



**PLANNING COMMISSION  
STAFF REPORT  
Supplemental**

**Prepared by:** Kevin Small  
**Date:** November 25, 2025  
**Meeting Date:** December 4, 2025 Case # 10P-25-01-SP/LP/SD **REV**

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**General Information**

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**Applicant:** Summerwood Corporation

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**Status of Applicant:** Operator (owner of 504 Balt Pike – Bel Air Investors, LLC)

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**Location:** 504 Baltimore Pike (within Bel Air Town Center)

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**Lot/Building Size:** 8.30 acres (95,699 square feet) shopping center  
0.5164 acres (2,420 sf existing structure to be replaced)

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**Requested Action:** Site Plan and Landscape Plan approval for a 2,700 square foot, 31 seat restaurant. **APPROVED with condition for revised architecture**  
Special Development approval for drive-thru service and 10 seat outdoor dining use. **APPROVED**  
Special Development modification for the existing Shopping Center.  
**PENDING**

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**Zoning:** B-3 (General Business District)

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**Existing Land Use:** Shopping Center

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## Architectural

Review: The applicant has submitted revised colored renderings of the proposed building. Comments from the Town Architectural Consultant are attached.

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## Analysis

The applicant requested Site Plan and Landscape Plan approval for a 2,700 square foot restaurant (31 patron seats) including a Special Development approval for a drive-thru service use and Outdoor Dining service at the October Planning Commission meeting with the condition that architecture must be revised and resubmitted for review. In addition, the proposed new restaurant requires modification of the existing Shopping Center Special Development approval. This modification has not been granted subject to revised architectural design.

## Special Development

The Shopping Center Special Development requires review of performance standards specific to the nature of a multi-tenant complex which shares architecture, access, parking and loading facilities among other elements. As outlined in Section 165-53.H, architecture, site design, lighting, and signage must be consistent within the shopping center which influences the building design, material choices, and colors.

- Section 165-53.H(2)(d)[1][b] Architecture, site design, lighting, and signage shall incorporate consistent design elements.
- Section 165-53.H(2)(d)[1][c] Materials, massing and facade design for the project shall be harmonious with the character of the neighborhood.

## Architecture

The applicant has submitted revised architectural renderings in color with an indication of proposed materials. The applicant must describe screening of HVAC units and other rooftop elements at the hearing and is encouraged to provide graphics in support. The exterior façade is revised from the existing red brick and stucco to brown metal panels on the upper façade and brown faux brick on the lower façade on the proposed structure. Staff has provided photos of the existing shopping center as a color/material reference. The design and color are not consistent with code Section 165-32 and do not appear match the predominant materials found in the Town of Bel Air. Comments from the Town Architectural Consultant are attached. The following code Sections must be addressed at the hearing:

- Section 165-32.C(2) Architecture shall be compatible with neighboring development and provide a cohesive and rational pattern. All development shall consider design features

that will create an attractive and visual continuity between proposed development and adjacent areas. Buildings shall be constructed to ensure visual privacy and sunlight for adjacent structures, as well as protection from the new or renovated developments, site illumination, noise and odors, as applicable.

- Section 165-32.C(4)(a) Building materials shall be compatible in quality, color, texture, finish and dimension with other buildings in the area. Architecturally harmonious material, color, texture and treatment shall be used for all exterior walls.
- Section 165-32.C(4)(c) The style and scale of the proposed building shall respect design elements prevalent in the area. Examples of such elements are the width, roofline pattern, size, shape, height, facing windows and building materials found throughout the Town. Rooftop mechanical equipment should be explained at the hearing in reference to the architectural elevations.
- Section-32.C(4)(d) The use of fenestration, patterns and traditional design elements is encouraged. Examples of such design elements are awnings, facade offsets, covered porticos, recessed or projected entries and other appropriate architectural features. Building walls shall be a maximum of 40 feet in length without modulation. Sloped awnings are recommended to meet this requirement.

The applicant is also encouraged to address the art work shown on the revised elevations to ascertain the specific image envisioned by the applicant. The staff would like to compliment the owners of the shopping center on paving and striping of the existing parking lot.

### **Recommendations**

*It is the recommendation of staff that the revisions provided by the applicant do not appear to meet the Special Development performance standards for the Shopping Center and the revised Architectural Elevations do not meet code related to the B3 District. The applicant should be instructed to resubmit for review by the Planning Commission at a later date.*

### **Special development – Shopping Center (only if architecture is approved)**

Approval of the Special Development modification for the Shopping Center use is based on the following findings of fact:

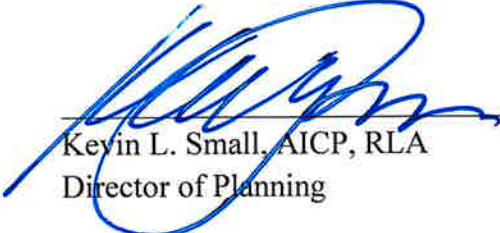
- a. The project provides a unified arrangement of buildings, service areas, parking, and landscaped areas.
- b. The project architecture, site design, lighting, and signage is consistent within the center.
- c. Materials, massing, and facade design for the project are harmonious with the character of the neighborhood.
- d. The internal circulation system is designed to minimize through traffic and traffic conflicts within the project.
- e. Safe pedestrian movement and the provision of pedestrian walks within the parking lot

- and surrounding the building perimeter are considered in the vehicular plan.
- f. All establishments have vehicular service access either from an individual service drive or from a common service yard.
  - g. All service areas, loading, trash removal, compaction or similar activities are segregated from public areas and screened from public view.
  - h. The applicant has executed a recorded Development Agreement with the Town providing all owners agree to be bound by the shopping center performance standards including reciprocal easements to access any lot within the center for purposes of compliance with the code.
  - i. All parking lots, loading areas and outdoor storage areas are separated with buffer yards of at least ten feet from any adjacent residential districts.
  - j. Signs to identify the use of an occupant are designed as part of the architectural design of the building and attached thereto.
  - k. Directional and informational signs are adequately provided and design coordinated.
  - l. Center management is responsible for providing on-site security service.
  - m. A traffic study is not required for this application.
  - n. Vehicular access to the subject property is not by means of any street internal to a subdivision for single-family dwellings.

**Site Plan** (only if architecture is approved)

At a minimum, it is recommended the Site Plan for the Shopping Center and proposed Restaurant address the following:

- 1. Revised Architectural Elevations for Planning Commission review adhere to comments in this staff report and comments from the Town architectural consultant dated September 22, 2025 and November 24, 2025.



Kevin L. Small, AICP, RLA  
Director of Planning

**Attachments**

- Site Plans (Site and Overall)
- Landscape Plan (Site)
- Revised Architectural Renderings
- Previous approval letter
- Annotated Performance Standards (Shopping Center)
- Photos of Shopping Center architecture



BATC 11-24-2025

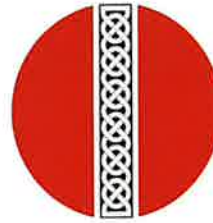




BATC 11-24-2025



**Paul D. Edmeades**  
ARCHITECT / PLANNER  
AIA



Town of Bel Air  
Department of Planning & Community Development  
Mr. Kevin L. Small, Director  
705 E. Churchville Road  
Bel Air, Maryland 21014

November 24, 2025

RE: Second Design Review  
Taco Bell  
504 Baltimore Pike  
Redevelopment of the Existing Taco Bell Restaurant at the Bel Air Town Center

Dear Mr.Small:

The following is a response to your request to review the design aspects of the resubmittal for the proposed redevelopment of the existing Taco Bell Restaurant at 504 Baltimore Pike. I received revised drawings including renderings, elevation drawings, and a brick cut sheet for the proposed development. The documents I received are as follows:

1. Taco Bell Project, Exterior Elevation with Notes: Sheet A4.0 prepared by Timothy Hogan of The Pettit Group, LLC and dated August 1, 2025.
2. Taco Bell Project, Exterior Elevations: Sheet A4.1 prepared by Timothy Hogan of The Pettit Group, LLC and dated August 1, 2025
3. Taco Bell Project, Three Exterior Perspectives of the building prepared by Timothy Hogan of The Pettit Group, LLC. Sheets are dated November 6, 2025 but are not numbered
4. Cut Sheet of Brick Selection Belden 8531 Velour

The Planning Commission in their review letter dated October 3, 2025 stated the following:

**“Special development-Shopping Center**

Special Development modification of 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 façade design for the project shall be harmonious with the character of the neighborhood.”

With reference to the Planning Commission's statement, I have reviewed the revised submittal with regard to the comments that I made regarding the brick. I stated that, "In my opinion the building should incorporate brick into the façades that is more in keeping with the brick color prevalent in the Town of Bel Air. The color of the steel panel above the brick should also be of a color that complements the changed brick color."

In my opinion, the revised brick and fiber cement colors do not comply with the intent of my comment or the response of the Planning Commission. The dark color of the proposed brick and the dark color of the fiber cement panels do not meet the requirements in the Town of Bel Air Development Regulations. The brick color should be more in character with the predominate brick colors in the Town.

Based on my analysis, I feel that the proposed redevelopment of the Taco Bell Restaurant still needs additional work and resubmission to Town of Bel Air Department of Planning and Community Development.

Please note that these comments concern only the visual aspects of the design proposal submitted. Other requirements of the development regulations are not a part of this review. All building code analyses, life safety code analyses, other code analyses, and constructability analyses are specifically excluded from this visual review. In addition this review does not include structural, mechanical, electrical, plumbing or other engineering services.

If you have any questions please call me.

Sincerely,



Paul D. Edmeades, RA, AIA, NCARB



# 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

### BOARD OF COMMISSIONERS

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Kevin L. Small  
DIRECTOR OF PUBLIC WORKS  
Stephen D. Kline

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

10/18/25  
Date

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

October 3, 2025  
page 4 of 4

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

**Bel Air Town Center Taco Bell Replacement  
TOWN OF BEL AIR PERFORMANCE STANDARDS  
2111159.03**

**165.53. H (2) (d) Shopping Center**

[1] Performance standards.

[a] The project shall provide a unified arrangement of buildings, service areas, parking and landscaped areas.

*The existing shopping center meets this standard and the building replacement of the Taco Bell drive thru restaurant will continue to meet this standard.*

[b] Architecture, site design, lighting, and signage shall incorporate consistent design elements.

*Understood and performance standard met.*

[c] Materials, massing and facade design for the project shall be harmonious with the character of the neighborhood.

*Understood.*

[d] The internal circulation system shall be designed to minimize through traffic and traffic conflicts within the project.

*The internal circulation system has been designed to minimize through traffic.*

[e] Safe pedestrian movement and the provision of pedestrian walks within the parking lot and surrounding the building perimeter shall be considered in the traffic/parking study.

*Safe pedestrian movement throughout the site has been provided.*

[f] All establishments shall have vehicular service access either from an individual service drive, space, or from a common service yard.

*Understood.*



5 South Main Street  
P.O. Box 727  
Bel Air, Maryland 21014  
410-838-7900

[www.frederickward.com](http://www.frederickward.com)

[g] All service areas, loading, trash removal, compaction or similar activities shall be segregated from public areas and screened from public view.

*Understood.*

[h] The owners of all lots shall execute a recorded Development Agreement with the Town providing that all owners acknowledge and agree to be bound by these performance standards as an overall scheme of development, outlining all shared elements, granting reciprocal easements to permit each owner to access any other owner's lot or parcel of land for the purposes of compliance with the Town Code and for either remediating any zoning violation or to comply with the Town Code for the purposes of any approvals sought by any of the owners of the lot and agreeing that the Town shall permit enforcement of any portion of the Town Code upon one or more owners of any lot or parcel of land contained with the Shopping Center scheme of development.

*A Development Agreement has been completed with all property owners of the shopping center.*

[i] All parking lots, loading areas and outdoor storage areas shall be separated with buffer yards of at least 10 feet from any adjacent residential districts. Parking shall be adequate for peak demand of the existing and proposed uses at the time of application based on a parking study.

*The proposed project is not adjacent to any residential districts. Parking is adequate for peak demand of the existing and proposed use.*

[j] Signs to identify the use of an occupant shall be designed as part of the architectural design of the building and attached thereto. Proposed signage shall be submitted with the preliminary plan and shall be subject to review and approval by the Planning Commission.

*All signs of the proposed occupant have been integrated into the architectural design of the building.*

[k] Directional and informational signs shall be adequately provided and design coordinated.

*Understood.*

[l] Center management shall be responsible for providing on-site security service.

*Understood.*

[m] A traffic and/or parking study shall be submitted and approved prior to application if required by the Zoning Administrator.

*Understood.*

[n] Vehicular access to the subject property shall not be by means of any street internal to a subdivision for single-family dwellings.

*Vehicular access is provided through a shopping center.*

~~165.53.1(2)(c) Drive-Thru Service~~

~~[1] Performance standards.~~

~~[a] The use shall be designed so that pedestrian and vehicular circulation is coordinated with that of adjacent properties. A traffic/parking impact study may be required by the Zoning Administrator.~~

~~*Understood. The proposed drive thru will replace the existing drive thru.*~~

~~[b] Drive-through lanes shall be marked with distinctive pavement markings and/or special striping and shall not block exit or entry to off-street parking, service areas or emergency access.~~

~~*Drive thru lanes are marked.*~~

~~[c] Adequate spaces for stacking at drive-through facilities shall be provided. Specifically, seven stacking spaces are required from the ordering window or station (intercom), plus two additional spaces prior to pick-up window.~~

~~*Adequate stacking has been provided. Five stacking spaces from the first window/ bay and two stacking space per each station has been provided.*~~

~~[d] Noise from speaker systems shall be regulated to meet State of Maryland standards for control of noise pollution.~~



**DEVELOPMENT SUMMARY**

1. PROPERTY ADDRESS: 501 BALTIMORE PIKE, BEL AIR, MD 21034

2. TAX MAP: 03-031282

3. ZONING: R-10

4. OWNER: BEL AIR INVESTORS, LLC, A HANOVER, MD LLC, BY: SUMMERWOOD CORPORATION, 10 HANOVER PIKE, BEL AIR, MD 21034

5. PROJECT: 22,000 SF ±, 03-081 ACI

6. USE: EASTING, 17,000 SF RESTAURANT (TACO BELL)

7. USE: WESTING, 5,000 SF RESTAURANT (TACO BELL)

8. USE: SIDEWALK EQUIPMENT

9. USE: SIDEWALK EQUIPMENT

10. USE: SIDEWALK EQUIPMENT

**OWNER/DEVELOPER**

SUMMERWOOD CORPORATION  
 10 HANOVER PIKE  
 BEL AIR, MD 21034  
 PHONE 215-207-4493

**ARCHITECTS**

FREDERICK WARD ASSOCIATES  
 1000 W. BROADWAY  
 BALTIMORE, MD 21201  
 PHONE 410-528-1100

**LANDSCAPE PLAN**

**TACO BELL**

**BEL AIR TOWN CENTER**

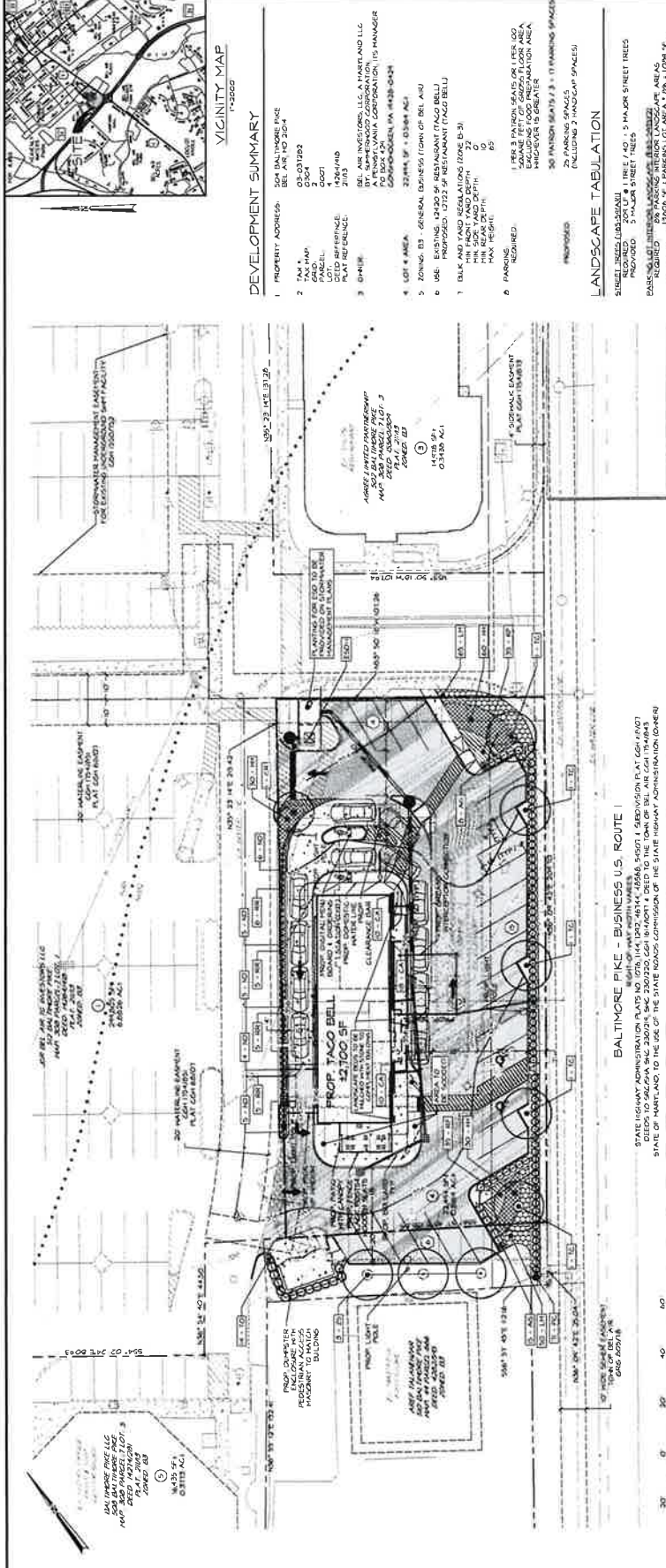
**REPLACEMENT**

**LANDSCAPE PLAN**

**LANDSCAPE COST ESTIMATE**

ESTIMATE INCLUDES THE COST OF MATERIALS, INSTALLATION AND LABOR. ESTIMATE IS FOR TOWN OF BEL AIR BONDING PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

MAJOR DECIDUOUS TREES	8	@ 400/PIECE	\$3,200
MAJOR DECIDUOUS TREES	8	@ 150/PIECE	\$1,200
MAJOR DECIDUOUS TREES	8	@ 100/PIECE	\$800
MAJOR DECIDUOUS TREES	8	@ 75/PIECE	\$600
<b>TOTAL</b>			<b>\$5,800</b>



**NOTES**

1. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BALTIMORE PLANTING SCHEDULE.
2. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BALTIMORE PLANTING SCHEDULE.
3. THE PROPERTY IS NOT WITHIN THE CLEARANCE BAY CRITICAL AREA.
4. FINAL LOCATION FOR HYDRANTS, VALVES, WATER LINES, AND EXTERIOR LIGHTING SHALL NOT EXCEED 24 FEET IN HEIGHT AND SHALL BE LOCATED WITHIN THE CLEARANCE BAY CRITICAL AREA.
5. EXTERIOR LIGHTING SHALL NOT EXCEED 24 FEET IN HEIGHT AND SHALL BE LOCATED WITHIN THE CLEARANCE BAY CRITICAL AREA.
6. TOPSOIL SHOULD BE 18" DEEP AND THE COARSEST GRADE SHALL BE 18" DEEP. TOPSOIL SHOULD BE 18" DEEP AND THE COARSEST GRADE SHALL BE 18" DEEP.
7. ALL PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BALTIMORE PLANTING SCHEDULE.
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<b>TOTAL</b>			<b>\$5,800</b>

**SOILS CHART**

SYMBOL	UNIT NAME	HYDRAULIC	K-VALUE	PERMEABILITY
A1B	ALFORD SILT CLAY	1	0.03	POTENTIALLY ERODIBLE
A2	NEWMARK SILT CLAY	1	0.03	POTENTIALLY ERODIBLE

**LEGEND**

- 1. PROPERTY LINE
- 2. EXTERIOR LIGHTING
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