

Planning Advisory Board Region 4 Plan and Comprehensive Zoning Deliberations

November 3, 2023

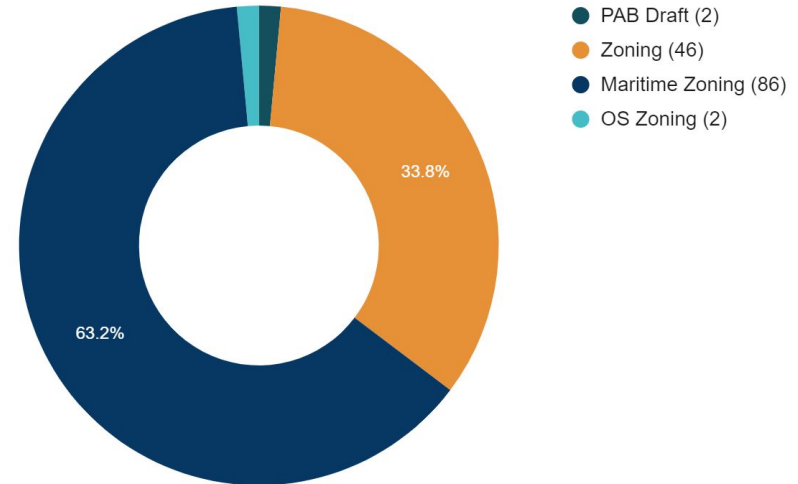
Anne Arundel County Office of Planning and Zoning



What we heard:

- Written Testimony Via Email - 99
- In-person Oral Testimony - 36
- Mail - 1
- Comments
 - Region Plan Document
 - Zoning
 - Maritime Zoning
 - OS Zoning

Primary Response Topics:



Questions/Comments on Region 4 Plan?

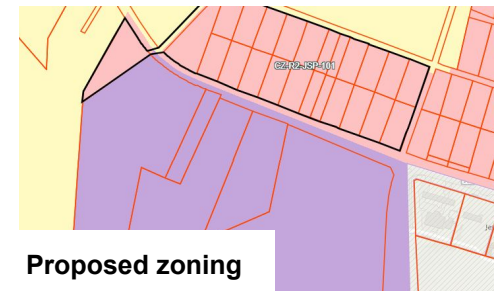
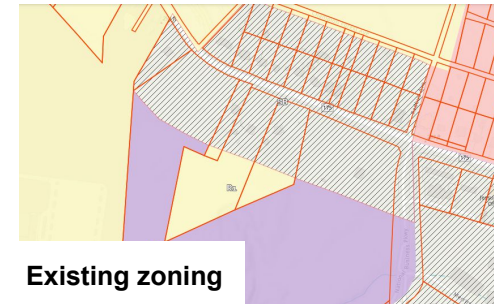
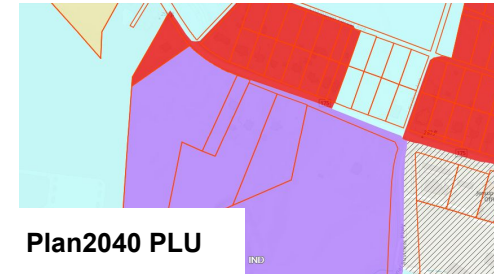
Consistency Changes in Region 4

Region 4 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. Table 17 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



Recommendations - Gibson Island

Gibson Island

- 2 Planned Land Use Changes
- 1 Zoning Change Request Application
- General recommendation:
 - Exhibit A: R1
 - Exhibit B: R1 / MA1
 - Exhibit C: MA3

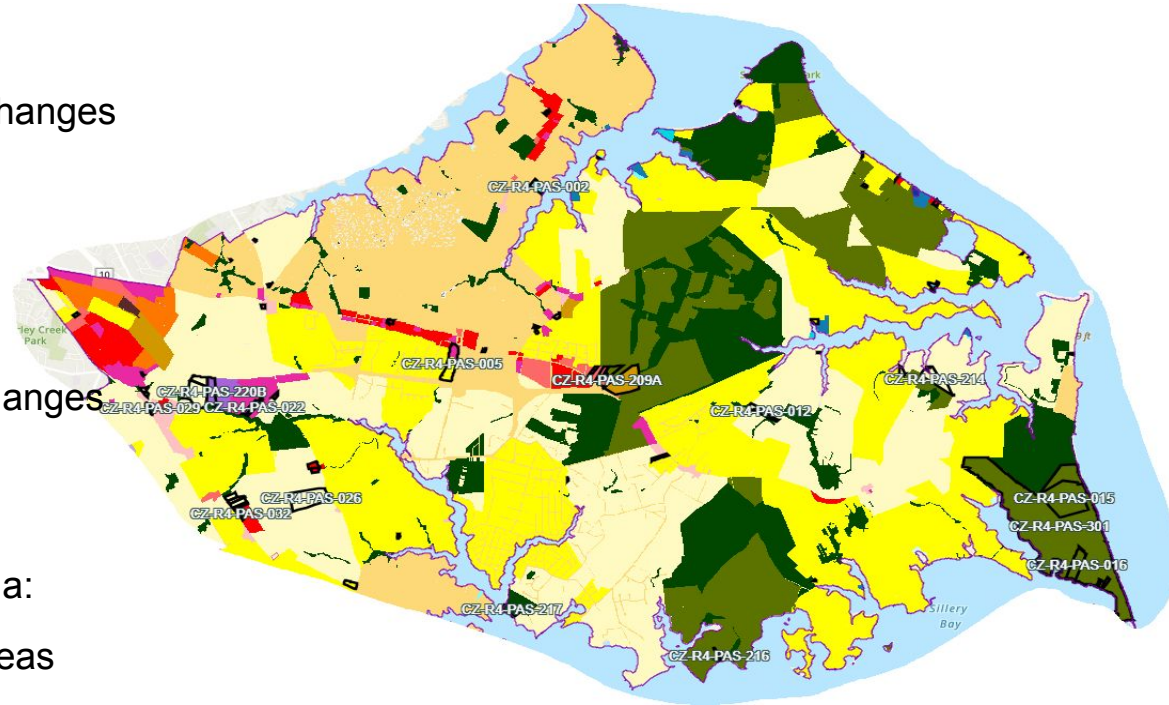


Recommendations - Pasadena

Region 4 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Pasadena

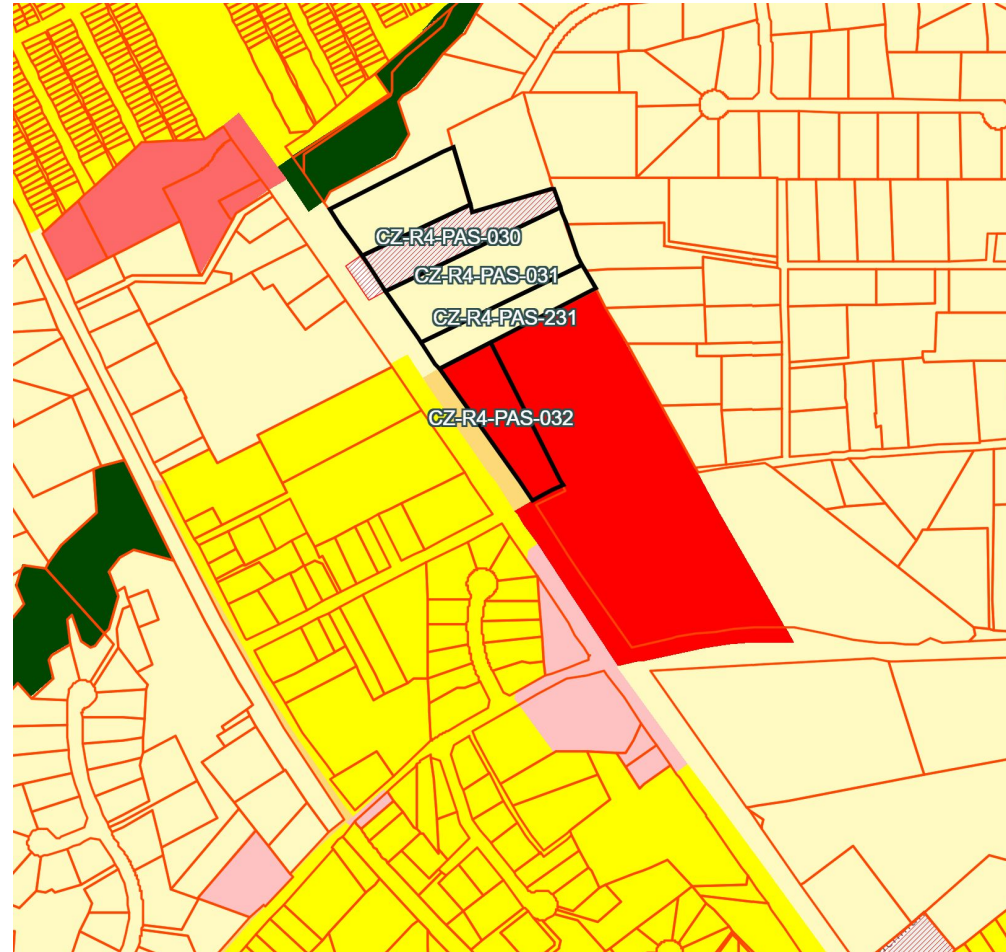
- 7 Development Policy Area Overlay Changes
- 1 Development Policy Area Change
- 44 Planned Land Use Changes
- 74 Zoning Changes
 - 31 Staff/SAC Recommended Changes
 - 43 Zoning Change Request Applications
- General recommendation for Pasadena:
 - Retain current zoning in most areas
 - Lower density for environmental protection
 - Support Village Centers



Region 4 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Pasadena

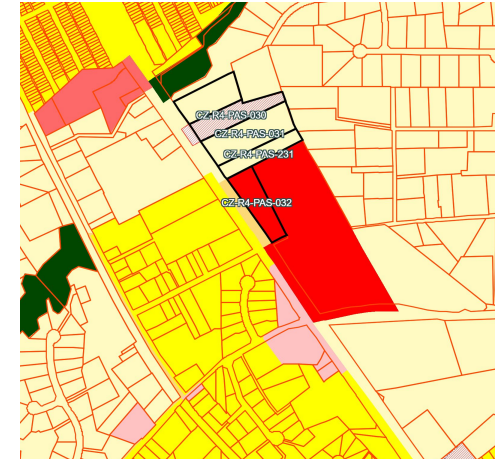
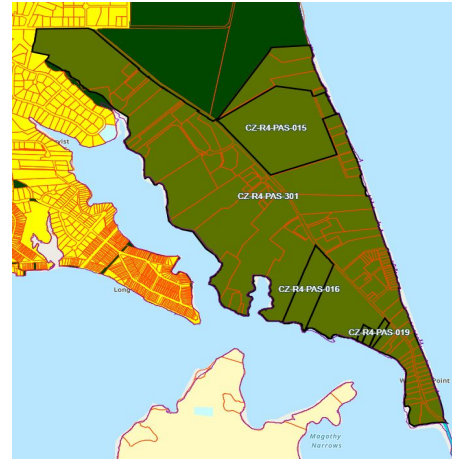
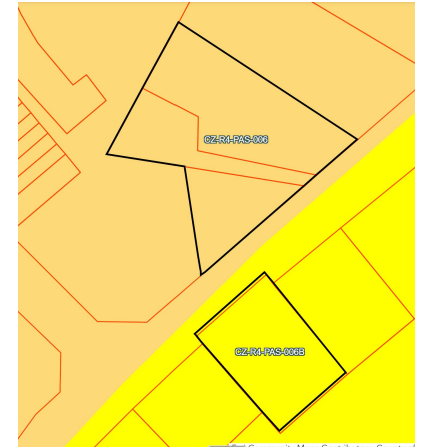
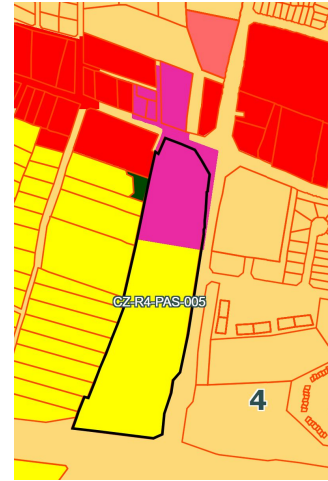
- PAB questions
 - PAS 002 - PYY Marina
 - CZ-R4-PAS-005
 - CZ-R4-PAS-006
 - CZ-R4-PAS-011
 - CZ-R4-PAS-015 - 019, 301
 - CZ-R4-PAS 021 & 022
 - CZ-R4-PAS 030, 031, 032, & 231



Region 4 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Pasadena

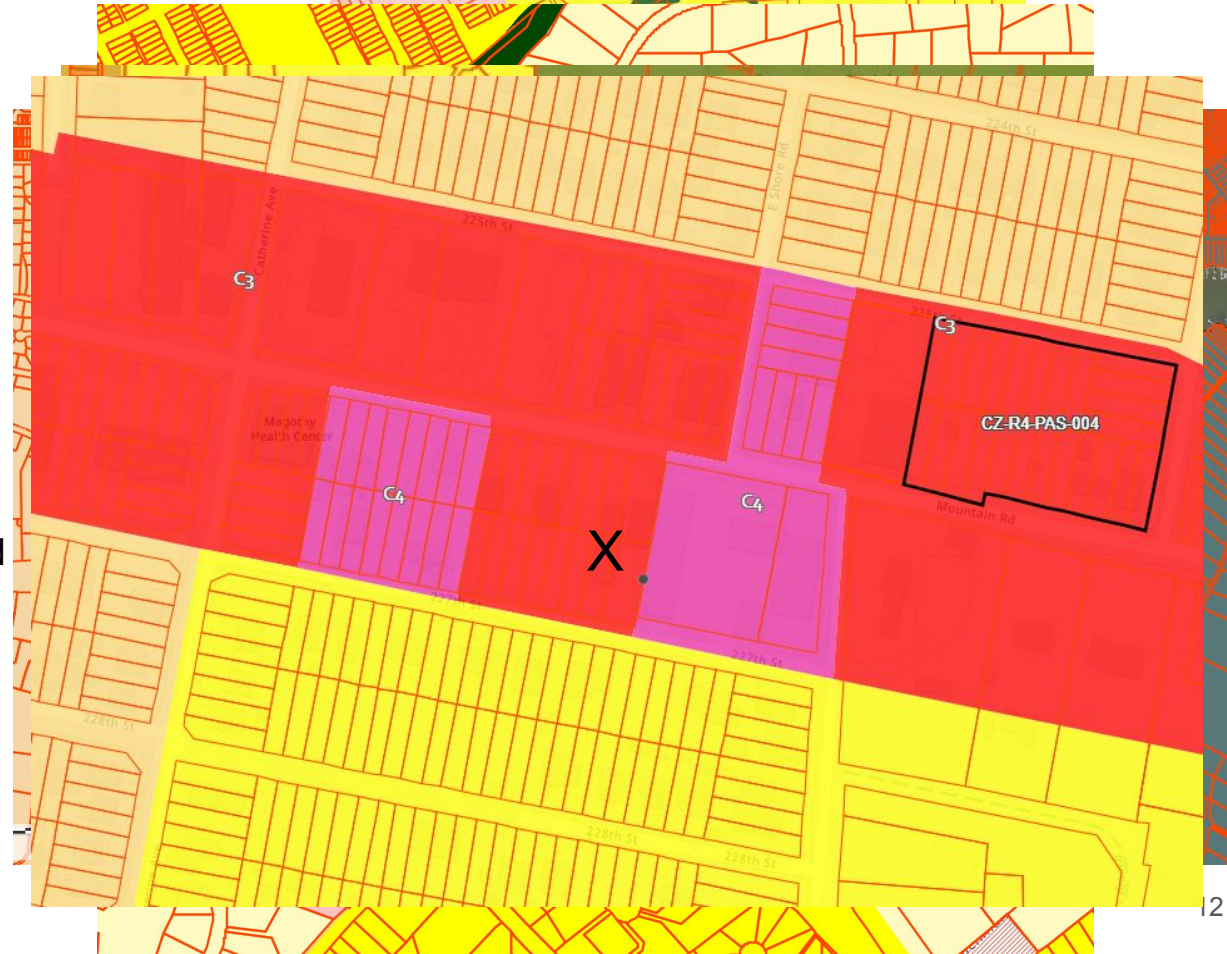
- Areas where SAC and Staff have different recommendations
 - PLU and CZ-R4-PAS- 005
3401 Mountain Rd
 - CZ-R4-PAS-006 -
8140, 8144, 8146
Hog Neck Rd
 - CZ-R4-PAS- 015 - 019, 301
Lake Shore
 - CZ-R4- PAS-030,031,032,231
91, 97, 101, 111, 115, 129
Ritchie Hwy



Region 4 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Pasadena

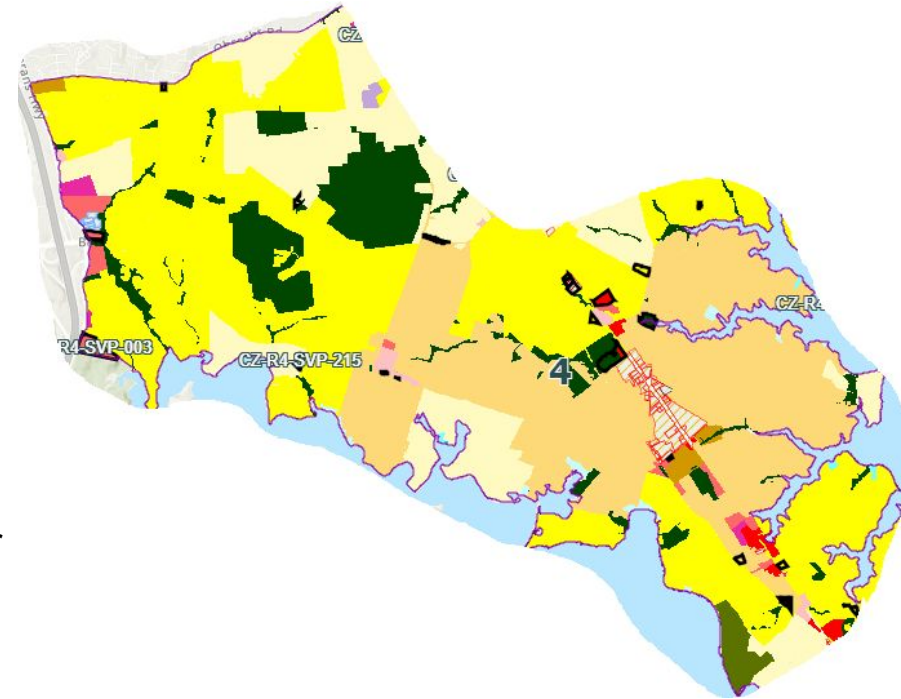
- New Zoning Requests and Recs.
 - CZ-R4-PAS-503
21 & 25 Ritchie Hwy
 - CZ-R4-PAS-231B
91 Ritchie Hwy
 - CZ-R4-PAS-502
4438 Purple Martins Rd
 - CZ-R4-PAS-501
2529 Mountain Rd



Recommendations - Severna Park

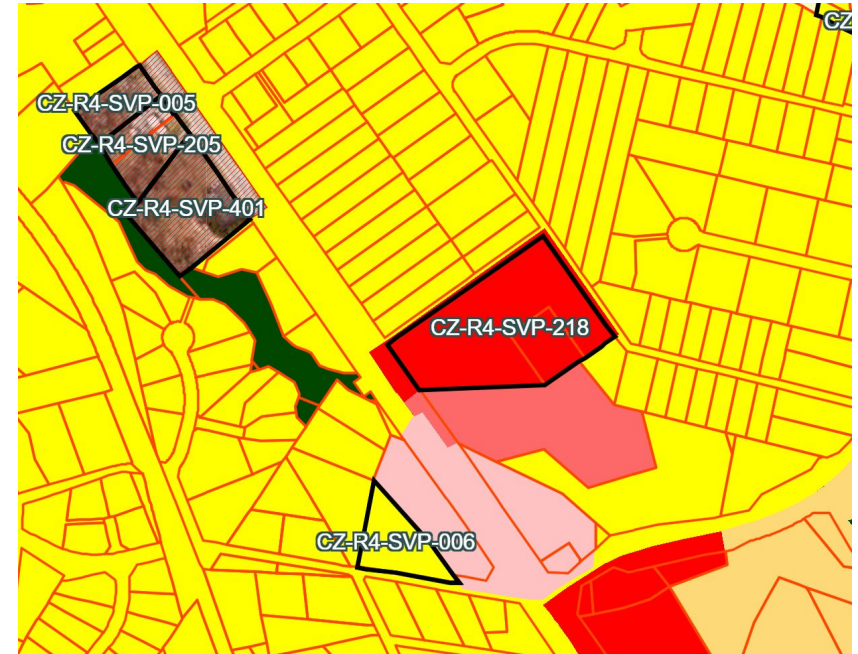
Severna Park

- 3 Development Policy Area Overlay Changes
- 15 Planned Land Use Changes
- 25 Zoning Changes
 - 14 Staff/SAC Recommended Changes
 - 11 Zoning Change Request Applications
- General recommendation for Severna Park:
 - Retain current zoning in established residential communities
 - Ensure consistent zoning and land use for businesses along Ritchie Highway



Severna Park

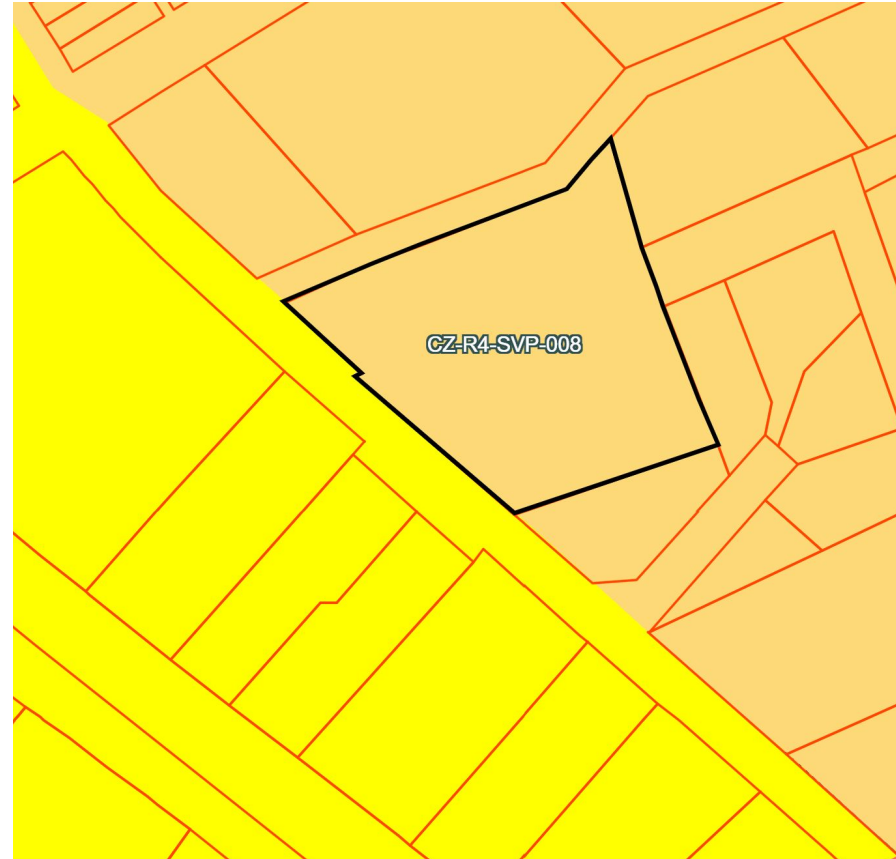
- PAB questions
 - CZ-R4-SVP- 205
 - CZ-R4-SVP- 010,101, 210
 - CZ-R4-SVP-218



Region 4 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Severna Park

- Areas where SAC and Staff have different recommendations
 - CZ-R4-SVP-008
45 SMITH RD, 849 BALTO ANNAP BLVD
 - CZ-R4-SVP-010 PLU-R4-SVP-110
965 B&A Blvd
 - CZ-R4-SVP-210 PLU-R4-SVP-210
957 and 959 B&A Blvd
 - CZ-R4-SVP-101 PLU-R4-SVP-101
21 Hoyle Lane, 969 and 973 B&A Blvd
 - PLU and CZ-R4-SVP-218
335 and 337 Ritchie Hwy, Severna Park

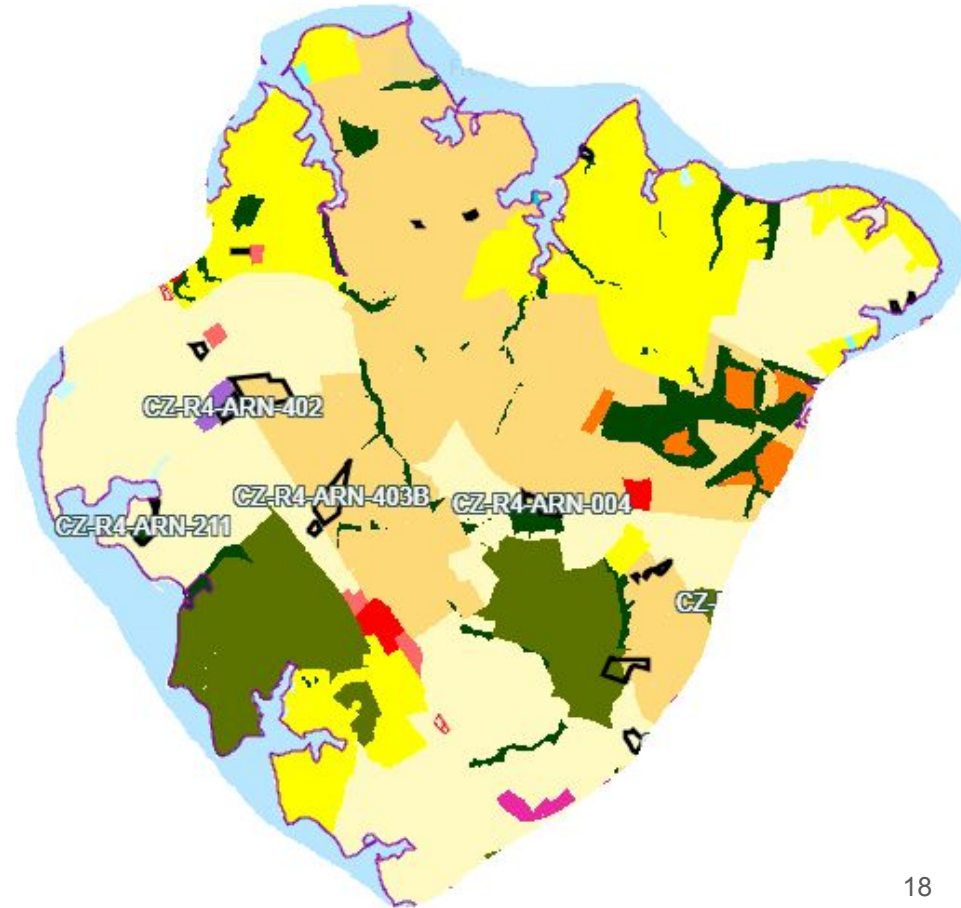


Recommendations - Arnold

Region 4 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Arnold

- 18 Planned Land Use Changes
- 22 Comprehensive Zoning Changes
 - 13 Staff/SAC recommended changes
 - 9 Zoning Change Request Applications
- General recommendation for Arnold:
 - Retain current zoning
 - Align the zoning with the surrounding community



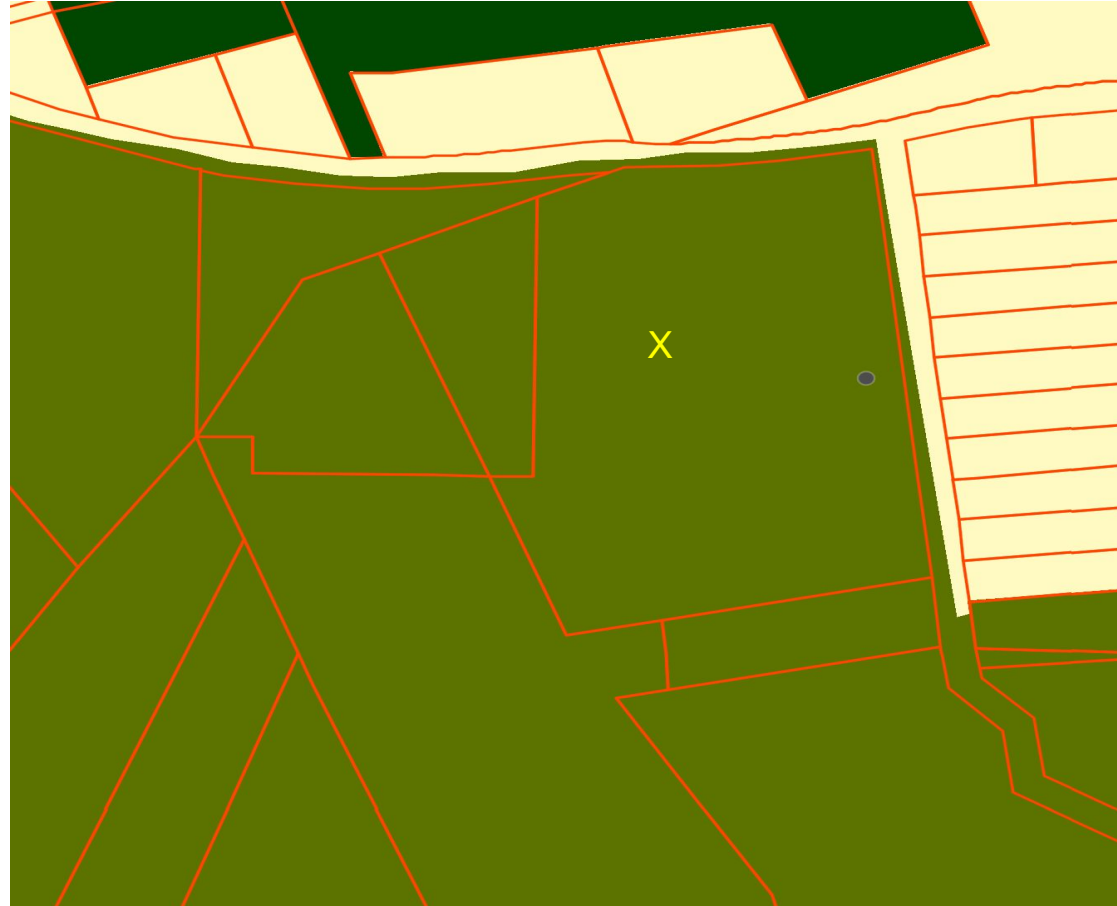
Region 4 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Arnold

- New Requests

- CZ-R4-ARN-501

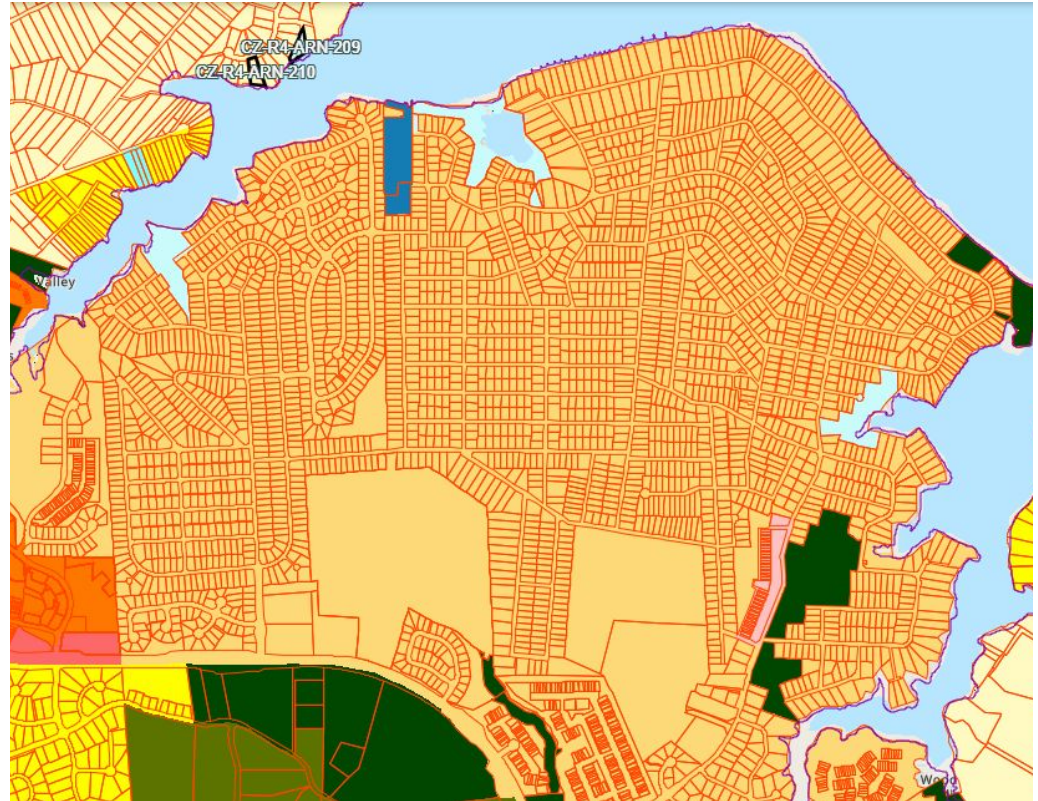
1352 Shirleyville Rd



Recommendations - Cape St. Claire

Cape St. Claire Area

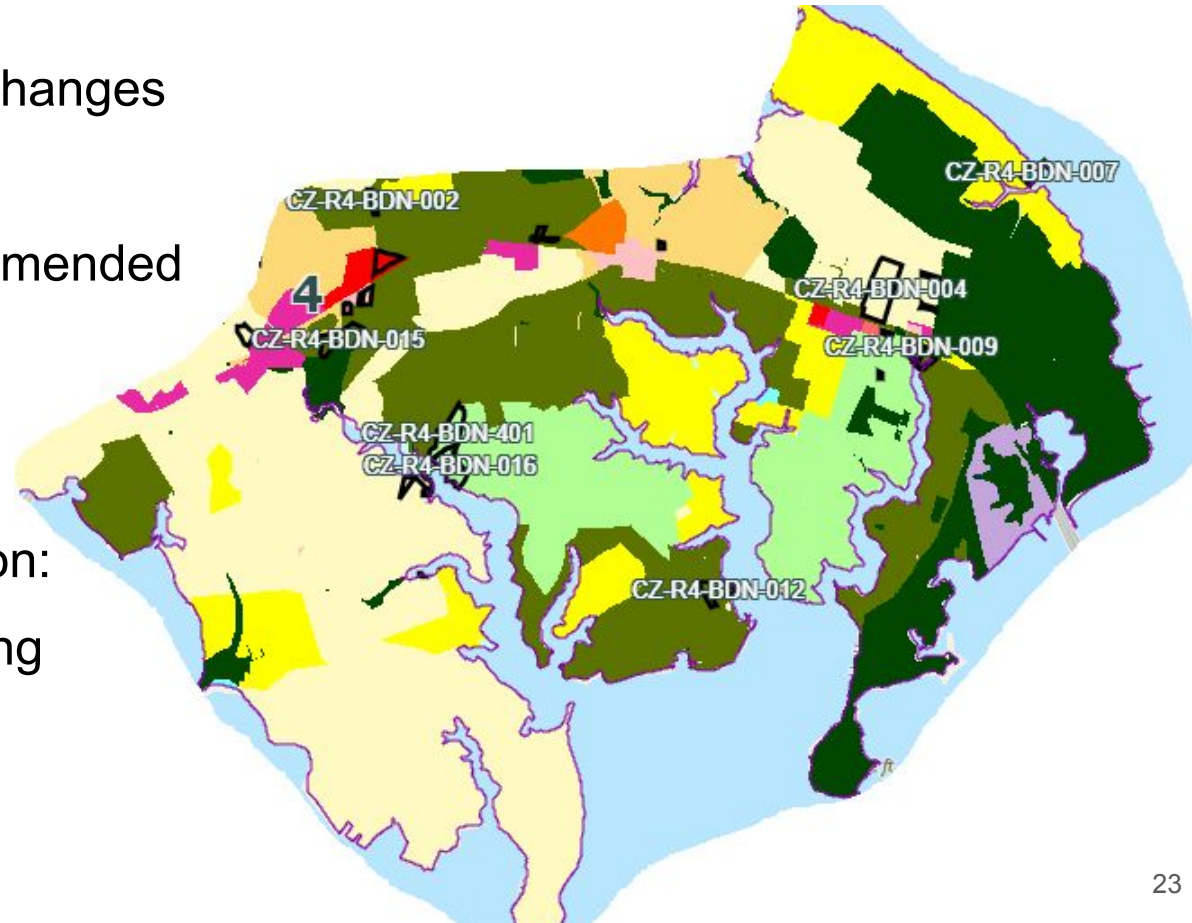
- 1 Planned Land Use Change
- 1 Staff/SAC Recommended Zoning Change
- General recommendation for Cape St. Claire:
 - Retain current zoning



Recommendations - Broadneck

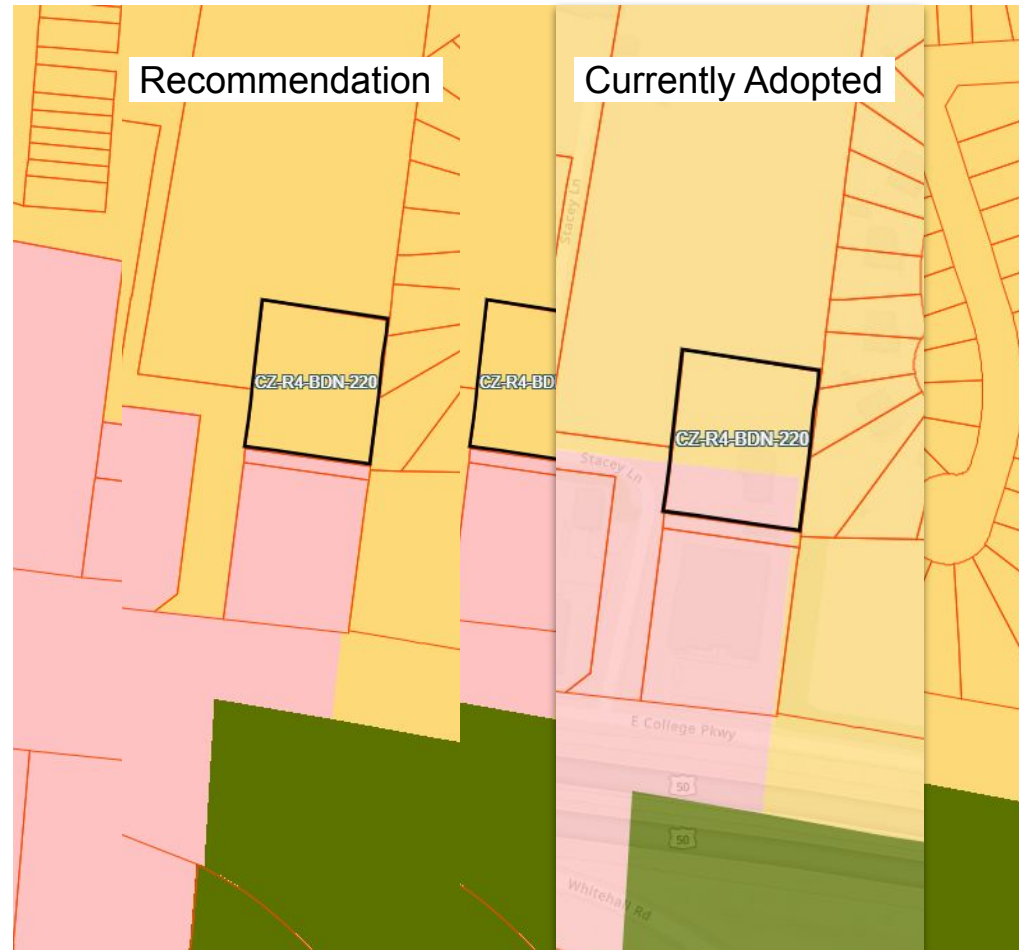
Broadneck Area

- 11 Planned Land Use Changes
- 30 Zoning Changes
 - 8 Staff/SAC Recommended Changes
 - 22 Zoning Change Applications
- General recommendation:
 - Retain current zoning



Broadneck Area

- Clarification and PAB questions:
 - CZ-R4-BDN-015
161 Ferguson Rd
 - CZ-R4-BDN-017
Orchard Beach
 - CZ-R4-BDN-220
1505 Stacey Ln



Region 4 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Broadneck Area

- Areas where SAC and Staff have different recommendations
 - PLU and CZ BDN-218
1462 Shot Town Rd
- New Requests
 - CZ-R4-BDN-007
2116 BAY FRONT TER
 - CZ-R4-BDN-503
1475 Shot Town Road
 - CZ-R4-BDN-501
1401 and 1403 Shot Town Road
 - CZ-R4-BDN-502
1450 and 1460 Shot Town Road
 - CZ-R4-BDN-504
439 Broadneck Road



Region 4 Plan Recommendation