

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2006 Legislative Session

Resolution No. CR-1-2006
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Dean, Harrington, Peters and Exum
Co-Sponsors _____
Date of Introduction December 6, 2005

RESOLUTION

1 A RESOLUTION concerning

2 Master Plan and Sectional Map Amendment for Bowie and Vicinity

3 For the purpose of proposing amendments to the Adopted Master Plan and Endorsed Sectional
4 Map Amendment for Bowie and Vicinity, Planning Areas 71A, 71B, 74A, and 74B which
5 defines long-range land use policies for guiding future development and sets forth the zoning to
6 implement those land use policies within the planning areas.

7 WHEREAS, on March 25, 2003, in Council Resolution 10-2003, the County Council
8 sitting as the District Council directed The Maryland-National Capital Park and Planning
9 Commission to prepare a new master plan and sectional map amendment for Bowie and Vicinity
10 in order to develop a comprehensive approach to implementing the recommendations of the 2002
11 General Plan and to ensure that future development is consistent with County policies.

12 WHEREAS, pursuant to the requirements of Section 27-642 of the Zoning Ordinance for
13 the preparation of a new master plan and sectional map amendment, the Prince George's County
14 Planning Board published an informational brochure and held a public forum on June 5, 2003 to
15 inform the public of the intent and procedures for preparing a new master plan and sectional map
16 amendment and to learn about the issues and concerns of the community; and

17 WHEREAS, on September 30, 2003 the District Council endorsed the goals, concepts and
18 guidelines prepared by the Planning Board pursuant to Section 27-643 of the Zoning Ordinance;
19 and

20 WHEREAS, the Planning Board hosted a series of focus group meetings to inform the
21 planning process; and used a multi-day charrette as the major component of the public

1 participation program to involve the community in the preparation of the plan;

2 WHEREAS, pursuant to Section 27-644 of the Zoning Ordinance the County Executive and
3 the District Council reviewed the public facility needs that would be generated with the
4 implementation of the preliminary master plan and proposed sectional map amendment; and

5 WHEREAS, the Planning Board granted permission to print the Preliminary Master Plan
6 and Proposed Sectional Map Amendment for Bowie and Vicinity on March 30, 2005; and

7 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
8 hearing on the Preliminary Master Plan and Proposed Sectional Map Amendment for Bowie and
9 Vicinity on May 17, 2005;

10 WHEREAS, the Planning Board held a worksession to consider the public hearing
11 testimony on July 14, 2005; and

12 WHEREAS, on July 28, 2005 the Planning Board, in response to the public hearing
13 testimony, adopted the master plan and endorsed the sectional map amendment with revisions as
14 described in Prince George's County Planning Board Resolution PGCPB No. 05-169 and
15 transmitted the plan and sectional map amendment to the District Council on September 9, 2005;
16 and

17 WHEREAS, the District Council held a first worksession on September 20, 2005, to
18 consider hearing testimony and proposed a number of amendments to the plan and sectional map
19 amendment; and

20 WHEREAS, the District Council held a second worksession on October 18, 2005, and held
21 a second public hearing on November 22, 2005 to allow public comment on the recommended
22 amendments as described in Council Resolution 77-2005.

23 WHEREAS, the District Council held a worksession on November 29, 2005, and adopted
24 Council Resolution 90-2005, approving the Bowie and Vicinity Master Plan and Sectional Map
25 Amendment, with amendments to the Zoning Map, as stated in Council Resolution 77-2005; and

26 WHEREAS, at the worksession on November 29, 2005, the District Council determined,
27 after discussion, that questions had been raised about the sufficiency of the notice prior to the
28 hearing on November 22, 2005, and decided, in order to address these and related questions, and
29 to assure citizens and property owners that the Master Plan and Sectional Map Amendment for
30 Bowie and Vicinity had been properly adopted and approved, in accordance with all
31 requirements of law, that the Master Plan and Sectional Map Amendment would be readvertised

1 and given further public notice, and reviewed in an additional public hearing; and

2 WHEREAS, at the additional hearing, to be a joint public hearing of the Planning Board
3 and District Council, the Council and Board will receive testimony and other evidence, as
4 described below.

5 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
6 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
7 Regional District in Prince George's County, Maryland, that at the forthcoming joint public
8 hearing, testimony shall be accepted concerning the following amendments proposed by the
9 District Council.

AMENDMENT 1

Change the zoning of the Autotech property, located on the south side of MD 450, east of Superior Lane.

Location:
Legal Description:

Existing Zone: C-S-C **Proposed Zone:** C-M
Account: 0726539 Street Address: 015711 ANNAPOLIS RD
Lot: N/A, Block: N/A, Section: N/A, Parcel: N/A, Property Description: PARCEL A

AMENDMENT 2

Change the zoning of properties north and south of MD 450 generally between MD 3 and Race Track Road

Location:
Legal Description:

Existing Zone: R-R **Proposed Zone:** R-A
Account: 0692756 Street Address: 000000 ANNAPOLIS RD
Lot: N/A, Block: N/A, Section: N/A, Parcel: N/A, Property Description: PT OF LT 1-A EQ .4180 AC

Existing Zone: R-R **Proposed Zone:** R-A
Account: 0712570 Street Address: 007096 CRAIN HWY NW
Lot: N/A, Block: N/A, Section: N/A, Parcel: 55, Property Description: WHITEMARSH PT PAR 55 (.24A DFR ST MD EF 12/15/99L13573 F89 00)

Existing Zone: R-R **Proposed Zone:** R-A
Account: 0712588 Street Address: 000000 ANNAPOLIS RD
Lot: N/A, Block: N/A, Section: N/A, Parcel: N/A, Property Description: OUTLOT

Existing Zone: R-R **Proposed Zone:** R-A
Account: 0712604 Street Address: 000000 ANNAPOLIS RD
Lot: N/A, Block: N/A, Section: N/A, Parcel: 60, Property Description: WHITE MARSH

Existing Zone: R-R **Proposed Zone:** R-E
Account: 1594761 Street Address: 016200 ANNAPOLIS RD
Lot: N/A, Block: N/A, Section: N/A, Parcel: 61, Property Description: N/A

Existing Zone: O-S **Proposed Zone:** R-E
Account: 1594753
Street Address: 000000 ANNAPOLIS RD BOWIE, MD 20715-0000
Lot: N/A Block: N/A Section: N/A Parcel: 01 Property Description: PT of Parcel 1, located north of MD 450 and west of Parcel 48, EQ. 6.36 acres

Existing Zone: R-R **Proposed Zone:** O-S
Account: 1594753
Street Address: 000000 ANNAPOLIS RD BOWIE, MD 20715-0000
Lot: N/A Block: N/A Section: N/A Parcel: 01 Property Description: PT of Parcel 1, located north of MD 450 and east of Parcel 48, EQ. 1.36 acres

AMENDMENT 3

Change the zoning of the Cornerstone Assembly property located north of MD 450 and east of Race Track Road.

Location:
Legal Description:

Existing Zone: R-R **Proposed Zone:** R-E
Account: 1594720 Street Address: 016010 ANNAPOLIS RD
Lot: N/A, Block: N/A, Section: N/A, Parcel: N/A, Property Description: PARCEL A CHURCH & 7/99 TEMP CLASS RMS

AMENDMENT 4

Change the zoning of properties in the median of US 301 and MD 3.

Location:
Legal Description:

Existing Zone: R-R **Proposed Zone:** R-E

Account: 0664110 Street Address: 000801 CRAIN HWY NE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 100, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-E

Account: 0664128 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 125, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-E

Account: 0664185 Street Address: 000901 NORTH CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 12, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-E

Account: 0665935 Street Address: 002605 CRAIN HWY NW

Lot: N/A, Block: N/A, Section: N/A, Parcel: 29, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-A

Account: 0667139 Street Address: 000803 CRAIN HWY NW

Lot: N/A, Block: N/A, Section: N/A, Parcel: 81, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-A

Account: 0669572 Street Address: 006501 CRAIN HWY S

Lot: N/A, Block: N/A, Section: N/A, Parcel: 7, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-E

Account: 0689216 Street Address: 000123 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 141, Property Description: (PARCEL CHANGE PER OWNER APPR 2004)

Existing Zone: R-R **Proposed Zone:** R-A

Account: 0689224 Street Address: 000127 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 107, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-R

Account: 0699454 Street Address: 006301 CRAIN HWY NW

Lot: N/A, Block: N/A, Section: N/A, Parcel: 10, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-E

Account: 0706655 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 66, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-A

Account: 0712620 Street Address: 000000 CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 56, Property Description: WHITE MARSH

Existing Zone: R-R **Proposed Zone:** R-A

Account: 0713545 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 36, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** R-E

Account: 0719443 Street Address: 000151 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 68, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-A

Account: 0727891 Street Address: 000000 CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 75, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Account: 0727917 Street Address: 001200 CRAIN HWY NE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 10, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Account: 0728675 Street Address: 000001 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 22, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-R

Account: 0731257 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 78, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-A

Account: 0731372 Street Address: 000007 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 142, Property Description: (LAC PER
SUR TRS & PARCEL # CHANGE 2004)

Existing Zone: R-R Proposed Zone: R-A

Account: 0731539 Street Address: 000700 CRAIN HWY NE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 111, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-R

Account: 0731638 Street Address: 002011 CRAIN HWY NW

Lot: N/A, Block: N/A, Section: N/A, Parcel: 143, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Account: 0733386 Street Address: 000802 CRAIN HWY NE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 18, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Account: 0735928 Street Address: 002251 CRAIN HWY NW

Lot: N/A, Block: N/A, Section: N/A, Parcel: 139, Property Description: (LAC PER
SUR TRS 2002-03)

Existing Zone: R-R Proposed Zone: R-E

Account: 0735977 Street Address: 000149 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 69, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-A

Account: 0735985 Street Address: 000137 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 99, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Account: 0739466 Street Address: 000107 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 60, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Account: 0739474 Street Address: 000121 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 64, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-R

Account: 0739482 Street Address: 000109 CRAIN HWY SE
Lot: N/A, Block: N/A, Section: N/A, Parcel: 61, Property Description: (PT IMPS
RAZED 5-1-04)

Existing Zone: R-R Proposed Zone: R-E

Account: 0739516 Street Address: 000125 CRAIN HWY SE
Lot: N/A, Block: N/A, Section: N/A, Parcel: 65, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-A

Account: 0739532 Street Address: 000119 CRAIN HWY SE
Lot: N/A, Block: N/A, Section: N/A, Parcel: 57, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Account: 0739540 Street Address: 016401 OLD CENTRAL AVE
Lot: N/A, Block: N/A, Section: N/A, Parcel: 136, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-A

Account: 0739649 Street Address: CRAIN HWY
Lot: N/A, Block: N/A, Section: N/A, Parcel: 56, Property Description: 43560 SQ FT &
1.50ACRES

Existing Zone: R-R Proposed Zone: R-E

Account: 0739706 Street Address: 016405 OLD CENTRAL AVE
Lot: N/A, Block: N/A, Section: N/A, Parcel: 58, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-R

Account: 0739714 Street Address: OLD CENTRAL AVE
Lot: N/A, Block: N/A, Section: N/A, Parcel: 19, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-R

Account: 0743575 Street Address: 000803 CRAIN HWY NW
Lot: N/A, Block: N/A, Section: N/A, Parcel: N/A, Property Description: PT LOT 1 EQ
.5830 ACRES

Existing Zone: R-R Proposed Zone: R-A

Account: 0788091 Street Address: 002201 CRAIN HWY NW
Lot: N/A, Block: N/A, Section: N/A, Parcel: 44, Property Description: N/A

Existing Zone: RA Proposed Zone: R-A

Account: 0796078 Street Address: CRAIN HWY
Lot: N/A, Block: N/A, Section: N/A, Parcel: 6, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Account: 0796243 Street Address: 000133 CRAIN HWY SE
Lot: N/A, Block: N/A, Section: N/A, Parcel: 67, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-R

Account: 0815225 Street Address: 000902 CRAIN HWY NE
Lot: N/A, Block: N/A, Section: N/A, Parcel: 132, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-A

Account: 0816900 Street Address: CRAIN HWY
Lot: N/A, Block: N/A, Section: N/A, Parcel: 94, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-A

Account: 0822239 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 4, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Account: 0822684 Street Address: 000117 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 63, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-R

Account: 0822692 Street Address: 000111 CRAIN HWY SE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 62, Property Description: (ENTIRE IMPS
RAZED 4/1/02)

Existing Zone: R-R Proposed Zone: R-A

Account: 0824110 Street Address: 006203 CRAIN HWY NW

Lot: N/A, Block: N/A, Section: N/A, Parcel: 12, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-R

Account: 0824177 Street Address: 000155 CRAIN HWY SE

Lot: 1, Block: N/A, Section: N/A, Parcel: N/A, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-A

Account: 0824391 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 53, Property Description: N/A

Existing Zone: R-R Proposed Zone: R-E

Accounts: 0824854 and 3199718 Street Address: 006311 CRAIN HWY NW

Lot: N/A, Block: N/A, Section: N/A, Parcel: 30, Property Description: PT PAR 30
(.994 A TO ACCT 3199718 HTC 99)

Existing Zone: R-R Proposed Zone: R-R

Account: 3199718 Street Address: 006311 NORTHWEST CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 30, Property Description: PT PAR 30
(SET UP NEW FROM 0824854 HTC 99)

The following property is a “research property” owned by the State of Maryland at the intersection of US 301 and MD 214. The state Department of Assessment and Taxation does not identify a property tax account number of legal description for this site.

Existing Zone: N/A Proposed Zone: R-A

Account: N/A Street Address: N/A N/A N/A N/A

Lot: N/A, Block: N/A, Section: N/A, Parcel: N/A, Property Description: N/A

AMENDMENT 5

Change the zoning of M-NCPPC owned property to place them in the least intense zoning categories available, based on their size.

Location:

Legal Description:

Existing Zone: R-R Proposed Zone: O-S

Account: 1706290 Street Address: 000000 TRIPLE CROWN RD

Lot: , Block: A, Section: , Parcel: , Property Description: PLAT 1 PARCEL E

Existing Zone: R-R Proposed Zone: O-S

Account: 3456019 Street Address: 000000 MOCKINGBIRD LN

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL A

Existing Zone: R-55 Proposed Zone: O-S

Account: 1580174 Street Address: 000000 4TH ST

Lot: , Block: 3, Section: , Parcel: , Property Description: LOTS 6.7.8.9 & REAR OT
LOTS 10.11.12.13

Existing Zone: R-R Proposed Zone: O-S

Account: 3259306 Street Address: 000000 FALLING WATER CT

Lot: , Block: A, Section: , Parcel: , Property Description: SUBJ TO AGTX
PARCEL E

Existing Zone: R-A Proposed Zone: O-S

Account: 3593498 Street Address: 000000 BLACK BRANCH WAY

Lot: , Block: B, Section: , Parcel: , Property Description: OUTLOT A (TOWN
ANNEXATION 2005)

Existing Zone: R-R Proposed Zone: O-S

Account: 1625904 Street Address: 013514 AR-ROWWOOD LN

Lot: 1, Block: D, Section: , Parcel: , Property Description:

Existing Zone: R-R Proposed Zone: O-S

Account: 1626449 Street Address: 007300 OLD CHAPEL DR

Lot: 4, Block: G, Section: , Parcel: , Property Description:

Existing Zone: R-R Proposed Zone: O-S

Account: 1626423 Street Address: 007304 OLD CHAPEL DR

Lot: 2, Block: G, Section: , Parcel: , Property Description:

Existing Zone: R-R Proposed Zone: O-S

Account: 1626431 Street Address: 007302 OLD CHAPEL DR

Lot: 3, Block: G, Section: , Parcel: , Property Description:

Existing Zone: RL Proposed Zone: O-S

Account: 3363256 Street Address: 000000 NEW ACADIA LN

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL K

Existing Zone: R-80 Proposed Zone: O-S

Account: 0732966 Street Address: 000000 KINGS MANOR DR

Lot: , Block: 70, Section: , Parcel: , Property Description: PLAT 49 OUTLOT A

Existing Zone: R-55 Proposed Zone: O-S

Account: 0696302 Street Address: 000000 COLLINGTON RD

Lot: , Block: 180, Section: 56, Parcel: , Property Description: BELAIR >
PARCEL D

Existing Zone: R-E Proposed Zone: O-S

Account: 2861615 Street Address: 001913 SOUTHWOOD CT

Lot: , Block: G, Section: , Parcel: , Property Description: PARCEL A EQ
37,842SF

Existing Zone: R-R Proposed Zone: O-S

Account: 1646009 Street Address: 11TH ST

Lot: , Block: , Section: , Parcel: , Property Description: PT PARCEL 3 EQ .8841
ACRES

Existing Zone: R-A Proposed Zone: O-S

Account: 0801191 Street Address: 003603 CRAIN HWY NE

Lot: , Block: , Section: , Parcel: 21, Property Description: (1AC FR 0801209 EF 96)

Existing Zone: R-R Proposed Zone: O-S

Account: 1645993 Street Address: 11TH ST

Lot: , Block: , Section: , Parcel: , Property Description: RECREATION CENTER
PARCEL 2

Existing Zone: R-R Proposed Zone: O-S

Account: 1707405 Street Address: 000000 LAUREL BOWIE RD

Lot: , Block: , Section: , Parcel: 15, Property Description:

Existing Zone: R-R Proposed Zone: O-S

Account: 1700962 Street Address: 000000 OLD CHAPEL RD

Lot: , Block: , Section: , Parcel: 17, Property Description:

Existing Zone: R-R Proposed Zone: O-S

Account: 1706787 Street Address: 008300 MYRTLE AVE

Lot: , Block: A, Section: , Parcel: , Property Description: PLAT 2 PT PARCEL
A EQ 1.4652 ACRES

Existing Zone: R-80 Proposed Zone: O-S

Account: 0785253 Street Address: WHITEHOLM DR

Lot: , Block: 41, Section: , Parcel: , Property Description: PLAT 28 PT PARCEL
B EQ 1.5070 ACRES

Existing Zone: R-R Proposed Zone: O-S

Account: 0727917 Street Address: 001200 CRAIN HWY NE

Lot: , Block: , Section: , Parcel: 10, Property Description:

Existing Zone: R-R Proposed Zone: O-S

Account: 1671080 Street Address: 000000 CHESTNUT RD

Lot: , Block: , Section: , Parcel: 84, Property Description: HIGH BRIDGE

Existing Zone: R-R Proposed Zone: O-S

Account: 1634526 Street Address: 000000 EASTER SEAL LN

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL A

Existing Zone: R-R Proposed Zone: O-S

Account: 0713545 Street Address: CRAIN HWY

Lot: , Block: , Section: , Parcel: 36, Property Description:

Existing Zone: R-R Proposed Zone: O-S

Account: 3456027 Street Address: 000000 MOCKINGBIRD LN

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL E

Existing Zone: R-L Proposed Zone: O-S

Account: 3362555 Street Address: 000000 NEW ACADIA LN

Lot: , Block: A, Section: , Parcel: , Property Description: PARCEL H

Existing Zone: R-E Proposed Zone: O-S

Account: 0742825 Street Address: 000000 DOLPHIN WAY

Lot: , Block: D, Section: , Parcel: , Property Description: PLAT 3 PARCEL A

Existing Zone: R-E Proposed Zone: O-S

Account: 0707679 Street Address: 000000 MAN O WAR DR

Lot: , Block: E, Section: , Parcel: , Property Description: PLAT 4 PARCEL A

Existing Zone: R-R Proposed Zone: O-S

Account: 1634245 Street Address: 000000 GALAXY LN

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL A

Existing Zone: R-R Proposed Zone: O-S

Account: 1634716 Street Address: 000000 MADDOX LN

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL B

Existing Zone: R-E Proposed Zone: O-S

Account: 0742692 Street Address: 014801 MOUNT OAK RD

Lot: , Block: C, Section: , Parcel: , Property Description: PLAT 3 PT PARCEL
B EQ 3.0301 ACRES

Existing Zone: R-R Proposed Zone: O-S

Account: 1625987 Street Address: OLD CHAPEL DR

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL C

Existing Zone: M-X-C Proposed Zone: O-S

Account: 3418449 Street Address: 000000 HILLMEADE RD

Lot: , Block: E, Section: , Parcel: , Property Description: PARCEL B

Existing Zone: M-X-C Proposed Zone: O-S

Account: 3478526 Street Address: 000000 TRADE ROW

Lot: , Block: I, Section: , Parcel: , Property Description: PARCEL J

Existing Zone: R-E Proposed Zone: O-S

Account: 0743468 Street Address: 014800 MOUNT OAK RD

Lot: , Block: K, Section: , Parcel: , Property Description: PLAT 8 PARCEL B

Existing Zone: R-R Proposed Zone: O-S

Account: 1634708 Street Address: 000000 EASTER SEAL LN

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL A

Existing Zone: R-R Proposed Zone: O-S

Account: 0816900 Street Address: CRAIN HWY

Lot: , Block: , Section: , Parcel: 94, Property Description:

Existing Zone: R-R Proposed Zone: O-S

Account: 1625995 Street Address: OLD CHAPEL DR

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL A

Existing Zone: R-R Proposed Zone: O-S

Account: 3259348 Street Address: 000000 FALLING WATER CT

Lot: , Block: A, Section: , Parcel: , Property Description: SUBJ TO AGTX
PARCEL D

Existing Zone: R-80 Proposed Zone: O-S

Account: 0696294 Street Address: HEMING LN

Lot: , Block: 196, Section: 65, Parcel: , Property Description: PARCEL A

Existing Zone: R-80 Proposed Zone: O-S

Account: 0754408 Street Address: OAKEN DR

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL A

Existing Zone: R-R Proposed Zone: O-S

Account: 1656131 Street Address: RESTON LN

Lot: , Block: 256, Section: 93, Parcel: , Property Description: N PT PAR A EQ
4.60 ACRES

Existing Zone: R-E Proposed Zone: O-S

Account: 0743369 Street Address: 000000 DER-RICK CT

Lot: , Block: C, Section: , Parcel: , Property Description: PLAT 6 PT PARCEL A EQ
4.7448 AC

Existing Zone: R-S Proposed Zone: O-S

Account: 0786251 Street Address: 000000 EASTHAVEN LN

Lot: , Block: B, Section: , Parcel: , Property Description: PARCEL B

Existing Zone: R-R Proposed Zone: O-S

Account: 1651132 Street Address: 000000 CHESTNUT RD

Lot: , Block: , Section: , Parcel: 235, Property Description: HIGH BRIDGE

Existing Zone: R-80 Proposed Zone: O-S

Account: 0785261 Street Address: WHITEHOLM DR

Lot: , Block: 41, Section: , Parcel: , Property Description: PLAT 28 PARCEL B
EX 1.5070 ACRES

Existing Zone: R-E Proposed Zone: O-S

Account: 0743450 Street Address: 014900 MOUNT OAK RD

Lot: , Block: K, Section: , Parcel: , Property Description: PLAT 8 PARCEL A

Existing Zone: R-55 Proposed Zone: O-S

Account: 0696286 Street Address: STONE HAVEN LN

Lot: , Block: 19, Section: 06, Parcel: , Property Description: PARCEL B

Existing Zone: R-R Proposed Zone: O-S

Account: 0768044 Street Address: 000000 ATLANTIS DR

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL M-1

Existing Zone: R-R Proposed Zone: O-S

Account: 3603073 Street Address: 000000 GOVERNORS BRIDGE RD

Lot: , Block: J, Section: , Parcel: , Property Description: PARCEL B

Existing Zone: R-T Proposed Zone: O-S

Account: 0789669 Street Address: 000000 MITCHELLVILLE CT

Lot: , Block: , Section: 01, Parcel: , Property Description: PARCEL C

Existing Zone: R-L Proposed Zone: O-S

Account: 3129350 Street Address: 012510 MARLEIGH DR

Lot: , Block: B, Section: , Parcel: , Property Description: PARCEL G

Existing Zone: R-R Proposed Zone: O-S

Account: 1626456 Street Address: OLD CHAPEL DR

Lot: , Block: , Section: , Parcel: , Property Description: PARCEL B

Existing Zone: R-E Proposed Zone: O-S

Account: 0707083 Street Address: 003400 SPECTACULAR BID CT
Lot: , Block: B, Section: , Parcel: , Property Description: PLAT 2 PARCEL A
MAP 62 GRID F-1

Existing Zone: R-80 Proposed Zone: O-S

Account: 1656123 Street Address: MOVCAN DR
Lot: , Block: 153, Section: 46, Parcel: , Property Description: PARCEL B

Existing Zone: R-R Proposed Zone: O-S

Account: 3091659 Street Address: 014905 RIVER CHASE CT
Lot: , Block: , Section: , Parcel: , Property Description: PARCEL E

Existing Zone: R-E Proposed Zone: O-S

Account: 0743484 Street Address: 000000 MOUNT OAK RD
Lot: , Block: L, Section: , Parcel: , Property Description: PLAT 8 PARCEL B

Existing Zone: R-R Proposed Zone: O-S

Account: 3259330 Street Address: 000000 FALLING WATER CT
Lot: , Block: A, Section: , Parcel: , Property Description: SUBJ TO AGTX
PARCEL C

Existing Zone: R-80 Proposed Zone: O-S

Account: 0774307 Street Address: 000000 KINGS AR-ROW ST
Lot: , Block: 68, Section: , Parcel: , Property Description: PLAT 45 PARCEL B

Existing Zone: R-80 Proposed Zone: O-S

Account: 0785485 Street Address: PEACH WALKER DR
Lot: , Block: 54, Section: 28, Parcel: , Property Description: BELAIR VILLAGE
PARCEL A

Existing Zone: R-E Proposed Zone: O-S

Account: 0743476 Street Address: 000000 MOUNT OAK RD
Lot: , Block: L, Section: , Parcel: , Property Description: PLAT 8 PARCEL A

Existing Zone: R-R Proposed Zone: O-S

Account: 1645951 Street Address: DUCKETTOWN RD
Lot: , Block: , Section: , Parcel: , Property Description: LOCAL PARK PARCEL A

Existing Zone: R-80 Proposed Zone: O-S

Account: 1656149 Street Address: 012910 CLEARFIELD DR
Lot: , Block: 203, Section: 68, Parcel: , Property Description: PT PARCEL B EQ
9.9881 AC

Existing Zone: R-L Proposed Zone: O-S

Account: 3634128 Street Address: 000000 CHURCH RD
Lot: , Block: , Section: , Parcel: , Property Description: PT PAR E EQ 10.13A

Existing Zone: R-A Proposed Zone: O-S

Account: 0785105 Street Address: 000000 CHURCH RD
Lot: , Block: , Section: , Parcel: 18, Property Description: L3711 F243

Existing Zone: R-S Proposed Zone: O-S

Account: 0785410 Street Address: 003701 NORTHVIEW DR
Lot: , Block: , Section: , Parcel: 4, Property Description:

Existing Zone: R-80 Proposed Zone: O-S

Account: 0750042 Street Address: 002809 NOTTINGHILL DR
Lot: , Block: 1, Section: 14, Parcel: , Property Description: BELAIR VILLAGE
PARCEL C EQ 10.6510 AC

Existing Zone: R-R Proposed Zone: O-S

Account: 0748558 Street Address: 001717 PITTSFIELD LN
Lot: , Block: 30, Section: 09, Parcel: , Property Description: AT COLLINGTON
PARCEL A

Existing Zone: R-R Proposed Zone: O-S

Account: 3091675 Street Address: 008550 RACE TRACK RD
Lot: , Block: , Section: , Parcel: , Property Description: PARCEL D

Existing Zone: R-L Proposed Zone: O-S

Account: 3634110 Street Address: 000000 CHURCH RD
Lot: , Block: , Section: , Parcel: , Property Description: PT PARCEL E EQ 11.90A

Existing Zone: R-R Proposed Zone: O-S

Account: 1645985 Street Address: 013311 11TH ST
Lot: , Block: , Section: , Parcel: , Property Description: PT PARCEL 1 EQ 12.3433
ACRES

Existing Zone: R-R Proposed Zone: O-S

Account: 1658269 Street Address: 000000 LEMONS BRIDGE RD
Lot: , Block: , Section: , Parcel: 11, Property Description: BOWIE BRANCH OP
(LAC PER SUR TRS 2001-2002)

Existing Zone: R-R Proposed Zone: O-S

Account: 1645860 Street Address: 006800 HIGH BRIDGE RD
Lot: , Block: , Section: , Parcel: 88, Property Description: HIGHBRIDGE REC CTR

Existing Zone: R-E Proposed Zone: O-S

Account: 0743377 Street Address: 000000 DER-RICK CT
Lot: , Block: C, Section: , Parcel: , Property Description: PLAT 6 PT PAR B EQ
12.6125 AC

Existing Zone: R-L Proposed Zone: O-S

Account: 3362530 Street Address: 000000 NEW ACADIA LN
Lot: , Block: A, Section: , Parcel: , Property Description: PARCEL V SUBJ TO
AGTX

Existing Zone: R-R Proposed Zone: O-S

Account: 1658277 Street Address: 000000 LAUREL BOWIE RD
Lot: , Block: , Section: , Parcel: 14, Property Description: OLD W B AND A ELEC
R.R. R/W

Existing Zone: R-L Proposed Zone: O-S

Account: 3635901 Street Address: 000000 TURNER WOOTTON PKWY
Lot: , Block: , Section: , Parcel: , Property Description: PT PARCEL I

Existing Zone: M-X-C Proposed Zone: O-S

Account: 3431830 Street Address: 000000 ANNAPOLIS RD
Lot: , Block: , Section: , Parcel: 143, Property Description: (SET UP NEW FR #
0712729 STR 2002)

Existing Zone: R-E Proposed Zone: R-O-S

Account: 3557741 Street Address: 000000 CHURCH RD
Lot: , Block: A, Section: , Parcel: , Property Description: PARCEL A

Existing Zone: R-L Proposed Zone: R-O-S

Account: 3635893 Street Address: 000000 TURNER WOOTTON PKWY
Lot: , Block: , Section: , Parcel: , Property Description: PT PARCEL I

Existing Zone: O-S Proposed Zone: R-O-S

Account: 1580141 Street Address: 000000 DUCKETTOWN RD
Lot: , Block: , Section: , Parcel: , Property Description: PARCEL TWO

Existing Zone: O-S Proposed Zone: R-O-S

Account: 1618875 Street Address: 009306 OLD LAUREL BOWIE RD
Lot: , Block: , Section: , Parcel: 2, Property Description:

Existing Zone: M-X-C Proposed Zone: R-O-S

Account: 3420197 Street Address: 012390 FAIRWOOD PKWY
Lot: , Block: B, Section: , Parcel: , Property Description: PARCEL P

Existing Zone: O-S Proposed Zone: R-O-S

Account: 3056058 Street Address: 005211 GLENN DALE RD
Lot: , Block: , Section: , Parcel: 182, Property Description: (ADDED BACK FROM
STATE HWY 97/98) RAIL ROAD BED

Existing Zone: M-X-C Proposed Zone: R-O-S

Account: 3420296 Street Address: 000000 HILLMEADE RD
Lot: , Block: G, Section: , Parcel: , Property Description: PARCEL A

Existing Zone: R-R Proposed Zone: R-O-S

Account: 2827715 Street Address: 004101 CRAIN HWY NE
Lot: , Block: , Section: , Parcel: , Property Description: PT PAR A(6.8620AC COMB
FR 3378064 ANNEX TO BOWIE 2001-02)

Existing Zone: O-S Proposed Zone: R-O-S

Account: 1580166 Street Address: 009500 OLD LAUREL BOWIE RD
Lot: , Block: , Section: , Parcel: , Property Description: PARCEL FOUR

Existing Zone: R-A Proposed Zone: R-O-S

Account: 0801209 Street Address: 000000 CRAIN HWY
Lot: , Block: , Section: , Parcel: 21, Property Description: SUBJ TO AGTX (1.0 AC
TO#0801191 FR#0801209 96/97)

Existing Zone: R-A Proposed Zone: R-O-S

Account: 0785188 Street Address: 013500 WOODMORE RD
Lot: , Block: , Section: , Parcel: 5, Property Description:

Existing Zone: E-I-A Proposed Zone: R-O-S

Account: 3422599 Street Address: 015811 COMMERCE CT
Lot: , Block: E, Section: , Parcel: , Property Description: PARCEL B (MAP 70)

Existing Zone: O-S Proposed Zone: R-O-S

Account: 1580133 Street Address: 000000 DUCKETTOWN RD
Lot: , Block: , Section: , Parcel: , Property Description: PARCEL ONE

AMENDMENT 6

Change the zoning of the Chesley-Gibraltar property located in the northeast quadrant of US 301 and Mill Branch Road

Location:
Legal Description:

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0711283 Street Address: 003805 CRAIN HWY NE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 57, Property Description: PT PAR 57 (PRF REM TRS 2004)

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0711291 Street Address: 003807 CRAIN HWY NE

Lot: N/A, Block: N/A, Section: N/A, Parcel: 57, Property Description: PT PAR 57 SUBJ TO AGTX (PREF GRANTED 04)

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0735522 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 27, Property Description: N/A

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0787663 Street Address: 000000 MILL BRANCH RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 59, Property Description: AGTX PD 9/21/99 TRS(AGR ASMT REMVD PER 2000 TRS)

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0794511 Street Address: MILL BRANCH RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 52, Property Description: AGTX PD9/21/99TRS (AGR ASMT REMVD PER 2000 TRS)

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0794529 Street Address: 000000 MILL BRANCH RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 71, Property Description: AGTX PD9/21/99TRS (AGR ASMT REMVD PER 2000 TRS)

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0811398 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 20, Property Description: SUBJ TO AGTX-DECL 04/11/2001 ON 3.0500 AC

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0811406 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 28, Property Description: SUBJ TO AGTX-DECL 04/11/2001 ON 8.9919 AC

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0818575 Street Address: 000000 MILL BRANCH RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 58, Property Description: AGTX PD 9/21/99TRS (AGR ASMT REMVD PER TRS 2000)

Existing Zone: R-A Proposed Zone: C-S-C

Account: 0822254 Street Address: CRAIN HWY

Lot: N/A, Block: N/A, Section: N/A, Parcel: 32, Property Description:

AMENDMENT 7

Change the zoning of the property located on the north side of Leeland Road, west of US 301 (see PGCPB No. 050178)

Location:
Legal Description:

Existing Zone: E-I-A **Proposed Zone:** R-S

Account: 0197194 Street Address: 015211 LEELAND RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 36, Property Description: HOMESITE (PT IMPS RAZED 5/1/04)

Existing Zone: E-I-A **Proposed Zone:** R-S

Account: 0197202 Street Address: 015315 LEELAND RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 36, Property Description: AG TX (1.49A TO 0197244 BNDRY LINE ADJ L17941 F194 04)

Existing Zone: E-I-A **Proposed Zones:** R-S and I-1

Account: 0670737 Street Address: LEELAND RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 30, Property Description: AG TX

AMENDMENT 8

Retain the zoning of the Santos property, located west of railroad tracks and east of Woodcliff Road.

Existing Zone: R-R **Proposed Zone:** R-R

Account: 0804393 Street Address: 014217 WOODCLIFF CT

Lot: N/A, Block: N/A, Section: N/A, Parcel: 13, Property Description: ,
(The endorsed SMA recommended the C-M Zone.)

AMENDMENT 9

Change the zoning of the Bowie Racetrack property.

Location:
Legal Description:

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1679893 Street Address: 008311 RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 11, Property Description: PT PAR 11 BOWIE RACE TRACK-SE3420 (32.6438 A IN SUB FOR97-98 #3089752)

AMENDMENT 10

Change the zoning of McLaughlin property located east of MD 197 and east of Rustic Hill Road.

Location:
Legal Description:

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1649292 Street Address: 008201 LAUREL BOWIE RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 193, Property Description: (11.46 AC COMB FR 2958932 PER OWR REQUEST 03/04)

AMENDMENT 11

Change the zoning of the Berwyn Road and Gun Club property located east of MD 197 and north of Rustic Hill Road.

Location:
Legal Description:

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1579234 Street Address: 000000 LAUREL BOWIE RD

Lot: , Block: , Section: , Parcel: 192, Property Description:

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1579242 Street Address: 008311 LAUREL BOWIE RD

Lot: , Block: , Section: , Parcel: 141, Property Description:

AMENDMENT 12

Change the zoning of the Northpeake property, located south of Race Track Road.

Location:
Legal Description:

Existing Zone: L-A-C **Proposed Zone:** O-S

Account: 2925907 Street Address: 000000 RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 338, Property Description: PT PAR 338 (PAR # CHG PER TRS 99)

Existing Zone: L-A-C **Proposed Zone:** O-S

Account: 3237229 Street Address: 000000 RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 338, Property Description: PT PAR 338 (SET UP NEW FR 1683077 STR 99)

AMENDMENT 13

Change the zoning of the Northpeake property, located south of Race Track Road.

Location:
Legal Description:

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1679893 Street Address: 008311 RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 11, Property Description: PT PAR 11 BOWIE RACE TRACK-SE3420 (32.6438 A IN SUB FOR97-98 #3089752)

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1699073 Street Address: 008305 LAUREL BOWIE RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 223, Property Description: (LAC PER SUR 2003)

Existing Zone: R-S **Proposed Zone:** O-S

Account: 1583657 Street Address: 000000 BOWIE RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 212, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1590850 Street Address: 000000 BOWIE RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 224, Property Description: N/A

Existing Zone: R-S **Proposed Zone:** O-S

Account: 1620137 Street Address: 000000 LAUREL BOWIE RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 178, Property Description: (L 9722 F 722)

AMENDMENT 14

Change the zoning of properties located in the southwest quadrant of Race Track Road and Jericho Park Road.

Location:
Legal Description:

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1587070 Street Address: 008710 RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 59, Property Description: N/A

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1613694 Street Address: 009016 RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 53, Property Description: PT PAR 53 (PRF REM & LAC TRS 05)

Existing Zone: R-R **Proposed Zone:** O-S

Account: 1613728 Street Address: 009008 RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 216, Property Description: (PRF REM & LAC PER SUR TRS 2005)

Existing Zone: R-R Proposed Zone: O-S

Account: 1627165 Street Address: 008706 RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 58, Property Description: N/A

Existing Zone: R-R Proposed Zone: O-S

Account: 1655562 Street Address: 008910 RACE TRACK RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 55, Property Description: BOWIE

AMENDMENT 15

Uphold SMA Change Number 6 for the Spriggs-Mills Property, located west of US 301, north of Mitchellville Road. from page 88 of the endorsed sectional map amendment, as below:

Location:

Legal Description:

Existing Zone: R-R Proposed Zone: C-M

Account: 0740993 Street Address: 001807 MITCHELLVILLE RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 16, Property Description: N/A

Existing Zone: R-R Proposed Zone: C-M

Account: 0788091 Street Address: 002201 CRAIN HWY NW

Lot: N/A, Block: N/A, Section: N/A, Parcel: 44, Property Description: N/A

Existing Zone: R-R Proposed Zone: C-M

Account: 0788331 Street Address: 000000 MITCHELLVILLE RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 42, Property Description: SUBJ TO AGTX L6887 F271(T-DT 1/3/95 L9963F169)

Existing Zone: R-R Proposed Zone: C-M

Account: 0788349 Street Address: MITCHELLVILLE RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 175, Property Description: AG TX

Existing Zone: R-R Proposed Zone: C-M

Account: 0815720 Street Address: 001910 CRAIN HWY NW

Lot: N/A, Block: N/A, Section: N/A, Parcel: 171, Property Description:

Existing Zone: R-R Proposed Zone: C-M

Account: 3437092 Street Address: 000000 MITCHELLVILLE RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 181, Property Description: SUBJ TO AGTX (NEW FROM 0788331 STR 2002)

AMENDMENT 16

Change the zoning of the Zehner property, located south of US 50, west of Patuxent River, and north of Governor's Bridge Road.

Location:

Legal Description:

Existing Zone: V-L Proposed Zone: O-S

Account: 0825547 Street Address: 016800 GOVERNORS BRIDGE RD

Lot: N/A, Block: N/A, Section: N/A, Parcel: 4, Property Description: HOMESITE

AMENDMENT 17

Change the zoning of the property located southwest of the intersection of US 50 and MD 197.

Location:

Legal Description:

Existing Zone: C-O Proposed Zone: R-18

Account: 0731695 Street Address: 000000 NEBRASKA LN

Lot: N/A, Block: N/A, Section: N/A, Parcel: 75, Property Description: N/A

Existing Zone: C-O Proposed Zone: R-18

Account: 2793974 Street Address: 000000 NORTHVIEW DR
Lot: N/A, Block: N/A, Section: N/A, Parcel: 81, Property Description: N/A

Existing Zone: C-O Proposed Zone: R-18

Account: 2805299 Street Address: 000000 NORTHVIEW DR
Lot: N/A, Block: N/A, Section: N/A, Parcel: 80, Property Description: (TRSDT S/B
3/2/93 L8771F311 TRDT S/B11/16/86L6256 F241)

Existing Zone: C-O Proposed Zone: R-18

Account: 2837474 Street Address: 000000 NORTHVIEW DR
Lot: N/A, Block: N/A, Section: N/A, Parcel: 84, Property Description: N/A

Existing Zone: C-O Proposed Zone: R-18

Account: 2837482 Street Address: 000000 NORTHVIEW DR
Lot: N/A, Block: N/A, Section: N/A, Parcel: 85, Property Description: PT PAR 85 EQ
.0298 AC (.0830 AC TO ACCT 3072998 PER MCF 97-98)

Existing Zone: C-O Proposed Zone: R-18

Account: 3032414 Street Address: 000000 HEALTH CENTER DR
Lot: N/A, Block: N/A, Section: N/A, Parcel: 95, Property Description: (IMPS
TO#3267044, 3267069,3267051 FOR 7/1/99 SPL)

AMENDMENT 18

Modify the endorsed sectional map amendment to reduce the area of the proposed Old Town Bowie Development District Overlay Zone (DDOZ). The following properties are proposed to have a DDOZ superimposed on either the C-S-C (Commercial Shopping Center) or I-1 (Light Industrial) Zones. See Amendment 25 for additional detail on rezoning of the underlying C-S-C (Commercial Shopping Center) properties in this area.

**Location:
Legal Description:**

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1570431 013009 9TH ST
Lot: LOT, Block: 100, Section: , Parcel: 261, Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1571751 000000 RAILROAD AVE
Lot: , Block: , Section: , Parcel: 268, Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1586262 9TH ST
Lot: 50, Block: 17, Section: , Parcel: , Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1586312 013006 9TH ST
Lot: , Block: 17, Section: , Parcel: , Property Description: E 40 FT LTS 9,10, 11,12 &
13 REAR OF LOTS

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1586403 000000 CHESTNUT RD
Lot: , Block: , Section: , Parcel: 313, Property Description:

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1587302 008401 ZUG RD
Lot: , Block: , Section: , Parcel: 110, Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1587948 008705 MAPLE AVE

Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 5.6.7.8 & ADJ 75 SQ
FT NCONF USE-HOUSE

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1592476 WASHINGTON AVE

Lot: , Block: , Section: , Parcel: 270, Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1593649 013039 RAILROAD AVE

Lot: , Block: , Section: , Parcel: 208, Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1594001 WASHINGTON AVE

Lot: , Block: , Section: , Parcel: 206, Property Description: (CHG TO AC NOT IN
SUB 05)

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1594027 013005 9TH ST

Lot: , Block: , Section: , Parcel: 264, Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1594035 9TH ST

Lot: , Block: , Section: , Parcel: 265, Property Description: LT 40X125 FT

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1594423 WASHINGTON AVE

Lot: , Block: 100, Section: , Parcel: 262, Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1594431 013005 9TH ST

Lot: , Block: , Section: , Parcel: 267, Property Description: (T-DT S/B 10-6-45 L797
F36)

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1614585 008604 CHESTNUT AVE

Lot: 16, Block: 18, Section: , Parcel: , Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1615178 008606 CHESTNUT AVE

Lot: 17, Block: 18, Section: , Parcel: , Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1616705 008700 CHESTNUT AVE

Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 69 THRU 75

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1618545 WASHINGTON AVE

Lot: , Block: , Section: , Parcel: 207, Property Description: (CHG TO AC NOT IN
SUB 05)

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1622547 000000 RAILROAD AVE

Lot: , Block: , Section: , Parcel: 104, Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1622745 000000 RAILROAD AVE

Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 17.18 (COR USE)

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1623529 008520 CHESTNUT AVE

Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 10.11.12 NCONF
USE-HOUSE

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1627496 008410 ZUG RD

Lot: , Block: , Section: , Parcel: 108, Property Description: N CONF USE-HOUSE

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1627538 013050 9TH ST

Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 53.54.55

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1627546 008418 ZUG RD

Lot: , Block: , Section: , Parcel: 209, Property Description: N CONF USE-HOUSE

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1627553 000000 9TH ST

Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 56 THRU 62 & 400
SQ FT EQ ABND PT OF 10 FT ALLEY

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1630292 008602 CHESTNUT AVE

Lot: , Block: 18, Section: , Parcel: , Property Description: LOTS 13.14.15

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1630300 008521 CHESTNUT AVE

Lot: , Block: 31, Section: , Parcel: , Property Description: LTS 1,2

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1630318 008519 CHESTNUT AVE

Lot: , Block: 31, Section: , Parcel: , Property Description: LOTS 3,4,5 & 6 NCONF
USE-HOUSE

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1641737 013025 11TH ST

Lot: , Block: 19, Section: , Parcel: , Property Description: LTS 6.7.8.9

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1651199 013034 RAILROAD AVE

Lot: , Block: 18, Section: , Parcel: , Property Description: LOTS 5.6

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1652452 013030 RAILROAD AVE

Lot: , Block: 18, Section: , Parcel: , Property Description: LTS 7 THRU 10

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1652460 013024 11TH ST

Lot: , Block: 18, Section: , Parcel: , Property Description: LOTS 11 & 12 N-CONF
USE-HOUSE

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1652817 008420 ZUG RD

Lot: , Block: , Section: , Parcel: 105, Property Description: BOWIE LOT NCONF
USE-HOUSE

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1652965 012950 RAILROAD AVE

Lot: , Block: , Section: , Parcel: 251, Property Description: WYE AREA SHEET 1
(CORR FINAL W/CHNG 2002 REASSMT)

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1655620 013030 9TH ST

Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 51.52

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1656552 013010 9TH ST

Lot: , Block: 17, Section: , Parcel: , Property Description: LOT 47 & W 5 FT LF LOT
48 L5975 F869

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1656560 013012 9TH ST

Lot: , Block: 17, Section: , Parcel: , Property Description: LT 49 & E 15 FT LT 48 &
300 SQ FT EQ PT ABND ALLEY L5975 F869

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1656982 008407 ZUG RD

Lot: , Block: , Section: , Parcel: 109, Property Description:

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1657832 008421 ZUG RD

Lot: , Block: , Section: , Parcel: 106, Property Description: (IMPS RAZED FOR 99
REA)

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1657865 008419 ZUG RD

Lot: , Block: , Section: , Parcel: 107, Property Description: (IMPS RAZED FOR 99
REA)

Existing Zone: I-1 Proposed Zone: I-1/D-D-O

Account: 1667997 008333 ZUG RD

Lot: , Block: , Section: , Parcel: 271, Property Description:

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1671981 000000 8TH ST

Lot: , Block: 17, Section: , Parcel: , Property Description: LOT 38 & 700 SQ FT
ABND ALLEY (COR USE)

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1671999 CHESTNUT AVE

Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 67.68

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O

Account: 1672005 008710 CHESTNUT AVE

Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 63,64,65 & 66
NCONF USE-HOUSE

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O
Account: 1672583 000000 12TH ST
Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 19 THRU 31

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O
Account: 1673359 000000 CHESTNUT AVE
Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 13.14

Existing Zone: I-1 Proposed Zone: I-1/D-D-O
Account: 1684042 008415 ZUG RD
Lot: , Block: , Section: , Parcel: 174, Property Description: NCONF USE-HOUSE

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O
Account: 1692466 013031 9TH ST
Lot: , Block: , Section: , Parcel: 112, Property Description: CORP 44 F301

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O
Account: 1694421 000000 CHESTNUT AVE
Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 15.16 NCONF
USE-HOUSE

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O
Account: 1694520 013002 9TH ST
Lot: , Block: 17, Section: , Parcel: , Property Description: W 85 FT LTS
9.10.11.12.13

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O
Account: 1698869 013001 11TH ST
Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 1 THRU 5 NCONF
USE-HOUSE

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O
Account: 1701341 008610 CHESTNUT AVE
Lot: , Block: 18, Section: , Parcel: , Property Description: LTS 3,4 & PT LTS 1& 2 EX
PT TO ST OFMD

Existing Zone: C-S-C Proposed Zone: C-S-C/D-D-O
Account: 1701358 CHESTNUT AVE
Lot: , Block: 18, Section: , Parcel: , Property Description: PT LOT 18 EQ 2043 SQ
FT

Existing Zone: I-1 Proposed Zone: I-1/D-D-O
Account: 1710268 000000 CHESTNUT AVE
Lot: , Block: , Section: , Parcel: 129, Property Description:

AMENDMENT 19

Retain existing zoning (R-R and R-55 Zones) on residential properties located in the Old Town Bowie Mixed-Use Activity Center (by deleting endorsed SMA change number 10 and portions of SMA change number 9). Revise the land use map to designate these areas for residential, Low-Density land uses. Uphold the Endorsed SMA Zoning Change for commercial properties from the C-S-C (Commercial Shopping Center) Zone to the M-U-I (Mixed-Use Infill) Zone as follows below. Note that a Development District Overlay Zone (DDOZ) is proposed to be superimposed on the M-U-I zoned properties.

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1570431 Street Address: 013009 9TH ST

Lot: LOT, Block: 100, Section: , Parcel: 261, Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1571751 Street Address: 000000 RAILROAD AVE

Lot: , Block: , Section: , Parcel: 268, Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1586262 Street Address: 9TH ST

Lot: 50, Block: 17, Section: , Parcel: , Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1586312 Street Address: 013006 9TH ST

Lot: , Block: 17, Section: , Parcel: , Property Description: E 40 FT LTS 9,10, 11,12 & 13 REAR OF LOTS

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1586403 Street Address: 000000 CHESTNUT RD

Lot: , Block: , Section: , Parcel: 313, Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1587948 Street Address: 008705 MAPLE AVE

Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 5.6.7.8 & ADJ 75 SQ FT NCONF USE-HOUSE

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1592476 Street Address: WASHINGTON AVE

Lot: , Block: , Section: , Parcel: 270, Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1593649 Street Address: 013039 RAILROAD AVE

Lot: , Block: , Section: , Parcel: 208, Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1594001 Street Address: WASHINGTON AVE

Lot: , Block: , Section: , Parcel: 206, Property Description: (CHG TO AC NOT IN SUB 05)

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1594027 Street Address: 013005 9TH ST

Lot: , Block: , Section: , Parcel: 264, Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1594035 Street Address: 9TH ST

Lot: , Block: , Section: , Parcel: 265, Property Description: LT 40X125 FT

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1594423 Street Address: WASHINGTON AVE

Lot: , Block: 100, Section: , Parcel: 262, Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1594431 Street Address: 013005 9TH ST

Lot: , Block: , Section: , Parcel: 267, Property Description: (T-DT S/B 10-6-45 L797 F36)

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1614585 Street Address: 008604 CHESTNUT AVE
Lot: 16, Block: 18, Section: , Parcel: , Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1615178 Street Address: 008606 CHESTNUT AVE
Lot: 17, Block: 18, Section: , Parcel: , Property Description:

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1616705 Street Address: 008700 CHESTNUT AVE
Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 69 THRU 75

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1618545 Street Address: WASHINGTON AVE
Lot: , Block: , Section: , Parcel: 207, Property Description: (CHG TO AC NOT IN SUB 05)

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1622745 Street Address: 000000 RAILROAD AVE
Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 17.18 (COR USE)

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1623529 Street Address: 008520 CHESTNUT AVE
Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 10.11.12 NCONF
USE-HOUSE

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1627538 Street Address: 013050 9TH ST
Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 53.54.55

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1627553 Street Address: 000000 9TH ST
Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 56 THRU 62 & 400
SQ FT EQ ABND PT OF 10 FT ALLEY

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1630292 Street Address: 008602 CHESTNUT AVE
Lot: , Block: 18, Section: , Parcel: , Property Description: LOTS 13.14.15

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1630300 Street Address: 008521 CHESTNUT AVE
Lot: , Block: 31, Section: , Parcel: , Property Description: LTS 1,2

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1630318 Street Address: 008519 CHESTNUT AVE
Lot: , Block: 31, Section: , Parcel: , Property Description: LOTS 3,4,5 & 6 NCONF
USE-HOUSE

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1641737 Street Address: 013025 11TH ST
Lot: , Block: 19, Section: , Parcel: , Property Description: LTS 6.7.8.9

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1651199 Street Address: 013034 RAILROAD AVE
Lot: , Block: 18, Section: , Parcel: , Property Description: LOTS 5.6

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1652452 Street Address: 013030 RAILROAD AVE
Lot: , Block: 18, Section: , Parcel: , Property Description: LTS 7 THRU 10

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1652460 Street Address: 013024 11TH ST
Lot: , Block: 18, Section: , Parcel: , Property Description: LOTS 11 & 12 N-CONF
USE-HOUSE

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1655620 Street Address: 013030 9TH ST
Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 51.52

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1656552 Street Address: 013010 9TH ST
Lot: , Block: 17, Section: , Parcel: , Property Description: LOT 47 & W 5 FT LF LOT
48 L5975 F869

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1656560 Street Address: 013012 9TH ST
Lot: , Block: 17, Section: , Parcel: , Property Description: LT 49 & E 15 FT LT 48 &
300 SQ FT EQ PT ABND ALLEY L5975 F869

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1671981 Street Address: 000000 8TH ST
Lot: , Block: 17, Section: , Parcel: , Property Description: LOT 38 & 700 SQ FT
ABND ALLEY (COR USE)

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1671999 Street Address: CHESTNUT AVE
Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 67.68

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1672005 Street Address: 008710 CHESTNUT AVE
Lot: , Block: 17, Section: , Parcel: , Property Description: LOTS 63,64,65 & 66
NCONF USE-HOUSE

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1672583 Street Address: 000000 12TH ST
Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 19 THRU 31

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1673359 Street Address: 000000 CHESTNUT AVE
Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 13.14

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1692466 Street Address: 013031 9TH ST
Lot: , Block: , Section: , Parcel: 112, Property Description: CORP 44 F301

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1694421 Street Address: 000000 CHESTNUT AVE
Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 15.16 NCONF
USE-HOUSE

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1694520 Street Address: 013002 9TH ST

Lot: , Block: 17, Section: , Parcel: , Property Description: W 85 FT LTS
9.10.11.12.13

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1698869 Street Address: 013001 11TH ST

Lot: , Block: 19, Section: , Parcel: , Property Description: LOTS 1 THRU 5 NCONF
USE-HOUSE

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1701341 Street Address: 008610 CHESTNUT AVE

Lot: , Block: 18, Section: , Parcel: , Property Description: LTS 3,4 & PT LTS 1& 2 EX
PT TO ST OFMD

Existing Zone: C-S-C Proposed Zone: M-U-I

Account: 1701358 Street Address: CHESTNUT AVE

Lot: , Block: 18, Section: , Parcel: , Property Description: PT LOT 18 EQ 2043 SQ
FT

AMENDMENT 20

Revise Map 20 (Bowie and Vicinity Bicycle, Pedestrian and Trail Facilities) to remove
hiker/biker trails from the former PT-1.

AMENDMENT 21

Change the zoning for the property located on the east side of Old Central Avenue and
US 301 (Hopkins property) from R-A to I-4. Accounts: 0735621 and 0735639

AMENDMENT 22

**ATTACHMENT A –
TEXT AMENDMENTS - BOWIE AND VICINITY MASTER PLAN
Amendment of 2002 General Plan Tiers and Centers
Rural Tier
Developing Tier
Bowie Main Street
West Bowie Village
Pointer Ridge Mixed-Use Activity Center
Economic Development
Bowie Regional Center
Bowie Main Street
Old Town Bowie
West Bowie Village
Pointer Ridge
Historic Preservation
Old Town Bowie DDOZ**

1 BE IT FURTHER RESOLVED that the District Council, after holding a joint public
2 hearing with the Planning Board, may reconsider each amendment, and may approve the master
3 plan and sectional map amendment with all, any one or more, or none of the proposed
4 amendments.

5 BE IT FURTHER RESOLVED, that, pursuant to Section 27-646 of the Zoning Ordinance,
6 a public hearing shall be scheduled to receive testimony on these proposed amendments, and a
7 copy of this Resolution shall be transmitted to the Prince George's County Planning Board, to
8 request that its comments be submitted to the Council prior to action on the amendments.

Adopted this 6th day of December, 2005.

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: _____
Thomas E. Dernoga
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

TEXT AMENDMENTS - BOWIE AND VICINITY MASTER PLAN

Amendment of 2002 General Plan Tiers and Centers

Page 2

* * *

2. The Rural Tier and Developing Tier boundaries are amended as follows:

* * *

d. Property in the northeast quadrant of US 50 and MD 3 which is located within the 100-year floodplain of the Patuxent River is placed in the Rural Tier to preserve the environmental features of the area while providing a necessary connection to link two separate portions of the Rural Tier to form a contiguous Rural Tier through the Bowie and vicinity planning area.

e. M-NCPPC parkland located in the northwest quadrant of US 50 and MD 3 is placed in the Rural Tier to preserve the historical and environmental significance of the property.

f. Property located west of the Patuxent River, south of US 50, and north of Governor's Bridge Road is placed in the Rural Tier to form a contiguous Rural Tier through the Bowie and Vicinity planning area.

g. The portion of the Corporation of the Roman Catholic Clergymen property (also known as the Jesuit Property), and the Roman Catholic Archdiocese of Washington property south of MD 450 are placed in the Rural Tier to protect historic vistas and environmentally sensitive lands. The historic property of the Sacred Heart Parish should be shielded on all sides with an undisturbed visual and audio setting. Undeveloped properties in this area should be rezoned as needed to protect historic vistas and environmentally sensitive lands, and be placed in the Rural Tier. Those currently developed with commercial uses may continue as nonconforming uses in the Rural Tier.

h. The Rural Tier is extended to include all properties south of US 450, west of MD 3, north of US 50, and east of properties zoned R-55 (One-Family Detached Residential) that are currently classified in the R-O-S (Reserved Open Space), O-S (Open Space), R-A (Residential-Agricultural), R-E (Residential-Estate), R-R (Rural Residential) Zones.

i. The Northpeake properties located east of MD 197, south and west of Race Track Road, and north of the WB&A Trail, as well as several properties in this vicinity south of the WB&A Trail, are placed in the Rural Tier to protect the Horsepen Branch watershed and provide a connection between two separate portions of the Rural Tier in the northern part of the Bowie and vicinity planning area.

Rural Tier

Page 8

Revise Policy 3, "Protect landowners equity in their land," Strategy 2 as follows:

2. Encourage participation in a TDR program, pursuant to County legislation. Consider increasing the TDR Allocation Rate in order to preserve and enhance ecologically fragile and aesthetically valuable environments in the Rural Tier, including certain streams, stream valleys, floodplains, wetlands, groundwater steep slopes, woodlands, scenic vistas and scenic corridors.

Developing Tier

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Policy 3: Protect, maintain and enhance the unique historical, cultural, and architectural identity, heritage and character of the City of Bowie.

Strategies:

4. Properties located at key intersections within the planning area, such as the intersection of US 301 and MD 197, are recommended for site plan review and approval.

Page 11

Replace the language of Policy 4 on Page 11 (modified as per PGCPB 05-169) with the following:

Policy 4: **Develop high-quality senior citizen housing.**

Strategies:

1. Active senior citizen developments should be provided according to the following design guidelines:

- a. Development should be located within one-half mile of the edge of the Bowie Regional Center or mixed-use activity centers to enhance its pedestrian orientation and to provide easy pedestrian access to commercial and cultural centers of the Bowie and vicinity planning area.
 - b. Development should include pedestrian linkages to shopping and services in the adjacent Bowie Regional Center or mixed-use activity centers.
 - c. Development should be of sufficient size to provide amenities, such as indoor parking or garages, gardens, plazas, swimming pools, or common eating areas.
 - d. Development should have direct access to a collector road or greater to allow easy access for emergency medical services.
 - e. Development should be served by public transit or shuttle buses to shopping and services in the Bowie Regional Center or mixed-use activity centers.
 - f. Prior to approval of new development, a market analysis should be conducted that evaluates and satisfactorily demonstrates the need for senior housing within one mile of a proposed site.
 - g. Development should occur at locations in accordance with the guidelines of the Bowie and Vicinity Master Plan and/or at locations deemed appropriate by the District Council.
 - h. Senior housing should be provided in locations proximate to existing residential communities.
 - i. All such senior adult residential development shall be subject to a Detailed Site Plan review.
 - j. All such active senior adult developments may be included in mixed-use and multifamily zones.
2. Additional active senior citizen development should be provided according to the following design guidelines:
- a. Development should be of sufficient size to provide amenities, such as indoor parking or garages, gardens, plazas, swimming pools, or common eating areas.
 - b. Development should have direct access to a collector road or greater to allow easy access for emergency medical services.
 - c. Development should occur at locations in accordance with the guidelines of the Bowie and Vicinity Master Plan and/or at locations deemed appropriate by the District Council.
 - d. Senior housing should be provided in locations proximate to existing residential communities.
 - e. All such senior adult residential development shall be subject to a Detailed Site Plan review.
 - f. All such active senior adult developments may be included in mixed-use and multifamily zones.

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Policy 6: Improve site design to maximize the preservation of environmentally sensitive areas, encourage a diversity of housing types, provide a mix of land uses in appropriate locations, and reduce the cost of providing new roads and other public facilities.

Strategies:

1. Recommend and support future rezoning to a suitable mixed-use zone at the time of development and / or redevelopment in conformance with the stated land use concept and development guidelines at the following locations.
 - a. Property in the northeast quadrant of US 50 and MD 3 (known as the Melford Property): This area should be developed with a moderate-to-high density mixture of office, employment, retail, hotel, residential and parkland/open space uses. Figure 1 is an illustrative concept for the planned community at the subject location. This will offer a mix of employment and residential uses that can create a place of activity and interaction for those who live, work, or visit in the area. The residential component should develop in such a way that the residential buildings and settings complement Melford, a National Register Historic Site.

Development on this site shall conform to the following standards and guidelines:

(1) The mixed use community shall include the following uses:

- Corporate office
- Condominium/Professional office
- Research and Development
- Hotel
- Single-family detached residential (executive housing)
- Single-family attached residential (6 to 11 dwellings per acre); a minimum of 20% being senior housing units and a maximum of 25% being senior housing units, although the District Council may vary such percentages when approving a Concept Plan.
- Multifamily residential (at up to 30 dwellings per acre); a minimum of 20% being senior housing units and a maximum of 25% being senior housing units, although the District Council may vary such percentages when approving a Concept Plan.
- Live/work units (e.g., office over retail; residential over retail; residential over office)

Other uses may include:

- Flex space and warehouse as an interim use (See #8)
- Professional training facilities

- (2) The M-X-T (Mixed Use – Transportation Oriented) Conceptual Site Plan shall show all existing development and approved development under the E-I-A (Employment and Institutional Area) zone “as approved”. The mixed-use ratio for the design plans shall be the following, based on the total gross floor area for residential and Employment/Office/Retail/Hotel combined:

	Minimum	Maximum
Residential	20%	30%
Office/Employment/Retail/Hotel	70%	80%

The residential component shall be no greater than 866 dwelling units.

- (3) The Conceptual Site Plan shall have an integrated network of streets, sidewalks (on all streets), and open space, public or private, and shall give priority to public space and appropriate placement of uses.
- (4) The community shall be focused upon an open space network consisting of the Melford house and its historic vista, and other public spaces, which are surrounded by a combination of commercial, civic, cultural or recreational facilities. This network shall be designed with adequate amenities to function as a fully shared space for the entire community.
- (5) The community shall contain additional linked open space in the form of squares, greens, parks, and trails that are accessible, safe and comfortable. The open space should provide a variety of visual and physical experiences. Some of these open spaces should be bordered by buildings and be visible from streets and buildings.
- (6) Retail uses shall be designed to:
- Create a sense of place by, among other techniques, creating a design focused upon a village or main street theme; providing amenities such as plazas, parks, recreational opportunities, entertainment and cultural activities, public services and dining; and providing attractive gateways/entries and public spaces.

- Create outdoor amenities, such as brick pavers, tree grates, decorative lighting, signs, banners high quality street furniture and extensive landscaping, including mature trees.
- Create attractive architecture by using high-quality building materials such as stone, brick or split-face block, and providing architectural elements such as façade articulation, dormer windows, canopies, arcades, varied roofscapes and customized shopfronts to create a street-like rhythm.
- Provide attractive, quality facades on all commercial buildings visible from public spaces and streets; and completely screen loading, service, trash, HVAC and other unsightly functions.
- Create a retail area where pedestrians may travel with ease, with attractive walkways and continuous street front experiences to maximize the quality of the pedestrian environment[; a]. All uses are connected by sidewalks; crosswalks run through and across the parking lots and drive aisles to connect all buildings and uses; sidewalks are wide, appealing, shaded and configured for safe and comfortable travel; pedestrian walkways are separated from vehicular circulation by planting beds, raised planters, seating walls, on-street parallel parking and/or structures; walking distances through parking lots are minimized and located to form logical and safe pedestrian crossings, and walkways are made more pedestrian-friendly through the use of arcades, canopies, street trees, benches, and tables and chairs.
- Screen parking from the streets and ensure that attractive buildings and signage are visible from the streets.
- Minimize the expanse of parking lots through the use of shared parking, structured parking or decks, and/or landscape islands.
- Provide a hierarchy of pedestrian-scaled, direct and indirect, high quality, energy efficient lighting that illuminates walkways, ensures safety, highlights buildings and landmark elements, and provides sight lines to other retail uses.

- Create a signage package for high-quality signs and sign standards and requirements for all retail and office tenants and owners, which shall address size, location, square footage, materials, logos, colors, and lighting. Any revision to the existing approved signage plans shall incorporate the previously approved designs.
- Temporary signage on the site or attached to the exterior facades of a building shall not be permitted.
- Design retail pad sites to be compatible with the main retail/office/hotel component. If the retail pad sites are located along the street, parking shall be located to the rear of the pad sites.
- Green areas or public plazas should be provided between pad sites.
- Restaurants should have attractive outdoor seating areas with views of the public spaces/lakes or other natural features.

(7) Residential uses shall meet the following design standards:

- Single-family detached:
 - There shall be a range of lot sizes, with a minimum square footage on any lot of three thousand (3,000) square feet of finished living space.
 - At least twenty percent (20%) of the houses shall be a minimum of four thousand (4,000) square feet of finished living space.
 - Garages should not dominate the streetscape, and all garages should either be detached, or located in the rear (accessible by alleys or driveways), attached and set back a minimum of eight (8) feet from the façade, or attached and oriented for side entry access.
- Multifamily and single-family attached:
 - Building design and materials shall be high quality, enduring and distinctive.

- Use of siding should be limited.
 - A significant number of amenities, such as are typically provided for luxury projects shall be provided.
- (8) Any additional research and development type “flex space” and/or warehouses shall be limited to not more than ten percent (10%) of total non-residential space. Generally this flex space is intended as an “interim use” which shall be redeveloped predominantly with office use, as market conditions permit. When an area is initially developed as research/development, flex space and/or warehouses, that area should be the first considered for redevelopment when market conditions permit new office development. The long-term goal is that all of the non-residential uses would be office with retail (including a “main street”) and hotel.
- (9) All stream channels on the site should be depicted on all plans in their entirety, with the regulated stream buffer shown as required.
- (10) All residential development proposals shall demonstrate that interior noise levels will conform to State of Maryland (COMAR) noise regulations.
* * *
- (11) Future [The] stormwater management concept plans, developed after the approval of the master plan for Bowie and vicinity, shall incorporate bioretention and other low impact development techniques [throughout the site].
- (12) The proposed lighting system shall include the use of full cut-off lighting systems with limited light spill over. The lighting plan and design drawings shall be included with each Detailed Site Plan approved in the future.
- (13) Development plans shall show the minimization of impervious surfaces through various phases of the project. Early phases of the project may use surface parking and later phases of development will seek to reclaim the surface parking by the use of structured parking to the maximum extent possible.
- (14) 50% of parking for multifamily uses shall be structured parking.
- (15) The design of the stormwater management ponds shall show them as amenities with gentle natural slopes and extensive native planting.

- (16) Streams shall have a 100-foot natural buffer and a 150 foot-wide building and parking setback. There shall be a 150-foot buffer on the 100-year floodplain. If a utility must be extended into any buffer, than an equal area of natural buffer alternative shall be retained on the community property.
- (17) The following facilities shall be evaluated for transportation adequacy in all subsequent traffic analyses for the subject property:
- MD 450/MD 3 intersection
 - US 301/Harbour Way-Governors Bridge Road
 - Belair Drive/northbound On-Off ramp to MD 3
 - Belair Drive/southbound On-Off ramp to MD 3
- * * *
- (18) At the time of submission of the Detailed Site Plan application, the owner shall present a plan and timetable for the protection, stabilization, restoration, and planned adaptive use of the buildings and gardens of the Melford Historic Site for approval by the Historic Preservation Commission and the Planning Board.
- (19) Prior to the acceptance of building permits in the area in the immediate vicinity of Melford House labeled as POD 1, the owner shall begin the restoration of the Melford House and outbuildings. The restoration of Melford and outbuildings shall be completed prior to the release of any use and occupancy permit for POD 1.
- (20) Prior to submitting a Conceptual Site Plan, the applicant shall determine the extent of the land that should be the subject of a Phase I archeological investigation. The applicant's findings shall be submitted to the historic preservation staff of M-NCPPC for review and approval. Upon approval of this determination, plans may be approved and permits may be issued for any portion of the subject property excluded from the scope of the Phase I investigation. No plans may be approved and no permits shall be issued for the area subject to the Phase I investigation before satisfactory completion of the Phase I investigation, or if required Phase II and/or III.
- (21) Prior to the issuance of any building permits, a written agreement/MOU with the Historic Preservation (HPC) that defines/outlines responsibilities and timing for the maintenance/stabilization of all historic buildings within the Environmental Setting, to be followed by quarterly reports submitted by the property owner and/or developer, so that the

HPC and staff may monitor the condition of the Melford House, grounds and cemetery.

- (22) Any Detailed Site Plan shall demonstrate that proposed buildings do not obstruct the historic vista of the Melford House.
- (23) Prior to acceptance of any Detailed Site Plan, the applicant shall demonstrate that plans for new construction within the Impact Review Area follow the guidelines on page 91 for the CDP 8601 document for the former Maryland Science and Technology Center.
- (24) 288+/- acres of the property are either already developed pursuant to a specific design plan (SDP) approved in the E-I-A Zone or a specific design plan has been approved. The Zoning Ordinance at Sections 27-282 and 27-527 describe a detailed site plan and a specific design plan. The property owner may submit a Conceptual Site Plan in the M-X-T Zone pursuant to Section 27-546 essentially showing the same development and plans “as in” the M-X-T Zone. If the entire property is placed in the M-X-T Zone, all existing development and/or approved specific design plans shall be shown “as approved” on the Conceptual Site Plan submitted in the M-X-T Zone. Use and occupancy permits have been issued for the following uses for structures existing on the property or to be constructed:

Office/Medical Practitioner Office; Office;
Office/Manufacturing; Contractor Office; Office/Industrial
Laboratory; Office/Real Estate Subdivision Sales;
Institutional/Educational/Church; Educational Institute;
School/Studio for Artistic Instruction

All of these uses are also permitted in the M-X-T Zone, so no non-conforming uses are being created. The SDPs are as follows: SDP-0103; SDP-0301; SDP-0203/01; SDP-0104; SDP-0204 (sign); and SDP-0201 (building4-E, F, G). These existing SDPs shall still regulate development of the properties.

- (25) The 12.75-acre impact review area approved for the Melford Historic Site by the Historic Preservation Commission and the Planning Board (PGCPB No. 99-28A) should be integrated into a design plan that establishes viewsheds from the Melford Historic Site to the Patuxent River. Open space should be provided adjacent to the historic site that will allow it to be seen from greater distances within the Melford property. A dedicated

pedestrian link between the Melford Historic Site and the cemetery should be created. Trails should be provided that connect it to the regional trail system.

- (26) Development abutting the Melford Historic Site, outbuildings, and cemetery should be compatible in scale, design, and character with the existing historical architectural character. Sensitive and innovative site design techniques, such as careful siting, variation in orientation, roof shape, building materials, screening, landscaping, berming and open space, should be incorporated into the proposal to minimize any adverse impacts to the historic site.
- (27) Appropriate signage should be placed near the historic site illustrating the history of the area.
- (28) Clearing for utility installation shall be minimized, especially in environmentally sensitive areas, and clearing for utilities in those areas shall be coordinated, to minimize ground or buffer disturbance. Woodland disturbed for that purpose shall be reforested in cooperation with the appropriate utility.
- (29) Community recreational facilities shall take full advantage of environmental features on and adjacent to the property, and shall include extensive trail and boardwalk systems. These recreational facilities may also include educational features for the general public and public schools, such as kiosks along the trails, boardwalks at observation points, and education stations, with curriculum available to schools for use in specific locations.
- (30) The open space system, including but not limited to environmentally sensitive areas, shall extend through the site and link the uses. Portions of the open space system shall be visible to and accessible from public streets.

Delete the "trumpet Interchange" from the plan map.

- b. Property located at the northeast quadrant of the US 301/Mill Branch Road intersection: This property, given its proximity to the Bowie Regional Center, should be developed with high-quality commercial retail uses, including a hotel. Future development should promote the optimum use of the transportation system and public infrastructure, preserve environmentally sensitive areas, and provide for the needs of the workers and residents in the area.

The property should be rezoned to a suitable zone, such as the C-S-C

(Commercial Shopping Center) Zone, to permit development of elements, such as an upscale hotel, etc. The development should incorporate the following design guidelines:

- (1) The development should include quality department stores but should not include discount or "big-box" commercial activities. No individual retail use, other than food or beverage stores (grocery store) shall exceed 125,000 square feet in size. Retail sales of alcoholic beverages in a food or beverage store are limited to 5,000 square feet or less.
- (2) A twenty-two (22) foot easement exists from the property located at the northeast quadrant of the US 301/Mill Branch Road intersection (the proposed development known as Mill Branch Crossing) to the Green Branch Regional Park. This existing easement should be vacated and replaced by a new temporary easement, fifty (50) feet in width located on the Mill Branch Crossing property at its eastern-most property line on Mill Branch Road. The new temporary easement should be vacated when it is replaced by permanent access via a right-of-way to be constructed at the time the Mill Branch property is developed. The eastern boundary of this access can form the boundary between the Developing Tier and the Rural Tier.

Page 13

Add text as follows to Policy 6, Strategy 3:

* * *

3. Recommend and support future rezoning to residential Comprehensive Design Zones at selected locations.

- a. Property located on the north and south sides of MD 450 extending from Race Track Road to MD 3 owned by the Corporation of Roman Catholic Clergyman):

* * *

4. The property should be developed in one or more Comprehensive Design Zones or mixed-use zones. Residential uses that may include diverse housing types and/or a mixed or planned retirement community are encouraged and densities may be shifted to the property located north of MD 450 west of the public works access road.

5. Development in the Rural Tier, including the restoration and redevelopment of the existing commercial or other uses in the southwest quadrant of the MD 450/MD 3 intersection, should occur in an innovative and environmentally sensitive manner. The existing commercial uses may continue as nonconforming uses.

Bowie Main Street

Page 22

* * *

Background: The Bowie Main Street mixed-use activity center is located along MD 450 between Race Track Road on the east and Bowie High School on the west. The area includes approximately 682,000 square feet of retail space concentrated primarily in three commercial centers: Free State Mall, Marketplace, and Hilltop Plaza. Bowie Main Street also includes several civic and open space amenities in the form of an M-NCPPC park and a community center, two City of Bowie parks, the Bowie library, Bowie Center for the Performing Arts, and the Bowie High School.

* * *

Goals:

- Provide a diverse and balanced mix of land uses at a pedestrian-friendly scale to revitalize the area.

* * *

Policy 1: Encourage pedestrian-oriented, mixed-use development to foster the creation of a true “main street” environment.

Strategies:

1. Recommend and support future rezoning to an L-A-C (Local Activity Center) or Village Comprehensive Design zone or a suitable mixed-use zone at the time of development and/or redevelopment to allow for an appropriate mix of uses and intensities to achieve the desired character for Bowie Main Street. (See Map 6, Bowie Main Street – Existing and Proposed Zoning.)
2. Evaluate the need for a future sector plan for the Bowie Main Street mixed-use activity center as development pressure intensifies and/or opportunities emerge. This sector plan should:
 - a) Further refine the desired character and boundaries of the area,
 - b) Reevaluate the policies of this plan, and
 - c) Implement a Development District Overlay Zone with appropriate design standards, if necessary.

* * *

Policy 3: Ensure that design proposals are high quality and conform to form-based design guidelines to create a sense of place and a unique character for Bowie Main Street.

Strategies:

1. Encourage the highest quality of urban design through the application of design recommendations that:

* * *

b. Provide streetscape amenities such as street trees, wide sidewalks accented with special paving materials, landscape buffer/planting strips between streets and sidewalks, pedestrian-scaled lighting fixtures, and street furnishings such as benches, trash receptacles, and bike racks. Use mature vegetation and trees as buffers to boost the appearance of the area.

* * *

c. Use high-quality, durable and attractive materials with appropriate pedestrian-scaled architectural detailing in the design of all buildings.

* * *

f. Capitalize on every opportunity to provide a mix of uses (residential, retail, civic, and office) within existing retail centers.

* * *

h. Use the Bowie Center for the Performing Arts/Bowie High School complex to underline the unique character of the Bowie Main Street.

* * *

Policy 4: Ensure that development in Bowie Main Street does not adversely impact the character of existing residential neighborhoods.

Strategies:

1. Use existing parkland adjacent to Bowie Main Street to buffer existing residential areas from new development.

* * *

West Bowie Village

Page 28

Goals:

* * *

- Provide new single-family, compatible multi-family, and live/work units [to] that help support neighborhood businesses.

* * *

Policy 2: Create a safe, attractive, and vital village center

Strategies:

* * *

c. Use [Utilize] high-quality, durable and attractive materials and appropriate pedestrian-scaled architectural detailing in the design of all buildings.

d. Ensure buildings are appropriately sized for the site, conform to the proposed land use density, and are compatible with adjacent land uses and development.

* * *

Delete existing “f” and replace with the following:

f. Protect the quality of life in the Westview Forest residential neighborhood by limiting commercial development in that portion of West Bowie Village located in the southwestern quadrant of old MD 450 and the Pope’s Creek railroad tracks.

* * *

Policy 3: Revitalize and strengthen existing businesses.

Strategies:

* * *

* * *

1. Enhance access to existing businesses by highlighting entries, providing signature signage, and using a consistent wayfinding system. Coordinate with the State of Maryland to provide special features such as unique and attractive entry signage at the intersection of Grenville Lane and MD 450.

* * *

REVISE Maps 7 (West Bowie Village – Proposed Land Use) and 23 (Bowie and Vicinity – Proposed Land Use) to reclassify the land use recommendation for the Woodcliff Road property (Santos property) from mixed-use land uses to Residential, Low-Density land use. Revise the SMA to retain this property in its current zoning of R-R (Rural Residential).

Pointer Ridge Mixed-Use Activity Center

Page 33

Vision: The Pointer Ridge Mixed-Use Activity Center is a community-scale commercial and employment area that supports the adjacent suburban residential neighborhoods by providing locally-serving retail, office, and public uses closely integrated with residential development.

Background: The Pointer Ridge Mixed-Use Activity Center consists of commercially zoned property located near the intersection of Pointer Ridge Drive and US 301, including Pointer Ridge Plaza, the Mitchellville Post Office, an existing office/condominium complex, and the 19-acre Amber Ridge site. The South Bowie Community Center is also part of the Pointer Ridge Mixed-Use Activity Center, providing a strong amenity to serve the needs of the community.

The mixed-use activity center currently serves a large portion of the South Bowie area. Pointer Ridge Plaza is an older commercial center currently scheduled for renovation. Development in proximity to the Pointer Ridge Mixed-Use Activity Center, such as the approved retail component of the Karington mixed-use development and the proposed commercial development of the Amber Ridge site, would provide increased market competition. Whereas a detached concentration of specialized retail and office uses on the Amber Ridge site could potentially serve a large market area, Pointer Ridge Plaza may not be able to retain or expand upon its current market share within the region. The Pointer Ridge mixed-use activity center addresses Pointer Ridge Plaza, Amber Ridge, and surrounding sites as a cohesive whole, providing an opportunity to serve the retail, employment, and civic needs of the community. Traffic (particularly in regard to potential conflicts at Pointer Ridge Place and along Pointer Ridge Drive due to potential development of the Amber Ridge site), accessibility, pedestrian safety, and an appropriate mix of uses are key concerns and must be addressed in order to ensure the success of Pointer Ridge Mixed-Use Activity Center. (see Map 10, Pointer Ridge-Proposed Land Use.)

Goals:

* * *

- Give top priority to traffic concerns and conflicts when determining how to provide adequate vehicular access to development sites.
- Preserve and enhance the suburban residential character of the Pointer Ridge and Ridgeview Estates neighborhoods.

* * *

Policy 1: Encourage low- to moderate-density, pedestrian-oriented mixed-use development.

Strategies:

* * *

1. Plan successful development and/or redevelopment of the Pointer Ridge Mixed-Use Activity Center in light of a possible L-A-C mixed-use development at Hall Road/Central Avenue and the proposed Karington development in the southwest quadrant of Central Avenue and U.S. 301.
 2. Encourage public agencies to locate public facilities to help create a civic core and provide a focal point for the Pointer Ridge Mixed-Use Activity Center.
- * * *
3. Encourage the provision of public and private open space, parkland, and plazas to complement the community-oriented nature of the Pointer Ridge Mixed-Use Activity Center.
 4. Explore the provision of quality senior housing within the Pointer Ridge Mixed-Use Activity Center. This senior housing should be attractive to current and future residents of nearby neighborhoods and accessible to these neighborhoods and Pointer Ridge mixed-use activity center services via pedestrian-friendly facilities. To accomplish this strategy, such senior housing is encouraged on the undeveloped Amber Ridge site.

Policy 2: Reduce traffic conflicts, provide multimodal options, and ensure that the traffic pattern of new development does not overwhelm the capacity of local streets.

Strategies:

1. Emphasize right-turn only ingress and egress to the Amber Ridge site along Pointer Ridge Place from Pointer Ridge Drive to help alleviate congestion at the existing traffic signal at the intersection of Pointer Ridge Drive and U.S. 301.
2. Consider access to the Amber Ridge site through a portion of the South Bowie community Center property from Pittsfield Lane. Work with the Department of

Parks and Recreation and the City of Bowie to improve vehicular and pedestrian safety and access within the Pointer Ridge Mixed-Use Activity Center.

3. Development on the Amber Ridge C-S-C property should not include discount or “big-box” commercial activities. No individual retail use, other than food or beverage stores (grocery store) shall exceed 75,000 square feet in size. Retail sales of alcoholic beverages in a food or beverage store are limited to 5,000 square feet or less.

Policy 3: Ensure that design is high quality and conforms to form-based design recommendations to create a sense of place and a pedestrian-oriented environment.

Strategies:

1. Encourage the highest quality of urban design through the application of design recommendations that:
 - a. Create a consistent build-to line along all streets (other than US 301) to frame the streets and provide a pedestrian-friendly environment. Ensure that pedestrians are sufficiently buffered from US 301 and other streets by providing a landscaped strip with street trees between each street and sidewalk.
 - b. Provide quality visual and audio screening between existing residential neighborhoods and all commercial developments.
- * * *
- c. Use high-quality paving materials and continue sidewalk materials across crosswalks to signify their presence and importance.
- d. Provide buildings that are appropriately sized for the Pointer Ridge Mixed-Use Activity Center, conform to the proposed land use density, and recognize adjacent land uses and development.

* * *

Economic Development

Page 70

Vision:

* * *

Background:

* * *

Goals:

* * *

Policy 1: Maintain and enhance the mixed-use areas of Bowie and vicinity.

Strategies: In the Bowie Regional Center, local mixed-use activity centers, and at other appropriate mixed-use areas, acknowledge development opportunities and constraints and reflect these realities in the land use concept for each area.

Move the plan text on Melford (Maryland Science and Technology Center)" from between "Bowie Regional Center" and "Old Town Bowie" on page 71 (as modified by PGCPB 05-169) to before "Bowie Regional Center" on page 70:

Pages 70-72

Bowie Regional Center

The plan envisions Bowie Regional Center as a major regionally marketed mixed-use employment area and destination that provides an integrated mix of opportunities to live, work, shop, and play. A substantial amount of commercial and residential development has already taken place. The strong retail market that has been established has helped the center achieve a regional identity.

The Center is envisioned as evolving into a major multimodal transportation hub provided there is coordinated and careful planning of needed multimodal cross-county transportation improvements that will accommodate the development and redevelopment opportunities that this center offers. The center has the potential to provide opportunities for transit-oriented and transit-adjacent development and redevelopment that should be designed and oriented to encourage and maximize transit use and facilitate economic development.

The Regional Center is located between three major transportation facilities – two freeways (US 50 and US 301) and a major arterial, MD 197 – that provide excellent access to and visibility for the center. The existing major road network also serves as a useful base for an expanded future transit network that will provide multimodal travel options to and within the center. The plan recognizes that complete redevelopment of the entire center, and development of the transit service network needed to support it, could take up to ten years. Sufficient parking for additional development, particularly during this interim period will pose a planning and implementation challenge that will require innovative solutions. Additional mixes of transit-oriented retail, office, residential, and hotel uses are envisioned as the market changes or responds to the implementation of the vision for the center. However, careful planning will be needed to ensure both compatibility with the surrounding neighborhoods, and multimodal connectivity between development and the transportation improvements, other services and amenities. Further, implementation of the transportation improvements needed to accommodate and attract the desired development in the regional center will need to be closely coordinated with implementation of both the Countywide Master Plan of Transportation and each succeeding Transit Service and Operations Plan.

The boundaries established for the Bowie Regional Center in this plan are focused on three areas; one of these areas will become the future [transit] transportation hub of the planning area. This plan recommends a new sector plan when the location of this [transit] transportation hub can be determined. The sector plan should consider limiting the size of the Bowie Regional Center based on five- and ten-minute walking distances from this future [transit] transportation hub. At that time, the sector plan should recommend the appropriate zoning to achieve a major mixed-use activity center, as well as a [transit] transportation-accessible destination providing diverse and spatially integrated opportunities to live, work, shop, and play.

Bowie Main Street

* * *

Since Bowie Main Street cannot compete directly with Bowie Town Center on the regional level, it must establish its own identity or market niche. Revitalized grocery stores and the introduction of additional civic uses (e.g., governmental, recreation) would help achieve this objective by providing new activity generators. Given the nature of the existing built environment, a mix of uses could enhance future development. Grocery-anchored properties continue to make up the majority of U.S. retail space. They are considered the least economically sensitive retail format and hold up extremely well during economic downturns. Any long-term revitalization of this area must provide a plan that will allow for the phasing of redevelopment and intensification.

Old Town Bowie

The character and charm of Old Town Bowie is its small scale and atypical entrepreneurial orientation. Its market niche assets include its pedestrian scale, historic character and location, uniqueness, and its existing antiques and collectible shops. Constraining development in Old Town Bowie are current low retail sales and capture rates, low weekday activity, limited visibility, access issues, and small parcel sizes.

* * *

West Bowie Village

The realignment of MD 450 away from West Bowie Village is expected to have a significant impact upon vehicular traffic, visibility, retail sales, and, ultimately, business retention. Successful economic revitalization of West Bowie Village will require enhanced connectivity to reduce the isolation of the mixed-use activity center. Residential and mixed-use development in the area presents an opportunity for the automobile-oriented village to re-create itself as a more neighborhood-oriented retail and professional services center. An enhanced pedestrian and bike path network, providing access to Bowie Main Street and adjacent residential neighborhoods, will help reduce the isolation of West Bowie Village and promote reinvigoration of the area.

* * *

Pointer Ridge

The economic development potential of the existing commercial center is regionally constrained by the concentration of retail activity to the north on US 301, the high-speed nature of through traffic, and a limited primary residential market in part a result of the low-density Rural Tier development to the east. Opportunities include frontage along US 301, high traffic counts, visibility, the residential attractiveness of the rural setting to the east, and possible mixed-use and senior/age-restricted residential development.

Given the large format retail offerings to the north, the Pointer Ridge Mixed-Use Activity Center should diversify its uses by adding at-place employment and senior housing. The commercial center has redevelopment potential to expand employment by adding office space. Modest office development of two to three stories could be congruent with the scale of the area while adding to the daytime population and shortening commute

times for residents and employees. Senior and age-restricted housing could expand the residential market and allow long term residents to age in place. Additional retail integrated with this residential development could eventually be introduced on the larger Amber Ridge site as part of a pedestrian-friendly environment.

Policy 2: Attract new employment opportunities to the planning area to improve the balance of jobs to housing, enhance the tax base, reduce vehicle miles traveled to jobs, provide at-place employment, and support public investment in transit.

- 1: Compatible commercial development, employment uses and mixed-use development, including live-work dwelling units, should be promoted in the Bowie Regional Center, all mixed-use activity centers, and other appropriate areas. Staff still recommends the original language. The Bowie Regional Center is a defined Center per the general plan, and is therefore more important than the four mixed-use activity centers from a policy perspective.

* * *

Historic Preservation

Page 74

Replace Strategy 1 of Policy 2 with the following text:

1. Update the *Historic Sites and Districts Plan* to incorporate the following changes:

a. Designate the following properties as Historic Sites:

- (1) 71B-002-23 (Knights of St. John Hall)
- (2) 74B-006 (Carroll Chapel and Cemetery)
- (3) 74B-012 (Queen Anne Bridge)

b. List the following property as an Historic Resource:

- (1) 71A-022-4 (Noble Strother House)

c. Delete the following properties from the Inventory of Historic Resources because they no longer exist:

- (1) 71A-011 (Site of Bowie Cemetery)
- (2) 71A-014 (Bowie-Arnold House)
- (3) 74A-013 (Site of Hill Tenant House)

d. List the following properties as "Documented Properties Not Included in the Inventory of Historic Resources" in Appendix L of the *Historic Sites and Districts Plan*:

- (1) 71A-006 (Concrete Railroad Bridge)
- (2) 71A-016 (Collington Rosenwald School)

- (3) 71A-043 (Eugene Roberts House)
- (4) 71B-002-02 (Frank B. Luers House)
- (5) 71B-002-04 (Joffe Store)
- (6) 71B-002-14 (William Luers House)
- (7) 71B-011 (Jacob Seitz House)
- (8) 74B-029 (Mills Property)

Delete Strategies 2 and 3 of Policy 2 on pages 74-75 of the preliminary master plan.
Re-number Strategy 4 (to Strategy 2).

Sectional Map Amendment

Page 83

Change Numbers 1A, 1B, 1C

Use and Location: The historic Sacred Heart Church, located on the south side of MD 450 (1A), a triangular-shaped parcel currently zoned R-R, located on the east side of the Bowie City Public Works access road (1B), and a triangular property (p/o Parcel 1) located on the west side of the Bowie City Public Works access road (1C). (Tax Map 38, Grids D3, E2, p/o Parcel 55 and p/o Parcel 1). These properties, located on both sides of MD 450, are largely undeveloped, and include a church and a sand and gravel processing site.

Discussion: The rezoning of the subject properties from the R-R (Rural-Residential) and O-S Zones to the R-E (Rural-Estate), R-A (Rural-Agricultural), and O-S (Open-Space) Zones are in accordance with the recommendations of the master plan. The rezoning of these properties is intended to protect the historic church, environmentally sensitive areas, and the Rural Tier.

Old Town Bowie DDOZ

Applicability and Administration

Page 102:

1. Legally existing development. Until a site plan is submitted, all buildings, structures, and uses which were lawful or could be certified as a legal nonconforming use on the date of SMA approval are exempt from the Development District Standards and from site plan review and are not nonconforming. However, if a permit application is submitted for a nonresidential use and it is determined that a legal use has been discontinued for more than 180 days in accordance with Section 27-241©, the uses and structures on the lot shall comply with all applicable Development District Standards and with the requirement for site plan review. Notwithstanding this provision, building permit(s) and U&O permit(s) may be issued for any existing building under 2,000 square feet if the building permit application is filed by April 1, 2006.

Underscoring indicates language added to the adopted plan text.

[Brackets] indicate language deleted from the adopted plan text.

Asterisks *** indicate intervening existing Plan text that remain unchanged