

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session

Resolution No. CR-5-2020
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Turner, Franklin, Davis, Harrison, Taveras, Glaros, Ivey
Co-Sponsors _____
Date of Introduction February 18, 2020

RESOLUTION

1 A RESOLUTION concerning

2 The Bowie and Vicinity Master Plan

3 For the purpose of initiating a new Area Master Plan for Planning Areas 71A, 71B, 74A, and
4 74B of the Maryland-Washington Regional District in Prince George's County, Maryland and
5 approving Goals, Concepts, Guidelines, and a Public Participation Program for the project
6 pursuant to Part 13 of the Zoning Ordinance.

7 WHEREAS, Part 13 of the Zoning Ordinance of Prince George's County, Maryland, sets
8 forth the requirements for initiation of an area master plan by the Prince George's County
9 Planning Board of the Maryland-National Capital Park and Planning Commission with the
10 approval or concurrence of the District Council; and

11 WHEREAS, the Planning Department's Fiscal Year 2019 Budget and Work Program
12 included preparation of a new Area Master Plan for Bowie and Vicinity (Planning Areas 71A,
13 71B, 74A, and 74B) and, accordingly, the Planning Department engaged a consultant team to
14 assist staff in the gathering and analysis of data and identification of issues to be addressed
15 through such a planning effort; and

16 WHEREAS, the Planning Department's Fiscal Year 2020 Budget and Work Program
17 includes preparation of a new Area Master Plan for Bowie and Vicinity (Planning Areas 71A,
18 71B, 74A, and 74B); and

19 WHEREAS, a new Area Master Plan for this area of Prince George's County is necessary
20 to implement the recommendations of the approved General Plan for the Count, *Plan Prince*
21 *George's 2035* ("Plan 2035"), the County's comprehensive plan for growth and development,

1 including those recommendations specific to the Bowie Local Town Center, the Bowie State
2 MARC Station Campus Center, the Established Communities and Rural and Agricultural Policy
3 Areas; and

4 WHEREAS, a new area master plan for these four Planning Areas will update the County's
5 policies for land use, economic prosperity, transportation and mobility, the natural environment,
6 housing and neighborhoods, community heritage, culture, design, healthy communities, and
7 public facilities; and

8 WHEREAS, the proposed area master plan will make land use recommendations that may
9 inform a future sectional map amendment to reclassify properties pursuant to the appropriate
10 procedures within the Zoning Ordinance; and

11 WHEREAS, pursuant to Section 27-640(a) of the Zoning Ordinance, upon approval by the
12 County Council of Prince George's County, Maryland, sitting as the District Council, the
13 proposed area master plan will amend Plan 2035, will replace the 2006 *Master Plan for Bowie
14 and Vicinity (Planning Areas 71A, 71B, 74A, and 74B)*; the 2010 *Bowie State MARC Station
15 Sector Plan*, although it anticipated by the District Council that the proposed area master plan
16 will carry forward many of the recommendations within that sector plan; will amend the 2009
17 *Countywide Master Plan of Transportation* to ensure the provision of transportation
18 infrastructure, and appropriate goals, policies, and strategies, to support the plan's land use and
19 associated recommendations; and may amend certain other County functional master plans; and

20 WHEREAS, at its January 23, 2020, regular meeting, the Prince George's County Planning
21 Board of The Maryland-National Capital Park and Planning Commission endorsed the Goals,
22 Concepts, and Guidelines and Public Participation Program for the proposed master plan project,
23 as set forth in Attachment A to this Resolution; and

24 WHEREAS, pursuant to Section 27-644(a)(1) of the Zoning Ordinance, the District
25 Council has reviewed the Goals, Concepts, and Guidelines and Public Participation Program and
26 finds that they address an appropriate range of issues to be evaluated through development of the
27 preliminary area master plan, and that the methodology for ensuring adequate community
28 involvement is consistent with the requirements of Section 27-643 of the Zoning Ordinance and
29 should be approved; and

30 WHEREAS, in accordance with the provisions of Section 27-644(a)(3) of the Zoning
31 Ordinance, the Planning Board finds that the complexity of this master planning process, coupled

1 with the geographic size and related complexities of the plan area, necessitate additional public
2 outreach and data analysis; and

3 WHEREAS, as authorized by Section 27-644(a)(3), the Planning Board hereby requests an
4 eight-month extension to the prescribed time period for preparation of the preliminary Bowie and
5 Vicinity area master plan; and

6 WHEREAS, upon consideration of the Planning Board's request for extension of time, the
7 District Council concurs with the Planning Board's analysis of the complexity of preparation of
8 this area master plan and with the proposed project schedule as described in Attachment A.

9 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
10 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
11 Regional District in Prince George's County, Maryland, that the Prince George's County
12 Planning Department of The Maryland-National Capital Park and Planning Commission is
13 hereby directed to prepare an area master plan for Planning Areas 71A, 71B, 74A, and 74B in
14 accordance with Part 13 of the Zoning Ordinance of Prince George's County, Maryland.

15 BE IT FURTHER RESOLVED that the District Council has considered and hereby
16 approves the Goals, Concepts, Guidelines, and Public Participation Program set forth in
17 Attachment A to this Resolution.

18 BE IT FURTHER RESOLVED that the District Council finds that this action conforms to
19 the requirements of Section 27-3502(c) of the Zoning Ordinance.
20

1 BE IT FURTHER RESOLVED that the District Council also approves the Project Schedule
2 set forth in Attachment A to this Resolution, including the Planning Board's request for an eight-
3 month extension to the period for preparation of an area master plan required by Section 27-
4 644(a)(2) of the Zoning Ordinance.

5 BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.

Adopted this 18th day of February, 2020.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council