

Briefing to Planning Advisory Board

Odenton Town Center Master Plan Amendment

September 10, 2025



Anne Arundel County Office of Planning and Zoning

FUTURE ZONING CONSIDERATIONS

This Plan recommends eight distinct zoning districts for the OTC (see Map 6) be considered during the Region 5 Plan Comprehensive Zoning process. The table below illustrates the evolution of the zoning districts and regulatory blocks from the 2016 Master Plan, to this Plan, and recommended comprehensive zoning changes.

The OTC Core (OTC-C) is recommended to be split into two distinct zoning districts to further distinguish between two areas of future development. The West Core (OTC-WC) should continue to be the focus of TOD. The East Core (OTC-EC) is anticipated to support the TOD given that it is separated from the MARC Station by the rail lines, a historic district, and major highways.

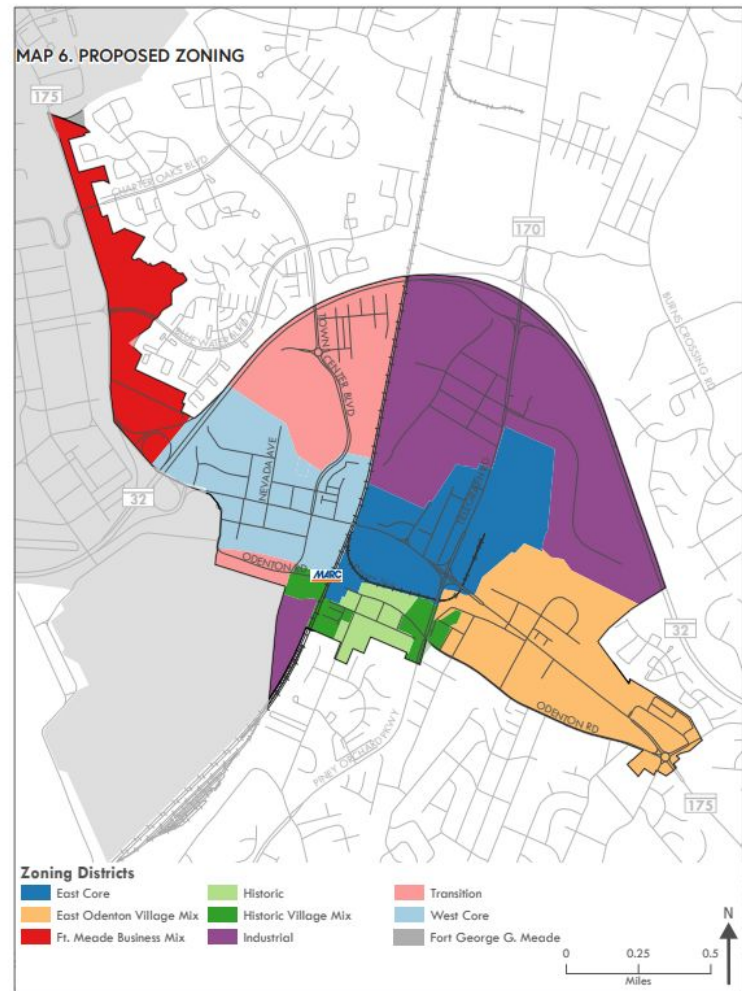
The Historic Village Mix Overlay Block is recommended to become its own Zoning District, named the Historic Village Mix (OTC-HVM).

It is also recommended that the boundary of the OTC be analyzed. The boundary should align with parcel boundaries to avoid split-zoning and consideration should be given to add and/or remove properties based on the vision of this plan. For example:

- Properties adjacent to the Sappington Station roundabout, such as commercial properties to the northeast, should be added to the OTC.
- Properties adjacent to train networks, such as the WB&A Trail along Piney Orchard Parkway, should be added to the OTC.
- Properties along the periphery of the OTC that are contiguous with subdivisions outside of the OTC, such as floodplain parcels, should be removed.
- Historic properties should be re-evaluated to determine whether it is appropriate for them to stay within the Historic or Historic Village Mix zoning districts.

2016 Master Plan Zoning District	2016 Master Plan Regulatory Block(s)	2023 Master Plan Zoning District	Recommended Comprehensive Zoning Changes
O-COR (Core)	1, 1A, 2, 3, 4, 5, 6, 7	OTC-C (Core)	OTC-WC (West Core), OTC-EC (East Core), OTC-T (Transition)
O-EOD (East Oden-ton)	15	OTC-E (East Oden-ton Village Mix)	OTC-E (East Oden-ton Village Mix)
O-HIS (Historic)	8, 9, 10	OTC-H (Historic), Historic Village Mix Overlay Block	OTC-H (Historic), OTC-HVM (Historic Village Mix)
O-IND (Industrial)	16	OTC- I (Industrial)	OTC- I (Industrial)
O-NOD (North Oden-ton)	14	OTC-FM (Fort Meade Business Mix)	OTC-FM (Fort Meade Business Mix)
O-TRA (Transition)	11, 12, 13	OTC-T (Transition)	

MAP 6. PROPOSED ZONING



This Plan recommends the OTC boundary be analyzed. The following recommendations should be considered during the Region 5 Plan Comprehensive Zoning process. Map 6 illustrates the proposed zoning map. The table below outlines the evolution of the zoning districts and regulatory blocks from the 2016 Master Plan to this Plan.

- The boundary should align with parcel boundaries to avoid split-zoning
- Apply Open Space zoning districts based on current County policy
- Add 1046 Annapolis Road (tax account # 400000051510) to the Odenton Town Center and zone it OTC-E (East Odenton Village Mix)
- Add 1311 Odenton Road (tax account #400003942452) to the Odenton Town Center and zone it Historic Village Mix Overlay Block
- Change the zoning of 1421 and 1423 Odenton Road (tax account #400090019868, 400090233359, 400090233360) from Historic Village Mix Overlay Block to OTC-T (Transition) due to the historic structure no longer on the site
- Change the zoning at 1405 Odenton Road to match the subdivision plans. The zoning for the historic single-family house should be Historic Village Mix Overlay Block and the remainder of the property should be OTC- I (Industrial).

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O-COR (Core)	1,1A, 2, 3, 4, 5, 6, 7	OTC-C (Core)
O-EOD (East Odenton)	15	OTC-E (East Odenton Village Mix)
O-HIS (Historic)	8, 9, 10	OTC-H (Historic), Historic Village Mix Overlay Block
O-IND (Industrial)	16	OTC-I (Industrial)
O-NOD (North Odenton)	14	OTC-FM (Fort Meade Business Mix)
O-TRA (Transition)	11, 12, 13	OTC-T (Transition)

