

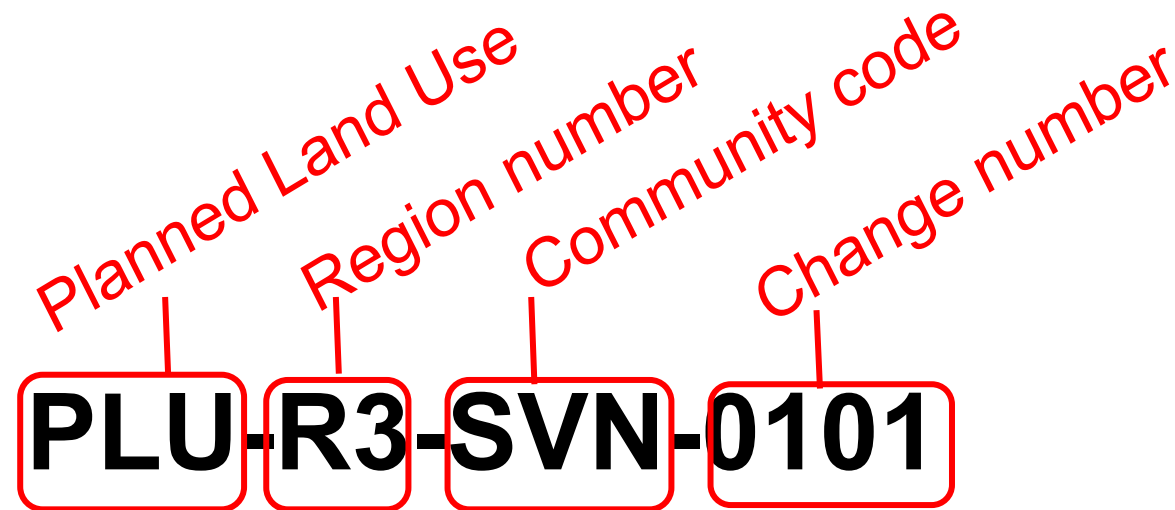


Region 3

Planned Land Use 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 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
GLEN BURNIE	3	PLU-R3-GBN-0001	7489 Marley Neck Blvd	10	358		0.95	Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to attract, retain, and expand neighborhood commercial and service uses. This change to Commercial provides an opportunity to provide local commercial uses that would serve the Marley Neck community. Additionally, Commercial Planned Land Use is compatible with the surrounding area.
	3	PLU-R3-GBN-0002	Fort Smallwood Rd	6	31	16, 17, A	0.65	Low-Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use provides an opportunity for local commercial uses that would serve the Marley Neck community, consistent with Plan2040 Goal BE8 which encourages hubs of limited commercial and community services for rural or suburban area residents in locations where such uses exist or have traditionally existed and with Goal HE2 that aims to attract, retain, and expand neighborhood commercial and service uses.
	3	PLU-R3-GBN-0003	Marley Neck Blvd at Green Acres Dr	5	398	3	7.27	Low-Medium Density Residential	Mixed Use	SAC agrees with OPZ recommendation.		Mixed Use	This change to Mixed Use Planned Land Use is consistent with the adopted Plan2040 Planned Land Use for the remainder of the property.
	3	PLU-R3-GBN-0004	Solley Rd	11	11		1.26	Medium Density Residential	Industrial	SAC agrees with OPZ recommendation.		Industrial	This change to Industrial Planned Land Use is adjacent to industrial uses and is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Additionally, the change is compatible with the surrounding area.
	3	PLU-R3-GBN-0100	Fort Smallwood Rd	6	26, 54		12.54	Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to attract, retain, and expand neighborhood commercial and service uses. This change to Commercial provides an opportunity to provide local commercial uses that would serve the Marley Neck community. Additionally, Commercial Planned Land Use is compatible with the surrounding area.
	2	PLU-R3-GBN-0102	New Jersey Ave NE	10	591	8, 7	0.41	Conservation	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential is a correction to the adopted Plan2040 Planned Land Use Map. Each lot is developed with a single-family dwelling. Low-Medium Density Residential Planned Land Use is consistent with the existing development and with Table 17 in Plan2040, Volume II for single-family lots that are 1/4 acre or less with a built density of two to five units per acre. In addition, the change is compatible with the surrounding area.
	3	PLU-R3-GBN-0104	Intersection of Marley Neck Rd and Marley Neck Blvd	10	27		4.24	Commercial	Medium Density Residential	SAC agrees with OPZ recommendation.		Medium Density Residential	This change to Medium Density Residential Planned Land Use is consistent with Plan2040 Goals BE3 and BE11 by providing opportunities for the community to participate in the planning process and a variety of housing types and designs including workforce housing. The property owner expressed their desire to maintain the existing zoning on this property, consistent with the surrounding area.
	2	PLU-R3-GBN-0112	Crain Highway	9	251		0.08	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots that are 1/4 or less with a built density of two to five units per acre. Additionally, Low-Medium Density is consistent with the existing R5 zoning; and is compatible with the surrounding area.
	3	PLU-R3-GBN-0113	4 Highland Rd	10	17	12, 13, 14, 15	0.2	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent is consistent with Plan2040 Goal BE3 by preserving the existing density of the community. Low-Medium Density Residential is consistent with the existing use and is compatible with the surrounding area.
3	PLU-R3-GBN-0115	7942 Solley Rd	10	112		1	Industrial	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to attract, retain, and expand commercial uses. Commercial Planned Land Use is consistent with the existing use of the property and is compatible with the surrounding area.	

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
GLEN BURNIE	3	PLU-R3-GBN-0117	419 Lincoln Dr	16	823	47A	1.94	Low-Medium Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner expressed their desire to maintain the existing zoning on this property due to the existing uses.
	3	PLU-R3-GBN-0118	112 and 108 Cedar Dr; Baltimore Annapolis Blvd	16	830	3, 4, 5, 23, 24, 25, 26, 27, 28	0.4	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land use is consistent with the existing use as a primary residence and with Table 17 in Plan2040 Volume II for single-family lots on 1/4 acre or less with a built density of two to five units per acre. Additionally, Low-Medium Density is consistent with the existing R5 zoning and is compatible with the surrounding area.
	2	PLU-R3-GBN-0119	Floodplains	15	350		4.41	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is a County-owned platted wooded floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	2	PLU-R3-GBN-0120	Floodplains	15	350		4.41	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is a County-owned platted wooded floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	2	PLU-R3-GBN-0121	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	3	PLU-R3-GBN-0122	Open Space #6	10	113		1.34	Split: Low-Medium Density Residential and Industrial and Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Table 17 in Plan2040, Volume II for lots that are 1/4 or less with a built density of two to five units per acre. Additionally, Low-Medium Density is also consistent with the existing partial R5 zoning within the access strip; and is compatible with the surrounding area.
	3	PLU-R3-GBN-0123	Open Space	10	53		6.02	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	3	PLU-R3-GBN-0124	Open Space	16	36		2.74	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	3	PLU-R3-GBN-0125	Solley Rd	16	890		0.6	Low-Medium Density Residential	Public Use	SAC agrees with OPZ recommendation.		Public Use	This change to Public Use Planned Land Use is consistent with Table 17, in Plan2040, Volume II for government-owned facilities and with the existing use as a County-owned sewer pumping station.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
GLEN BURNIE	2	PLU-R3-GBN-0128	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-GBN-0129	South Jerome Pkwy	10	222		6.71	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-GBN-0130	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-GBN-0131	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-GBN-0132	Open Space	16	18		4.51	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	1	PLU-R3-GBN-0133	Arundel Expwy	5	107		7.25	Commercial	Industrial	SAC agrees with OPZ recommendation.		Industrial	This change to Industrial Planned Land Use is consistent with Plan2040 Goal HE2 that encourages retention of appropriately zoned land for industrial uses to maintain a balanced tax base. Industrial Planned Land Use is also compatible with the commercial and light industrial uses in the surrounding area.
	2	PLU-R3-GBN-0134	7459 E Furnace Branch Rd	10	514		0.54	High Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to attract, retain, and expand neighborhood commercial and service uses. This change to Commercial provides an opportunity to provide local commercial uses that would serve the Point Pleasant community. Additionally, Commercial Planned Land Use is compatible with the surrounding area.
	2	PLU-R3-GBN-0135	Arundel Expwy	10	523		2.48	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. The parcel is County-owned and is primarily floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	2	PLU-R3-GBN-0136	Recreation Area	16	701		2.01	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
GLEN BURNIE	3	PLU-R3-GBN-0137	Open Space, Recreation Area	16	122		3.35	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-GBN-0138	Hammarlee Rd	10	515		1.86	High Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. Parks and Open Space is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-GBN-0139	Arundel Expwy	10	545, 538, 552		3.75	Low-Medium Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with the adopted Plan2040 Planned Land Use for the remainder of Glen Haven Memorial Park.
	2	PLU-R3-GBN-0140	400, 402, 406, 408, 410, 411, 415, 417, 420, 427, 428, 429, 432, 434, 436, 438, 440, 442, 443, 445 Crain Hwy N 7310, 7314, 7316, 7324, 7328, 7330, 7334, 7336, 7340, 7342, 7344, 7346, 7348, 7352, 7354 Ritchie Hwy	9	1- 25, 447 - 451, 496 - 502	1A, 1R, 2R, 4, 5, 6, 8, 5001, 5002, 5004, 5005, 5007, 5008, 5009, 5010, 5011, 5012, 5014, 5015, 5017, 5019, 5022, 5023, 5024, 5026, 5032	28.75	Town Center	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with the existing zoning of the property and with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Additionally, the change is compatible with the surrounding area.
	2	PLU-R3-GBN-0141	11 - 13A Main Ave	9	146	13, 14, 15, 16, 17, 18	0.36	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to R5 is consistent with the existing use and compatible with the surrounding area. The existing use is nonconforming unless zoned to C4 which would not be compatible with the surrounding area.
	2	PLU-R3-GBN-0142	126 N Langley Rd	10	423	1	3.69	Commercial	Industrial	SAC agrees with OPZ recommendation.		Industrial	This change to Industrial Planned Land Use is consistent with the existing use and with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Additionally, the change is compatible with the surrounding area.
	3	PLU-R3-GBN-0143	7185 - 7209 Wolf Trap Ct; 7417 - 7453 Quantico Way	10	27	610 - 648	7.2	Low Density Residential	Medium Density Residential	SAC agrees with OPZ recommendation.		Medium Density Residential	The change to Medium Density Residential Planned Land Use is consistent with the existing development on the property and with Table 17 in Plan2040 Volume II for townhouse lots with a built density between five to 10 units per acre. Additionally, the change is compatible with the surrounding residential area.
	3	PLU-R3-GBN-0144	Open Space I SC 1A	10	171		85.08	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space is also consistent with the existing use as open space, passive recreation and conservation for the Tanyard Cove North community and with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
GLEN BURNIE	2	PLU-R3-GBN-0145	7850, 7856, 7862, 7868, 7874, 7880, 7900, 7918 Ritchie Hwy; 7908 S Ritchie Hwy; Sears Parcel; Bulk Parcel 2; Penney Parcel	16	132, 532, 1029	4, 6, 3, 2, 5	69.3	Commercial	Mixed Use	SAC agrees with OPZ recommendation.		Mixed Use	This change to Mixed Use Planned Land Use for Marley Station Mall is consistent with Plan2040 Goal BE10 by providing an opportunity to promote redevelopment of underutilized or distressed properties in the Critical Corridor Policy Areas 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.
	2	PLU-R3-GBN-0146	1759 Marley Ave	10	272	29B	0.62	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential is consistent with the existing use as a primary residence and with Plan2040 Goal BE3 that strategizes to ensure that infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character.
	3	PLU-R3-GBN-0147	5 Marley Neck Rd	10	17	86, 87, 88, 89	0.23	Commercial	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential is consistent with the existing use and the adopted Plan2040 Planned Land Use for the remainder of the property. Additionally, the change is compatible with the surrounding area.
	2	PLU-R3-GBN-0148	Open Space/Recreation Area	16	701		3.55	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1 and NE2 to preserve sensitive areas and retain existing forest cover. Parks and Open Space is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-GBN-0149	85 Kindred Way	15	1049		1.4	High Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with the property's existing use and supports Plan2040 Goal BE8.
	2	PLU-R3-GBN-0150	101, 103, 105 Central Ave SW	9	224	1, 2, and 3	0.43	Low-Medium Density Residential	Medium Density Residential	SAC agrees with OPZ recommendation.		Medium Density Residential	This change to Medium Density Residential Planned Land Use is consistent with the property's existing use and supports Plan2040 Goals BE 11 and 12 for additional housing opportunities and is compatible with the surrounding area.
	2	PLU-R3-GBN-0151	Joyce Dr	9	543		1.04	Low-Medium Density Residential	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to Conservation Planned Land Use is consistent with the property's existing use and supports Plan2040 Goal NE1.
	2	PLU-R3-GBN-0152	619 Greenway Ave	9	326		1.45	High Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with the existing zoning and supports Plan2040 Goal BE8.
	2	PLU-R3-GBN-0153	430 Old Mill Rd	16	648		37.11	Parks and Open Space	Split: Parks and Open Space and Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Split: Parks and Open Space and Low-Medium Density Residential	This change to Parks and Open Space and Low-Medium Density Residential Planned Land Use is consistent with the existing use as a school and a park and is compatible with the surrounding area.
	2	PLU-R3-GBN-0154	Recreation Area, Dotson Ln	10	212		0.76	Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with the existing use and the existing zoning.
2	PLU-R3-GBN-0155	Recreation Area, Dotson Ln	10	212		0.76	Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space is consistent with restrictions in the plat limiting the use of the property to recreation, and is compatible with the surrounding area.	
2	PLU-R3-GBN-0156	Ritchie Hwy	16	487, 491		2.56	Commercial	Split: Commercial and Conservation	SAC agrees with OPZ recommendation.		Split: Commercial and Conservation	This change in Planned Land Use is consistent with an existing zoning split that was granted through an administrative hearing process in 2012, and is consistent with the surrounding area.	

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
GLEN BURNIE	2	PLU-R3-GBN-0157	Norman Rd	16	862		33.04	Conservation	Split: Conservation and Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Split: Conservation and Low-Medium Density Residential	This change to Conservation and Low-Medium Density Planned Land Use is consistent with the property's existing use as a passive recreation and conservation area for the Harundale Civic Association, is compatible with the surrounding area, and supports Plan2040 Goal BE3 encouraging resident participation in the planning process.
	2	PLU-R3-GBN-0158	7379 E Furnace Branch Rd	10	558		0.7	Low-Medium Density Residential	COM	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with its previous use and with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Additionally, the change is compatible with the surrounding commercial properties along Furnance Branch Rd.
	2	PLU-R3-GBN-0200	910 Crain Hwy	10	159, 540	3	1.42	Low-Medium Density Residential	COM	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with the commercial character along Crain Highway and would provide a transition between more intensive Commercial properties to the south and residential properties along Jackson Avenue.
	2	PLU-R3-GBN-0400	912 Crain Hwy NW	10	140		1	^Low-Medium Density Residential	COM	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with the commercial character along Crain Highway and would provide a transition between more intensive Commercial properties to the south and residential properties along Jackson Avenue.
MILLERSVILLE	5	PLU-R3-MRV-0100	Reserved Parcel	30	356		10.4	Rural	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is platted as a non-buildable parcel. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	2	PLU-R3-MRV-0101	700 - 705 Kenora Ct; 605 - 614 Kenora Woods Ct	22	288	1 - 10, 16 - 19	4.55	High Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land use is consistent with Table 17 in Plan2040 Volume II for single-family lots on 1/4 acre or less with a built density of two to five units per acre.
	2, 3, and	PLU-R3-MRV-0102	8450 Elvaton Rd	16	882		3.1	Low Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Commercial Planned Land Use is also consistent with the existing zoning and is compatible with the surrounding area.
	5	PLU-R3-MRV-0103	Maryland Rt 3 South La	22	363, 527		12.45	Industrial	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to Conservation Planned Land Use is consistent with the existing use as State-owned property adjacent to the Severn Run Natural Area and with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Additionally, the change is compatible with the surrounding area.
SEVERN	4	PLU-R3-SVN-0001	1135 Reece Rd	14	141		2	Low-Medium Density Residential	High Density Residential	SAC agrees with OPZ recommendation.		High Density Residential	The change to High Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 that provides an opportunity for greater diversity and affordability in housing stock in the Severn community. Additionally, the change is compatible with the surrounding area.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
SEVERN	2	PLU-R3-SVN-0002	829 Stevenson Rd	15	719	1	0.9	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	The change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 that provides an opportunity for greater diversity and affordability in housing stock. Additionally, the change is compatible with the surrounding area.
	2	PLU-R3-SVN-0003	827 Stevenson Rd	15	279		4.21	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	The change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 that provides an opportunity for greater diversity and affordability in housing stock. Additionally, the change is compatible with the surrounding area.
	2	PLU-R3-SVN-0100	500 Shaw Ct	15	228	5	3.75	Commercial	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Residential Planned Land Use is a correction based on new parcel layer information. Low Density Planned Land Use is consistent with the existing use and zoning. Additionally, it is compatible with the surrounding area.
	2	PLU-R3-SVN-0101	Minnetonka Rd	14	572		14.93	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Residential Planned Land Use is an update to recognize that the property is no longer under State-ownership and is now owned privately and without a conservation easement. Low Density Residential is consistent with the surrounding residential neighborhood.
	2	PLU-R3-SVN-0102	1039 Minnetonka Rd	14	226		2.53	Conservation	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Planned Land Use is an update to reflect that the conservation easement on this property has been extinguished. Low Density Planned Land Use is consistent with Table 17 in Plan2040 Volume II for density between one to two units per acre and is compatible with the surrounding area.
	2	PLU-R3-SVN-0103	913 S Wieker Rd	15	240, 244		30.5	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the intended future use as an addition to Severn Danza Park and also consistent with Table 17 in Plan2040, Volume II for public parks.
	2	PLU-R3-SVN-0104	Crossroads Town Homes, Route 174	14	98		7.5	Commercial	Medium Density Residential	SAC agrees with OPZ recommendation.		Medium Density Residential	This change to Medium Density Residential Planned Land Use is consistent with Plan2040 Goals BE11 and BE13 to provide a variety of housing types and choices and to revitalize and stabilize existing communities. The change to Medium Density Residential is also consistent with the approved and constructed development of the property.
	2	PLU-R3-SVN-0105	Floodplain Area 2	14	98		2.2	Commercial	Conservation	SAC agrees with OPZ recommendation.		Conservation	This change to Conservation Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. The parcel is a platted wooded floodplain. Conservation Planned Land Use is also consistent with Table 17 in Plan2040, Volume II for property that has a primary function of conservation in perpetuity.
	4	PLU-R3-SVN-0107	Open Space A	14	140		4.74	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE3 by preserving the existing density of the community. Additionally, the change is consistent with the existing use and is compatible with the surrounding area.
4	PLU-R3-SVN-0108	Pioneer Dr and Severn	14	607		9.54	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.	

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
SEVERN	2	PLU-R3-SVN-0109	Recreation Area	21	371		2.56	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-SVN-0110	Open Space B	15	725		5.7	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-SVN-0111	8231 - 8237 Quarterfield Rd	22	28	4R, 5R, 6R, 7R	3.51	Rural	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Planned Land Use is consistent with the existing use and with Table 17 in Plan2040 Volume II for lots between 1/4 acre to 1 acre with a built density of one to two units per acre. Additionally, the change is compatible with the surrounding area.
	4	PLU-R3-SVN-0112	8325 - 8329 Jacobs Rd W; 1200 Falcon Point Dr	21	1	1, 2, 3, 4	0.6	Medium Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with the existing use and with Table 17 in Plan2040 Volume II for lots on 1/4 acre or less with a built density of two to five units per acre. Additionally the change is and is compatible with the surrounding area.
	4	PLU-R3-SVN-0113	Recreation Area, Spring Mead Dr, Odenton, 21113	21	579		4.4	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-SVN-0114	Widening Strip	21	188		0.45	Medium Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Residential Planned Land Use corrects a mistake which shows this widening strip as Medium Density Planned Land Use, inconsistent with the surrounding neighborhood. Low Density Residential is consistent with the surrounding residential Planned Land Use.
	2	PLU-R3-SVN-0115	Open Space	22	247		10.3	Rural	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	2	PLU-R3-SVN-0117	Open Space	9	528		2.4	Conservation	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with Plan2040 Goals NE1, NE2 and NE3 to preserve sensitive areas, retain existing forest cover and to expand, enhance, and continue to protect the County's greenways and open space. Parks and Open Space and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities.
	1	PLU-R3-SVN-0118	Recreation Area and Floodplains	14	658		4.05	Conservation	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential is consistent with the remaining R5 zoning on the property and with Goal BE3 by providing an opportunity for the community to participate in the planning process. The neighborhood expressed their desire to maintain the existing planned land use and zoning on this property.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
SEVERN	1	PLU-R3-SVN-0119	Recreation Area	14	744		5.94	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as a recreation area for the Provinces community and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.
	4	PLU-R3-SVN-0120	1057 Loving Rd	14	148		15.25	Low Density Residential	Public Use	SAC agrees with OPZ recommendation.		Public Use	This change to Public Use Planned Land Use is consistent with the County ownership and the existing zoning. There are concerns of devaluation of the land if the property was rezoned to OS consistent with the existing Plan2040 Conservation Planned Land Use if it was ever needed for another use. The land was purchased with Land Water Conservation Funds that have strict requirements. Grant agreements require that the County would need to not only reimburse the funds, but also replace the public open space elsewhere in the County.
	2	PLU-R3-SVN-0121	Open Space	15	747		5.43	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as a recreation area for the Severn Pines community and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.
	2	PLU-R3-SVN-0122	8218 Lexington Dr	15	10	46, 47, 48	0.11	Low-Medium Density Residential	Low Density Residential	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with the adopted Plan2040 Planned Land Use for the remainder of this neighborhood. This property was developed as a cluster subdivision under R2 zoning in 2002.
	2	PLU-R3-SVN-0123	Recreation Area	14	63		3.26	Low-Medium Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as a recreation area for the Youngs Farm community and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.
	1	PLU-R3-SVN-0124	1758 Disney Rd	14	667		1.91	Low-Medium Density Residential	Commercial	SAC agrees with OPZ recommendation.		Commercial	This change to Commercial Planned Land Use is consistent with the existing use and with Plan2040 Goal HE2 to attract, retain, and expand upon the diversity of businesses and industries that will provide jobs, income and a tax base that is sustainable and meets the needs of all residents. Additionally, the change is compatible with the surrounding area.
	2	PLU-R3-SVN-0125	Recreation Area	22	30		5.82	Low Density Residential	Parks and Open Space	SAC agrees with OPZ recommendation.		Parks and Open Space	This change to Parks and Open Space Planned Land Use is consistent with the existing use as a recreation area for the New Cut Farms community and is also consistent with Table 17 in Plan2040, Volume II for privately-owned areas that provide active and passive recreational amenities. Additionally, the change is compatible with the surrounding area.
	2	PLU-R3-SVN-0126	7867 Quarterfield Rd	15	587		0.37	Commercial	LMDR	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use supports Plan2040 Goals BE 11 and 12 for additional housing opportunities and is compatible with the surrounding area.
	2	PLU-R3-SVN-0127	8109 Telegraph Rd	21	586		43.32	Conservation	LDR	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Residential Planned Land Use is consistent with the property's ownership status and applies one zoning district to the entire parcel.
	2, 5	PLU-R3-SVN-0128	8303 Grover Rd; 8220 Veterans Hwy; 982 Oakdale Cir	22	191, 51, 506		81.41	Industrial	LDR	SAC agrees with OPZ recommendation.		Low Density Residential	This change to Low Density Residential Planned Land Use for this portion of these properties is consistent with the character of the surrounding area.

	Council District	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acres *Change Acres (if different)	Plan2040 PLU ^ deferred to Region Plans	SAC Rec. PLU	SAC Justification	PAB Rec. PLU	OPZ Rec. PLU	OPZ Justification
SEVERN	1	PLU-R3-SVN-0129	Recreation Area	14	673		2.98	Conservation	HDR	SAC agrees with OPZ recommendation.		High Density Residential	This change to High Density Residential is consistent with Plan2040 Goal BE3 by providing an opportunity for the community to participate in the planning process. The property owner has expressed their desire to preserve development potential. Additionally, High Density Residential is consistent with Goal BE11 to provides for a variety of housing types and designs to allow all residents housing choices. This property is currently used for passive recreation. Recreation and environmental considerations will be assessed duringany future development process.
	2	PLU-R3-SVN-0200	761, 793, 801 Stevenson Rd; 8064 New Cut Rd	15	275, 696, 273, 337		43.16	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 by providing an opportunity for a modest increase in housing density and affordability in housing stock in proximity to community amenities and transportation corridors.
	2	PLU-R3-SVN-0201	1006 - 1032 Minnetonka Rd; 7711, 7717, 7758 - 7769 7804 - 7832 Telegrah Rd; 7820 Sandy Farm Rd; Bulk Parcel B, Sandy Farm Rd	14	619, 397, 580, 125, 283, 25, 88, 100, 197, 208, 209, 214, 215, 216, 217, 388, 430, 558, 723, 598, 151, 648, 219, 153, 223, 221, 222, 89, 616, 423, 152, 220, 53, 54, 624, 36, 743, 37, 64, 576, 577, 64	A, B, 7R, 1	41.58	Low Density Residential	Low-Medium Density Residential	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	The change to Low-Medium Density Residential Planned Land Use is consistent with Plan2040 Goal BE11 that provides an opportunity for greater diversity and affordability in housing stock. Additionally, the change is compatible with the surrounding area.
	2	PLU-R3-SVN-0202	29 BKT & PT Rd	15	10	1	1.18	Low Density Residential	LMDR	SAC agrees with OPZ recommendation.		Low-Medium Density Residential	This change to Low-Medium Density Residential Planned Land Use supports Plan2040 Goals BE 11 and 12 for additional housing opportunities and is compatible with the surrounding area.