
Odenton Town Center Master Plan Planning Advisory Board Draft

April 26, 2023

Anne Arundel County
Office of Planning and Zoning



Agenda

1. Background, Purpose, and Need
2. Plan Process and What We've Heard
3. The Draft Plan
4. Questions



Odenton Town Center Master Plan

April 2016

Anne Arundel County
Office of Planning and Zoning
www.aacounty.org

Purpose:

Update the 2016 OTC Master Plan to guide land use, development, and redevelopment in the Odenton Growth Management Area.

Need:

- more walkable, urban development patterns
- public amenities and services
- bicycle / pedestrian connections
- migrate regulatory framework to Code



How is this related to Plan2040 and the Region Plans?

- Plan2040: development in Town Centers to be guided by Master Plan
 - Draft OTCMP aligns with goals and policies of Plan2040
 - Region Plan will address Planned Land Use and Zoning
-

General Timeline

Early 2021	2021-2022		2023+	
Phase I: Initial Planning	Phase II: Analysis	Phase III: Draft and Refine	Phase IV: Review and Adoption	Implementation
<ul style="list-style-type: none">• Background research• Community visioning sessions• Public surveys• Collaboration with OTCAC	<ul style="list-style-type: none">• Spatial analysis• Draft Plan	<ul style="list-style-type: none">• Public comment on draft Plan• Public review of draft Code revisions• Stakeholder group meetings	<ul style="list-style-type: none">• OTCAC review• Planning Advisory Board• County Council	<ul style="list-style-type: none">• Supporting studies• Capital and private investments• Progress tracking/reporting

↑
Current Phase

Public process

- January 2021: Odenton Town Center Advisory Committee (OTCAC) kickoff
- March 18, 2021 - April 4, 2021: Public input on [Visioning](#) - what is working/not working
 - Two community meetings (96 attendees)
 - Survey (94 responses)
- Stakeholder meetings
- May 6 to May 24, 2021: Public input on [Topics](#) - drill down on initial community feedback
 - Survey available in English and in Spanish, online and via paper copy (84 responses)
- July - October 2021: OTCAC meetings to review draft strategies (open to the public)

Public process

- March 24 to April 25, 2022: Public input on the Preliminary Draft OTCMP and Code revisions
 - Public forum (28 attendees)
 - Comments (~33 responses/letters)
 - Meetings with Central Maryland Chamber, MBIA, and former Councilman Pruski
- April, May 2022: OTCAC briefing on comments from Preliminary Draft OTCMP and Code revisions
- March 28, 2023: OTCAC recommended approval of the OTCMP
- April 26 - May 10, 2023: Planning Advisory Board
- September 5, 2023: County Council introduction

What We Heard

Challenges

- Sense of place
- Community amenities
- Retail options
- Walkability, Bikeability, Connectivity
- Traffic
- Environmental issues

Opportunities

- Transit-oriented development
- Development, redevelopment, and revitalization
- Transportation alternatives
- New community park

Draft Odenton Town Center Master Plan

Key Goals of the Update

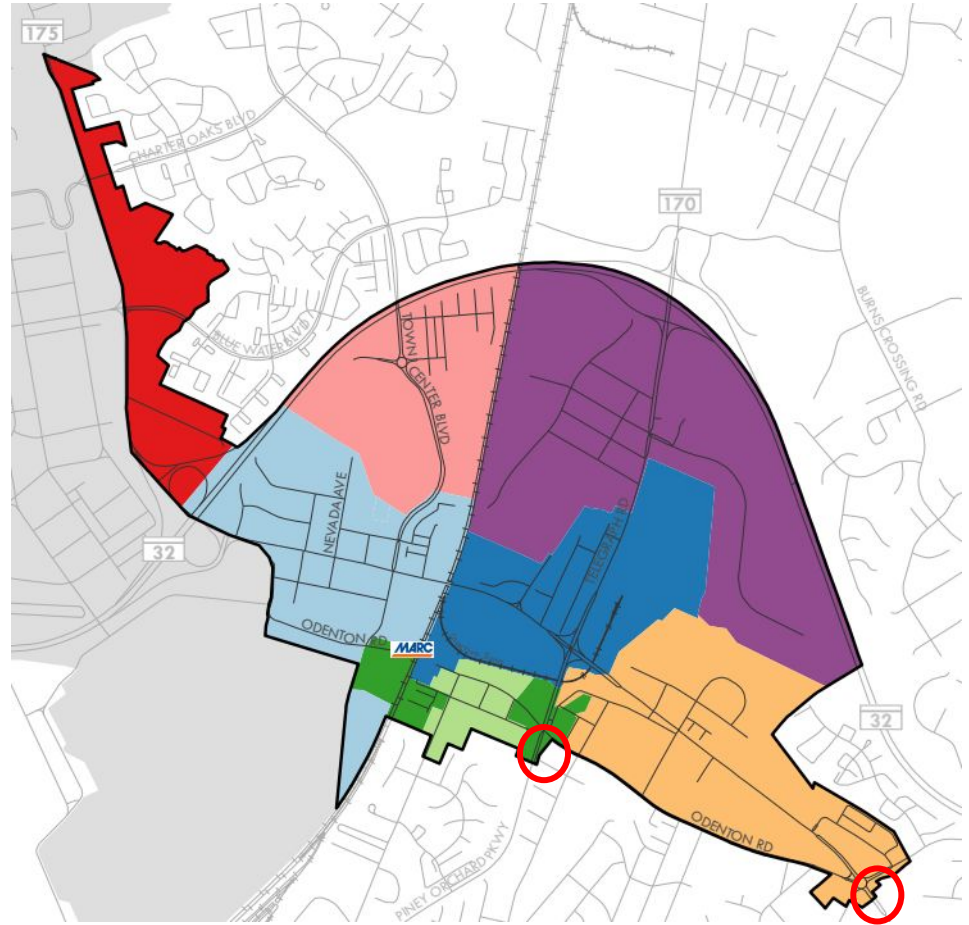
- Capture the input of residents, workers, and stakeholders
- Provide a simplified regulatory and policy structure
- Facilitate high-quality development
- Retain flexibility given changes in the market
- Strengthen urban character
- Strengthen bike/pedestrian network and requirements
- Expand housing opportunity

Vision

The Odenton Town Center inspires innovation. The community is vibrant, walkable, and connected by **public spaces and a strong sense of place**. Sustainability, ease of mobility, thoughtful design, and historic heritage create an environment where citizens are proud to live, play, and explore.

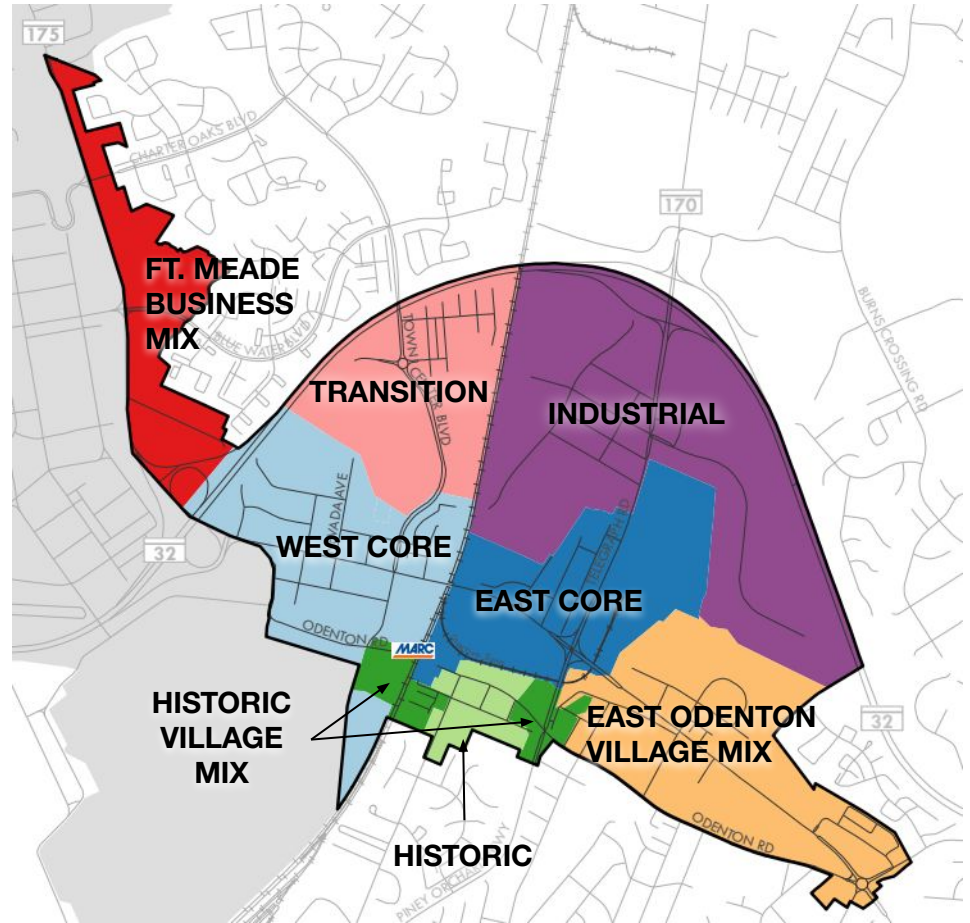
Refined Boundary

- Cleaned up parcel lines
- Added two additional properties (in red circles)
- Removed a County-owned stormwater management property



Draft Zoning

- Six sub-areas and 17 regulatory blocks were simplified into eight zoning districts
- Helps guide the types of strategies in the Master Plan



Natural Resources Highlights

- Increase tree canopy in an urban area
- Environmental site design
- Support native plantings

Built Environment Highlights

- Focusing on transit-oriented development
- Diversifying housing types and affordability
- Improved community design
- Greater bicycle and pedestrian infrastructure
- Green building

Healthy Communities Highlights

- New community park
- Identify needed amenities
- Supporting amenities for everyone

Healthy Economy Highlights

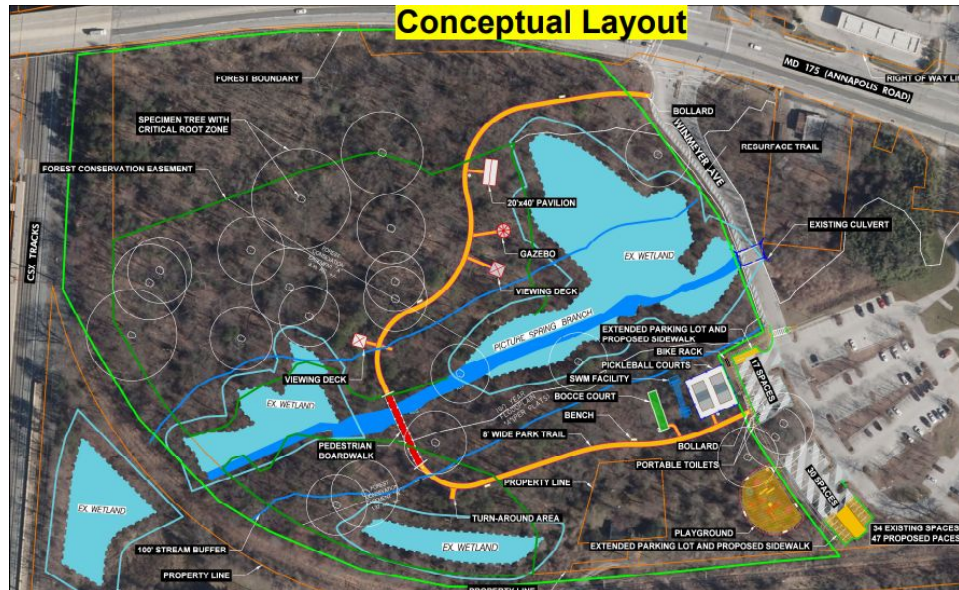
- Responding to changes in the market
- Programs to assist business owners
- Code revisions to spur development

Process and Procedure highlights

- Clarifying the Odenton Town Center Advisory Committee's responsibilities
- Streamlining the development review process
- Creating greater transparency and information with the public

Capital Projects and Status

- Odenton Library Community Park
 - Complete design: February 2023– October 2023
 - Bid and Award: October 2023 – February 2024
 - Construction: Beginning Spring 2024



Capital Projects and Status

- Parking garage
 - ~1,000 parking spaces proposed
 - ~\$35 million
 - TIF and federal funding
 - Complete construction in 2025



Capital Projects and Status

- Grid Streets study
 - Focus on creating a more efficient and pedestrian friendly Core area street network
 - Design development phase
 - Funded for right-of-way acquisition and construction
- Department of Public Works Yard
 - Will be relocated to Millersville Landfill
 - Design Development phase
 - 2024: Completion of construction anticipated

Questions?