



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

Jason M. Schwier
Chair, Odenton Town Center Advisory Committee

October 26, 2023

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

Re: Comments on proposed Royal Assisted Living at 453 Oakton Road

Dear Ms. Jarkowski:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to the request presented to the Committee on October 24, 2023 on behalf of Royal Assisted Living regarding the construction of a 10-bedroom unit with living and dining rooms to be located at 453 Oakton Road in Odenton, MD. The Committee recommends approval of the proposed development project. The Committee declined to hold an opinion on the modification request to skip the Preliminary Plan stage and proceed to the Site Development Plan stage as this is a modification to the County Code and is outside the purview of the Odenton Town Center Master Plan (OTCMP).

The presentation outlined a proposal to expand the current 1800 square foot facility to 4150 square feet. This property is located within a residential area and is bordered by commercial and residential properties. It is located within the East Odenton (O-EOD) sub-area, Regulatory Block 15 of the Odenton Town Center and is classified for general mix usage. An assisted living facility is an approved residential use per the 2016 OTCMP.

The OTCAC received the proposed expansion positively and appreciated the effort the engineering firm took to propose a larger structure that not only meets the need for additional adult assisted living space but also blends into the residential community. The developer noted that part of the plan incorporated the placement of a sidewalk and road widening, to comply with the OTCMP, but they have proposed a deferral on these two items until adjacent properties are developed. As this is an assisted living facility, the OTCAC would like the County to consider the safety of the residents when making a determination regarding road widening and the sidewalk. Generally, the Committee supports increased pedestrian connectivity across the Odenton community.

The OTCAC supports the plan for the Royal Assisted Living facility proposed at our public meeting and recommends approval of the proposal. 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, prominent initial "J".

Jason M. Schwier, Chair
Odenton Town Center Advisory Committee