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Annapolis, MD 21401  
410-222-7432

**Andrea Mansfield**  
**Chair, Odenton Town Center Advisory Committee**

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March 11, 2019

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

Dear Mr. Hager:

This letter is in response to a recent proposal to amend the 2016 Odenton Town Center Master Plan (OTCMP) to prohibit automobile gas stations within Regulatory Blocks 1 and 4 of the Core sub-area in the Odenton Town Center (OTC). Although the proposal was not put forth, the Odenton Town Center Advisory Committee (OTCAC) would like to express its views generally on changes to the OTCMP and request any further proposals to amend the OTCMP be considered as part of the comprehensive review of the master plan set to begin later this year to take effect in 2021.

During discussions at the February 11, 2019 meeting on the proposed amendment to prohibit automobile gas stations within Regulatory Blocks 1 and 4, OTCAC heard comment from several residents and business and property owners in support and in opposition to the proposed amendment. Those in support of the proposed amendment raised concerns with increased traffic congestion and suggested that other uses would be better suited within Regulatory Blocks 1 and 4. Those in opposition expressed concern that the amendment is “moving the goal post” for developers and that traffic mitigation studies and other required reviews may already determine what may feasibly be located in the specified sub-core area.

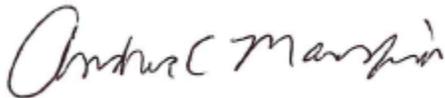
The OTCAC hears often of traffic and congestion concerns in Regulatory Blocks 1 and 4, particularly during morning and evening rush hours when commuters are accessing and departing the MARC station. The OTCAC is very sympathetic to these concerns and intends to invite the State Highway Administration to a meeting this spring/early summer to discuss traffic

patterns and improvements in the area. The Office of Planning and Zoning (OPZ) is also coordinating with the Department of Public Works and the State Highway Administration to find a solution to the traffic issues at Hale Street and Town Center Boulevard and Town Center Boulevard and MD 175.

While understanding the concerns of residents living in the central core area of the OTC, the OTCMP guides all development within the OTC and is updated every 5 years. Making changes prior to an update of the OTCMP could set a precedent for other use changes to occur in a similar manner if another permitted development was proposed that had the same perceived impact or was disagreeable to the public. This would create uncertainty for developers and could deter future development as envisioned by the OTCMP as a developer may invest resources only to have an OTCMP change prohibit that type of permitted use. The OTCAC believes it is important to examine proposed changes in a comprehensive manner when discussing updates to the OTCMP to maintain its integrity and provide consistency for investment in the area.

Therefore, the OTCAC respectfully requests that any further proposals to change permitted uses within the OTCMP be addressed during the comprehensive review of the master plan set to begin later this year to take effect in 2021.

Sincerely,

A handwritten signature in dark ink, appearing to read "Andrea E. Mansfield". The signature is written in a cursive, flowing style.

Andrea E. Mansfield

Chair, Odenton Town Center Advisory Committee