



M A R Y L A N D

Office of Planning and Zoning

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

Gustav S. Kurtz, Jr.
Chair, Planning Advisory Board

November 7, 2023

The Honorable Stuart Pittman, County Executive
Anne Arundel County
Arundel Center, P.O. Box 2700
Annapolis, Maryland 21404

RE: Bill 84-23: Update to the Odenton Town
Center Master Plan

Dear County Executive Pittman:

The Planning Advisory Board (PAB) is a citizen advisory board created by §532 of the Anne Arundel County Charter. Under § 533 (b) of the Charter, the PAB shall make advisory recommendations to the Planning and Zoning Officer and the County Council relating to various matters including Master Plans.

The PAB met on April 26, 2023 and received a briefing on the draft of the 2023 update to the Odenton Town Center Master Plan (OTCMP), from the Office of Planning and Zoning (OPZ). The briefing summarized the OTCMP in the following parts:

- Community engagement process, including a public visioning meeting, community forums, surveys, and dozens of public Odenton Town Center Advisory Committee (OTCAC) meetings;
- Key updates of the OTCMP, including increased transparency between OPZ and the public, simplified regulatory and policy structure, and the updated Town Center boundary;
- Highlights from the Plan related to the natural environment, built environment, healthy communities, and healthy economy;
- Ongoing and planned Capital Improvement Projects in the Odenton Town Center.

After the staff presentation of the OTCMP on April 26, the PAB opened the public hearing. The PAB recognized one member of the public to provide oral testimony. The PAB also accepted written testimony from April 26 through May 9, 2023, during which three letters were submitted. Two of these letters mainly regarded draft regulations that are being moved from the OTCMP to the County Code.

The PAB deliberated about the OTCMP during a public meeting on May 10, 2023. The PAB recommended that the draft Code revisions for the Odenton Town Center consider the written testimony on the Code submitted to the PAB. The PAB voted unanimously 4-0 to recommend the OTCMP move forward to the County Council for review and adoption.

Following the PAB's deliberation, the Development Requirements Chapter of the OTCMP was drafted to highlight certain requirements that are not suitable for the County Code, and as such are being included in the OTCMP. The PAB received an overview of this chapter at a public meeting on July 26, 2023. After the overview, the PAB opened the public hearing during which no members of the public provided oral testimony. The PAB also accepted written testimony on the Development Requirements Chapter from July 26 through August 2, 2023, during which two letters were received.

At a public meeting on August 9, 2023 the PAB deliberated on the Development Requirements Chapter. The PAB voted unanimously 5-0 to recommend the Development Requirements Chapter of the OTCMP move forward to the County Council for review and adoption.

The PAB commends the OTCAC for their years of dedication to providing insights for the OTCMP and development projects in the Odenton Town Center, and praises OPZ on the quality of this Plan.

The PAB provided the following specific recommendations regarding the OTCMP.

PAB Recommendations for the Odenton Town Center Master Plan:

1. The PAB agrees with the OTCMP recommendation that the Plan be updated every five years to evaluate community needs and provide recommendations that reflect those changing needs.
2. The PAB encourages OPZ to continue to support preservation of natural resources in the Odenton Town Center to improve sustainability and climate change resiliency.
3. The PAB supports continued Transit Oriented Development (TOD) in the Odenton Town Center through Capital Improvement Projects, such as the Odenton MARC station parking garage, and improved bicycle and pedestrian infrastructure as recommended in the OTCMP.
4. The PAB recommends OPZ add a strategy to the OTCMP encouraging the County to work with the State to study the feasibility of noise walls along MD 32 to mitigate impacts to adjacent residential areas.
5. The PAB supports the design elements and shade tree requirements as presented in the PAB draft of the OTCMP.

The PAB appreciates the opportunity to provide you with its recommendations on the OTCMP

If there are any questions regarding these comments, please contact Michael Stringer in the Office of Planning and Zoning, pzstri20@aacounty.org.

Sincerely,



Gustav S. Kurtz, Jr.
Chair

CC: Christine Anderson, Chief Administrative Officer, Office of the County Executive
Janssen Evelyn, Deputy Chief Administrative Officer, Office of the County Executive
Laura Corby, Administrative Officer, Anne Arundel County Council
Members of the Planning Advisory Board
Members of the Odenton Town Center Advisory Committee

Jenny Jarkowski, Planning and Zoning Officer, Office of Planning and Zoning (OPZ)
Christina Pompa, Deputy Planning and Zoning Officer, Planning Division, OPZ
Cindy Carrier, Planning Administrator, Long Range Planning Section, OPZ
Michael Stringer, Planning Board Administrator, Long Range Planning Section, OPZ
Mark Wildonger, Senior Planner, Long Range Planning Section, OPZ
Sam Meyers, Planner II, Long Range Planning Section, OPZ