

DISTRICT
COUNCIL

WORK SESSION

Sectional Map Amendment

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

JULY 11, 2023



THOMAS LESTER &
KIERRE MCCUNE

ENDORSED
BOWIE-
MITCHELLVILLE &
VICINITY SMA

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department



PROPOSED

BOWIE-MITCHELLVILLE
AND VICINITY

SECTIONAL MAP AMENDMENT



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Testimony Overview

The Joint Public Hearing was held on May 9, 2023. The record closed on May 24, 2023.



26

Speakers

33 people signed up, with
26 speakers

48

Pages

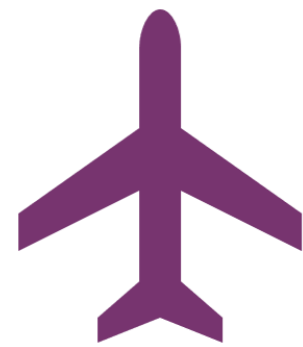
There are 48 pages
transcribed and analyzed
from the hearing

82

Written Testimony

Received 79 pieces of
testimony (Ecomment,
email, fax) before the COB
on May 24, with 3 pieces
recieved after Close of
Record

Major Themes



Freeway Airport

Approximately 20 residents and the City of Bowie provided testimony in opposition to the potential rezoning of Freeway Airport from AR to RSF-A.



Frank's Nursery

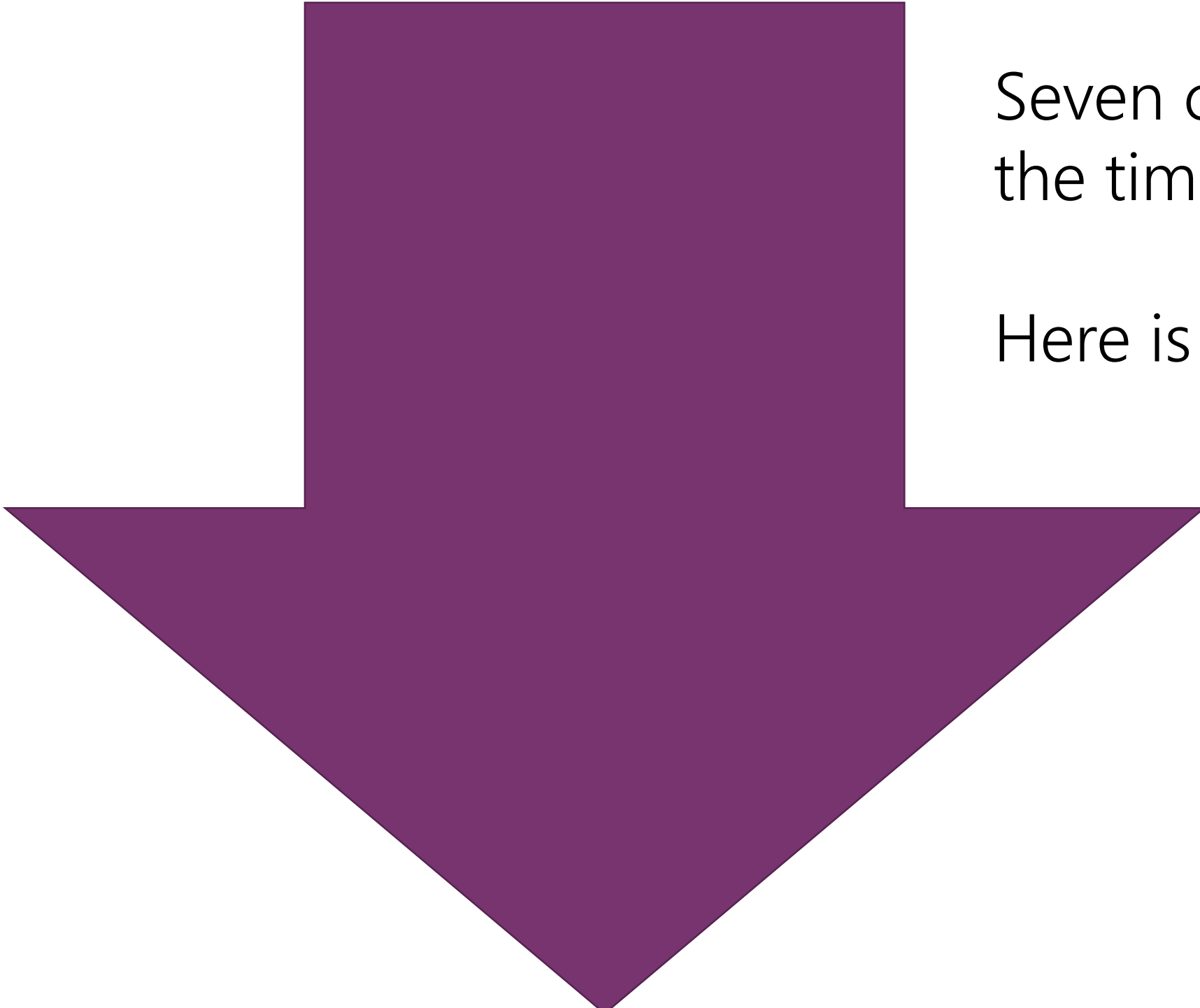
Approximately 64 residents, and the City of Bowie provided testimony in opposition to the potential rezoning of Frank's Nursery from RE to CGO.



Rezoning R&A Area

Approximately 25 objections were made to the rezoning of property to AG in the Rural and Agricultural (R&A) area that met the criteria outlined under LU 2.1 and CZ 2.1 of the master plan.

Planning Board Endorsed Changes



Seven changes have been incorporated at the time of endorsement of the SMA.

Here is the list of changes:

15500 ANNAPOLIS ROAD

Free State Shopping Center

Testimony

Property owner (Zone Request Form 7, Exhibit 7) requested the entire property be rezoned to CGO to correct the split zoning

Master Plan Support

The master plan supports the request under LU 16.2 and Figure 7 (p. 77) – integrated shopping center

Endorsed SMA

Revised the map to rezone entire property to CGO from RR/CGO.

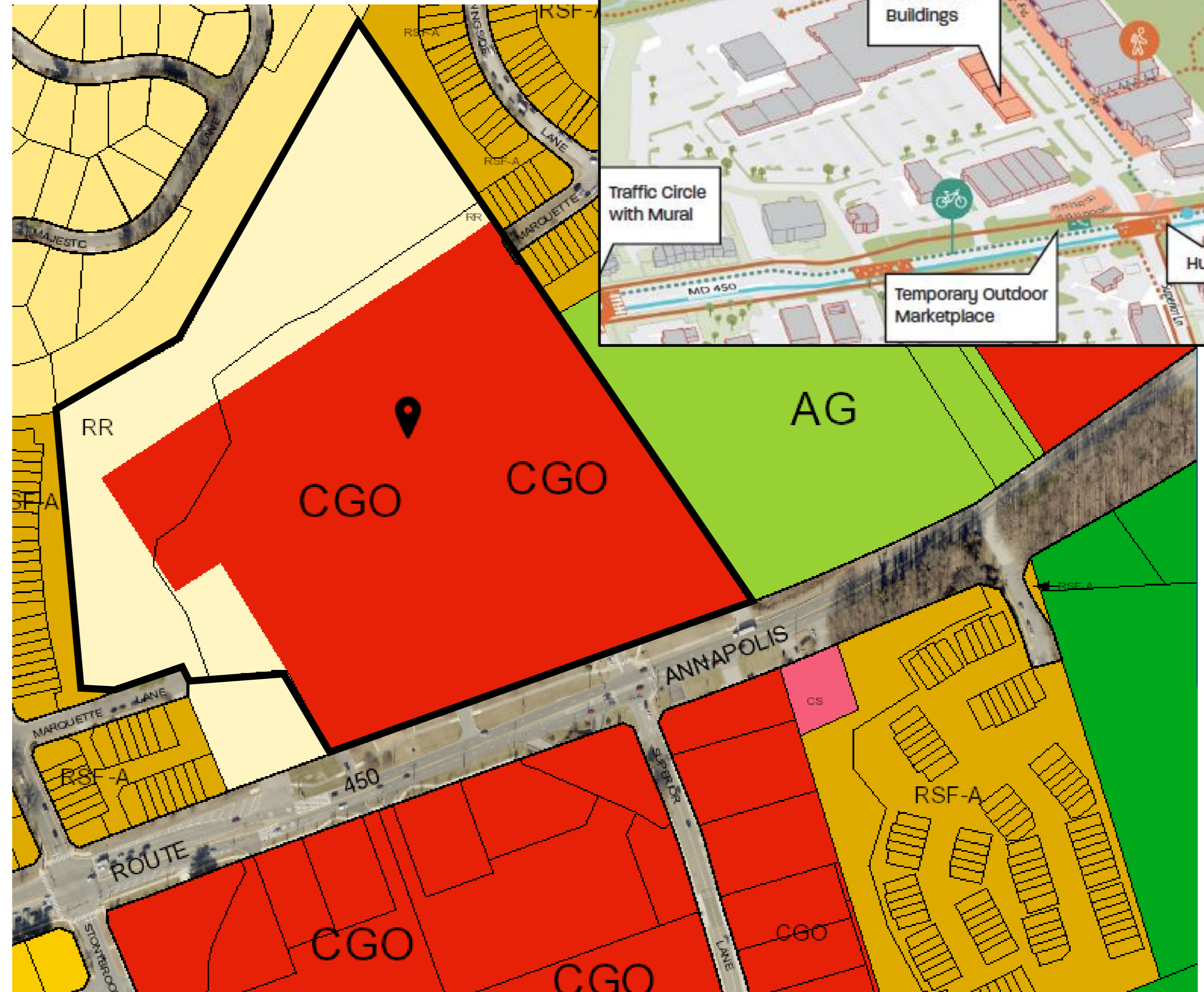


Figure 7

16590 FIFE WAY &
1550, 1610, 1620 NW ROBERT CRAIN HIGHWAY, ETC.

Amber Ridge Dev.

Testimony

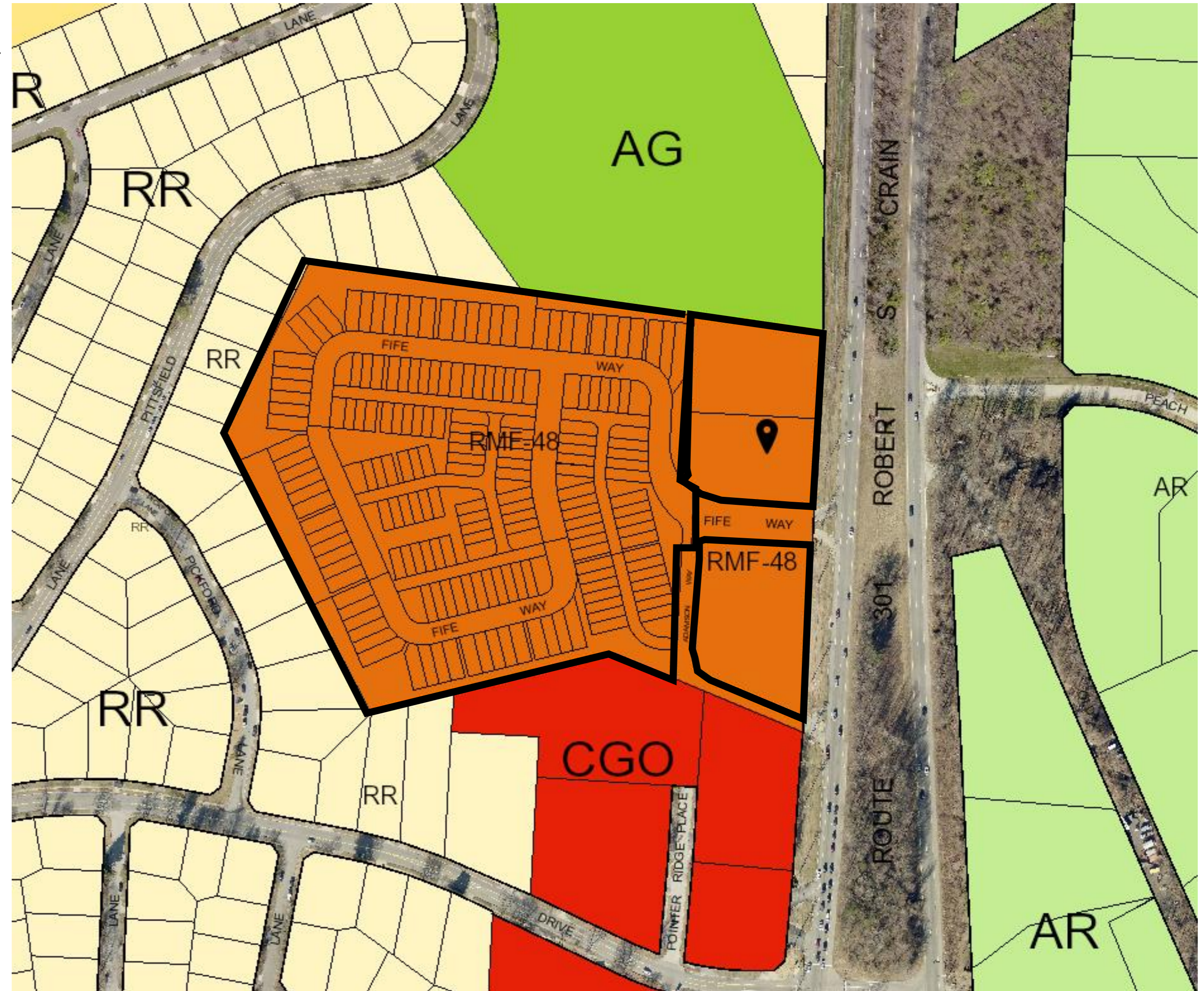
Property owner (Zone Request Form 8, Exhibit 8) requested CGO from RMF-48 to accommodate approved townhouse and commercial development in former M-X-T project.

Master Plan Support

The master plan supports the request under Map 16. Future land Use (p. 50) – which designates Neighborhood Mixed-Use.

Endorsed SMA

Revised the map to rezone subject properties to CGO.



1 SE ROBERT CRAIN HIGHWAY

Wellons Property

Testimony

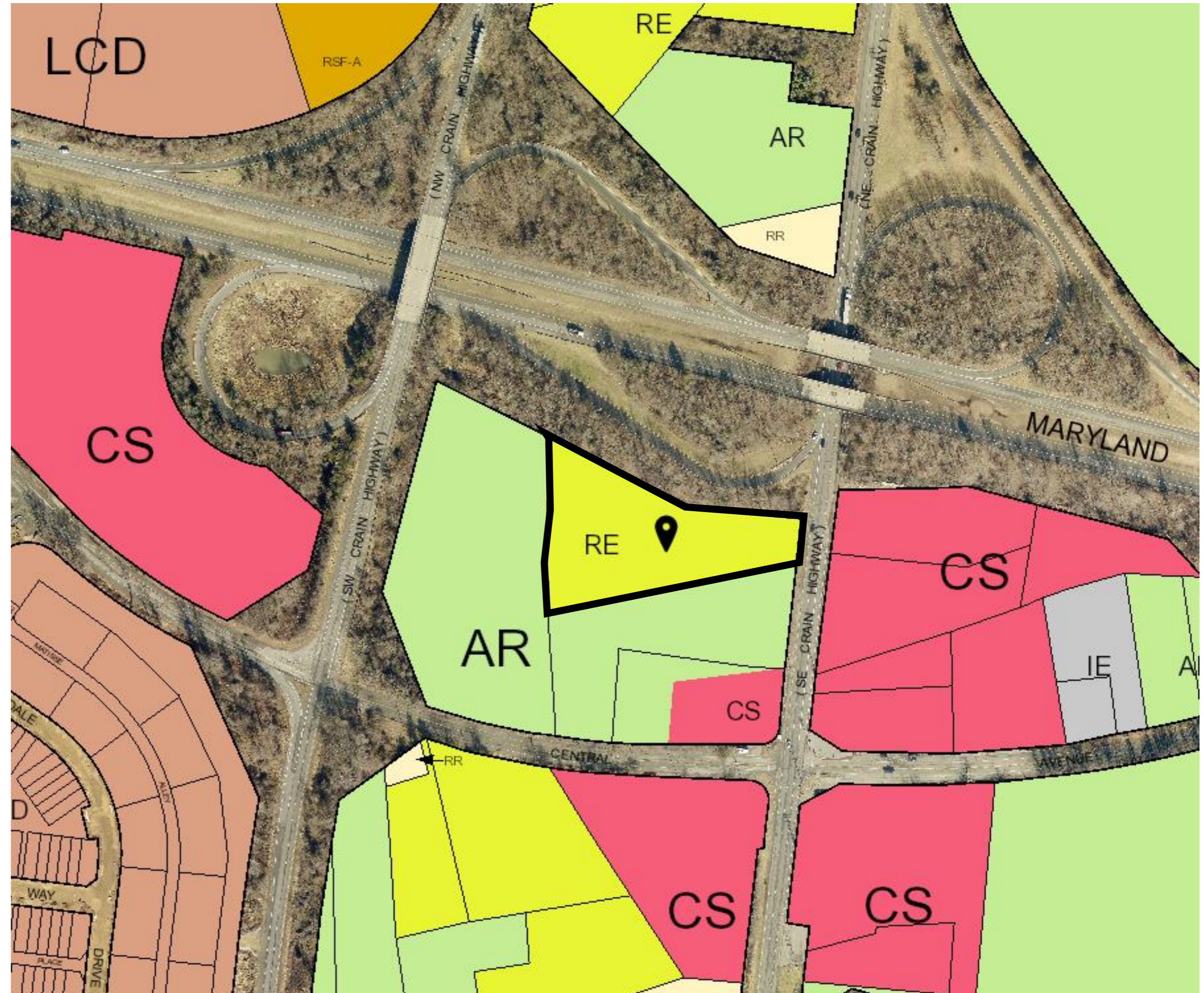
Property owner (Zone Request Form 15, Exhibit 15) requested CS from RE to prevent functional split zoning of properties under common ownership

Master Plan Support

The master plan supports the rezoning of the adjacent properties to support the commercial land use, staff were unaware that the properties function together

Endorsed SMA

Revised the map to rezone subject properties to CS.



Lemons Bridge Road

City of Bowie Property

Testimony

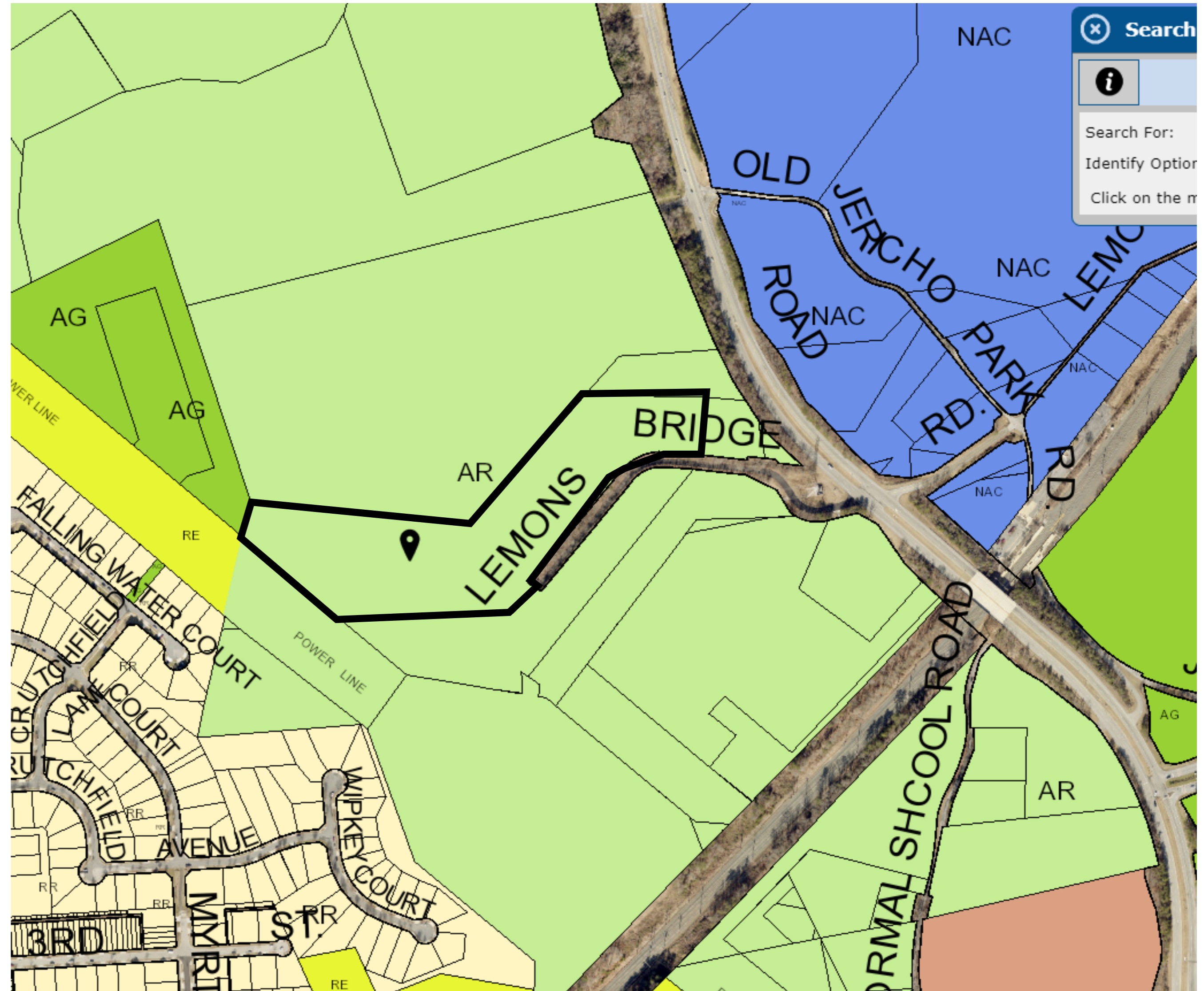
Property owner, City of Bowie, (Exhibit 26) requested AG from AR.

Master Plan Support

The master plan supports the rezoning under LU 2.1 and CZ 2.1. but it was excluded from the strategy because it is owned by the City of Bowie.

Endorsed SMA

Revised the map to rezone subject properties to AG.



6610 Robert Crain Highway

Zizos Property

Testimony

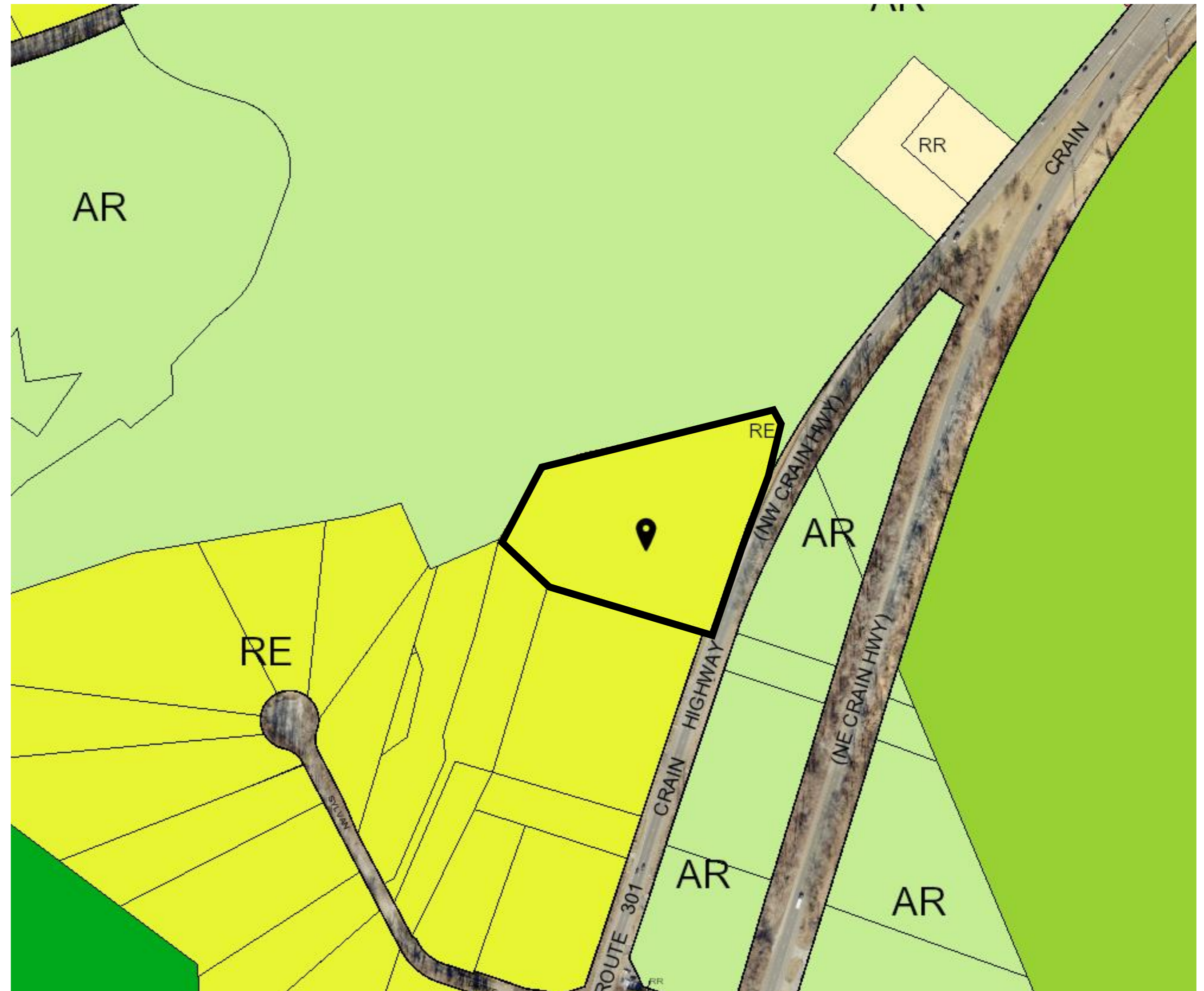
Property owner (Speaker 8) requested the RE zone is retained, and that the property is not rezoned to AG.

Master Plan Support

The property does not meet the size criteria stated in CZ 2.1. The property is less than 5 acres.

Endorsed SMA

The property is deeded to two separate owners and does not meet the criteria. Revised the map to retain the RE Zone.



3851 NE Robert Crain Highway

Rips Country Inn Property

Testimony

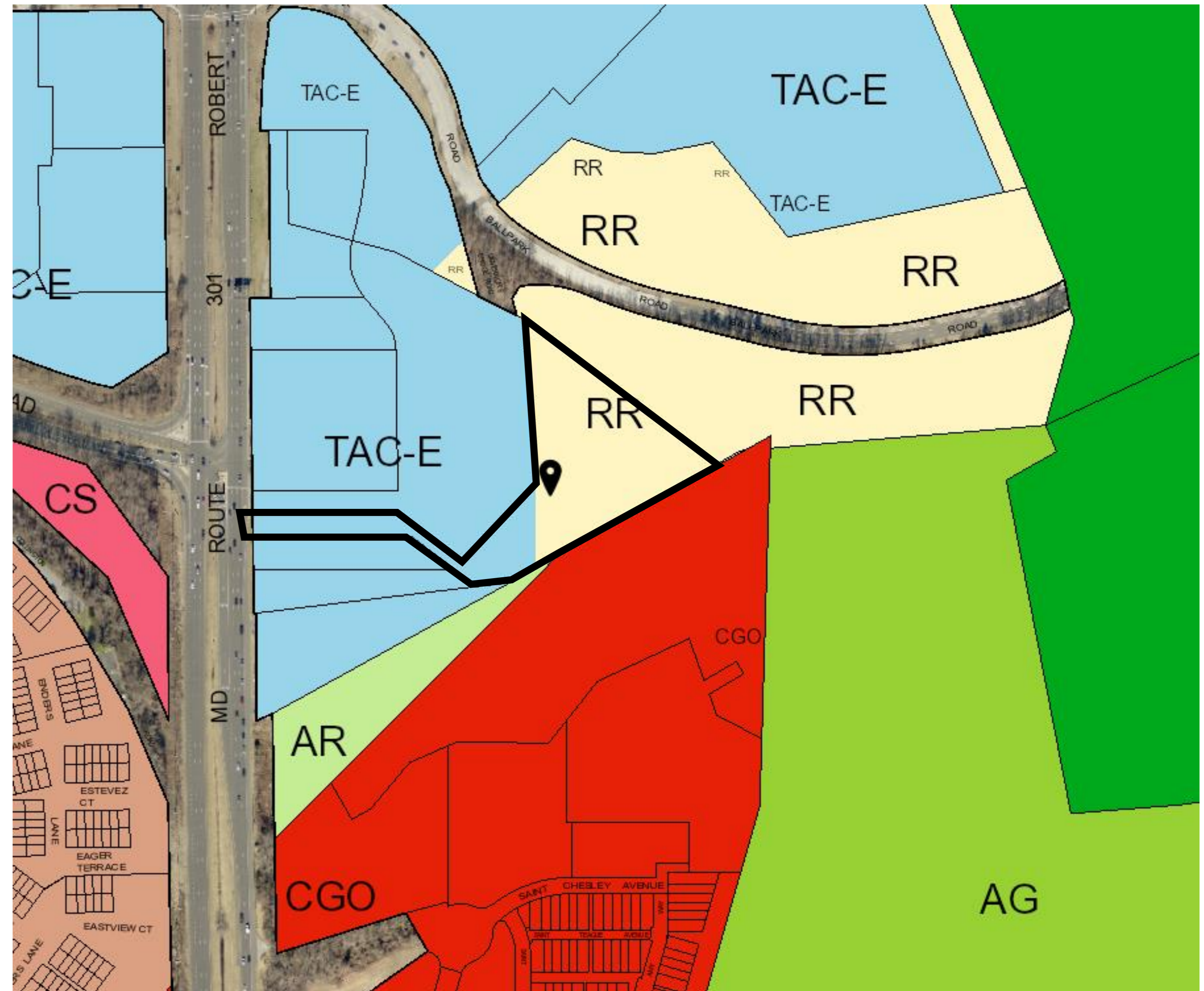
Property owner (Speaker 3) requested the entire property is zoned CS from TAC-E/RR

Master Plan Support

Recommends rezoning the property to AG because most of the property is undeveloped.

Endorsed SMA

Corrects the split zoning and maintains the commercial front along Robert Crain Highway. Revised map to rezone the entire property to CS.



3851 NE Robert Crain Highway

Reigle Property (B&B Autoparts)

Testimony

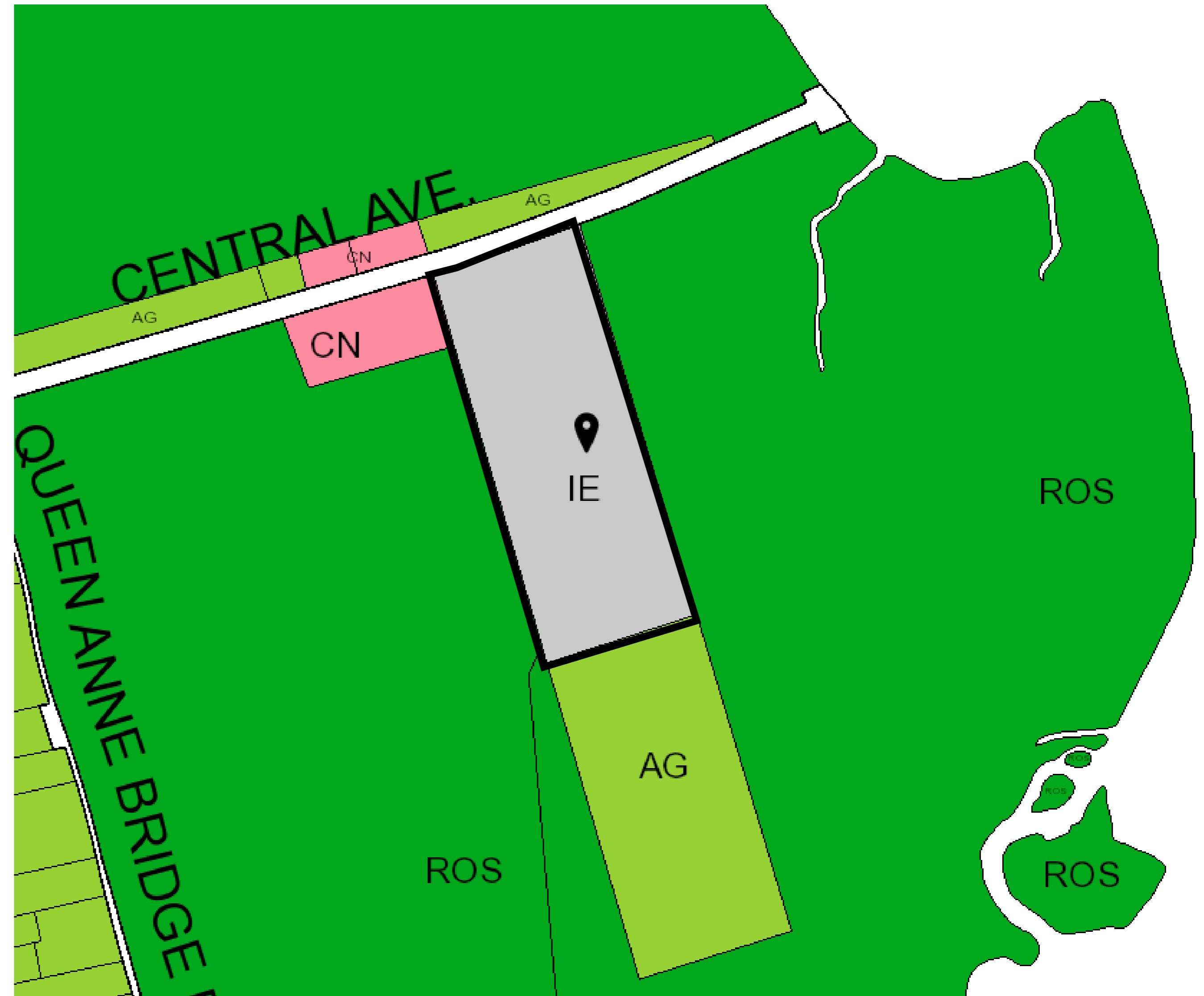
Property owner) requested their property and existing small business retain the IE Zone

Master Plan Support

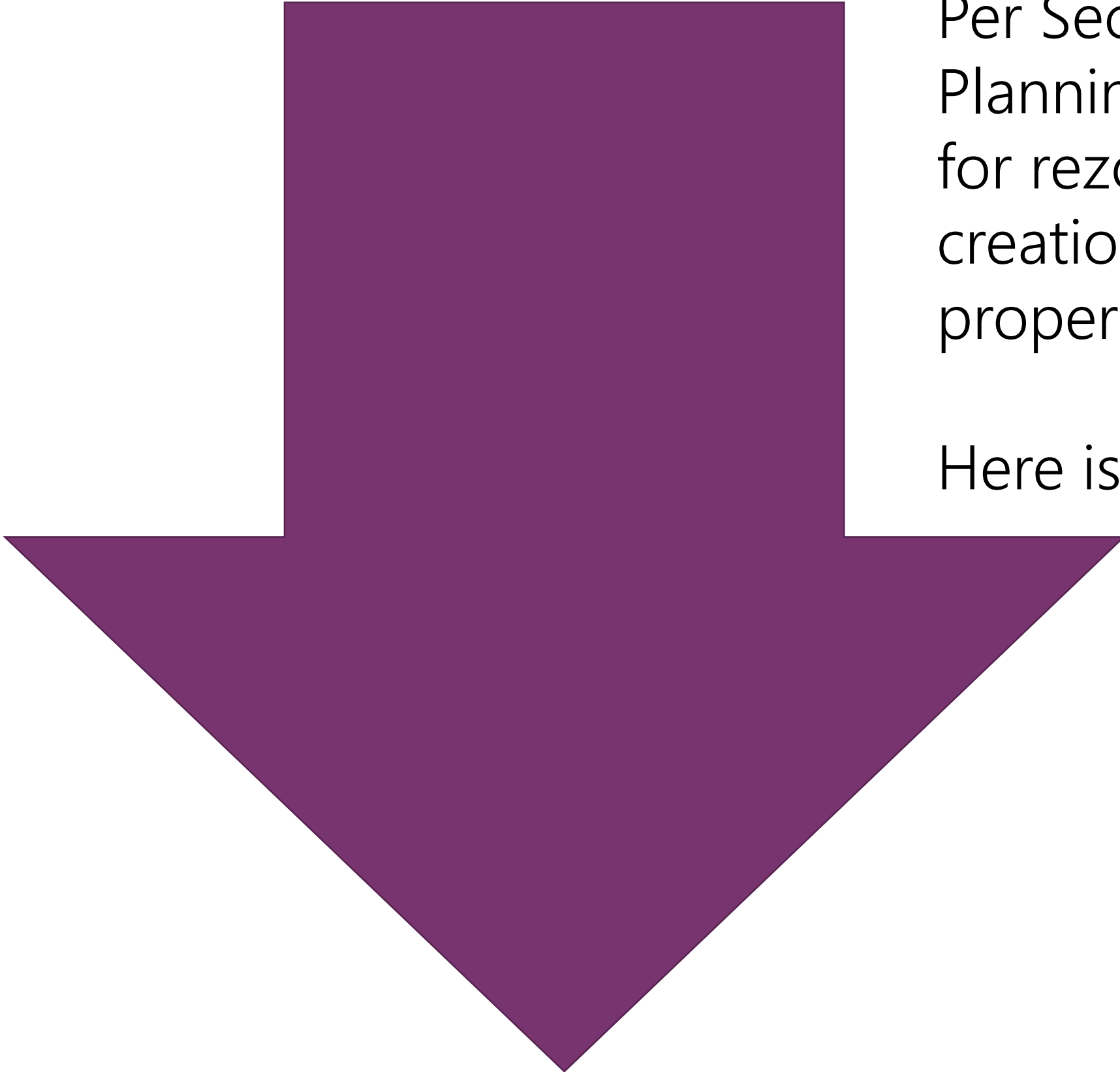
Recommends rezoning the property to AG because it is a larger property in the Rural and Agricultural Area.

Endorsed SMA

Property is unique compared to the other properties impacted by LU 2.1 and CZ 2.1 because it is non-residential and has an existing business. Revised map to retain the IE zone.



Non-conforming Use Analysis



Per Section 27-3503(a)(5)(B) require the Planning Board submit written justification for rezoning property that results in the creation of a non-conforming use if a property is rezoned to a less intense zone.

Here is the list of properties:

Non-Conforming Use Properties

Properties recommended to be zoned to a less intense zone per Section 27-4201(b)(1)

Change #	Zoning		Property			Land Use	Discussion
	Current	Proposed	Address	Lot/Parcel	Tax Account	Existing	Justification
ZC 21	AG	ROS	7704 Laurel Bowie Rd	Parcel 36	1578863	Golf Course	City-owned, protect open space if is sold to private property owner
ZC 23	IE	CGO	Zug Rd	Parcel 218	1658145	Contractor's Yard	Ensure that arts-and-entertainment-related uses are permitted
ZC 23	IE	CGO	12950 Railroad Ave	Parcel 251	1652965	Contractor's Yard	
ZC 23	IE	CGO	8333 Zug Rd	Parcel 271	1667997	Contractor's Yard	
ZC 115	AG	ROS	18509 Central Ave	Parcel 20	0725820	Solar Energy Systems, Large-Scale	City-owned, protect open space if is sold to private property owner

Other Non-Conforming Use Properties

Other notable non-conforming use properties.

Change #	Zoning		Property			Land Use	Discussion
	Current	Proposed	Address	Lot/Parcel	Tax Account	Existing	Justification
ZC 146	RR	IE	15220 Leeland Rd	Lot 1	0818450	Single-Family Detached Dwelling	Industrial/employment uses are desired in this area that has evolved to primarily to industrial/employment uses.
ZC 146	RR	IE	15524 Leeland Rd	Parcel 17	0743542	Single-Family Detached Dwelling	
ZC 147	RR	IE	15620 Leeland Rd	Parcel 61	0824805	Single-Family Detached Dwelling	
ZC 148	RR	IE	15700 Leeland Rd	Parcel 251	0713966	Single-Family Detached Dwelling	
ZC 148	RR	IE	15720 Leeland Rd	Parcel 76	0739730	Single-Family Detached Dwelling	
ZC 148	RR	IE	15800 Leeland Rd	Parcel 19 (Portion)	3466240	Single-Family Detached Dwelling	

Project Timeline

July 2022 – July 2023



Contact Information



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Visit our website

<https://www.mncppc.org/3390/Bowie-Mitchellville-Master-Plan>

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