



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS
705 E. CHURCHVILLE ROAD
BEL AIR, MARYLAND 21014
www.belairmd.org

REC'D 12/27/17
TBC
PLANNING 410-879-9500
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BOARD OF COMMISSIONERS
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Kevin L. Small
DIRECTOR OF PUBLIC WORKS
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December 15, 2017

University of Maryland – Upper Chesapeake Health
Attn: Phil Crocker
500 Upper Chesapeake Drive
Bel Air, MD 21014

Re: UM-Upper Chesapeake Medical Center
09P-17-02-SP/SD REVISED

Dear Mr. Crocker:

After a decision to reconsider condition #3 of the Site Plan approval for the above referenced project on November 16, 2017, the Bel Air Planning Commission received input from the applicant and the public at its December 7, 2017 meeting. Outlined below is the revised approval with conditions for Special Development, Subdivision Plan, Site Plan and Landscape Plan approval and recommendation to the Town Board for a revised Public Right-of-Way located at 500 Upper Chesapeake Drive. The application was approved with revised conditions.

Special Development

The proposed Special Development was approved based upon the following findings of fact:

1. All structures are located at least 200 feet from any adjacent residence.
2. All parking areas are located at least 50 feet from any adjacent residential lot.
3. A minimum of 25% of the gross site area is open space. The open space is generally continuous, accessible and protective of natural features.
4. The existing helipad associated with the hospital use is located within 200 feet of adjacent residential property, however, this facility existed prior to recent changes related to helipads and therefore is considered an existing non-conforming use.

Public Road Right-of-Way

The proposed Public Road Right-of-Way was recommended to the Town Board of Commissioners for acceptance based upon the following findings:

1. The revised public road is an adaptation of an accepted 24-foot paving section within a 28-foot right-of-way as provided for in the Town of Bel Air Development Regulations

2. The proposed road is adequate to provide safe, efficient and orderly movement of traffic
3. Setbacks from parking/buildings, pedestrian accommodation, landscape and sign requirements are consistent with the spirit of the Development Regulations
4. Public safety and welfare will be provided through the administration and management of the road as per the existing Memorandum of Understanding executed between the Town and UM-Upper Chesapeake Medical Center.
5. The necessary road right-of-way will be conveyed to the Town with the portions of right-of-way not retained reverting back to UM-UCMC ownership.

Subdivision Plan

The Subdivision Plan is approved conditioned on the following:

1. Submission of a Final Subdivision Plan for recordation incorporating comments from the staff report and from the following agencies:
 - a. Bel Air Department of Public Works memo dated August 30, 2017
 - b. Harford County Division of Water & Sewer letter dated July 21, 2017
 - c. Harford County Health Department letter dated August 23, 2017
2. Acceptance of the Public Road realignment by the Town Board of Commissioners.
3. Conveyance of land to the Town of Bel Air encompassing the approved area of public right-of-way and return of existing right-of-way not retained by the Town to UM-UCMC
4. Address Forest Conservation comments in Bel Air Department of Planning letter dated July 26, 2017 including payment of \$27,196.40 fee-in-lieu and agreement on remaining fee prior to plat recordation.
5. Revise front yard setback from public right-of-way.

Site Plan

The Site Plan is approved conditioned on the following:

1. Submission of a Final Site Plan for signature incorporating comments from the staff report and from the following agencies prior to building permit:
 - a. Bel Air Department of Public Works memo dated August 30, 2017
 - b. Harford County Water & Sewer letter dated July 21, 2017
 - c. Harford County Health Department letter dated August 23, 2017
 - d. Harford Soil Conservation District memo dated August 30, 2017
 - e. Bel Air Police email dated August 24, 2017
 - f. Maryland State Highway letter dated August 16, 2017
 - g. Bel Air Volunteer Fire Company email dated September 1, 2017
2. Approval of proposed impacts to the existing stream channel by Maryland Department of the Environment prior to issuance of grading permit.
3. Installation of an 8'-0" fence along the access road and associated parking from MacPhail Road to MD Route 24 as per attached Exhibit, REVISED 12/7/17.

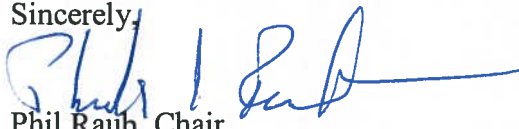
University of Maryland – Upper Chesapeake Health
Attn: Phil Crocker
December 15, 2017
Page 3

Landscape Plan

The Landscape Plan is approved with the following conditions:

1. Submission of Final Landscape Plan for signature incorporating comments from the staff report and from the following agencies:
 - a. Bel Air Department of Public Works memo dated August 30, 2017
2. Substitution and relocation of plantings as recommended:
 - a. Pyracantha species or approved equal along parking perimeter
 - b. Relocation of trees to locations along Upper Chesapeake Drive
 - c. Relocation of trees from existing utility easements
 - d. Substitution for Shore Juniper along Upper Chesapeake Drive
3. Addition of the tree protection fence to the stream channel areas to insure non-disturbance.
4. Addition of six evergreen species adjacent to 1003 S. Tollgate Road (Sullivan).

Sincerely,



Phil Raub, Chair
Planning Commission

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.



Owner/Developer – Signature

1.25.18

Date



Owner/Developer (Name & Title) – Print

Cc: Planning Commission
Kevin Small, Director of Planning & Zoning
Bel Air Town Commissioners
Jesse Bane, Town Administrator
Charles B. Keenan, Jr., Esquire, Town Counsel
Lou Schaffer, Frederick Ward Associates
File

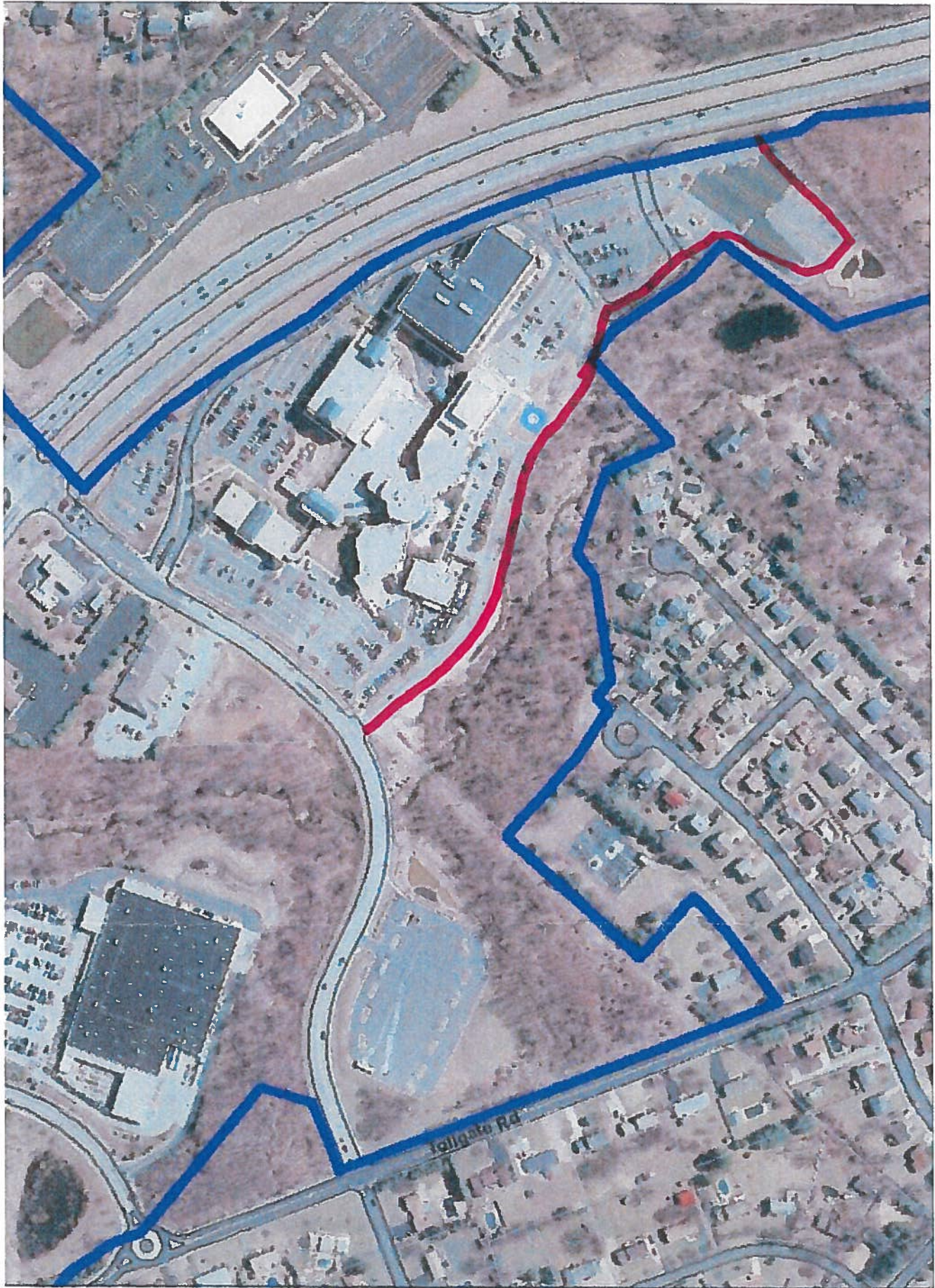


EXHIBIT - Alignment of conditioned fence (drawn by Commissioner Coats and reviewed by Planning Commission at 12/7/17 hearing) at east Kain Small fence