



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

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June 6, 2025

Bel Air Marketplace, LLC
Attn: Christopher Mudd, Esq.
210 W Pennsylvania Avenue, Ste 500
Towson, MD 21204

Re: Harford Mall Phase III
Case #05P-25-01-SD/SP – Continuance

The Bel Air Planning Commission reviewed your request for approval of a proposed 82,924 square foot Mixed Use Center modification during their regularly scheduled meeting on June 5, 2025. A continuance of the hearing regarding a Special Development, Site Plan, and Landscape Plan request to a special meeting on July 17, 2025, was approved. The Planning Commission continued the hearing to allow you to revise the submission based on comments in the staff report, consultant comments and supplemental remarks at the hearing. Please revise the Site Plan, Landscape Plan and Architectural Elevations based on the following:

Site Plan

Please revise the Site Plan based on the following issues:

1. Agency comments
 - a. Bel Air Volunteer Fire Company dated May 12, 2025.
 - b. Harford County Health Department comments dated May 23, 2025.
 - c. Harford County Soil Conservation District comments dated May 21, 2025.
 - d. Bel Air Public Works comments dated May 21, 2025.
 - e. Bel Air architectural consultant comments dated May 26, 2025 – please revise the architectural elevations and date the drawings appropriately. Please include the details provided at the hearing in the presentation (Exhibit 10).
 - f. Maryland Department of Transportation and Harford County comments pending regarding traffic related improvements.
2. Revisions to the Site Plan based on Exhibit A and coordination with Town staff prior to submission in reference to the redline plan presented at the hearing (Exhibit 11).

3. Inclusion of additional green space and landscape within the interior of the parking lot and in front of the proposed buildings coordinated with staff prior to submission.
4. Adjustment of the north/south vehicular connection from 30-feet wide to 28-feet and inclusion of elevated crosswalks, roundabout, signs and/or signals to provide traffic calming and increase pedestrian safety.
5. All walks adjacent to parking must be noted as six (6) foot wide to accommodate vehicle overhang. All interior pedestrian connections must have a landscape element associated with them.
6. Provide trip generation numbers of existing square footage versus new square footage for the entire center.
7. Response to comments from the Town Traffic consultant regarding TIA review. Pedestrian improvements will be required for the intersection of Tollgate Road and Baltimore Pike.
8. Revise the refuse/recycling enclosure within the interior of the parking lot and coordinate with staff prior to submission to add additional buffering and simplify access. All refuse/recycling enclosures and service areas must be buffered with landscape to meet code.
9. Expansion of landscape area and provision of buffering for the service area north of Building 300 and/or submission of an Auto Turn exhibit showing necessary truck turning movements using approved criteria. All impervious area must be dedicated to vehicle or pedestrian movement, building, or parking.
10. Add a pedestrian connection along with landscape area extending from the southeast corner of Building 600 to the west face of Building 300. This should include unencumbered pedestrian access along the south side of Building 600 (conflict currently exists with a refuse/recycling enclosure).
11. Revise the parking on the south side of Building 100.
12. Add a Bike Rack to the Site Plan for each building per code.
13. Add enlarged details of a typical refuse/recycling enclosure and elevated crosswalk.
14. Revise architectural elevations to include red brick accent as outlined in the architectural consultant letter and coordinate prior to submission.
15. Provide the type of glazing for all proposed buildings. Review the B3 zoning architectural criteria to ensure the materials meet code.
16. All HVAC units must be hidden from view, please note on the elevations and plans.
17. Revise the plans and elevations to show the original plan date and the revision date.
18. Note the enclosure around the proposed storm water management area to be commercial grade, black metal picket fence.

19. Ensure there are no openings within the screen wall along MD Route 24 which are not gated and locked. Add a note to the Site Plan.
20. Provide an exhibit showing the future condition of Phase IV improvements as it relates to the pedestrian connection along the north side of the parking lot for Phase III and coordinate with Town staff prior to submission.
21. Revise the proposed mural to accurately show the history of horse racing at the site. The Planning Commission may desire to see the final proposal.

Landscape Plan

The Landscape Plan to be revised based on the following issues:

1. Prior to Building Permit issuance, submission, and approval of the Final Landscape Plan incorporating comments from the staff report.
 - a. Revisions to the Landscape Plan based on Exhibit B and coordination with Town staff prior to submission.
 - b. Expand interior landscape based on comments above.

Special Development

Please note the following on the Site Plan in accordance with Section 165-53:

- a. No exterior Dining is approved with this submission and any future submissions will be evaluated on a case-by-case basis by the Zoning Administrator.
- b. Locations of proposed signage must be added to the Overall Site Plan.

The next submission date for the Planning Commission is COB June 26, 2025, for the July 17th Planning Commission meeting. Any submission after that date will be in accordance with the standard meeting schedule. Should you have any questions, please call the Department of Planning.

Sincerely,



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

cc Edward Hopkins, Town Administrator
Bel Air Planning Commission
Bel Air Board of Town Commissioners
Elizabeth Thompson, Town Counsel
Kate Pierce, FWA
file