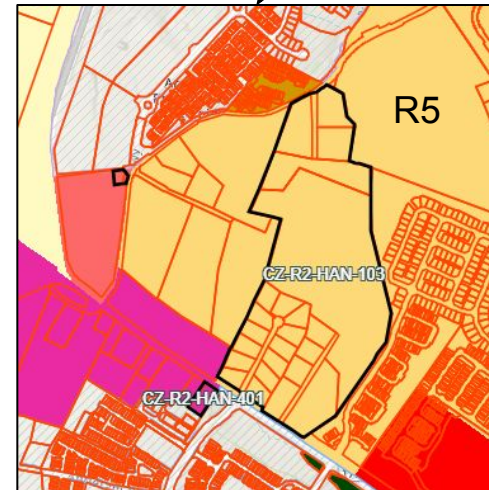
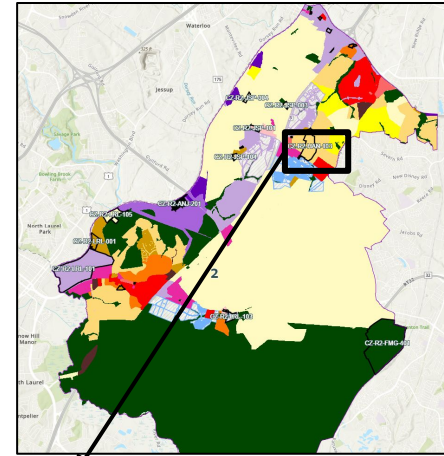
- **Adopted zoning:** C4
- **Recommended zoning:** C2
- **Justification:** C2 is a more appropriate designation given the property's location on a minor arterial.



Region 2 Comprehensive Zoning

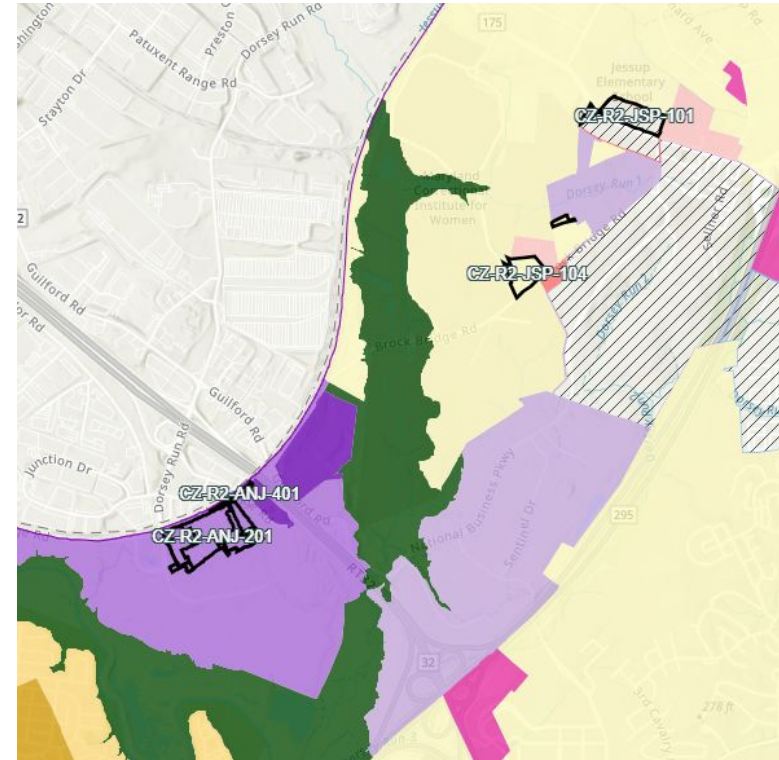
Fields Road, McCarron Court, Rae Road (CZ-R2-HAN-103*, consistency change)

- **Adopted zoning:** R1
- **Recommended zoning:** R5
- **Adopted Planned Land Use:** Low Density Residential, Low-Medium Density Residential (LMDR)
- **Recommended Planned Land Use:** LMDR
- **Justification:** OPZ and the SAC agreed that the area is a good location to increase housing density and support workforce housing.



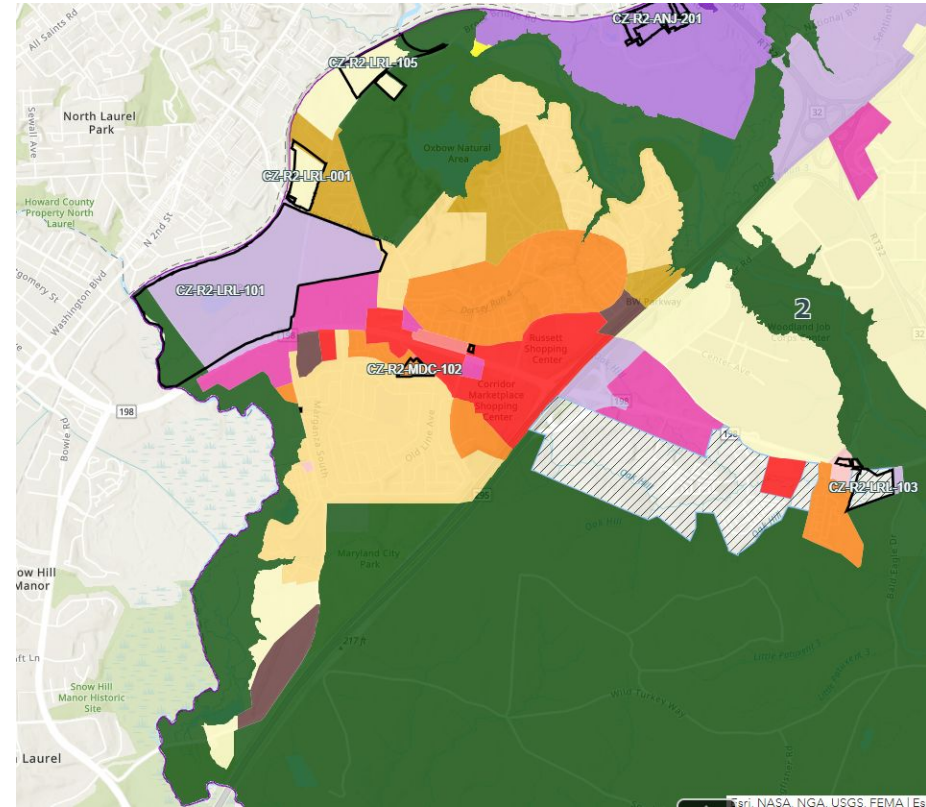
Annapolis Junction (community)

- 1 Development Policy Area Overlay changes
- 0 Development Policy Area changes
- 2 Planned Land Use changes
- 6 Zoning changes



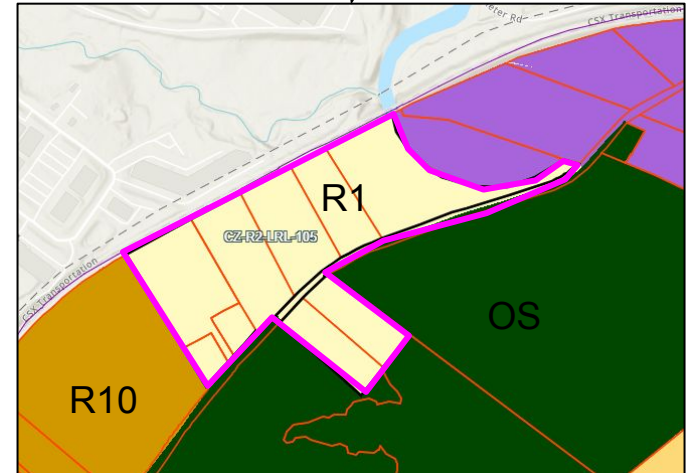
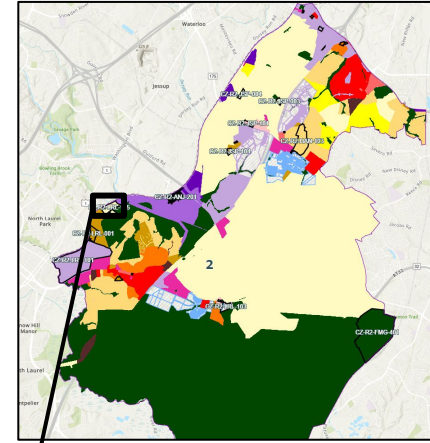
Laurel (community)

- 2 Development Policy Area Overlay changes
- 1 Development Policy Area changes
- 6 Planned Land Use changes
- 7 Zoning changes



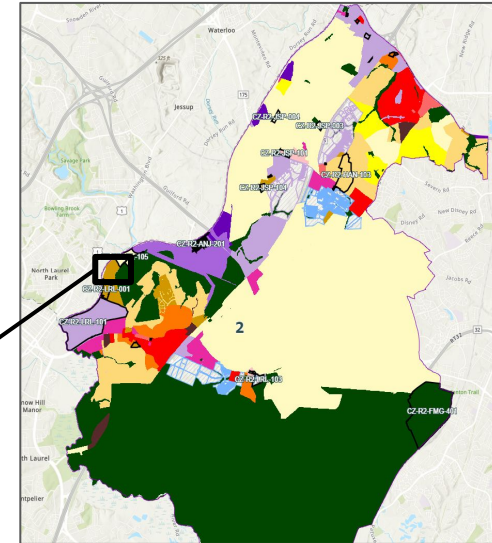
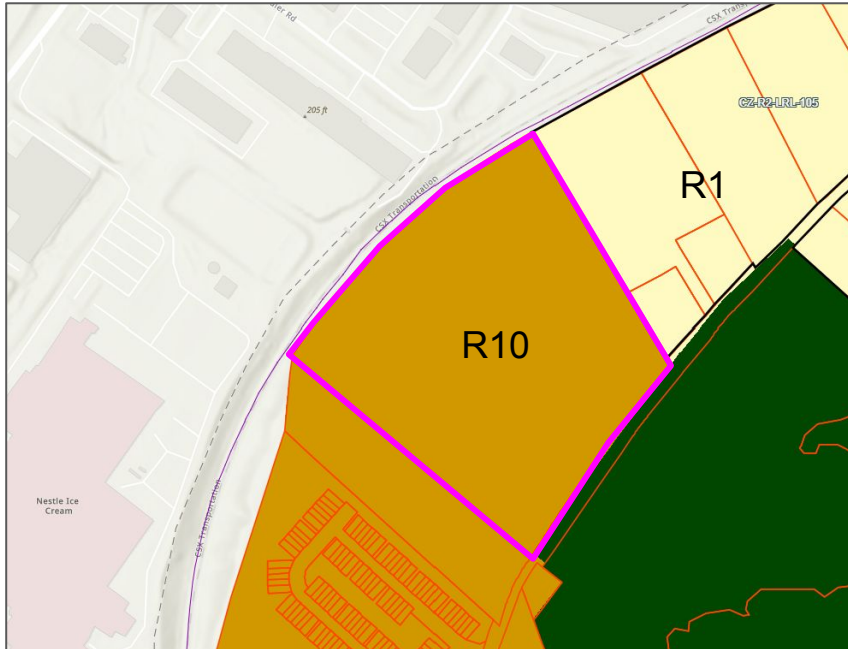
Brock Bridge Road (PLU-R2-LRL-105, CZ-R2-LRL-105)

- **Adopted Planned Land Use:** Low Density Residential (LDR)
- **Recommended Planned Land Use:** LDR (OPZ), Low-Medium Density Residential (SAC)
- **Adopted zoning:** R1
- **Recommended zoning:** R1 (OPZ), R5 (SAC)
- **Justification:** OPZ recommends the area stay R1/LDR to be consistent with Plan2040. The SAC identified the property as a good location to increase housing density and support workforce housing.



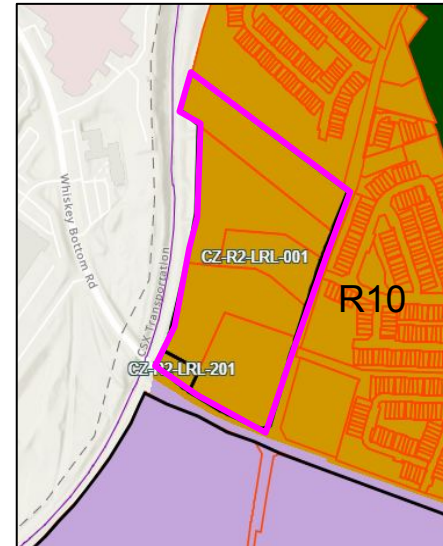
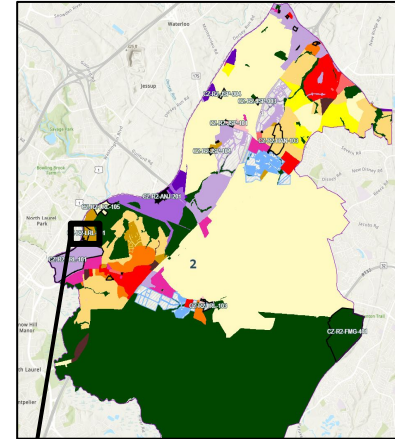
Brock Bridge Road (consistency change)

- Public comment (1) from owner supports recommended R10 zoning



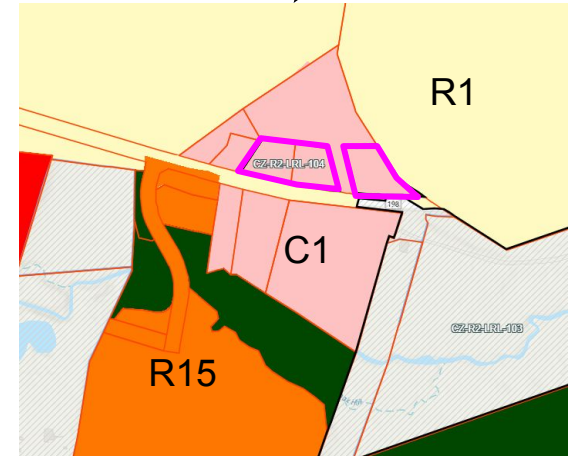
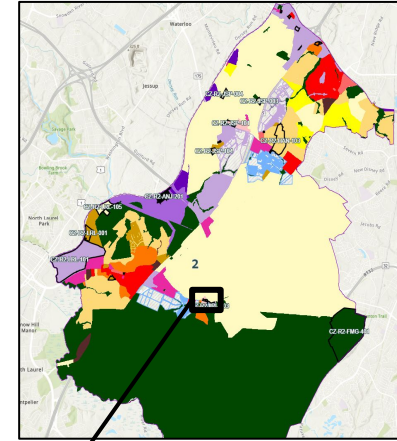
Brock Bridge Road (PLU-R2-LRL-101, -201; CZ-R2-LRL-001, -201)

- **Public comments (1):** Owner supported the SAC recommended zoning.
- **Adopted Planned Land Use:** Medium Density Residential (MDR)
- **Recommended Planned Land Use:** MDR (OPZ), High Density Residential (SAC)
- **Adopted zoning:** R1
- **Recommended zoning:** R10 (OPZ), R15 (SAC)
- **Justification:** OPZ recommended zoning and PLU is consistent with the Plan2040 Planned Land Use (MDR) and anticipated sewer projections. The SAC felt R15 provides a transition between the anticipated redevelopment of the Laurel Racetrack and the R10 zoned townhomes to the north and east.



MD 198 (CZ-R2-LRL-104)

- **Adopted zoning:** C1
- **Recommended zoning:** C1 (OPZ), C4 (SAC)
- **Justification:** OPZ recommends C1 as it is consistent with Plan2040. SAC members recognized the non-conforming zoning of the automotive business along MD 198 and recommend upzoning the property to C4 to bring the use into compliance.

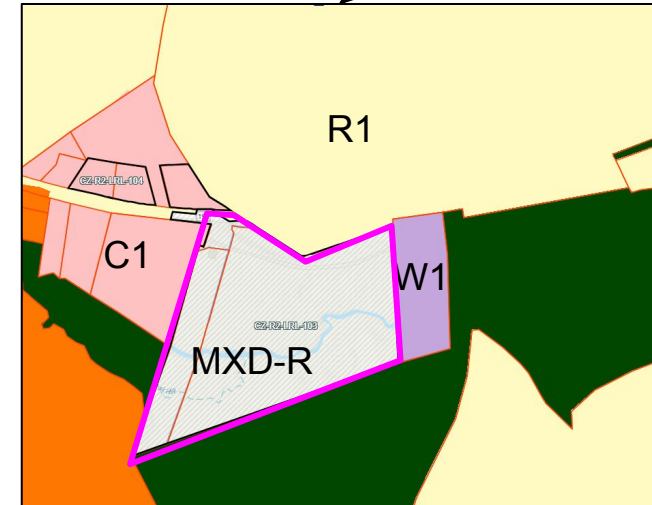
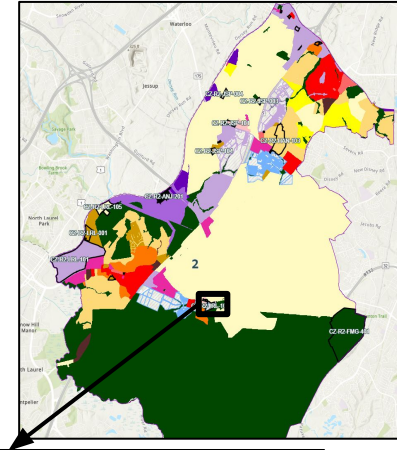


MD 198 (PLU-R2-LRL-103, CZ-R2-LRL-103)

- **Adopted Planned Land Use:** Mixed-Use
- **Recommended Planned Land Use:** Mixed-Use (OPZ), Industrial (SAC)

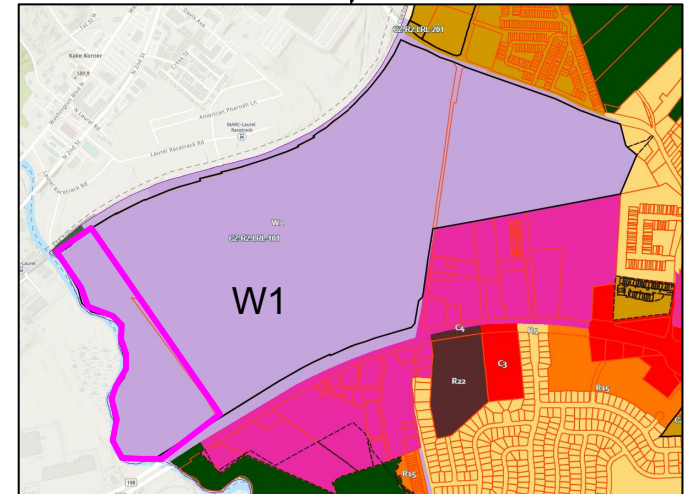
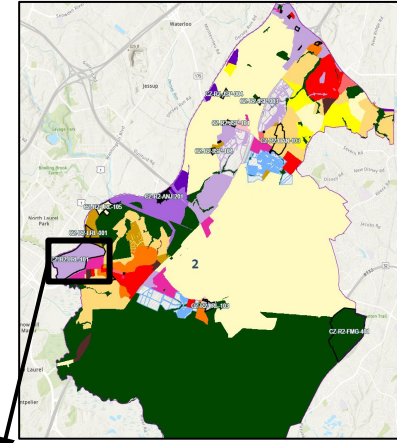
- **Adopted zoning:** MXD-R
- **Recommended zoning:** MXD-R (OPZ), W1 (SAC)

- **Justification:** OPZ recommended the area stay MXD-R/Mixed-Use to be consistent with Plan2040. The SAC envisions these properties being office, but is also supportive of the properties being residential via the BRAC Mixed-Use Development overlay.



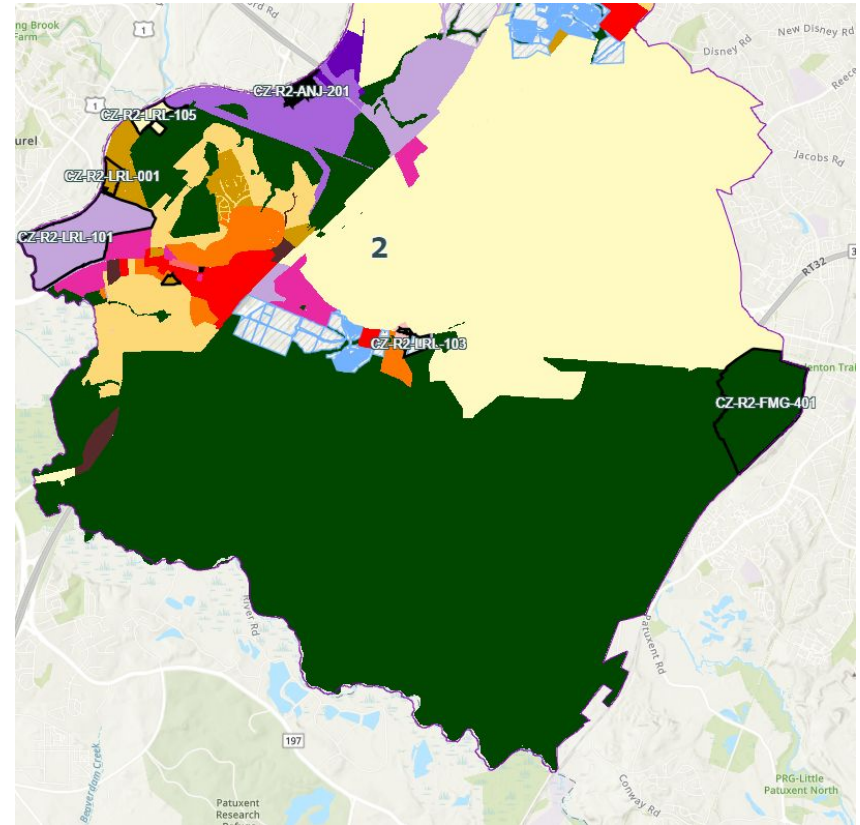
Laurel Racetrack (CZ-R2-LRL-101)

- **Public comment (1):** Opposition to changing OS zone to W1
- **Adopted Planned Land Use:** Industrial
- **Recommended Planned Land Use:** Mixed-Use
- **Adopted zoning:** OS, W1
- **Recommended zoning:** W1
- **Justification:** The intent is to allow “Race tracks for horses” to continue as a permitted use. The PLU (Mixed-Use) supports a future transition of the site. Natural features will be assessed and regulated more accurately and appropriately through the development review process than through maintaining OS zoning. The recommended change also applies one zoning district to one property.



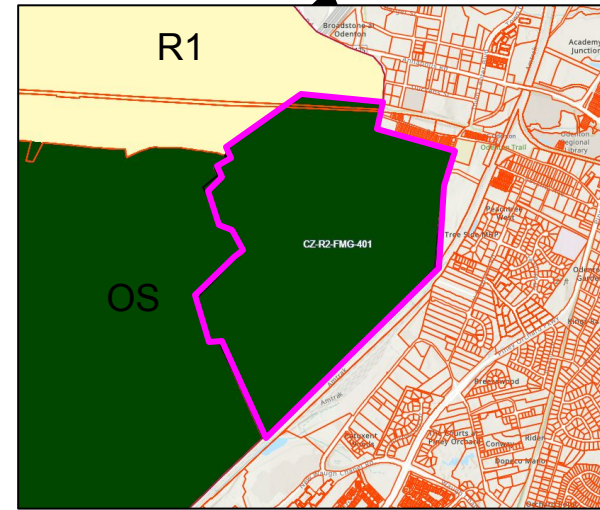
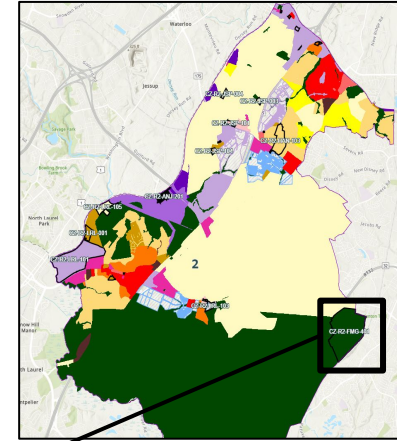
Fort Meade/U.S. Government/Tipton Airport (community)

- 0 Development Policy Area Overlay changes
- 2 Development Policy Area changes
- 0 Planned Land Use changes
- 1 Zoning change



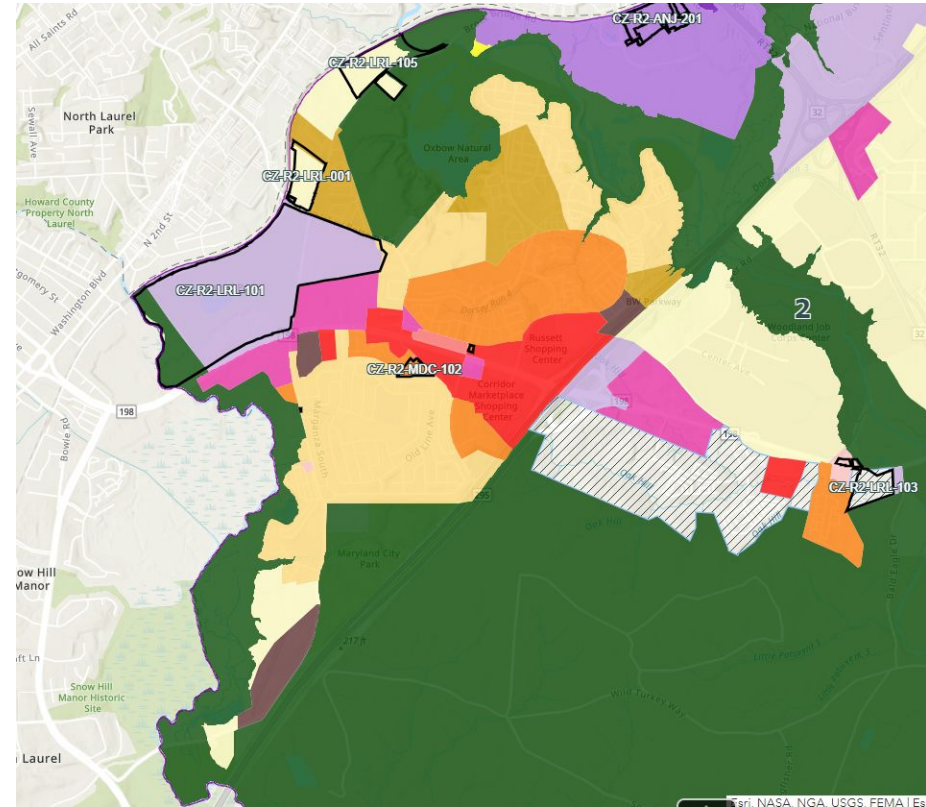
Fort Meade (CZ-R2-FMG-401)

- **Adopted zoning:** R1
- **Recommended zoning:** R1/OS
- **Justification:** Consistent with the Water and Sewer Master Plan. It should be noted that Fort Meade, as a Federal entity, is exempt from local regulations.



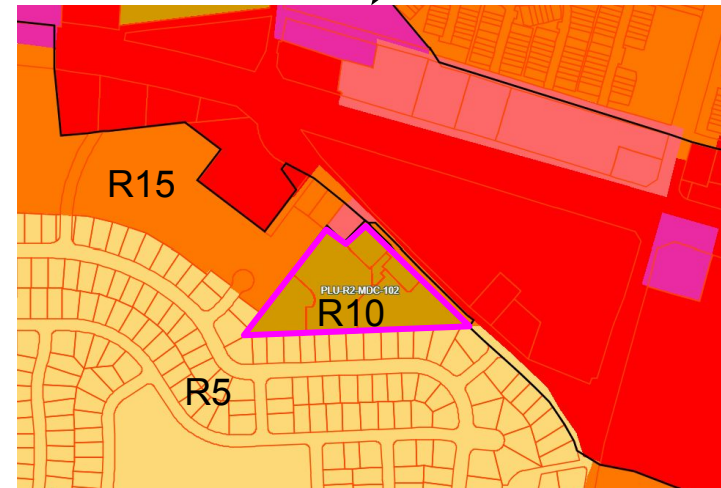
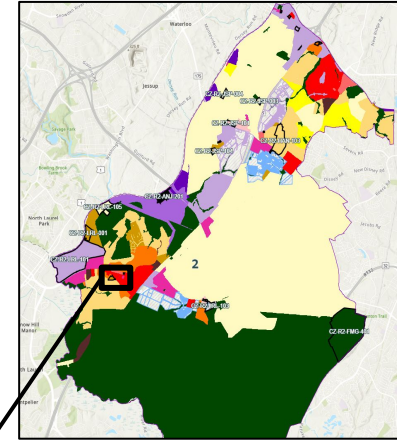
Maryland City (community)

- 0 Development Policy Area Overlay changes
- 1 Development Policy Area change
- 3 Planned Land Use changes
- 2 Zoning changes



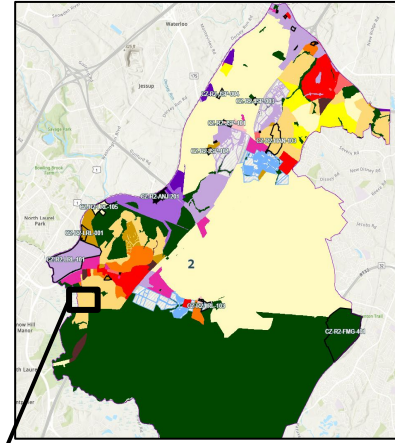
MD 198 (PLU-R2-MDC-102, CZ-R2-MDC-102)

- **Adopted Planned Land Use:** Medium Density Residential (MDR)
- **Recommended Planned Land Use:** MDR (OPZ), High Density Residential (SAC)
- **Adopted zoning:** R15
- **Recommended zoning:** R10 (OPZ), R15 (SAC)
- **Justification:** OPZ recommends the site be downzoned to R10 to be consistent with Plan2040 and reflect existing conditions. The SAC recommended the PLU change to reflect current zoning and the option for more housing opportunities.



Brock Bridge Road (CZ-R2-MDC-101)

- **Adopted zoning:** R5
- **Recommended zoning:** R5
- **Justification:** This was identified as OS in previous drafts and has since changed to R5. This is a privately-owned parcel unlike the floodplain parcel adjacent to it.



County Council:

The County Council may initiate properties for rezoning by amending the Region Plan/Comprehensive Zoning bill. However, a change of zoning by amendment to a comprehensive zoning ordinance, that is not requested by application to or proposed by the Office of Planning and Zoning prior to introduction of the comprehensive zoning ordinance, may not be added by amendment to the bill until one or more signs are posted on the subject property in the manner provided in the County Code. Bill 69-23 which is scheduled for final action on Monday night, 11/6/23, is setting the specific requirements including:

- Posting one or more signs on the site and providing notice of the proposed zoning change on the Council website at least 14 days before the legislative session
- Providing proof of clear evidence to the County Council that the sign requirements have been met.

Questions?