



# TOWN OF BEL AIR

## DEPARTMENTS OF PLANNING AND PUBLIC WORKS

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October 3, 2025

Summerwood Corporation  
Attn: Joe DePascale  
P.O. Box 429  
Conshohocken, PA 19428-0429

Re: Taco Bell, 504 Baltimore Pike  
10P-25-01-SP/LP/SD

Dear Mr. DePascale:

The Bel Air Planning Commission reviewed your request at its October 2, 2025 meeting for a Site Plan & Landscape Plan of a 2,700 sf restaurant and Special Development review for drive-thru service use and outdoor dining use and Special Development modification for the existing Shopping Center.

The Bel Air Planning Commission conditionally approved the Site Plan and Landscape Plan request, approved the Special Development for Outdoor Dining and Drive-Thru Service, and tabled the request for Special Development modification from Summerwood Corporation for a new Taco Bell restaurant located at 504 Baltimore Pike based on the following:

### **Comprehensive Plan**

The Planning Commission finds the application is consistent with the 2022 Comprehensive Plan as required by Town Code § 165-19.

### **Special development – Shopping Center**

Special Development modification for the Shopping Center is tabled and the applicant is asked to return to the Planning Commission with revised architectural elevations based on the following:

The Planning Commission table consideration of the Special Development on the basis of concerns outlined in the Staff Report dated September 24, 2025 and the Architectural Consultant review dated September 22, 2025 and that the applicant has not met the performance standards

outlined in Section 165-53.H(2)(d), specifically items *[b] Architecture, site design, lighting, and signage shall incorporate consistent design elements and [c] Materials, massing and facade design for the project shall be harmonious with the character of the neighborhood.*

### **Special Development – Drive-Thru**

Approval of the Special Development of Drive-Thru service is based on the following findings of fact:

- a. The use is designed so that pedestrian and vehicular circulation is coordinated with that of adjacent properties and the public way. No traffic study was required.
- b. Drive-thru lanes are marked with distinctive pavement markings and/or special striping and do not block exit or entry to off-street parking spaces otherwise required on the site.
- c. Adequate spaces for queuing at drive-thru facilities is provided.
- d. Noise from speaker system will be regulated to meet State of Maryland standards for control of noise pollution.
- e. Drive-thru windows and ordering station is located away from the front (south) facade of the proposed building reducing the impact of drive-thru queuing.

### **Special Development – Outdoor Dining**

Approval of the Special Development for a 10 seat Outdoor Dining Area is based on the following findings of fact:

- a. Amplified music or public address will end at 9:00 p.m.
- b. Live entertainment and recreational games will end at 9:00 p.m.
- c. Outdoor dining will adhere to the requirements of Chapter 345 of the Town Code.
- d. The exterior seating is limited to 75% of the capacity of the principal permitted use and any temporary enclosure will meet the provisions of Section 165-71. C.
- e. No outdoor bar, direct or self-service of alcohol is proposed.

### **Site Plan**

Approval of the Site Plan for a 2,700 square foot (31 seat) restaurant is conditioned on the following:

1. Submission of a Final Site Plan for signature prior to building permit incorporating comments from this staff report and include:
  - a. Department of Public Works memo pending.
  - b. Harford County Health Department letter dated September 15, 2025.
  - c. Harford Soil Conservation letter dated September 17, 2025.
  - d. Maryland State Highway comments dated September 18, 2025.
2. Addition of an Outdoor Dining area enlargement to the Site Plan
3. Correct notes and tabulation of building area.

4. Add additional crosswalk pavement markings near the drive-thru exit.
5. Resubmission of revised Architectural Elevations for Planning Commission review adhering to comments in this staff report and comments from the Town architectural consultant dated September 22, 2025.

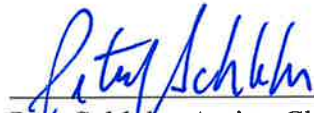
### **Landscape Plan**

Approval of the Landscape Plan for a 2,700 square foot (31 seat) restaurant is conditioned on the following:

1. Submission of a final Landscape Plan for signature prior to building permit incorporating comments from this staff report and include:
  - a. Add a note referencing the color of the refuse/recycling enclosure to match the proposed architecture.
  - b. Planting of two shade trees within the shopping center parking lot to replace trees previously removed.
  - c. Department of Public Works memo dated pending.

Should you have questions regarding this approval, please do not hesitate to call the Planning Department.

Sincerely,



Pete Schlehr, Acting 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.



Summerwood Corporation  
Joe DePascale

10/14/25  
Date

Letter of Approval  
Site Plan and Landscape Plan  
Taco Bell [10P-25-01-SP/LP/SD]

October 3, 2025  
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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  
Bel Air Investors, LLC.  
File