



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

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MEMORANDUM

TO: Bel Air Planning Commission

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

SUBJECT: Revision to the Architecture for Residences at Harford Mall – Phase II

DATE: February 25, 2026

HEARING: March 5, 2026

RE: 11P-23-03-SP/SD/SB
600 Belair Road

On January 4, 2024, the Planning Commission approved the Site Plan, Subdivision Plan and Landscape Plan for the Residences at Harford Mall (now identified as Phase II of the total development). Subsequently, on September 4, 2025 this approval was extended for one year from the original two-year approval expiration date. At that time, the Planning Commission requested revised architectural elevations and received those revisions which became the basis for the appearance of the building. These perspectives are attached to this memorandum. New elevations were submitted and are attached that appear to revise the parking garage component of the proposed architecture other minor changes appear to have been made to the revised elevations. The applicant is encouraged to provide colored perspectives from a similar viewpoint of

the original approved illustrations to allow the Planning Commission to better understand the nature of the changes.

The Town architectural consultant has provided comments regarding the proposed revised elevations (attached). Town staff has also reviewed the revised elevations and finds no objection to perceived changes. However, the applicant is encouraged to bring samples to the hearing which the Town can retain to allow the Planning Commission to better understand the proposed architecture for Phase II.

At a minimum, approval of the Revised Harford Mall Phase II architecture is conditioned on provision of material samples to staff to utilize during building permit and construction review.



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

cc Edward Hopkins, Town Administrator
Elizabeth Thompson, Town Attorney
Bel Air Board of Town Commissioners
Kyle James, Castle Development
Jon Meshel, CBL

Paul D. Edmeades
ARCHITECT / PLANNER
AIA



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

February 24, 2026

RE: Third Design Review
Harford Mall – Residential Development
600 Belair Road / Baltimore Pike
Development of Phase II (Residential Complex to Create a Mixed Use Complex at the Existing Harford Mall)

Dear Mr. Small:

The following is a response to your request to do a third review of the design aspects of the submittal for the proposed development of a residential complex which will create a mixed use center at the existing Harford Mall Site. I received additional elevations of the proposed complex which were received by Bel Air on February 11, 2026. An additional revision to the elevations was received by Bel Air on February 17, 2026. All of the drawings were prepared by Hord Coplan Macht.

My review will be on the second set of elevations received by Bel Air on February 17, 2016 which are revisions to the first set of elevations received by Bel Air on February 11, 2026. The revised renderings of February 17, 2026 indicate that the proposed building remains as it was originally designed and the colors of the brick and fiber cement siding are consistent with the colors approved in the original Second Submission (my letter dated November 27, 2023). In my opinion, the revisions illustrated in the renderings from February 17, 2026 are consistent with the approved elevations in the Second Submission and are acceptable. I reviewed each comment from my original two reviews and my original comments are all valid for this resubmission. Based on my analysis, I feel that the proposed Harford Mall Phase II Residential Development complies with the Town of Bel Air Development Regulations. The Planning Commission should verify the issues that were raised in the original analysis as a part of their review.

In my opinion, the developer should submit actual samples of all the materials and colors proposed for inclusion in the project to the Town of Bel Air for approval.

Mr. K. Small
February 24, 2026
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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,

A handwritten signature in red ink, appearing to read "Paul D. Edmeades". The signature is written in a cursive, flowing style.

Paul D. Edmeades, RA, AIA, NCARB



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January 4, 2024

Mr. Kyle James
CDP North, LLC.
100 10th Street NE, Suite 300
Charlottesville, VA 22902

Re: 11P-23-03-SP/SD/SB
Residences at Harford Mall [600 Belair Road]

Dear Mr. James:

The Bel Air Planning Commission met on November 2, 2023, December 7, 2023, and January 4, 2024 to review the Site Plan, Landscape Plan, Subdivision Plan and Special Development for the requested approval of a Mixed-Use Center including a proposed 249 apartment complex with an integrated parking garage. The Bel Air Planning Commission approved the request of CDP North, LLC. for a new 249-unit Multi-Family building within a Mixed-Use Center based on the attachment outlining findings of fact and conclusions of law and the following:

2022 Bel Air Comprehensive Plan

The project as approved is consistent with the 2022 Bel Air Comprehensive Plan as required by Town Code Section 165-19.

Special Development for the Mixed-Use Center

Approval of the Special Development for a Mixed-Use Center is based upon the following findings of fact:

- [a] The applicant has provided a unified arrangement of buildings, service areas, parking, signage and landscaping.
- [b] The architecture, site design, lighting and signage incorporate consistent design and theme elements and materials, massing and facade design for the project that is in harmony with the character of the neighborhood.
- [c] The internal circulation system is be designed to minimize through traffic and traffic conflicts within the project.

- [d] Safe pedestrian movement and the provision of pedestrian walks within the parking lot and surrounding the building perimeter is considered in the design.
- [e] All proposed establishments have vehicular service access either from an individual service drive, space or from a common service yard. All loading, trash removal, compaction or similar activities are segregated from public areas and screened from public view.
- [f] Signs to identify the use of an occupant will be designed as part of the architectural design of the building. Proposed signage is conditioned for approval of the preliminary plan and is subject to review and approval by the Planning Commission.
- [g] Directional and informational signs will be adequately provided, and design coordinated.
- [h] Center management is responsible for providing on-site security service.
- [i] A traffic and/or parking study was submitted and approved prior to application.
- [j] The owners of all lots will execute a recorded Development Agreement with the Town providing that all owners acknowledge and agree to be bound by 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 within the Mixed Use Center scheme of development.

Site Plan

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

1. Prior to Building Permit Application, submission of a Final Site Plan for signature incorporating comments from this staff report, and comments from:
 - a. Bel Air Volunteer Fire Company dated October 25, 2023
 - b. Harford County Health Department dated October 18, 2023
 - c. Harford County Soil Conservation District dated October 23, 2023
 - d. Harford County and MD-SHA pending comments on any intersection or road improvements.
 - e. Bel Air Public Works comments dated October 13, 2023
 - f. Harford County Public Schools dated October 26, 2023
2. Prior to approval of utility construction drawings address comments from Maryland American Water Company.

3. Prior to signature of Final Site Plan, approval of revised architectural design exhibits based on the Town architectural consultant comments dated October 24, 2023, and dated November 20, 2023.
4. Prior to signature of Final Site Plan, revision of the streetscape to provide expanded pedestrian amenities along the south building edge for review and approval by the Planning Commission.
5. Execution of an agreement between the Town and the applicant to abandon a minimum of 34,307 square feet of commercial space within the project to exclude from parking calculation prior to issuance of a Building Permit. The Applicant will execute an agreement with the Town to prohibit from relocating uses amongst abandoned spaces.
6. In addition to the agreement concerning the abandoned space, the Applicant will be required to maintain fifty percent (50%) of the area as a commercial use throughout the Project Area.
7. The calculation of parking excluding the corridor space is consistent with normally accepted planning principles based on interpretation by the Zoning Administrator.
8. The abandonment of space within the mall for a minimum of one year meets the definition contained in Section 165-104 of the Development Regulations.
9. Provision of Open Space fee-in-lieu in the amount of \$176,500.00 in cash, subject to the Town of Board of Commissioner's approval prior to Building Permit issuance. The Applicant will agree, in writing, to notify the Department within thirty (30) days of any termination, for any reason, of the lease(s) on the Macy's Department Store and/or the Macy's Furniture Store.
10. Prior to issuance of the final Use and Occupancy permit:
 - a. Complete all site work on the Final Site Plan to include:
 - i. Construction of required improvements outlined in the Town Traffic Impact Analysis conditional approval letter dated September 11, 2023.
 - ii. Landscape installation.

Landscape Plan

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

1. Prior to Building Permit issuance, submission, and approval of the Final Landscape Plan incorporating comments from the staff report.

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 Subdivision Plat for signature incorporating comments from this staff report, and comments from:

January 4, 2024

- a. Harford Health Department comments dated October 18, 2023
- b. Bel Air Public Works comments dated October 25, 2023
- c. MD-SHA comments dated November 10, 2023
- d. Bel Air Dept. Planning & Community Development comments:
 - 1) Revise the Subdivision Plat to depict all existing and proposed easements.
2. Prior to Building Permit issuance, recordation of the Final Subdivision Plat along with any easement documents, and any other required documents to be recorded, amongst the Land Records of Harford County.
3. Submission of a Development Agreement to the Town for approval and recordation as required in Section 165-53.I(2)(g).
4. Complete all of the conditions of the Town of Bel Air Traffic Impact Analysis approval dated September 11, 2023 prior to use & occupancy. All conditions of MDOT SHA regarding State roads/intersections and all conditions of Harford County concerning County roads/intersections must be addressed prior to use & occupancy.

Should you have questions regarding this approval, please call the Bel Air Planning Department.

Sincerely,



Lois Kissinger-Kelly, 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.

Mr. Kyle James
CDP North, LLC.

Date

cc: Planning Commission
Kevin Small, Director of Planning & Zoning
Bel Air Town Commissioners
Edward Hopkins, Town Administrator
Elizabeth Thompson, Esquire, Town Counsel
Brad Stover, Robinson & Stover
Thomas Minor, Federick Ward Associates
Harford Mall Business Trust, Property Owner
file