

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/

Date: October 20, 2025

Subject: Bill No. 87 -25 – AN ORDINANCE concerning: Planning and Development – Odenton Town Center Master Plan – Amendments

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill No. 87-25.

Summary

This Bill, introduced at the request of the Administration on behalf of the Office of Planning and Zoning (OPZ), seeks to amend the [Odenton Town Center Master Plan](#) (OTCMP). The amendments will provide more up-to-date and accurate information to guide the Region 5 comprehensive zoning process. Specifically, the legislation adds text for more accurate future zoning considerations and adds parcels within the Odenton Town Center boundary. Legislation is required to amend the Odenton Town Center Plan. Additionally, these changes will inform the final draft Region 5 Plan and Comprehensive Zoning Map prior to their introduction to the County Council (anticipated in early 2026). Parcels intended to be within the Odenton Town Center boundary may not be rezoned to any of the OTC zoning districts without being included in the Odenton Town Center boundary, which must be designated in the Odenton Town Center Master Plan.

The OTCMP adopted by the County Council in 2024 envisioned the creation of two more zoning districts. One district, the East Core, was solely about adding a couple of uses. The other, the Historic Village Mix district, was about converting an overlay zone to its own zone. The existing overlay does what the stand alone districts would do. There is essentially very little change to density, setbacks, or impact on public resources like schools, transportation, and parking if this Bill is adopted. The Bill will not have an effect on environmental Code provisions that apply within the OTCMP boundary.

This Bill, if adopted, will eliminate the need to create two additional zoning districts. The alternative that was considered is the text in the currently adopted Odenton Town Center Master Plan that called for the adoption of two additional zoning districts. A summary of the Public Engagement completed as part of the OTCMP can be found on page 106 of the master plan. Additionally, OPZ posted a public notice of the Odenton Town Center Advisory Committee (OTCAC) meeting which was held on August 26, 2025. The public notice included the amended section to be discussed by the OTCAC. The OTCAC meeting included availability for the public to make comments at the meeting. No members of the public provided comments during this meeting. The OTCAC voted to support the proposed amendments to the OTC Master Plan. OPZ advertised the Planning Advisory Board (PAB) meeting and a public hearing was held by the PAB on September 10, 2025. The public had an opportunity to provide verbal testimony at this public meeting. No members of the public provided comments at the PAB hearing. The record

was held open for written testimony until September 16, 2025. No members of the public provided comments on the proposed Odenton Town Center Master Plan Amendments. In addition to the fiscal impact as described in the Fiscal Note, by avoiding the need to introduce legislation creating two new districts, staff time and costs associated with introducing and advertising legislation are reduced.

A revision to a master plan must be reviewed by the PAB with a recommendation made. Any changes to the OTCMP are reviewed by the OTCAC. The Odenton Town Center Advisory Committee and the Planning Advisory Board have sent letters of support of the amendments relative to the OTCMP, following the outreach process described above. If a study required by the County government does not recommend a zoning change that had been planned for, then normally, the zoning change would not move forward.

Purpose

The purpose of this legislation is to amend the Odenton Town Center Master Plan by adding text to guide the planning process for Region 5 and adding parcels within the Odenton Town Center boundary.

Fiscal Impact

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Mark Wildonger, Office of Planning & Zoning, or Kelly Kenney, Office of Law. Thank you.

cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
Jenny Proebstle, Chief of Staff
Gregory Swain, County Attorney
Jenny Dempsey, Planning & Zoning Officer