



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

705 E. CHURCHVILLE ROAD
BEL AIR, MARYLAND 21014
www.belair.bel-air.md.us

PLANNING [410] 879-9500
PUBLIC WORKS [410] 879-9507
FAX: [410] 838-0775

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November 3, 2023

Mr. Kyle James
CDP North, LLC.
100 10th Street NE, Suite 300
Charlottesville, VA 22902

Re: Harford Mall Residential-Mixed Use
11P-23-03-SP/SD/SB

Dear Mr. James:

The Bel Air Planning Commission met on November 2, 2023, to review your request for Site Plan, Landscape Plan, Special Development and Subdivision Plan approval for the development of a mixed-use, 249 apartment building with integrated parking garage. The Bel Air Planning Commission continued the hearing to allow the applicant to refine and revise the submission concerning the following:

1. Review comments made by the public and commissioners at the hearing, the staff report dated October 25, 2023, and attachments outlined within, and additional agency comments provided after the issuance of the staff report to revise the submission and resubmit to the Town.
2. Review the projected build-out of the Mall and provide a more detailed proposed master plan for the center. This should address the provision of open space as a possible public amenity in the future condition.
3. Review and revise the proposed architectural design for the building to reduce the mass and break up the building to be a more pedestrian scale. Revise the colors and materials to better match the surrounding neighborhood and the Town of Bel Air.
4. Town staff will provide clarification regarding parking calculations and open space based on comments from the public.

All required materials must be submitted to the Town by the close of business, November 16, 2023, to be placed on the December 7, 2023, Planning Commission agenda. Later submissions

will follow the typical four-week review requirement. Should you have questions regarding this letter, please do not hesitate to call the Planning Department at 410-638-4540 or by email planningcommission@belairmd.org.

Sincerely,



Lois Kissinger Kelly, Chair
Bel Air Planning Commission

- 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
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