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Jason M. Schwier
Chair, Odenton Town Center Advisory Committee

May 19, 2024

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

Re: Comments on proposed Taco Bell at 1219 Annapolis Road

Dear Ms. Dempsey:

This letter constitutes a response by the Odenton Town Center Advisory Committee (OTCAC) to the request presented on April 30, 2024 regarding the construction of a Taco Bell to be located at 1219 Annapolis Road in Odenton, MD. The OTCAC recommends approval of the proposed development project as meeting the vision and intent of the 2023 Odenton Town Center Master Plan (OTCMP). The Committee declined to hold an opinion on all modification requests to the County Code and the Landscaping Manual.

The presentation outlined a proposal to demolish an empty bank and construct a new Taco Bell on the property. This property is located along Annapolis Road (MD-175) within the OTC-E (East Odenton Village Mix) zoning district of the Odenton Town Center. This is an approved use for this district per the 2023 OTCMP.

Much of the discussion and feedback regarding the proposal focused on how community residents would be able to enter the site. The OTCAC was pleased that the County provided the applicant with insight into the overall State plan for sidewalks along MD-175 to ensure pedestrian connectivity. The site has two entryways from MD-175 for vehicles, with one of the entryways proposed to be bidirectional and the other exit-only. Both the public and the OTCAC strongly recommended that the entryways be modified to be unidirectional (i.e. single entry and single exit) with one-way traffic through the site in order to reduce the potential for traffic accidents between vehicles exiting the site while traffic simultaneously entered from MD-175 westbound.

While the modification request regarding the sign is outside the scope of the OTCAC (see County Specific Modification Request 5 below), OTCAC members and the public both recommended that the applicant consider removing the current sign on the property. The proposed construction looks new and shows a complete refresh of a site that is aged and needing update. The current sign is reflective of the current state of the site, also appearing aged and

needing update, and OTCAC members were concerned that maintaining the current sign would detract from the appearance of the proposed construction.

County Specific Modification Request 1 (Anne Arundel County Code §17-2-108(e)):

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

OTCAC Recommendation: No opinion

OTCAC Comment: Request is for a modification outside OTCAC scope.

County Specific Modification Request 2 (Landscape Manual §V.B.1.d):

- Relief from requirement to provide a 5-foot planting area

OTCAC Recommendation: No opinion

OTCAC Comment: Request is for a modification outside OTCAC scope.

County Specific Modification Request 3 (Landscape Manual §V.D.1):

- Relief from requirement to provide foundational planting

OTCAC Recommendation: No opinion

OTCAC Comment: Request is for a modification outside OTCAC scope.

County Specific Modification Request 4 (Landscape Manual §V.I.1):

- Relief from requirement to provide a Class B buffer

OTCAC Recommendation: No opinion

OTCAC Comment: Request is for a modification outside OTCAC scope.

County Specific Modification Request 5 (Anne Arundel County Code §18-3-305):

- Relief from requirement regarding signage

OTCAC Recommendation: No opinion

OTCAC Comment: Request is for a modification outside OTCAC scope.

The OTCAC asserts the proposed plan for the Taco Bell meets the vision and intent of the OTCMP and recommends approval of the proposal. While the OTCAC would love to see local businesses in Odenton versus national chains, the Committee recognizes the positive influence of a development actively using the site that provides a new option for Odenton residents. The OTCAC encourages the County to support replacing inactive, aged sites that look abandoned with fresh development. Committee members appreciate the opportunity to participate in the development process. Please let us know if you need further information or have questions.

Sincerely,



Jason M. Schwier, Chair
Odenton Town Center Advisory Committee