



**PLANNING COMMISSION
STAFF REPORT**

Prepared by: Kevin Small, AICP, RLA
Date: February 25, 2026
Meeting Date: March 5, 2026

General Information

Applicant: Bel Air Marketplace, LLC

Owner: Harford Mall Business Trust (c/o CBL)

Status of Applicant: Equitable Interest in Property Ownership

Location: 600 to 696 Belair Road – Baltimore Pike/US Route 1- Business and Maryland Route 24 (Harford Mall)

<i>Lot/Building Size:</i>	Parcel 1946	Lot A1	25.45 acres
	Parcel 1946	Lot A2	04.43 acres
	Total Commercial		29.38 acres
	Parcel 1946	Lot A3	03.93 acres
	Total Acreage		33.81 acres

Requested Action: The Applicant requests:

1. Subdivision Plan approval to subdivide Lot A1 into two lots

Zoning: B-3, General Business

Existing Land Use: Mixed-Use Center

Comprehensive Plan: The 2022 Bel Air Land Use Plan shows the development site and the surrounding land designated as *Commercial*. The land in Harford County to the west is designated as *Medium Intensity* in the current Harford County Land Use Plan.

Zoning History: The property use is a Mixed-Use Center permitted as a Special Development in the B-3 General Business district. The Harford Mall has been modified several times since its initial construction in 1972.

- Phase I – 2022, Shops at Harford Mall (removal of Sears bldg.) and subdivision of Lot A2
- Phase II – 2024, Residences at Harford Mall (conversion of the shopping center use to a mixed-use center) and subdivision of Lot A3
- Phase III – 2025 Development of commercial space (removal of Macy’s building)
- Phase IV – 2026 Development of commercial space

Applicable Regulations: Applicable sections of Chapter 165 Development Regulations:

- Article III (Sect. 165-32, B-3 District);
- Article XI Permits and Procedures (Sect. 165-82 Building Permit);
- Article XVI Subdivision and Site Development (Sect. 165-117 through 165-118);
- Lot Requirement Tables, Table 165-32, B-3 General Business

Public Utilities & Services: Public utilities are currently provided to site. Bel Air Volunteer Fire Company and Bel Air Police Department provide fire, EMS and police protection.

Analysis:

The Applicant is requesting Subdivision Plan approval to create Lot A4 from the acreage within Lot A1. This will involve previously approved development associated with Phase III (82,924 square feet) and Phase IV (11,663 square feet). The proposed project is reviewed as part of the project area consisting of the entire Harford Mall development.

SUBDIVISION

The existing Harford Mall project area as described above encompasses several existing and proposed buildings including Phase I (Shops at Harford Mall), Phase II (Residences at Harford Mall), Phase III (commercial space) and Phase IV (commercial space). The applicant proposes to subdivide a 10.45-acre Lot from the existing 25.45-acre Lot A1 as shown on the existing Plat MLK 223/22 recorded on October 15, 2025. This results in a remaining Lot A1 of 15 acres. The new lot will be identified as Lot A4 when this plat is recorded in the Harford County Land Records. The preliminary plat appears to show all the necessary easements and rights-of-way to provide each parcel with access and utilities within the center.

This subdivision will require a revision to the existing Development Agreement that has yet to be recorded in the Harford County Land Record. The revised Development Agreement must be worked through with Town Counsel to establish the necessary property owners and allow the Town to enforce zoning regulations to all parties within the project area. The preliminary subdivision is part of the overall mixed-use center previously approved by the Planning Commission. By approving this subdivision, the Planning Commission approves a waiver of interior lot line setbacks and landscape buffers.

PREVIOUS APPROVALS

Shops at Harford Mall – 05P-21-01-SP/SD/SB (Phase I)

- Development approval of 59,864 sf of commercial space and Subdivision of Lot A2 from the original parcel
- Public Works and Developer Agreement (September 12, 2023 & amended October 10, 2024) – Off-site intersection improvements at Gateway & Boulton and at North Tollgate & Baltimore Pike.

Residences at Harford Mall – 11P-23-03-SP/SD/SB (Phase II)

- Development approval of 249 multi-family dwelling units and Subdivision of Lot A3
- Payment of Open Space Fee-in-Lieu prior to issuance of building permit.

- Off-site road improvements along Boulton Street between Tollgate & MD Route 24 and intersection upgrades at Tollgate/Baltimore Pike.

Commercial at Harford Mall – 06P-25-01-SP/LP/SD (Phase III)

- Development approval of 82,924 sf of commercial space
- Off-site road improvements

Commercial at Harford Mall – 01P-26-02-SP/LP/SD (Phase IV)

- Development approval of 11,663 sf of commercial space

FOREST CONSERVATION

A Declaration of Intent was previously provided to the Town and approved.

Recommendations:

Subdivision Plan

At a minimum, approval of the preliminary Subdivision Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Record Plat for signature incorporating comments from this staff report, and comments from:
 - a. Harford County Health Department pending
 - b. Bel Air Public Works comments dated February 25, 2026
2. Submission, execution and recordation of a revised Development Agreement for the Harford Mall development as directed by Town Counsel.
3. Prior to approval of utility construction drawings, applicant must address comments from Maryland American Water Company.
4. Coordination of utility placement, easements and rights-of-way with the Department of Public Works prior to building permit issuance.
5. Waiver of interior lot line setbacks and landscape buffers in accordance with mixed-use performance standards.



Kevin L. Small, AICP, RLA

Director of Planning & Community Development

Attachments: Application with description
Agency Comments
Subdivision Plan



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

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MEMORANDUM

To: Kevin Small, Director of Planning

From: Buddy Haight, Associate Engineer

Date: February 25, 2026

Subject: Plat Review – 4TH Re-subdivision of Harford Mall PH III& PH IV

A review has been made of the Plat provided by Fredrick Ward associates dated 1/30/2026 for the above referenced project. The following comments are provided as a guide for revisions:

1. Label ownership of easements
2. 22' waterline easement phase 2 plat MLK 223/22 should that also be a sewer easement?

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

Cc: DPW file