



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

Jason M. Schwier
Chair, Odenton Town Center Advisory Committee

December 11, 2023

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

Re: Comments on proposed Wawa #8563 at 1430 Annapolis Road

Dear Ms. Jarkowski:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to the request presented on November 28, 2023 regarding the construction of a Wawa gas station and convenience store to be located at 1430 Annapolis Road in Odenton, MD. The OTCAC recommends approval of the proposed development project. The Committee declined to hold an opinion on two modification requests to the County Code and the Landscaping Manual, respectively. The OTCAC recommends approval of relief from the foundation planting and street frontage requirements listed in the Odenton Town Center Master Plan (OTCMP).

The presentation outlined a proposal to construct a new automobile gasoline station with a convenience store. This property is located along Annapolis Road (MD-175) across from the Odenton Volunteer Fire Company. It is located within the Core sub-area, Regulatory Block 3 of the Odenton Town Center and is classified for west core mix usage. Both the automobile gasoline station and convenience store are approved uses for this sub-area per the 2016 OTCMP.

Within this specific area of Odenton, the site itself is three-quarters of a square block. The applicant stated that they were unable to procure the remaining one-quarter of the block to merge into the site, which limited the layout options for the site. The proposal described a single building containing a convenience store set back from Annapolis Road. The fuel canopy with the fuel pumps would be situated between the building and Annapolis Road.

The presentation was well received and the OTCAC appreciated the incorporation of many of the public comments received in the previous presentations for an automobile gasoline station on the same site. While the proposed tenant of the station is different from previous presentations, the OTCAC noted that the layout provided in this proposal was improved and addressed the primary concern of safety for the fire trucks that plagued the previously recommended proposal. The alteration of the Annapolis Road entrance to be right turn only into the site with no egress

eliminated many of the previous concerns expressed by the public, Odenton Volunteer Fire Company, and the OTCAC.

The Committee was pleased to learn that the development will include eight electric vehicle chargers and encouraged the developer to consider solar for the site if it was feasible. The focal area at Hale Street and Nevada Avenue has an activity space, but no determination has been made for how this space will be utilized as a defined focal area in the OTCMP. The OTCAC urged the developer to consider where outdoor seating could be placed to encourage pedestrians and vehicle owners to remain on the site at the focal area.

County Specific Modification Request 1:

- Skip the Preliminary Plan stage and proceed to Site Development Plan stage

OTCAC Recommendation: No opinion

OTCAC Comment: As this request is for a modification to the County Code, it is outside the scope of the OTCMP.

County Specific Modification Request 2:

- Relief from interior parking landscaping requirements

OTCAC Recommendation: No opinion

OTCAC Comment: As this request is for a modification to the County Landscaping Manual, it is outside the scope of the OTCMP.

OTCMP Modification Request 1:

- Relief from the 25% foundation planting requirement in Section 5.1.5 with only 21% of the façade covered.

OTCAC Recommendation: Approve

OTCAC Comment: The Committee recommends approval of this request because the developer is proposing 10% more green space than required and is providing 20% of the site to the County for streetscape improvements. The OTCAC did request that if, during development planning sufficient changes could be made to increase the percentage of foundation plantings, the developer try to return to the 25% value.

OTCMP Modification Request 2:

- Relief from requirement to have the building constructed to meet active frontage requirements for three active corridors in Section 7.4.

OTCAC Recommendation: Approve

OTCAC Comment: The site is bordered by three Active corridor roadways: Nevada Avenue, Hale Street, and Annapolis Road. The intent of the OTCMP is to have buildings within close proximity to Active corridors in order to create a street edge that attracts pedestrians. The layout of this site, however, is not conducive to placing a building along any of the Active corridors. Due to the layout of the site, placing the building along Annapolis Road or Nevada Avenue would interfere with both internal site traffic patterns and proposed traffic management patterns in the grid streets surrounding the site. Aligning the building to Hale Street would place the building at the lowest point on the site, interfering with the site water management facilities. The OTCAC recognized that the proposed layout with the building aligning to the only road not declared an Active corridor made the most logical sense for the current site challenges.

The developer indicated that a third modification request to the OTCMP may be needed with respect to parking lot best management practices. At the time of our November meeting, however, the study to indicate if this modification request was required had not been completed. As such, the OTCAC did not discuss nor take a stance on this potential request. If the study indicates that the modification request is needed, the OTCAC will be happy to review the request at that time.

The OTCAC supports the plan for the Wawa proposed at our public meeting as meeting the goal and intent of the OTCMP 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 cursive script that reads "Jason M. Schwier".

Jason M. Schwier, Chair
Odenton Town Center Advisory Committee