



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

September 19, 2019

The Honorable Dannielle M. Glaros, Chair
Planning, Housing and Economic Development Committee
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: CB-45-2019 (C-S-C Zone Table of Uses)

Dear Chair Glaros:

On June 3, 2019, the Bowie City Council conducted a public hearing on the concept of a proposed zoning text amendment that would permit mixed-use development, including multi-family and townhouse dwelling units in the Commercial Shopping Center (C-S-C) Zone, allowing for a mixed-use development at Mill Branch Crossing. The vacant, 74 acre Mill Branch Crossing site is located on the east side of US 301, in the northeast quadrant of the US 301/Excalibur Road/Mill Branch Road intersection. The Council voted to support the concept of a text amendment to achieve mixed used development at Mill Branch Crossing.

In addition to the June public hearing, the City Council reviewed proposed draft legislation on September 3, 2019. The legislation reviewed by the Council is substantially the same as what is now proposed in CB-45-2019, an Ordinance concerning the C-S-C Table of Uses for the purpose of permitting 'Gas Station', 'Food or beverage store in combination with a gas station', 'Apartment housing for the elderly or physically handicapped', 'Dwelling, multifamily' and 'Townhouse' uses in the C-S-C (Commercial Shopping Center) Zone of Prince George's County, under certain circumstances. At the September 3rd meeting, City Council voted to recommend approval of the legislative proposal.

The City Council supports CB-45-2019 for the following reasons:

- The Mill Branch Crossing site is already approved for mixed-commercial development, and conditions are in place requiring road improvements, including improvements to US 301, at certain points during development of the site. The zoning text amendment request will not increase the level of development already envisioned by the approved trip caps and transportation conditions;
- Multi-family and townhouse development will directly support the proposed retail uses on the Mill Branch Crossing property, making them more viable. Apartment development is essentially commercial development and pays commercial taxes;
- Some component of the multi-family development may be age-restricted senior residential, which is always in demand and supported by local demographic trends;
and

Letter to Chair Dannielle Glaros re: CB-45-2019

- The incorporation of some amount of townhouse development will also provide some flexibility in the transition to lower density zoning south and east of the Mill Branch Crossing site.

For all of these reasons, the City recommends a FAVORABLE vote from the Planning, Housing and Economic Development Committee. Thank you for the opportunity to provide a recommendation regarding CB-45-2019.

Sincerely,



Bowie City Council
G. Frederick Robinson
Mayor

cc: Mr. William Chesley
Ms. Michele LaRocca, Esq.