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Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

May 8, 2019

Mr. Philip R. Hager
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

Re: Developer Presentation – 7-11 to be located at the northeast intersection of MD 175 and Baldwin Road

Dear Mr. Hager:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on April 30, 2019. Based on the presentation and the lack of specific information related to the project, the Committee is not making a recommendation until it receives the additional information outlined in this letter. The OTCAC would also like an additional presentation once the information has been provided and changes to the proposed plan have been made.

The proposed project is to construct a 3,383-square-foot 7-11 convenience store with six gas pumps to serve 12 vehicles. The property is currently comprised of six parcels and their use are residential and a commercial real estate office. 7-11 will be the tenant as the property is being acquired by another entity. The site is zoned OTC-Core and it is located within the Transit-Oriented Development (TOD) designation, Sustainable Communities, and the Base Realignment and Closing areas.

The site has three entrances, one along MD 175 and two on Baldwin Road. Although the applicant stated it would provide the required roadway and streetscape improvements in accordance with the Odenton Town Center Master Plan and the ongoing Grid Street study, a traffic analysis has not been completed and submitted for the project.

The applicant also noted that the layout for the 7-11 would have the gas pumps located to the interior of the site with stormwater management and forest conservation located to the rear of the property at the Hale Street paper road. A wetland and the wetland buffer in the rear of the site will be disturbed for road and sidewalk improvements. A forest conservation modification will be requested due to the inability to meet the forest conservation requirements on-site.

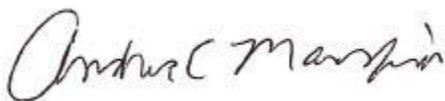
In addition to the forest conservation modification, the applicant will be requesting modifications to skip the site development plan, road frontage improvements, and architectural guidelines. The applicant will meet the green space requirement, but has been asked by Planning and Zoning to re-work the site to include a 35-square-foot Activity Space.

The Committee and members of the public raised many concerns given the volume of traffic along RT 175 and the unimproved nature of the grid street area. Concerns included difficulty entering and exiting the 7-11 due to high speeds along RT 175 and the possibility of hitting cars pulling out of parking spaces; congestion along the grid streets; and the lack of frontage requirements, such as acceleration and deceleration lanes. A representative from the Odenton Fire Department expressed concern about the conflict between fire trucks exiting the fire station and vehicles exiting the 7-11. The applicant stated it would work with the Fire Marshal and Fire Department to address this issue. With the increased use of electric vehicles, it was suggested that charging stations be included; and concerns were raised with the modifications to the wetland requirements.

Considering the number of concerns raised, the Committee is not making a recommendation on the project until additional information is received and reviewed to address these matters. Specifically, the Committee is requesting the following: 1) plans be re-worked to include a 35-square-foot activity space; 2) a review of the traffic impact study; 3) confirmation that the project has been reviewed by the Fire Marshal; 4) consideration of including electric charging stations; 5) a new parking configuration based on traffic concerns; and, 6) greater protection of the wetlands. The Committee also requests an additional presentation after changes to the proposed plan have been made.

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

Sincerely,



Andrea E. Mansfield
Chairman
Odenton Town Center Advisory Committee