

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 19

Bill No. 87-25

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

By the County Council, October 20, 2025

Introduced and first read on October 20, 2025

Public Hearing set for and held on November 17, 2025

Bill Expires January 23, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Planning and Development – Odenton Town Center
2 Master Plan – Amendments
3

4 FOR the purpose of amending the Odenton Town Center Master Plan, adopted
5 February 5, 2024, to alter certain text and maps; and generally relating to the Odenton
6 Town Center Master Plan.
7

8 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
9 That, after passage of this Ordinance and in accordance with any amendments to this
10 Ordinance, the Planning and Zoning Officer shall amend text, maps, charts, graphs, photos,
11 and tables in the Anne Arundel County Odenton Town Center Master Plan, adopted
12 February 5, 2024 (the “Plan”) as follows:
13

14 1. On page 28 of the Plan, amend “FUTURE ZONING CONSIDERATIONS” as
15 shown in Exhibit A attached hereto.
16

17 2. On page 29 of the Plan, substitute “Map 6. PROPOSED ZONING” for the figure
18 shown in Exhibit B attached hereto.
19

20 SECTION 2. *And be it further enacted,* That, after passage of this Ordinance, the
21 Planning and Zoning Officer may correct obvious errors, capitalization, spelling, grammar,
22 headings, and similar non-substantive matters; may add or amend covers, title pages,
23 pagination, table of contents, and graphics to improve readability; and may publish the
24 “Odenton Town Center Master Plan”, as amended by this Ordinance.
25

26 SECTION 3. *And be it further enacted,* That a certified copy of the Plan, as amended
27 by Sections 1 and 2 of this Ordinance, shall be permanently kept on file with the
28 Administrative Officer to the County Council and the Office of Planning and Zoning.

1 SECTION 4. *And be it further enacted*, That this Ordinance shall take effect 45 days
2 from the date it becomes law.

READ AND PASSED this 17th day of November, 2025

By Order:

A handwritten signature in black ink, appearing to be 'K. Schultze', with a long horizontal line extending to the right.

Kaley Schultze
Administrative Officer

PRESENTED to the County Executive for his approval this 18th day of November, 2025

A handwritten signature in black ink, appearing to be 'K. Schultze', with a long horizontal line extending to the right.

Kaley Schultze
Administrative Officer

APPROVED AND ENACTED this 26th day of November, 2025

A handwritten signature in blue ink, appearing to be 'Steuart Pittman', with a long horizontal line extending to the right.

Steuart Pittman
County Executive

EFFECTIVE DATE: January 10, 2026

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 87-25 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal line extending to the right.

Kaley Schultze
Administrative Officer

FUTURE ZONING CONSIDERATIONS

This Plan recommends ~~eight distinct zoning districts for the OTC boundary be analyzed. The following recommendations should (see Map 6)~~ be considered during the Region 5 Plan Comprehensive Zoning process. ~~Map 6 illustrates the proposed zoning map.~~ The table below ~~outlines illustrates~~ the evolution of the zoning districts and regulatory blocks from the 2016 Master Plan; to this Plan; ~~and recommended comprehensive zoning changes.~~

~~The OTC Core (OTC-C) is recommended to be split into two distinct zoning districts to further distinguish between two areas of future development. The West Core (OTC-WC) should continue to be the focus of TOD. The East Core (OTC-EC) is anticipated to support the TOD given that it is separated from the MARC Station by the rail lines, a historic district, and major highways.~~

~~The Historic Village Mix Overlay Block is recommended to become its own Zoning District, named the Historic Village Mix (OTC-HVM).~~

~~It is also recommended that the boundary of the OTC be analyzed:~~

- ~~• The boundary of the OTC should align with parcel boundaries to avoid split-zoning, ~~and consideration should be given to add and/or remove properties based on the vision of this plan. For example:~~~~
- ~~• Apply Open Space zoning districts based on current County policy.~~
- ~~• Add 1046 Annapolis Road (Tax Account Number 4-000-00051510) to the Odenton Town Center and zone it OTC-E (Odenton Town Center East Odenton Village Mix). Properties adjacent to the Sappington Station roundabout, such as commercial properties to the northeast, should be added to the OTC~~
- ~~• Add 1311 Odenton Road (Tax Account Number 4-000-03942452) to the Odenton Town Center and zone it OTC-H (Odenton Town Center Historic) and place it in the Historic Village Mix Block Overlay. Properties adjacent to train networks, such as the WB&A Trail along Piney Orchard Parkway, should be added to the OTC~~
- ~~• Properties along the periphery of the OTC that are contiguous with subdivisions outside of the OTC, such as floodplain parcels, should be removed.~~
- ~~• Change the zoning of 1421 and 1423 Odenton Road (Tax Account Numbers 4-000-90019868, 4-000-90233359, and 4-000-90233360) from OTC-H (Odenton Town Center Historic) in Historic Village Mix Block Overlay to OTC-T (Odenton Town Center Transition) because there is no longer an historic structure on the site. Historic properties should be re-evaluated to determine whether it is appropriate for them to stay within the Historic or Historic Village Mix zoning districts.~~
- ~~• Change the zoning at 1405 Odenton Road (Tax Account Number 4-000-00940710) to split zone, with the portion of the property with an historic single-family dwelling zoned OTC-H (Odenton Town Center Historic), and placed in the Historic Village Mix Block Overlay and the remainder of the property zoned OTC-I (Odenton Town Center Industrial).~~

2016 Master Plan Zoning District	2016 Master Plan Regulatory Block(s)	2023 Master Plan Zoning District	Recommended Comprehensive Zoning Changes
O-COR (Core)	1, 1A, 2, 3, 4, 5, 6, 7	OTC-C (Core)	OTC-WC (West Core), OTC-EC (East Core), OTC-T (Transition)
O-EOD (East Odenton)	15	OTC-E (East Odenton Village Mix)	OTC-E (East Odenton Village Mix)
O-HIS (Historic)	8, 9, 10	OTC-H (Historic), Historic Village Mix Overlay Block	OTC-H (Historic), OTC-HVM (Historic Village Mix)
O-IND (Industrial)	16	OTC-I (Industrial)	OTC-I (Industrial)
O-NOD (North Odenton)	14	OTC-FM (Fort Meade Business Mix)	OTC-FM (Fort Meade Business Mix)
O-TRA (Transition)	11, 12, 13	OTC-T (Transition)	

MAP 6. PROPOSED ZONING

