

# Planning Advisory Board Region 4 Plan and Comprehensive Zoning

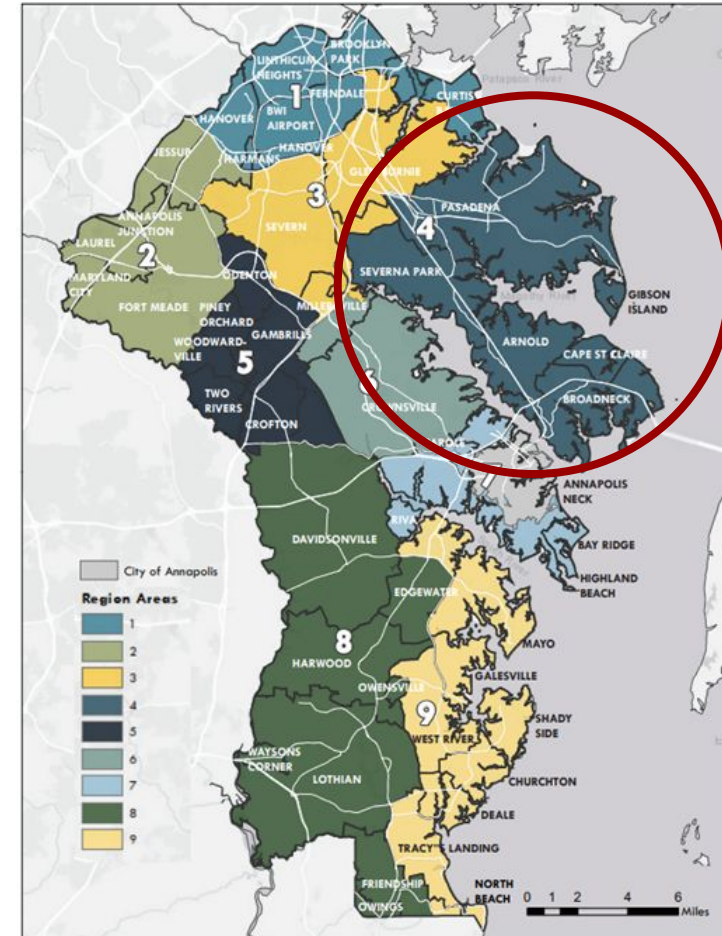
December 13, 2023

Anne Arundel County Office of Planning and Zoning

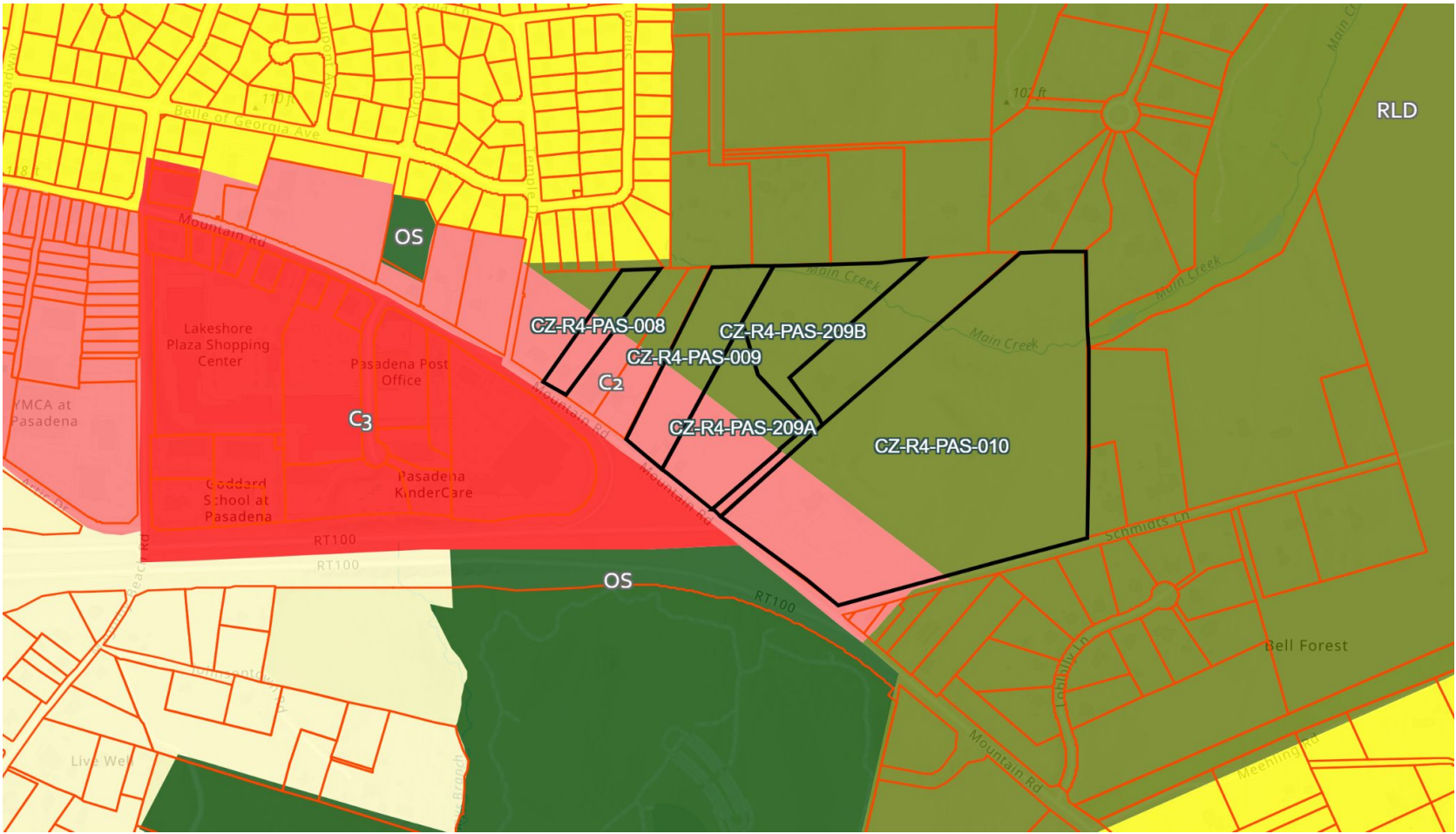


# Region 4 Process Overview: Background

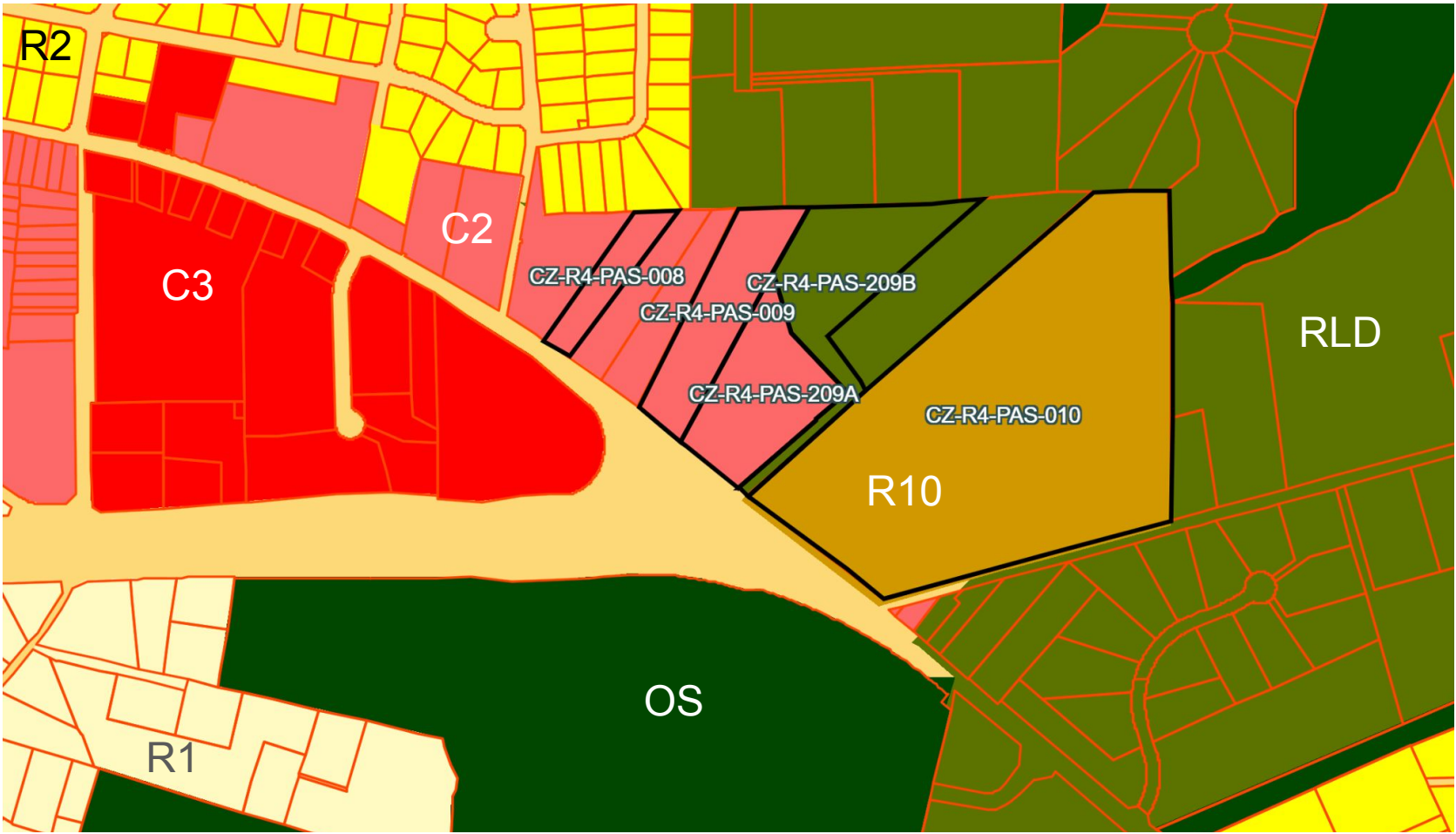
- The Anne Arundel County General Development Plan (GDP) Plan2040 designated 9 region planning areas.
- The Stakeholder Advisory Committee (SAC) provided input and assisted the County by providing input on specific challenges, opportunities, and zoning in Region 4.



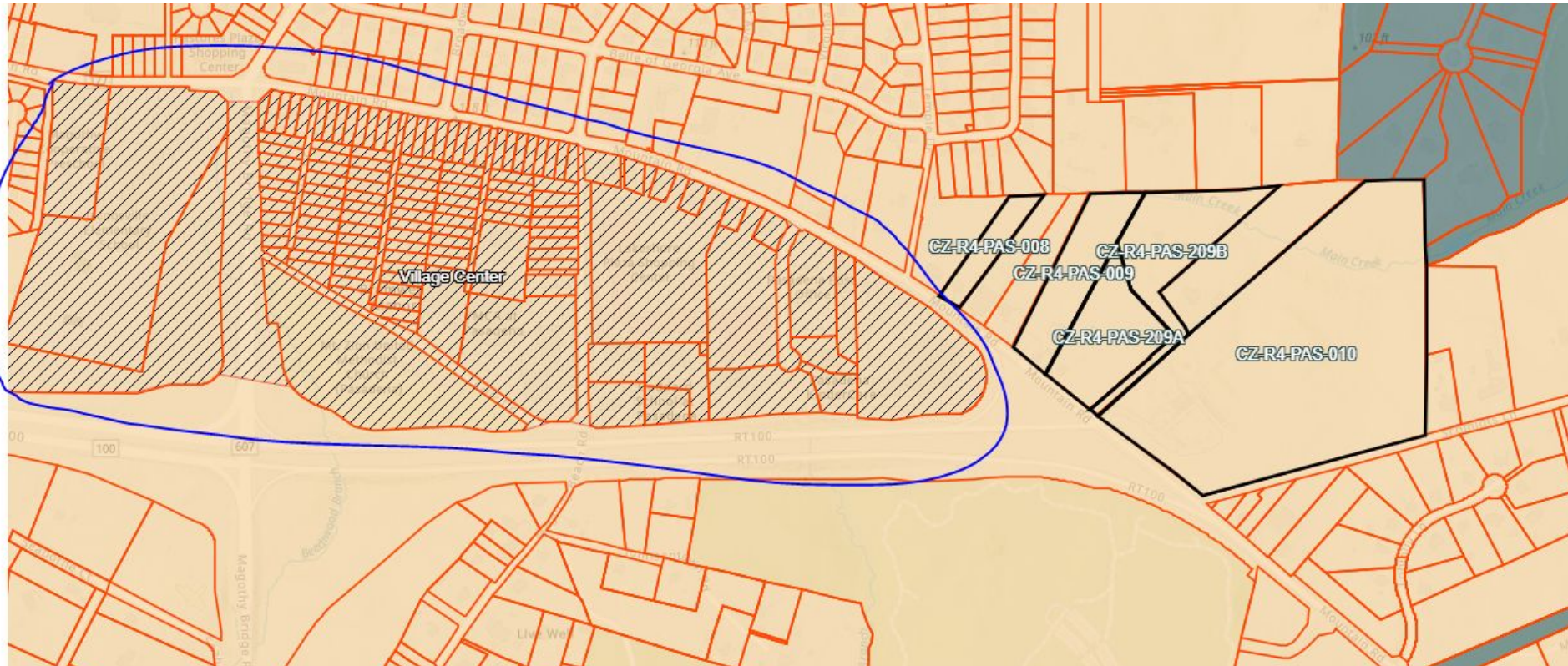
# Region 4 - Currently Adopted Zoning



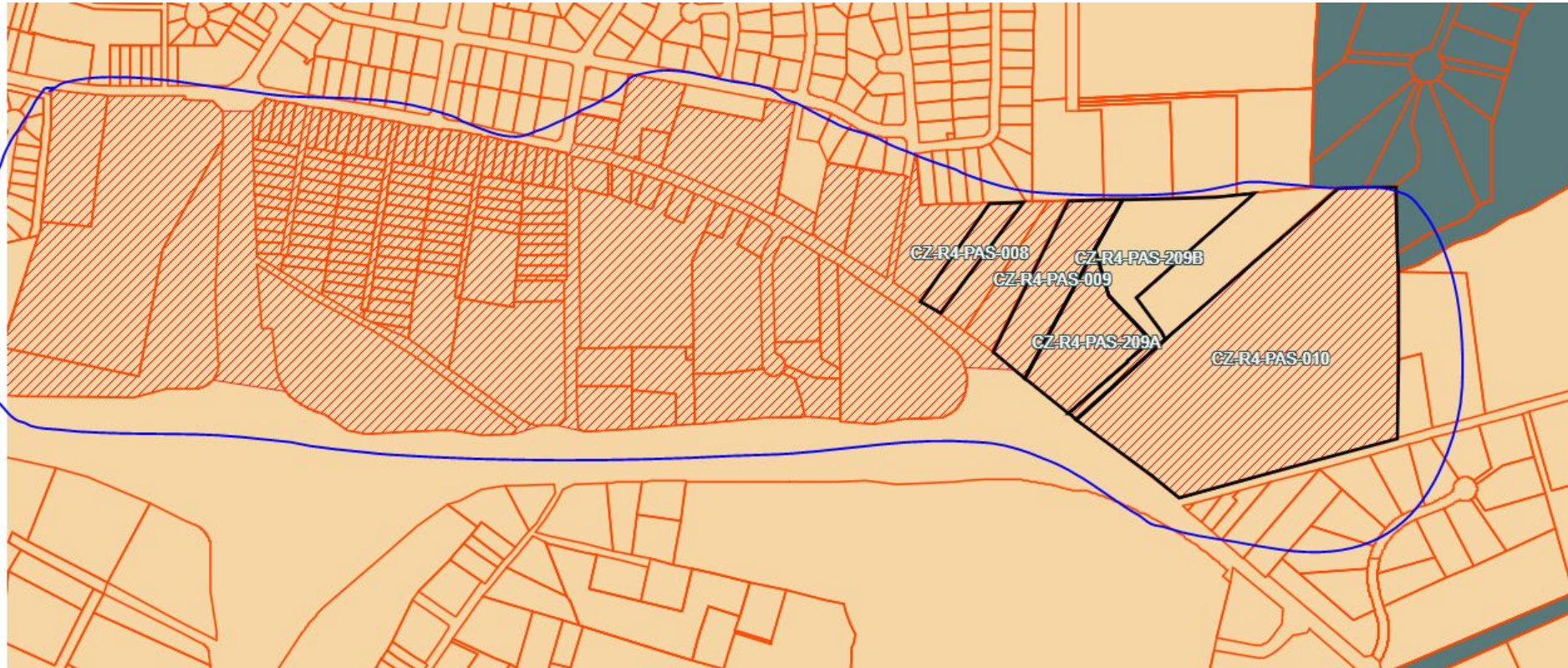
# Region 4 Comprehensive Zoning - Recommendation



# Currently Adopted Development Policy Area (DPA) and DPA Overlay



# Recommended Development Policy Area (DPA) and DPA Overlay



# Forest Conservation Easement

Covers approximately 16.95 acres of the 31.80 acre site (approx. 53%)

- No construction of structures
- No clearing of vegetation
- No excavation



# Region 4 Comprehensive Zoning

Acres	Current Adopted Zoning	Applicant Requested Zoning	OPZ Recommendation	SAC Recommendation
31.8	Split C2 / RLD	R10	R10	R10

Development Policy Area	Current Planned Land Use	Recommended Planned Land Use	Sewer Service Area	Sewer Service Category	Water Pressure Zone	Water Service Category	Priority Funding Area (In / Out)
Neighborhood Preservation	Commercial and Rural	Medium Density Residential	Cox Creek	Planned*	Glen Burnie Low	Planned*	In*

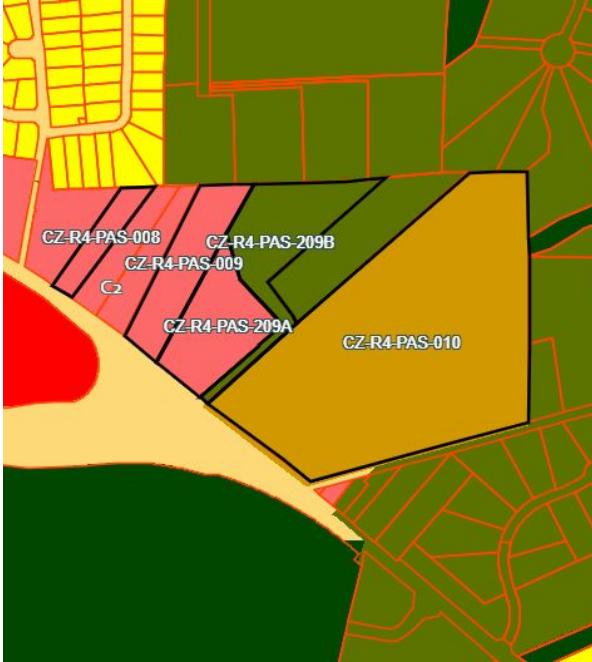


# Region 4 Comprehensive Zoning

Acres	Adopted Zoning	Applicant Requested Zoning	OPZ Recommendation	SAC Recommendation
31.8	Split C2 / RLD	R10	R10	R10

**Justification:**

This area could support R10 given the close proximity to MD 100 and MD 177. New housing developments would be supported by the existing Mountain Road Village Center. R10 could be used to diversify housing choices in this area.



**Thank you!**