

	B	E	F	G	H	I	J	K	L	M	N	O	P
1	Change ID Number	Address(es)	Tax Map(s)	Parcel(s)	Lot(s)	Acreage	Current Zoning	Zoning Change Initiation	Requested Zoning	OPZ Recommended Zoning	OPZ Justification	SAC Recommended Zoning	SAC Justification
2	CZ-R7-ANK-001	Annapolis Roads Open Space	57	1281		34.6	R2	Owner Application	R2	OS	OS zoning is appropriate for properties where the primary function is conservation in perpetuity. OS zoning does not impact the property owner's right to control public access to the property.	R2	Community input shows support for R2 zoning of these properties.
3	CZ-R7-ANK-101	Fishing Creek Farms	57	121	Parcels H, I, and E	22.8	R2/OS	Owner Application	R2	R2	The community's request for R2 zoning is consistent with the zoning of the surrounding community and is appropriate for open space properties that are not in conservation in perpetuity.	R2	SAC supports OPZ recommendation.
4	CZ-R7-ANK-102	Fishing Creek Farms	57	121	Parcels D, B, M, T, Recreation Area B, and S	25.1	R1/OS	Owner Application	R1	R1	The community's request for R1 zoning is consistent with the zoning of the surrounding community and is appropriate for open space properties that are not in conservation in perpetuity.	R1	SAC supports OPZ recommendation.
5	CZ-R7-BAY-001	"Big Woods" property of Bay Ridge	Various	Various		99.5	R2	Owner Application	R2	R2	In the early 2000s, the residents of the Bay Ridge Community raised funds to buy the "Big Woods" to preserve its conservation value from being developed. A total of 332 lots were put into two private conservation easements. The County recognizes that there is an outstanding loan on the property and that both conservation easement documents allow for future division of land if agreed to by the Grantee. For these reasons and in support of private conservation efforts, it is recommended to retain the R2 zoning and for consistency between the Planned Land Use and Zoning, it is recommended that the Planned Land Use be changed from Conservation to Low Density Residential.	R2	Community input shows support for R2 zoning of these properties.
6	CZ-R7-BAY-002	2 Herndon Avenue	57	86		2.5	C2	Owner Application	C2	C2	C2 maintains the current adopted zoning for the property.	C2	SAC supports OPZ recommendation.
7	CZ-R7-BAY-003	Bay Drive and River Drive	57	207, and 28		13.5	OS	Owner Application	R2	R2	Because the property is not under a conservation easement in perpetuity, and because the requested R2 zoning is consistent with the zoning of the surrounding Bay Ridge community, R2 is an appropriate zoning designation. Protection of the property's natural features will remain in place through Critical Area regulations and other regulations protecting sensitive areas.	No consensus	No consensus
8	CZ-R7-GRA-101	Old South River Road	51	p/o 157		2.2		Staff	MA2	MA2	Implements the County's intent to apply the same zoning to the entire parcel unless there is a justification to split-zone. Current zoning for the southern, waterfront portion has no zoning applied.	MA2	SAC supports OPZ recommendation.

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9	CZ-R7-GRA-001	617 and 623 Ridgely Avenue	45	155, and 698		1.1	SB	Owner Application	C2	SB	The current SB zone permits office uses, while a change to C2 zoning would potentially introduce a much wider range of more intense commercial uses than may be appropriate for the neighborhood. A Village Center Sector Plan will allow for enhanced community engagement and recommendations for tailored tools to guide future development in a manner that preserves the area's special character.	SB	SAC supports OPZ recommendation.
10	CZ-R7-GRA-002	625 Ridgely Avenue	45	546		0.4	R2	Owner Application	C2	R2	Future intensification of zoning and use allowances in the area should be detailed through a Village Center Sector Plan process. This will allow for enhanced community engagement and recommendations for tailored tools to guide future development in a manner that preserves the area's special character.	R2	SAC supports OPZ recommendation.
11	CZ-R7-GRA-003	627 Ridgely Avenue	45	545		0.6	R2	Owner Application	C2	R2	Future intensification of zoning and use allowances in the area should be detailed through a Village Center Sector Plan process. This will allow for enhanced community engagement and recommendations for tailored tools to guide future development in a manner that preserves the area's special character.	R2	SAC supports OPZ recommendation.
12	CZ-R7-GRA-004	216 A Dubois Road, 216 B Dubois Road	45	768, and 769		0.5	R2	Owner Application	C2	R2	Future intensification of zoning and use allowances in the area should be detailed through a Village Center Sector Plan process. This will allow for enhanced community engagement and recommendations for tailored tools to guide future development in a manner that preserves the area's special character.	R2	SAC supports OPZ recommendation.
13	CZ-R7-GRA-005	210B Dubois Rd	45	689		0.4	R2	Owner Application	C2	R2	Future intensification of zoning and use allowances in the area should be detailed through a Village Center Sector Plan process. This will allow for enhanced community engagement and recommendations for tailored tools to guide future development in a manner that preserves the area's special character.	R2	SAC supports OPZ recommendation.
14	CZ-R7-GRA-006	619 Ridgely Ave	45	154		0.5	SB	Owner Application	C2	SB	Future intensification of zoning and use allowances in the area should be detailed through a Village Center Sector Plan process. This will allow for enhanced community engagement and recommendations for tailored tools to guide future development in a manner that preserves the area's special character.	SB	SAC supports OPZ recommendation.

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15	CZ-R7-GRA-007	615 Ridgely Avenue, 613 Ridgely Avenue, 611 Ridgely Avenue	45	156, 520, and 157		2.0	SB	Owner Application	C2	SB	Future intensification of zoning and use allowances in the area should be detailed through a Village Center Sector Plan process. This will allow for enhanced community engagement and recommendations for tailored tools to guide future development in a manner that preserves the area's special character.	SB	SAC supports OPZ recommendation.
16	CZ-R7-GRA-008	Ridgely Ave/Willow Road, 2 Willow Road	45	158, and 159		0.5	R2	Owner Application	C2	R2	Future intensification of zoning and use allowances in the area should be detailed through a Village Center Sector Plan process. This will allow for enhanced community engagement and recommendations for tailored tools to guide future development in a manner that preserves the area's special character.	R2	SAC supports OPZ recommendation.
17	CZ-R7-GRA-009	513, and 515 Ridgely Avenue		727, and 726		0.8	R2	Owner Application	C1, C2, C3, C4	R2	Future intensification of zoning and use allowances in the area should be detailed through a Village Center Sector Plan process. This will allow for enhanced community engagement and recommendations for tailored tools to guide future development in a manner that preserves the area's special character.	R2	SAC supports OPZ recommendation.
18	CZ-R7-GRA-102	600 Ridgely Avenue	45	114		6.6	R2, C2	Staff		R2, C2	Maintain the currently adopted split zone, with R2 applied to the rear "arms" of the site to maintain the residential character of development along Pafel Road.	R2, C2	SAC supports OPZ recommendation.
19	CZ-R7-GRA-010	181-189 Harry S. Truman Pkwy	50	32		23.4	C2	Owner Application	TC	TC	Town Center zoning is consistent with the property's location within the Parole Town Center and will provide greater flexibility to support potential redevelopment, thereby absorbing more of the Region's future growth within this Targeted Growth Area.	TC	SAC supports OPZ recommendation.
20	CZ-R7-GRA-010	Riva Road	50	32		1.9	C2	Owner Application	TC	OS	The open space area is platted Open Space and should remain OS.	OS	SAC supports OPZ recommendation.
21	CZ-R7-GRA-011	2623 Riva Road	50	34	3	3.8	W1, C2	Owner Application	W1	W1	Expansion of W1 zoning over these properties is consistent with the existing use of these properties and is consistent with the location within the Parole Town Center.	W1	SAC supports OPZ recommendation.
22	CZ-R7-GRA-012	890 Bestgate	45	784	D	1.8	W1	Owner Application	TC	TC	Town Center zoning is consistent with the property's location within the Parole Town Center and will provide greater flexibility to support potential redevelopment, thereby absorbing more of the Region's future growth within this Targeted Growth Area.	TC	SAC supports OPZ recommendation.

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23	CZ-R7-GRA-013	888 Bestgate	45	784		8.0	W1	Owner Application	TC	TC	Town Center zoning is consistent with the property's location within the Parole Town Center and will provide greater flexibility to support potential redevelopment, thereby absorbing more of the Region's future growth within this Targeted Growth Area.	TC	SAC supports OPZ recommendation.
24	CZ-R7-GRA-015	12 Sunset Drive	51	56	6	0.3	R1	Owner Application	C4	C2	C2 zoning is consistent with the surrounding recommendations in the area and will provide greater flexibility to support potential redevelopment, including some potential for housing.	C2	SAC supports OPZ recommendation.
25	CZ-R7-GRA-016	2818 Solomons Island Rd	51	382		1.3	MB	Owner Application	MC	MB	MB allows for the desired wet storage needed for the rowing club under MB zoning through the Special Exception process.	MB	SAC supports OPZ recommendation.
26	CZ-R7-GRA-017	2824 Solomons Island Rd	51	364 and 418		0.8	MB	Owner Application	C4	C4	C4 zoning is consistent with the heavy maritime uses in the area and will provide greater flexibility to support potential redevelopment.	C4	SAC supports OPZ recommendation.
27	CZ-R7-GRA-018	2840 Solomons Island Rd	51	179	18	1.1	MB	Owner Application	C4	C4	C4 zoning is consistent with the heavy maritime uses in the area and is more consistent with the existing use.	C4	SAC supports OPZ recommendation.
28	CZ-R7-GRA-019	64/64A Old South River Rd	51	134		4.1	MC/MA2	Owner Application	MC/C4	MC/C4	The existing use of the marina is characteristic of Heavy Commercial Marina zoning. Applying C4 (Highway Commercial) zoning along the northern portion of Parcel 134 and on Parcels 131, 388, 384 (Lot 1), and 383 would enhance the potential for redevelopment of the site.	MC/C4	SAC supports OPZ recommendation.
29	CZ-R7-GRA-014	2764, 2770, 2800, 2802, 2804, 2804 W Solomons Island Rd 8, 10, 16 Sunset Drive	51	118, 119, 122, 226, 260, 121, 124, p/o 117		4.5	R1, C2, MC	Owner Application	C2	C2	C2 zoning is compatible in intensity with the surrounding uses to the south and the location along MD 2, and will provide greater flexibility to support potential redevelopment. Any alteration to the historic structure on parcel 122 should be coordinated with the Cultural Resources Section of the Office of Planning and Zoning.	C2	SAC supports OPZ recommendation.
30	CZ-R7-GRA-014	2802 Solomons Island Rd	51	123 p/o 117		3.5	MC, C4	Owner Application	MC	MC	MC zoning is compatible in intensity with the surrounding uses to the south and the location along MD 2, and will provide greater flexibility to support potential redevelopment.	MC	SAC supports OPZ recommendation.
31	CZ-R7-GRA-020	24 Old South River Rd	51	125		0.7	C2	Owner Application	C4	C4	C4 zoning is consistent with the heavy maritime uses in the area and with the Critical Corridor location, and is more consistent with the existing use.	C4	SAC supports OPZ recommendation.

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32	CZ-R7-GRA-021	14 Old South River Rd	51	14		0.3	C2	Owner Application	C4	C4	C4 zoning is consistent with the heavy maritime uses in the area and with the Critical Corridor location, and is more consistent with the existing use.	C4	SAC supports OPZ recommendation.
33	CZ-R7-GRA-022	2621 and 2653 Solomons Island Road	51	96 and 287		3.8	R1	Owner Application	R2	R2	The requested R2 zoning would help facilitate low density residential redevelopment of these properties in a manner that is compatible with the surrounding low density scale of the residential neighborhood.	R2	SAC supports OPZ recommendation.
34	CZ-R7-GRA-103	31 Wilelinor Drive	51	142		4.1	OS/R2	Owner Application	OS	OS	Open Space is consistent with the parcel's function under a conservation easement in perpetuity.	OS	SAC supports OPZ recommendation.