



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

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November 3, 2023, Revised 11/8/23

Raising Cane's Restaurants, LLC.
Felicia Bivens, Development Consultant
6800 Bishop Road
Plano, TX 75024

Re: Raising Cane's Restaurant, 334 & 336 Baltimore Pike
11P-23-01-SP/SD/SB, Resubmission

Dear Ms. Bivens:

The Bel Air Planning Commission met on November 2, 2023, to review your request for Site Plan, Landscape Plan, Subdivision Plan and Special Development approval of a 3,775 square foot restaurant including drive-thru and outdoor dining. The Bel Air Planning Commission approved the request for a new Raising Cane's restaurant based on the following:

Comprehensive Plan

The proposed use meets the provisions of the 2022 Comprehensive Plan as required by Town Code Section 165-19.

Site Plan

At a minimum, approval of the preliminary Site Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Site Plan for signature incorporating comments from this staff report, and comments from:
 - a. Bel Air Volunteer Fire Company comments dated October 25, 2023
 - b. MD State Highway Administration comments and access permit conditions.
 - c. Harford County Health Department comments dated October 16, 2023
 - d. Harford County Soil Conservation District comments dated October 23, 2023
 - e. Bel Air Public Works comments dated October 11, 2023
2. Revised parking as shown on the redline dated October 20, 2023, to be added to the Final Site Plan

3. Architectural elevations to be revised based upon Town architectural consultant comments dated October 30, 2023, and this staff report submitted to the Town for approval prior to issuance of Building Permit.
4. Prior to approval of utility construction drawings address any comments from Maryland American Water Company.
5. Prior to issuance of the final Use and Occupancy permit complete all site work on the Final Site Plan including landscape installation and implementation of the conditions of the Traffic Impact Study approval from the Town dated October 5, 2023.
6. Limit the hours of operation to end no later than midnight as stipulated in Section 165-53.I(2)(1)[a]

REASONS: *To address comments from reviewing agencies as required by Sections 165-76.A and 165-116.A. In accordance with Section 165-84.A.*

Landscape Plan

At a minimum, approval of the Landscape Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Landscape Plan for signature incorporating comments from this staff report, and the following:
 - 1) Addition of four major deciduous trees and two minor deciduous trees adjacent to the public right-of-way with the remainder located near Plumtree Run
 - 2) Adjustment to planting along 113 S Atwood Road through coordination between the Town, the applicant and property owner of 113 S Atwood Road and increase in fence height of 8'-0".
2. Prohibit illumination of signs on the north or rear side of the proposed building.
3. Reduce proposed lighting fixture heights close to adjacent residential.

Special Development – Drive-Thru Service

Approval of the Drive-thru Service is based on the following findings of fact:

1. Pedestrian and vehicular circulation is coordinated throughout the site.
2. Drive-thru lanes are clearly marked and do not block service or emergency access.
3. Adequate spaces for queuing of vehicles are provided.
4. Noise from the ordering speakers will be limited based upon Maryland code.
5. Drive-thru lanes are located to the rear of the building.
6. The hours of operation for the drive-thru will end no later than midnight

Special Development – Outdoor Dining Service

Approval of the Outdoor Dining use is based on the following findings of fact:

1. No amplified music or public address systems will be in operation between the hours of 9pm and 9am.
2. No recreational games or live entertainment will be permitted between the hours of 9pm and 9am.
3. Requirements of Chapter 345 (Peace and Good Order) of the Town code will be adhered to during operation of the use.
4. Capacity above 75% of the interior space has been addressed by increased parking.
5. The use is not within a Shopping Center and will not serve alcoholic beverages.

Subdivision Plan

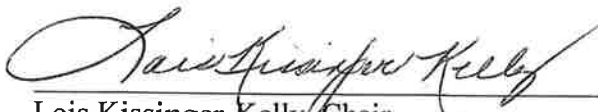
At a minimum, approval of the preliminary Subdivision Plan is conditioned on the following:

1. A Final Subdivision Plat will be submitted for review and approval prior to recordation in Harford County Land Records incorporating comments from this staff report and from:
 - a. MD State Highway Administration comments and access permit conditions.
 - b. Harford County Health Department comments dated October 20, 2023
 - c. Bel Air Public Works comments dated October 25, 2023

REASON: *To address comments from reviewing agencies as required by Sections 165-76.A and 165-116.A.*

Should you have questions regarding this approval, please do not hesitate to call the Planning Department.

Sincerely,



Lois Kissinger-Kelly, Chair
Bel Air Planning Commission

November 3, 2023

The signed original of this letter, indicating concurrence by the owner/developer with the conditions as stated herein and on referenced material, must be returned within sixty (60) calendar days of the date of this approval.

I hereby accept the conditions of this site plan approval.

Raising Cane's Restaurant
Felicia Bivens, Development Consultant
Raising Cane's Restaurant, LLC.

Date

cc: Planning Commission
Kevin Small, Director of Planning & Zoning
Rowan G. Glidden, Senior Planner
Bel Air Town Commissioners
Edward Hopkins, Town Administrator
Elizabeth Thompson, Esquire, Town Counsel
Kasada, LLC., Property Owner
Joseph Snee, Attorney
File