

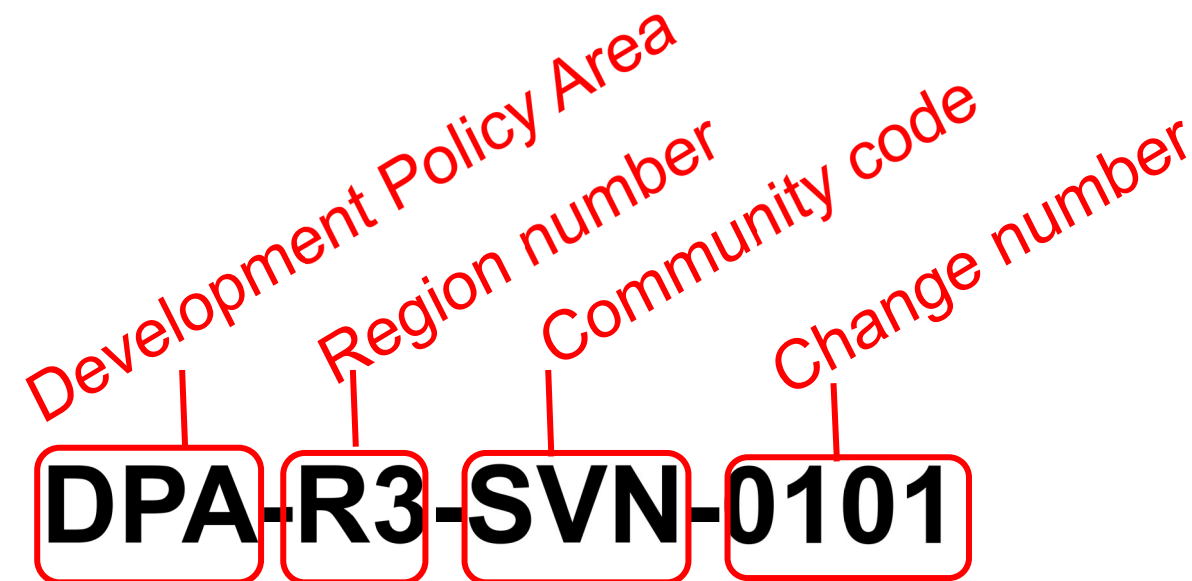


Region 3

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

GBN	Glen Burnie
SVN	Severn
MRV	Millersville

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 Development Policy Area (DPA) / DPA Overlay (DPAO)	SAC Rec. DPA/O	SAC Justification	PAB Rec. DPA/O	OPZ Rec. DPA/O	OPZ Justification
GLEN BURNIE	2	DPA-R3-GBN-0100A/B	400, 402, 406, 408, 410, 411, 415, 417, 420, 427, 428, 429, 432, 434, 436, 438, 440, 442, 443, 445, 500, 502 Crain Hwy N 7229, 7231, 7233, 7237, 7301, 7305, 7315, 7310, 7314, 7316, 7319, 7323, 7324, 7327, 7328, 7330, 7334, 7336, 7339, 7340, 7341, 7342, 7344, 7346, 7348, 7352, 7354, 7355 Ritchie Hwy, 7306 Laurie Lee Ln, 98 Georgia Ave Ne, 102, 108, 221, 217 6th Ave N, 445 Rogers Ave	9, 10	1 - 25, 138, 139, 140, 144, 157, 252, 276, 277, 306, 318, 321, 322, 360, 365, 411, 447 - 451, 469, 490, 492, 496 - 502, 506, 507, 515, 565	AR, B, C, D, 1A, 1R, 2R, 3, 4, 5, 6, 8, 9, 10, 13, 14, 5001, 5002, 5004, 5005, 5007, 5008, 5009, 5010, 5011, 5012, 5014, 5015, 5017, 5019, 5022, 5023, 5024, 5026, 5032	68.28	Town Center	Split: Critical Corridor/Neighborhood Preservation	SAC agrees with OPZ recommendation.		Split: Critical Corridor/Neighborhood Preservation	Justification for A: This change to add this area to the Neighborhood Preservation Development Policy Area is consistent with the Plan2040 definition for the policy area for existing, stable residential communities and natural areas (may include local commercial and industrial uses) that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements. This area is not intended for walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas that would be consistent with the Town Center Development Policy Areas. Justification for B: This change to add this area to the Critical Corridor Development Policy Area for a portion of the Ritchie Highway corridor is consistent with Plan2040 Goal BE10 that promotes redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas and is consistent with the intensive auto-oriented commercial character and recognizes the need for investments in improved traffic management and mobility for all modes.
	3	DPA-R3-GBN-0101	7677 - 7679, 7683, 7659, 7663 Solley Rd	10, 11	134, 87, 47, 31	3, 4	140.02	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 Goal BE6 by promoting and facilitating economic growth and job creation within Critical Economic Development Policy Area and is also consistent with the existing industrial uses and W1 zoning.
	2	DPA-R3-GBN-0102	1018 -1020 Stewart Ln; 7150 E Furnace Branch Rd	10	604	99, 98	1.39	Neighborhood Preservation	Critical Corridor	SAC agrees with OPZ recommendation.		Critical Corridor	This change to add this area to the Critical Corridor Development Policy Area includes commercially zoned properties that are within a Commercial Revitalization Area consistent with Plan2040 Goal BE10 that promotes redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas to provide multimodal transportation solutions for the existing communities.
	2	DPA-R3-GBN-0104	112 Marie Ave	10	187	2, 3, and 4	0.6	Neighborhood Preservation	Critical Corridor	SAC agrees with OPZ recommendation.		Critical Corridor	This change to add this area to the Critical Corridor Development Policy Area includes commercially zoned properties that are within a Commercial Revitalization Area consistent with Plan2040 Goal BE10 that promotes redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas to provide multimodal transportation solutions for the existing communities.
	2	DPA-R3-GBN-0105	129 Marie Ave	10	187	16	0.45	Neighborhood Preservation	Critical Corridor	SAC agrees with OPZ recommendation.		Critical Corridor	This change to add this area to the Critical Corridor Development Policy Area includes commercially zoned properties that are within a Commercial Revitalization Area consistent with Plan2040 Goal BE10 that promotes redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas to provide multimodal transportation solutions for the existing communities.

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GLEN BURNIE	2	DPA-R3-GBN-0107	6, 9, 11 - 14 First Ave SW	9	168, 212, 211, 210	9, 12 - 16, 7 - 8	1.4	Town Center	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 the Plan2040 definition for the policy area for existing, stable residential communities and natural areas (may include local commercial and industrial uses) that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements. This area is not intended for walkable, pedestrian-oriented, higher-density residential and nonresidential mixed-use areas that would be consistent with the Town Center Development Policy Areas. This area is developed with single-family residential dwellings and a historic school that has been converted to apartments and is consistent with the character of the surrounding neighborhood within the Neighborhood Preservation Development Policy Area.
	1	DPAO-R3-GBN-0102	149, 151 8th Ave; 7200, 7201 May Wagner Ln; 7205 Wilco Rd	9	80, 204, 507	1, 2B, 3R	9.67	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.		Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center Core - B&A Boulevard Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.
	2	DPAO-R3-GBN-0104	112 Marie Ave	10	187	2, 3, and 4	0.62	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.		Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center North - Crain Hwy & Ritchie Hwy Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.
	2	DPAO-R3-GBN-0105	129 Marie Ave	10	187	16	0.45	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.		Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center North - Crain Hwy & Ritchie Hwy Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.

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GLEN BURNIE	2	DPAO-R3-GBN-0106	"400, 402, 406, 408, 410, 411, 415, 417, 420, 427, 428, 429, 432, 434, 436, 438, 440, 442, 443, 445, 500, 502 Crain Hwy N 7229, 7231, 7233, 7237, 7301, 7305, 7315, 7310, 7314, 7316, 7319, 7323, 7324, 7327, 7328, 7330, 7334, 7336, 7339, 7340, 7341, 7342, 7344, 7346, 7348, 7352, 7354, 7355 Ritchie Hwy, 7306 Laurie Lee Ln, 98 Georgia Ave Ne, 102, 108, 221, 217 6th Ave N, 445 Rogers Ave"	9, 10	1 - 25, 138, 139, 140, 144, 157, 252, 276, 277, 306, 318, 321, 322, 360, 365, 411, 447 - 451, 469, 490, 492, 496 - 502, 506, 507, 515, 565	AR, B, C, D, 1A, 1R, 2R, 3, 4, 5, 6, 8, 9, 10, 13, 14, 5001, 5002, 5004, 5005, 5007, 5008, 5009, 5010, 5011, 5012, 5014, 5015, 5017, 5019, 5022, 5023, 5024, 5026, 5032	68.28 *63.28	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.		Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center North - Crain Hwy & Ritchie Hwy Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.
	2	DPAO-R3-GBN-0107	7850, 7856, 7862, 7868, 7874, 7880, 7900, 7918 Ritchie Hwy; Sears Parcel; Bulk Parcel 2; Penney Parcel	16	132, 360, 532, 1029	4, 6, 3, 2, 1	69.31	None	Mixed-Use Overlay	SAC agrees with OPZ recommendation.		Mixed-Use Overlay	This change applies the Mixed-Use Development Policy Area Overlay to Marley Station Mall consistent with Plan2040 Goal BE10 by providing an opportunity to promote redevelopment of underutilized or distressed properties with multimodal transportation solutions for the existing communities and with Goal BE13 that promotes redevelopment, adaptive reuse, infill and mixed-use in designated Commercial Revitalization Areas.

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GLEN BURNIE	1, 2	DPAO-R3-GBN-0108	8,10 8th Ave; 8,10 9th Ave; 508, 512, 516, 522, 524, 550, 612, 621, 622, 630, 701, 702, 705, 706, 800, 804, 806, 810, 812, 900, 902, 906, 908, 1001, 1101, 1111, 1120, 1128, 1130, 1200, 1201, 1204, 1205, 1417 Crain Hwy; 65, 75, 85, 100, 104 Dover Rd; 9 Eighth Ave; 20 Ertel Rd; 7110, 7120, 7123, 7124, 7125, 7130, 7150 Furnace Branch Rd; 12, 20, 100, 101, 108, 110, 112, 113, 114, 115, 117, 203, 205 Holsum Way; 6731, 6801, 6807, 6809, 6811, 6814, 6815, 6816, 6901, 6905, 6906, 6909, 6910, 6914, 6918, 6922, 6925, 7005, 7010, 7101, 7102, 7102, 7106, 7116, 7117, 7118, 7124, 7125, 7128, 7134, 7138, 7139, 7142, 7145, 7146, 7147, 7149, 7152, 7154, 7155, 7160, 7162, 7164, 7166, 7167, 7200, 7212, 7214, 7216, 7218, 7222, 7224, 7228, 7230, 7232, 7234, 7238 Ritchie Hwy; 100, 115, 127 Roesler Rd; 1020 Stewart Ln	5, 9, 10	16, 36, 40, 89, 119, 120, 121, 122, 123, 124, 125, 126, 128, 129, 138, 149, 163, 204, 205, 207, 253, 262, 263, 313, 320, 321, 322, 348, 367, 394, 47, 57, 81, 86, 136, 165, 262, 272, 285, 309, 310, 366, 367, 368, 396, 398, 414, 415, 428, 444, 466, 495, 499, 550, 552, 682; 30, 132, 135, 137, 152, 154, 157, 158, 160, 161, 162, 163, 164, 167, 168, 170, 173, 176, 177, 178, 179, 181, 183, 184, 186, 187, 318, 320, 335, 370, 393, 402, 406, 407, 408, 414, 417, 462, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 478, 480, 503, 510, 564, 582, 604, 661, 664		*267.3	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.		Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie Town Center North - Crain Highway and Ritchie Highway Commercial Revitalization District as a Commercial Revitalization and Redevelopment Overlay policy area so that it continues to to be recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.

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GLEN BURNIE	2, 3	DPAO-R3-GBN-0109	100, 102, 122, 124 Mountain Rd; 7790 Overhill Rd; 7867, 7869, 7871, 7873, 7875, 7879, 7901, 7905, 7907, 7911, 7915, 7917, 7924, 7927, 7929, 7930, 7932 Ritchie Hwy; 7931-65, 7952, 7954, 7956, 7958, 7960 B-A Blvd; 7950 Freetown Rd; Americana Cir.	16	28, 30, 128, 129, 130, 131, 133, 139, 212, 329, 363, 374, 453, 487, 491, 558, 619, 625, 743, 761, 859, 875, 901, 925, 1029	1-6, 1, 1-3	*105.68	None	Corridor Revitalization and Redevelopment Overlay	SAC agrees with OPZ recommendation.		Corridor Revitalization and Redevelopment Overlay	This change designates this portion of the Glen Burnie/Marley - Ritchie Highway and Mountain Road Commercial Revitalization District as a Mixed Use Overlay policy area so that it is recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.
	3	DPAO-R3-GBN-0110	7353 Carbide Rd, 7203 Marley Neck Blvd, Bulk Par 1,2	5, 10	22, 24, 53, 398	3, 10	183.89 *180	None	Mixed-Use Overlay	SAC agrees with OPZ recommendation.		Mixed-Use Overlay	This change designates an area that was designated as Mixed-Use Planned Land Use with the adoption of Plan2040 as a Mixed-Use Development Policy Area Overlay so that it is recognized as a targeted development, redevelopment and revitalization policy area and will be consistent with utilizing Plan2040 policies that are directed to targeted areas.
SEVERN	2, 5	DPA-R3-SVN-0101	Grover Rd; 8303, 8307-8313, 8321 Grover Rd; 8364 Crain Hwy; Burns Crossing Rd; I-97 Pl 49096; I-97 SC D-2; I-97 South Pl 50589; MD Rt 3 South; New Cut Rd;	22	51, 73, 78, 191, 194, 198, 242, 328, 363, 385, 603, 611		*148.1	Rural and Agricultural	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 the Plan2040 definition for the policy area for existing industrial areas that are not intended for substantial growth or land use change and where public infrastructure exists but may need capacity improvements. This area is within the Priority Funding area which is not consistent with the Rural and Agricultural Development Policy Area.
	5	DPA-R3-SVN-0102	315, 331 Burns Crossing Rd; 1503 - 1505, 1511 - 1520 Chase Hill Dr; 301 - 309 Chase Hill Ct; Open Space	22	149, 192, 148	1, 2, 1 - 24	27.44	Rural and Agricultural	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 BE3 that recognizes and preserves the existing Steeple Chase community that is developed on 0.4-acre lots on public sewer, which is not consistent with the Rural and Agricultural Development Policy Area.