

Christopher D. Mudd

T 410.494.6365
F 410.821.0147
cdmudd@venable.com

April 3, 2025

VIA EMAIL (ksmall@belairmd.org)

Kevin Small, Director
Planning & Community Development at Town of Bel Air
705 East Churchville Road
Bel Air, Maryland 21014

Re: Request for Extension of Site Plan, Landscape Plan, Subdivision Plan, and
Special Development Approval
IN THE MATTER OF: THE APPLICATION OF CDP NORTH, LLC (Harford
Mall – Mixed Use Center)
Case No. 11P-23-03-SP/SD/SB

Dear Mr. Small:

This firm represents CDP North, LLC (“CDP”) in the above-referenced matter, in which the Bel Air Planning Commission approved a Site Plan, Landscape Plan, Subdivision Plan, and Special Development (collectively the “Plan”) for a 3.93 acre portion of the Harford Mall property located at 600 Belair Road. The Planning Commission approved the Plan in a January 4, 2024 Decision and Findings of Fact and Conclusions of Law (the “Approval”), and CDP has been diligently working since that time to navigate a number of the post-Approval obligations that were imposed by the Commission. With certain keystone obligations now resolved, CDP continues its pursuit of all permits necessary to facilitate construction of the improvements depicted on the Plan. As explained briefly below, and as will be explained in greater detail (as may be necessary) at a hearing before the Planning Commission, CDP is concerned that it will not be able to complete all tasks necessary to obtain permits and to commence construction prior to January 4, 2026, which is the date that the Commission’s Approval will expire (the “Deadline”). Accordingly, CDP hereby requests that the Commission approve the one-time twelve-month extension of the Deadline that is provided for under Town Code Section 165-73(B)(9).

As you and the Commission may recall, the Approval contained ten conditions, including an agreement that CDP was required to negotiate with the Town, in addition to the Development Agreement that is required under the Town Code. Approximately two months following the Approval, CDP began work negotiating both agreements with the Town and the two interested

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parties/owners at the Harford Mall property, which took almost eleven months to finalize. During that same time, CDP worked together with Town Attorney Liz Thompson to resolve issues relative to the project's proposed sewer interconnection, which will occur offsite within an easement area that was only recently acquired by the Town. These three efforts were major milestones that CDP and its investors determined to be prerequisites to fully releasing the significant funds required to advance building permit plans to their completion. CDP continues its pursuit of the requisite permits for construction, and the project will march ahead at as swift a pace as reasonably possible, to be able to commence construction.

Our concern is that, even though CDP and its consultants and contractors are advancing quickly, any number of things could potentially slow the process and prevent the commencement of construction prior to the Deadline. That lingering risk, even if remote, provides some measure of concern for CDP and its investors, as they are about to deploy significant additional funds in pursuit of permits and construction. Obtaining Commission approval now for the one-time twelve-month extension of the Deadline that the Town Code guarantees will give CDP and its investors comfort and confidence to advance the process forward with purpose and pace.

Our entire team appreciates the time and willingness of Staff and the Commission to consider and to process this request. CDP very much looks forward to advancing the project and to commencing construction as soon as is reasonably possible. We will be present at the May Planning Commission meeting to provide further detail and to answer any questions that the Commission members may have for our team.

Very truly yours,



Christopher D. Mudd

CDM

Cc: Kyle Wittman kwittman@castledp.com
Kyle James kjames@castledp.com
Elizabeth Thompson ethompson@starkandkeen.com;