

Economic Development, Land Use and Zoning

Existing Conditions

The 1968 *General Development Plan* (GDP) and subsequent GDP's have, as a matter of policy, stated that the growth of the County should be channeled to West County. The 1972 *Odenton Plan* reinforced this policy and began to define an area in Odenton as the Town Center (referred to as the Odenton Growth Management Area in this Plan). This area encompasses approximately 1600 acres from MD 175 across from Fort Meade on the north and west to Sappington Station Road on the south and east. In May of 1995, the Anne Arundel County Council adopted the *Odenton Town Plan* (OTP). This Plan supports the *Odenton Town Plan* and its recommendations to support the viability of the Odenton Town Center.

In addition to the Odenton Growth Management Area (OGMA), the Odenton Small Area contains two of the largest Planned Unit Developments (PUDs) in the County. These are Seven Oaks and Piney Orchard. At final buildout, the two combined will have approximately eight thousand housing units. This factor made it clear that the Plan needed an area for commercial, industrial and office space in order to meet the needs of the growing residential population.

The Odenton Small Area Plan recognizes the Villages at Waugh Chapel as a mixed-use center. This development contains a mix of retail, office, senior residential and community uses. The Village serves portions of Odenton, Crofton and Crownsville.

The Odenton Small Area is also considered one of the prime areas for economic growth within Anne Arundel County. The establishment of the Town Center gives West County an identity and a core area for commerce. Included in the OGMA, is one of the County's premiere Industrial Parks, Arundel Crossing East and West.

The Odenton Small Area is centrally located between Baltimore and Washington. The Baltimore-Washington Parkway (I- 295), a major north/south highway, serves the area, and MD 32 and I-97 connect the area to Annapolis. MD 175 runs east/west through the middle of the Odenton Town Center, serving as a gateway. In addition to an efficient road network, the area is readily accessible by mass transit with the Odenton MARC station located in the center of the area. The Baltimore-Washington International Airport is only minutes away and the Odenton MARC Station provides easy access to Baltimore, Washington and other points along the eastern seaboard. This transportation infrastructure makes Odenton an inviting place for people to reside because of the convenience of commuting to Baltimore, Annapolis and Washington. Retail businesses like the location because of the ease of obtaining deliveries and for their customers to visit their establishments. The manufacturing and industrial businesses benefit from the fact that they can easily ship and receive products throughout the country.

One of the major employment areas for the County is, along MD 32 in the Odenton Small Area. This area includes the National Security Agency (NSA), Fort George G. Meade and Tipton Airport. NSA is a vibrant, stable employment source for the area. In the past, Fort Meade's primary function has been to train soldiers for combat. It is currently evolving into an

administrative center with professional training facilities for government personnel, both military and civilian. There is a transition zone on the Fort that runs along the south side of MD 175. This zone is projected to have 13,000 employees after total build out. Tipton was transferred to the County from Fort Meade during the base realignment in 1999. It serves as a general aviation airport, offering auxiliary uses for business and retail.

Existing Land Use

Current land use patterns are illustrated in Map 1 and summarized in Table 8. Residential uses account for just more than 12 percent of the Planning Area, with single family dwellings comprising the overwhelming majority of residential use. Odenton is a blend of older, established residential communities such as Odenton Heights, Woodwardville, and Four Seasons, as well as two large Planned Unit Developments (PUDs), Piney Orchard and Seven Oaks. The Odenton Small Area offers a diverse mix of housing densities from apartments in Piney Orchard, Seven Oaks and along MD 32 to the single-family homes on large lots in the Gambrills and Forks of the Patuxent communities.

Industrial uses account for just over two percent of the area. The majority of the industrial uses in the Odenton Small Area lie on either side of MD 170 between MD 32 and the Penn Railroad line. There are scattered industrial land uses along the Little Patuxent River and a sizable industrial area along I-97 in the northeastern corner of the Area.

Commercial development accounts for less than one percent of the Odenton Small Area. There is a large stretch of commercial development along the MD 175 corridor, beginning at Sappington Station Road and continuing north and west to the commercial district across from Fort Meade. There is also significant commercial development along the MD 3 corridor. Additional pockets of community commercial are scattered throughout the rest of the Odenton Small Area, such as at the crossroads of MD 175 and Gambrills Road.

Agricultural, Open Space and Recreational Areas comprise nearly 40 percent of the Odenton Small Area. A substantial portion of this acreage is the federally owned Patuxent Research Refuge on the western side of the Planning Area. Stream valley and floodplain areas surrounding the Severn Run, Jabez Branch, Little Patuxent and Patuxent Rivers account for much of the remaining open space acreage. County recreational areas include GORC Park, Piney Orchard Park, the Odenton Natural Area and Patuxent Ponds Park.

Transportation facilities (road right-of-ways) and utility easements comprise about eight percent of the Planning Area. Government/Institutional uses (Fort Meade, public school properties, etc.) account for over 20 percent of the Odenton Small Area.

Table 8. Existing Land Use in the Odenton Small Area (based on 1995 coverage)

Land Use Category	Acreage	Percentage of Total
Open Space	1,804 acres	5.5 %
Agricultural	10,655 acres	32.7 %
Single Family Dwelling	3,589 acres	11.0 %
Townhouse	319 acres	0.9 %
Multiple Family Dwelling	53 acres	0.2 %
Retail Commercial	259 acres	0.8 %
Office Commercial	18 acres	0.1 %
Industrial	719 acres	2.2 %
Transportation/Utility	2,657 acres	8.2 %
Government/Institution	6,593 acres	20.2 %
Recreation and Parks	152 acres	0.5 %
Vacant	5,760 acres	17.7 %
Total	32,578 acres	100.0 %

Page left blank for Map 1. Existing Land Use, 1995 coverage

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Existing Zoning

Current zoning classifications are illustrated in Map 3 and summarized in Table 9. More than 63 percent of the land in the Odenton Small Area is zoned for residential use, with nearly all of it zoned for residential densities less than five dwelling units per acre (R5, R2, R1, RLD and DD). About one percent of the Odenton Small Area is zoned for residential densities greater than five dwellings per acre (R15 and R22).

Industrial zones (W1, W2 and W3) account for just over four percent of the land in Odenton. Commercial zones (C1, C2, C3 and C4) account for two percent of the land in the Planning Area.

Open space zoning is mostly found along stream valleys and floodplains associated with the Severn Run and the Little Patuxent and Patuxent Rivers. State and County parkland is also zoned Open Space. These areas add up to nearly 17 percent of the land area.

Table 9. Existing Zoning in the Odenton Small Area

Zoning Category	Acreage	Percentage of Total
OS (Open Space)	5,444 acres	16.7 %
RA (Rural/Agricultural)	4,413 acres	13.5 %
DD (Deferred Development)	1,026 acres	3.2 %
RLD (Residential Low Density)	8,506 acres	26.1 %
R1 (1 dwelling per acre)	7,639 acres	23.4 %
R2 (2 dwellings per acre)	794 acres	2.4 %
R5 (5 dwellings per acre)	2,334 acres	7.2 %
R15 (15 dwellings per acre)	305 acres	0.9 %
R22 (22 dwellings per acre)	111	0.3 %
All Residential Zones	25,128 acres	63.5 %
C1 (community commercial)	44 acres	0.1 %
C2 (office commercial)	49 acres	0.2 %
C3 (retail commercial)	157 acres	0.5 %
C4 (highway commercial)	137 acres	0.4 %
TC (Town Center)	250 acres	0.8 %
All Commercial Zones	637 acres	2.0 %
W1 (light industrial)	609 acres	1.9 %
W2 (industrial park)	271 acres	0.9 %
W3 (heavy industrial)	489 acres	1.5 %
All Industrial Zones	1,369 acres	4.3 %
Total	32,578 acres	100.0 %

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Proposed Land Use and Zoning Changes

The Odenton Small Area is one of the prime economic development regions of Anne Arundel County. It is included in the BWI Business Partnership's purview, an organization recognized by the County as highly effective in promoting business within the BWI area.

Land use and zoning issues pertaining to properties within the Odenton Growth Management Area (OGMA) are addressed in the *Odenton Town Plan* and not in this Plan.

Recognizing the development of the Village at Waugh Chapel as a commercial mixed-use center, the Plan proposes a transition from the commercial/high density residential land use of the Village to medium density residential for the surrounding area. The BGE Substation on the north side of Waugh Chapel Road was also a factor in this decision.

The land south of the Village at Waugh Chapel is currently zoned RA (Rural/Agricultural) and used for sand and gravel mining. The Plan proposes that a Mixed-Use symbol be placed on the portion of this property fronting on MD 3. This property may be an appropriate location for a mixed-use development, when the sand and gravel mining operations have ceased and reclamation of the site is complete. Although the proposal to ultimately use this property for a mixed-use development was brought forward after all the public hearings for the Odenton Small Area Plan had been held, the property owner received tentative support for a mixed-use development on the property from some community members provided that: 1) the mixed-use development was limited to approximately 70 acres of land, immediately abutting MD 3, between the southern edge of the Village of Waugh Chapel and Evergreen Road; 2) the access to the new mixed-use development be from MD 3 or Evergreen Road and not Waugh Chapel Road; 3) the development follows the same scale and design standards as was used for the development of the Village of Waugh Chapel; 4) a Planning Advisory Committee made up of residents who regularly conduct business or live in the community affected by the proposed development, similar to the one established for the Village at Waugh Chapel, is created and its members appointed by the County Executive; and 5) that the focus of the draw for the retail components of the new development be the local customer base, rather than a state-wide or regional customer base.

The property owners within the median of MD 3 have been concerned about the lack of decisive action in planning and implementing the needed redesign of this major artery. The Plan proposes a commercial designation for the median properties. The use of limited access points and interior service roads should be encouraged or required for any new development in order to minimize the impediments to traffic flow and traffic hazards.

East of the Town Center Growth Management Area, the Plan proposes that the Gambrills Area retain its rural character while allowing small businesses to serve the local community. South of the Dairy Farm, there are several scattered businesses that have developed over generations. Many of these are associated with sand and gravel operations. They are located near mineral resources along the Little Patuxent and Patuxent Rivers, which offer employment to

many local residents. The Plan recognizes their existence but encourages them, upon closure, to be reused in an environmentally sensitive manner, preferably as a park or open space preserve.

Residents in the vicinity of the Patuxent and Little Patuxent Rivers are concerned about possible negative uses of properties, which are being, or have been, mined. An active senior 'age restricted' community is proposed for a portion of approximately 1,500 acres with substantial areas devoted to recreational uses and open space. Necessary changes to allow this senior community should be made to the Comprehensive Zoning Maps, the Master Plan for Water Supply and Sewerage System and the Priority Funding Area.

The Land Use Plan recognizes much of what exists today and properly designates those areas. For example, the Proposed Land Use Map (Map 4) shows commercially zoned properties as having a Commercial land use; schools, Fort Meade, and Millersville Landfill as Government/Institutional; and industrially zoned properties as Industrial.

The Plan also proposes several land use and zoning changes. These changes are detailed in Table 10 and Table 11 and on Maps 4 and 5.

Table 10. Proposed Land Use Changes

No.	Property Location	GDP Land Use	Proposed Land Use	Reason for Change
1	Village at Waugh Chapel	Residential Low Density	Commercial with MXD symbol	Reflect the existing commercial and high-density residential development of the Village at Waugh Chapel.
2	Parcel 309, lot 1 and adjacent .304 acres of Parcel 309 at northwest section of Waugh Chapel Road and the Village at Waugh Chapel	Residential Low Density	Commercial	Relocate existing commercial area on Parcel 309 to the signalized intersection of Waugh Chapel Road and the Village at Waugh Chapel. In addition, change Parcel 309, lot 1 to commercial land use.
3	Parcel 222 and remaining portion of Parcel 309 at northwest section of Waugh Chapel Road and the Village at Waugh Chapel	Residential Low Density	Residential Medium Density	Change existing commercial area on Parcel 309 and all of Parcel 222 to Residential Medium- Density land use.
4	North and south sides of Waugh Chapel Road and Summerfield Road Area	Residential Low Density	Residential Low-Medium Density	Allows for a transition from the commercial/high-density residential Village at Waugh Chapel and neighboring industrial uses.
5	1030 & 1040 Waugh Chapel Road	Rural Agricultural	Residential Low Density	Allows a natural transition from the industrial and low-medium land uses that surround this property.
6	Median of MD 3	Rural Agricultural/ Residential Low Density	Commercial	Due to the heavy traffic and noise generated on MD 3, residential uses are no longer appropriate in the median.
7	745 MD 3 South	Residential Low Density	Commercial	Reflect the existing commercial zoning and proposed commercial zoning to coincide with property line, eliminating a split zone condition.
8	1508 & 1510 Jabez Run Road	Rural Agricultural	Commercial	Reinstate prior zoning and reflect existing use and allow for similar use on adjacent parcel.
9	259 Najoles Road	Natural Features	Industrial	Reflects a correction to the Open Space zone line to allow for compatible use with neighboring properties on upland portion of parcel.
10	North side of MD 32, between Sappington Station Road and MD 170, to the extent that the industrial zones currently extend to the north side of MD 32.	Residential Low-Medium Density/ Industrial	Residential Low-Medium Density	Current development in this area is industrial south of MD 32 and low-density residential north of MD 32. The land use and zoning maps should recognize MD 32 as the appropriate boundary between industrial and residential land uses in this area.
11	The island formed by the ramp to MD 32 near the intersection of Sappington Station Road & Burns Crossing Road	Rural Agricultural & Low-Medium Density Residential	Commercial	MD 32 and its off ramp surround these properties. There is a traffic light at the entrance making it suitable for a light commercial use.

Table 10. Proposed Land Use Changes con't

No.	Property Location	GDP Land Use	Proposed Land Use	Reason for Change
12	North side of MD 175 west of Sappington Station Road	Residential High-Density	Odenton Growth Management Area	The site should be included in the Odenton Growth Management Area.
13	Various parcels consisting of approximately 1,500 acres in the Patuxent Valley Area, where the Patuxent River and the Little Patuxent River meet.	Rural Agricultural	Residential Low Density	The area is currently zoned RA/W3 but has extensive mining operations on these parcels. Given the limitation of County funds to buy this disturbed land as a park, the Plan recommends that the proposed development of an active senior community would be a positive addition to the area and would eliminate the possible negative uses of this land. Also, there are several conditions being attached to the deeds that would preserve the environmental sensitivity of the area.
14	Two parcels consisting of approximately 5 acres along the west side of MD 3 and the south side of Capitol Raceway Road	Residential Low Density	Commercial	These parcels front along MD 3 and also abut the entrance to the Capitol Raceway and a nearby rubble landfill. The parcels face commercial zoning in the median of MD 3, and also abut a contractor's storage yard to the south.
15	Approximately 70 acres of land abutting MD 3, south of the Village at Waugh Chapel and north of Evergreen Road.	Residential Low Density	Residential Low Density with MXD symbol	Existing sand and gravel operation expected to cease in approximately 5 years. May be an appropriate site for mixed-use after mining stops and reclamation is complete.

Note: The County Council passed several amendments changing several parcels from residential land use to commercial land use. Some of the amendments did not specify adding an item in this table but, these changes are reflected on the Land Use Map (see * for amendment 5 and ** for amendment 25 on the Proposed Land Use Map, Map 4). Appendix D is a copy of the final plan bill (Bill No. 39-03), which indicates all of the amendments.

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Table 11. Proposed Zoning Changes

No.	Location	Tax Map and Parcels	Acreage	Current Zoning	Proposed Zoning	Reason for Change
1	Northwest corner of MD 3 and Conway Road intersection	Tax Map 36: Parcels 167 & 308	8.6	OS/C2	OS/C3	This property is located at a very busy intersection with retail commercial on two of the corners and a light industrial use on the third. Commercial retail is thought to be a more appropriate use.
2	Northwest and southwest corners of the intersection of MD 3 at Waugh Chapel Road	Tax Map 37: Parcels 8, 262, and 113	2.2	C1	C4	Reinstate prior C4 zoning to recognize the existing highway commercial uses. (7-11 and Texaco station)
3	1255 Waugh Chapel Road and part of adjacent Parcel 309	Tax Map 37: p/o Parcel 309 and Parcel 309, Lot 1	1.37	R1	C1	Relocate existing C1 portion of Parcel 309 from the intersection with MD 3 (behind existing 7-11) to the lighted intersection of Waugh Chapel Road and the Village at Waugh Chapel.
4	1247 Waugh Chapel Road, and p/o adjacent parcel 309	Tax Map 37: Parcels 222 and p/o 309	21.1	R1	R10	Given the proximity of this area to MD 3, the commercial and high-density residential Village at Waugh Chapel, the availability of public utilities, and the large BGE Substation on the north, a medium density residential land use and R10 zone provides a logical transition.
5	North and south sides of Waugh Chapel Road in the Summerfield Road area.	Tax Map 36: Parcels 5, 125, 231, 252, 253, 123, 240, 184, 122, 131, 195, 226, 121, 124, 246, 223 & 345 Tax Map 37: Parcels 34, 33, 293, 182, 183, 165, 38, 185, 186, 187, 188 & 223	80.2	R1	R5	Allows for a transition from the commercial/high-density residential Village at Waugh Chapel and neighboring industrial uses.
6	1030 & 1040 Waugh Chapel Road	Tax Map 36: Parcels 249 & 197	24.4	OS/RA	OS/R1	Create a natural transition from the industrial and low-medium land uses that surround this property.
7	Median strip of MD 3	Tax Map 30: Parcels 30, 28, 107, 105, 347, 346, 345, 189, 193, 31, 349, 350, 351, 565, & p/o 445 Tax Map 37: Parcels 4, 132, 133, 337, & p/o 2	24.2	R1 w/ C2 allowances	C4	Due to the heavy traffic and noise generated on MD 3, residential uses are no longer appropriate in the median. Special legislation permitting some C2 uses has created further difficulty and not provided any relief.
8	745 MD 3 South	Tax Map 37: Parcel 11	3.7	R1/C4	C4	Move zone line to correspond with property line to eliminate split zone condition. Less than 1 acre is to be changed.

No.	Location	Tax Map and Parcels	Acreage	Current Zoning	Proposed Zoning	Reason for Change
9	1508 & 1510 Jabez Run Road	Tax Map 30: Parcels 523 & 168	2.7	RLD	C4	Reinstate prior zoning and reflect existing use and allow for similar use on adjacent parcel.
10	259 Najoles Road	Tax Map 22: Parcel 180	23.9	OS	OS/W1	Reflects a correction to the Open Space zone line to allow for compatible use with neighboring properties on only the roughly 6 acres of uplands.
11	205 Najoles Road	Tax Map 22: Parcels 89 & 90	1.8	W1	W3	Change zoning to W3 to reflect uses on adjacent parcels.
12	Island created by MD 32 and the off ramp at Burns Crossing Road	Tax Map 30: Parcels 256, 260, 259, 514 & p/o 491	3	RLD/R1	C1	MD 32 and its off ramp at Burns Crossing Road surrounds these parcels, isolating them from the rest of the residential area. There is currently a traffic light at this location making it suitable for community commercial use.
13	North side of MD 32, between Sappington Station Road and MD 170, to the extent that the industrial zones currently extend to the north side	Numerous	23.9	W1, W2 & R15	R2	Current development in this area is industrial south of MD 32 and low-density residential north of MD 32. The land use and zoning maps should recognize MD 32 as the appropriate boundary between industrial and residential land uses in this area.
14	Gambrills Road	Tax Map 22: Parcel 110	34	RLD	RLD/R1	Property downzoned during last rezoning and lost its value. (Total parcel is 148 acres, 34 acres recommended to change)
15	61 Gambrills Road	Tax Map 22: Parcel 584	0.97	RLD	R1	Property downzoned during last rezoning and lost its value.
16	Crain Highway	Tax Map 37: Parcel 2	20.96	R1	Commercial	Due to heavy traffic and noise, residential no longer appropriate.
17	Various parcels consisting of approximately 1,500 acres in the Patuxent Valley area located where the Patuxent River and the Little Patuxent River meet.	Tax Map 36: Parcels 19, 108, 109, 111, and p/o 110 Tax Map 42: Parcels 6, 7, 11, 127, p/o 10, and Parcel 2, lots 1R, 4, p/o 5 and the residue	1,500 +/-	RA/OS	R2/OS	The area is currently zoned RA and OS but has extensive current and former mining operations on these parcels. Given the limitation of County funds to buy this disturbed land as a park, the Plan recommends that the proposed development of an active senior community would be a positive addition to the area and would eliminate the possible negative uses of this land. Also, there are several conditions being attached to the deeds that would preserve the environmental sensitivity of the area.

No.	Location	Tax Map and Parcels	Acreage	Current Zoning	Proposed Zoning	Reason for Change
18	Approximately 83 acres of land off Conway Road in the Patuxent Valley area located where the Patuxent River and the Little Patuxent River meet.	Tax map 42: p/o Parcel 110	83+/-	W3	R2/OS	(see reason listed in No. 17)
19	Two parcels consisting of approximately 5 acres along the west side of MD 3 and the south side of Capitol Raceway Road.	Tax Map 36: Parcel 330 and p/o Parcel 89	5.0	R1/OS	C4/OS	The 5 acres front along MD 3 and also abut the main access to the Capitol Raceway and a nearby rubble landfill. The 5 acres face C4 zoning in the median of MD 3 and also abut a contractor's storage yard to the south. The 5 acres are surrounded by commercial uses and natural features, and thus are not suitable for residential use.
20	Land located at MD 3 south and McKnew Road	Tax Map 37: Parcels 121 and 296 Tax Map 30: Parcels 192, 472, 494 and 551	11.08	R1	Commercial	Land is adjacent to C4 or similar commercial development. Due to heavy traffic and noise on MD 3, not suitable for residential development.

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Goals and Recommendations

The assets of the area, the projected growth, and the areas rural ambiance, were all taken into consideration and every effort was made to promote a Plan that will appropriately preserve land and promote development in all of the right places.

Goal 1: Support and implement the Odenton Town Plan.

Objective 1: Designate Mixed-Use Areas in the Odenton Growth Management Area, as defined by the Odenton Town Plan.

Recommendations

- 1: Plans for the Odenton Town Center should include a town commons area and other significant public uses.
- 2: Expand the Odenton MARC Station Enhancement Area west to the salt dome along both sides of Odenton Road.

Objective 2: Plan and coordinate the Odenton Growth Management Area to provide public and quasi-public services.

Recommendations

- 1: Construct the West County Regional Library.
- 2: Pursue an adult learning facility in the Odenton Town Center Core Area.
- 3: Develop a community benefits district and/or other incentive program to facilitate funding for revitalization within the Odenton Growth Management Area. Revitalization projects may include common area maintenance, overhead wire burial and other infrastructure improvements.
- 4: Revise the Odenton Growth Management Area Ordinance and related permit processes based on new design criteria to be developed for the Odenton Town Center Area.

Goal 2: Revitalize Commercial Areas.

Objective 1: Improve the commercial district along the MD 3 transportation corridor from MD 175 to Waugh Chapel Road.

Recommendation

- 1: Coordinate with the State Highway Administration regarding the study and redesign of the MD 3 corridor from MD 175 to Waugh Chapel Road, particularly as changes relate to land uses along the southbound lane, as well as in the median.

Objective 2: Improve other commercial districts throughout the Odenton Small Area.

Recommendations

- 1: Develop a funding proposal for the construction of MD 175 and parking improvements (parking deck) at the Odenton MARC Station.
- 2: Acquire right-of-way or easement from Fort Meade (Department of the Army) for west Odenton MD 175 improvements.
- 3: Provide sidewalks and streetscape improvements for public roads in revitalization areas, and particularly along Odenton Road, the MD 175 Roadway Improvement Area and the Town Center Core.
- 4: Bury overhead wires along main streets in revitalization areas.

Goal 3: Enhance value and vitality of Odenton neighborhoods.

Objective 1: Preserve the character of existing neighborhoods.

Recommendations

- 1: Develop criteria to ensure compatible residential infill.
- 2: Protect existing residential areas while allowing for local neighborhood services.

Objective 2: Encourage high-quality innovative methods and standards in new residential development.

Recommendations

- 1: Revise zoning and subdivision regulations to facilitate flexibility and reward innovation in new residential construction.
- 2: Develop incentives to revitalize older neighborhoods.

Goal 4: Create measurable positive economic development.

Objective 1: Coordinate revitalization and land use objectives with the Anne Arundel Economic Development Corporation.

Recommendations

- 1: Develop an economic development strategy for Town Center infrastructure and commercial development.
- 2: Investigate grant funding available for economic development initiatives such as remodeling incentives and revitalization design along MD 175 and MD 3.