



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

**Steve Kaii-Ziegler, AICP**  
**Planning and Zoning Officer**

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April 26, 2022

Andrew Stine, P.E.  
Bohler Engineering  
901 Dulaney Valley Rd., Ste. 801  
Towson, MD 21204

Re: Chick-fil-A, Arnold  
Preliminary Plan # C2022-0013-00-PP  
Tax Map 39 Block 18 Parcel 292

Dear Mr. Stine:

The Preliminary Plan for the above referenced project has been reviewed by the agencies listed below and copies of their comments are attached.

- |  |  |
|--|--|
| A. OPZ/Planning, Environmental & Landscape | Withhold approval, March 25, 2022  |
| B. I&P/Engineering & Utilities             | Unavailable, contact Jeff Bugno<br>at <a href="mailto:ipbugn21@aacounty.org">ipbugn21@aacounty.org</a> |
| C. OPZ/Transportation                      | Withhold approval, April 26, 2022  |
| D. Soil Conservation District              | Approval, March 18, 2022   |
| E. Health Department                       | Withhold approval, April 8, 2022   |
| F. State Highway Administration            | Withhold approval, April 11, 2022  |
| G. Board of Education                      | Comments, March 17, 2022   |
| H. Fire Marshal                            | Withhold approval, March 16, 2022  |
| I. Recreation and Parks                    | Approval, March 15, 2022   |
| J. Cultural Resources                      | Approval, March 29, 2022   |
| K. Long Range Planning                     | Comments, March 17, 2022   |
| L. Long Range Planning – W/S Plan          | Comments, March 30, 2022   |

#### **I. Agency Comments to Be Addressed**

The agency comments listed below (copies attached) must be addressed with a resubmittal of the Preliminary Plan:

- |  |                                 |
|--|---------------------------------|
| A. OPZ/Planning, Environmental & Landscape | Comments, March 25, 2022        |
| B. I&P/Engineering & Utilities             | Comments, unavailable see above |
| C. OPZ/Transportation                      | Comments, April 26, 2022        |
| D. Health Department                       | Comments, April 8, 2022         |
| E. State Highway Administration            | Comments, April 11, 2022        |
| F. Fire Marshal                            | Comments, March 16, 2022        |

## **II. Issues**

None.

## **III. Adequacy of Public Facilities:**

Adequacy of Public Facilities for items A., D. and E. below must be resolved with Preliminary Plan Resubmittal. Items B. and C. are acceptable and will be approved with the Preliminary Plan subject to any noted conditions.

- A. Fire Suppression: Adequacy of Fire Suppression has not been demonstrated. The final decision regarding adequacy of fire suppression is deferred to the Fire Marshal. Please see the enclosed Fire Marshal's comments dated March 16, 2022.
- B. Roads: Adequacy for Roads has been demonstrated. The Traffic Impact Study (TIS) dated March 2022 was prepared in an acceptable manner. The study considered the proposed development of a new 2,656-square foot Chick-fil-A fast food drive-thru (no indoor seating) only restaurant. No mitigation improvements are required because the surrounding road network will continue to operate at acceptable levels of service. Please see the enclosed OPZ/Transportation comments dated April 26, 2022.
- C. Schools: Adequacy for Schools has been demonstrated. Residential uses are not proposed. School adequacy is not required for this project.
- D. Utilities: Adequacy of Water and Sewerage has not been demonstrated. I&P/Engineering & Utilities comments have not been submitted to date, contact above.
- E. Storm Drains: Adequacy of facilities for storm drainage has not been addressed. It has not been adequately demonstrated that the onsite drainage system and stormwater management system installed by the developer includes environmental site design to the maximum extent practicable, complies with the stormwater requirements of the Anne Arundel County Code, and is capable of conveying through and from the property, the design flow of stormwater runoff originating on the site to an adequate outfall; and offsite downstream drainage systems are capable of conveying the design flow of stormwater runoff to an adequate outfall between the site outfall(s) to the Point(s) of Investigation (POI). I&P/Engineering comments have not been submitted to date, contact above.

#### IV. Decision

- A. This Office must withhold approval of the Preliminary Plan until the issues set forth in Sections I, II and III, if applicable, have been resolved.
- B. The resubmittal must be made within sixty (60) days of the date of this letter and must include separate packages labeled with the name of the required review agency. Each package is to include a point-by-point response letter addressing the items in Sections I, II and III, if applicable, above and any other supplemental information necessary for review. Resubmittal in accordance with the attached Resubmittal Cover Sheet must be sent directly to Judy Motta, Permit Center, by **June 25, 2022**.

If you have any questions regarding this letter, please email me at [pzauld02@aacounty.org](mailto:pzauld02@aacounty.org) or call 410-222-7485/3282.

Sincerely,



Donna Aulds  
Planner, Regional Team

Cc: Courtney Wilson, OPZ  
Raghu Badami, I&P  
Sarah Fowler, OPZ  
Judy Motta, PC  
Jeff Bugno, I&P  
Sarah Fowler, OPZ  
Margaret Kaii-Ziegler, OPZ  
Kevin Holland, Soil Conservation  
Christopher Owens, Health Department  
Jonathan Makhlouf, SHA  
Scott Schuler, Public Schools  
Robert Flynn, Fire Marshal Office  
Pat Slayton, Recreation and Parks  
Jane Cox, OPZ  
Darian Beverungen, OPZ  
Cindy Carrier, OPZ  
Donna Aulds, OPZ  
[dhaney@bohlereng.com](mailto:dhaney@bohlereng.com), Consultant  
[brent.edmiston@cfacorp.com](mailto:brent.edmiston@cfacorp.com), Developer  
[astine@bohlereng.com](mailto:astine@bohlereng.com), Consultant  
[gerardpk@hotmail.com](mailto:gerardpk@hotmail.com), Owner  
File

**ANNE ARUNDEL COUNTY**

**Annapolis, Maryland**

**RESUBMITTAL COVER SHEET**

TO: Office of Planning and Zoning/Development Division

FROM: \_\_\_\_\_

RE: Project Name – Chick-fil-A, Arnold  
Preliminary Plan # C2022-0013-00-PP

PLEASE FIND ATTACHED RESPONSE LETTER/REVISED PLAN (AND ANY AGENCY-MARKED PRINTS) PACKAGES FOR:

X	OPZ/Subdivision Review Planner	X	Fire Marshal Office
X	I&P/Engineering & Utilities Review	X	OPZ/Transportation
X	Health Department	X	State Highway Administration

The engineer/developer certifies that all of the above-mentioned agencies are being responded to with their own completed package. Each package shall contain the necessary response letter/plans/plats/studies, computations (if applicable) and agency marked-up plans (if provided) addressing all of the items required to be addressed in the prior review comments from each agency. All correspondence, plans, plats, studies, comps, etc. must list both the correct subdivision and project numbers.

Submit the completed resubmittal package to Judy Motta on the 1<sup>st</sup> floor of PAC prior to acceptance by OPZ/Development Division.

This marked form highlighting the specific agency must accompany your resubmittal otherwise it can not be accepted by P&Z/Development Division.

Developer/Engineer (SEAL)

Attachments



M A R Y L A N D  
Office of Planning and Zoning

*Steve Kaii-Ziegler, AICP  
Planning and Zoning Officer*

## MEMORANDUM

TO: Courney Wilson, Planning Administrator, Regional Team

FROM: Donna Aulds, Planner, Regional Team

SUBJECT: Chick-fil-A, Arnold  
Preliminary Plan #C2022-0013-00-PP

DATE: March 25, 2022

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A review of the above referenced project has generated the following comments for the proposed new 2,656-square foot Chick-fil-A fast food drive-thru only restaurant:

- A. Environmental Requirements:** The application for final approval of the preliminary plan for the above project was submitted after December 15, 2019 and, therefore, shall be governed by the law as it exists today.
1. The existing forest line must be shown on the existing conditions and resource map, per checklist, instead of the proposed.
  2. The 2012 Forest Stand Delineation (FSD) submitted by the Applicant is unsatisfactory. Per 17-6-302 (f) **Effectiveness**, the forest stand delineation, approved on June 26, 2013, shall remain in effect for only five years after approval, therefore, please update the FSD.
  3. Forest Conservation requirements includes the area proposed for right-of-way widening along State Route 2 including the clearing proposed onto the abutting right-of-way properties.
  4. A Forest Conservation worksheet must be provided to address reforestation requirements in accordance with Green Notice OPZ-20-03, Calculating Forest Conservation, Afforestation and Reforestation requirements for sites within a Priority Funding Area.
  5. The site is split zoned and therefore the Forest Conservation worksheet requirements must address the Commercial and Residential portion. The existing FCE area located within the Residential portion may account for Forest Retention and not a deduction.
  6. Excessive coverage is being proposed for the "drive-thru restaurant" by way of excessive parking spaces including the associated drive aisles. Per Article 18-3-104, Parking required is 10 spaces, and the Applicant proposes 50 parking spaces. This Office can

not support impacts to the environment by way of the Modification process when ESD to the MEP is not considered due to excessive parking.

7. The following requested Modifications are incomplete and will be held in abeyance until a complete FSD and FC are submitted as well as the below additional comments to be addressed:
  - a. \*M16821 Specimen Tree. Provide an FSD (Forest Stand Delineation) with the Specimen Trees clearly marked and identify which ones are to be removed on the plan, it is unclear where the proposed specimen trees to be removed are located. It is found that there are duplicate named trees, i.e. ST K. The submitted existing conditions and resource map and development plan is illegible regarding specimen tree identification. In addition, all specimen trees including those in poor condition (i.e. Tree K) must mitigate according to Green Notice OPZ-20-01 through on-site or off-site plantings.
  - b. \*M16820 Forest clearing. Submit a worksheet in accordance with Green Notice OPZ-20-03 to determine mitigation by tract (commercial vs. residential) requirements. The existing Forest Conservation Easement located within the Residential portion of the site may count toward retention for the Residential forest conservation worksheet calculation. A portion of the site lies within the State Sensitive Species Project Review Areas or SSPRA which primarily represents the general locations of documented rare, threatened and endangered species, therefore, provide a letter from MD DNR regarding presence of any RTE species.
  - c. M16819 Steep slopes. Steep slope impacts are proposed in order for the site to be developed with driveway access parking and septic areas. Specifically, note the square footage of steep slopes and their associated 25' buffer that is proposed for disturbance. Modification is pending the above Modification decisions.

\*This Office will consider mitigation of Specimen Tree removal with replanting onsite or offsite. In addition, the Applicant must show all potential onsite planting opportunities to fulfill any afforestation or reforestation mitigation requirements associated with forest removal. Specifically, the Applicant must show that all onsite plantings have been exhausted before offsite mitigation is proposed.

## **B. Planning Requirements:**

1. Include the Project Name spelled out and the above PP number within the title block on each sheet, per checklist.
2. The Zoning line division with labels delineated on the Development Concept Plan is illegible, improving the legibility for clarification, per checklist, is required.
3. Remove the proposed lease lines.
4. The entire site, Parcel 292, must be shown on the plan review, including all abutting roads, per checklist. All site data must be updated to include existing and proposed conditions, uses, Art. 18 C-3 Bulk regulations, i.e. coverage and floor area.

5. Include all abutting right-of-ways name and its classification with arrows to show how traffic flow is proposed through the site, per Development checklist.
6. For clarification, under the Parking Provided chart add the associated existing use “Retail (CVS)” for the “existing spaces to remain” and “Restaurant (Chick fil-A)” for the “proposed parking spaces” columns.
7. The Applicant proposes SWM facility #3, with what appears to include above ground structures. Note, no above ground components or structures are permitted within the residential zone for use by the commercial portion of the site. The Applicant was made aware by this Office, per email dated December 8, 2021, that underground SWM facilities must meet the State ESD requirements and be approved by the I&P/Engineer, therefore, the above SWM structures must be removed from the Residential Zoning portion of the property.
8. Lot coverage calculations must be addressed. Lot coverage is based on Zoning District, the lot coverage calculation must be corrected, per the Bulk Regulations found in Article 18-5-401, C3 (General Commercial) and Article 18-4-601, R2 (Residential-2) Zoning Districts and not the entire site.
9. In addition, regarding Bulk regulations, floor area ratio (FAR) must be corrected to include the commercial area only and not the residential area. FAR is not appropriate for Residential zones.

**C. Landscaping Requirements:**

1. No comments with this Preliminary Plan.
2. Submit the Final Landscape Plan and a Cost Estimate for review and approval with the Site Development Plan application.

**D. Recommendations:**

1. None.

**E. Decision:**

OPZ/Planning/Environmental/Landscape Withholds approval. Items A1-7 and B1-9 must be addressed prior to Preliminary Plan approval.



ANNE  
ARUNDEL  
COUNTY

M A R Y L A N D

Office of Planning and Zoning

Steve Kaii-Ziegler, AICP  
Planning and Zoning Officer

## MEMORANDUM

TO: Donna Aulds, OPZ Development Division

FROM: Sarah E. Fowler, P.E., Transportation Development Review Team, Office of Planning and Zoning

SUBJECT: Chick-fil-A, Arnold  
C22-0013-00PP  
Preliminary Plan Review

DATE: April 26, 2022

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**Project Scope/Description** – This development seeks to construct a 2,656sf Chick-fil-A drive-thru only restaurant with associated canopies and parking, located at 1500 Ritchie Highway. The site will have a right-in, right-out entrance on Ritchie Highway and will connect to the existing adjacent CVS parking lot for access to Arnold Road.

### **Traffic Review**

The above-referenced project has been reviewed for Traffic issues and the following comments apply:

The developer has opted to address adequacy of public facilities at this stage of the development process. Adequacy of Public Facilities is being addressed as follows:

#### **Adequate Public Facilities for Roads:**

Adequacy of Public Facilities for Roads has been addressed for this development. The Traffic Impact Study (TIS) dated March 10, 2022 was prepared in an acceptable manner. The study considered a 2,656sf Chick-fil-A restaurant (ITE 935 – Fast-Food Restaurant with Drive-Thru Windows and No Indoor Seating). No mitigation improvements are required because the surrounding road network will continue to operate at acceptable levels of service.

The following are comments regarding the plans as submitted; only the comments indicated in the closing paragraph will require a point by point response upon resubmittal:

#### **A. Plans**

1. SHA approval is required for any work in the MD 2 (Ritchie Highway) right-of-way.
2. SHA approval of the TIS will be required prior to Final Plan approval.
3. The Traffic Impact Study for this development states that the development provides queuing space for up to 36 vehicles in three drive-thru lanes. Please provide an exhibit to demonstrate.
4. Per Anne Arundel County Code 17-6-603, two-way drive aisles shall be 24' in width. One-way drive aisles shall be no less than 15' for angled parking and 20' for perpendicular parking.



5. Provide ADA compliant ramps at all intersections. Note that ramps should direct users to cross roadways in a perpendicular direction and should line up directly across from each other.
6. The Traffic Impact Study recommends restriping Arnold Road to provide a two-way left turn lane as a part of entrance improvements for this development. This office will coordinate with the Department of Public Works, Traffic Engineering Division to determine if this is acceptable.

**B. Bicycle, Pedestrian, and Transit Assessment (BPTA):**

Per Article 17, Section 6-113, all development is required to provide public on- or off-site bicycle, pedestrian, or transit infrastructure in addition to any other site design requirements of the Code.

Per §17-4-201(e), developments of less than 5,000 square feet are not required to perform a BPTA, or provide a BPTA related improvement, and may opt instead to pay a fee-in-lieu equal to \$.40/sf, which for this project amounts to \$1062.40. The payment is due prior to the issuance of a grading permit or building permit when a grading permit is not required.

If the applicant wishes to provide the improvements required under §17-6-113(b), please provide a Bicycle, Pedestrian, and Transit Assessment to this Office for review.

**C. Determination**

We are unable to grant Preliminary Plan approval of these plans until comments A3-5 have been adequately addressed. Comments A1-2 must be addressed prior to SDP approval and comment A6 will be addressed with further submittals.



## **Anne Arundel Soil Conservation District**

**2662 Riva Road Suite 150  
Annapolis, Maryland 21401  
410-571-6757 [www.aascd.org](http://www.aascd.org)**

**Advancing the Wise Use of Our Natural Resources**

03-18-2022

Office of Planning and Zoning  
Heritage Office Center  
Anne Arundel County  
2664 Riva Road  
Annapolis, MD 21401

**SUBJECT: CHIC-FIL-A, ARNOLD; PROJ# 22-0013-00 PP; AASCD# 2022-0125**

The preliminary plans, received March 15 2022, have been reviewed and the District has no objections. The District will provide comments during the sediment control review.

Sincerely,  
Justin Valkos  
AASCD

# Chick-Fil-A "Arnold" 22-0013 00 PP 0 views

Subscribe



Christopher Owens

Apr 8, 2022, 3:13:31 PM (11 days ago)

to SUBCOMMENTS

The Anne Arundel County Health Dept. has reviewed the above referenced Preliminary Site Development Plan and has the following comment(s):

1. Clarify if the dividing line is a lease line or a proposed subdivision line.
2. Use 1.2 gallons per sqft. as the maximum loading rate.
3. Provide an explanation for the additional 2400 gallons of flow.
4. Multiple septic tanks can not be used to achieve the required tank capacity.
5. Provide details for the proposed 1500 gallon grease trap.
6. Provide the flow for the CVS building.
7. Compaction suitable for a building foundation will be required in the areas of the complete system and reserves. septic
8. Two feet of Bentonite clay and filter cloth are required in the drywells at the top of the effective material.

--

Chris Owens  
 Commercial Review Specialist  
 Bureau of Environmental Health  
 Phone: 410-222-7218  
 Fax: 410-222-7479  
 hdown00@aacounty.org

**PROTECT THE ONES YOU LOVE**

  
**IT'S WORTH A SHOT**  
[aacounty.org/covidvax](https://aacounty.org/covidvax)

Pradip Patel (D5 SHA)

Apr 11, 2022, 8:20:13 AM (9 days ago)

to Courtney Wilson, subco...@aacounty.org, Jonathan Makhlouf, Dha...@bohlereng.com, Brent Edmiston

GM Ms. Wilson,

Thank you for the opportunity to review a hard copy of the sketch plan submittal on the RE project and upon review of it offers the following:

- The proposed Chick-Fil-A restaurant development site (6.27 acres) is located at 1500 Governor Ritchie Highway, Arnold in Anne Arundel County. Proposing to build a restaurant (2,656 sft) building with 50 additional parking spaces (existing parking spaces 62-ea) and proposed direct access from MD 2, Governor Ritchie Hwy.
- Proposed development will have impact to MD 2, Governor Ritchie Hwy right-of-way. **MDOT SHA access permit is required.**

Please advise applicant/engineer to coordinate directly with MDOT SHA for the access permit. The following is offered as useful information when preparing your plan submission:

1. A MDOT SHA Access Permit is required for the development of the site. The entrance and property frontage must be channelized with Type 'A' curb and gutter and constructed at an offset of the center line from the travel lane. The entrance must be consisting with MDOT SHA Access Manual Section 11.0. The site access and frontage improvements must be supported with appropriate storm drain design for proposed structures, pedestrian pathways (sidewalk) and bicycle compliance must be shown on the plan. A pavement marking and signing plan may be required.
2. The Access Management Plan Review Checklist needs to be utilized in drafting the MDOT SHA improvement plans. The checklist can be accessed at [www.roads.maryland.gov](http://www.roads.maryland.gov) by selecting the Business Center drop down menu and Permits and Miss Utility Information, Access Permits, Commercial/Industrial/Residential Subdivision Access Permit, Plan Submittal Checklist. Please include a copy of the completed checklist with your next submittal. The checklist can also be accessed directly at <http://www.roads.maryland.gov/ohd2/Plan-check-list.pdf>
3. Plans should be sealed and signed by a Professional Engineer (with PE Certification Note) or Professional Land Surveyor. This information must be shown on each sheet. The Code of Maryland Regulations (COMAR), Subtitle 23 Chapter 03, requires a Professional Engineer who prepared or approved engineering documents for submission to a client or a public authority to include the following professional certification:

"I certify that these documents were prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. XXXXX, Expiration Date: *date*"

4. Plan elements should include detailed site improvements showing the proposed entrance (s), storm drain systems, structures.
5. A storm water management report, DA maps, plans, and computations or any other related details pertaining this project for hydraulic review.
6. All roadway improvements to MDOT SHA roadway facilities should provide for and maintain bicycle facilities as well as full ADA-compliant pedestrian facilities where appropriate.

Please submit the plans and supporting documentation in PDF format using the Access Management Electronic Plans Submittal system. The system can be accessed at [www.roads.maryland.gov](http://www.roads.maryland.gov) by selecting the Business Center drop down menu and Permits and Miss Utility Information, and click the link stating, "Click here for Electronic plans Submittal Link".

If you have any questions, feel free to contact Jonathan Makhlouf at 410-841-1084 or email [JMakhlouf2@mdot.maryland.gov](mailto:JMakhlouf2@mdot.maryland.gov).

Thank you,

**Pradip Patel**

Transportation Engineer IV

MDOT SHA District 5- Access Management

138 Defense Highway

Annapolis, MD 21401

Office-410-841-1073

ppatel10@mdot.maryland.gov





Date: March 17, 2022

TO: DEVELOPMENT DIVISION/  
OFFICE OF PLANNING & ZONING  
SUBJECT: CHICK-FIL-A, ARNOLD  
COMMENTS DUE: APRIL 1, 2022

FROM: SCOTT SCHULER  
TYPE: PRELIMINARY PLAN  
SUBDIVISION # N/A  
SITE DEV. PLAN #: C22-0013 00 PP

Anne Arundel County Public Schools' evaluation of information available to date indicates as follows:

The **ELEMENTARY** attendance area where this property is located is ARNOLD.  
These students will N/A.

The **MIDDLE SCHOOL** attendance area where this property is located is SEVERN RIVER.  
These students will N/A.

The **HIGH SCHOOL** attendance area where this property is located is BROADNECK.  
These students will N/A.

Note: commercial development; no impact on school enrollments.

File: Planning/C/Subreviews/



## Office of the Fire Marshal

### Subdivision & Development Review

TO: Planning & Zoning  
Inspections & Permits

CC: [SUBCOMMENTS@aacounty.org](mailto:SUBCOMMENTS@aacounty.org)

FROM: Lt. Robert Flynn, Fire Marshal Division

DATE: March 16, 2022

SUBJECT: C-22-0013-00-PP Chick Fil A Arnold

**Approval is withheld** pending compliance with the following comments:

1. Pending receipt of a fire flow report; area shall be served by a water supply system for fire protection purposes capable of providing:
  - 3,000 gpm @ 20 psi residual for three (3) hours in addition to peak hourly demand.
  - Fire flow information is considered valid for twelve (12) months.**NOTE: SUBMIT FIREFLOW REPORT WITH SUBMITTAL.**
2. If the fire hydrant on Ritchie Highway is being moved/added, relocate to the Northern side of entrance to utilize in concert with entry travel path due to one-way travel on Ritchie Highway.
3. **Parking Requirements**  
The following shall be shown on the record plat, development site plan, and acknowledged on the point-by-point response letter.

A "Fire Safety Exhibit" shall be sent to this office for review. Please delineate the location of all proposed No Parking signage and asphalt pavement markings.

"NO PARKING" will be required by the fire department as deemed necessary for adequate access and operational requirements. Roadways and fire lanes must provide 20' of width, free of any obstructions, including parked vehicles. **All curbs not planned and previously marked as parking spots must be marked "NO PARKING FIRE LANE" with the curb markings and signs shown on the attachment.** The developer is responsible to ensure proper installation.

**These notations MUST be marked on your plan.**



**Letter & Striping Dimensions**

**ALL STRIPING** - minimum 6" thick lines

**OUTER LINE** - 3' from curb edge or road edge

**ENDS of DESIGNATED AREA** - can be curved/rounded or boxed

**ANGLED LINES** - 6' apart except where lettered graphics are placed

**NO PARKING FIRE LANE graphic** - minimum 8" high, 2" cut out, at 50' intervals

**NO PARKING FIRE LANE signs** - per standard detail- At each end of fire lane with additional signs as needed at 100 ft. spacing

**ANNE ARUNDEL COUNTY  
FIRE DEPARTMENT  
FIRE LANE SIGN STANDARD DETAIL**



- Sign material and lettering shall be engineering grade/reflective
- Graphics and border shall be RED on WHITE background
- Font shall be Highway-style B or C as indicated
- Sign shall be installed 7 ft above grade
- Arrows on the ends should point in only one direction toward the fire lane. Signage within the fire lane should show arrows pointing in both directions.





**The following comment(s) are provided for informational purposes. These requirements will be enforced during the building permit review process, and verified by inspector(s) during construction prior to Final Approvals.**

- Requirements for establishment of “NO PARKING-FIRE LANE” zone will be accessed during construction by the Field Inspector.
- All underground fire service mains must be installed in accordance with NFPA #24.

*For consistency in the Review Process, please enclose a copy of all comments developed by this office for the Site Development Review process, along with the final approved site plan, with any submittal to the Permit Application Center.*



STEUART PITTMAN, COUNTY EXECUTIVE  
JESSICA LEYS, DIRECTOR  
RECREATION AND PARKS  
1 HARRY S. TRUMAN PKWY  
ANNAPOLIS, MD 21401  
A.COUNTY.ORG/RECPARKS



## MEMORANDUM

**TO:** Planner, Regional Team  
Office of Planning and Zoning

**FROM:** Pat Slayton  
Capital Projects Division

**SUBJECT:** Chick-fil-A, Arnold  
Preliminary  
Site Development Plan No. C22-0013 00PP

**DATE:** March 15, 2022

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to Anne Arundel County greenways, parks, and trails. Please note our recommendations according to those findings below. Conformance with the county code, along with applicable guidelines and regulations regarding open space, recreation area, active recreation area, public activity space, residential activity space, and usable area shall be deferred to the Office of Planning and Zoning.

- This site is not within an Anne Arundel County greenway, nor is it contiguous to one of our parks or trails.

The Department of Recreation and Parks recommends approval.

cc: SubComments  
File

## MEMORANDUM

TO: Regional Team, Development Division, OPZ, MS 6301

FROM: Anastasia Poulos, Cultural Resources Section/OPZ, MS 6401

SUBJECT: **Chick-fil-A, Arnold (C22-0013 00 PP)**

DATE: March 29, 2022

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The Cultural Resources Section reviewed the preliminary plan for this project at 1500 Ritchie Hwy. in Arnold.

- A. Historic Resources: There are no recorded historic resources in this project area.
- B. Archaeological Sites: There are no recorded archaeological resources in this project area.
- C. Cemeteries: There are no recorded or known cemeteries in this project area.
- D. Scenic and Historic Roads: This property is not located on a Scenic & Historic Road.
- E. Determination: **APPROVED**



M A R Y L A N D

Office of Planning and Zoning

Steve Kait-Ziegler, AICP  
Planning and Zoning Officer

## MEMORANDUM

TO: Regional Team, Development Review Division land use

FROM: Eric Ketterling, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments – Plan2040 and Region Plan Compliance

DATE: March 17, 2022

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**Name of Project:** Chick – fil – A, Arnold  
**Subdivision Plan:**  
**Project No:**  
**Site Development Plan#:** C22-0013 00 PP  
**Location:** 1500 Ritchie Highway, Arnold  
Tax Map 39, Block 18, Parcels 292  
**Region Planning Area:** 4

### Summary:

The applicant is proposing to develop the site with a 2,656 square-foot Chick-fil-A drive-thru only restaurant. The site will also include landscaping, storm water management, and other associated site amenities.

The site is split-zoned C3, is designated as Neighborhood Preservation on the Plan2040 Development Policy Area Map and has a land use designation of Commercial on the Plan2040 Planned Land Use Map. The site is located within the County's Priority Funding Area. The site is not located in the Greenway network.

This proposal is within Region Planning Area 4. The Region Plan process for Region 4 is currently underway. The Region Plan is anticipated to be adopted in the fall of 2023.

### Findings:

The proposal is generally consistent with the overall goals and policies of Plan2040.

### Recommendations:

None



**M A R Y L A N D**

**Office of Planning and Zoning**

*Steve Kaii-Ziegler, AICP  
Planning and Zoning Officer*

## **MEMORANDUM**

**TO:** Regional Team, Development Review Division

**FROM:** Desirae Williams, Long Range Planning

**THROUGH:** Cindy Carrier, Planning Administrator, Long Range Planning

**SUBJECT:** Long Range Planning Comments – Water and Sewer Plan Compliance

**DATE:** March 30, 2022

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**Name of Project:** Chick – fil – A, Arnold

**Subdivision Plan:**

**Project No:**

**Site Development Plan#:** C22-0013 00 PP

**Location:** 1500 Ritchie Highway, Arnold  
Tax Map 39, Block 18, Parcels 292

**Region Planning Area:** 4

**Growth Tier:** N/A- Non-Residential

### **Summary:**

The applicant is proposing to develop the site with a 2,656 square-foot Chick-fil-A drive thru only restaurant. This property is located in the Future sewer service category in the Broadneck SSA and the Existing water service category in the Broadneck WPZ. The applicant proposes that this development will utilize public water and private septic systems.

### **Findings:**

The proposed plan is consistent with the goals and policies of the 2017 Water and Sewer Master Plan.