Anne Arundel County Office of Planning and Zoning

ULI Baltimore District
Regionalism Committee

November 2020

STEVE KAII-ZIEGLER, AICP

Planning and Zoning Officer for Anne Arundel County since July 2019

01 COVID-19 RESPONSE

Virtual and evolving.

02 GLEN BURNIE
REDEVELOPMENT PLAN

Creativity. Community.
Possibilities.

03 GENERAL
DEVELOPMENT PLAN

Smarter. Greener. More
Inclusive.

AGENDA

DEPARTMENTAL ADJUSTMENTS AND ADAPTATIONS

County offices **closed in March 2020** due to the pandemic.

1. We immediately transitioned to a **virtual work environment.**
2. We coordinated with citizen groups and the development community to transition to **virtual project meetings.**
3. We held **online events** to facilitate community engagement for the General Development Plan (GDP).
4. We are equipping staff with necessary **technology upgrades** for improved digital workflows and constituent interactions.

We will continue to telework and provide remote assistance to constituents for the foreseeable future.

02

REDEVELOPMENT OF GLEN BURNIE

Revitalization, Sustainability, and Community

GLEN BURNIE TOWN CENTER

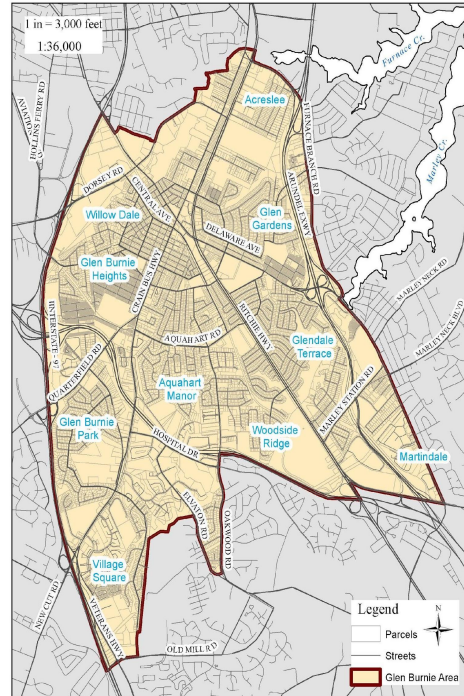A Brief History 1980s to Early 2000s

Glen Burnie Sustainable Community

Application for Designation Renewal

Application Submitted to the
Maryland Department of Housing
and Community Development
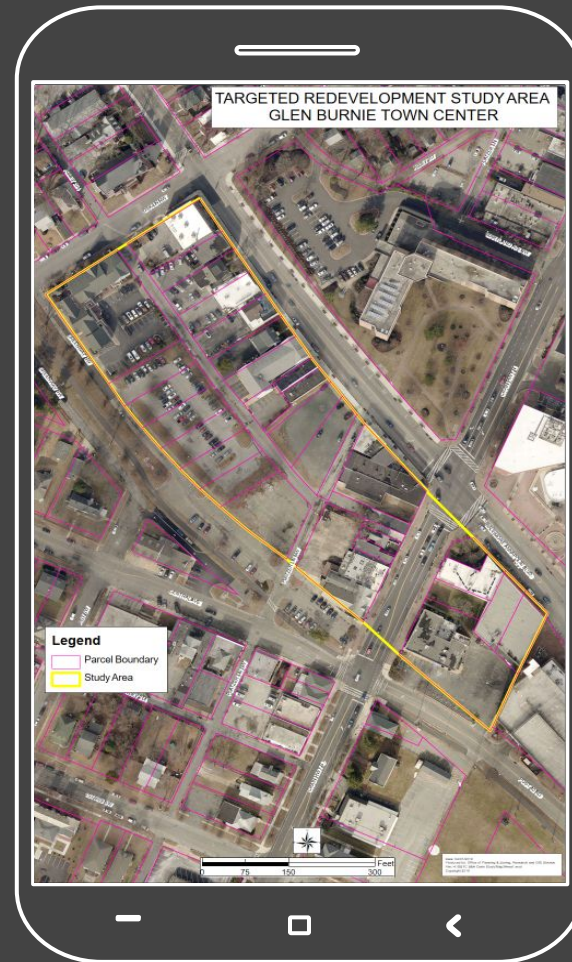
December 2018

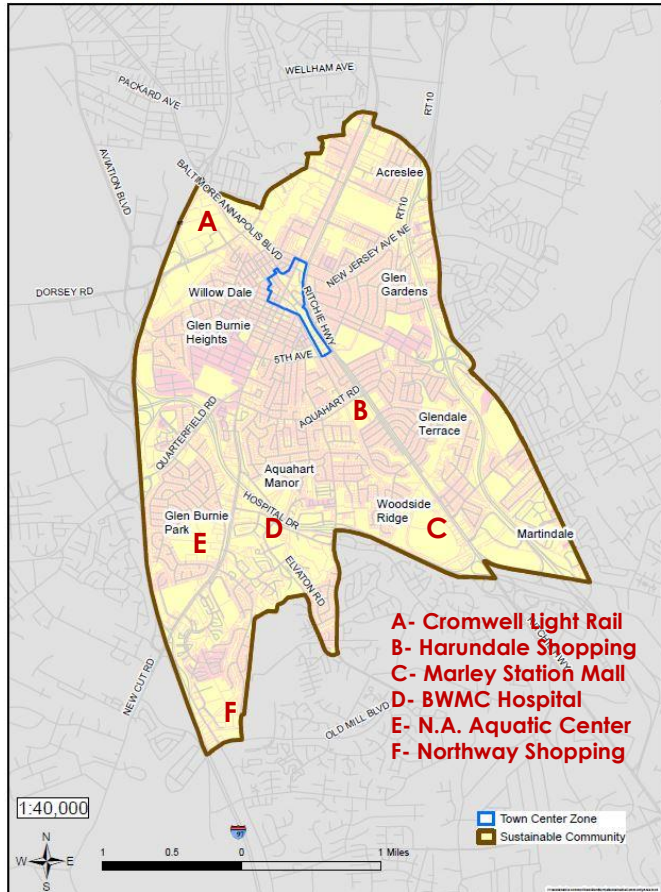Glen Burnie Sustainable Community Area

GLEN BURNIE TOWN CENTER

2008
Recession Years

GLEN BURNIE SUSTAINABLE COMMUNITY

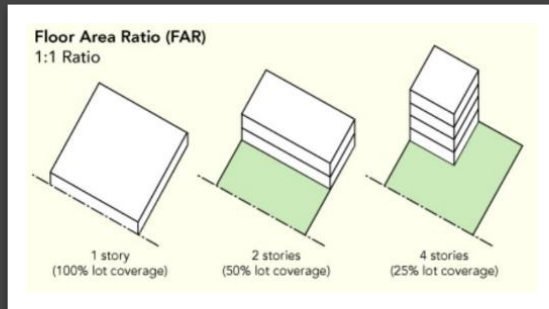Recent Initiatives

9

Glen Burnie Sustainable Community Area

A- Cromwell Light Rail
B- Harundale Shopping
C- Marley Station Mall
D- BWMC Hospital
E- N.A. Aquatic Center
F- Northway Shopping

GBSCA OVERLAY DISTRICT

ELIGIBILITY

- Project must fall **within mapped Glen Burnie Sustainable Community Area (GBSCA)**.
- Project must involve rehab/renovation of **existing structures**, or new construction on **lots with pre-existing structures**.
- Project must contain **at least one lot zoned in** a commercial, industrial, town center, or high-density residential district, and must have **access** from a collector or higher classified road.

GBSCA OVERLAY DISTRICT DEVELOPMENT INCENTIVES

- **Uses do not have to follow** underlying Zoning and may be mixes of uses.
- **Height and Floor-Area-Ratio (FAR)** limits can be increased if community enhancements are provided by the developer.

Floor Area Ratio (FAR)
1:1 Ratio

1 story (100% lot coverage)   2 stories (50% lot coverage)   4 stories (25% lot coverage)

- Allows developer to propose open space, recreation area, and landscaping plans that do not meet current code requirements **without seeking a Modification** (subject to OPZ approval).
- **Relaxed Road Adequate Public Facilities (APF) standards** similar to other Town Center requirements.
- Redevelopment projects **may be exempt from School APF** standards if conditions are met.

GBSCA OVERLAY DISTRICT FINANCIAL INCENTIVES
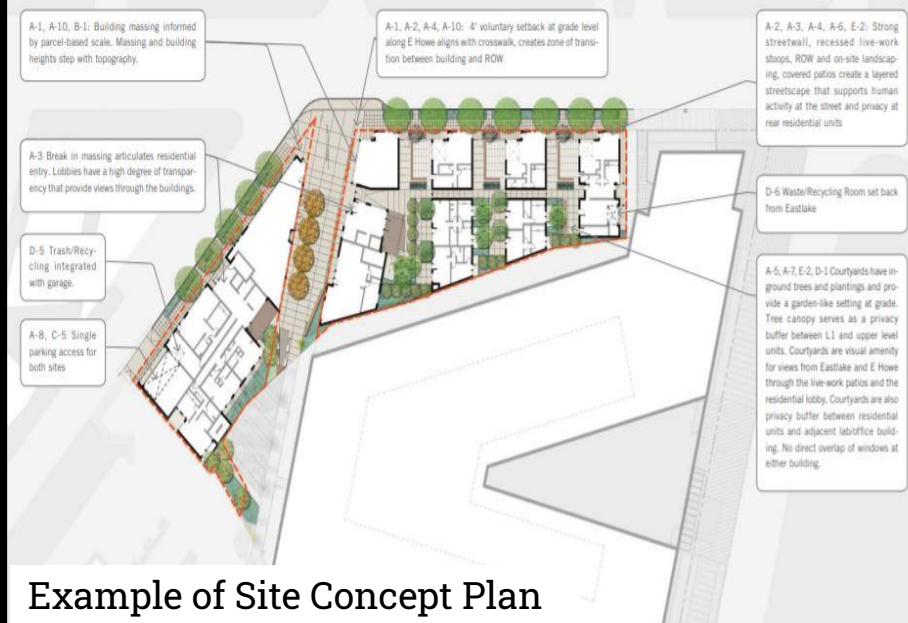

BEFORE

AFTER

308 Crain Highway North

105 Crain Highway South

AFTER

BEFORE

Example of 3D Massing Diagram
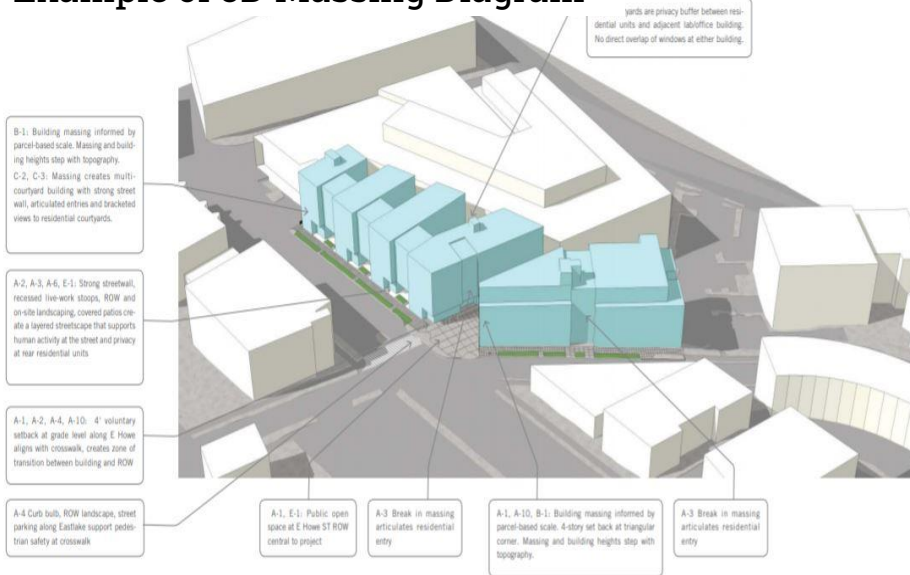
Example of Site Concept Plan

Encourage Creativity in Site Design and Layout.
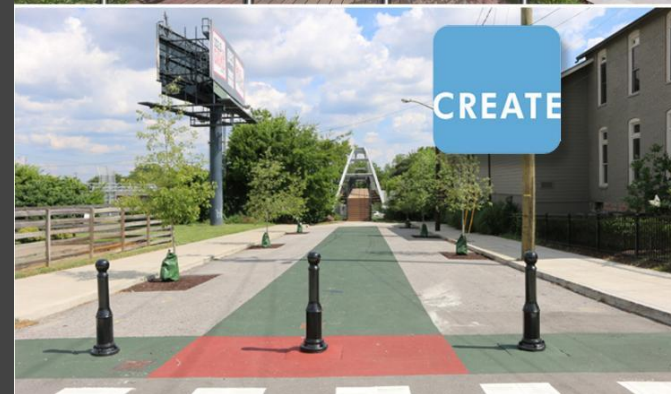
High Level of Community Involvement

Good Design

Encourage Community Enhancements

THINK

Endless Possibilities

DESIGN

CREATE

Reimagining Neighborhood

14

A Vision for the Future

This vision for the future of the County was developed by a Citizen Advisory Committee inspired by the ideas provided by community members through a series of listening and visioning workshops in 2018 and 2019.

"By embracing its rich Chesapeake culture and heritage, invaluable ecosystems and emerging opportunities, Anne Arundel County embodies the best of both the past and future, providing its residents a place where all are proud to live, work, learn, and play."

Themes

The following overarching themes support this Vision and focus on the critical issues identified in the community engagement process. When implemented through Plan2040, the themes will enhance the quality of life and ensure residents are proud to live, work, learn, and play in communities throughout the County.

Resilient, Environmentally-Sound, and Sustainable Communities – Planning and land use decisions affecting development and redevelopment will enhance neighborhoods while protecting the environment and increasing community resilience to climate change. We will support the diverse communities in the County from rural lands, to waterfront communities, to suburban neighborhoods, to town centers. Collective efforts to reduce stormwater runoff, and restore forests, rivers, and shorelines will contribute to a healthier environment. The County will strive to achieve net zero greenhouse gas emissions through renewable energy production.

New and Improved Infrastructure – Infrastructure improvements will support our communities and demonstrate environmental stewardship. Residents will have access to more reliable transportation choices including mass transit, biking, walking, and improved roadways. Improved water, sewer, and septic systems and stormwater runoff controls will improve quality of life and water quality. All County residents will have access to high-quality schools, libraries, open space, and recreational opportunities.

Strategic Economic Growth and Redevelopment – Anne Arundel will become a center for innovation and technology enterprises while also supporting traditional businesses including agriculture and marine trades. Development will increasingly be mixed-use, mixed-income, and transit-oriented projects in previously developed sites. Development projects will incorporate resilient, sustainable design that demonstrates efficient use of available resources and services throughout the County. Smart growth will be encouraged in areas with existing infrastructure and redevelopment directed to older commercial corridors.

Community Character – The unique physical character of older communities, waterfront neighborhoods, and scenic and historic roadways will be protected. Communities will feature sensible people-oriented development to complement the existing scale of neighborhoods, and will be enhanced with historic and artistic amenities in public and private spaces. The conservation of agricultural lands, parks, and natural areas, along with walkable neighborhoods, will contribute to the health and well-being of our communities.

Inclusive, Equitable, and Responsive Government – A more inclusive and responsive County government will employ new methods of citizen engagement. With continuous advancements in technology, there will be more opportunities than ever for the County government to reach all populations with accurate and up-to-date information. Engaging and empowering all segments of the County's diverse population will ensure best practices are used when delivering resources and services, creating and enforcing zoning and development regulations, and implementing the values of sustainability, environmental stewardship, and community building throughout the County.

GENERAL DEVELOPMENT PLAN

03

Smarter, Greener, and More Inclusive

SMARTER

GREENER

MORE INCLUSIVE

Smarter

- **Facilitate redevelopment** in Town Centers and Critical Economic Areas
- **Limit development** in Rural, Neighborhood and Peninsula Areas
- **Improve safety and mobility** in Critical Corridor Areas
- **Reform County Code** for consistency and effectiveness

Greener

- **Development Review** - identify environmental features up front (Policy NE1.1)
- **Critical Areas** - update program, increase habitat protections (Policy NE1.2)
- **Stormwater**
  - Limit and reduce impervious surfaces (NE4.2)
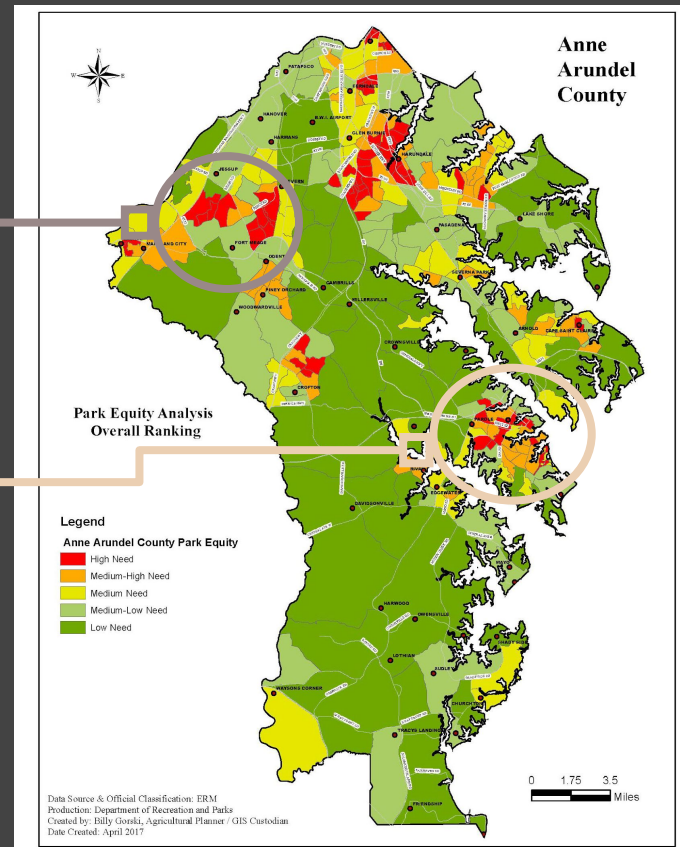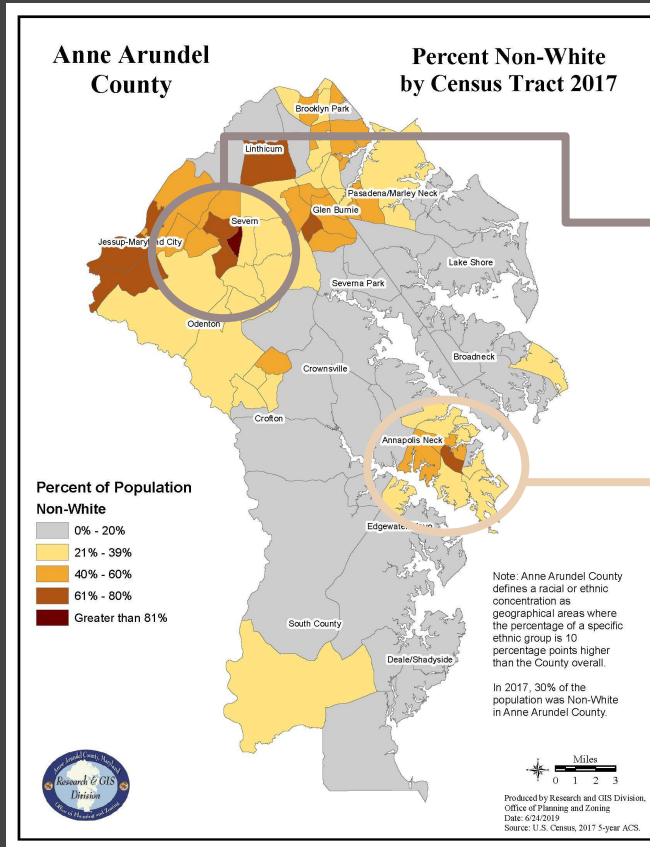 - Update design models to account for climate change (NE4.5.b)

More Inclusive

- Invest in **underserved communities**
  - Schools (HC2 and HC3)
  - Parks (HC8)
- Support programs for **aging** in place and **ADA** accessibility (HC5 and HC6)
- More **Housing Options** (BE11)
  - Garage Apartments, Duplexes, Triplexes, Etc.
- More **Affordable Housing** (BE12)
  - Ensuring appropriate amounts of multifamily housing and evaluating alternative forms of inclusionary housing programs

EQUITY AND LAND USE POLICY

Plan2040 Community Engagement@Home

Navigation tabs: Introduction | Vision and Themes | Goals Survey | Development Policy Areas Maps | Planned Land Use Map | Comment on Draft Planned Land Use Map | Thank You

Welcome to the Open House

The virtual open house is closed for comments. Feel free to review the information on this website. However, if you received a letter in the mail concerning staff recommended changes, you may still provide input by emailing to plan2040@aacounty.org.

See www.aacounty.gov/plan2040 for less updates on Plan2040.

This interactive website gives the public the opportunity to review draft elements of **Plan2040** and provide your comments. To navigate the information simply click on the tabs at the top and side of the page, and scroll down the pages. You can choose the elements that are of most interest to you, or go through the whole site.

A welcome message from County Executive Steuart Pittman

Plan2040 Community Engagement@Home

A virtual open house for Plan2040 community engagement

Introduction

The essence of Plan2040 lies in its goals, policies, and implementing strategies. These are declarative statements that set forth the County's approach to various issues. The goals and policies contained within Plan2040 are intended to be guides. They provide the framework for guiding the County's decisions on development activity, County work programs and budgets, and are implemented through the County's Zoning and Development Codes, other County Codes, programs, and functional master plans.

Each of Plan2040's four elements, Planning for the Natural Environment, Planning for the Built Environment, Planning for Healthy Communities, and Planning for a Healthy Economy, includes a concise assessment of challenges and

Plan2040
Goals Survey

An opportunity to provide input on the Plan2040 Goals, Policies and Strategies

Natural Environment

Built Environment

Healthy Community

Healthy Economy

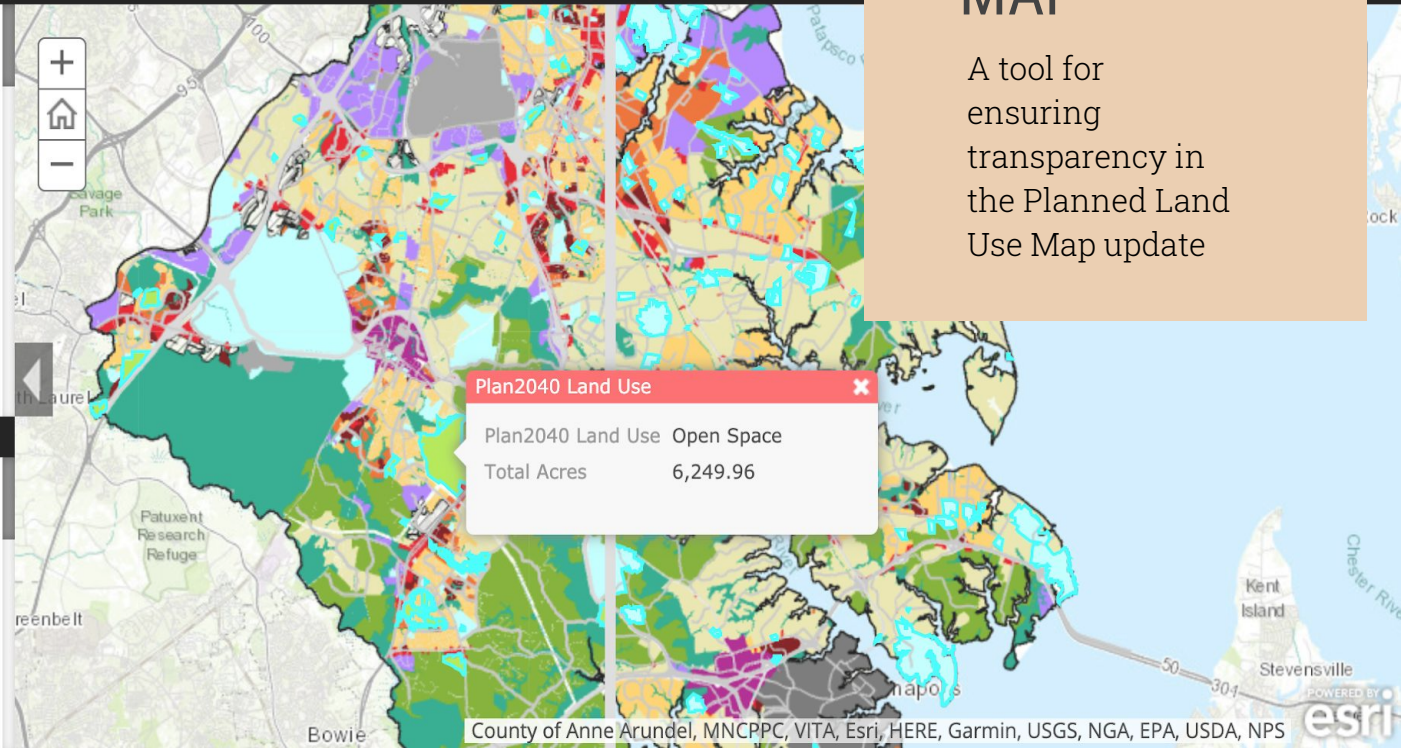## Planning For The Natural Environment

Plan2040 Land Use Map (Left) and 2009 Land Use Plan Map (Right)

The Plan2040 Land Use Map is shown on the left side of the screen. The 2009 General Development Plan (GDP) Land Use Map is shown on the right. Use the gray bar in the middle to slide and compare the two maps. Use the + and - buttons to zoom in and out

Draft Planned Land Use Map
The Planned Land Use Map is used to guide development patterns in the County in accordance with the Vision and Goals

Legend

LEFT	RIGHT
Plan2040 Land Use	2009 Land Use Plan
Conservation	Natural Features
Open Space	Rural
Rural	Residential Low Density
Residential Low Density	Residential Low -

Plan2040 Land Use

Plan2040 Land Use	Open Space
Total Acres	6,249.96

County of Anne Arundel, MNCPPC, VITA, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS
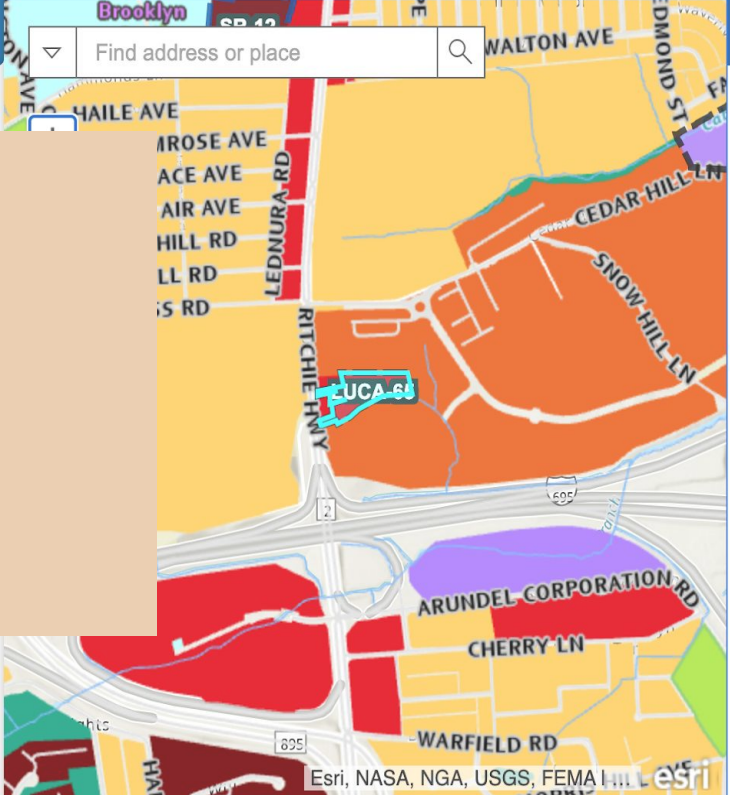
PLANNED LAND USE MAP

A tool for ensuring transparency in the Planned Land Use Map update

Comment on Planned Land Use Map

Scroll down for Legend listing colors

PLANNED LAND USE MAP

Comments on Land Use Change Applications and Staff Recommended Changes

Application) on the map. A public comment period was held in February - March on these applications. County staff have reviewed the applications relative to a set of criteria

Stakeholder Input on Draft Planned Land Use Map

Find address or place

LUCA-65

LUCA-65

PROPOSED PLAN2040 LAND USE	Commercial
Current Land Use Designation	Medium Density Residential, High Density Residential, Commercial
Requested Land Use Designation	Commercial
Staff Justification	The requested change to Commercial land use is consistent with the existing use and is compatible with the surrounding planned land use.
Total Acres	3.51
Source of Change Request	Property Owner Request
View the request of change application	Land Use Change Application
View summary of staff analysis	LUCA-65 Datasheet

Esri, NASA, NGA, USGS, FEMA

Total comments

22

Last update: a few seconds ago

Agreement with staff recommendation

No
Yes

0   5   10   15   20

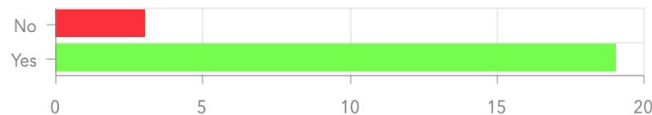Last update: a few seconds ago

Open-ended comments

There are already several businesses up and down Ritchie Highway. This property would be ideal for Small Business District zoning.

It is a continuing struggle for our community to maintain a strong quality of life with the increased road noise and loss of forestation due to development. Additionally, there are potential environmental factors such as storm water runoff and flooding.
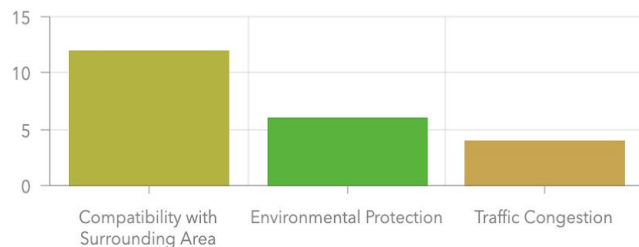
This land use change
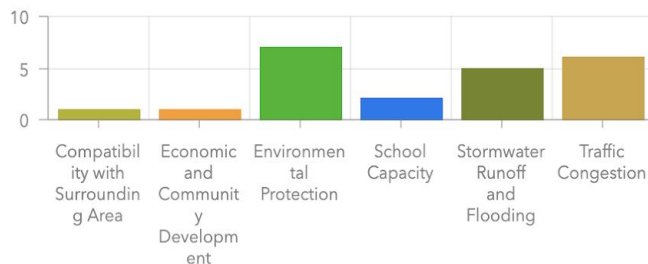
Last update: a few seconds ago

Primary Reasons

15

10

5

0
Compatibility with Surrounding Area | Environmental Protection | Traffic Congestion

Last update: a few seconds ago

Secondary Reasons

10

5

0
Compatibility with Surrounding Area | Economic and Community Development | Environmental Protection | School Capacity | Stormwater Runoff and Flooding | Traffic Congestion

Last update: a few seconds ago

LUCA-7
LUCA-118
LUCA-131
LUCA-94
LUCA-153

Esri, NASA, NGA, USGS, FEMA | Esri C...

PLANNED LAND USE MAP DASHBOARD

Internal view of comments received
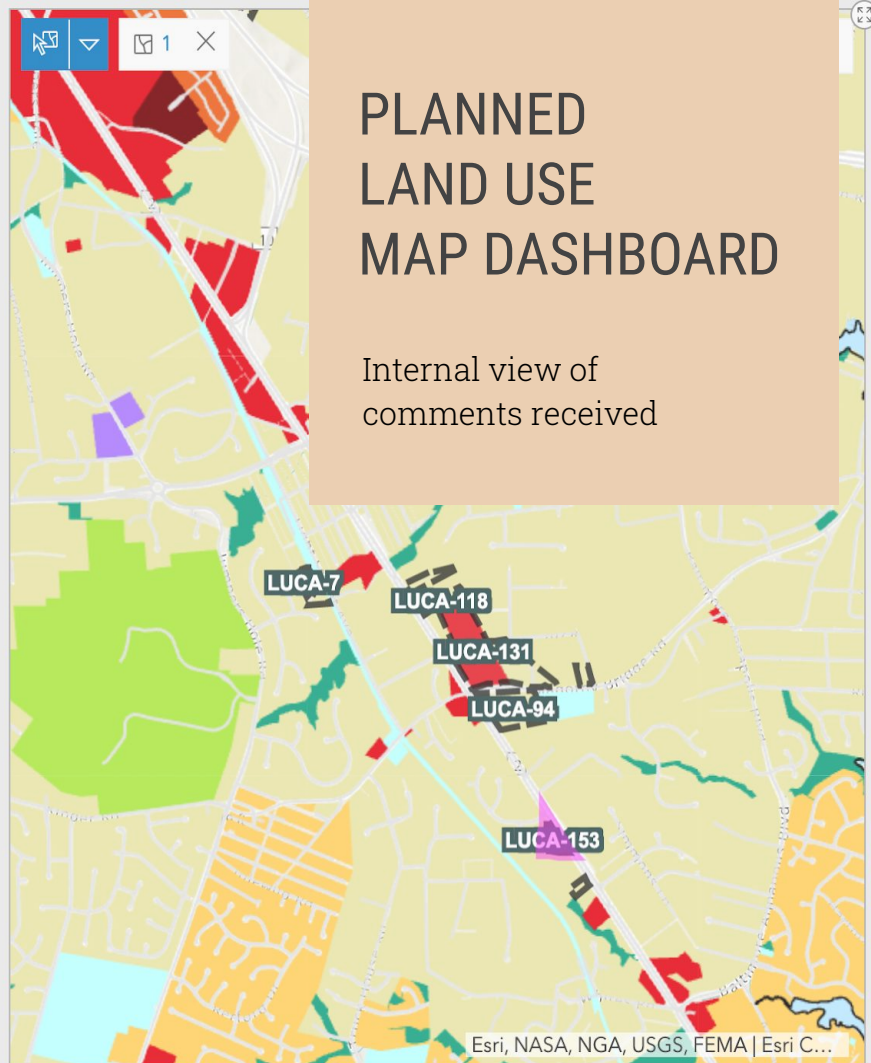
Questions?

pzzieg99@aacounty.org
410-222-7450
https://www.aacounty.org/
departments/planning-and-zoning/

THANKS!

CREDITS

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