

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2005 Legislative Session

Resolution No. CR-90-2005
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Dean, Peters, Exum
Co-Sponsors _____
Date of Introduction November 29, 2005

RESOLUTION

1 A RESOLUTION concerning

2 The Master Plan and Sectional Map Amendment for Bowie and Vicinity

3 For the purpose of Approving the Master Plan and Sectional Map Amendment for Bowie and
4 Vicinity thereby defining long range land use and development policies, and setting forth and
5 adopting detailed zoning proposals in Planning Areas 71A, 71B, 74A, and 74B, for the area
6 generally bounded by the Patuxent River to the east and northeast; the Beltsville Agricultural
7 Research Center and Patuxent Wildlife Research Center- to the northwest; Springfield Road,
8 Hillmeade Road, Enterprise Road, and Watkins Park Drive to the west; and Oak Grove, Leeland
9 Road, and District Branch to the south.

10 WHEREAS, the Master Plan and Sectional Map Amendment for Bowie and Vicinity
11 amends the 1991 *Approved Master Plan and Adopted Sectional Map Amendment (SMA) for*
12 *Bowie-Collington-Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A, and 74B*; the 2002
13 *Prince George's County Approved General Plan*; the 2005 *Countywide Green Infrastructure*
14 *Functional Master Plan*; the 1982 *Master Plan of Transportation*; the 1983 *Functional Master*
15 *Plan for Public School Sites*; the 1990 *Public Safety Master Plan*; the 1992 *Prince George's*
16 *County Historic Sites and Districts Plan*; and the 1975 *Countywide Trails Plan with the 1985*
17 *Equestrian Addendum*; and

18 WHEREAS, the master planning area covers the City of Bowie and the surrounding area;
19 and

20 WHEREAS, the purpose of Master Plan and Sectional Map Amendment for Bowie and
21 Vicinity is to develop visions, goals, policies, strategies, and appropriate zoning to implement a

1 comprehensive policy plan for the Bowie and Vicinity area, in accordance with the goals and
2 policies of the 2002 *Prince George's County Approved General Plan*; and

3 WHEREAS, the Master Plan and Sectional Map Amendment for Bowie and Vicinity
4 contains a zoning proposal known as the sectional map amendment (SMA), intended to
5 implement the land use recommendations of the master plan for the foreseeable future; and

6 WHEREAS, a public forum was held on June 5, 2003, where the public had an
7 opportunity to provide comments on the issues and possible strategies presented in the Public
8 Forum Information Brochure; and

9 WHEREAS, the District Council approved the Goals, Concepts and Guidelines and the
10 Public Participation Program on September 30, 2003; and

11 WHEREAS, as part of the public participation program, focus groups were formed, to
12 examine planning issues for the Developing Tier, the Rural Tier, and the Bowie Regional Center,
13 identified by the 2002 General Plan and the Old Town Bowie area; and

14 WHEREAS, a charrette process was then determined to be the form of public
15 participation to be used for input in the preparation of the master plan; and

16 WHEREAS, a pre-charrette meeting was held on September 1, 2004, to develop visions
17 for the following seven focus areas: Developing Tier, Rural Tier, Bowie Regional Center, Old
18 Town Bowie, West Bowie Village, Bowie Main Street, and Pointer Ridge; and

19 WHEREAS, a community-wide public charrette was held from September 8, 2004 to
20 September 13, 2004, to assist in developing land use plan concepts and urban design schemes for
21 the master plan; and

22 WHEREAS, prior to publishing the preliminary plan, the Planning Board submitted the
23 plan to the District Council and the County Executive, for public facilities review; and

24 WHEREAS, the Planning Board granted permission to print the preliminary plan and
25 proposed sectional map amendment on March 31, 2005; and

26 WHEREAS, the District Council and the Planning Board of The Maryland-National
27 Capital Park and Planning Commission held a duly advertised joint public hearing on the
28 Preliminary Master Plan and Proposed Sectional Map Amendment (SMA) for Bowie and
29 Vicinity on May 17, 2005; and

30 WHEREAS, on July 14, 2005, the Planning Board held a public worksession to examine
31 the testimony presented at the May 17, 2005, joint public hearing on the *Preliminary Master*

1 *Plan for Bowie and Vicinity and Proposed Sectional Map Amendment for Planning Areas 71A,*
 2 *71B, 74A, and 74B; and*

3 WHEREAS, on July 28, 2005, the Planning Board, in response to the public hearing
 4 testimony, adopted the master plan and endorsed the sectional map amendment with revisions, as
 5 described in Prince George's County Planning Board Resolution PGCPB No. 05-169, and
 6 transmitted the master plan, sectional map amendment, and supporting documents and
 7 comprehensive rezoning proposal (A-9968) to the District Council on September 9, 2005; and

8 WHEREAS, the District Council held a first worksession on September 20, 2005, to
 9 consider public hearing testimony, and proposed a number of amendments to the plan and
 10 sectional map amendment; and

11 WHEREAS, the District Council held a second worksession on October 18, 2005, to
 12 finalize all proposed amendments and to announce a second joint public hearing on amendments;
 13 and

14 WHEREAS, the District Council and the Planning Board of The Maryland-National
 15 Capital Park and Planning Commission held a duly advertised second joint public hearing on
 16 proposed amendments on November 22, 2005; and

17 WHEREAS, the District Council, having reviewed supporting materials submitted as part
 18 of the comprehensive rezoning proposal (A-9968) and examined the testimony presented at the
 19 second public hearing, finds that the accumulated record, with County plans and policies,
 20 justifies the zoning changes within this SMA.

21 NOW, THEREFORE, BE IT RESOLVED that upon approval by the District Council,
 22 this master plan will amend the 2002 *Prince George's County Approved General Plan*; the 1991
 23 *Approved Master Plan and Adopted Sectional Map Amendment (SMA) for Bowie-Collington-*
 24 *Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A, and 74B*; the 2005 *Countywide Green*
 25 *Infrastructure Functional Master Plan*; the 1982 *Master Plan of Transportation*; the 1983
 26 *Functional Master Plan for Public School Sites*, the 1990 *Public Safety Master Plan*; the 1992
 27 *Prince George's County Historic Sites and Districts Plan*; and the 1975 *Countywide Trails Plan*
 28 *with the 1985 Equestrian Addendum* the said approved plan containing revisions, extensions,
 29 deletions, and additions presented at the public hearing and in response to the public hearing
 30 record; and
 31

1 BE IT FURTHER RESOLVED that the conditions and findings have been attached to a
2 previously approved zoning application which were adopted in the Sectional Map Amendment
3 for Planning Areas 71A, 71B, 74A, and 74B, as described in Council Resolution 22-1991, are
4 considered part of this Sectional Map Amendment where the previous Zoning category has been
5 maintained and noted on the Zoning Map.

6 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
7 County, sitting as the District Council for that part of the Maryland-Washington Regional
8 District in Prince George's County, Maryland, that the Master Plan and Sectional Map
9 Amendment for Bowie and Vicinity, as adopted by The Maryland-National Capital Park and
10 Planning Commission on July 28, 2005, is hereby approved with the following amendments:

Amendment 1: [Future plan text]

Amendment 2: Change the zoning of the Autotech property, located south of MD 450 and east of Superior Lane, from the C-S-C to the C-M Zone.

Amendment 3: Uphold SMA Change Number 2 (per the endorsed sectional map amendment—see No. PGCPB 05-169; E-I-A to M-X-T; Melford property, located in the northeast quadrant of US 301/50 and MD 3).

Amendment 4: Change the zoning of properties located north and south of MD 450 and east of Race Track Road to the O-S, R-A and R-E Zones.

Amendment 5: Change the zoning of the Cornerstone Assembly property located, north of MD 450 and south of the Idlewild Subdivision, from the R-R to the R-E Zone.

Amendment 6: [Future plan text]

Amendment 7: Change the zoning of residential properties located in the median areas of US 301/MD 3 from the R-R to the R-A, R-E, and R-R Zones.

Amendment 8: [Future plan text]

Amendment 9: Change the zoning of the Chesley property from the R-A to the C-S-C Zone.

Amendment 10: Change the zoning of the Willowbrook property, located east of the Pope's Creek Railroad line, north of Leeland Road, and west of the Collington Center from the E-I-A to the R-S and I-1 Zones.

Amendment 11: [Future plan text]

Amendment 12: [Future plan text]

Amendment 13: Change the zoning of the Bowie Racetrack property, located east of Race Track Road, from the R-R to the O-S Zone.

Amendment 14: Change the zoning of the McLaughlin property, located east of MD 197 and north of Rustic Hill Road, from the R-R to the O-S Zone.

Amendment 15: Change the zoning of the Berwyn Rod and Gun Club property, located east of MD 197 and north of Rustic Hill Road, from the R-R to the O-S Zone.

Amendment 16: Change the zoning of the Northpeake L-A-C property, located south of Race Track Road, from the L-A-C to the O-S Zone.

Amendment 17: Change the zoning of the Northpeake residential properties located south of Race Track Road from the R-R and R-S to the O-S Zone.

Amendment 18: Change the zoning of properties located in the southwest quadrant of Race Track Road and Jericho Park Road from the R-R to the O-S Zone.

Amendment 19: Uphold SMA Change Number 6 (R-R to C-M Zone; Spriggs-Mills property, located on the west side of US 301, approximately 1,000 feet north of Mitchellville Road) on page 88 of the endorsed sectional map amendment.

Amendment 20: Change the zoning of the Zehner property, located in the southeast quadrant of US 50 and US 301, from the V-L to the O-S Zone.

Amendment 21: Uphold SMA Change Number 15 (C-O to R-18 Zone; Dimensions property, located at the southwest quadrant of the intersection of US 50 and MD 197) on page 97 of the endorsed sectional map amendment.

Amendment 22: Modify the endorsed sectional map amendment to reduce the area of the proposed Old Town Bowie Development District Overlay Zone (DDOZ) so that it is superimposed only on the commercial- and industrial-zoned properties located in the vicinity of the intersections of MD 564, 9th and 11th Streets, Chestnut Avenue, and along Zug Road.

Amendment 23: [Future plan text]

Amendment 24: [Future plan text]

Amendment 25: Retain existing zoning (R-R and R-55 Zones) on residential properties located in the Old Town Bowie Mixed-Use Activity Center, within and adjacent to the historic street grid of Old Town Bowie, also known as Huntington. Uphold the Endorsed SMA Zoning Change for commercial properties from the C-S-C to the M-U-I Zone.

Amendment 26: [Future plan text]

Amendment 27: Uphold the District Council's action to rezone the Hall Road site from the R-R (Rural Residential) Zone to the L-A-C (Local Activity Center) Zone.

Amendment 28: [Future plan text]

Amendment 29: [Future plan text]

Amendment 30: Change the zoning for the property located on the east side of Old Central Avenue and US 301 (Hopkins property) per Proposed SMA change 4A (R-R to I-4).

BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text and map revisions to correct identified errors, reflect updated information, and incorporate the Zoning Map changes reflected in this Resolution.

BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional District in Prince George's County. The zoning changes approved by this Resolution shall be depicted on the official Zoning Maps of the County.

BE IT FURTHER RESOLVED that the Basic Plan for A-9968, Willowbrook, is hereby approved, and the subject property is rezoned from the E-I-A Zone to the R-S Zone, with the Basic Plan, and with the following limitations and conditions:

(1) Land use types and quantities:

- Total area: 427 acres
- Land in the 100-year floodplain. 89.7 acres
- Adjusted Gross Area (427 less half the floodplain): 382± acres
- Land devoted to mixed retirement development: 28 acres
- Adjusted Gross Area (382 less 28 acres): 354± acres

Market Rate Development

- 354 acres @ 1.6 to 1.7 du/ac = 566 to 602 dwellings
- Approximately 80 percent single-family detached and 20 percent single family attached units

Mixed Retirement Development

- 28 acres @ 2.2 to 8.0 du/ac = 61 to 224
- Approximately 14 percent single-family detached, 25 percent single family attached, and 61 percent multifamily units

1 Open Space

- 2 • Public Active Open Space: 20± acres
- 3 • Private Active Open Space: 10-12± acres
- 4 • Passive Open Space: 220± acres

5

6 (2) A ten-foot-wide master plan hiker/biker trail shall be located in the Collington Branch

7 Steam Valley, and the six-foot feeder trails shall be located near the development pods.

8

9 (3) A buffer area shall be located between Leeland Road and any townhouse or multifamily

10 development, sufficient to fully screen these units from view from the roadway, and to retain the

11 current wooded character of the frontage.

12

13 (4) A small activity recreation area shall be centrally located within the proposed development,

14 as shown in the Basic Plan submitted in May 2005.

15

16 (5) The amenities proposed for the mixed retirement development shall be listed on the face of

17 the Comprehensive Design Plan.

18 The following conditions and considerations of approval shall be printed on the face of the Basic

19 Plan.

20

21 **CONDITIONS:**

22 (1) At the time of the submission of a Comprehensive Design Plan or Preliminary Plan of

23 Subdivision, the applicant shall provide a traffic study that analyzes the following intersections:

- 24 a. US 301/MD 725
- 25 b. US 301/Village Drive
- 26 c. US 301/Leeland Road
- 27 d. US 301/Trade Zone Avenue
- 28 e. Leeland Road/Safeway Access
- 29 f. Oak Grove Road/Church Road
- 30 g. Oak Grove Road/MD 193
- 31 h. MD 202/MD 193

1 (2) At the time of preliminary plan of subdivision, the applicant shall provide the
2 dedication for one-half of the 100 feet of dedication required to build Leeland Road (MC-600) to
3 its ultimate cross section, per DPWT standards.
4

5 (3) At the time of preliminary plan of subdivision, the applicant shall dedicate 100± acres
6 of parkland to M-NCPPC, including the Collington Branch stream valley and 20 acres of
7 developable land for active recreation, as shown on DPR Exhibit 1.
8

9 (4) The land to be conveyed to M-NCPPC shall be subject to the conditions of Exhibit B,
10 attached to the June 21, 2005, memorandum from the Parks Department.
11

12 (5) The applicant shall construct a ten-foot-wide master plan hiker/biker trail in the
13 Collington Branch stream valley, and 6-foot wide feeder trails to the development pods.
14

15 (6) A revised plan showing parkland dedication and master plan train shall be reviewed
16 and approved by the DPR staff.
17

18 (7) The applicant shall provide adequate private recreational facilities to meet the future
19 subdivision requirements for the proposed development. The private recreational facilities shall
20 be constructed in accordance with the standards outlined in the *Parks and Recreation Facilities*
21 *Guidelines*.
22

23 (8) The applicant shall construct recreational facilities typical for a 20-acre community
24 park, such as ball fields, a playground, tennis or basketball courts, shelters, and restroom
25 facilities. The list of recreational facilities shall be determined at the preliminary plan of the
26 subdivision and specific design plan stage. The construction of park facilities shall be eligible
27 for the award of density increments based upon the regulations of the RS Zone.
28

29 (9) The submission package of the comprehensive design plan shall contain a signed
30 natural resources inventory (NRI). The NRI shall be used by the designers to prepare a site
31 layout that minimizes impacts to the regulated areas of the site.

1 (10) A geotechnical study that identifies the location and elevation of the Marlboro clay
2 layer throughout the site shall be submitted as part of the CDP application package.

3
4 (11) A protocol for surveying the locations of all rare, threatened, and endangered species
5 within the subject property shall be obtained from the Maryland Department of Natural
6 Resources, prior to acceptance of the CDP and this protocol shall be part of the submittal
7 package. The completed surveys and required reports shall be submitted as part of any
8 application for preliminary plans.

9
10 (12) Prior to the signature certification of the preliminary plan of subdivision, a Phase I
11 archeological investigation shall be conducted according to the Maryland Historical Trust
12 (MHT) guidelines, *Standards and Guidelines for Archeological Investigations in Maryland*
13 (Shaffer and Cole 1194); and a report shall be submitted in accordance to the MHT guidelines
14 and the American Antiquity or Society of Historical Archaeology style guide. Archeological
15 excavations shall be spaced along a regular 20-meter or 50-foot grid and excavations should be
16 clearly identified on a map to be submitted as part of the report.

17
18 (13) Public benefit features shown on the Basic Plan, and any future Comprehensive
19 Design Plans, such as a church site, swimming pool, community buildings, recreation facilities,
20 open space, etc. shall either be constructed or provided as described on the plan.

21 22 **COMPREHENSIVE DESIGN PLAN CONSIDERATIONS:**

23 (1) The natural aesthetic qualities of the site should be accentuated by a design that is in
24 part determined by the environmental constraints of the site. Streets should not be uniformly
25 double loaded. Single loaded streets and/or breaks between lots should be strategically placed to
26 provide visual relief and afford views into open space.

27
28 (2) Recreational facilities should be dispersed throughout the subdivision so as to provide
29 nearby recreational facilities for all residents. The type of recreational facilities shall be
30 determined at the time of Comprehensive Design Plan. They should accommodate all age
31 residents and should include such elements as a pool, tot lots, preteen lots, tennis courts and

1 trails, and passive recreational facilities.

2 (3) A 200-foot buffer shall be maintained between the residential lots and adjacent land
3 other than parkland that is in the E-I-A Zone. The existing woodland may be augmented by
4 additional plantings so that the project is sufficiently protected from the impacts of the adjacent
5 development.

6 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If
7 any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
8 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
9 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
10 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
11 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
12 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
13 clause, section, zone, zoning map, or part had not been included therein.

14 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its
15 adoption.

Adopted this ____ day of _____, 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: _____
Samuel Dean
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

**THIS RESOLUTION WAS ADOPTED ON 11/29/2005 AND ON 12/6/2005 WAS
RECONSIDERED AND TABLED. (SEE CR-1-2006)**