



PROPOSED
BOWIE-MITCHELLVILLE
AND VICINITY

SECTIONAL MAP AMENDMENT
JOINT PUBLIC HEARING
MAY 9, 2023

Thomas Lester

Project Manager | Community Planning Division

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



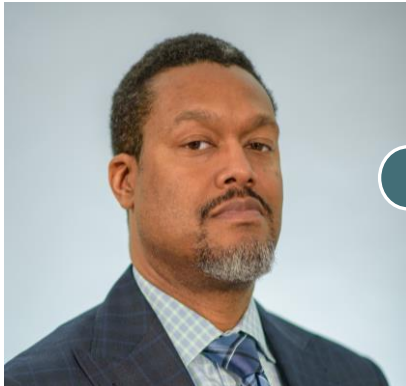
MEET THE TEAM



Thomas Lester,
Project Manager



Redowan Kaushik,
Graduate Intern



Kierre McCune,
Supervisor,
Master Plans and
Studies Section

AGENDA

1. Introduction
2. SMA Boundary and Goals
3. Existing/Proposed Zoning Maps
4. Comprehensive Zoning Policies
5. Zoning Changes and Inventory
6. Schedule
7. Questions

PROPOSED

BOWIE-MITCHELLVILLE AND VICINITY

SECTIONAL MAP AMENDMENT

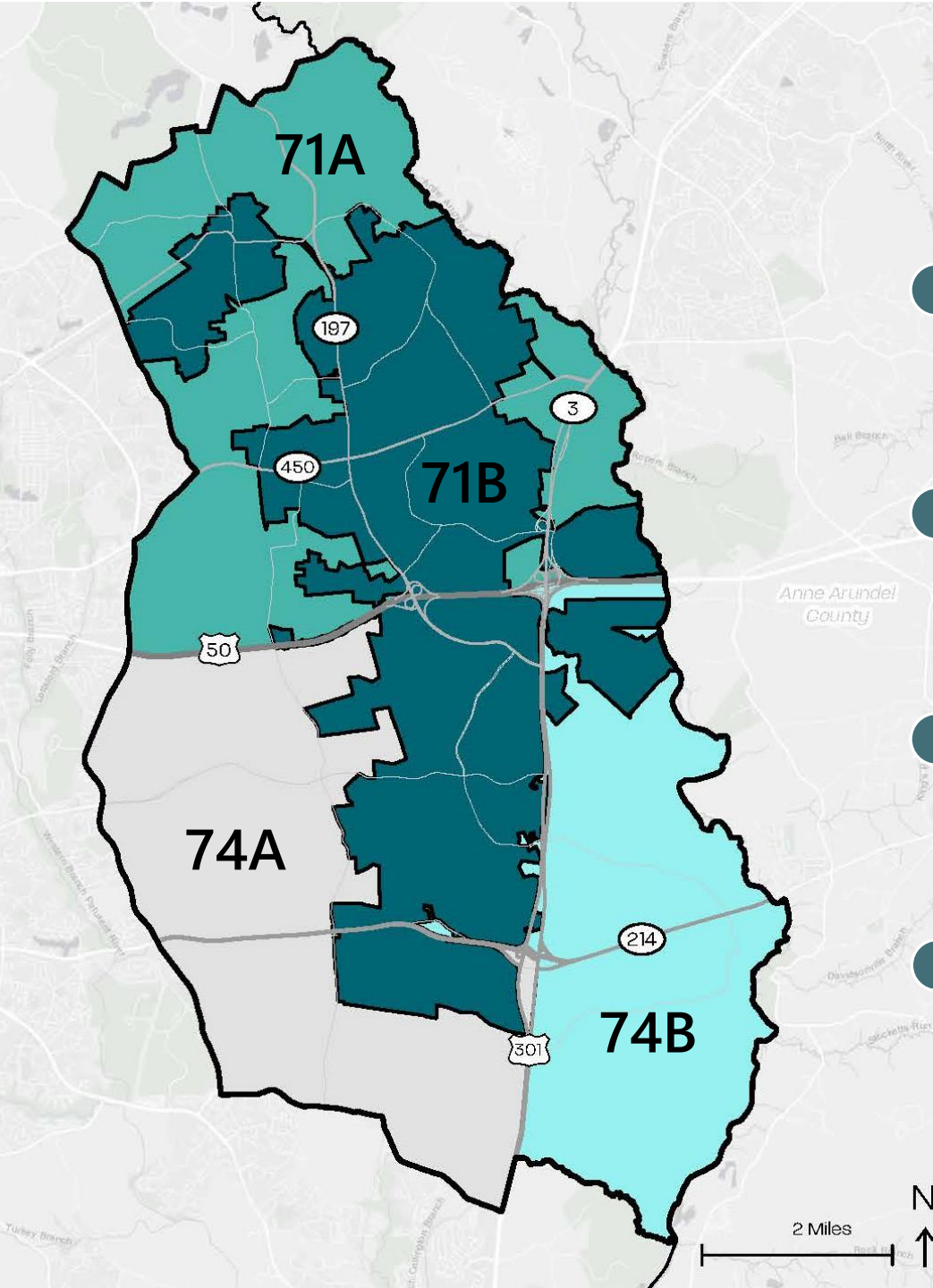




INTRODUCTION

The District Council initiated the Bowie-Mitchellville and Vicinity Sectional Amendment (SMA) on July 12, 2022. The Bowie-Mitchellville and Vicinity SMA is the second phase of the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan, approved on March 8, 2022, that will apply the recommended zones specified in the Comprehensive Zoning Chapter of the master plan to properties in the plan area.

SMA BOUNDARY



- PA 71A Bowie & Vicinity
- PA 71B City of Bowie
- PA 74A Mitchellville & Vicinity
- PA 74B Collington & Vicinity



SMA GOALS

- Implement the master plan's Comprehensive Zoning chapter

- Implement the recommended future land use map

- Encourage future development that aligns with the proposed zoning



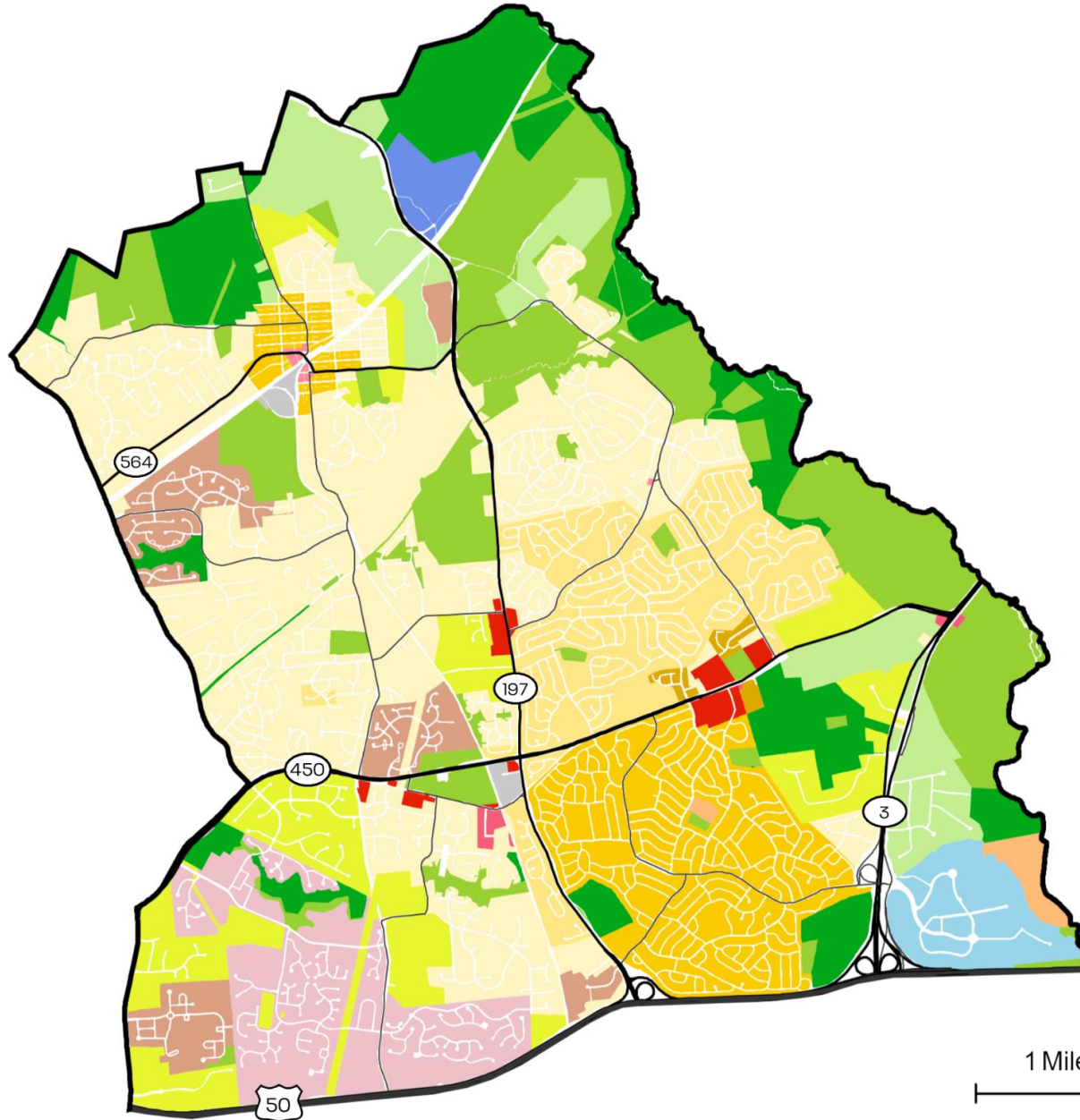
COMPREHENSIVE ZONING

ZONES DEFINED

- RE ● Residential Estate
- RR ● Residential, Rural
- RSF-95 ● Residential, Single-Family - 95
- RSF-65 ● Residential, Single-Family - 65
- RSF-A ● Residential, Single-Family - Attached
- RMF-12 ● Residential Multifamily - 12
- RMF-48 ● Residential Multifamily - 48
- CN ● Commercial, Neighborhood
- CS ● Commercial, Service
- CGO ● Commercial, General and Office
- IE ● Industrial, Employment
- IH ● Industrial, Heavy
- ROS ● Reserved Open Space
- AG ● Agricultural and Preservation
- AR ● Agricultural-Residential
- NAC ● Neighborhood Activity Center
- TAC-E ● Town Activity Center (Edge)
- TAC-C ● Town Activity Center (Core)
- LCD ● Legacy Comprehensive Design (Residential Urban)
- LMXC ● Legacy Mixed-Use Community



Existing Zoning Map North SMA Area



Residential

- RE
- RR
- RSF-95
- RSF-65
- RSF-A
- RMF-12
- RMF-20
- RMF-48

Nonresidential

- CN
- CS
- CGO
- IE
- IH

Rural and Agricultural

- ROS
- AG
- AR

Transit-Oriented/Activity Center

- NAC
- TAC-E

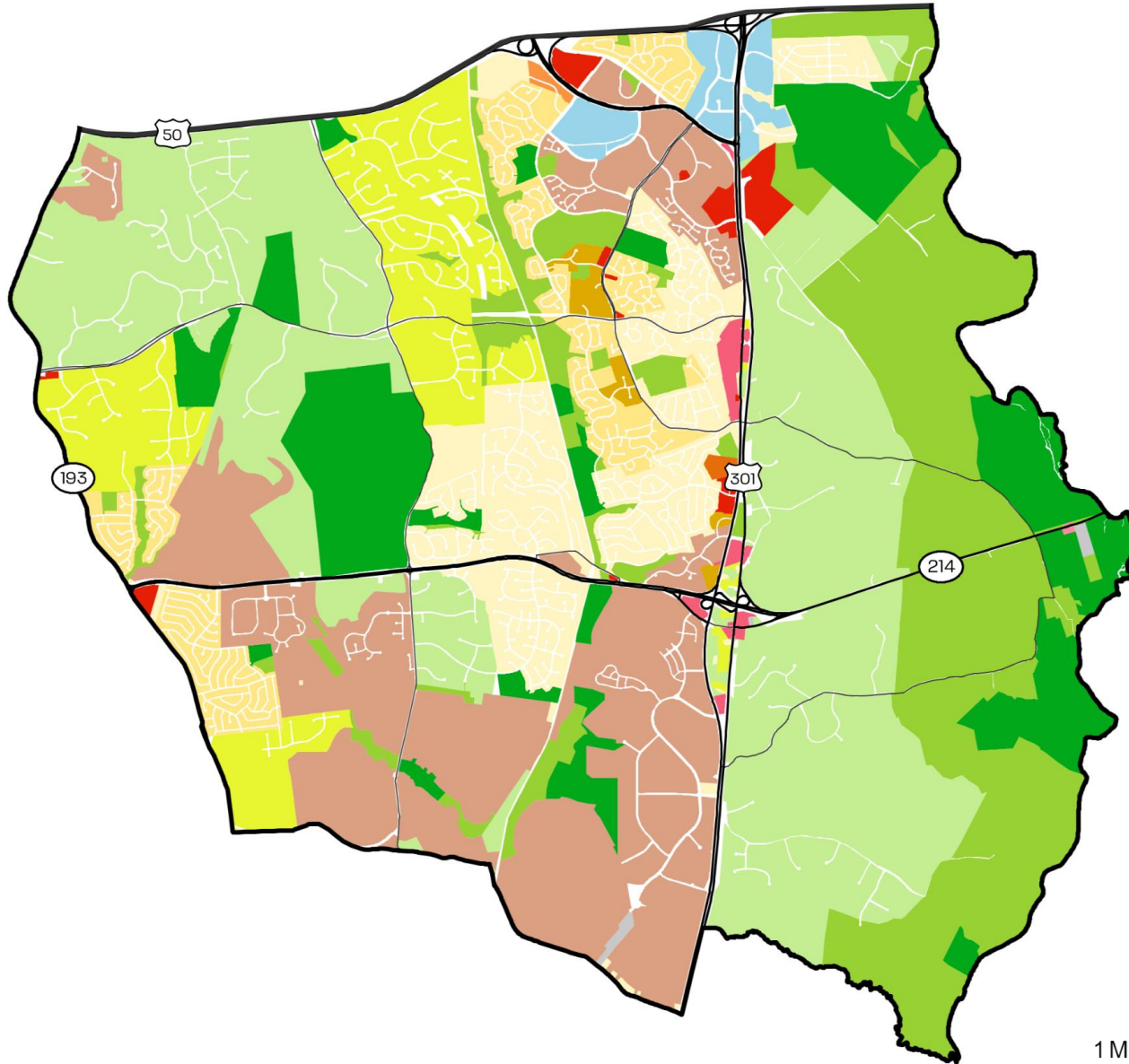
Other

- LCD
- LMXC

Highways & Major Roads



Existing Zoning Map South SMA Area



Residential

- RE
- RR
- RSF-95
- RSF-65
- RSF-A
- RMF-12
- RMF-20
- RMF-48

Nonresidential

- CN
- CS
- CGO
- IE
- IH

Rural and Agricultural

- ROS
- AG
- AR

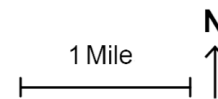
Transit-Oriented/Activity Center

- NAC
- TAC-E

Other

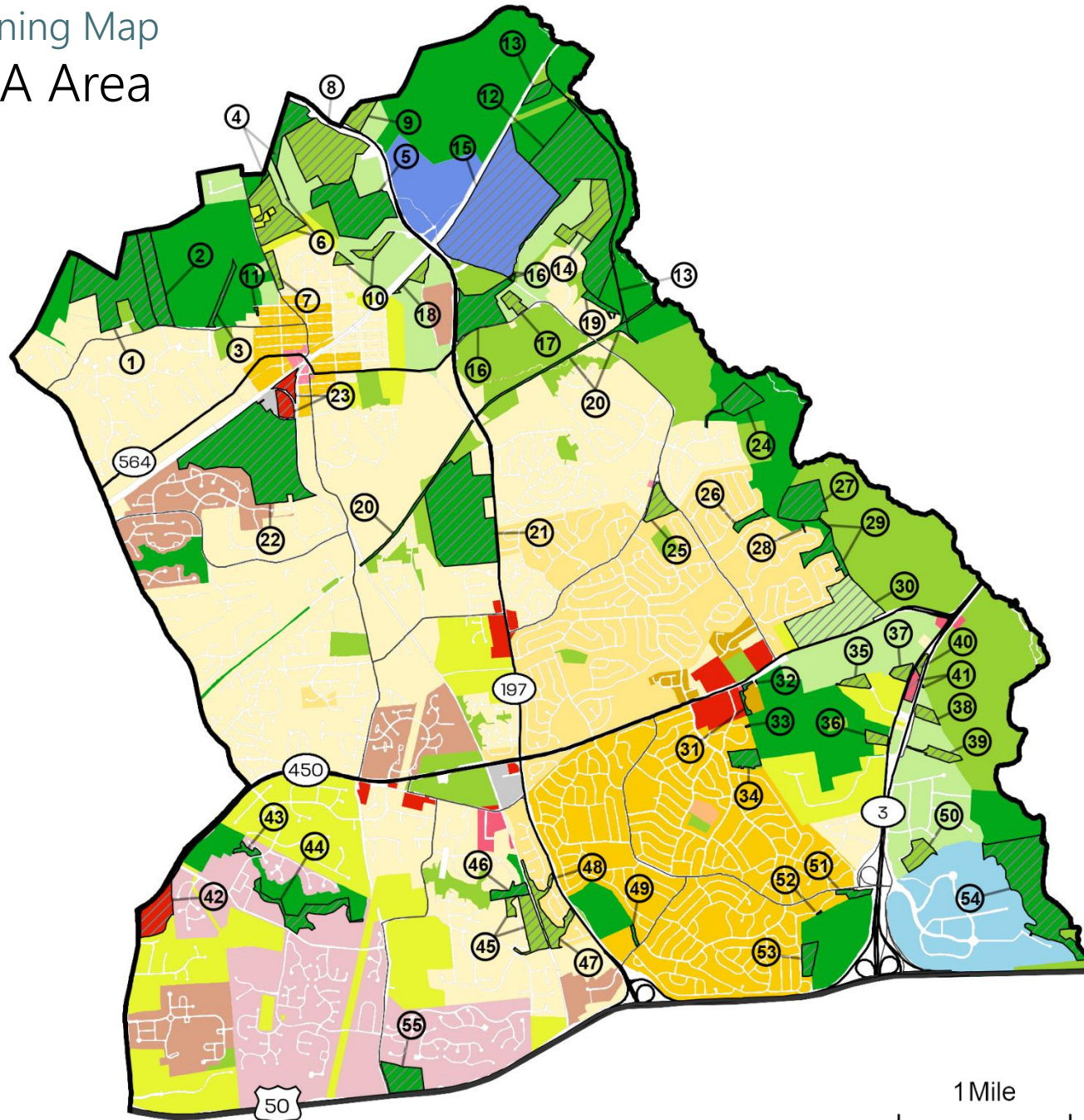
- LCD
- LMXC

Highways & Major Roads





Proposed Zoning Map North SMA Area



Residential

- RE
- RR
- RSF-95
- RSF-65
- RSF-A
- RMF-12
- RMF-20
- RMF-48

Nonresidential

- CN
- CS
- CGO
- IE
- IH

Rural and Agricultural

- ROS
- AG
- AR

Transit-Oriented/Activity Center

- NAC
- TAC-E
- TAC-C

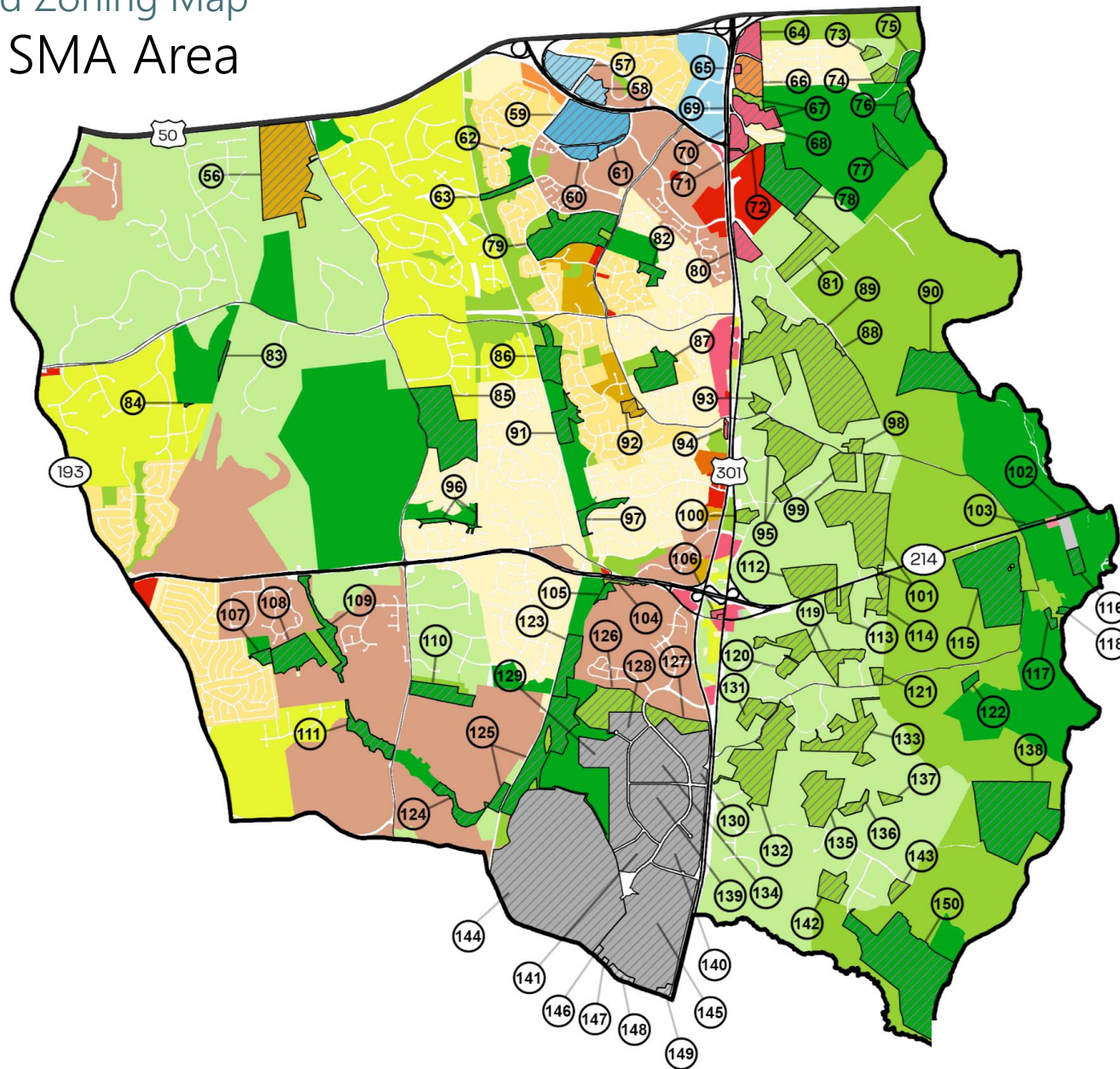
Other

- LCD
- LMXC

 Proposed Zoning Changes

 Highways & Major Roads

Proposed Zoning Map South SMA Area



Residential

- RE
- RR
- RSF-95
- RSF-65
- RSF-A
- RMF-12
- RMF-20
- RMF-48

Nonresidential

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- CS
- CGO
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Rural and Agricultural

- ROS
- AG
- AR

Transit-Oriented/Activity Center

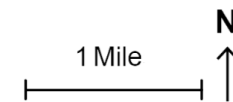
- NAC
- TAC-E
- TAC-C

Other

- LCD
- LMXC

 Proposed Zoning Changes

 Highways & Major Roads





COMPREHENSIVE ZONING POLICIES

- Areawide CZ 1
- Rural and Agricultural Area CZ 2
- Established Communities CZ 3, 4
- Bowie Local Town Center CZ 5
- BSU MARC Campus Center CZ 6
- Collington Local Employment Area CZ 7, 8, 9
- Old Town Bowie CZ 10
- MD 450 Corridor CZ 11

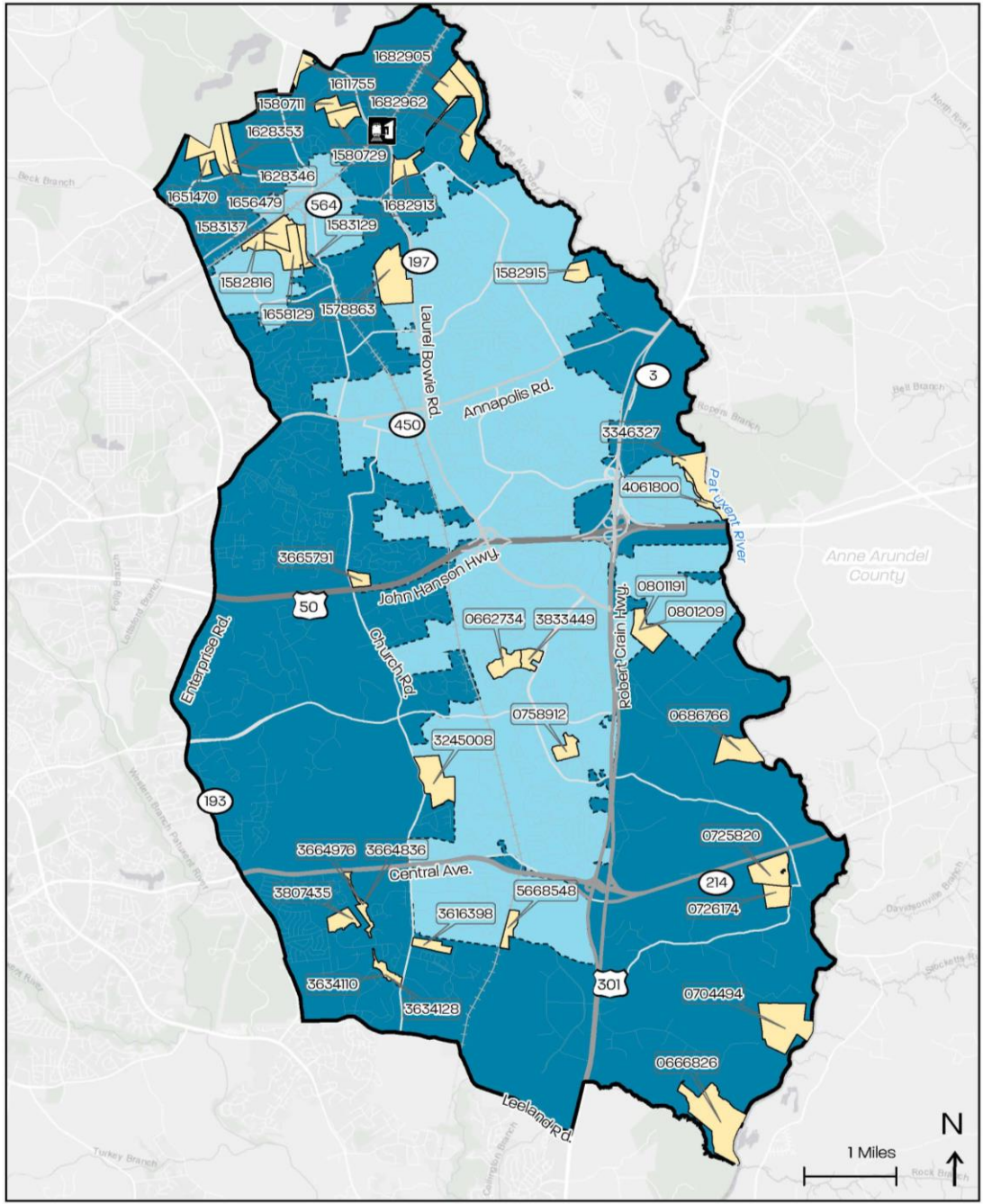


COMPREHENSIVE ZONING

Policy	Area	Policy Description
CZ 1	Areawide	Ensure community parks, environmental areas, and open space are classified under the most appropriate zoning to facilitate their preservation.
CZ 2	Rural and Agricultural	Ensure rural and agricultural areas are classified under the most appropriate zoning to support rural and agricultural land uses, and other complementary uses.
CZ 3, 4	Established Communities	<p>Include zoning changes that focus on established communities to support the recommended land uses in the master plan and discourage additional commercial development use outside of the centers.</p> <p>Ensure that properties east of US 301 have the appropriate zoning classification to support existing uses and future automobile-oriented and service uses east of the freeway.</p>
CZ 5	Bowie Local Town Center	Implement the master plan's land use policies by reclassifying properties to zones that best implement the recommended land uses.
CZ 6	BSU MARC Campus Center	Provide the appropriate zoning to ensure maximum opportunities for public-private or private development of university-supportive uses on the BSU campus.

COMPREHENSIVE ZONING

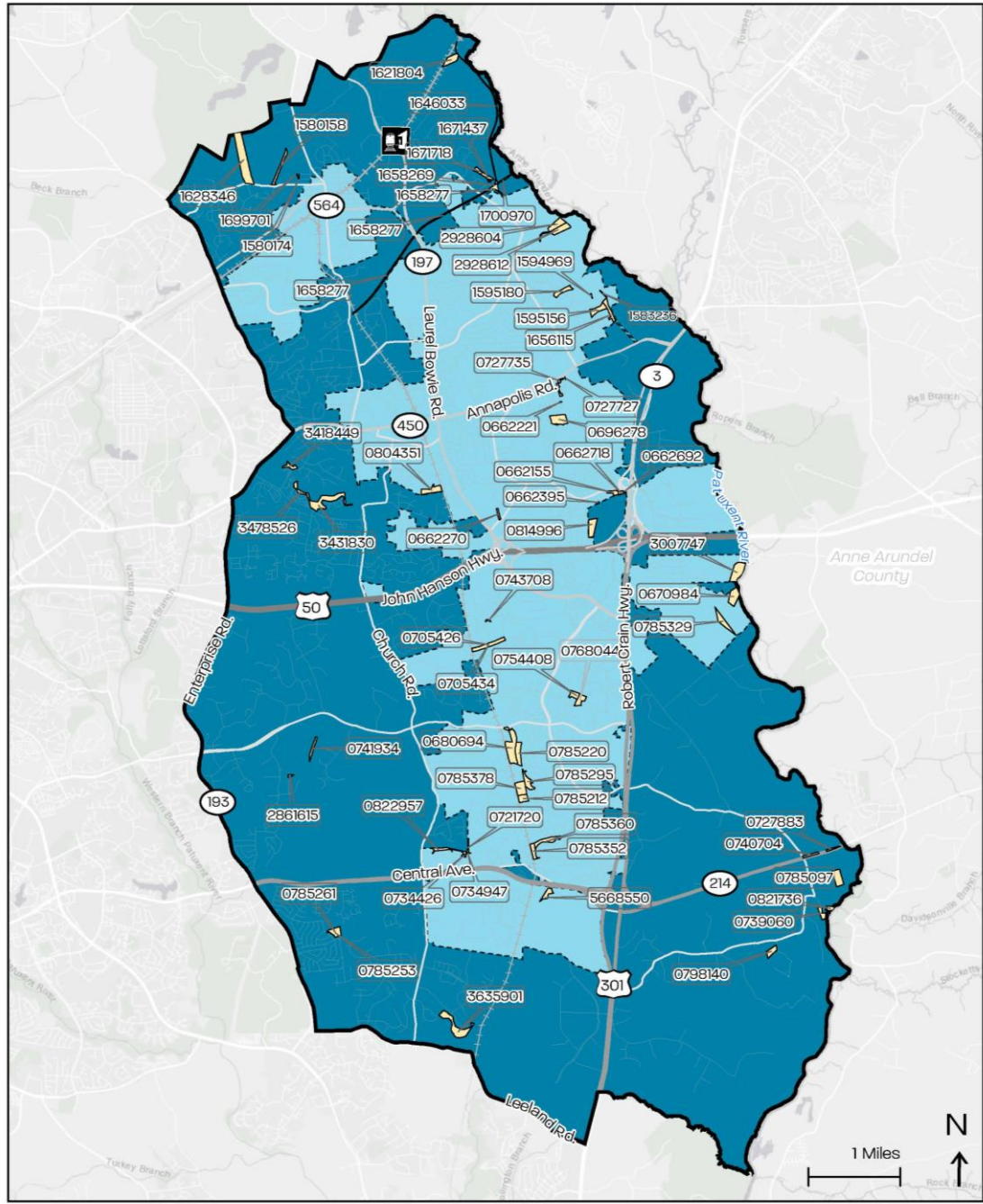
Policy	Area	Policy Description
CZ 7, 8, 9	Collington Local Employment Area	<p>Ensure the Collington Local Employment Area is classified under the best zoning to achieve the plan's goals.</p> <p>Ensure Liberty Sports Complex is classified under the appropriate zoning.</p> <p>Ensure properties along Leeland Road are classified under an Industrial/Employment zone.</p>
CZ 10	Old Town Bowie	Implement Policy LU 15.1 by ensuring the appropriate zoning for the transition, over time, of existing light industrial uses to neighborhood-scale mixed use.
CZ 11	MD 450 Corridor	Ensure properties along MD 450 Corridor are classified under appropriate zoning.



CZ 1.1 Zoning Recommendations

- Master Plan Boundary
- City of Bowie
- 1 Bowie State MARC Station
- Railroad

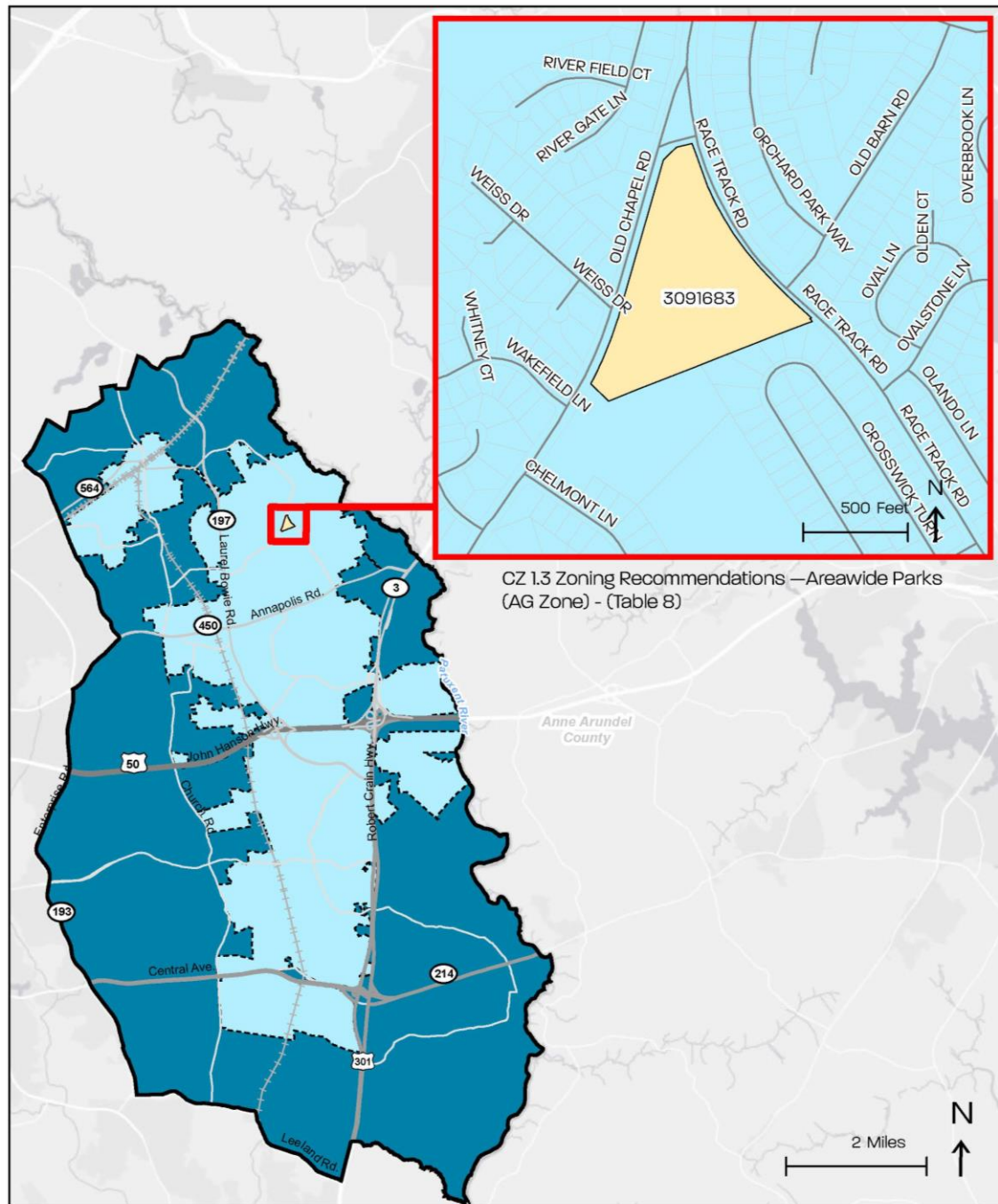
CZ 1.1 Reclassify all public properties that are at least 20 acres in size into the Reserved Open Space (ROS) Zone.



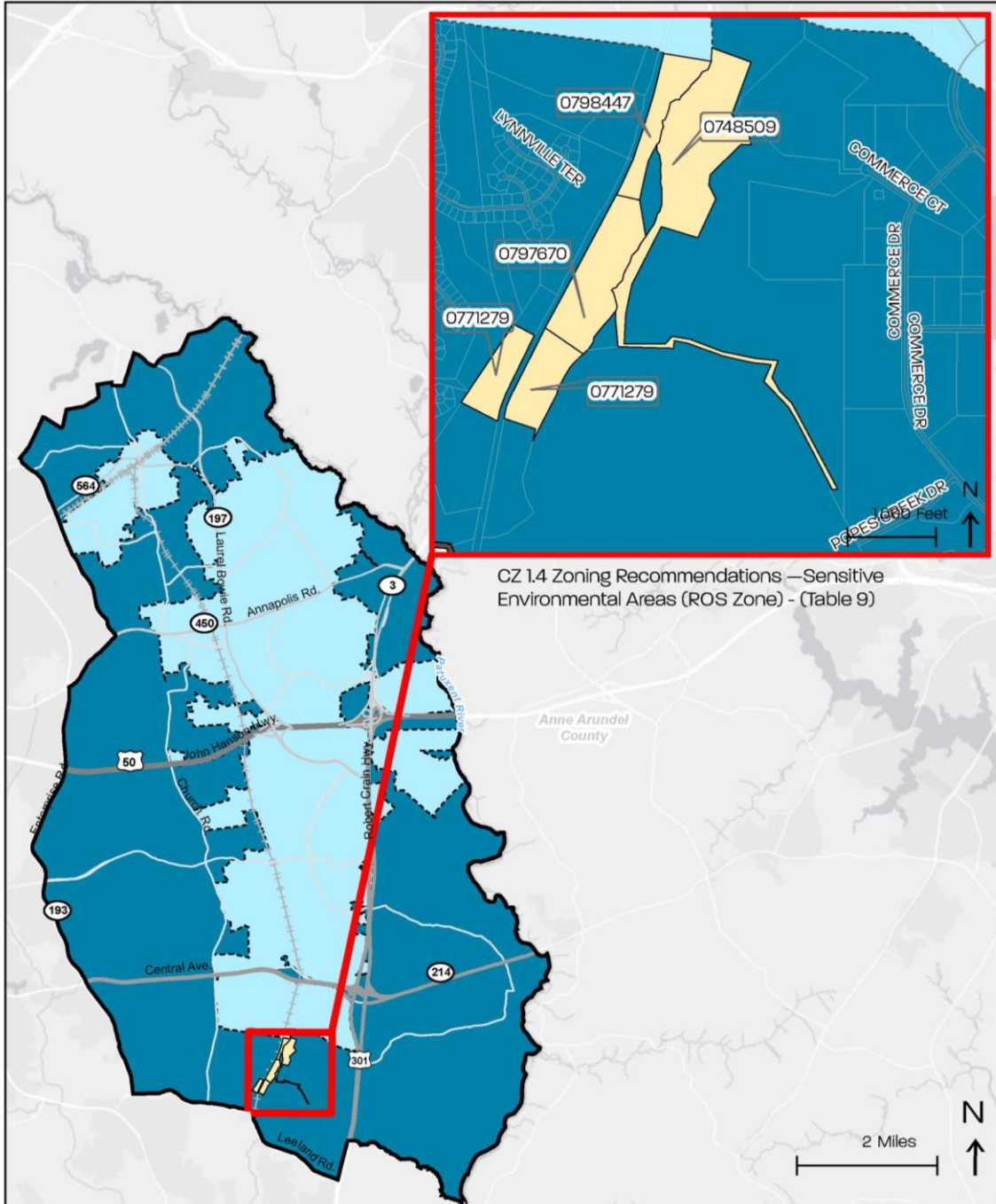
CZ 1.2 Zoning Recommendations

- Master Plan Boundary
- City of Bowie
- 1 Bowie State MARC Station
- Railroad

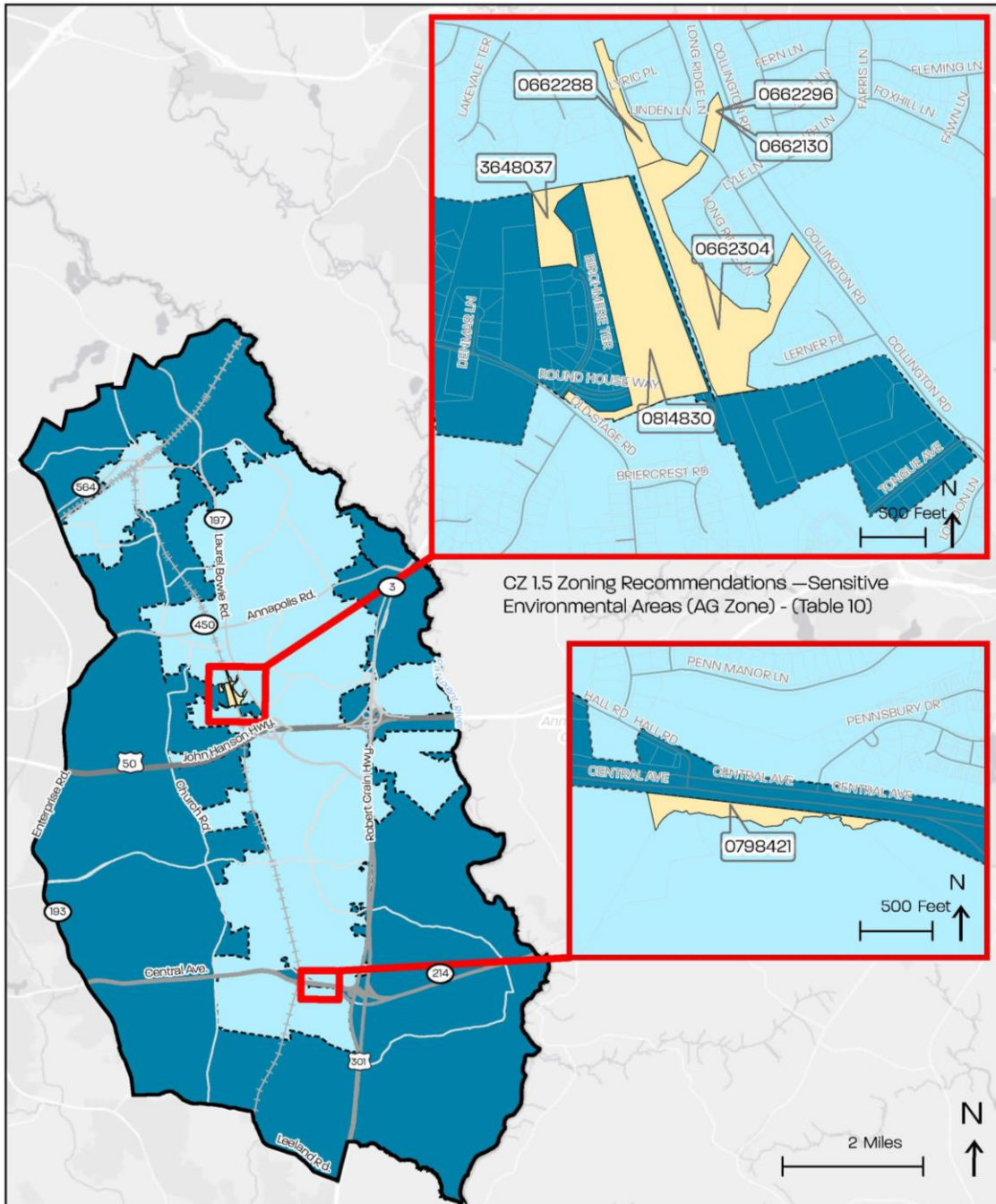
CZ 1.2 Reclassify all public properties that share a property or lot line with a parcel in the ROS Zone to the Reserved Open Space (ROS) Zone.



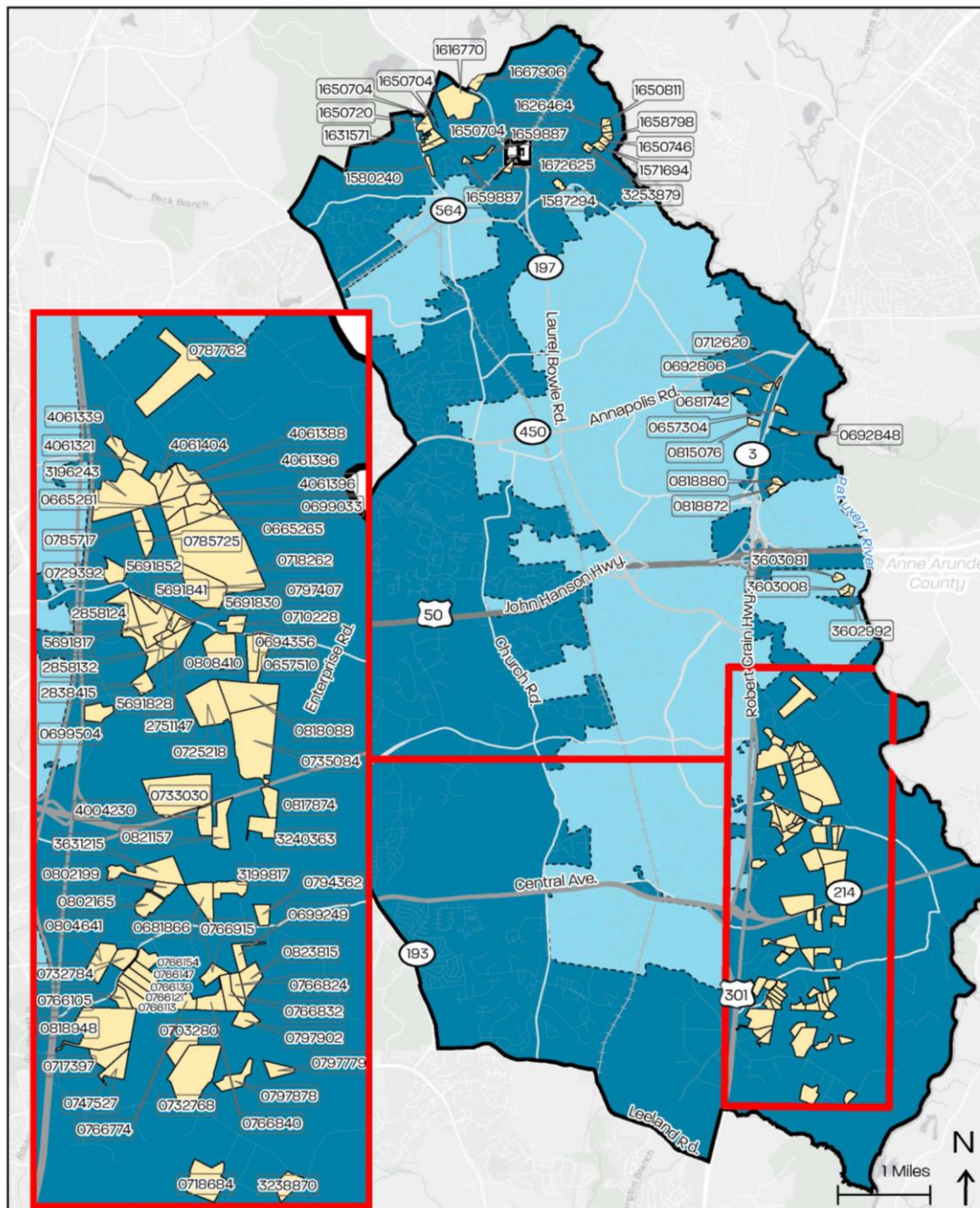
CZ 1.3 Reclassify Samuel Ogle Park into the Agriculture and Preservation (AG) Zone.



CZ 1.4 Reclassify sensitive environmental areas marked in the map to the Reserved Open Space (ROS) Zone.



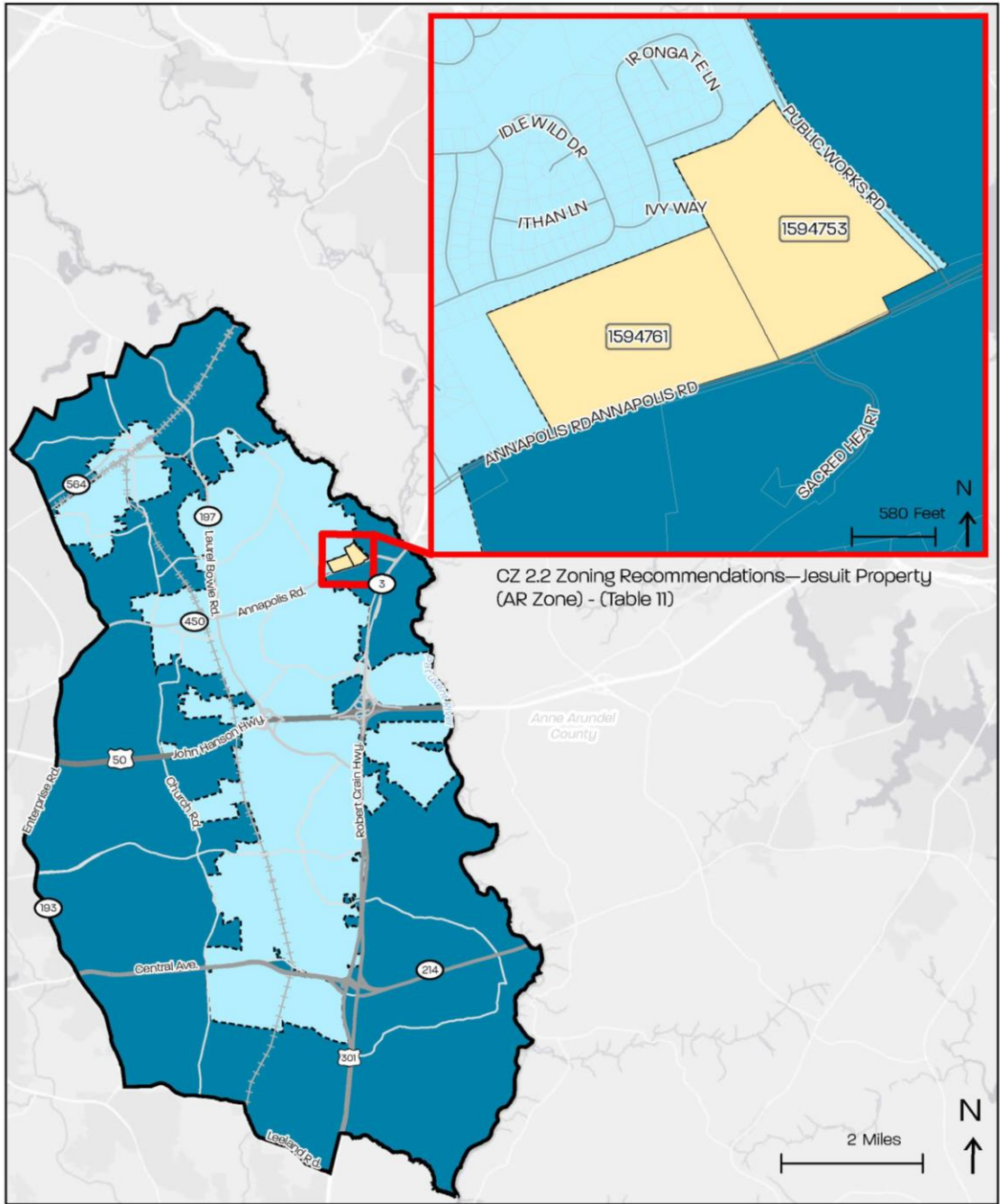
CZ 1.5 Reclassify sensitive environmental areas marked in the map to Agricultural and Preservation (AG) Zone.



CZ 2.1 Reclassify areas in the Rural and Agricultural Area to the **Agriculture and Preservation (AG) Zone** including all contiguous non-public parcels in common ownership that are greater than or equal to five acres in size and all residential properties that are equal to five acres or greater in size within the Rural and Agricultural Area and have zero or one dwelling unit. These zoning changes are recommended to limit development in the Rural and Agricultural Area to appropriate uses. This strategy does not apply to properties classified in the Reserved Open Space (ROS) Zone.

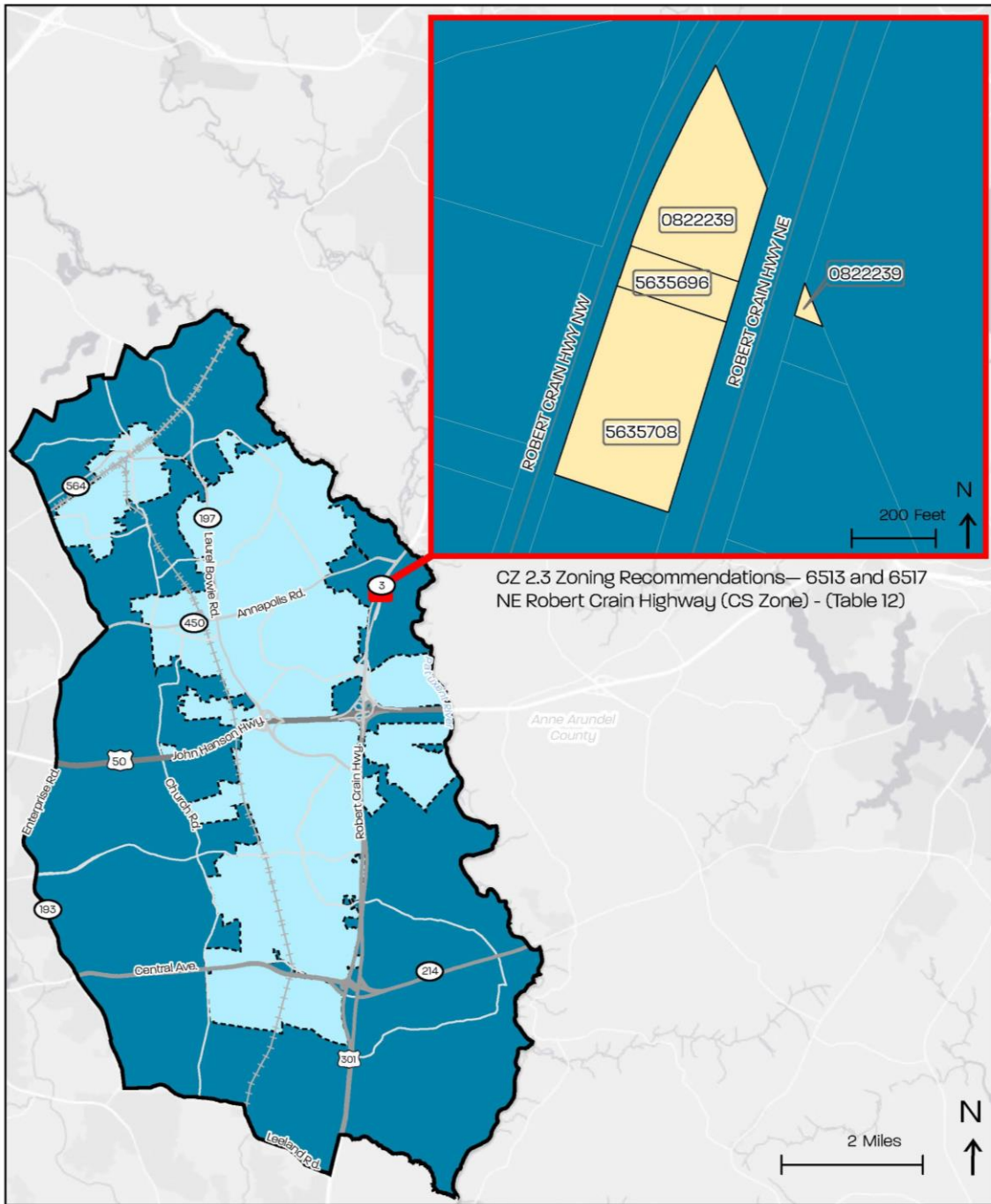
CZ 2.1 Zoning Recommendations

- Master Plan Boundary
- City of Bowie
- Bowie State MARC Station
- Railroad



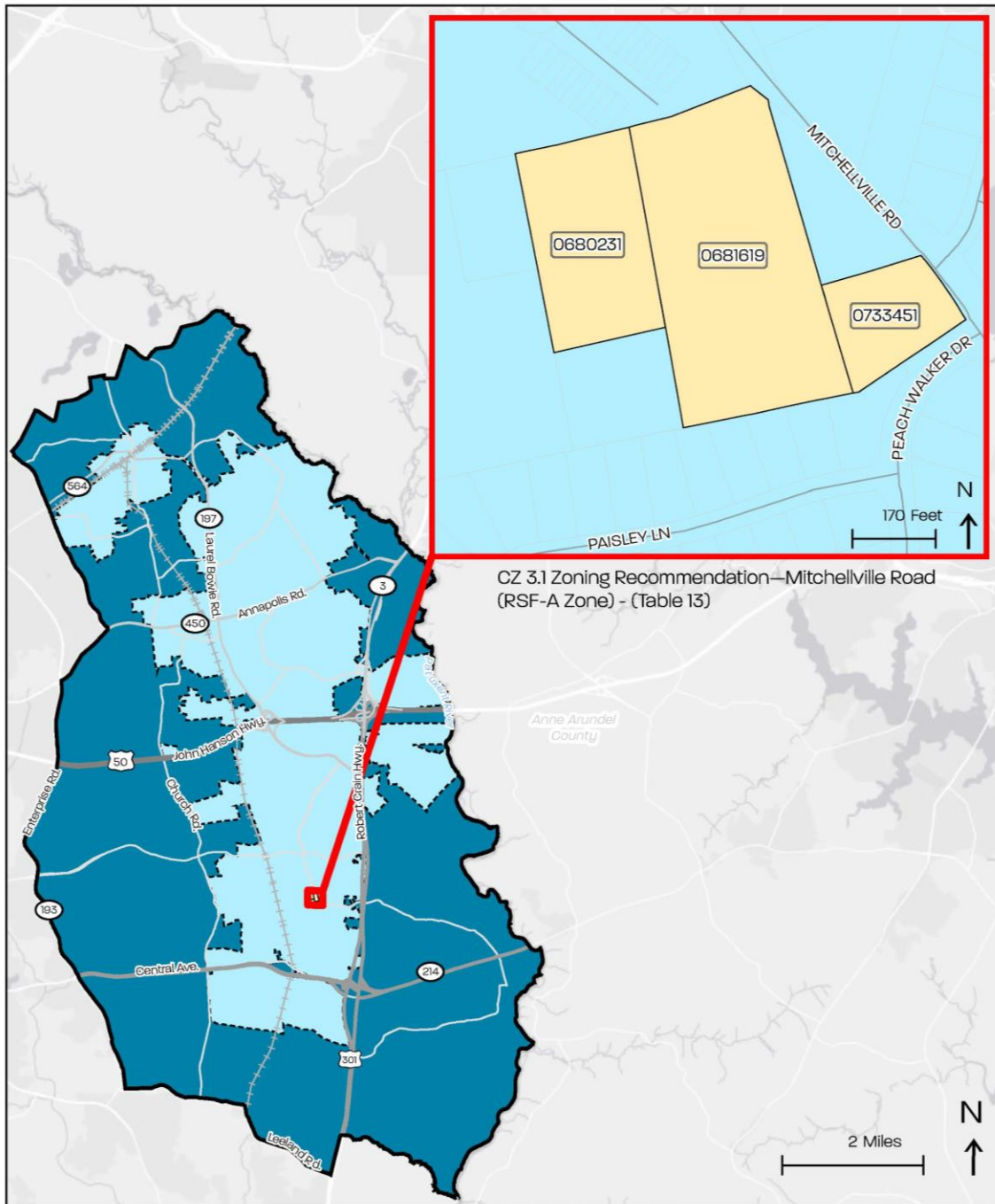
CZ 2.2 Reclassify the properties at 16200 Annapolis Road (Tax IDs 1594761 and 1594753) to the **Agricultural Residential (AR) Zone** to support rural, agricultural, and institutional uses within its existing woodland setting.

Master Plan Boundary
 City of Bowie
 Zoning Recommendations

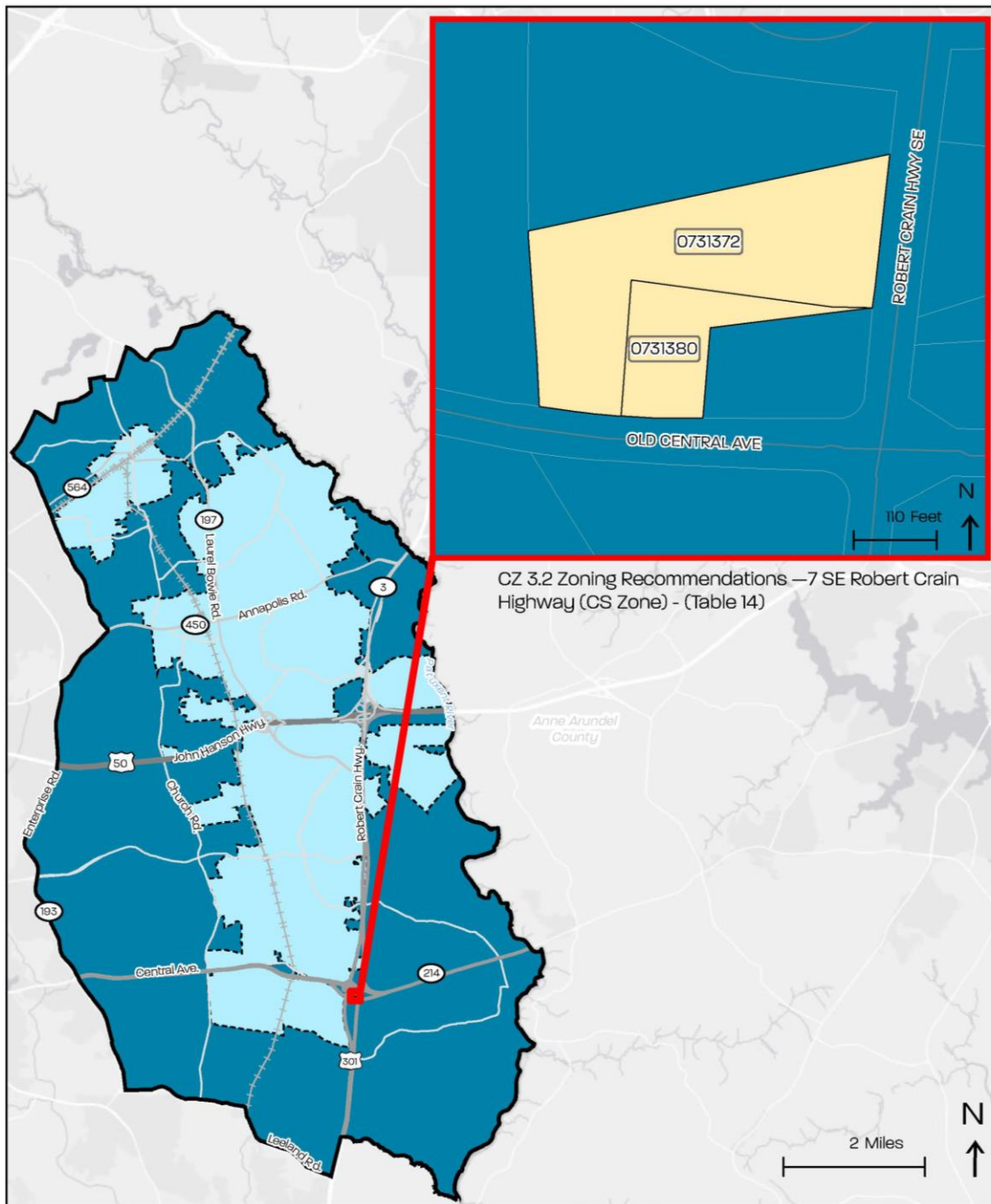


CZ 2.3 Zoning Recommendations— 6513 and 6517 NE Robert Crain Highway (CS Zone) - (Table 12)

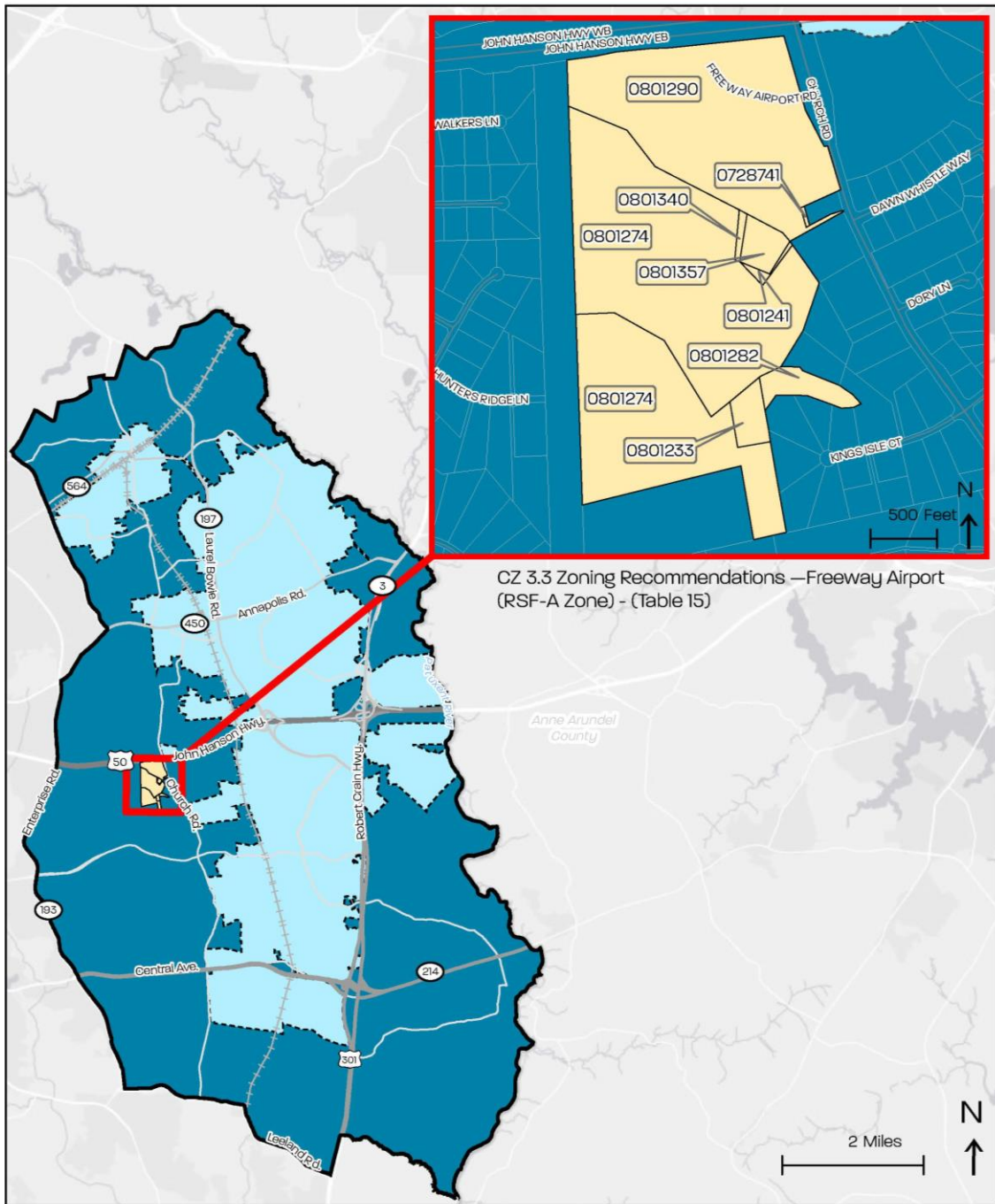
CZ 2.3 Reclassify the properties at 6513 and 6517 NE Robert Crain Highway (Tax IDs 0822239, 5635696, and 5635708) to the **Commercial, Service (CS) Zone** to support commercial land use.



CZ 3.1 Reclassify the properties at 0 Mitchellville Road (Tax ID 0681619), 1970 Mitchellville Road (Tax ID 0733451), and 15928 Peach Walker Drive (Tax ID 0680231) to the **Residential Single Family-Attached (RSF-A) Zone** to support the recommended single-family attached residential development.

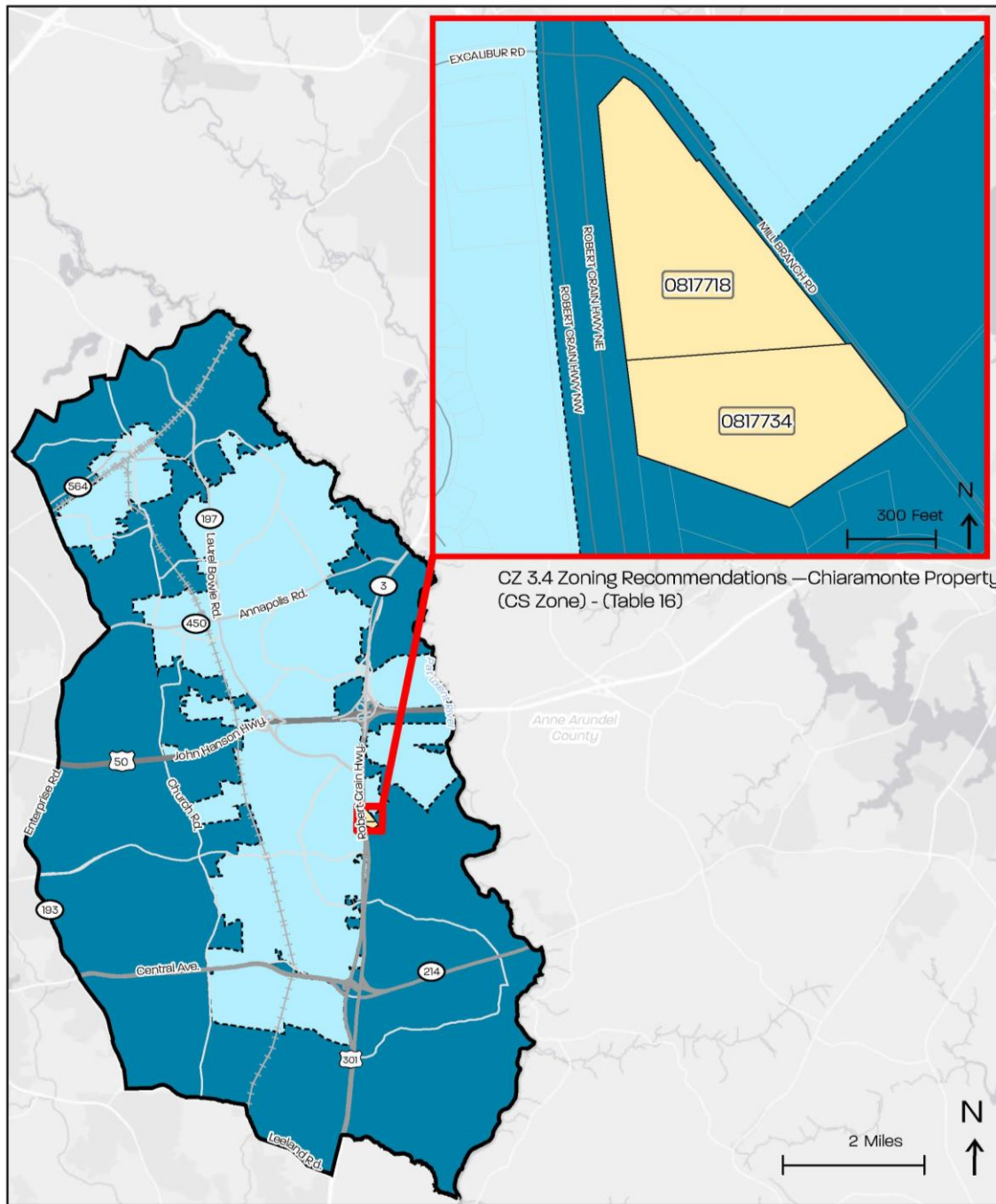


CZ 3.2 Reclassify the properties at 7 and 11 SE Robert Crain Highway (Tax ID 0731372, 0731380) as **Commercial Service (CS) Zone** to support the recommended Commercial land use category.

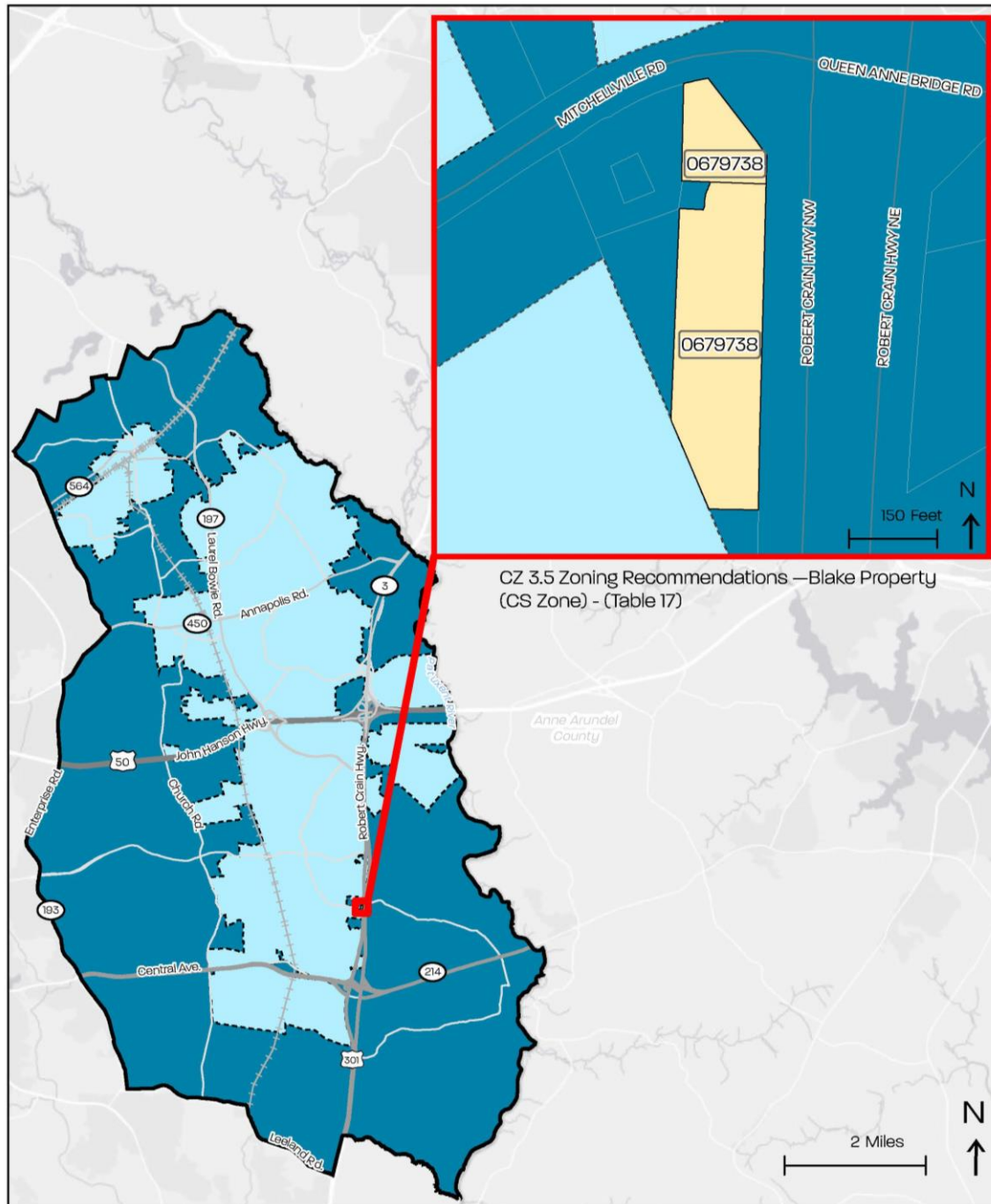


CZ 3.3 Zoning Recommendations —Freeway Airport (RSF-A Zone) - (Table 15)

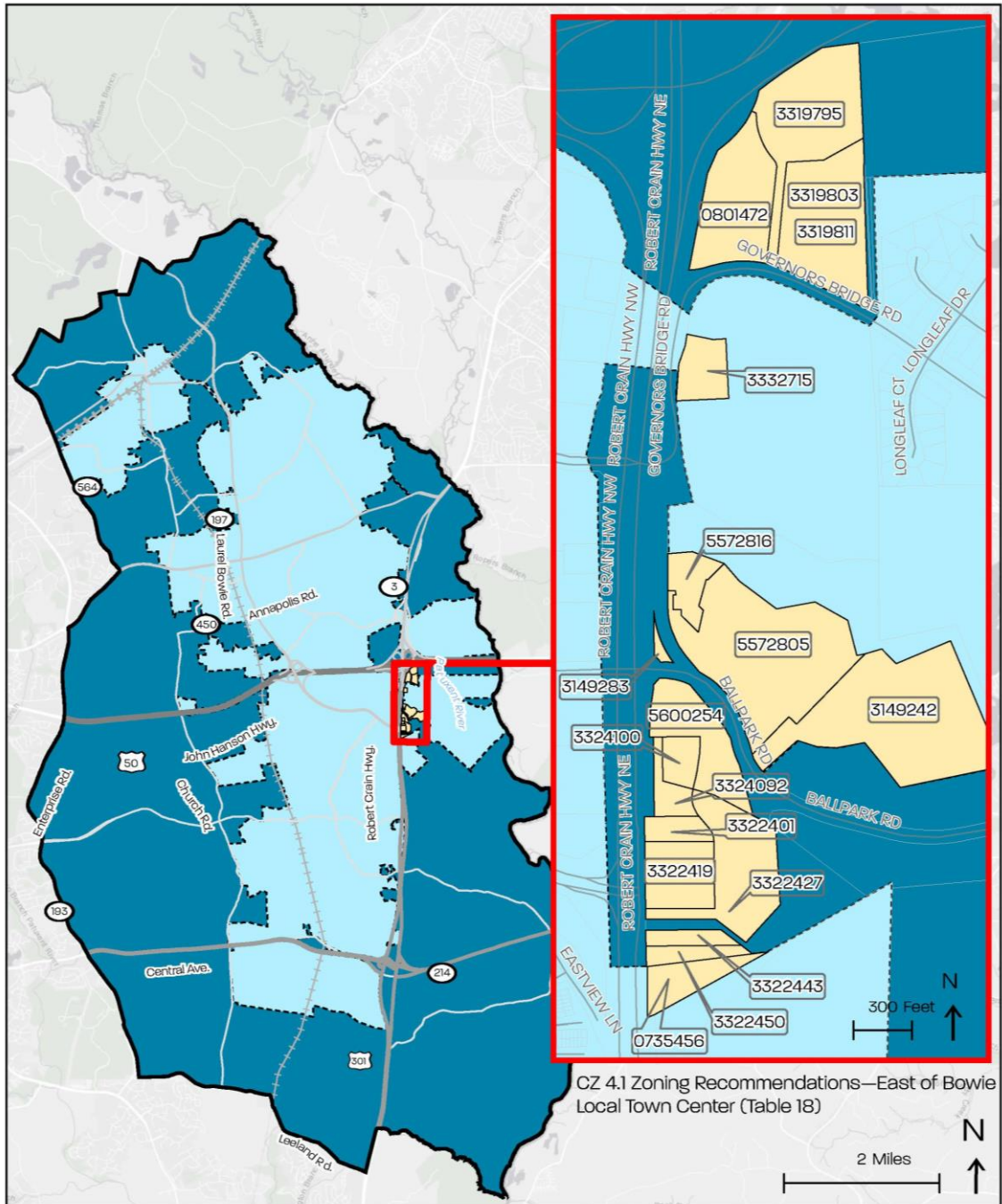
CZ 3.3 Reclassify the properties located at 3600, 3702, and 3900 Church Road (Tax ID 0801258, 0801357, 0801290, 0801340, 0801241, 0801274, 0801233, 0801282, and 0728741) known as Freeway Airport to the **Residential, Single-Family-Attached (RSF-A) Zone**.



CZ 3.4 Reclassify the properties known as the Chiaramonte properties at 3412 Robert Crain Highway/Mill Branch Road (Tax IDs 0817718 and 0817734) as **Commercial Service (CS) Zone**.



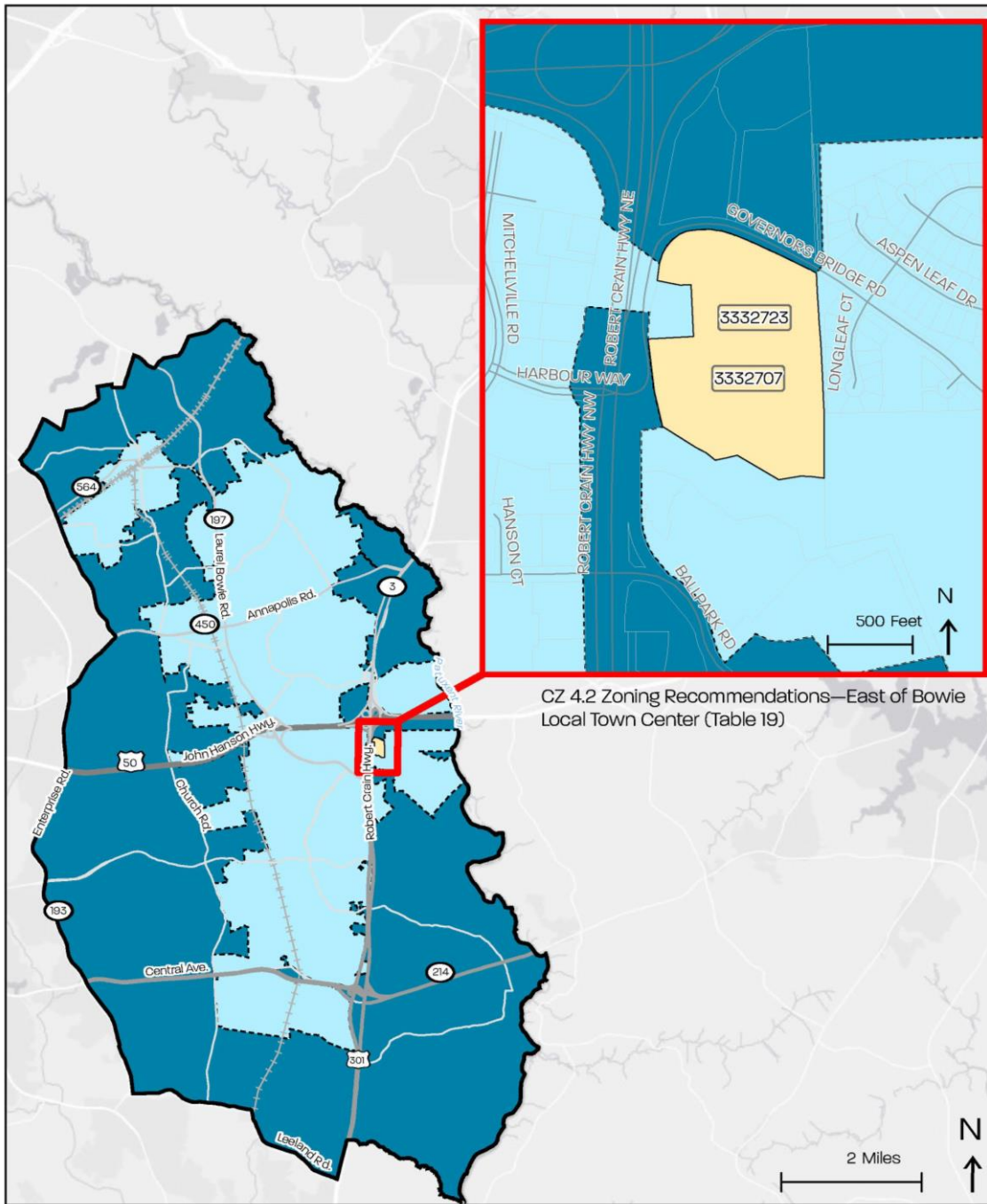
CZ 3.5 Reclassify the properties known as the Blake properties at 1800 Mitchellville Road/1808 NE Robert Crain Highway (Tax IDs 0679738 and 0679746) as Commercial Service (CS) Zone.



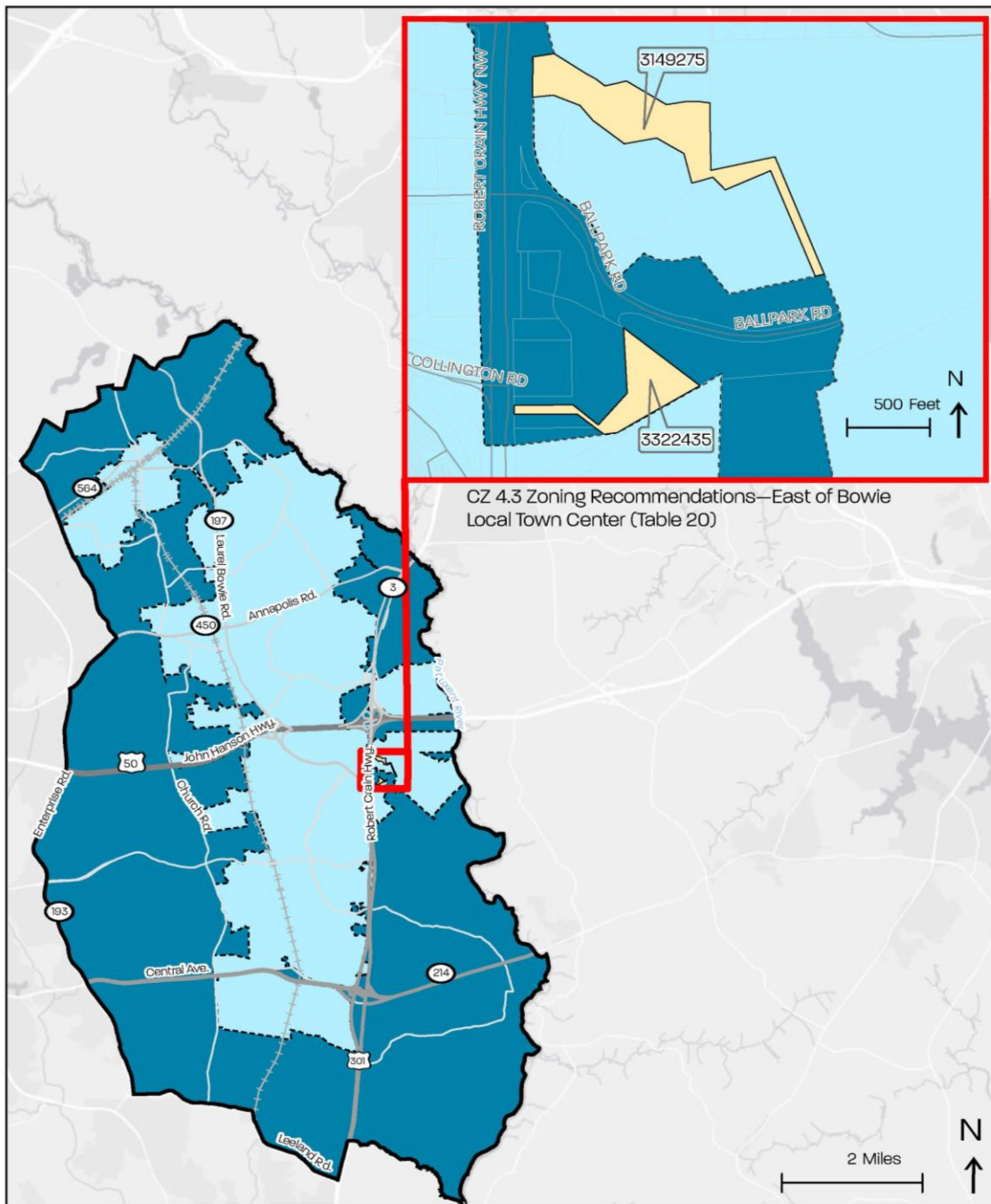
CZ 4.1 Zoning Recommendations—East of Bowie Local Town Center (Table 18)

Master Plan Boundary
 City of Bowie
 Zoning Recommendations

CZ 4.1 Reclassify properties (marked on the map) in East of Bowie Local Town Center into the **Commercial, Service (CS) Zone** to discourage mixed-use development outside of the Bowie Local Town Center.

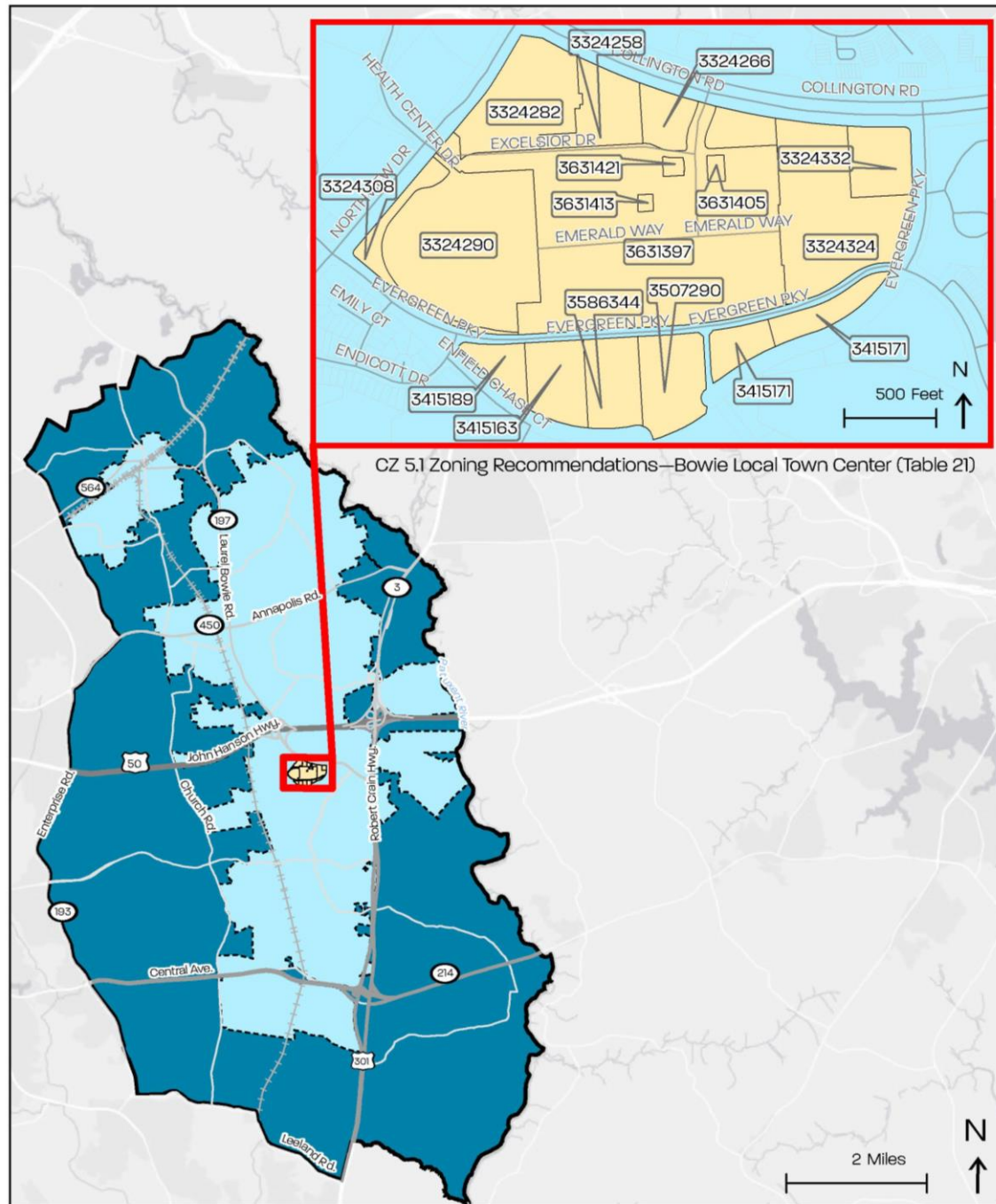


CZ 4.2 Reclassify properties (marked on the map) in East of Bowie Local Town Center into the **Residential Multifamily-20 (RMF-20) Zone** to discourage mixed-use development and reflect existing multifamily development outside of the Bowie Local Town Center.

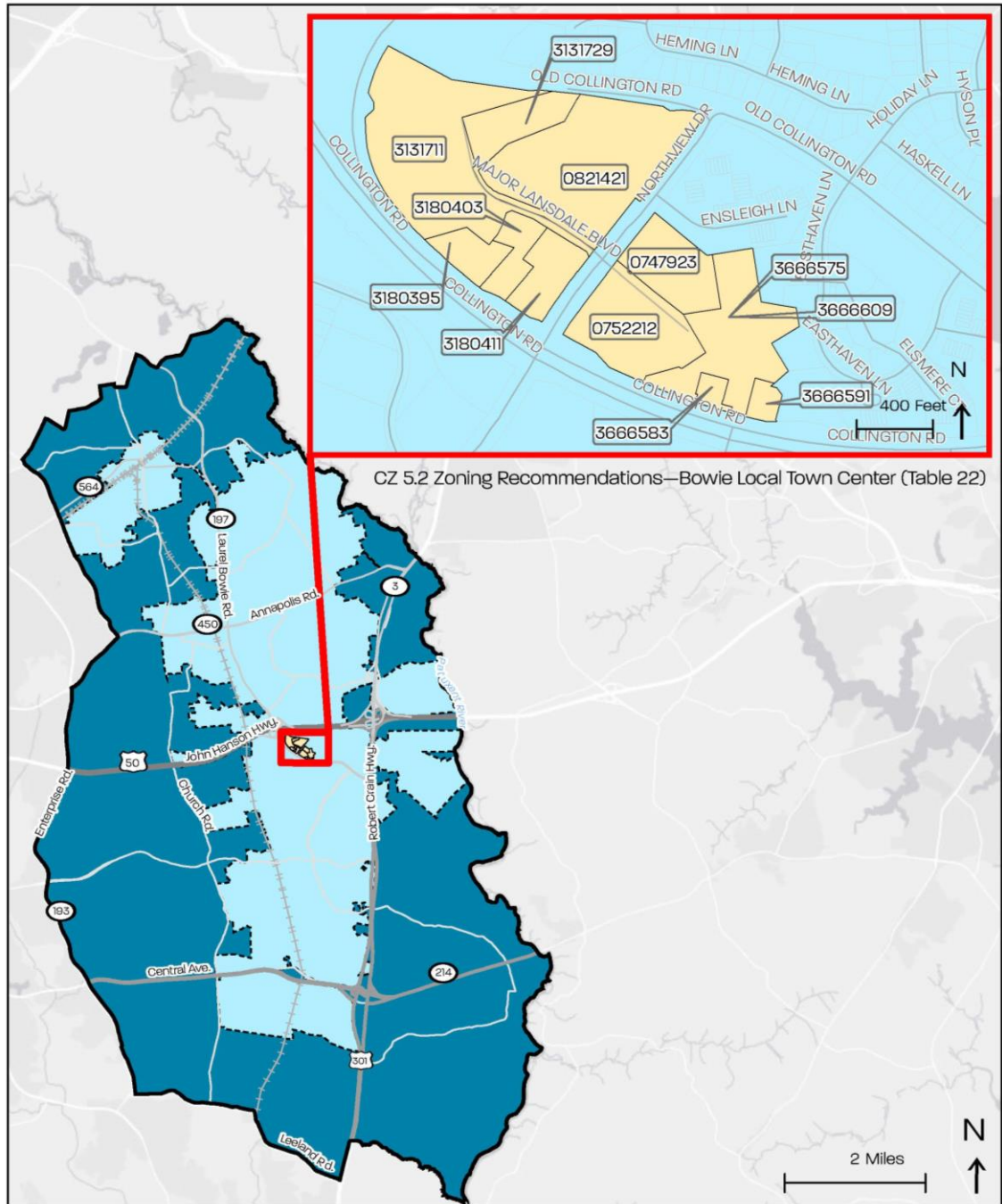


CZ 4.3 Zoning Recommendations—East of Bowie Local Town Center (Table 20)

CZ 4.3 Reclassify properties (marked on the map), east of Bowie Local Town Center into the **Agricultural and Preservation (AG) Zone** to preserve open space outside of the Bowie Local Town Center.

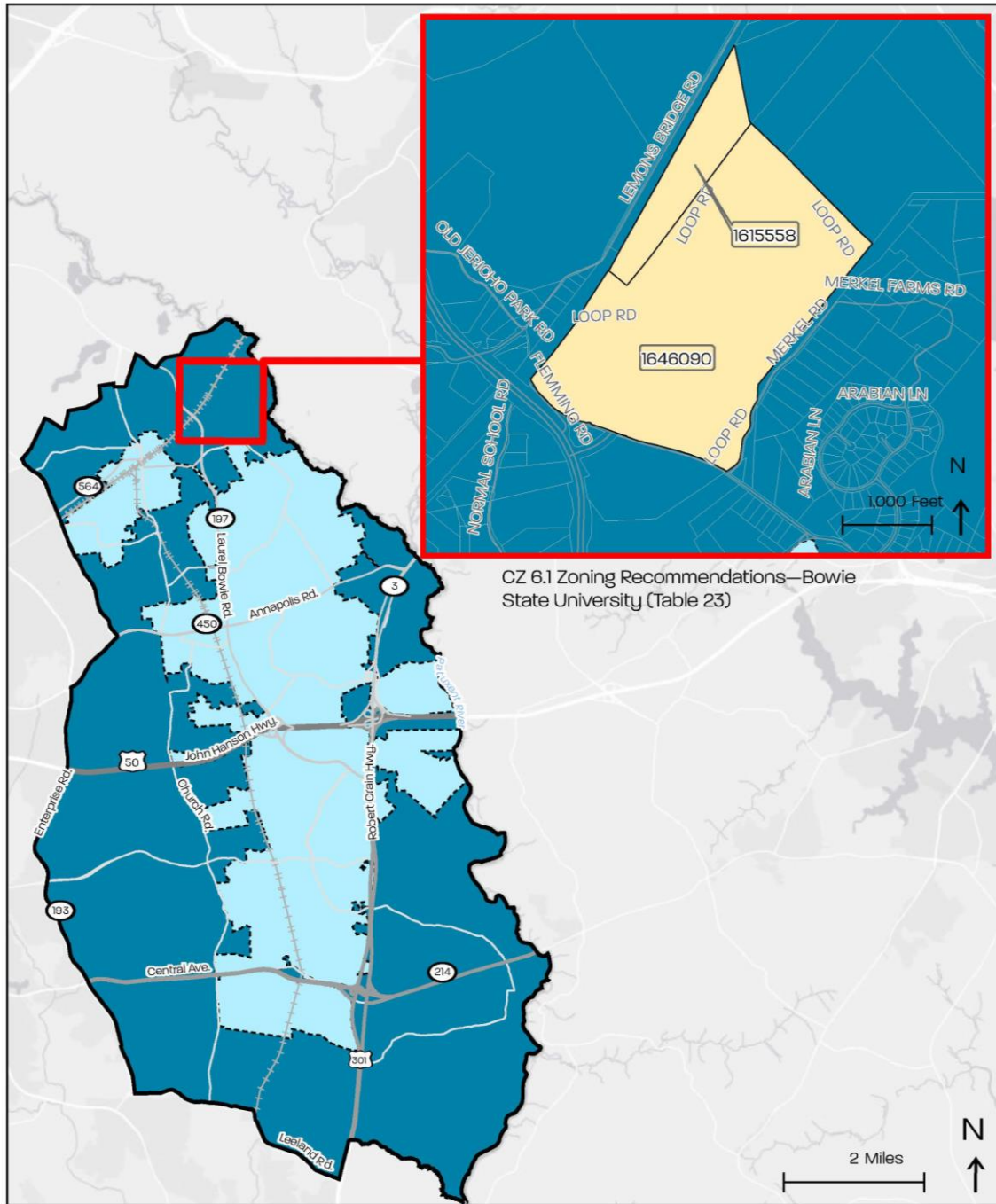


CZ 5.1 Reclassify properties (marked on the map) in Bowie Local Town Center into the **Town Activity Center—Core (TAC-C) Zone** to create the core of the Bowie Local Town Center.

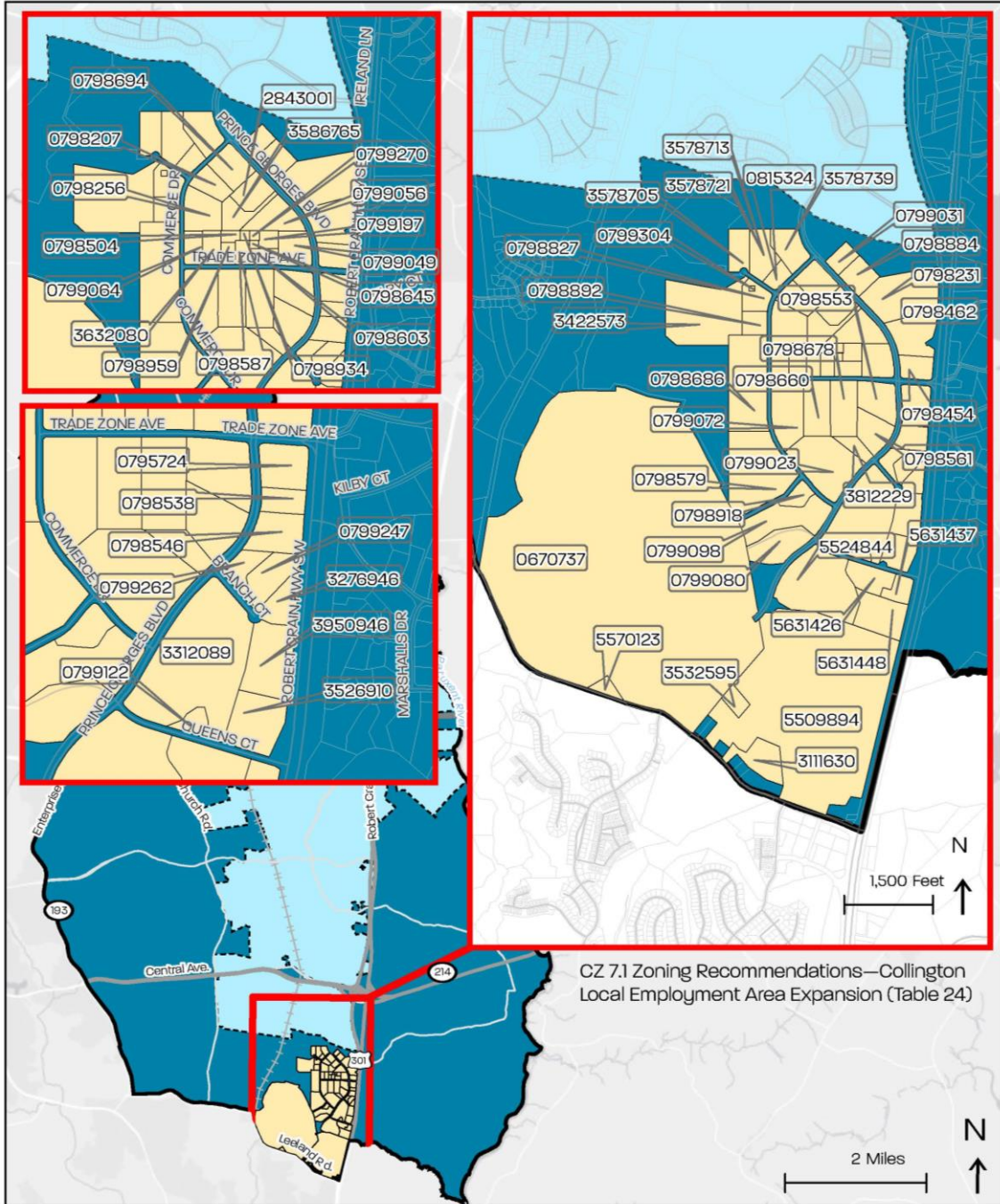


CZ 5.2 Zoning Recommendations—Bowie Local Town Center (Table 22)

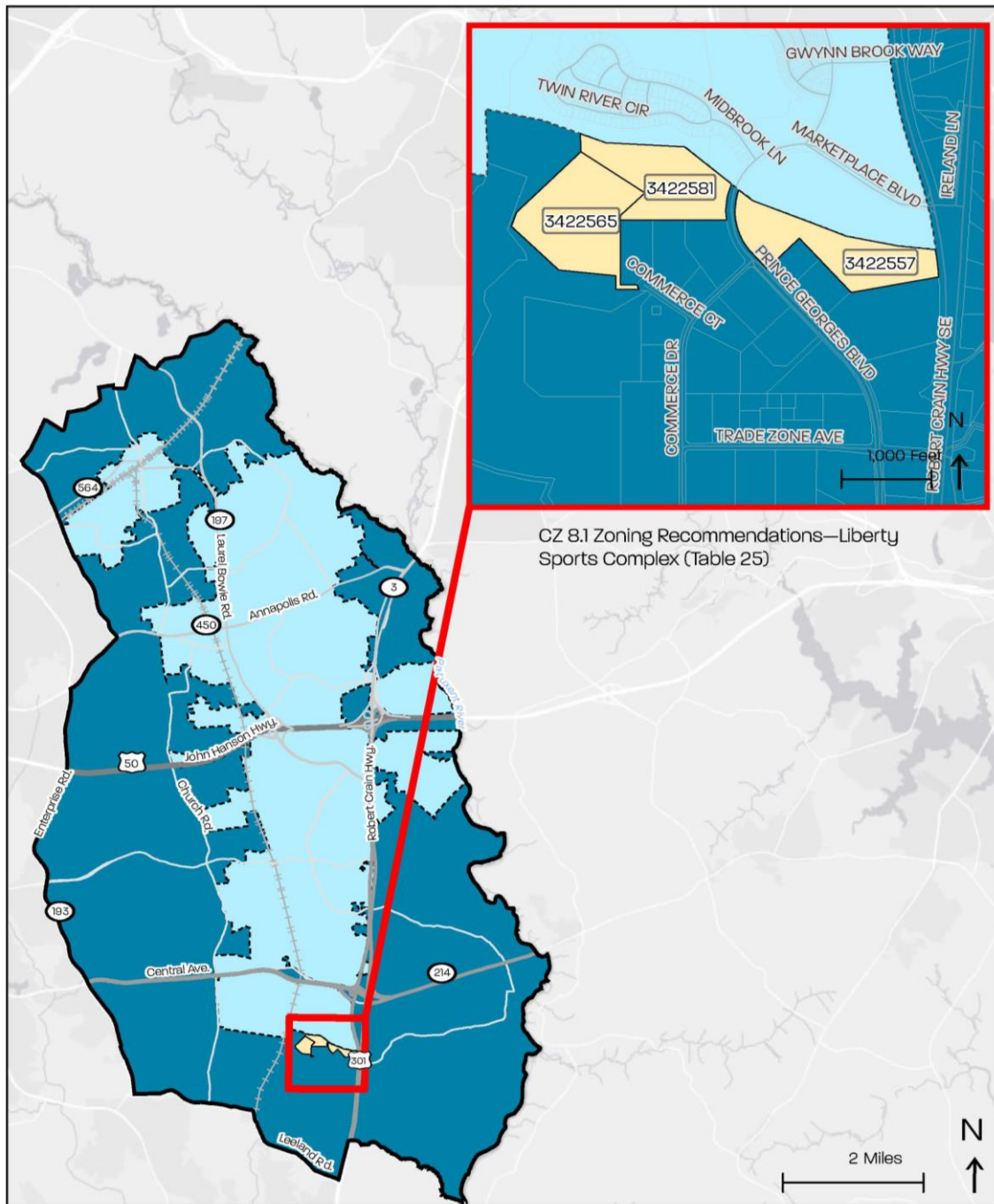
CZ 5.2 Reclassify properties (marked on the map) in Bowie Local Town Center into the **Town Activity Center—Edge (TAC-E) Zone** to create the edge of the Bowie Local Town Center.



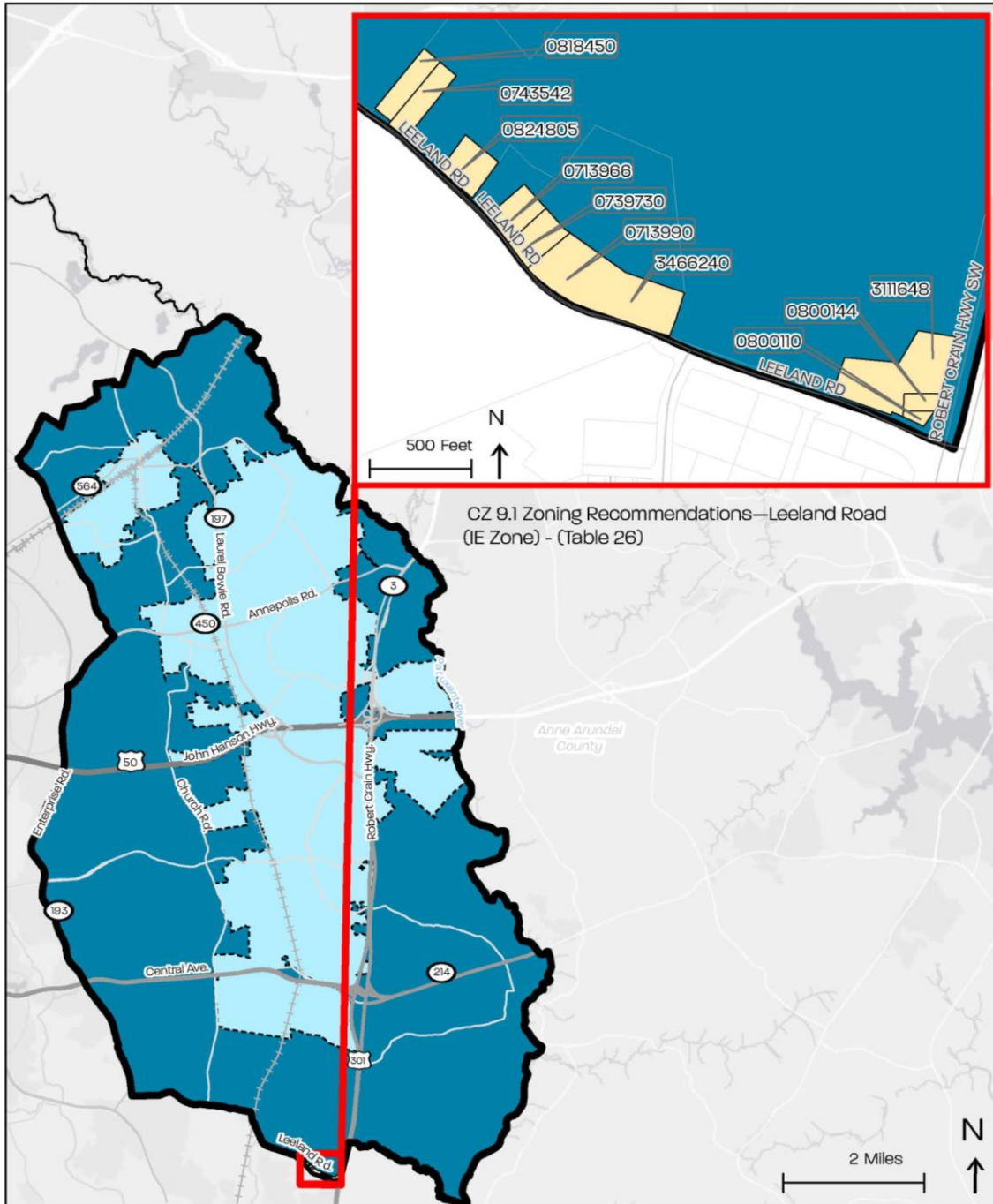
CZ 6.1 Reclassify the portion of the BSU campus within the BSU MARC Campus Center to the Neighborhood Activity Center (NAC) Zone.



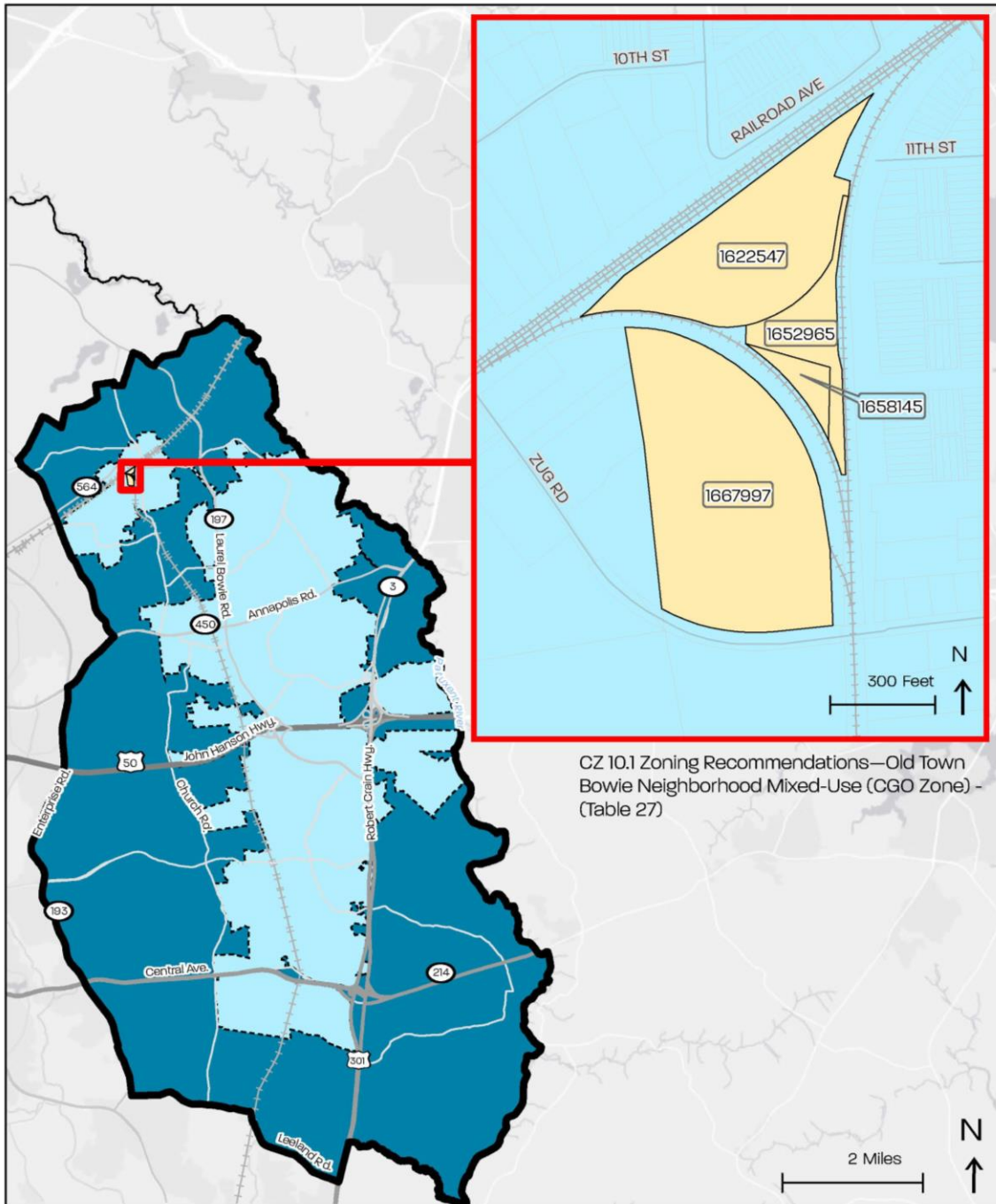
CZ 7.1 Reclassify the properties at the Collington Local Employment Area to the **Industrial, Heavy (IH) Zone** to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.



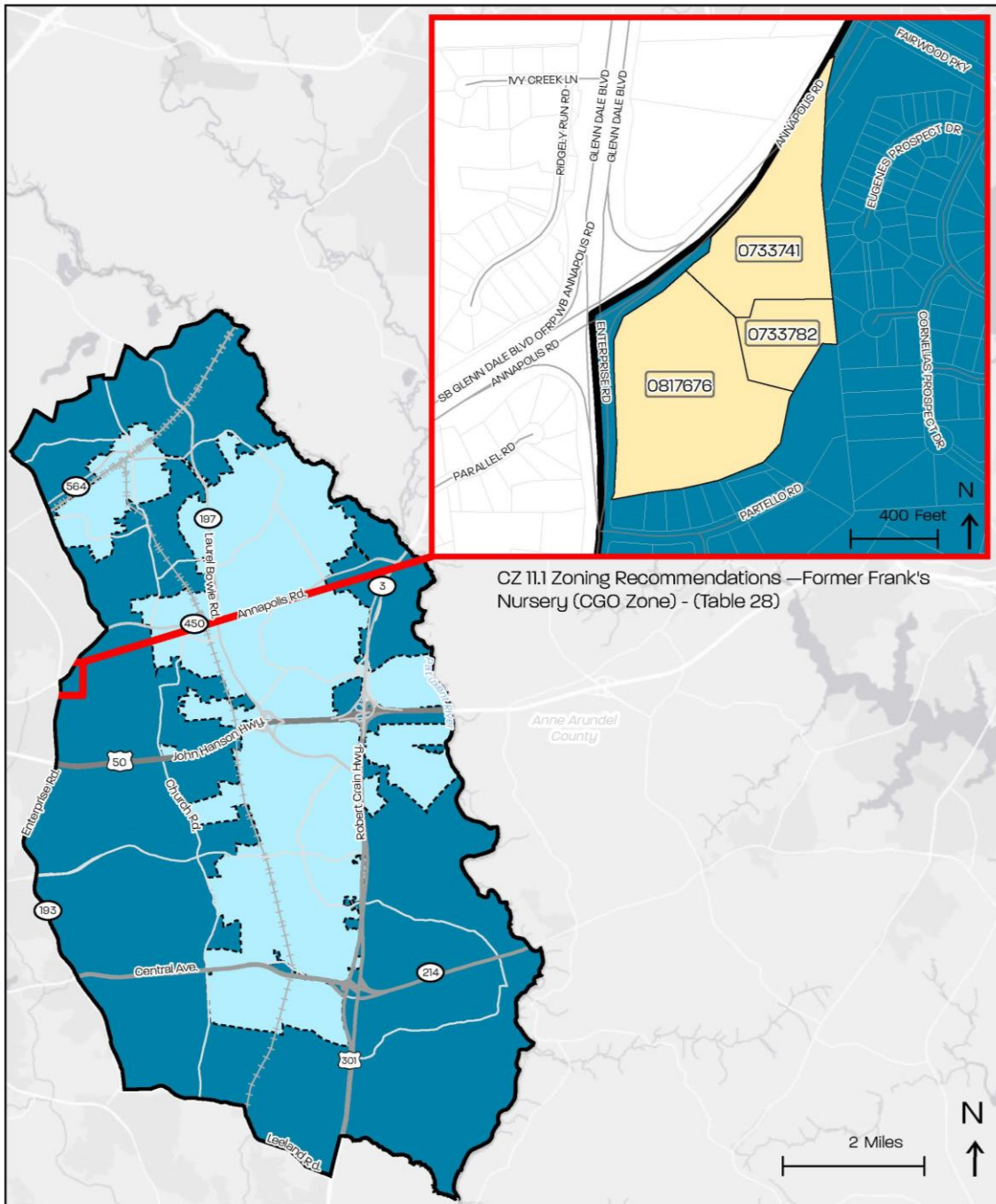
CZ 8.1 Reclassify Liberty Sports Complex into the Agriculture and Preservation (AG) Zone.



CZ 9.1 Reclassify properties (marked on the map) in Leeland Road to the Industrial/ Employment (IE) Zone.



CZ 10.1 Reclassify community properties (marked on the map) in Old Town Bowie into the **Commercial, General Office (CGO) Zone**.



CZ 11.1 Reclassify the property known as Frank's Nursery property located at 12205 and 12105 Annapolis Road (Tax ID 0733741 and 0733782) and 5015 Enterprise Rod (Tax ID 0817676) to the **Commercial, General, Office (CGO) Zone** to support the recommended commercial development.

Existing and Proposed Zoning Inventory

Zone	Existing (acres)	Proposed (acres)	Net Change (acres) (+/-)
RE (Residential Estate)	2786.254887	2605.541212	-180.7
RR (Residential, Rural)	5017.673752	4898.881050	-118.8
RSF-95 (Residential, Single Family-95)	2018.642399	1972.081024	-46.6
RSF-65 (Residential, Single Family-65)	1185.150774	1178.386599	-6.8
RSF-A (Residential Single Family- Attached)	149.707182	286.270370	136.6
RMF-12 (Residential Multifamily-12)	84.492476	10.152905	-74.3
RMF-20 (Residential Multifamily-20)	17.403256	44.084388	26.7
RMF-48 (Residential Multifamily-48)	19.032804	19.032804	0.0
CN (Commercial, Neighborhood)	12.215259	12.215259	0.0
CS (Commercial, Service)	111.508242	207.202912	95.7
CGO (Commercial, General and Office)	277.788767	285.233645	7.4
IE (Industrial, Employment)	69.494742	51.631318	-17.9
IH (Industrial, Heavy)	0.000000	1056.729084	1056.7
ROS (Reserved Open Space)	3826.880620	6025.919745	2199.0
AG (Agricultural and Preservation)	5992.382304	5357.540620	-634.8
AR (Agricultural-Residential)	6564.316643	5312.524926	-1251.8
NAC (Neighborhood Activity Center)	118.286062	306.766761	188.5
TAC-E (Town Activity Center- Edge)	606.911936	445.070584	-161.8
TAC-C (Town Activity Center- Core)	0.000000	90.693381	90.7
LCD (Legacy Comprehensive Design (Residential Urban))	4177.766245	2891.320973	-1286.4
LMXC (Legacy Mixed-Use Community)	839.649085	818.277875	-21.4
Total	33875.557433	33875.557433	0.0

PROJECT SCHEDULE

July 2022 – Oct. 2023





QUESTIONS?



Thomas Lester
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Visit our website

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