

2664 Riva Road, P.O. Box 6675
Annapolis, MD 21401
410-222-7450

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

February 25, 2020

Mr. Steve Kaii-Ziegler
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

Re: Developer Presentation Modification for the Autozone #6782 to be located at 1181
Annapolis Road

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on 25 February 2020. The Committee recommends approval of the two proposed modifications to the Autozone, contingent upon the Office of Planning and Zoning reviewing the stated reasoning for the modifications and concurring with the necessity of the modifications. To explain this caveat, as the Committee does not have a soil expert to understand when infiltration solutions are not suitable with clay soil, the Committee would like to ensure that the Office validates that the provided evidence successfully justifies the need for a modification. If a modification is required, the Committee also encourages the developer to pursue the Bonus Program as modifications are needed for the setback from MD 175 and for the type of stormwater management to be installed. The developer is encouraged to consider environmental proffers to create a high-quality project that exceeds development requirements.

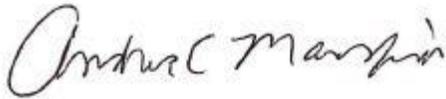
The developer is requesting a modification to the required building setback of 45-feet as listed in the Odenton Town Center Master Plan in order to accommodate the building style and ensure that delivery vehicles can enter and leave the site. The developer is requesting a modification to 65-feet, which is in line with the average setback for the surrounding buildings. Additionally, testing of the site showed that the composition of soil was primarily clay. The developer stated that soil is unsuitable for infiltration stormwater management, as required by the Master Plan, and is requesting a modification to permit the usage of a bioretention management solution.

Committee members asked where the decision that clay soil was unsuitable for infiltration stormwater management originated, and if the Bonus Program was considered as proffers for the requested modifications. The developer responded that the decision to request bioretention was based upon an engineering standard and did not appear to have considered the Bonus Program at all. Given this discussion and the Bonus Program is only optional, the Committee recommends approval of the modifications, but highly encourages the developer to pursue the Bonus Program

in good faith. The developer was asked to consider the Program as defined in the Master Plan as a guide and consider other innovative solutions to proffer items that will help achieve the vision of the Master Plan.

Committee members appreciate the opportunity to participate in the development process. Please let us know if you need further information or have questions.

Sincerely,

A handwritten signature in black ink that reads "Andrea E. Mansfield". The signature is written in a cursive style with a large initial 'A'.

Andrea E. Mansfield
Chairman
Odenton Town Center Advisory Committee