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Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

September 4, 2020

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

Re: Developer Presentation - **Application for Bonus Program under Odenton Town Center Master Plan** - 1876 Lamonte Avenue, Odenton, MD 21113

Dear Mr. Kaii-Ziegler:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on August 25, 2020. The OTCAC has no major concerns with modifications/bonus program items being requested, but seeks clarification from the Office of Planning and Zoning which requested modifications/bonus program items are necessary given that this is an existing building and had received certain approvals at the time of initial construction. Should the modification/bonus program requests be necessary, the OTCAC offers specific recommendations below on modification/bonus program requests.

The proposed project is an expansion to an existing ezStorage self-service storage facility to meet market demands. Specifically, the expansion will consist of a 3-story, 30,570 square foot addition to the existing building to service the community from the existing, albeit expanded facility, as opposed to constructing a new facility on undeveloped land.

During the discussion of requested modifications and proposed proffers through the bonus program, it was not clear whether these items would be necessary as prior approval was granted for some items at the time of initial construction. Given this uncertainty, the OTCAC did not believe it could recommend approval of the project, but instead is seeking clarification from the Office of Planning and Zoning which requested modifications/bonus program items are necessary given that this is an existing building and had received certain approvals. Should the modification/bonus program requests be necessary, the OTCAC offers the following recommendations on specific modification/bonus program requests:

- 1) 200' Building setback – clarify this was approved as part of initial construction
- 2) Not construct sidewalk on MD 170 – the OTCAC would like a sidewalk here to create a connection with existing sidewalk across Bucklina Avenue but understands that more conversations are needed from the State and County due to future plans for widening MD 170 widening and a drainage issue needing resolution.

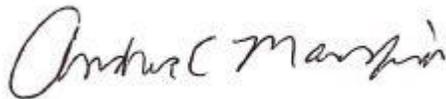
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- 3) Not provide more than 27' right of way on Urban Street because this right of way (their half of 54') was already provided. OTCAC would like the County to ensure that this item is addressed and could not offer an opinion due to the developer not knowing if this was an issue needing a modification or not.
- 4) Maintain 5' sidewalk on Urban Street – clarify this was approved as part of initial construction
- 5) Maintain 4' sidewalk on Lamonte Avenue - clarify this was approved as part of initial construction
- 6) Maintain 4' buffer between sidewalk on Lamonte Avenue and sidewalk - clarify this was approved as part of initial construction
- 7) Floor Area Ratio request to 1.125 - was the original item requested as the bonus reward due to proffers (rest were originally mods). Developer changed during meeting to request all in exchange for proffers.

Additionally, the OTCAC wanted to ensure that the site expansion has lighting installed at appropriate quantity and distance for safety purposes

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
Chair
Odenton Town Center Advisory Committee