



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

**Jason M. Schwier**  
**Chair, Odenton Town Center Advisory Committee**

June 7, 2023

Ms. Jenny Jarkowski  
Anne Arundel County Office of Planning and Zoning  
2664 Riva Road, 4th Floor  
Annapolis, MD 21401

Re: Comments on proposed Meade Center at 1502 Annapolis Road

Dear Ms. Jarkowski:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to developer requests made and presented to the committee on May 30, 2023 regarding a revision to a previous proposal of development to be located at 1502 Annapolis Road with one modification request. The Committee recommends approval of the proposed revision to the development project and declines to hold an opinion on the modification request.

The presentation outlined a proposal to construct a 12,630 square-foot retail building and restaurant with a drive-thru on the property at 1502 Annapolis Road in Odenton, MD. This property already contains a restaurant, "The All American Steakhouse Odenton," and the proposed development is the second phase of the project. Both the retail building and restaurant with a drive-thru are approved uses per the 2016 Odenton Town Center Master Plan (OTCMP).

OTCAC members asked questions regarding the consideration of solar panels and other energy efficiencies. The applicant responded that he tries to place solar on all projects to the maximum extent possible but challenges with a multi-tenant building limit his ability for this project, but the restaurant may be more accommodating. The developer showed concern with the heat island effect of the buildings and stated that he would pursue environmental efficiencies as much as possible on the site, without providing specifics. The applicant also stated that electric vehicle chargers would be available within the parking lot and were already part of the design considerations. Both the public and OTCAC were appreciative of the applicant's willingness to recognize the environmental concerns and consider solutions that minimize the environmental impact of the proposal.

The OTCAC stated concerns with accessibility of the restaurant for pedestrians due to the limited paths to reach the restaurant from the retail building. The developer affirmed that he would identify where a safe crossing could be included to increase pedestrian safety. OCTAC members were also concerned about queuing for the drive-thru and impact to Annapolis Road. The

developer stated that the proposed queue can hold 24 cars before impacting Annapolis Road and they have plans to use the parking lot as a temporary queue, if necessary, as a mitigation. The OTCAC was impressed with the preparation and detail from the applicant regarding these issues.

The applicant stated that the modification requests from the original proposal previously reviewed by the OTCAC in 2017 still applied to the project and were therefore not under consideration. The only modification request requiring review and input by the Committee was to combine Sketch Plan and Preliminary Plan review. As this modification request is not within the purview of the OTCMP and the OTCAC, the Committee declined to hold an opinion regarding the modification.

The OTCAC recommends approval of the proposal for this property with due consideration to all of the comments expressed by the Committee. Committee members appreciate the opportunity to participate in the development process. Please let us know if you need further information or have questions.

Sincerely,

A handwritten signature in black ink that reads "Jason M. Schwier". The signature is written in a cursive style with a large, sweeping initial "J".

Jason M. Schwier, Chair  
Odenton Town Center Advisory Committee