

Planning Advisory Board Region 7 Plan and Comprehensive Zoning Deliberation and Recommendations

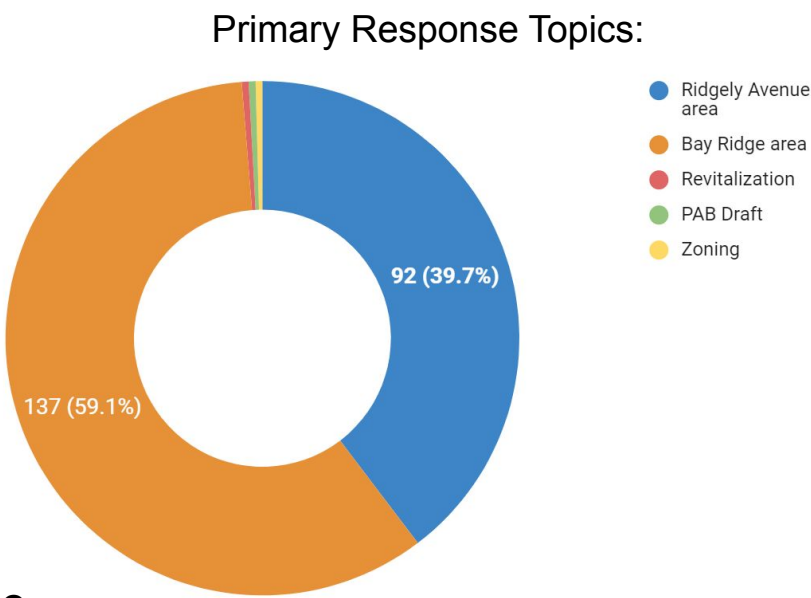
November 2, 2023

Anne Arundel County Office of Planning and Zoning

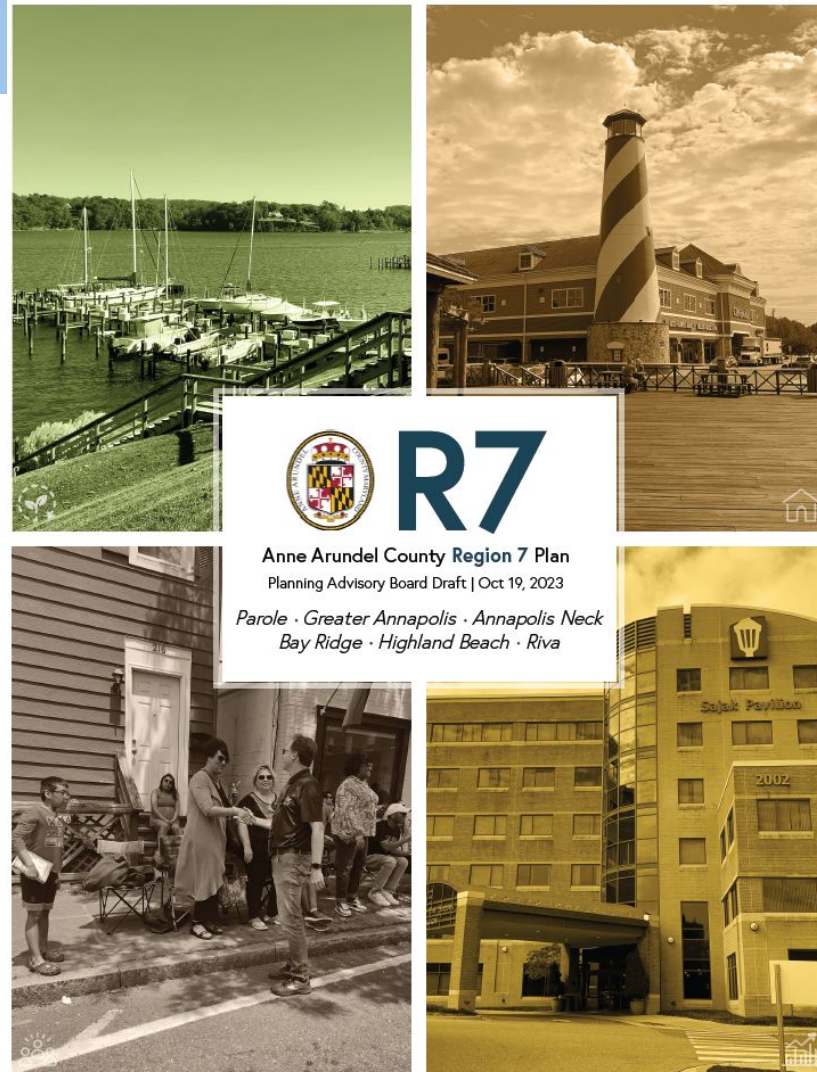


What we heard:

- Focused on Bay Ridge and Ridgely areas
 - Bay Ridge:
 - General support for OPZ recommendations
 - Ridgely:
 - Majority oppose rezoning and Village Center
- Other comments
 - Region Plan generally
 - Bay Ridge commercial area
 - Support for Parole-area zoning change
 - Concerns about process



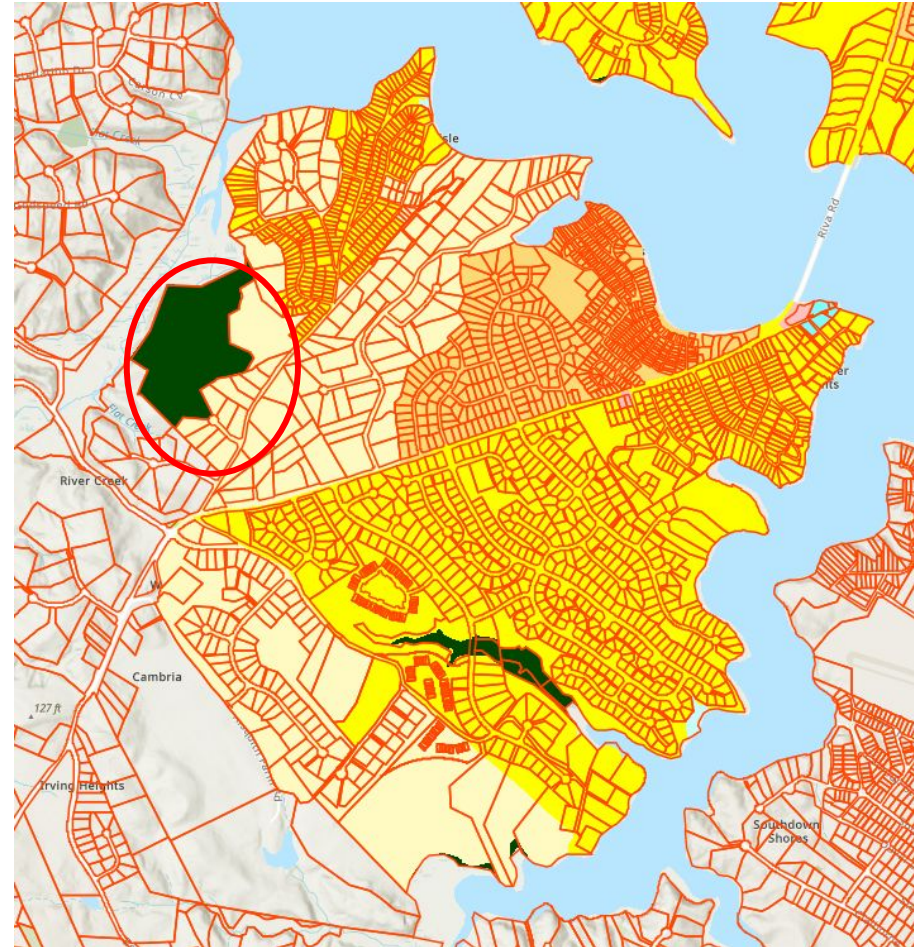
Questions on the Region Plan?



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

Riva Area

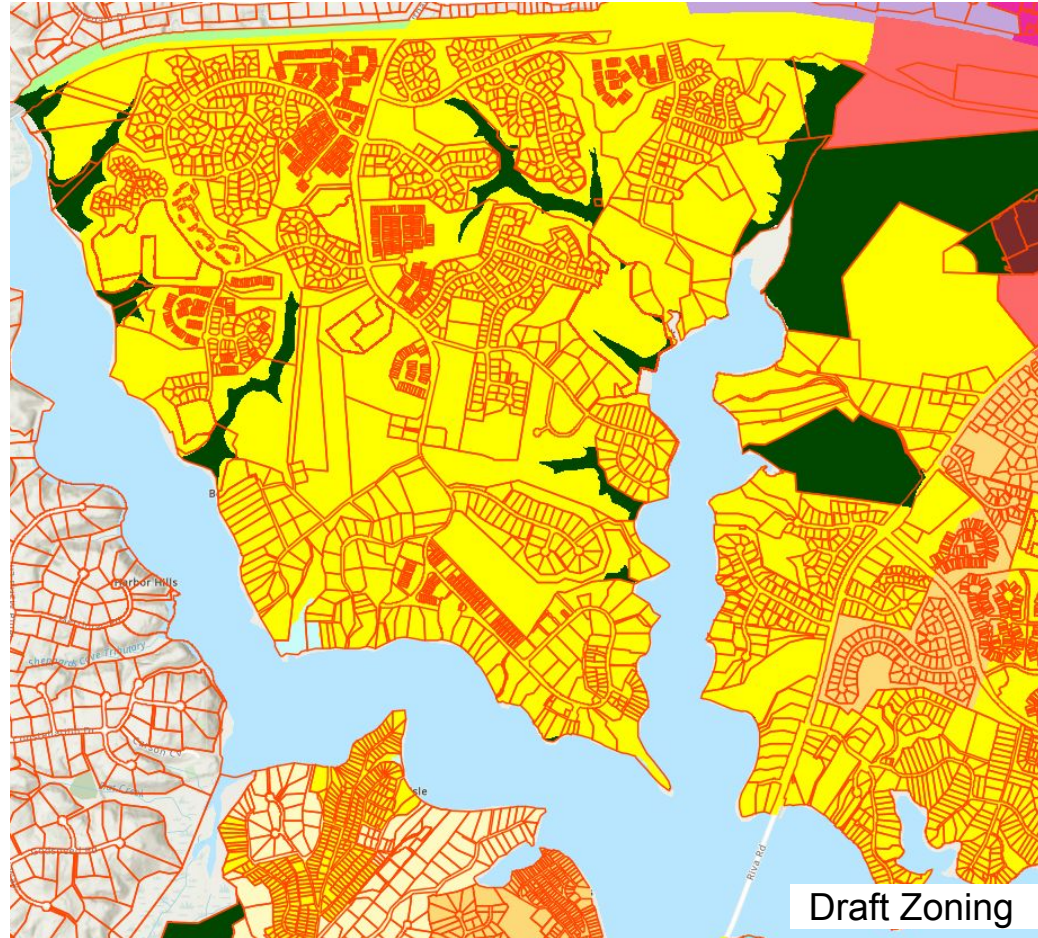
- Blue Heron community



Heritage Harbour / Riva Road Area

(south of Parole Town Center)

- Heritage Harbour and Riva Trace PUD communities

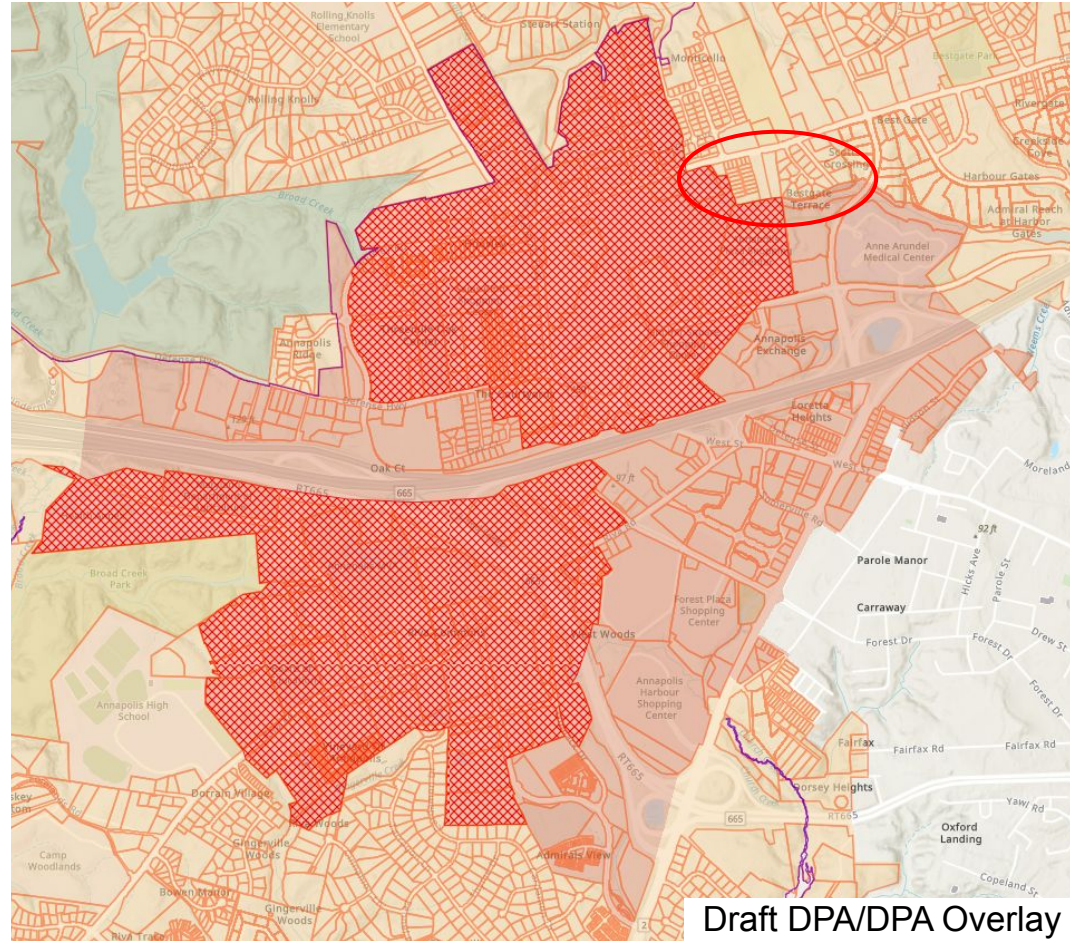


Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Parole Town Center Area and Greater Annapolis North of Parole

Development Policy Area Map

- Remove several Bestgate properties from Town Center Policy Area and TOD Overlay Policy Area

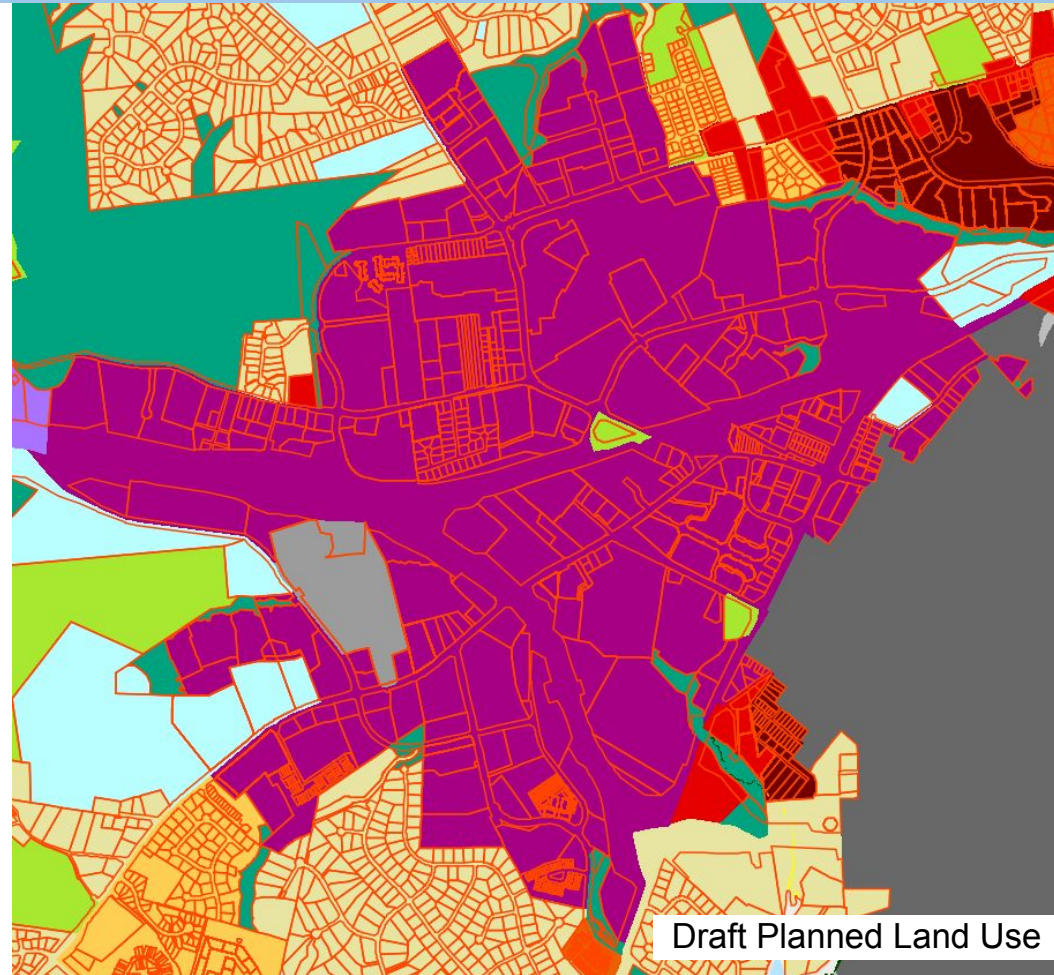


Draft DPA/DPA Overlay

Parole Town Center Area

Planned Land Use Map

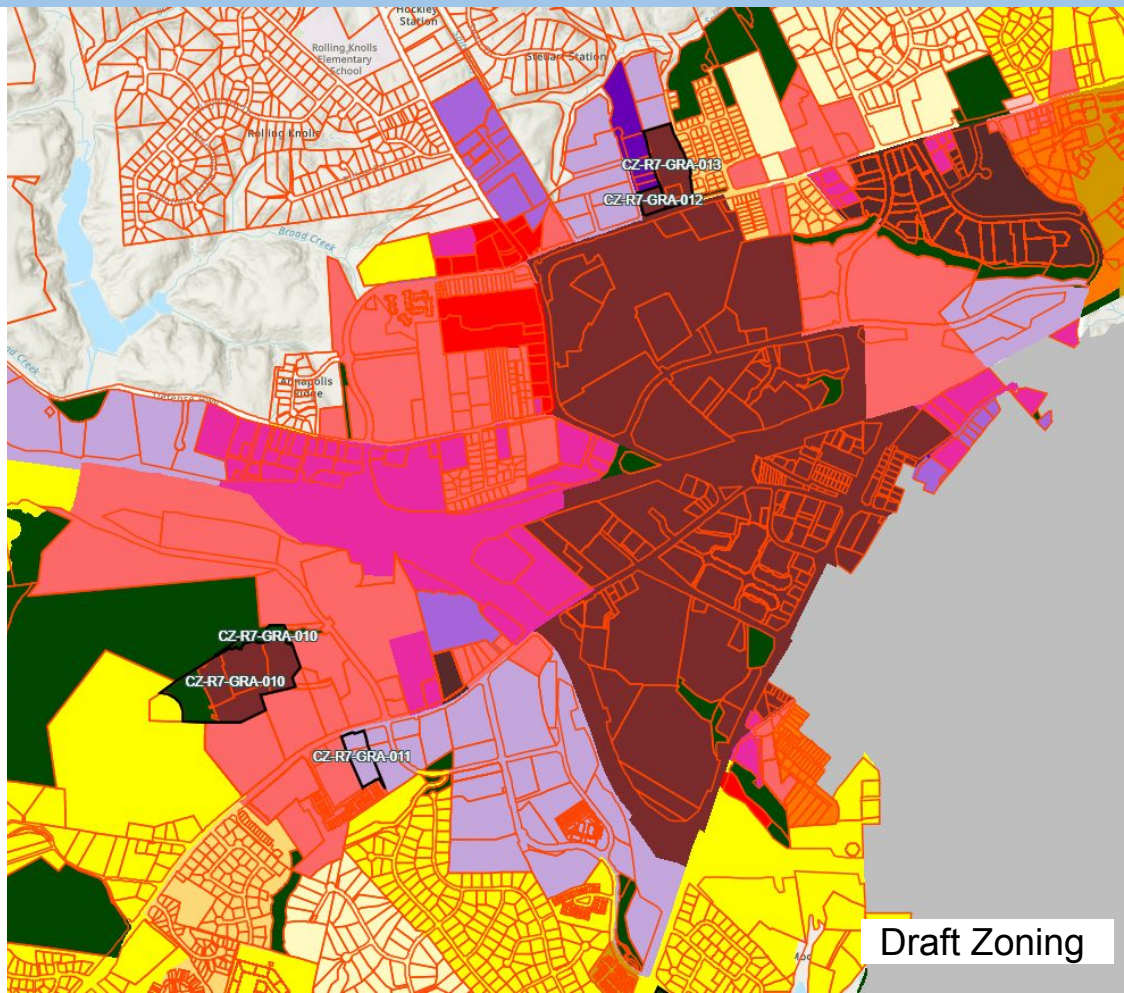
- Bestgate area Policy Area and Planned Land Use: recommendation to remove from Parole Town Center



Parole Town Center Area (cont.)

Zoning Map

- Staff recommended changes
- Current zoning varied; all within the Parole Town Center zoning overlay
- 4 CZ applications
 - Recommendation: support applicant requests
- Gate Dr, Gate Ct, Parker Drive: no change to zoning
- Staff changes - NW corner of Generals Hwy/Housley Rd

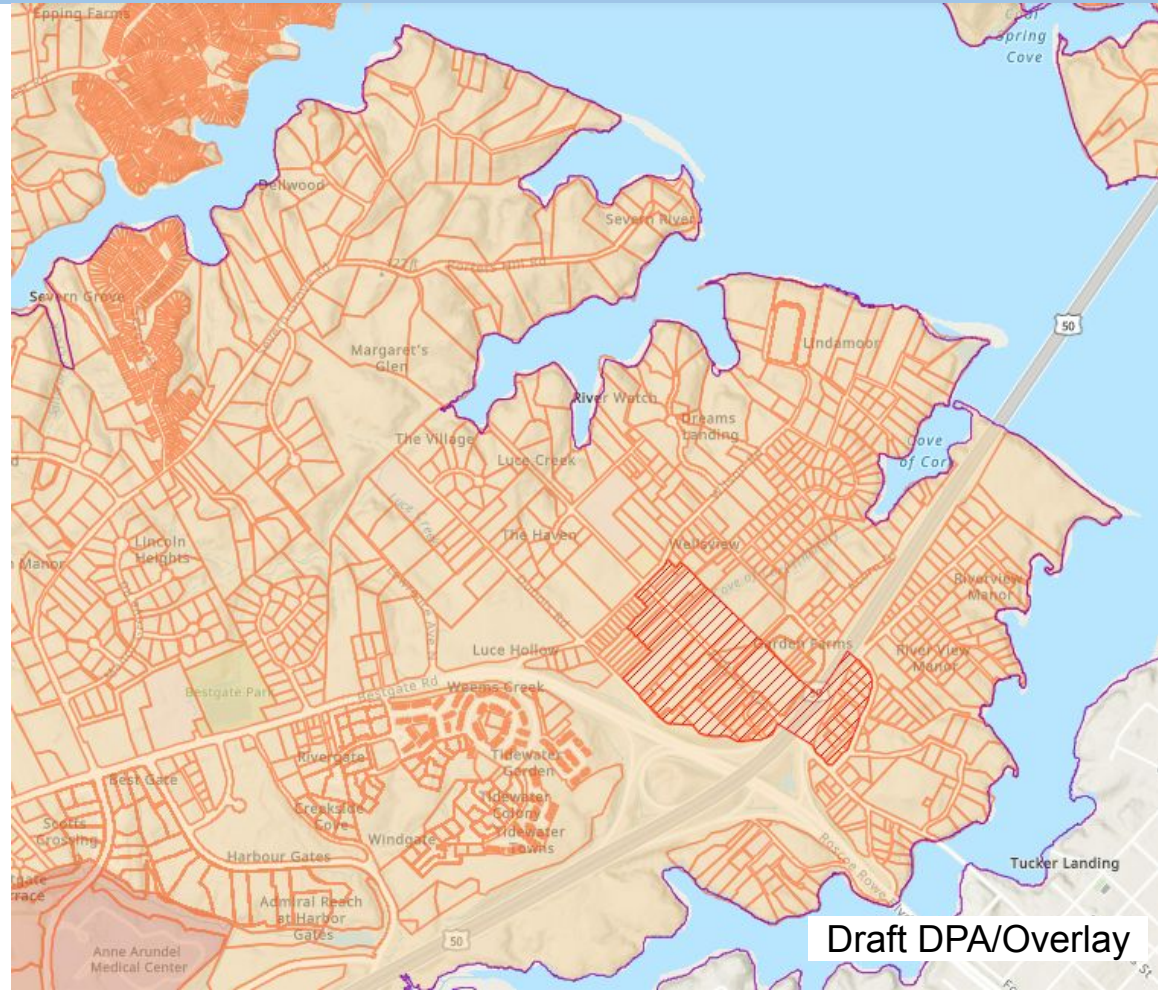


Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Greater Annapolis (North Region 7 Area, including Ridgely Avenue)

Development Policy Area Map

- Maintain Neighborhood Preservation
- New Village Center Overlay

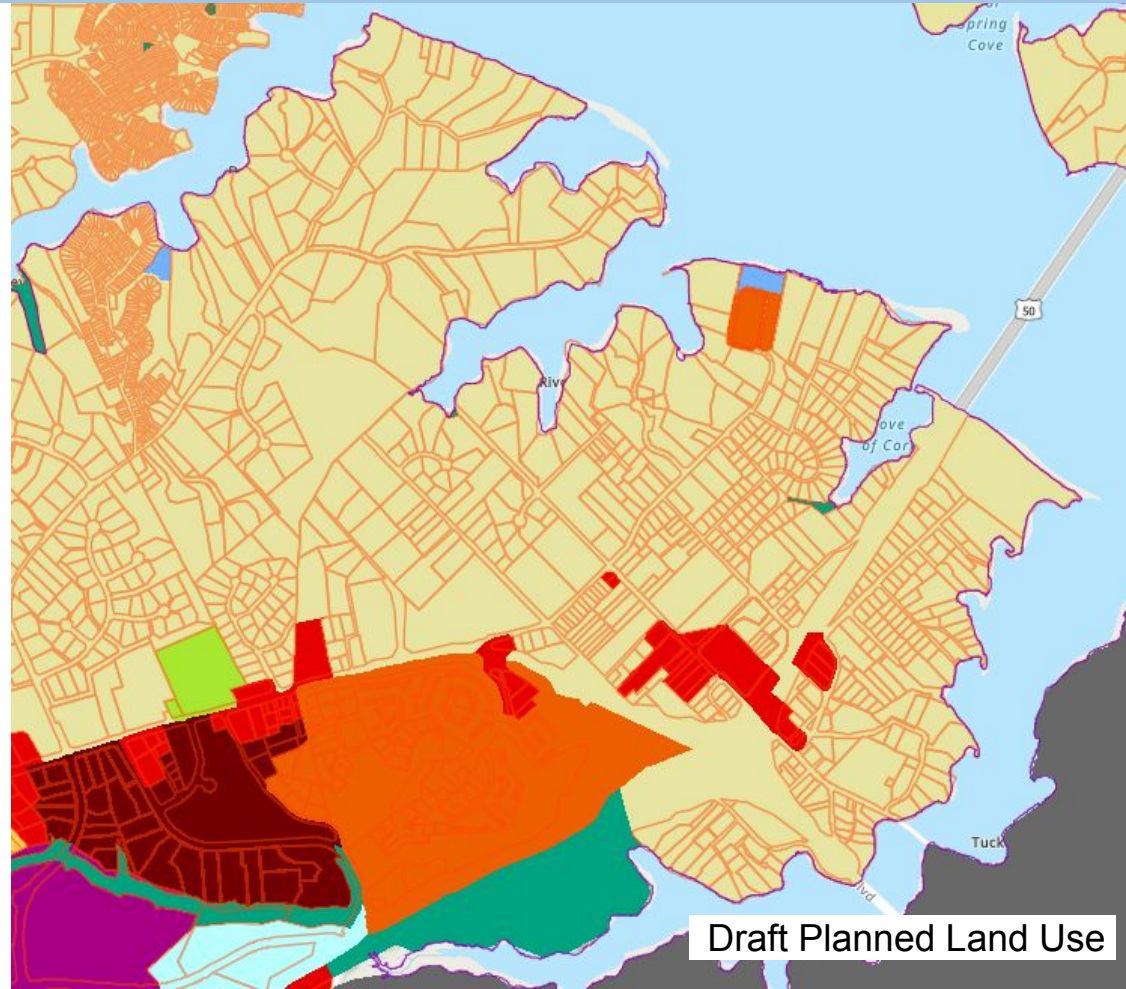


Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Greater Annapolis *(North Region 7 Area, including Ridgely Avenue)*

Planned Land Use Map

- Maintain Planned Land Use adopted with Plan2040
- Weems Creek Medical Center



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

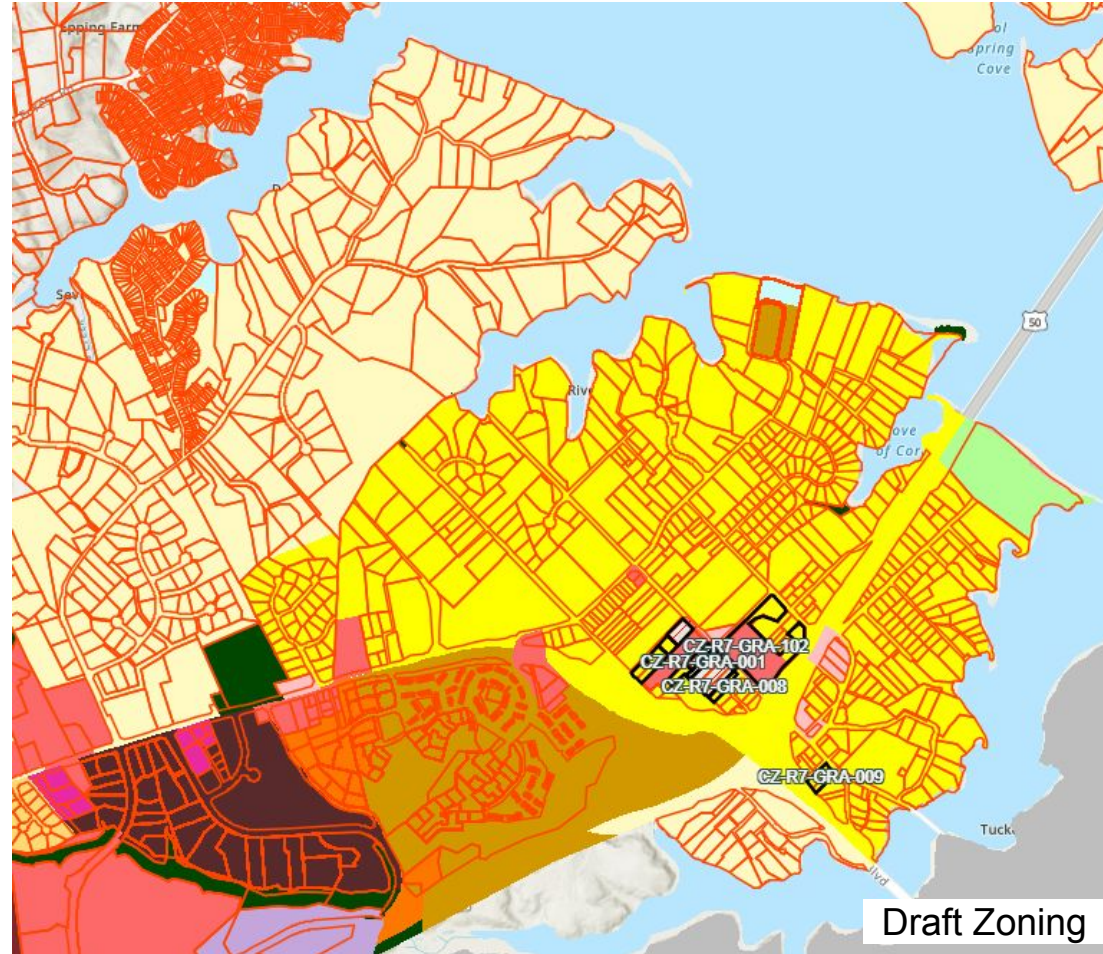
Greater Annapolis (North Region 7 Area, including Ridgely Avenue)

Zoning Map

- Consistency: Tidewater Colony and Windgate; OS areas

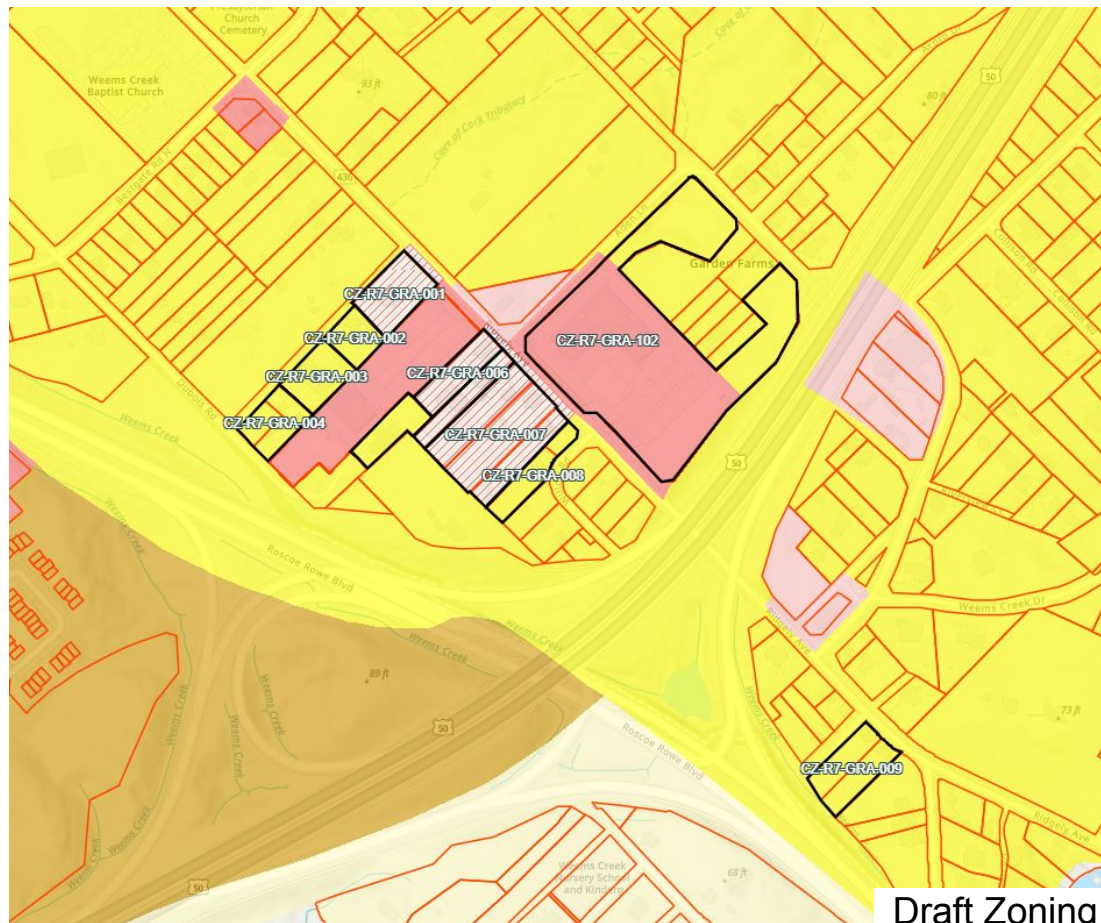
Ridgely Avenue Area

- 9 CZ applications



Ridgely Avenue Area

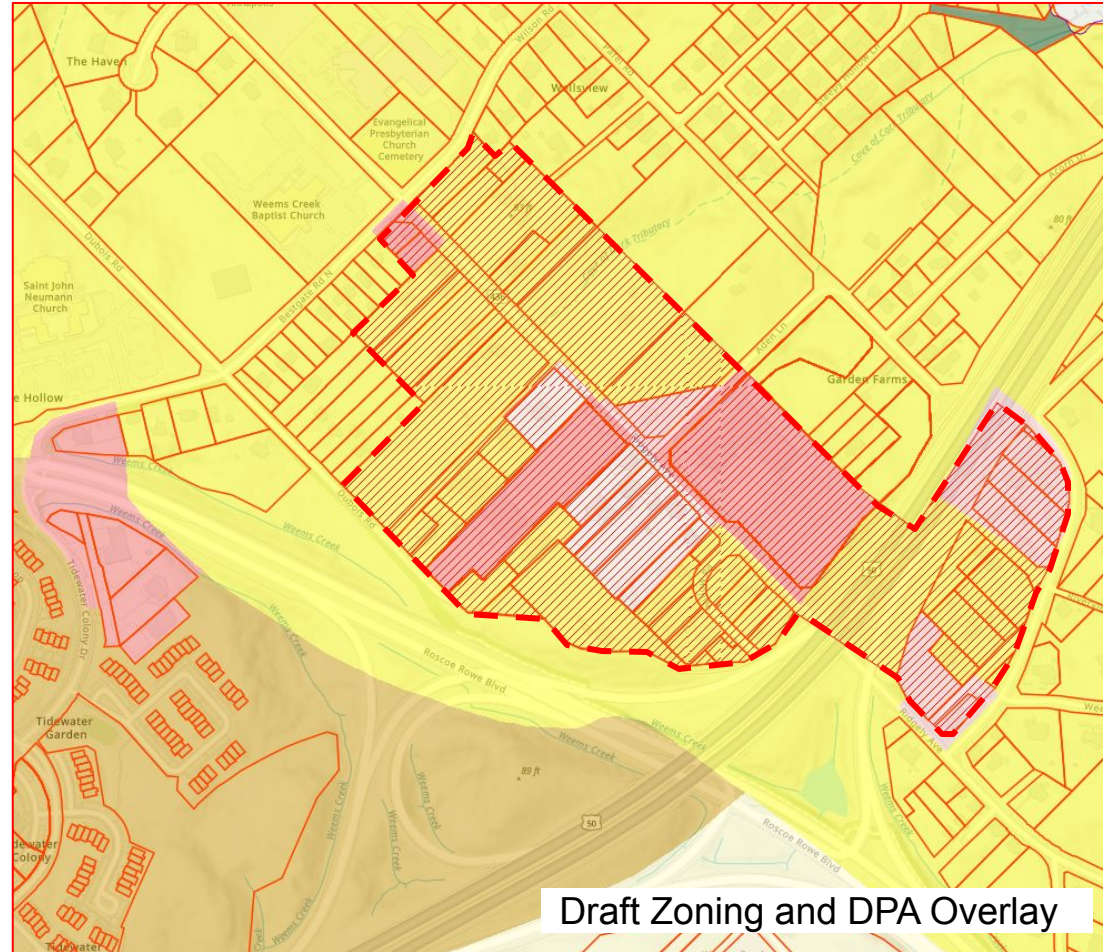
- 9 CZ applications
- Current zoning: SB, C1, C2, and R2
- General recommendation: retain current zoning; develop Village Center Sector Plan



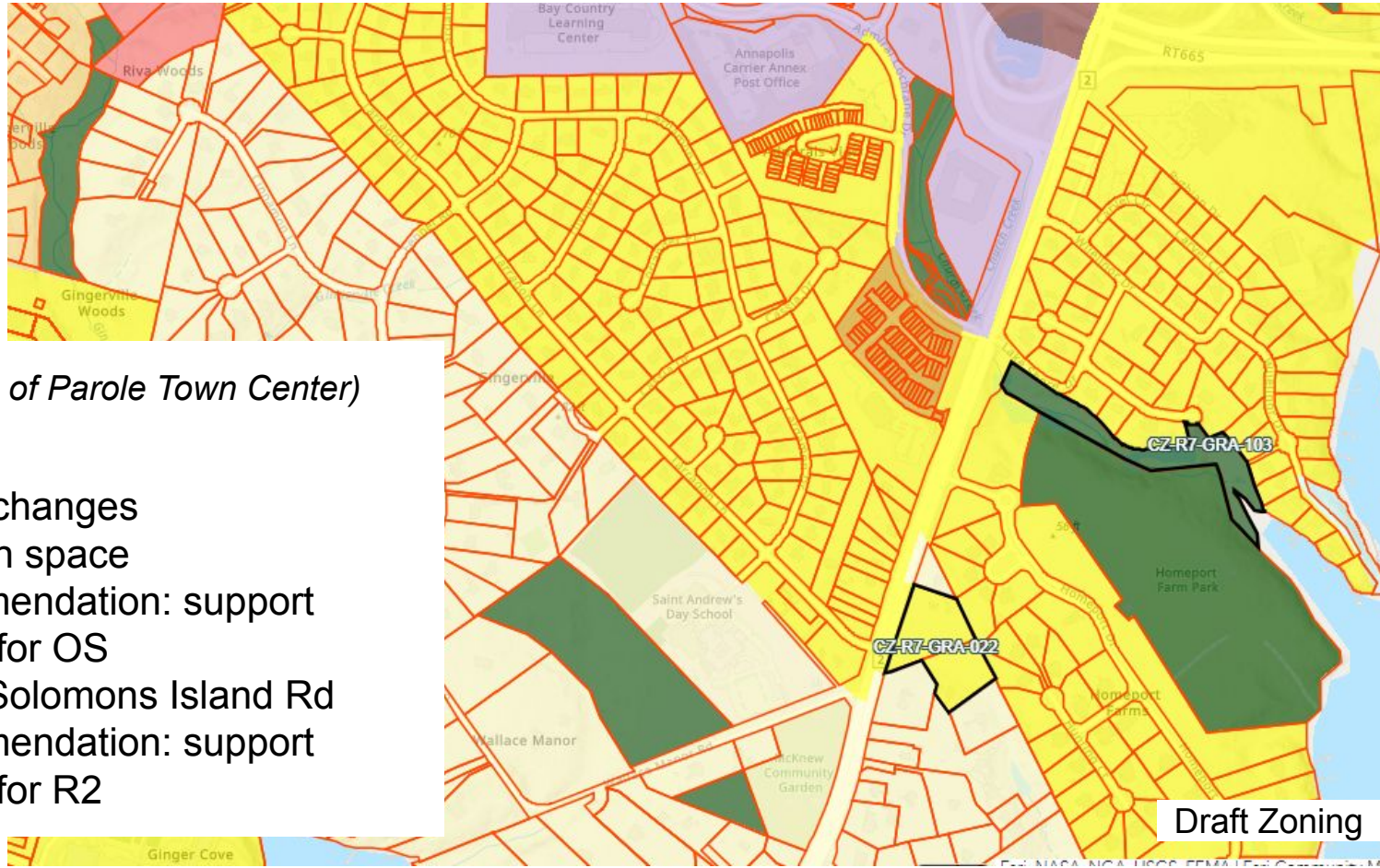
Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Ridgely Avenue Area

Ridgely Avenue Village Center Development Policy Area Overlay



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



MD 2 Area *(south of Parole Town Center)*

Zoning Map

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

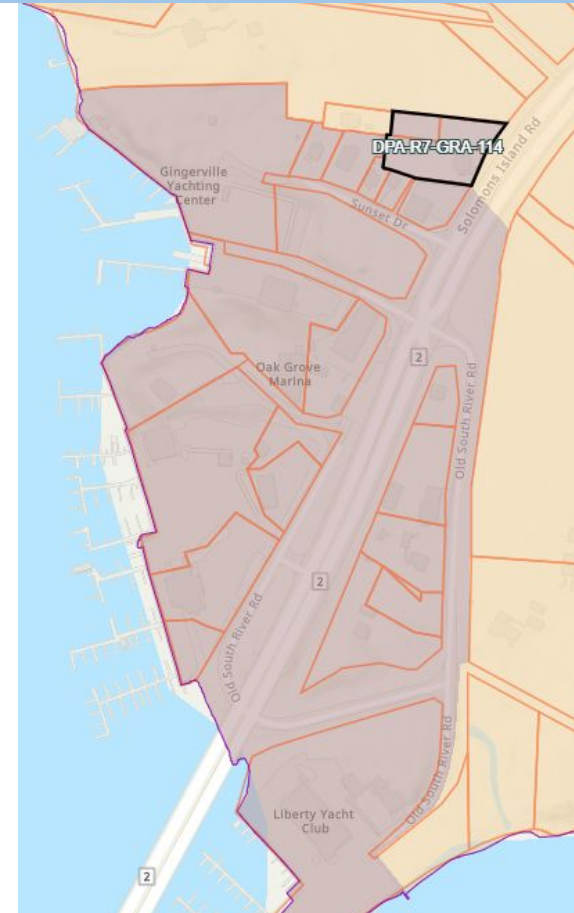
Draft Zoning

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

MD 2 Area at South River

Development Policy Area Map

- Small expansion of Critical Corridor Development Policy Area

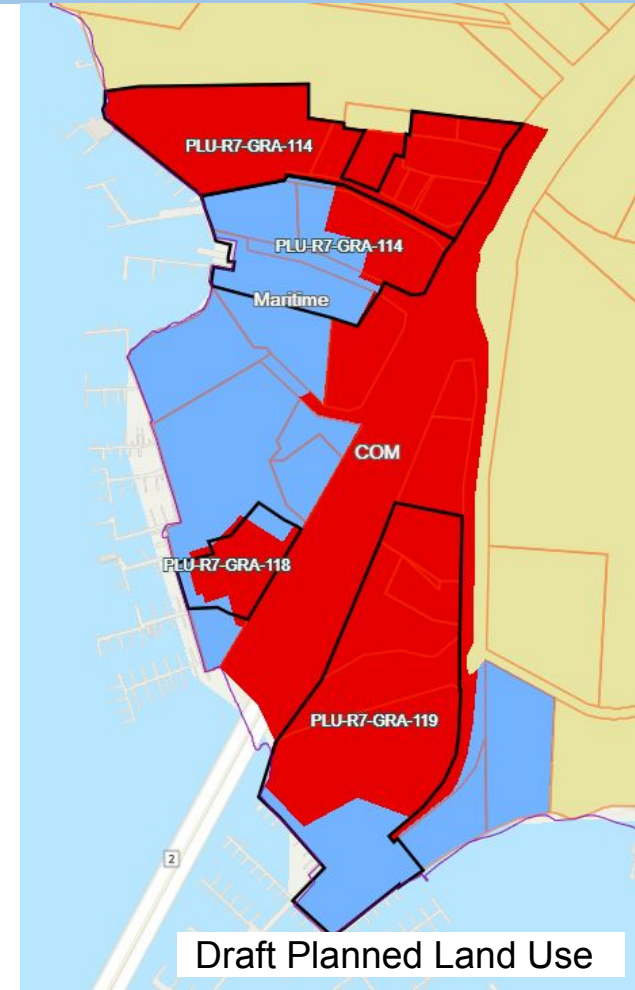


Draft Development Policy Area

MD 2 Area at South River

Planned Land Use Map

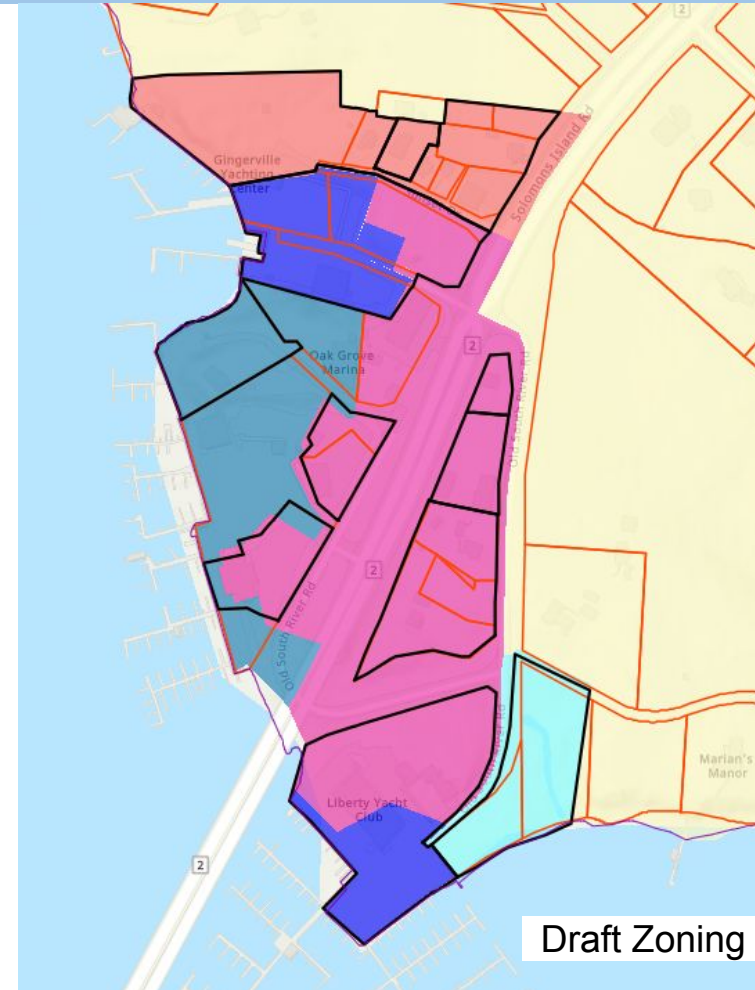
- recommendations align with recommended zoning for area



MD 2 Area at South River

Zoning Map

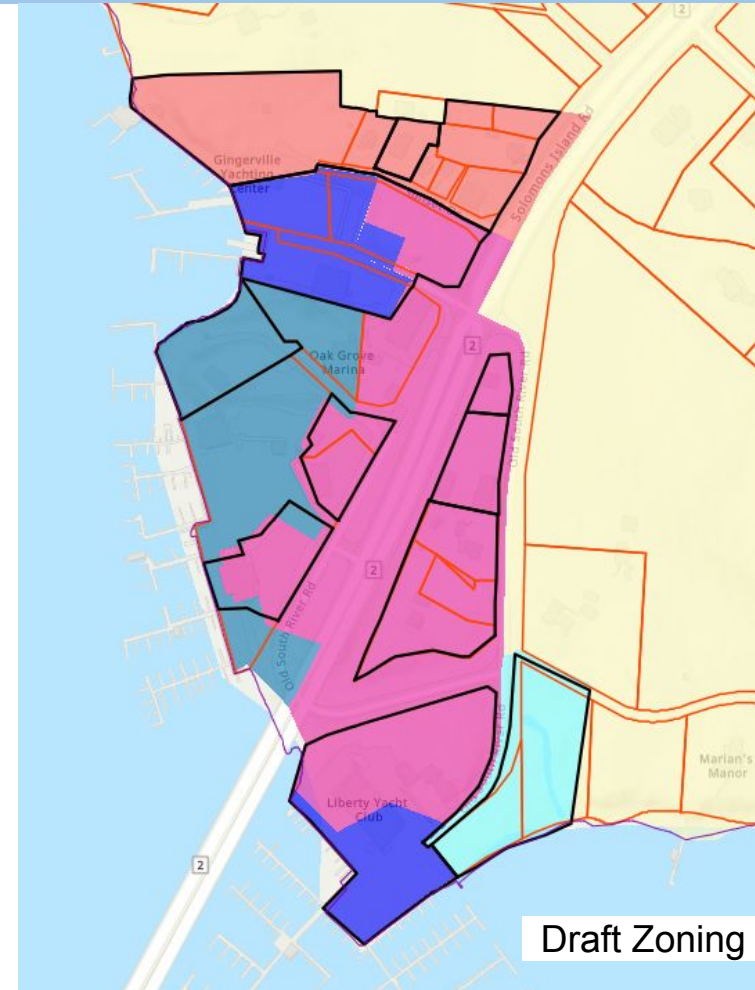
- 5 CZ requests on west side
 - Recommendation:
 - Support for C2 north of Sunset Dr.
 - Support revised MC/C4 split (parcel 123)
 - Retain existing MB (parcel 382)
 - Support C4 requests (parcels 179 and 364/418)



MD 2 Area at South River

Zoning Map

- 3 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

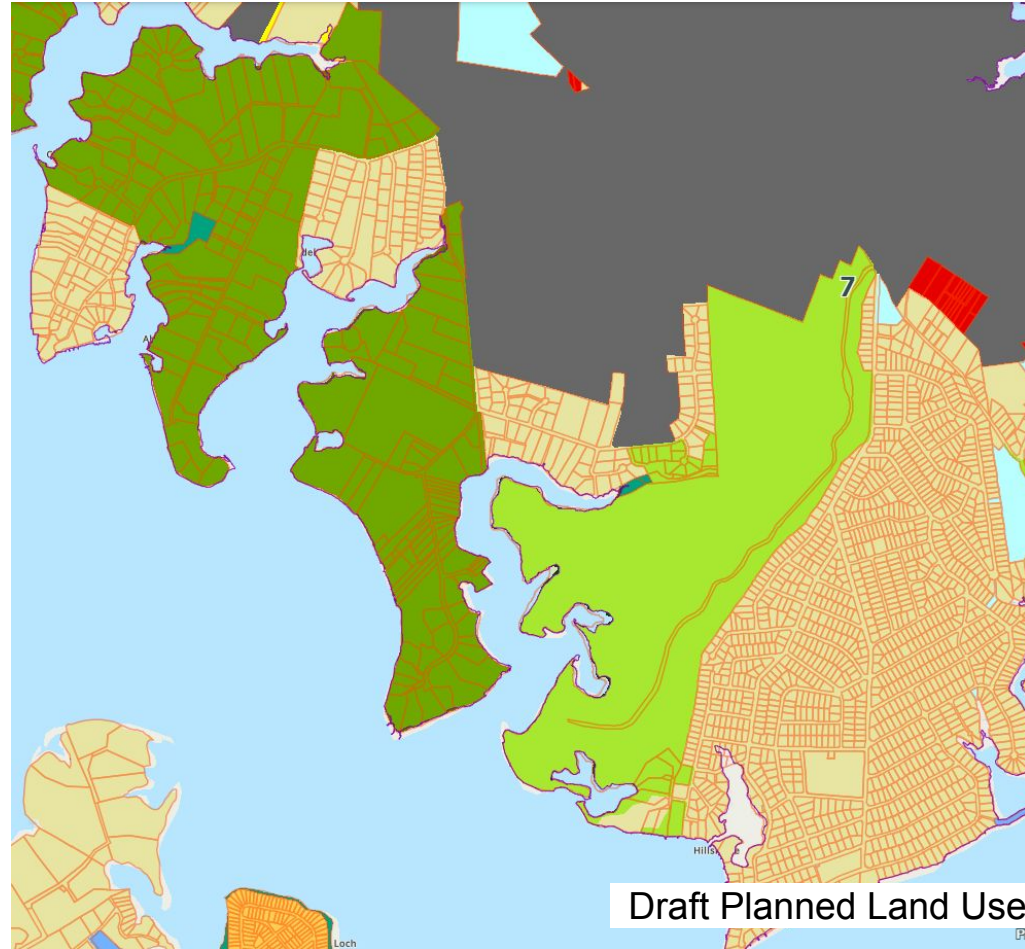


Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Annapolis Neck *(Church Creek to Quiet Waters)*

Planned Land Use Map

- Quiet Waters Park

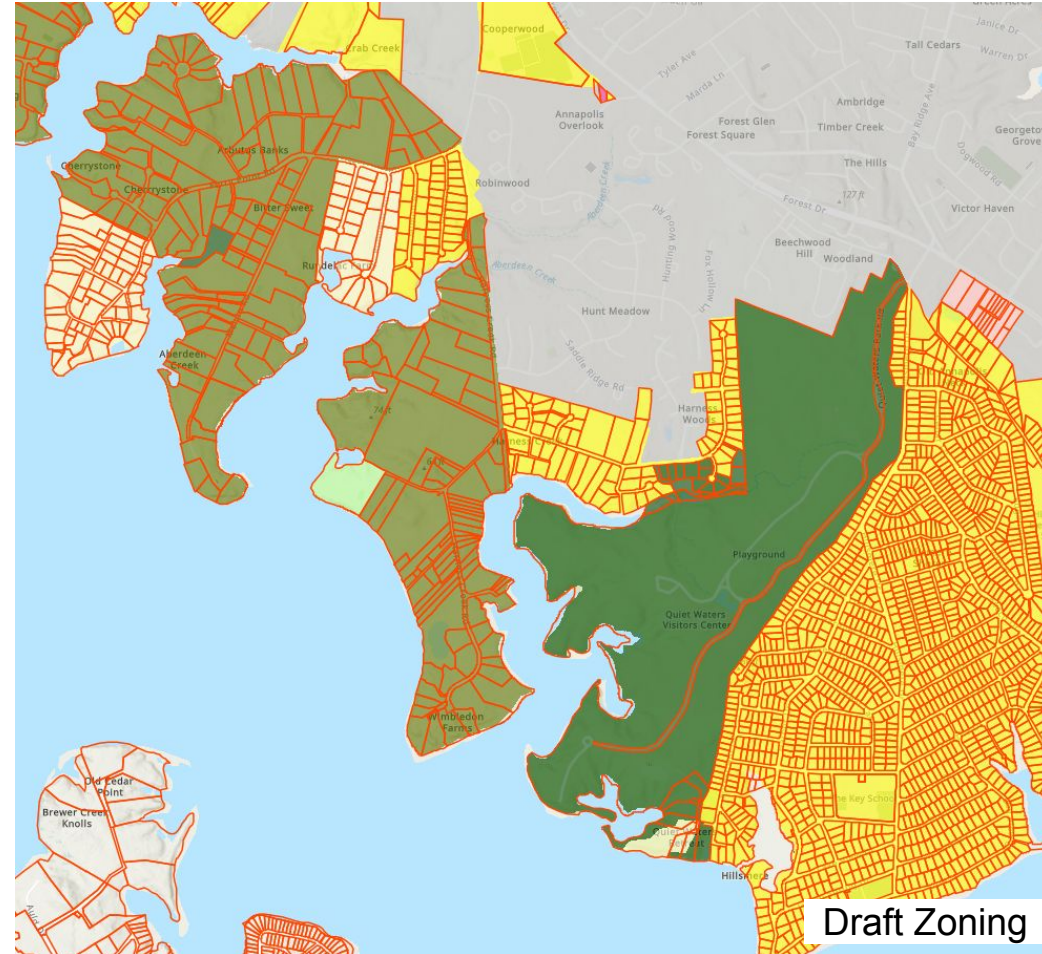


Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Annapolis Neck *(Church Creek to Quiet Waters)*

Zoning Map

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

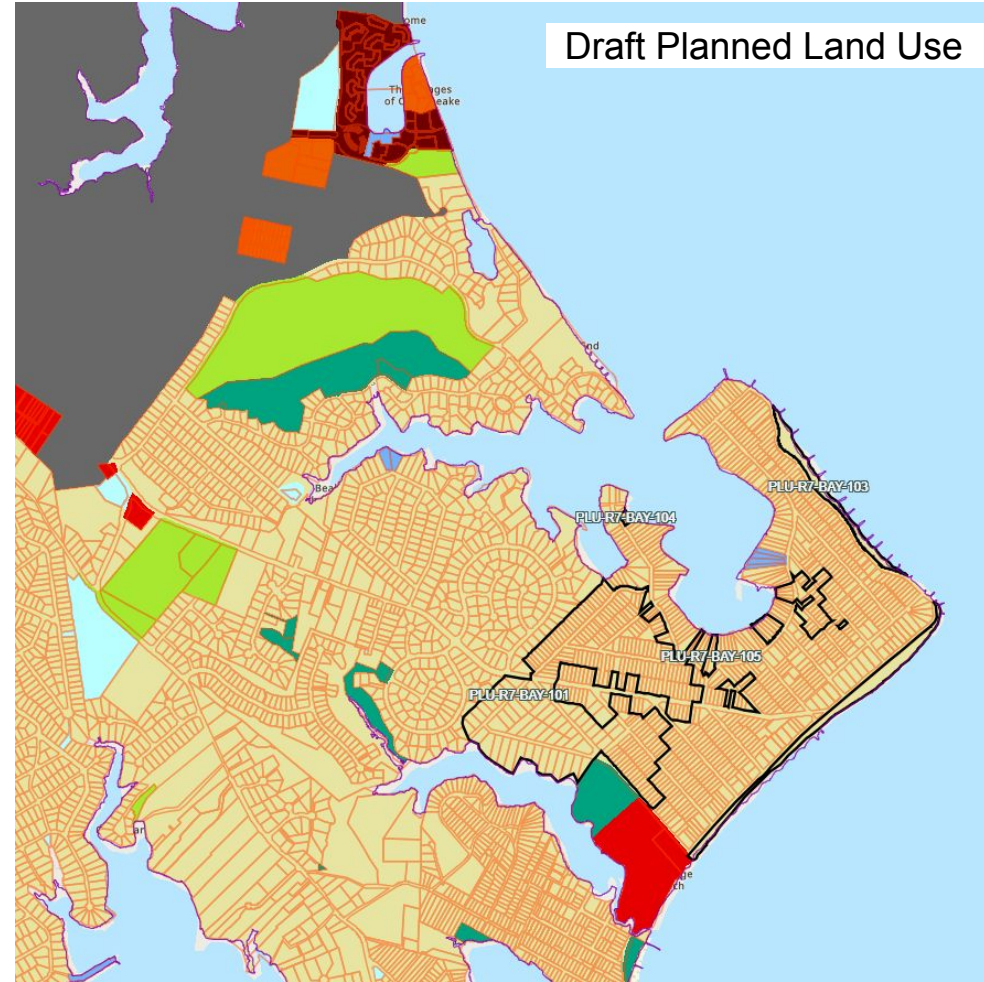


Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Outer Annapolis Neck and Bay Ridge

Planned Land Use Map

- Bay Ridge
 - “Big Woods”
 - BRCA pool
 - Beachfront
- Hillsmere Elementary School

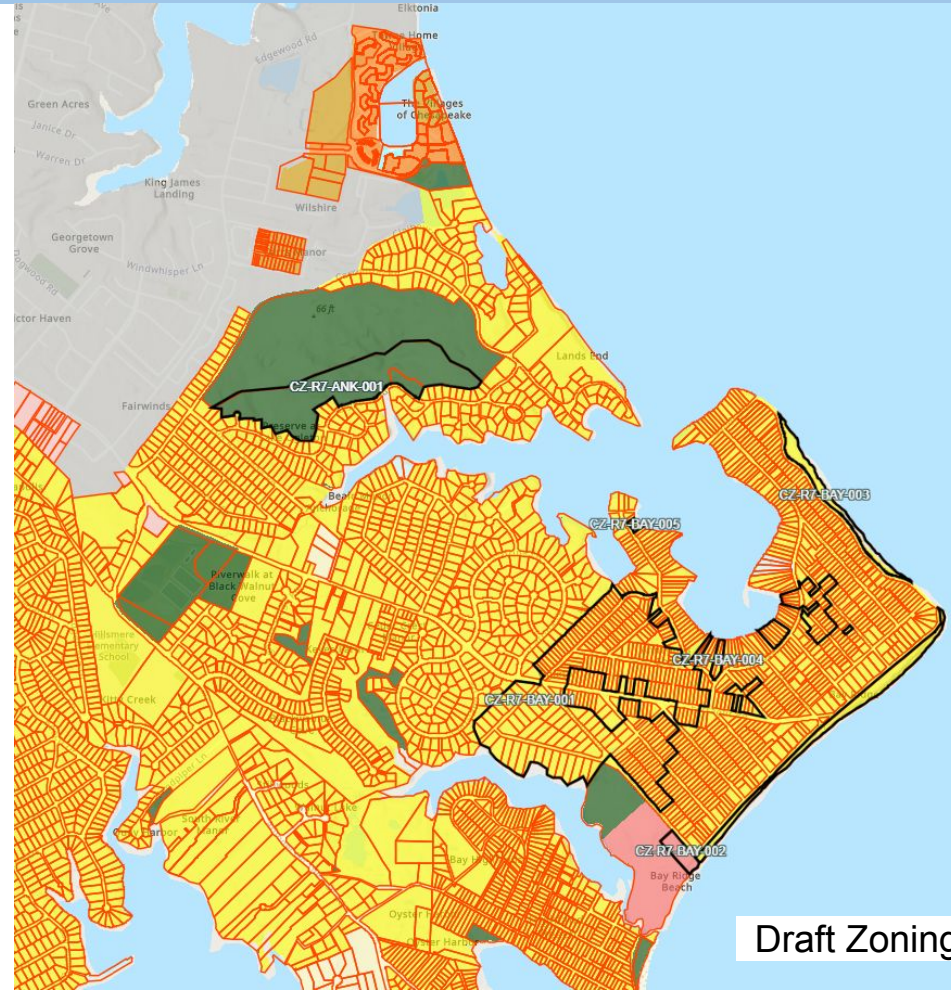


Region 7 Development Policy Area, Planned Land Use, and Comprehensive Zoning

Annapolis Neck (Outer Portion and Bay Ridge)

Zoning Map

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

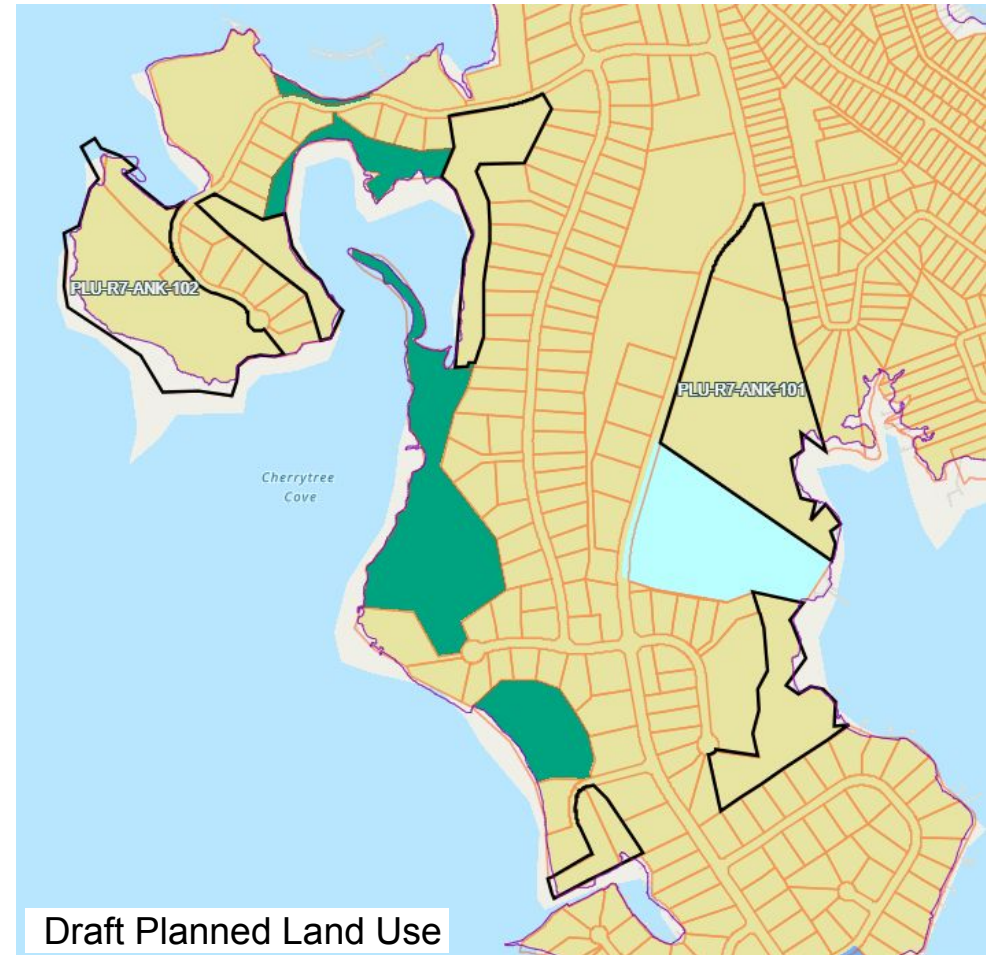


Outer Annapolis Neck

(Thomas Point Road area)

Planned Land Use Map

- Fishing Creek Farms open space and recreation properties



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

Outer Annapolis Neck

(Thomas Point Road area)

Zoning Map

- Fishing Creek Farms open space and recreation properties



Consistency Changes

- 803 consistency changes totaling approximately 421 acres
- recommendations make zoning consistent with adopted Planned Land Use

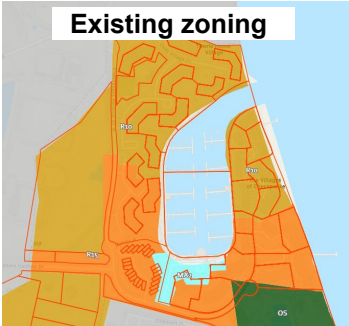
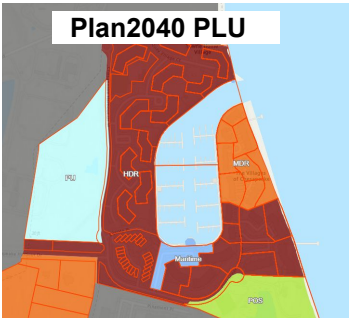
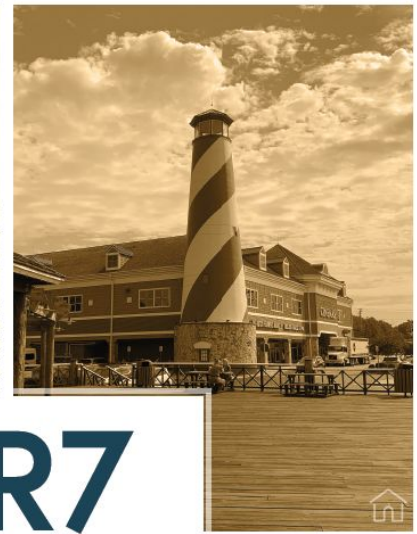


Table 17. Plan2040 Planned Land Use Designations

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

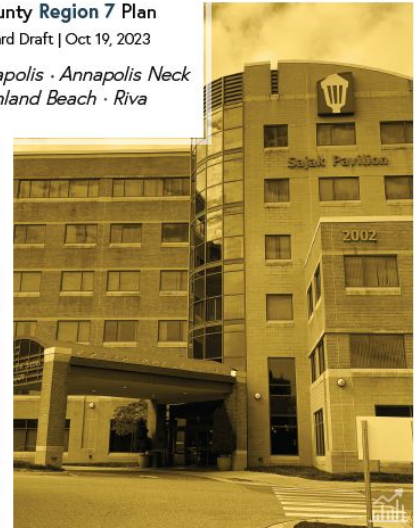
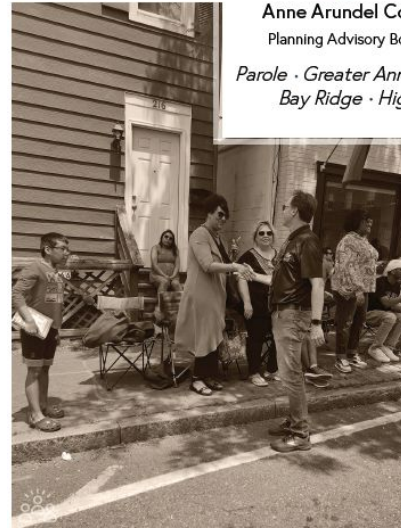
Recommendation on the Region Plan?



R7

Anne Arundel County **Region 7 Plan**
Planning Advisory Board Draft | Oct 19, 2023

*Parole · Greater Annapolis · Annapolis Neck
Bay Ridge · Highland Beach · Riva*



County Council:

The County Council may initiate properties for rezoning by amending the Region Plan/Comprehensive Zoning bill. However, a change of zoning by amendment to a comprehensive zoning ordinance that is not requested by application to or proposed by the Office of Planning and Zoning prior to introduction of the comprehensive zoning ordinance, may not be added by amendment to the bill until one or more signs are posted on the subject property in the manner provided in the County Code. Bill 69-23 which is scheduled for final action on Monday night, 11/6/23, is setting the specific requirements including:

- Posting one or more signs on the site and providing notice of the proposed zoning change on the Council website at least 14 days before the legislative session
- Providing proof of clear evidence to the County Council that the sign requirements have been met.

Questions?