

Wright Road Group Synopsis

August 2023

The Wright Road Group (WRG) was formed in the beginning of 2019 to bring together landowners of eight contiguous properties located in Hanover, MD just northwest of the Arundel Mills Mall development in Anne Arundel County (AACO). The properties are situated between Route 100 to the north and the Baltimore-Washington Parkway to the east. The combined 10.4 acres are currently zoned as a mixture of Industrial Park District, Residential, and Commercial. The WRG has worked diligently to have the properties rezoned to R-15, Residential, with the goal of selling the properties as an assemblage to one buyer. The Wright Road Group owns the following properties, as shown on AACO Tax Map 8, Grid 14 (See the attached aerial photos for details on the property layout.)

1. Parcel 252, also known as 7143 Wright Road
2. Parcel 260, also known as 7131 Wright Road
3. Parcel 261, also known as 7135 Wright Road
4. Parcel 265
5. Parcel 271
6. Parcel 316 also known as 7147 Wright Road
7. Parcel 325
8. Parcel 326, also known as 7151 Wright Road

The WRG has employed the services of a prominent land development attorney and a civil engineering firm to assist them in the rezoning process and to present the rezoning applications and land-use change applications to AACO's Zoning Division of the Office of Planning and Zoning. The justification for rezoning the eight properties is to recognize a change in the character of the neighborhood that would necessitate a change in the zoning. Most of the other parcels of land located along Wright Road adjacent to and surrounding the Wright Road Group's properties have been previously rezoned as residential.

Bay Engineering, the engineering firm, has completed a Feasibility Study and a conceptual development site plan that takes into consideration available water and sewer capacity, storm water management, critical areas, streams, forest conservation areas, and other required setbacks due to such factors as noise and proximity to streams and roadways. According to Bay Engineering's preliminary findings, there is sufficient water and sewerage capacity along Wright Road to serve a town home development and there is ample space for storm water management.

The land development attorneys of Dales Associates are representing the WRG at all hearings and public meetings held before AACO's Zoning Division of the Office of Planning and Zoning. The law firm and Bay Engineering completed the Land Use Change Applications for each property owner and submitted the applications to the AACO Plan2040 Committee in November 2019. The submittal of the Land Use Change Applications is the first step in the rezoning process

to ensure that the land use change to medium/high density residential will be incorporated into the AACO Plan2040 General Development Plan (GDP).

In July 2020 as part of the Plan2040 GDP, the AACO Office of Planning and Zoning (OPZ) provided a recommendation of medium density residential for the Wright Road properties based upon the fact that *“medium residential land use is consistent with the Neighborhood Preservation Policy area and is compatible with the surrounding planned land use.”* The final Plan2040 GDP was approved by the AACO Council in June 2021. Beginning in October 2021, public meetings were held to implement the plan and recommended land use changes. In March 2023 the Region 2 Stakeholders’ Advisory Committee (SAC) recommended that the properties be rezoned to R-15. Based upon the current implementation of the Plan2040 GDP for Region 2, the comprehensive rezoning process for the Wright Road properties is expected to be completed between October 2023 and December 2023 and adopted into legislation by the AACO Council between late 2023 to early 2024.

According to the Region 2 Preliminary Draft Plan the existing conditions for the Hanover area are as follows: "Given the location between a regional commercial center and Fort Meade, future residential development in Hanover should be of a medium to higher density within Communities of Opportunity and Difficult Development Areas where there is existing or planned transit. Public input during the Region Plan process urged the County to pursue policies to help address housing affordability, as well as policies for more housing opportunities for people of all income levels and life stages. There is also support for facilitating more diverse housing forms, coupled with a desire that these new forms be compatible with existing neighborhoods." The studies that the Region 2 SAC conducted indicate the need for more housing in Region 2 of AACO that the County recognizes and would support.

Regarding school capacity, the Region 2 Preliminary Draft Plan states the following:" There have been an average of over 9,000 unused seats in Anne Arundel schools throughout the County over the last twenty years, indicating significant untapped capacity within the overall school system. The Board of Education has embarked on a redistricting effort in the County, which should help address the discrepancy in school seat vacancies and school capacity issues. This may also help alleviate some of the limitations on residential development due to closed school feeder systems, ultimately reducing this barrier to addressing the Region’s workforce and affordable housing needs." This is also a plus for new residential development within Region 2, indicating that school capacity should not be an impediment to new construction.

Based upon the anticipated R-15 zoning being completed within the next six months for the WRG properties, the Group has officially listed all eight of the properties for a total listing price of \$7.5 million. Each property will be sold separately by its respective owners; however, all properties must be purchased by one buyer as an assemblage, and they must all settle on the same day. The listings became active on 27 August 2023. Engineering drawings showing all property boundary lines and a conceptual townhome development are provided with the listings.

The WRG listings are as follows:

Parcel 252, also known as 7143 Wright Road-MLS # MDAA2064074

Parcel 260, also known as 7131 Wright Road-MLS # MDAA2064076

Parcel 261, also known as 7135 Wright Road-MLS # MDAA2064072

Parcel 265-MLS # MDAA2062310

Parcel 271-MLS # MDAA2064068

Parcel 316, also known as 7147 Wright Rd-MLS # MDAA2066566

Parcel 325-MLS # MDAA2066568

Parcel 326, also known as 7151 Wright Road-MLS # MDAA2066570

Gina and Marvin Matthews are heading up this entire effort and acting as an intermediary for the WRG. Gina Matthews is the listing agent for the properties. Ms. Matthews can be reached on 410.302.8320 or at gina.matthews@lnf.com.