



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

Andrea E. Mansfield
Chair, Odenton Town Center Advisory Committee

June 17, 2019

Mr. Philip R. Hager
Anne Arundel County Office of Planning and Zoning
2664 Riva Road, 4th Floor
Annapolis, MD 21401

Re: Developer Presentation for Auto Spa Express Car Wash to be located at 1518 Annapolis Road

Dear Mr. Hager:

I am writing regarding the developer presentation at the Odenton Town Center Advisory Committee meeting on June 4, 2019. The Committee recommends approval of the Auto Spa Express Car Wash, but requests the developer review the signage requirements in the OTC Master Plan to ensure they meet regulation.

The applicant is proposing to construct a 4,420 square-foot car wash facility. The site will maintain the two access points and construct 15 parking spaces, though only seven are required. 13 of the 15 parking spaces will have access to a vacuum equipment station. The site will have a ten-foot shared path, two benches, and a five-foot wide sidewalk along the front of the property meeting activity requirements in the OTC Master Plan. The site will be landscaped and there will be a dumpster enclosure in northeast portion of the site. The north side of the property has a residential driveway access easement for the rear property owner. There will be a landscape buffer along this easement to provide privacy. The applicant stated during the presentation they plan to submit a modification to skip the Site Development Plan (SDP) phase.

Committee members asked questions about the LED sign and whether there were any disadvantages if the applicant is allowed to skip SDP phase. The County will still have sufficient time to review and comment on the project if the SDP phase is skipped. However, this may be the first electronic sign along this section of RT 175. Committee members would like to ensure the proposed sign meets regulation. Therefore, the committee recommends approval of the project, but requests the developer review the signage requirements in the OTC Master Plan.

Committee members appreciate the opportunity to participate in the development process. Let us know if you need further information or have questions.

Sincerely,

A handwritten signature in cursive script that reads "Andrea E. Mansfield".

Andrea E. Mansfield
Chairman
Odenton Town Center Advisory Committee