



City of Havre de Grace

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City of Havre de Grace Residential Development Capacity - January 2024

This analysis is an updated refinement of an analysis submitted with the 2022 calendar year report. The updated information is an estimate of possible residential development, medium density, within the city limits of Havre de Grace. The stated acreage is an estimate of the residential portion, not including community open space.

The land area of the Jonathan Green Farm and Peter Ianiello Farm was annexed into City limits in 2013. This land area was submitted for PFA Consideration in December, 2022 and approved to be included in the Priority Funding Area on January 6, 2023, which will be reflected on the 2025 Development Capacity projection. The proposed development is to be mixed use, including agricultural, commercial, residential, and retaining the established conservation easement. The stated acreage is an estimate of the residential portion which may include detached, attached, and multi-family.

| MAJOR AND MINOR SUBDIVISIONS | TOTAL DWELLINGS | TOTAL LOT ACREAGE |
|---|-----------------|-------------------|
| Number of individual vacant lots for single family detached dwellings (minor in-fill - assumed capacity for one new dwelling per vacant lot) | 65 | 12.59 |
| Bulle Rock (proposed residential development remaining) (includes detached, attached, and multi-family) | 539 | 39.18 |
| Greenway Farms (proposed attached development remaining) | 198 | 22.75 |
| Blenheim Run Apartments | 60 | 0.65 |
| Bloomsbury Park (projected total attached dwellings) | 150 | 15 |
| * Lampson Property (annexation effective 6/16/22) | 37 | 8.95 |
| Juniata at Superior St (subdivided buildable lots remaining - attached) | 7 | 0.5 |
| * Jonathan Green Farm (projected SFD, attached & multi-family) | 284 | 81.5 |
| Sion Hill Estates (Green Phase I) | 144 | 6 |
| * Peter Ianiello Farm/ Mount Felix (Townhomes) | 49 | 6.26 |
| * Peter Ianiello Farm/ Mount Felix (4 projected 24 unit multi-family) | 96 | 4.41 |
| TOTAL RESIDENTIAL CAPACITY WITHIN THE PRIORITY FUNDING AREA | 1629 | 197.79 |
| <i>* Number of units is estimated based upon latest review of informal plans submitted.</i> | | |

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| 2022 COMBINED TOTAL RESIDENTIAL DEVELOPMENT CAPACITY | 1685 | 240.5 |
| 2019 COMBINED TOTAL RESIDENTIAL DEVELOPMENT CAPACITY | 1952 | 262.2 |
| 2016 COMBINED TOTAL RESIDENTIAL DEVELOPMENT CAPACITY | 2630 | 130 |
| Comp Plan 2010 COMBINED TOTAL PROJECTED RESIDENTIAL CAPACITY | 2749 | - |
| Comp Plan 2004 COMBINED TOTAL PROJECTED RESIDENTIAL CAPACITY | 3075 | - |