



**PLANNING COMMISSION  
STAFF REPORT**

**Prepared by:** Kevin Small, AICP, RLA  
Director, Dept of Planning & Community Development  
**Date:** March 27, 2025  
**Meeting Date:** April 3, 2025

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**General Information**

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***Applicant:*** Active Play Adventures Bel Air LLC.

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***Owner/Operator:*** The Pep Boys – Manny, Moe & Jack

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***Status of Applicant:*** Operator of proposed Trampoline Park

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***Location:*** 403 Baltimore Pike

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***Lot/Building Size:*** The site consists of two buildings and two properties  
Parcel 1902 – 2.01 acres with two buildings 5,005 sf & 22,356 sf  
Parcel 1904 – 0.83 acres with no structures  
Total property area – 2.84 acres

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***Requested Action:*** Special Development approval to modify the existing auto parts retail store for an indoor Trampoline Park (Amusement Center)  
Special Development approval to retain the auto service bays (Motor Vehicle Service)  
Site Plan and Landscape Plan approval associated with the change of use

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***Zoning:*** B-3, General Business

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**Existing Land Use:** Motor Vehicle Service and Shoppers Merchandise retail

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**Surrounding Land Use & Zoning:** The adjoining properties are zoned B-3 (General Business) north, west, and south of the site. Properties to the east across Atwood Road are zoned B-3A (General Business Gateway). The properties on all sides of the subject site are existing retail and service uses consistent with zoning.

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**Comprehensive Plan:** The Bel Air Land Use Plan shows the development site and the surrounding land, to the northeast, southeast and southwest, designated as *Commercial*.

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**Zoning History:** The existing Motor Vehicle Sales and Service was approved in 1993 as a Conditional Use. Current code requires Special Development approval. The Mattress Store is a Shoppers Merchandise use permitted in the district.

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**Applicable Regulations:** Applicable sections of Chapter 165 Development Regulations are as follows:

- Article III (Sect. 165-32 B-3 District);
- Article VII (Sect. 165-51 Parking) and Section 165-53 Performance Standards and Guidelines);
- Article XI Permits and Procedures (Sect. 165-82 Building Permit)
- Article XII Special Development (Sect. 165-94 Special Development); and,
- Permitted Use Tables, Table 3-1, Amusement Center, Shoppers Merchandise, and Motor Vehicle Sales & Service uses.

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**Public Utilities & Services:** Public utilities are currently provided to site.

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***Transportation:*** There is an existing right-turn only access from Baltimore Pike (U.S. Rte. 1 Business) classified as a Principal Urban Arterial. In addition, there is a full access from South Atwood Road classified as a Commercial Collector. No changes are proposed for either access.

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***Environmental Assessment/Physical Characteristics:*** The property has no environmentally sensitive features and is comprised of a generally level area along Baltimore Pike while gently sloping from the northern side of the site to the southeast corner.

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***Landscaping, Lighting & Amenities:*** Adjacent properties which share a boundary with the site are significantly buffered by existing vegetation. Existing lighting is to be re-used.

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***Performance Standards:*** The general performance standards in Section 165-53.B apply. The performance standards for the specific uses such as Motor Vehicle Sales & Service and Amusement Center must be addressed.

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***Architectural Review:*** Not applicable since no change to the façade is proposed.

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**Analysis:**

The Applicant is requesting approval of a Special Development for an Amusement Center to rehabilitate the current Motor Vehicle Sales area for an indoor trampoline park. A Special Development is also requested for the remaining Motor Vehicle Service portion of the building previously approved as a conditional use in 1993. The existing mattress store remains unchanged. Minor changes to the parking lot to address parking and landscape require approval of a Site Plan and Landscape Plan.

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SPECIAL DEVELOPMENT

The Motor Vehicle Service use has existed at this location for several years without any identifiable issue based on Town records. Several of the performance standards are not applicable since no auto sales are proposed and others are satisfied by existing improvements. The Amusement Center use meets the setbacks for schools and residential. Rules for operation are provided with the application attached and guidelines may be discussed at the hearing. The Bel Air Police Department has reviewed the proposal and has no comments. Harford County Public Schools has also indicated no comment.

SITE

The property owner, Pep Boys – Manny, Moe and Jack LLC own both lots encompassing the subject site with access from Baltimore Pike and Atwood Road. The retail portion of the Pep Boys motor vehicle use has been closed for many months and this area (13,674 sf) is proposed to become the Trampoline Park (Amusement Center). A small mezzanine (1,925 sf) is proposed to accommodate office and storage uses. A small amount of storage is proposed in the mezzanine and main floor. The auto service use facing S Atwood Road has remained open. The site has experienced very little change over the past two decades and the existing structures on-site are not proposed to be expanded or reconfigured apart from the interiors. If the proposed uses are approved, the following parking is required:

• Mattress store	5,005 sf	@1 sp/250 sf	20 parking spaces
• Motor Vehicle Service	8,682 sf	@1 sp/300 sf	29 parking spaces
• Amusement Center	13,674 sf	@1 sp/200 sf	68 parking spaces
• Office (mezzanine)	1,925 sf	@1 sp/300 sf	6 parking spaces
• Storage (mezzanine & floor)	742 sf	no parking required	(2 spaces removed)
			<b>121 spaces required</b>

The above outlined requirement exceeds the parking provided on-site by five (5) spaces. The applicant has provided a study of the parking demand for the proposed establishments which concludes the proposed parking (116 spaces) for the site is adequate for the existing and proposed uses and requests a waiver. Staff feels the peak demand for parking will be daytime for the auto service and the mattress store and evening/weekends for the amusement use allowing parking sharing of five spaces to be accommodated. The developer has made an effort to maximize the existing parking and some adjustments to the interior landscape islands are proposed. This allows for some additional spaces and provides for interior trees as required by code. No change is proposed to the existing storm water management area and total disturbance has been kept under 5000 sf.

## LANDSCAPE

The applicant is planting nine additional shade trees and 5 additional ornamental trees to satisfy the code requirements for street tree and interior parking lot planting. Additional shrubs are proposed along Baltimore Pike to buffer parking from the right-of-way. Staff considers these improvements satisfactory and has no suggested revisions.

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### **Recommendations:**

The Planning Commission must provide a 2022 Comprehensive Plan consistency determination for the proposed development as required by Town Code § 165-19.

### **Special Development**

Approval of the Special Development for the Amusement Center must be based upon the following findings of fact that the applicant has adequately demonstrated the proposed use meets the performance standards of Section 165-53.C addressing the following performance standards:

- [a] Amusement Center is not located closer than 300 feet to any school building, exclusive of temporary structures and not located within 100 feet of any adjoining property which is in an R District.
- [b] A written plan setting forth acceptable rules for the operation of the establishment outlining procedures to preclude loitering, regulations regarding the use of the establishment by school-age children, and procedures for the enforcement of the rules has been submitted by the applicant and the Bel Air Police have no comment.
- [a] The Planning Commission may impose conditions and restrictions as it may deem necessary to ensure that the use will be compatible with and will not adversely impact the adjacent area. Such conditions and restrictions are limited to the following:
  - [i] Hours of operation.
  - [ii] Number of adult attendants required to be on the premises at all times.
  - [iii] Size of the establishment and the number and type of amusements.

Approval of the Motor Vehicle Service is based upon the following findings of fact that the applicant has adequately demonstrated the proposed use continues to meet the performance standards of Section 165-53.C addressing the following performance standards:

- [a] All sales and installation facilities operations shall be conducted within a wholly enclosed building. The applicant has indicated outdoor storage areas and screening of such areas.
- [b] Neighboring properties are protected from site illumination, noise and odor. Noise is regulated to meet Control of Noise standards as specified by the State of Maryland.
- [c] The proposed use is not located abutting residentially zoned land.
- [d] There is no area of the lot devoted to vehicle display.
- [e] The applicant has provided information regarding the number and type of vehicles permitted on the lot.
- [f] A safe, identifiable driving lane is provided within the parking lot.
- [g] Landscape islands, curbs and signs are used to clearly distinguish the parking from loading, delivery areas and driving lanes.
- [h] Adequate space is provided on site for service and delivery vehicles.
- [i] Turning areas are provided to avoid dead-end parking situations.
- [j] Outdoor storage or service areas are located on the side or rear yard and screened from public view.
- [k] The proposed use is not a filling station.
- [l] Building facades are existing, and no change is proposed.
- [a] Vehicle display for sale is not proposed.

At a minimum, approval of the proposed Indoor Trampoline Park and revised Auto Repair establishment is conditioned on the following:

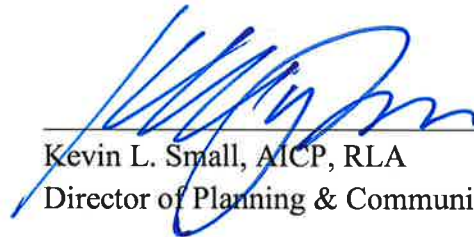
#### Site Plan

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 Dept. of Public Works dated March 26, 2025
  - b) Harford County Public Schools dated March 26, 2025
  - c) Police Department dated March 20, 2025

2. Sharing of five (5) parking spaces for the proposed development with the existing Mattress Store based upon the testimony of the applicant.
3. Execution of access, SWM, parking easements between the two properties

Landscape Plan

1. Prior to Building Permit Application, submission of a Final Landscape Plan for signature incorporating comments from this staff report.



Kevin L. Small, AICP, RLA  
Director of Planning & Community Development

**Attachments:** Application  
Site Plan  
Landscape Plan  
Performance Standards  
Traffic/Parking Analysis  
Operations Plan and Police response  
HCPS response



# TOWN OF BEL AIR

DEPARTMENT OF PLANNING AND PUBLIC WORKS  
705 CHURCHVILLE ROAD  
BEL AIR, MARYLAND 21014

(410) 838-8700/879-951  
FAX (410) 838-0775

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*Superintendent of Public Works*

January 5, 1993

Albert J. A. Young, Esquire  
Brown, Brown and Brown  
200 South Main Street  
Bel Air, Maryland 21014

Re: Pep Boys Conditional Use Request

Dear Mr. Young:

On January 4, 1993, the Bel Air Board of Town Commissioners voted to approve the conditional use request of Pep Boys to construct and operate a 22,355 square foot motor vehicle service facility at 403 Baltimore Pike, subject to the following conditions:

1. An annual review.
2. All sides of the building shall have the same architectural treatment as described at the hearing before the Commission.
3. The parking area shall be designed to allow ingress only from the Baltimore Pike entrance. Said ingress shall be designed as a right turn entrance only. Ingress and egress shall be permitted on Atwood Road.

Further, this decision is based on the following findings of fact:

1. Based on Section 11.06 of Ordinance No. 465, a conditional use is legislatively presumed to be a valid use. However, because of the nature of the use in regard to size and possible impact of a motor vehicle service facility, the Town must exercise planning judgment on the location and site plan. In regard to location, the proposed site is situated on land designated for commercial use in the Comprehensive Plan. The site plan

meets all zoning requirements, including performance standards for retail uses and for motor vehicle service sales and service uses, as required in Section 11.07B and 11.07F of Ordinance No. 465.

2. The proposed motor vehicle facility would provide additional jobs and tax base for the community, meeting the goals of the economic development element of the Comprehensive Plan.
3. Based on review of the information provided by the applicant and information provided at the hearing, the proposed development will adequately protect health, safety, morals and general welfare of the community. Testimony indicated a commitment to protecting the environment, thereby addressing potential health and safety issues. Additionally, with the condition to provide ingress only from Baltimore Pike, traffic movement will function safely.
4. Reasonable need for the facility was substantiated in the Town's independent 1992 Market Study, as well as in the market study submitted by the applicant, thereby satisfying performance standard requirements as cited in Section 11.07B(a).
5. Adequate off-street parking will be provided on site.
6. All necessary safeguards to protect persons, property and neighborhood values have been taken.
7. The Planning Commission reviewed the request and recommended approval.

Please note that all conditional uses are subject to an annual review. This allows the Town the opportunity to assure that all performance standards and conditions are complied with by the operator of the facility.

Based on this approval and the earlier Planning Commission site plan approval, your client should now submit a final plat indicating the changes required by the Planning Commission on the preliminary plan. This plat will be necessary before submission of stormwater management, sediment and erosion control and necessary building plans. The applicant is also instructed to coordinate with State Highway Administration for an access permit, as required by State law.

Albert J. A. Young, Esquire  
January 5, 1993  
Page 3

If you or your client have any questions or concerns about the approval process or the building permit process, please do not hesitate to call.

Very truly yours,



Carol L. Deibel  
Director of Planning

CLD:mjw

cc: Commissioners' Reading File  
William N. McFaul, Town Administrator  
Planning Commission Reading File  
Claire P. Blomquist, Town Counsel  
Robert S. Syphard, Planner  
Robert Lynch, State Highway Administration  
Richard Woodward, Bel Air Fire Department  
Jeffrey Rybarczyk, G. W. Stephens & Associates  
Al Meloro, Pep Boys



# TOWN OF BEL AIR

## DEPARTMENTS OF PLANNING AND PUBLIC WORKS

705 E. CHURCHVILLE ROAD  
BEL AIR, MARYLAND 21014  
www.belairmd.org

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


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Kevin L. Small  
DIRECTOR OF PUBLIC WORKS  
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### MEMORANDUM

**To:** Kevin Small, Director of Planning

**From:** Charles Dawson, Deputy Director of Public Works 

**Date:** November 19, 2024

**Subject:** Active Play Adventures 403 Baltimore Pike

A review has been made of the Preliminary Plat provided by Frederick Ward Associates, dated 03/06/2025 for the above referenced project. The following comments are provided as a guide for revisions:

1. Provide SHA Road Palt number for Baltimore Pike.
2. Provide road right-of-way dimension for Atwood Road.
3. According to the calculations provided you are increasing the impervious area by 43sqft. In order to meet the SWM requirement the impervious must be equal or reduced. Best course of action is to leave the island that was partially being removed in place. That will meet the requirement.
4. In addition please provide a letter requesting exemption from SWM as you are reducing the impervious area.

Should you have any questions regarding this matter, please feel free to contact me directly.

Cc: DPW file

## Kevin L. Small

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**From:** David Hughes  
**Sent:** Thursday, March 20, 2025 5:07 PM  
**To:** Kevin L. Small; Charles Moore  
**Subject:** RE: Trampoline Park - 403 Balt Pike

Kevin,

Thank you. I have no issues with this. I spoke to Mr. Riley on February 28<sup>th</sup> and this reciprocal agreement simply gives Bel Air PD the authority to enforce trespassing laws when a subject has been banned at the request of the business as we do for other local businesses in town. Have a good night and be safe.

Dave

David B. Hughes  
Deputy Chief  
Bel Air, MD. Police Department  
Cell: (443) 617-4956  
Office: (410) 638-4500



**From:** Kevin L. Small <[ksmall@belairmd.org](mailto:ksmall@belairmd.org)>  
**Sent:** Thursday, March 20, 2025 4:26 PM  
**To:** Charles Moore <[cmoore@belairmd.org](mailto:cmoore@belairmd.org)>  
**Cc:** David Hughes <[dhughes@belairmd.org](mailto:dhughes@belairmd.org)>  
**Subject:** Trampoline Park - 403 Balt Pike

Should you wish to make any comments – need a response by next Tuesday if possible.

Kevin L. Small, RLA, AICP

Director of Planning & Community Development

*705 E Churchville Road  
Bel Air, Maryland 21014  
410-638-4540  
[www.belairmd.org](http://www.belairmd.org)*



# Harford County Health Department

Main Office: 120 S. Hays Street • P.O. Box 797 • Bel Air, Maryland 21014 • 410-838-1500

**Public Health**  
Prevent, Promote, Protect  
**Harford County Health Department**

Marcy Austin • Health Officer  
Silvana Bowker, LCPC, ACRPS • Deputy Health Officer of Operations  
Jamie Sibef, MD, MPH • Medical Deputy Health Officer



410-877-2300  
March 03, 2025

Kevin L. Small  
Town of Bel Air  
Department of Planning and Public Works  
705 Churchville Road  
Bel Air, Maryland 21014

**Re: 540, 550, 560 W MacPhail Road  
MacPhail Crossing Lots A, D, & E  
TP25-02-01-B  
Tax ID #03-306739, 03-306720, 03-280918  
Tax Map 49 Parcel 268**

Dear Mr. Small:

The Harford County Health Department (HCHD) has extended its approval for the above referenced site plan. The site is located on the eastside of Veterans Memorial HWY, and north side W MacPhail Rd and west side of S Atwood Road.

This plan proposes to improve the existing building by dividing the developed building into two proposed areas, +/- 23,610sf as general merchandise and the other +/- 21,430 sf as medical services. The existing two improved lots are a supermarket and existing medical services. The site will be serviced by Harford County public water and sewer.

This office has the following general comments regarding this proposal:

If the office/commercial building is occupied by dental/medical offices, certain permits and registrations may be required from the Maryland Department of the Environment (MDE).

- The Maryland Department of the Environment (MDE) requires a facility that generates special medical waste to obtain a generator identification number and contract with a special medical waste hauler licensed/certified through the State of Maryland. The applicant/owner should contact MDE at 410-537-3400 for further information if this requirement may be relevant.
- Facilities that conduct X-rays are required by MDE Air and Radiation Management Administration to be registered. If applicable the applicant/owner should contact the Radiological Health Program at 410-537-3193.

*BEL AIR OFFICE*  
1 N. Main Street  
Bel Air, MD 21014  
410-638-3060

*EDGEWOOD OFFICE*  
1321 Woodbridge Station Way  
Edgewood, MD 21040  
410-612-1779

*EDGEWOOD OFFICE*  
2204 Hanson Road  
Edgewood, MD 21040  
443-922-7670

*HAVRE DE GRACE OFFICE*  
2027 Pulaski Highway  
Havre de Grace, MD 21078  
410-939-6680

*HAVRE DE GRACE OFFICE*  
2015 Pulaski Highway  
Havre de Grace, MD 21078  
410-942-7999

Kevin L. Small  
Town of Bel Air  
Department of Planning and Public Works  
Page 2  
March 3, 2025

**Re: 540, 550, 560 W MacPhail Road  
MacPhail Crossing Lots A, D, & E  
TP25-02-01-B  
Tax ID #03-306739, 03-306720, 03-280918  
Tax Map 49 Parcel 268**

- If a snack bar or vending machine area is planned, review will be required by the HCHD's Permits and Plan Review Division. If there are any questions concerning this review process, please contact that office at 410-877-2300.
- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.
- Additional comments from this office will be provided at the time of the building permit or certificate of occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.

If you have any questions, feel free to call.

Sincerely,



Cari Biscoe, LEHS, Program Supervisor  
Land and Water Resources Division  
Bureau of Environmental Health  
CB/LWW/jh

cc: Kimley Horn  
Leonard Walinski- HCHD

## Kevin L. Small

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**From:** Kevin L. Small  
**Sent:** Wednesday, March 26, 2025 1:33 PM  
**To:** Kevin L. Small  
**Subject:** FW: [External] 403 Baltimore Pike Site Plan Review Letter  
**Attachments:** LTR\_Site Review\_403 Balt Pike-PepBoys\_Cathy Bendis\_3-14-2025.pdf

**From:** Guggenheimer, Lauren <Lauren.Guggenheimer@hcps.org>  
**Sent:** Wednesday, March 26, 2025 10:46 AM  
**To:** Kathy S. Pearce <kpearce@belairmd.org>  
**Cc:** Bendis, Cathy <Cathy.Bendis@hcps.org>; Valentino, Missy <Mary.Valentino@hcps.org>; Morton, Chris <Chris.Morton@hcps.org>  
**Subject:** RE: [External] 403 Baltimore Pike Site Plan Review Letter

Good morning, Kathy,

Our team has reviewed the site plan for 403 Baltimore Pike and do not have any concerns, as the property is not residential.

Please let us know if you need anything further.

Best,

*Lauren Guggenheimer*  
**Administrative Support Coordinator**  
**Office of Operations**

*Service*  
*is*  
**CENTRAL**

**Harford County Public Schools**  
102 S. Hickory Ave  
Bel Air, MD 21014  
410.588.5256

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