

Planning Advisory Board Region 7 Plan and Comprehensive Zoning Briefing

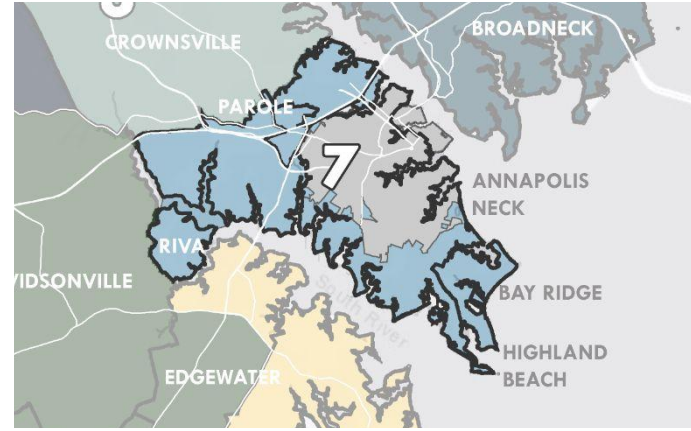
October 19, 2023

Anne Arundel County Office of Planning and Zoning



Region 7 Process Overview: Background

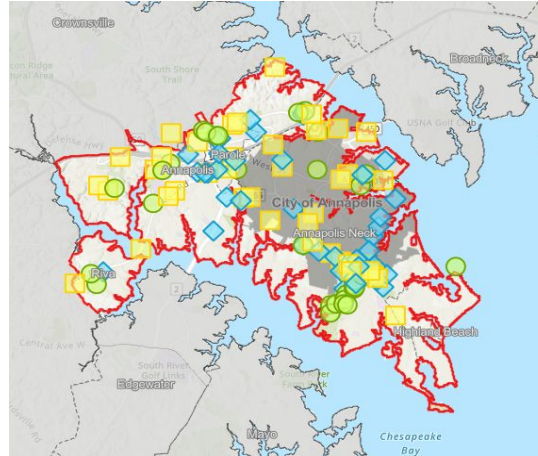
- Plan2040
- Region 7 geography
 - Greater Annapolis, Parole, Annapolis Neck, Bay Ridge, Highland Beach, Riva
- Stakeholder Advisory Committee (SAC)
 - 23 meetings starting December 2021



Region 7 Process Overview: Public Outreach

Key Outreach phases:

- Initial Questionnaire
- Feedback Map
- Visioning Questionnaire
- Survey of draft strategies
- Draft zoning
- Preliminary Draft



What we heard:

- Development pressures
- Impacts on environmental features
- Lack of housing diversity
- Park and recreation facilities
- Mobility and congestion
- Underutilized commercial areas / vacancies

Region 7 Vision:

Residents of Region 7 experience a high quality of life. We cherish and protect our peninsula's natural resources and diversity, and have a community that offers attainable housing for all. Safe, efficient and affordable transit, bike and pedestrian options, improved traffic flow, and access to our parks and waterways make it attractive for people to live here. Through smart growth approaches, development is well planned and coordinated across jurisdictions with opportunities for community engagement. Local merchants, community resources and businesses are thriving and accessible to all.

General Plan Structure

- Introduction / Background information
- Four primary chapters
 - Natural Environment
 - Built Environment
 - Healthy Communities
 - Healthy Economy
- Implementation



Natural Environment

- 19 strategies
- Highlights:
 - Green Infrastructure
 - Living shorelines
 - tree cover
 - open space
 - stormwater management



Built Environment

- 69 strategies
- Highlights
 - Parole Town Center as primary growth area
 - affordable housing and “missing middle”
 - neighborhood mixed use hubs
 - transit and bike/ped improvements
 - roadway / congestion improvements
 - City - County coordination
 - historic preservation
 - EV infrastructure

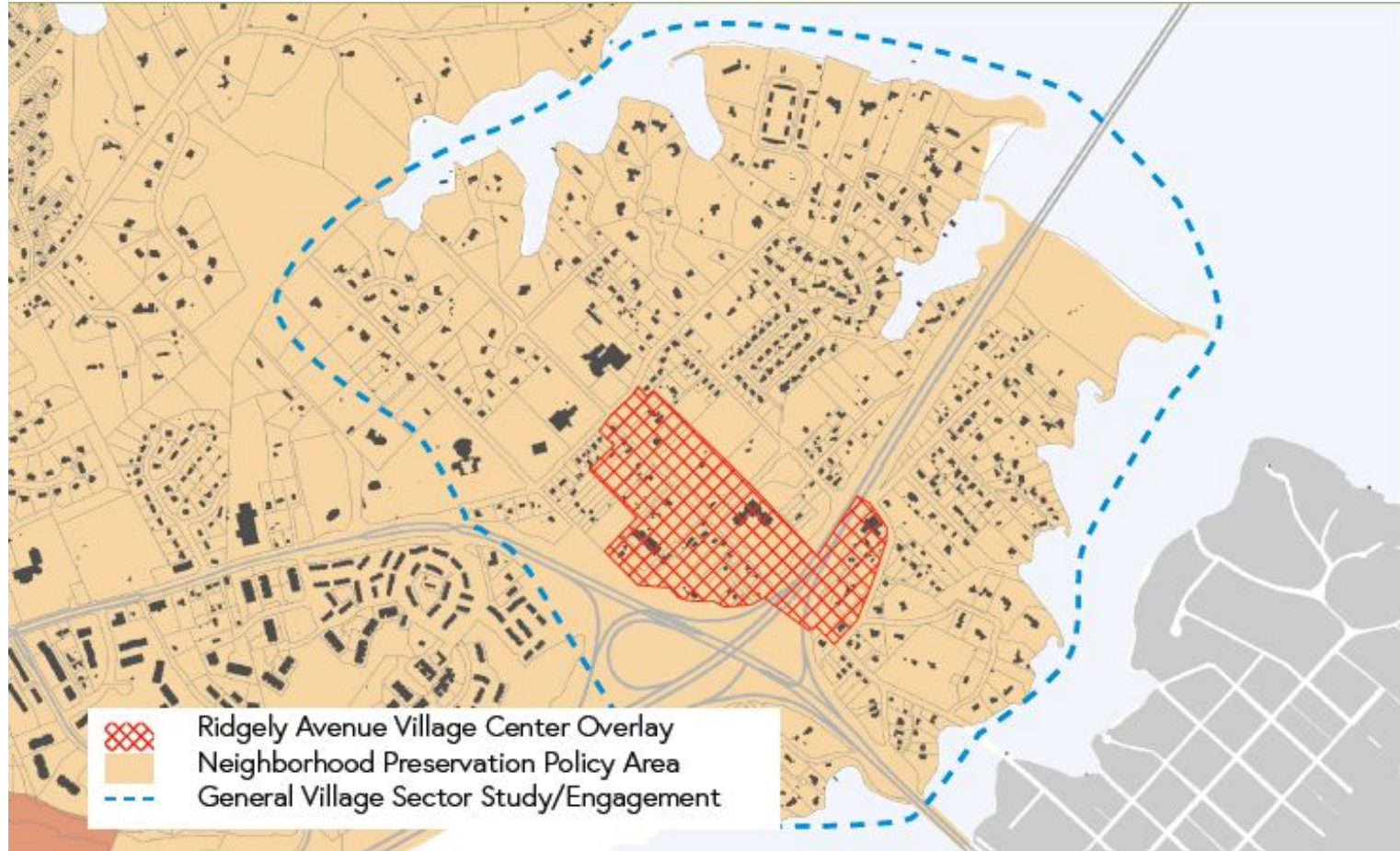


Region 7 Plan: Key highlights and recommendations

Ridgely Avenue area

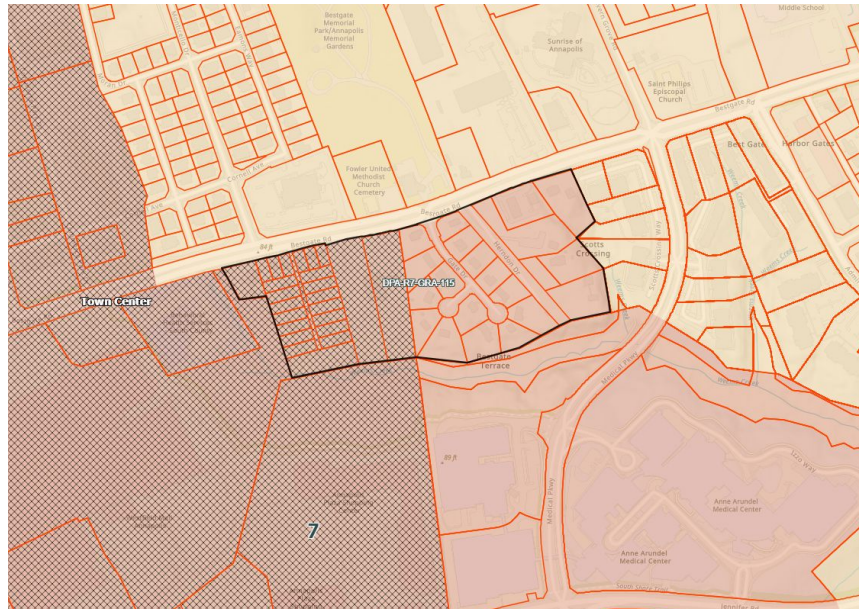


Region 7 Plan: Key highlights and recommendations



Other key recommendations

- Bestgate Road area
- City and County coordination



BUILT ENVIRONMENT

City-County Coordination in Planning

Coordination between the City of Annapolis and Anne Arundel County is critical to the seamless and efficient delivery of services and infrastructure in the Region. There are three key areas of coordination across the jurisdictional boundary:

1. **Current planning:** which involves reviewing development submittals, assessing their impact, and determining mitigation requirements for approval, and ensuring the proposed project meets development requirements.
2. **Long range planning:** which aligns land use and density controls with growth projections and infrastructure capacity and investment priorities.
3. **Mobility planning:** which involves the ongoing assessment of mobility infrastructure for safety and connectivity including roadways, transit, and active transportation options.

Coordination between the jurisdictions in these areas occurs across multiple agencies, in both formal and informal ways. Below are a few examples of how this coordination takes place.

In *current planning* and services:

At the request of City staff, County Department of Public Works (DPW) staff comment on the scope and review of traffic impact studies, and recommend mitigation measures for development projects proposed within the City that impact County-maintained roadways. Mitigation is site-specific and could include:

- A wide range of enhancements, such as a new or upgraded traffic signal to improve traffic flow, intersection realignment and pedestrian facilities for both traffic flow and bicycle/pedestrian safety, or a new road or site connection to help alleviate capacity pressures on a main roadway.
- City and County Offices of Planning and Zoning (OPZ) share development review submittals for informal comment on projects near the jurisdictional boundary.
- City and County agencies collaborating on day-to-day operations (ongoing), for example transit operations, safety and emergency management, trail connections, and bikeshare/scooter share programs.



Healthy Communities

- 11 strategies
- Highlights:
 - expanded public water access
 - expanded trail network
 - emergency planning coordination



Healthy Economy

- 4 strategies
- Highlights:
 - business assistance
 - public art



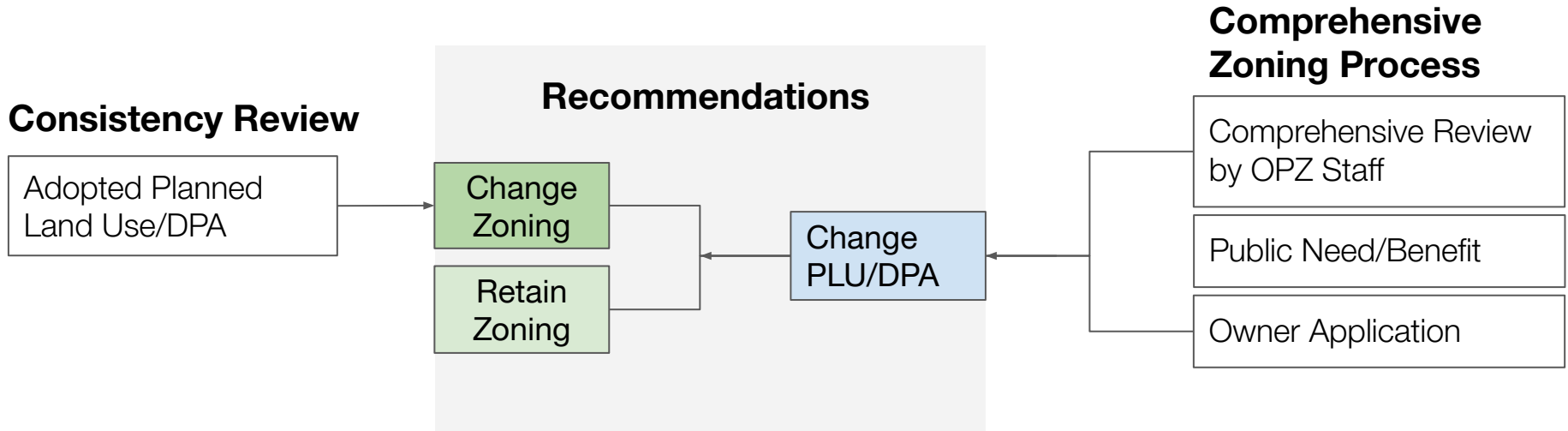
Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Broad

Specific

	Development Policy Area (DPA)	Planned Land Use (PLU)	Zoning
Where is it found?	Plan2040, Region Plans	Plan2040, Region Plans	County Code, Article 18, Zoning Map
What does it do?	Broadly identifies areas in the County where development and redevelopment are encouraged, as well as areas where preservation of rural or suburban character and natural features are prioritized.	Used to guide development patterns within the County based on the Vision, Goals, Policies, and Development Policy Areas (DPA) Map in Plan2040. Implemented through zoning and through policies set forth in Plan2040 and Region Plan	Follows and implements the Planned Land Use (PLU) Map by regulating how a property can be used. In accordance with the State's Land Use Article, The Zoning Map must be consistent with the Planned Land Use (PLU) Map.
How does it change?	Development Policy Area Map will be updated based on policies and recommendations adopted during the Region Plan process.	Planned Land Use Map will be updated based on policies and recommendations adopted during the Region Plan Process.	Comprehensive Zoning - Staff and SAC recommends changes to zoning in accordance with the policies in Plan2040 and other adopted plans. Comprehensive zoning reviewed and adopted by County Council. Administrative Zoning - An application is made by a property owner and is decided by the Administrative Hearing Officer.
Annapolis Mall	Town Center / Transit-Oriented Overlay	Town Center	TC (Town Center) Zoning / Parole Town Center Overlay
Hillsmere Neighborhood	Peninsula	Low Density Residential (some Public Use)	R2 Zoning (some OS zoning along water)

Region 7 Comprehensive Zoning: How changes were made



Region 7 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 adopted Planned Land Use.
 - Consistency is defined in Volume II of Plan2040. The table includes zoning districts that are generally applied in each of the land use designations.

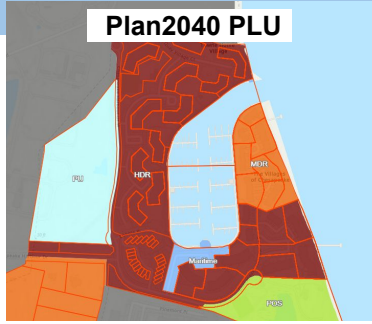
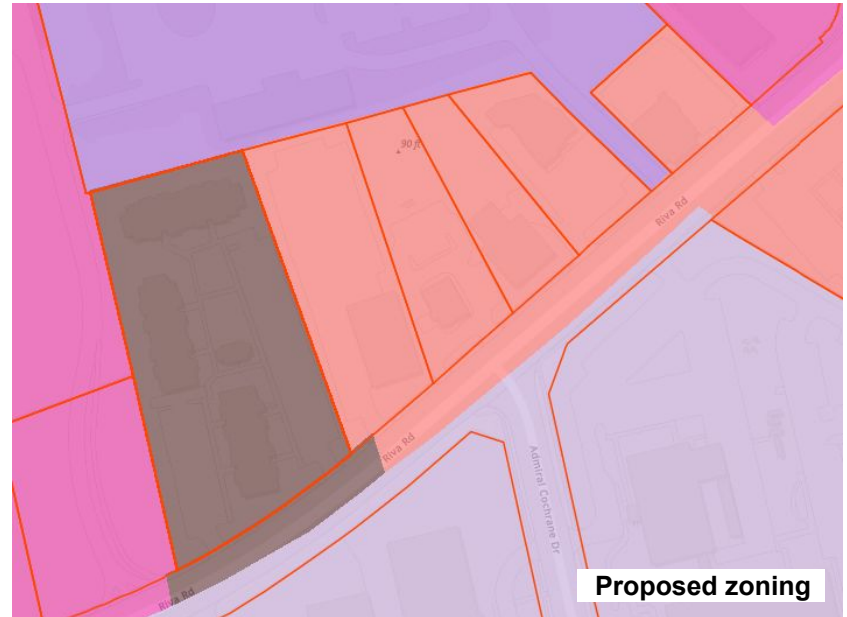


Table 17. Plan2040 Planned Land Use Designations

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

Region 7 Comprehensive Zoning: Types of changes

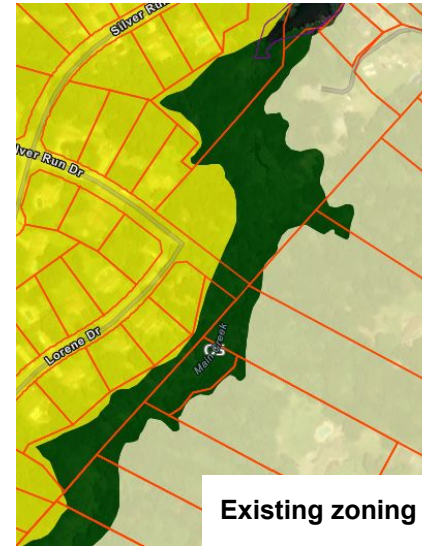
- Aligning Zoning and Parcel Boundaries
 - Updates surveys, subdivisions or property, and the limits of the accuracy of mapping have led to many cases where the boundaries of a zoning district do not align with parcel boundary lines



Region 7 Comprehensive Zoning: Types of changes

- Making the Open Space Zoning District More Meaningful

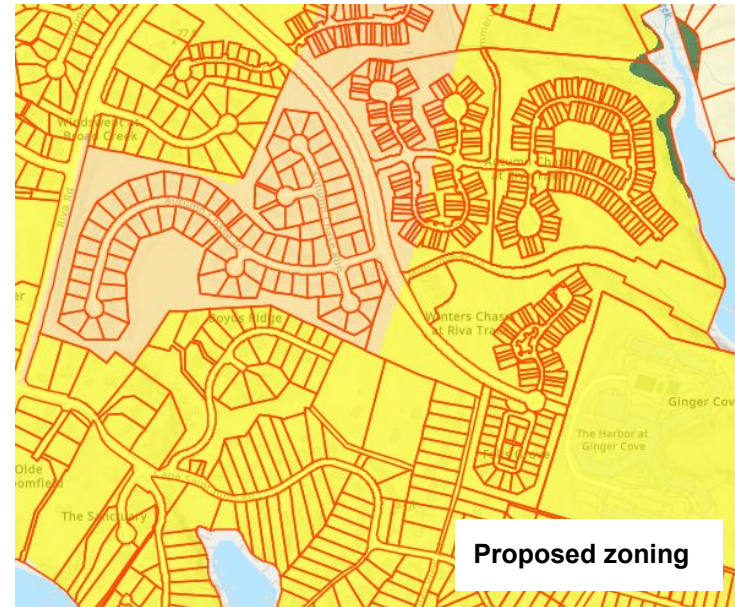
- The OS district was generally based on the 1985 Federal Emergency Management Area 100-year floodplain and other areas with unclear justification
- The FEMA floodplain maps have been updated over time, and now deviate from the OS zoning district. County Code and State and federal laws and regulations have been adopted that include more stringent protections of floodplains, streams, and wetlands as properties develop.
- These other regulations are more effective and appropriate tools than the Zoning Map for managing risks of development in floodplains and conserving the natural functions of streams and floodplains.
- The County proposes to remap the OS zoning district so that it applies to: public parks and natural areas, lands dedicated to open space, recreation, and floodplain protection in the subdivision process, and lands covered by conservation easements.
- These changes result in a slight increase in the amount of land in the OS zoning district.



Region 7 Comprehensive Zoning: Types of changes

- Planned Unit Developments

- No changes to zoning are proposed in those communities because of the unique agreements executed for each Planned Unit Development.



Region 7 Comprehensive Zoning: Holding Capacity Analysis

	Countywide		Region 7
Household Forecast (Change from 2020 to 2040)	30,280*		1,456*
Holding Capacity Residential Zoning Districts	13,215		717
Holding Capacity Non-residential Zoning Districts	27,572		3,698
Total Estimated Holding Capacity	40,787		4,415
<i>Difference</i>	10,507		2,959

Notes:

**excluding the City of Annapolis*

These statistics are estimates, not growth targets.

Source: 2021 Holding Capacity Analysis and Round 10 BMC Forecast

Region 7 Comprehensive Zoning: Types of changes

- OPZ and Stakeholder Advisory Committee Recommended Zoning Changes
 - Analysis of areas that could advance the goals and policies of Plan2040 and the Region Plans. Staff reviewed the preliminary changes to the zoning map with the SACs in each Region. The SACs have formed a preliminary draft recommendation that in some cases, is different from the OPZ preliminary recommendation.
- Property Owner Zoning Change Applications
 - County staff and the SAC reviewed those applications and have made preliminary recommendations.

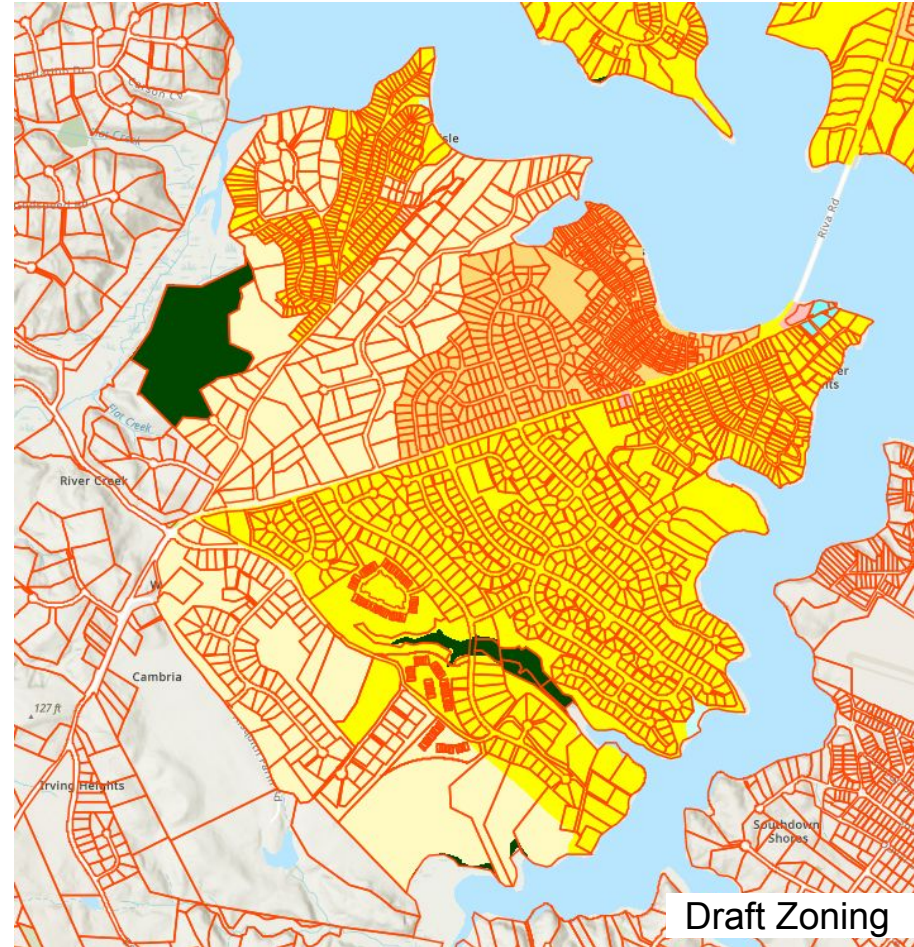
Region 7 Comprehensive Zoning: Change Statistics

ZONED	ADOPTED (Acres)	PROPOSED (Acres)	CHANGE (Acres)		ZONED	ADOPTED (Acres)	PROPOSED (Acres)	CHANGE (Acres)
SB	3.88	3.87	-0.01		R1	1,529.14	1,510.21	-18.93
C1	19.73	21.74	2.00		R2	5,244.95	5,258.57	13.62
C2	513.34	469.18	-44.16		R5	325.59	261.22	-64.37
C3	37.79	38.23	0.43		R10	52.68	155.33	102.66
C4	191.94	202.62	10.67		R15	162.61	62.44	-100.17
TC	491.02	514.58	23.57		R22	77.54	74.31	-3.23
W1	299.38	297.94	-1.44		MA1	19.78	16.75	-3.03
W2	40.12	44.48	4.36		MA2	7.61	5.44	-2.17
W3	11.77	10.70	-1.07		MB	6.78	5.67	-1.11
OS	931.43	936.59	5.16		MC	7.65	3.93	-3.72
RA	36.55	38.02	1.47					
RLD	623.06	637.66	14.60		City of Annapolis	4,881.37	4,881.37	0.00

Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Riva Area

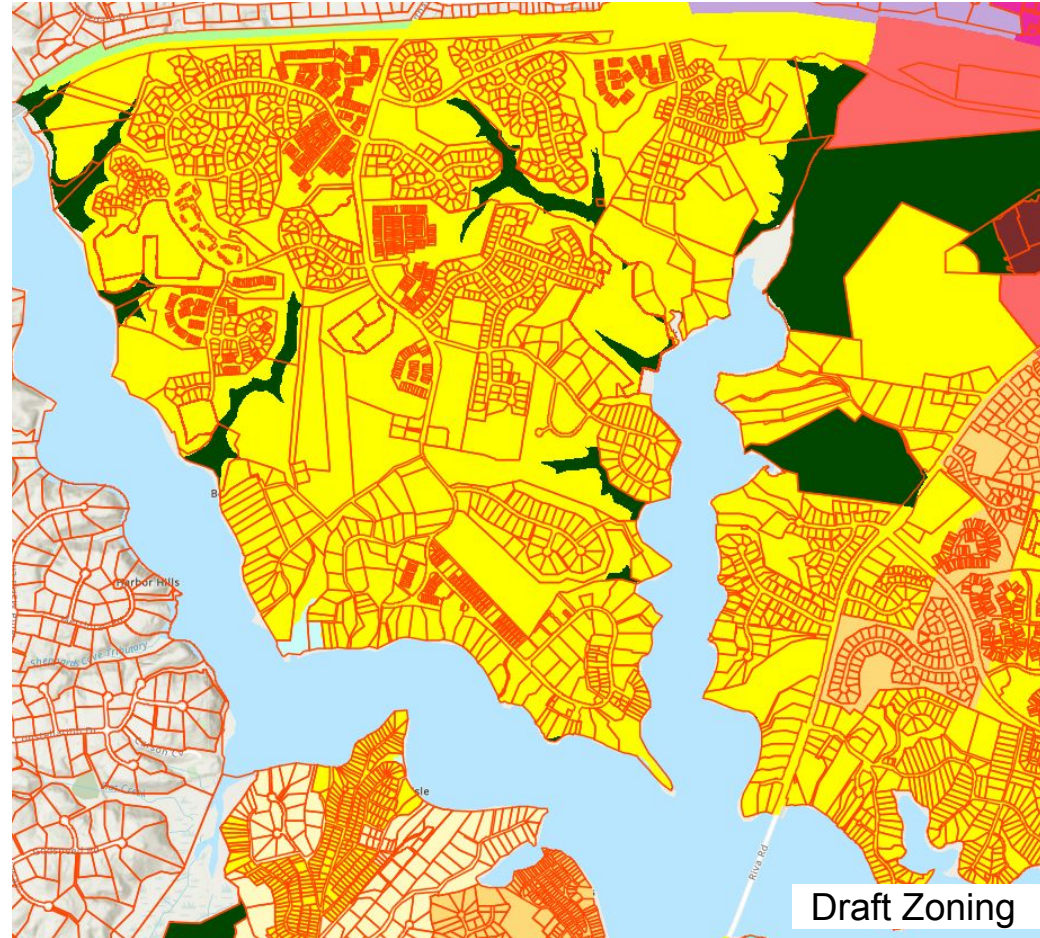
- Blue Heron community
- Consistency changes
- Waterford Planned Unit Development



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Heritage Harbour / Riva Road Area (south of Parole Town Center)

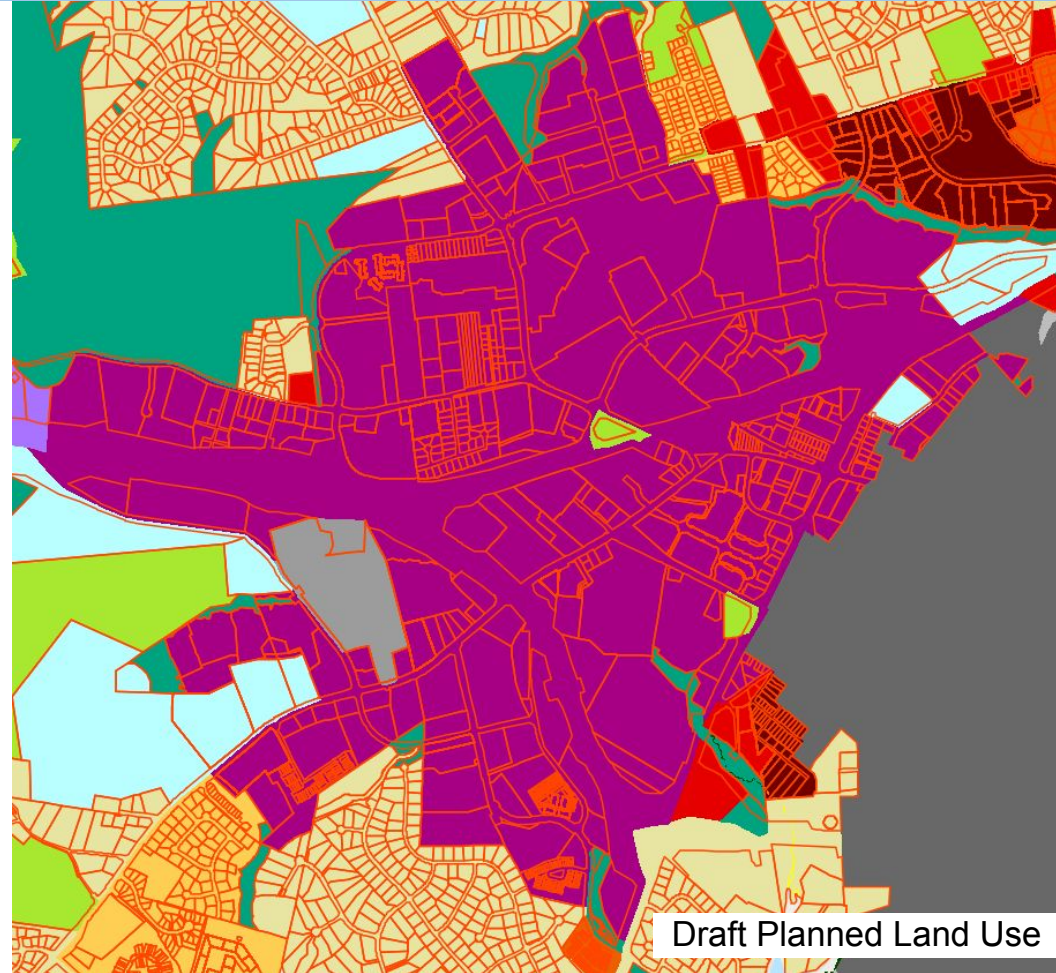
- Heritage Harbour and Riva Trace PUD communities



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Parole Town Center area

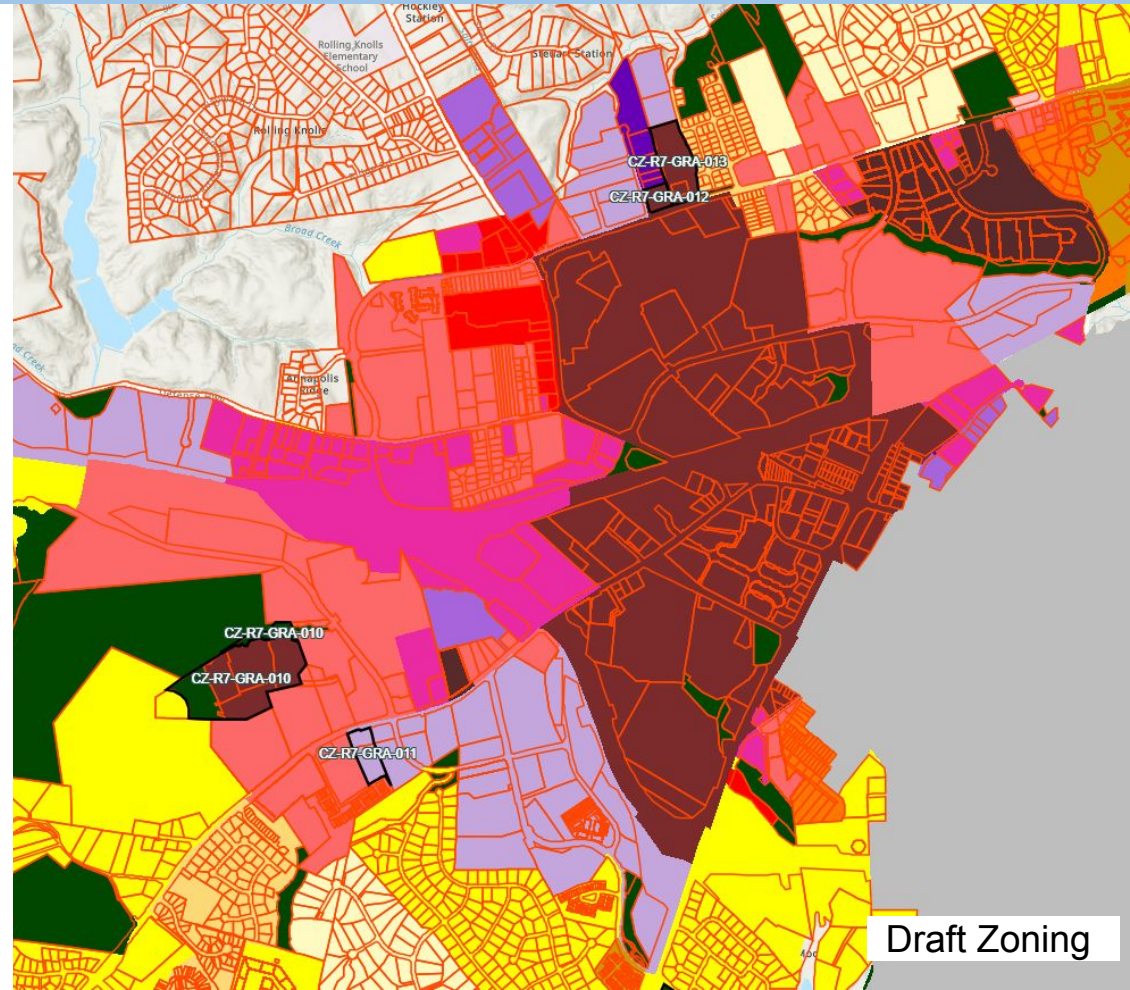
- Planned Land Use
- Bestgate area Policy Area and Planned Land Use: recommendation to remove from Parole Town Center



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Parole Town Center area (cont.)

- Staff changes
- Current zoning varied; all within the Parole Town Center zoning overlay
- 4 applications
 - Recommendation: support applicant requests



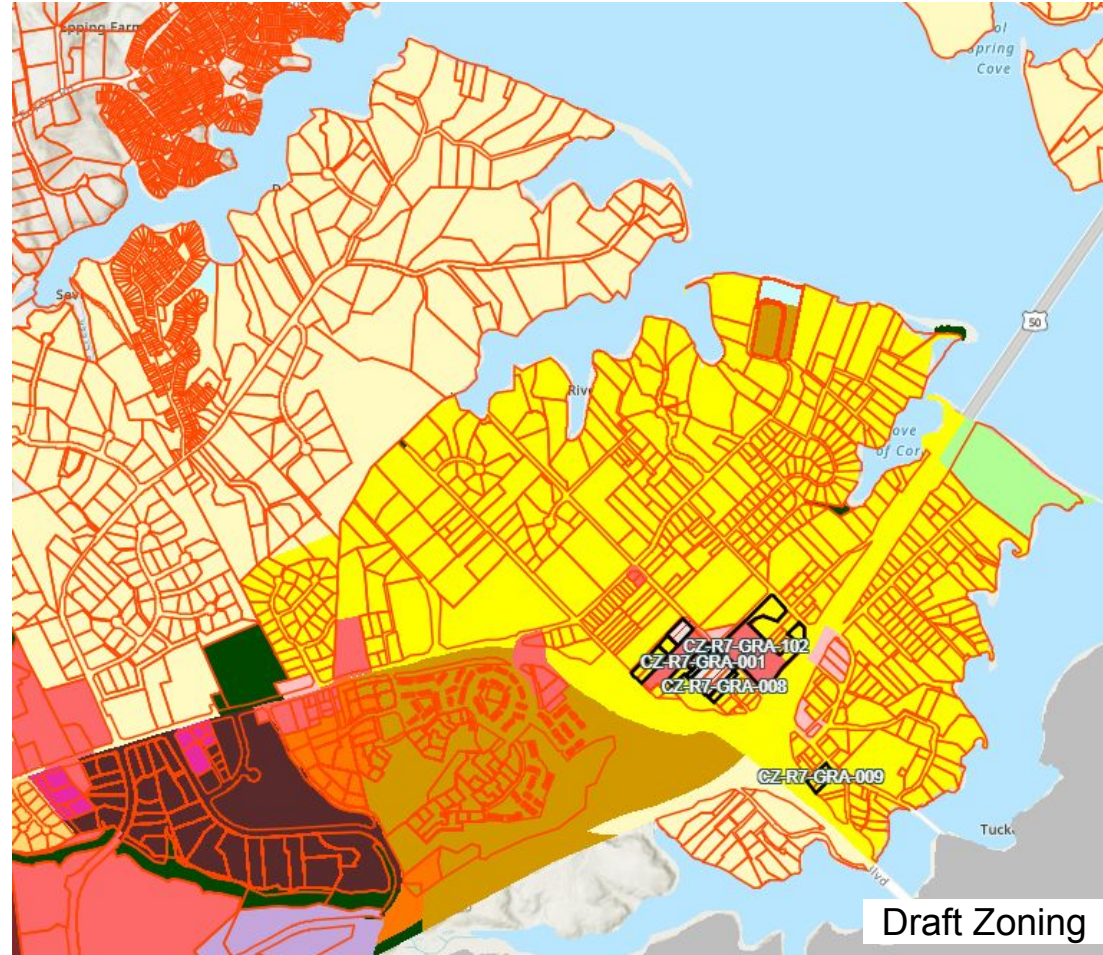
Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

North Region 7 area

- Consistency: Tidewater Colony and Windgate; OS areas

Ridgely Avenue area

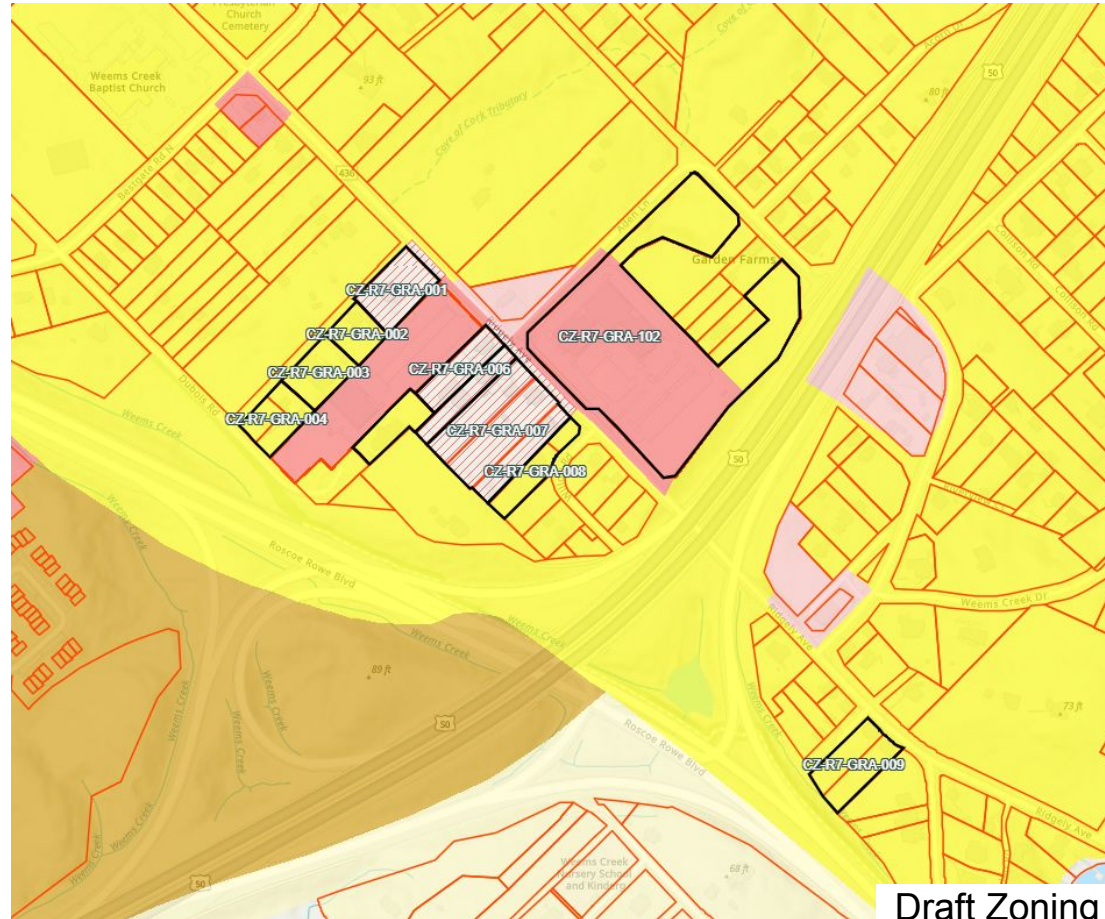
- 9 CZ applications



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Ridgely Avenue area

- 9 applications
- Current zoning: SB, C1, C2, and R2
- General recommendation: retain current zoning; develop Village Center Sector Plan



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning



MD 2 area (just south of Parole Town Center)

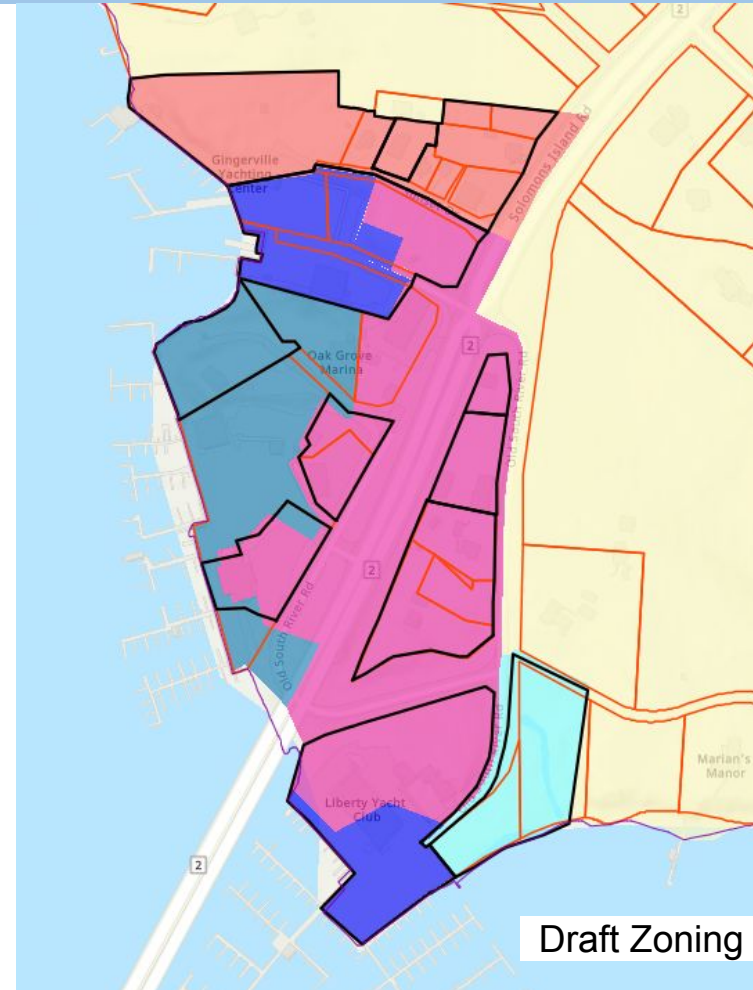
- Consistency changes
- Wilelinor open space
 - Recommendation: support request for OS
- 2621 / 2653 Solomons Island Rd
 - Recommendation: support request for R2



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

MD 2 area at South River

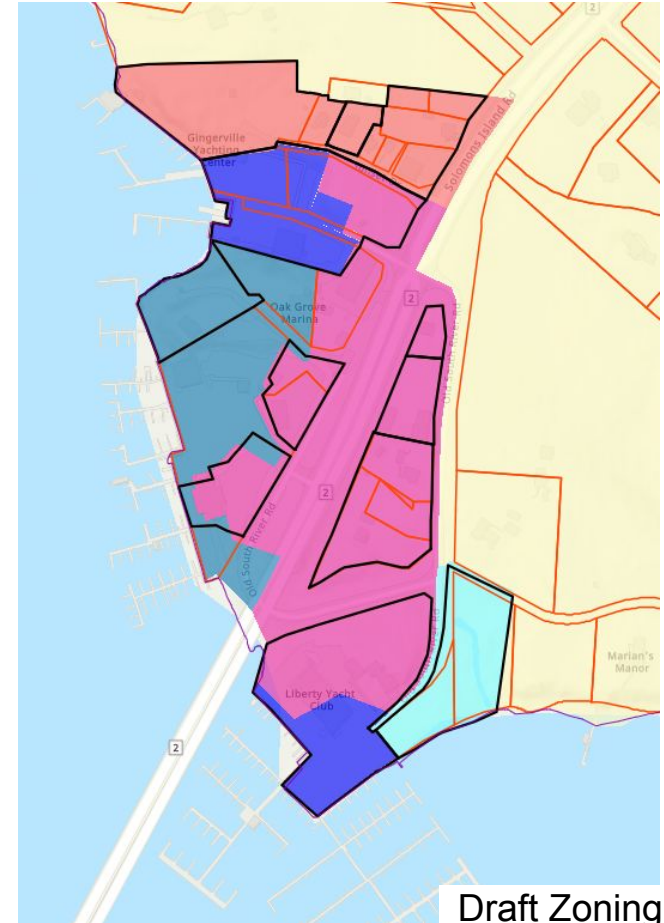
- 5 CZ requests on west side
 - Recommendation:
 - support for C2 north of Sunset Dr.
 - support revised MC/C4 split (parcel 123)
 - retain existing MB (parcel 382)
 - support C4 requests (parcels 179 and 364/418)



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

MD 2 area at South River

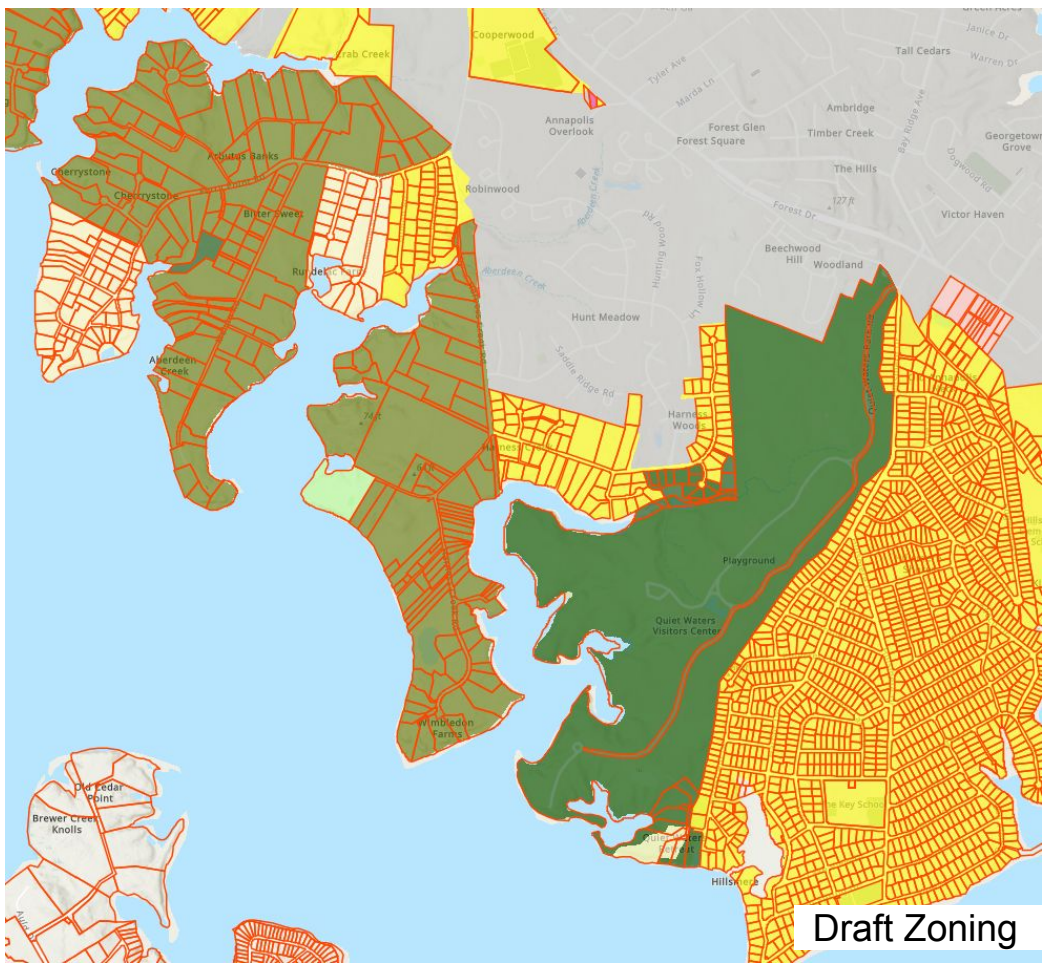
- 4 CZ requests on east side
 - Recommendation:
 - Liberty Marina: support for split zone south of Old S. River Rd; C4 on parcels north of Old S. River Rd.
 - support for C4 at Old S. River and MD 2



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Outer Annapolis Neck

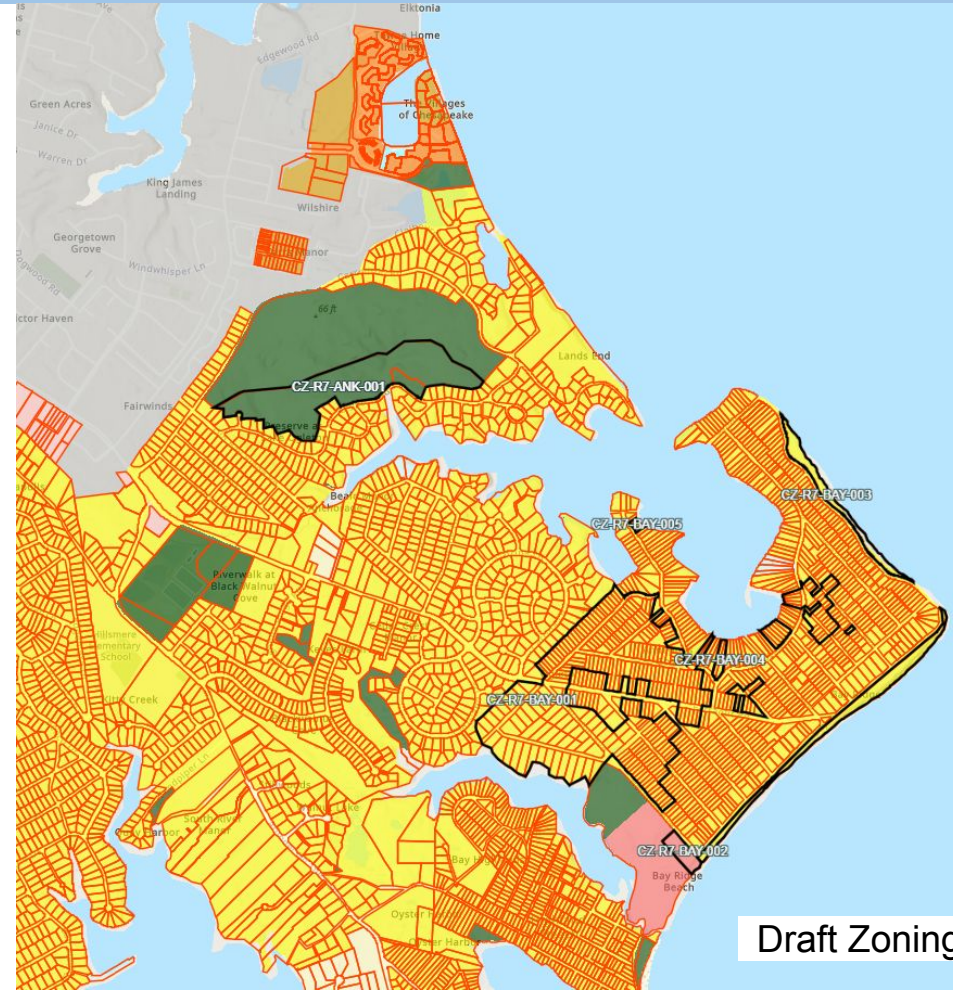
- Consistency changes
- Bay Ridge Road commercial area
- Quiet Waters Park



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Outer Annapolis Neck

- Consistency changes
- Annapolis Roads open space
- Bay Ridge
 - “Big Woods”
 - BRCA pool
 - beachfront



Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Outer Annapolis Neck (*Thomas Point Road area*)

- consistency changes
- Fishing Creek Farms open space properties



Questions?

Next steps

Planning Advisory Board (PAB):

- By Thursday, October 26 (11:59 pm); Written testimony submitted to PlanningAdvisoryBoard@aacounty.org
- October 26: Additional meeting for oral testimony (if needed)
- November 2 PAB Deliberation (meeting will be held in Annapolis and virtually):
 - OPZ summary of public comments
 - PAB deliberations and vote

County Council:

- January 2024 (*anticipated*)
 - Introduction of two bills
 - Region 7 Plan
 - Zoning Map
- February - April 2024 (*anticipated*)
 - Public hearings during legislative process