

DISTRICT COUNCIL &
PLANNING BOARD

2nd JOINT PUBLIC HEARING


Bowie-Mitchellville & Vicinity
Sectional Map Amendment

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

February 13, 2024



Proposed Amendments 1-16



The District Council proposed 16 amendments at the 2nd Work Session on September 12 and 26, 2023

Here is the list of Amendments under consideration:
NOTE: TESTIMONY IS LIMITED TO THE 16 AMENDMENTS

15500 ANNAPOLIS ROAD

1 – Free State Shopping Center

Proposed Amendment

Retain the existing RR/CGO Zone, instead of rezoning entire property to CGO.

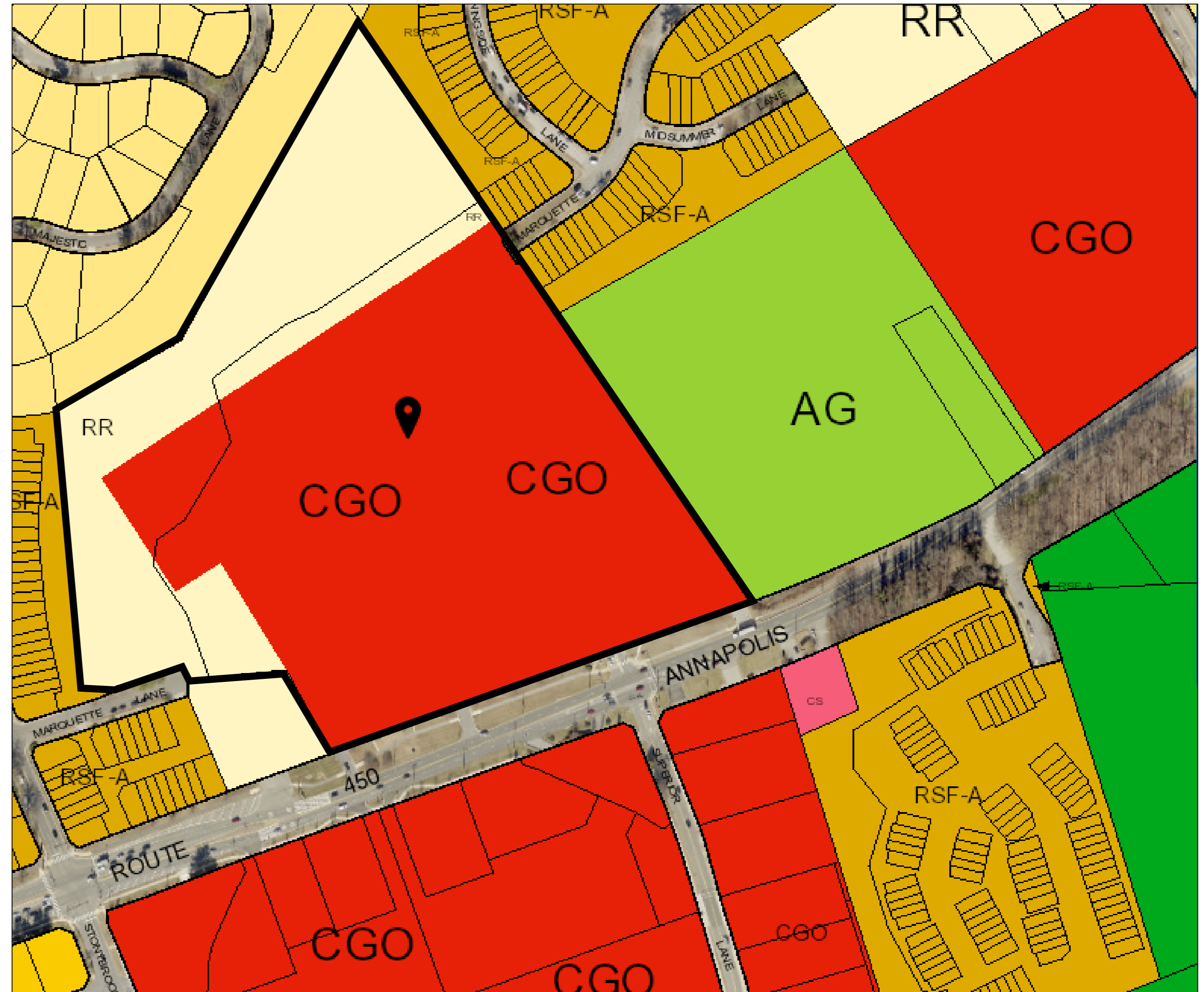
Staff Position

Master plan supports the rezoning of the entire property to CGO to realize the vision for the property to become a mixed-use hub.

City of Bowie Position

Retain existing RR/CGO Zoning, instead of rezoning entire property to CGO.

(Within Municipal Boundary)



1810 & 1814 MITCHELLVILLE ROAD

2 – Keller Property

Proposed Amendment

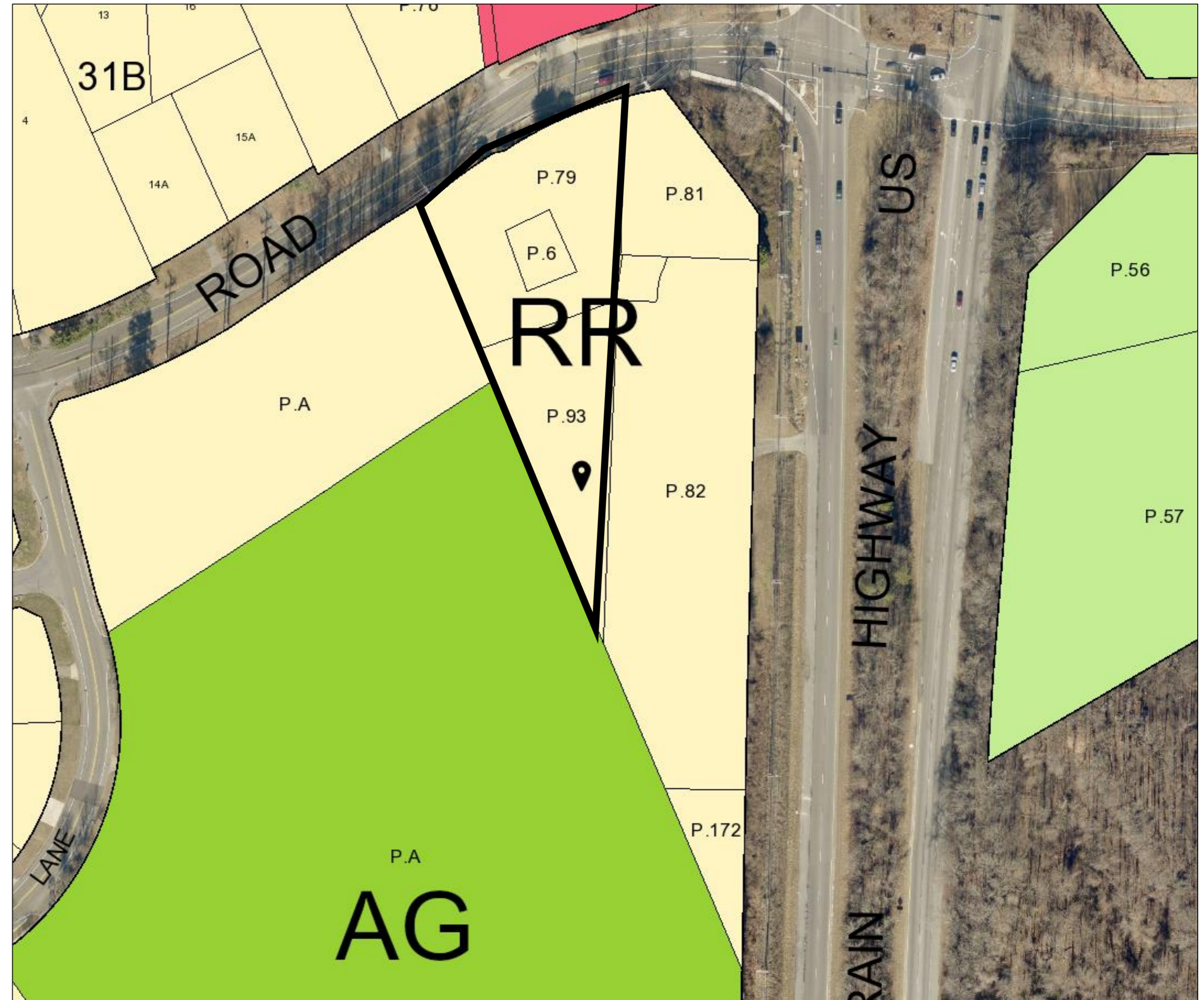
Rezone to the CGO Zone, instead of retaining the existing RR Zone.

Staff Position

Master plan does not support the CGO Zone for this property, the existing RR Zone is recommended to be retained. Request did NOT include Parcel 6 (Tax ID 0732750).

City of Bowie Position

Rezone to the CGO Zone, instead of retaining the existing RR Zone.
(Outside Municipal Boundary)



1 SE ROBERT CRAIN HIGHWAY

3 – Former Wellons Property

Proposed Amendment

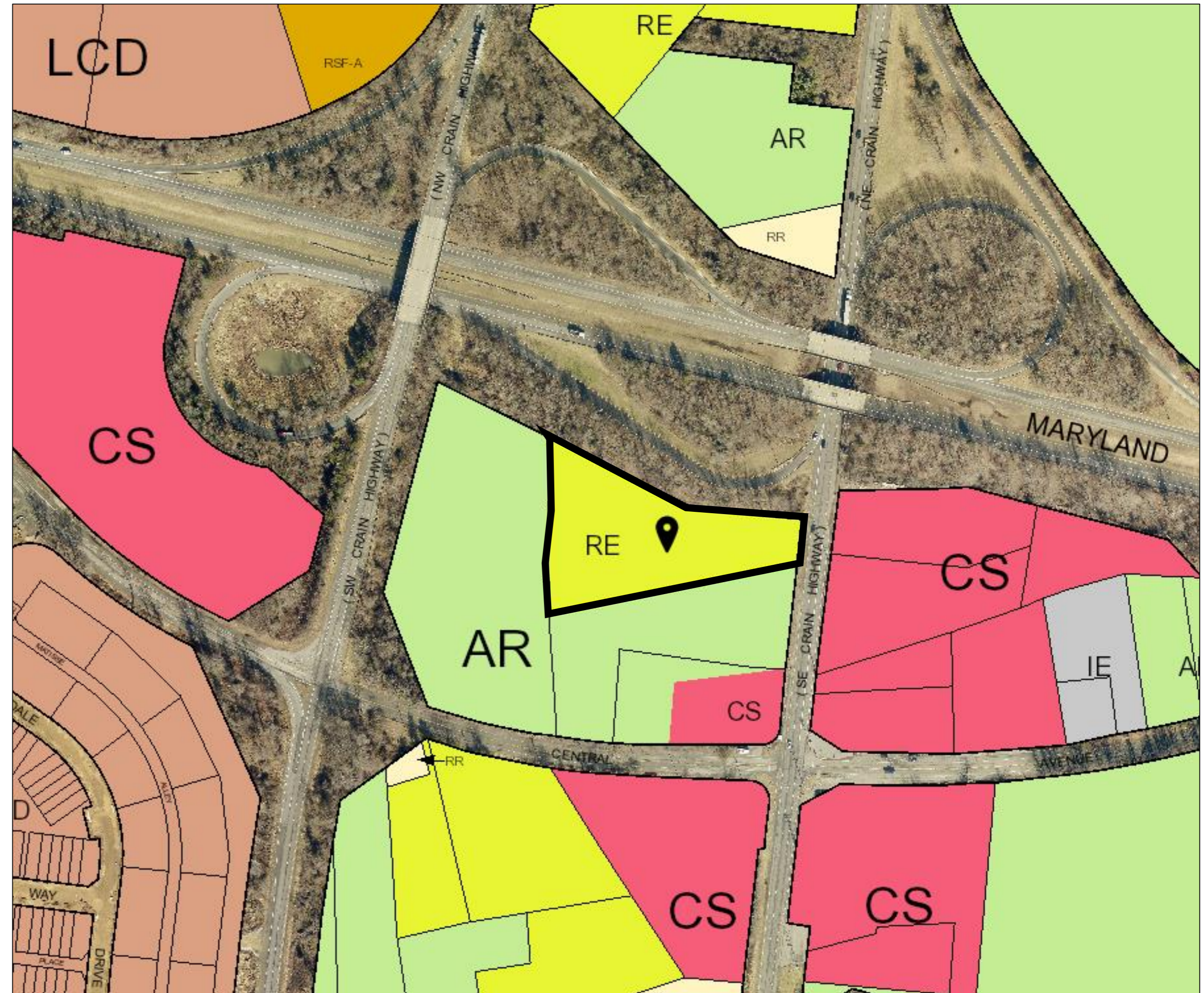
Retain the existing RE Zone, instead of rezoning to the CS Zone.

Staff Position

Master plan supports the rezoning to the CS Zone, since the southern property have been recommended to be rezoned and are under common ownership with an existing commercial use.

City of Bowie Position

Retain the existing RE Zone, instead of rezoning to the CS Zone.
(Outside Municipal Boundary)



13308 WOODMORE ROAD

4 – Boys and Girls Club

Proposed Amendment

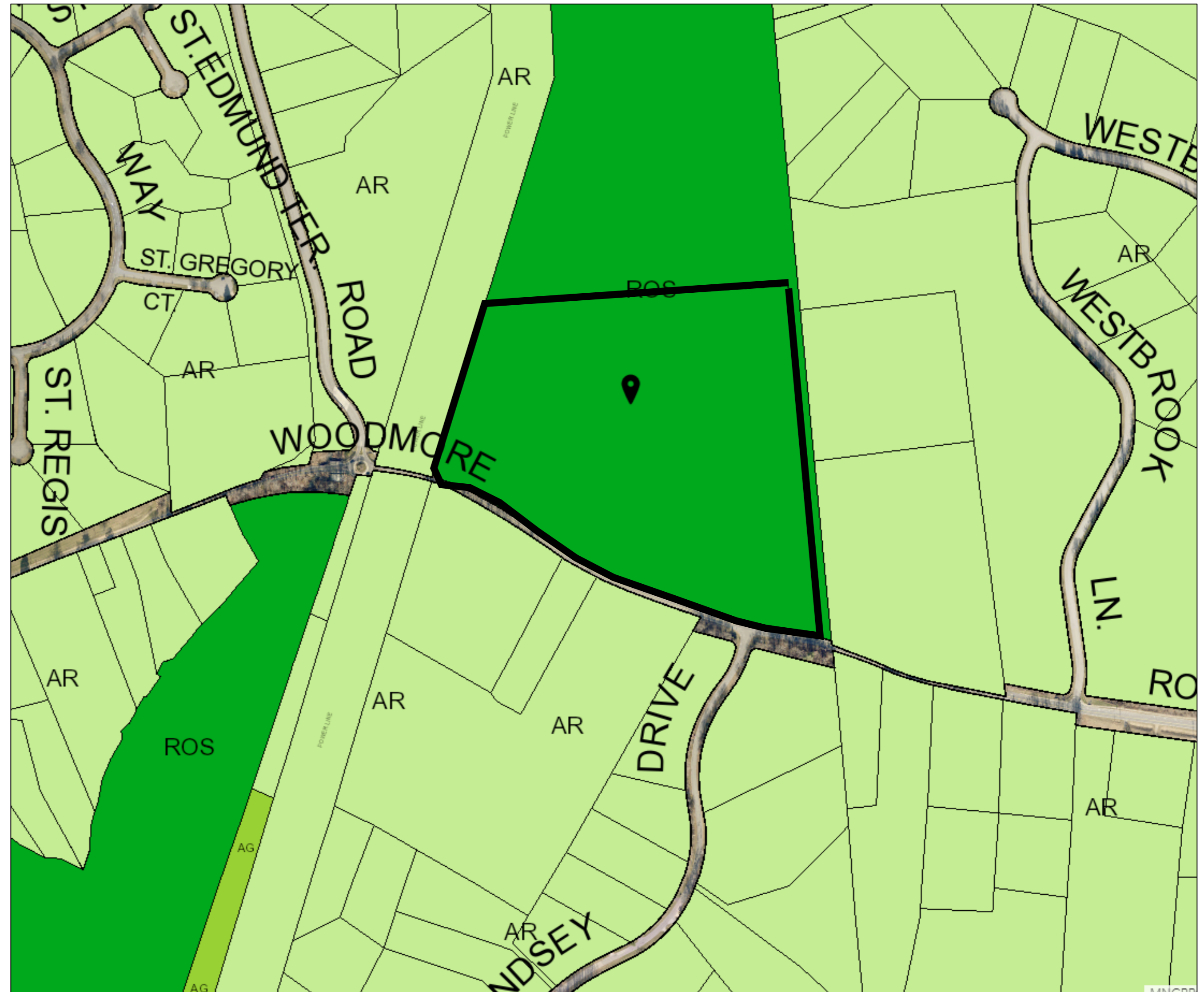
Rezone to the AG Zone, instead retaining the ROS Zone.

Staff Position

Master plan does not support the AG Zone for this property; the existing ROS Zone is recommended to be retained.

City of Bowie Position

Rezone to the AG Zone, instead of retaining the ROS Zone.
(Outside Municipal Boundary)



SE ROBERT CRAIN HIGHWAY

5 – Supreme Landscaping LLC Property I

Proposed Amendment

Rezone to the CS Zone, instead of retaining the AR Zone.

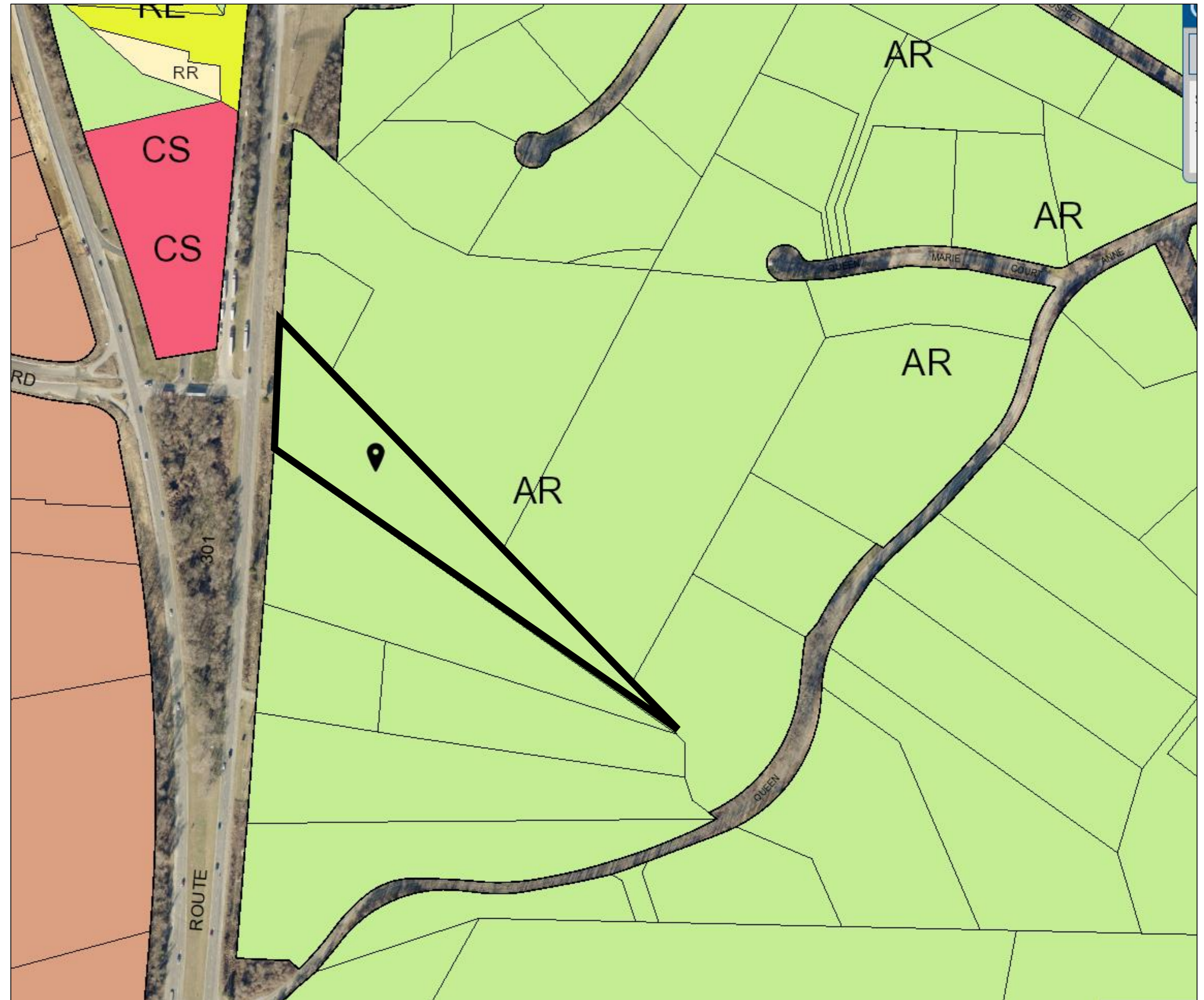
Staff Position

Master plan does not support the CS Zone for this property; the existing AR Zone is recommended to be retained.

City of Bowie Position

Rezone to the CS Zone, instead of retaining the AR Zone.

(Outside Municipal Boundary)



16501 ANNAPOLIS ROAD

6 – South Jesuit Property

Proposed Amendment

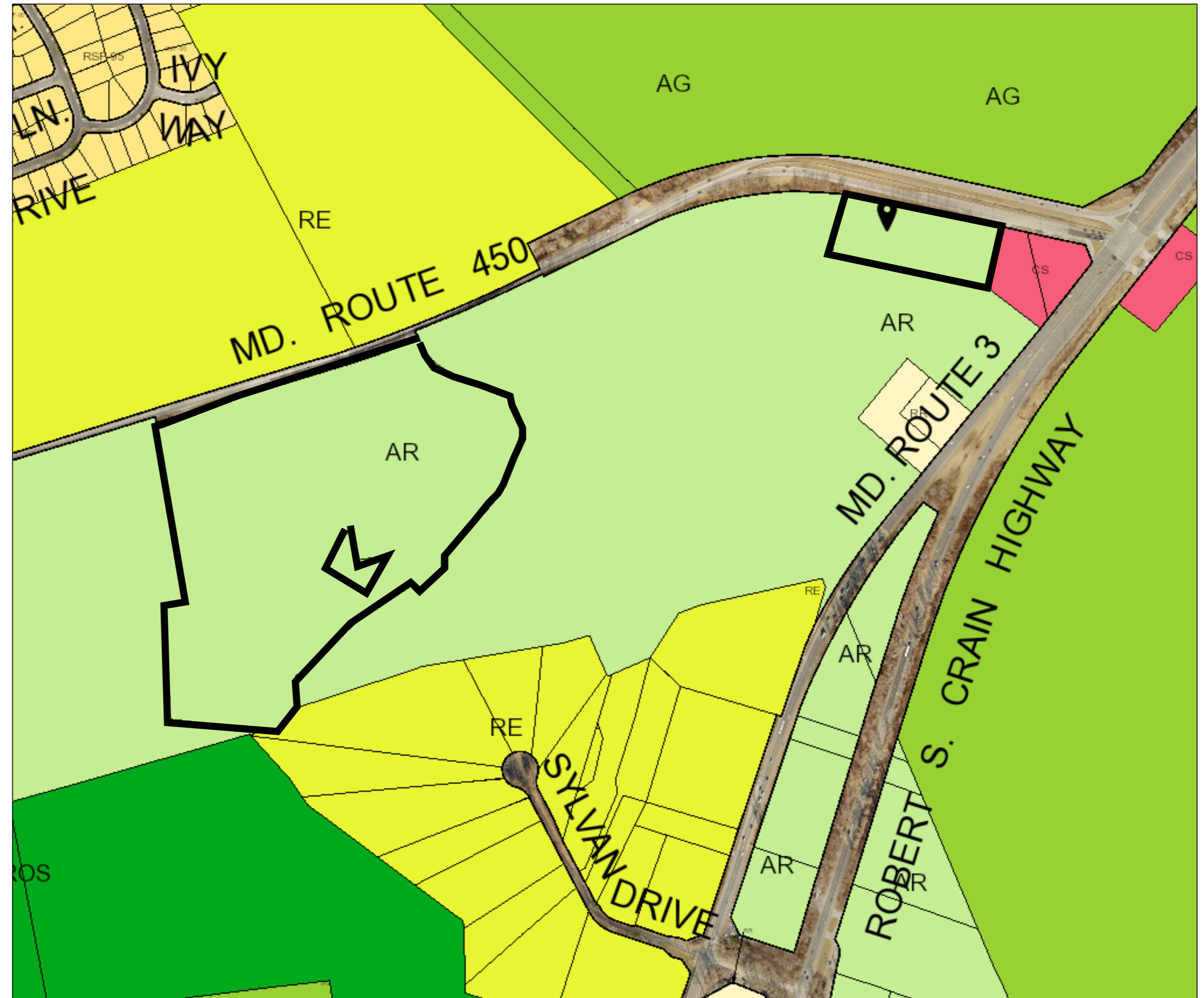
Rezone to the AG Zone, instead of retaining the AR Zone.

Staff Position

Master plan does not support the AG Zone for this property; the existing AR Zone is recommended to be retained.

City of Bowie Position

Rezone to the AG Zone, instead of retaining the AR Zone.
(Outside Municipal Boundary)



3610 ELDER OAKS BOULEVARD

7 – Collington Place LLC

Proposed Amendment

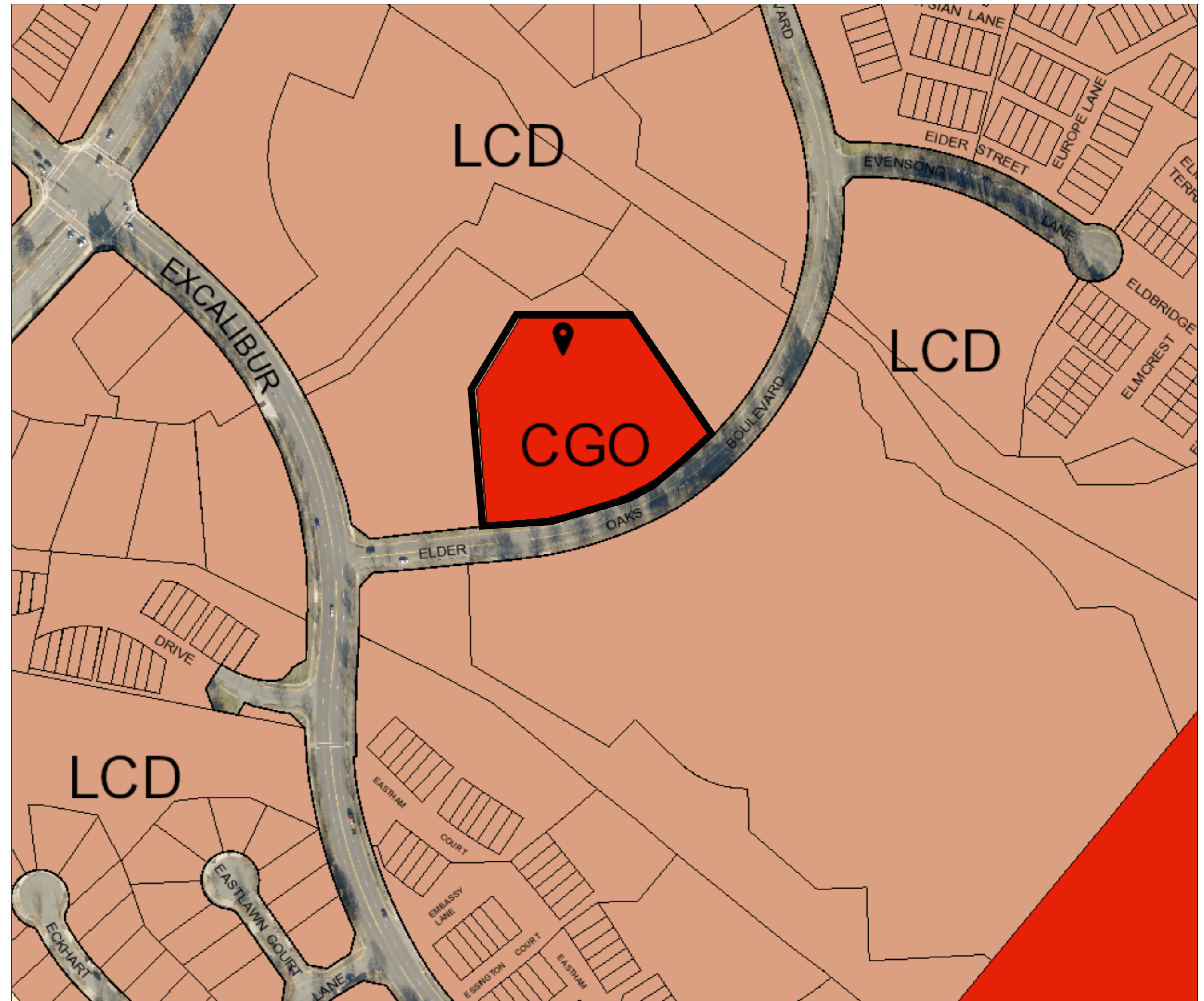
Rezone to the RMF-20 Zone, instead of retaining the CGO Zone.

Staff Position

Master plan does not support the RMF-20 Zone for this property; the existing CGO Zone is recommended to be retained.

City of Bowie Position

Rezone to the RMF-20 Zone, instead of retaining the CGO Zone.
(Within Municipal Boundary)



16200 Annapolis Road

8 – Northern Jesuit Property

Proposed Amendment

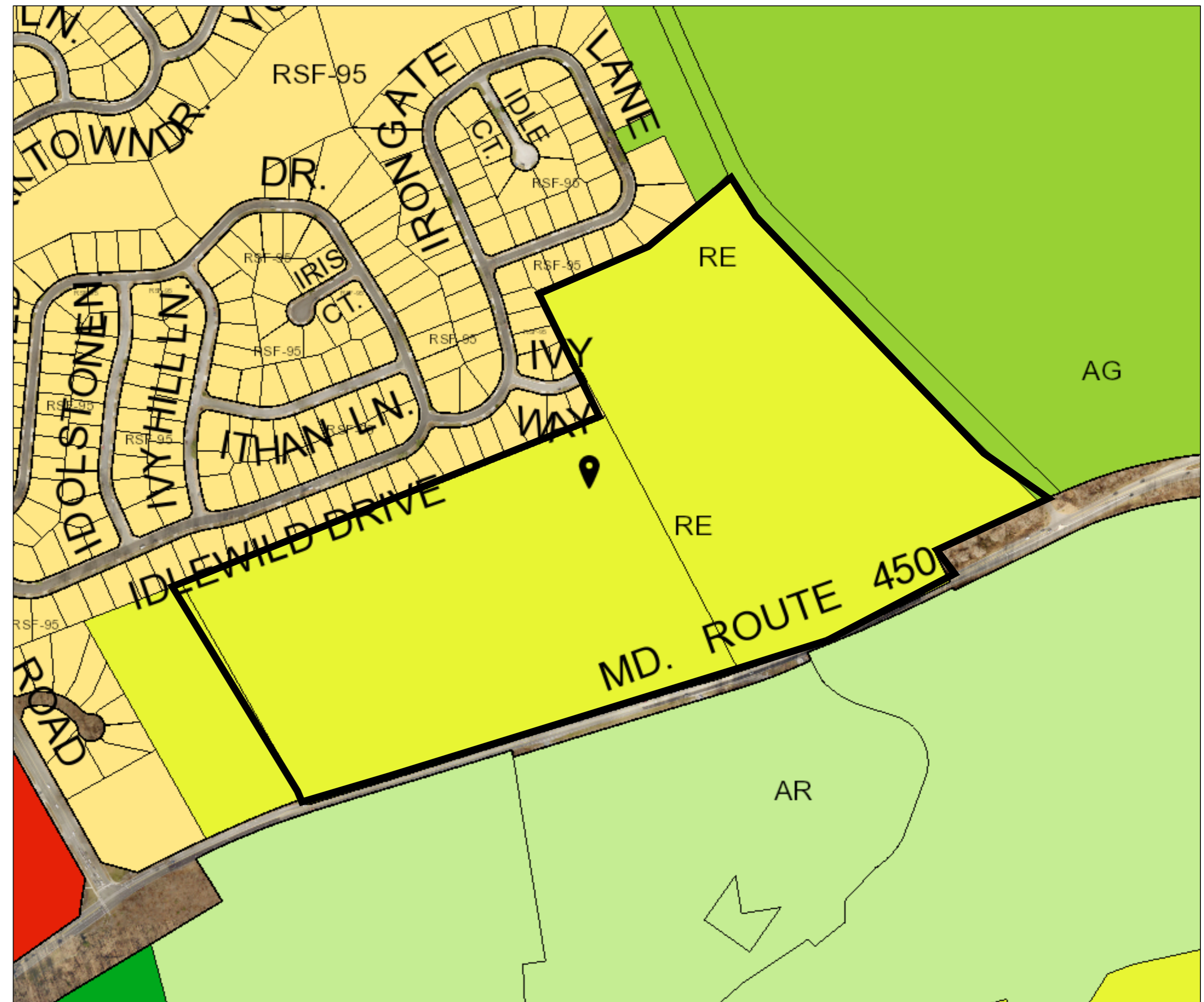
Rezone to the AG Zone, instead of rezoning to the AR Zone.

Staff Position

Master plan does not support the AG Zone for this property; the endorsed AR Zone is recommended.

City of Bowie Position

Rezone to the AG Zone, instead of rezoning to the AR Zone.
(Outside Municipal Boundary)



6517 & 6513 NW ROBERT CRAIN HIGHWAY

9 – TMC 450 LLC/ KHM Route 3 LLC

Proposed Amendment

Retain the existing AR Zone, instead of rezoning to the CS Zone.

Staff Position

Master plan supports rezoning to the CS Zone.

City of Bowie Position

Retain the existing AR Zone, instead of rezoning to the CS Zone.
(Outside Municipal Boundary)



12205 & 12105 ANNAPOLIS ROAD &
5015 ENTERPRISE ROAD

10 – Frank's Nursery

Proposed Amendment

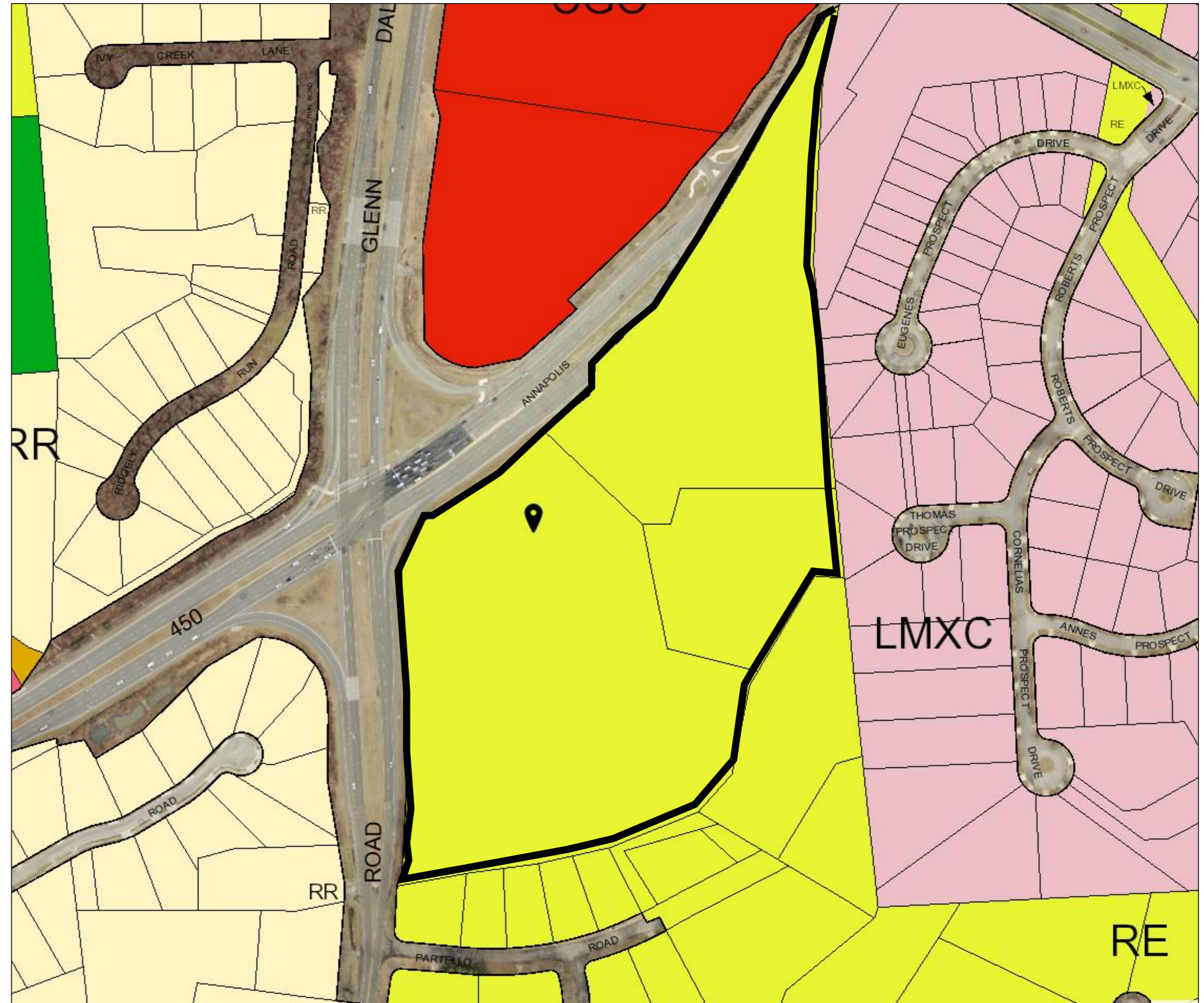
Retain the existing RE Zone, instead
of rezoning to the CGO Zone.

Staff Position

Master plan supports rezoning to
the CGO Zone.

City of Bowie Position

Retain the existing RE Zone, instead
of rezoning to the CS Zone.
(Outside Municipal Boundary)



14350 OLD STAGE ROAD

11 – M-NCPPC Property

Proposed Amendment

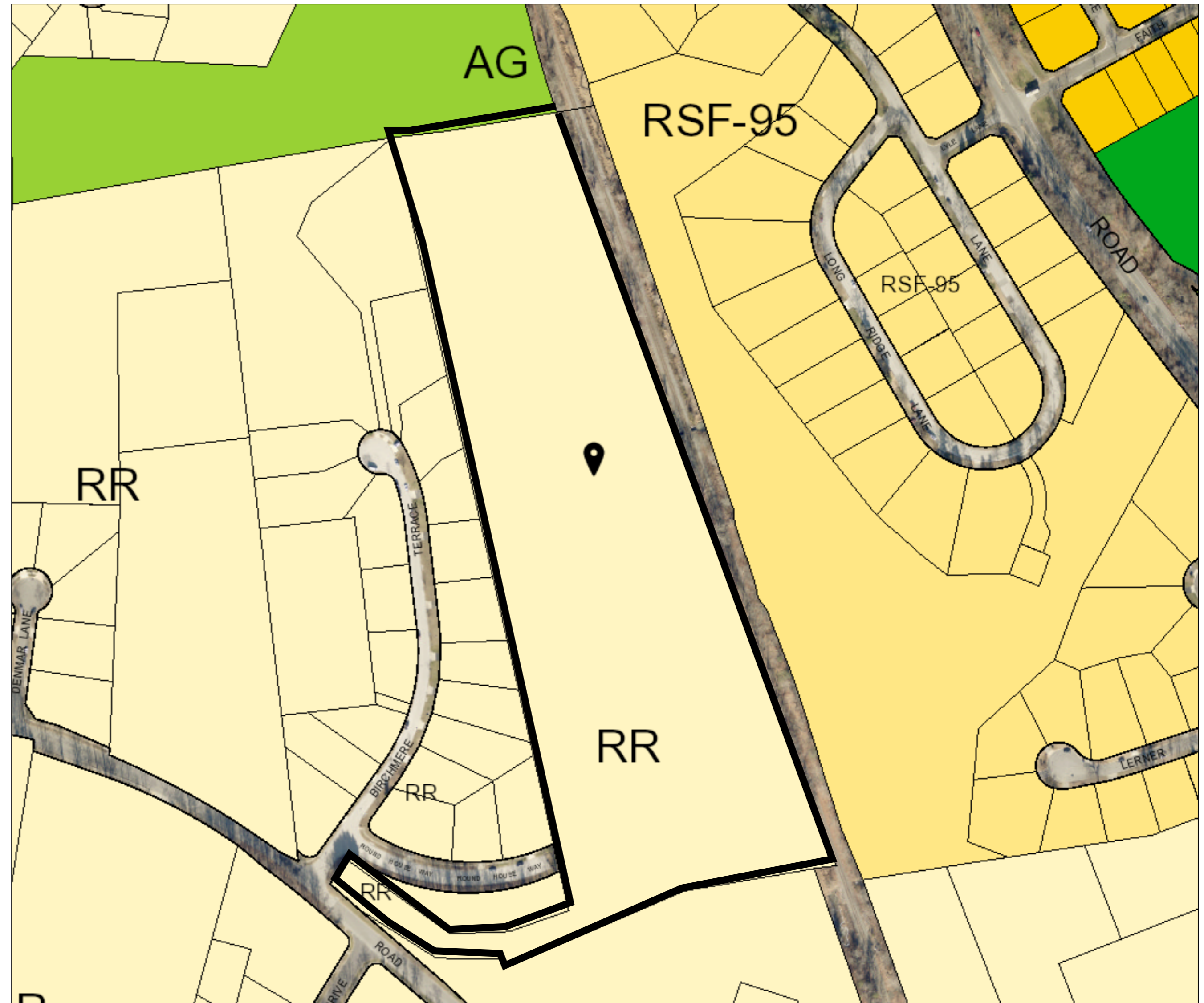
Rezone to the ROS Zone, instead of rezoning to the AG Zone.

Staff Position

Master plan supports rezoning to the AG Zone from the RR Zone.

City of Bowie Position

Rezone to the ROS Zone, instead of rezoning to the AG Zone.
(Outside Municipal Boundary)



5511 & 5521 PARK DRIVE

12 – Lally & Parker/ Williams Properties

Proposed Amendment

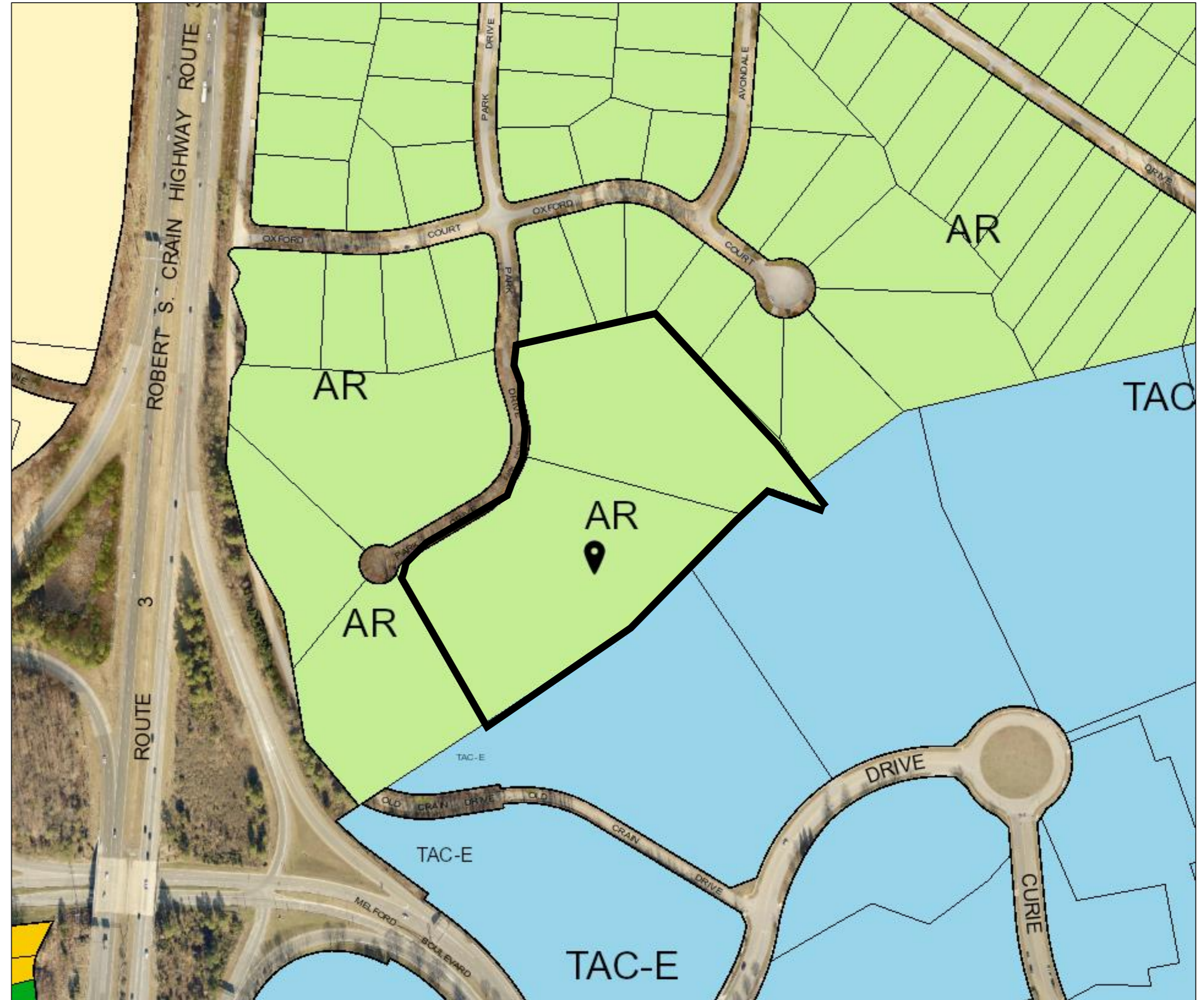
Retain the existing AR Zone, instead of rezoning to the AG Zone.

Staff Position

Master plan supports rezoning to the AG Zone.

City of Bowie Position

Retain the existing AR Zone, instead of rezoning to the AG Zone.
(Outside Municipal Boundary)



3900, 3600, & 3702 CHURCH ROAD

13 – Freeway Airport

Proposed Amendment

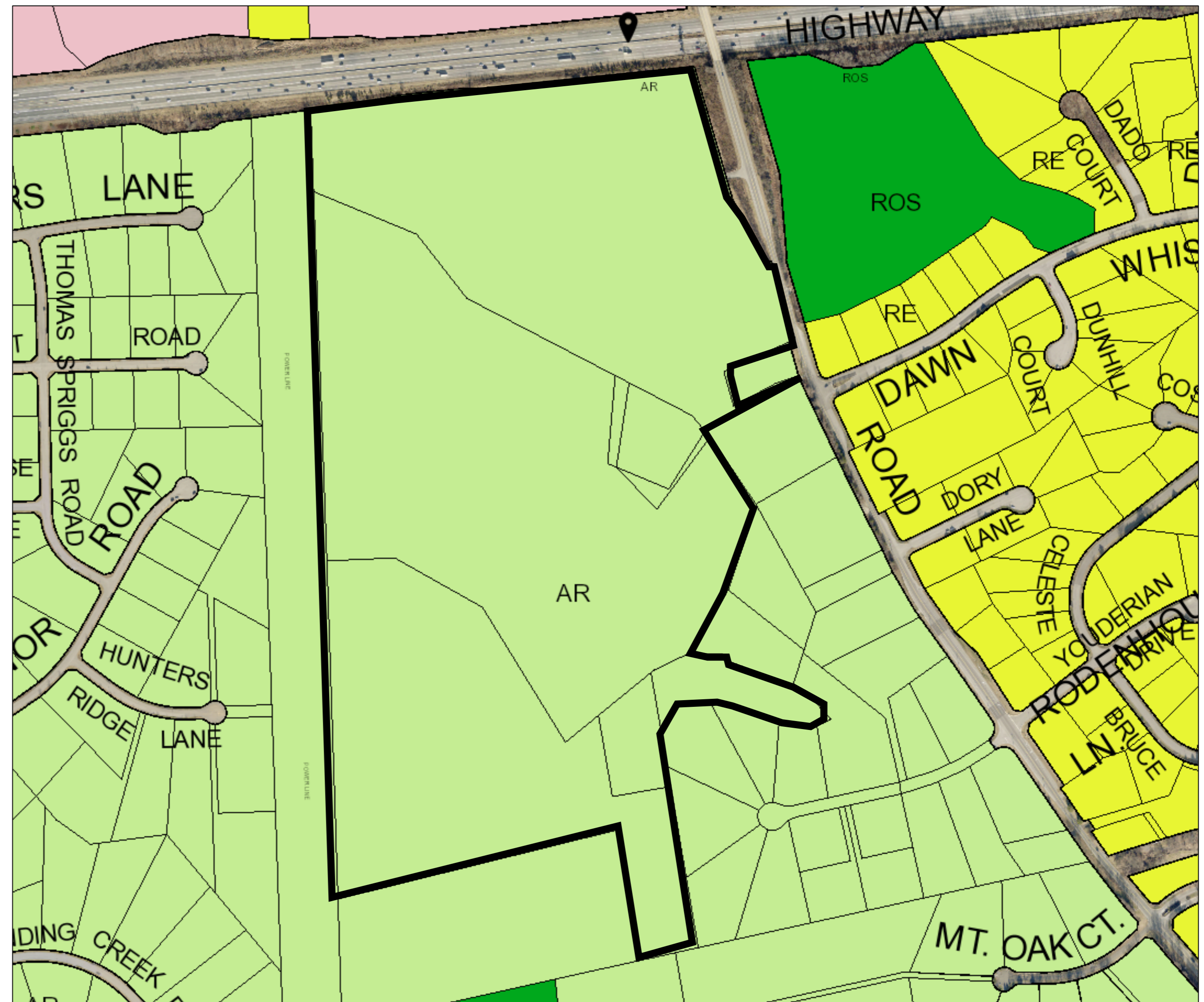
Retain the existing AR Zone, instead of rezoning to the RSF-A Zone.

Staff Position

Master plan supports rezoning to the RSF-A Zone.

City of Bowie Position

Retain the existing AR Zone, instead of rezoning to the RSF-A Zone.
(Outside Municipal Boundary)



PENNSBURY DRIVE

14 – Prince George's County Property

Proposed Amendment

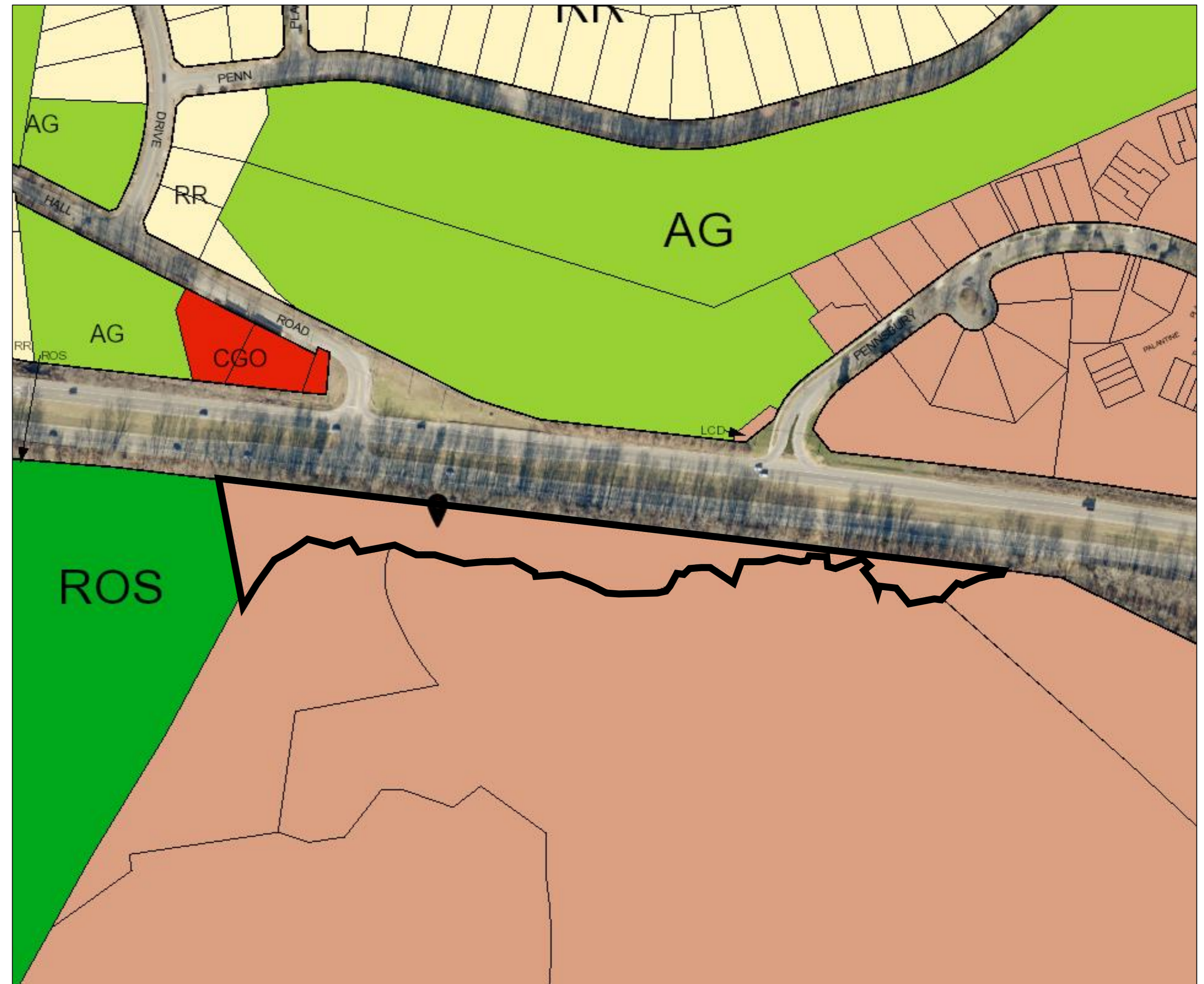
Rezone to the ROS Zone, instead of rezoning to the AG Zone.

Staff Position

Master plan supports rezoning to the AG Zone from the LCD Zone.

City of Bowie Position

Rezone to the ROS Zone, instead of rezoning to the AG Zone.
(Within Municipal Boundary)



180 SE ROBERT CRAIN HIGHWAY

15 – Supreme Landscaping LLC Property II

Proposed Amendment

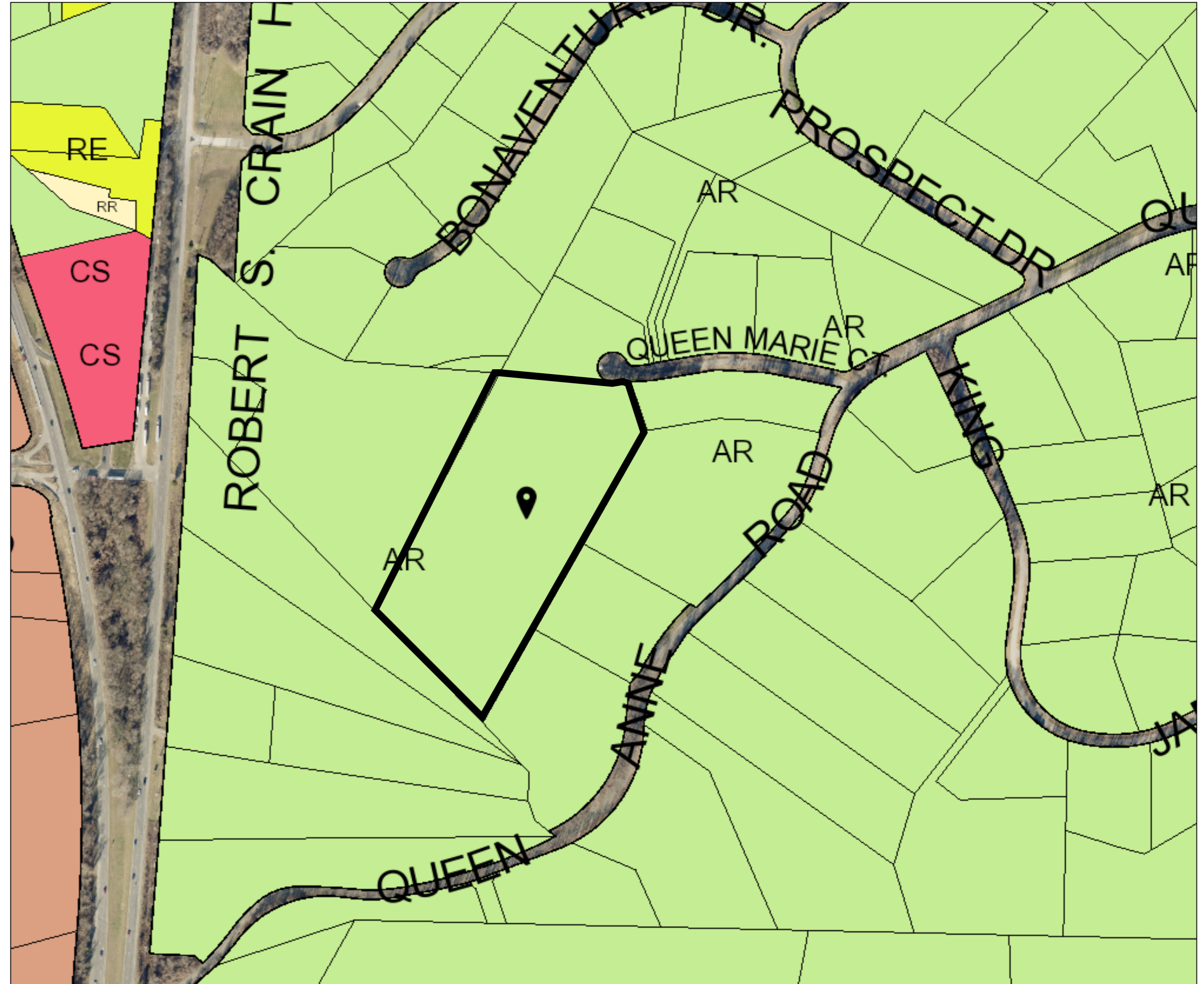
Retain the existing AR Zone, instead of rezoning to the AG Zone.

Staff Position

Master plan supports rezoning to the AG Zone.

City of Bowie Position

Retain the existing AR Zone, instead of rezoning to the AG Zone.
(Outside Municipal Boundary)



OLD JERICHO PARK ROAD &
9801 LAUREL BOWIE ROAD

16 – BSU Campus Center – Prince George’s County

Proposed Amendment

Rezone to the ROS Zone, instead of retaining the ROS/NAC Zone.

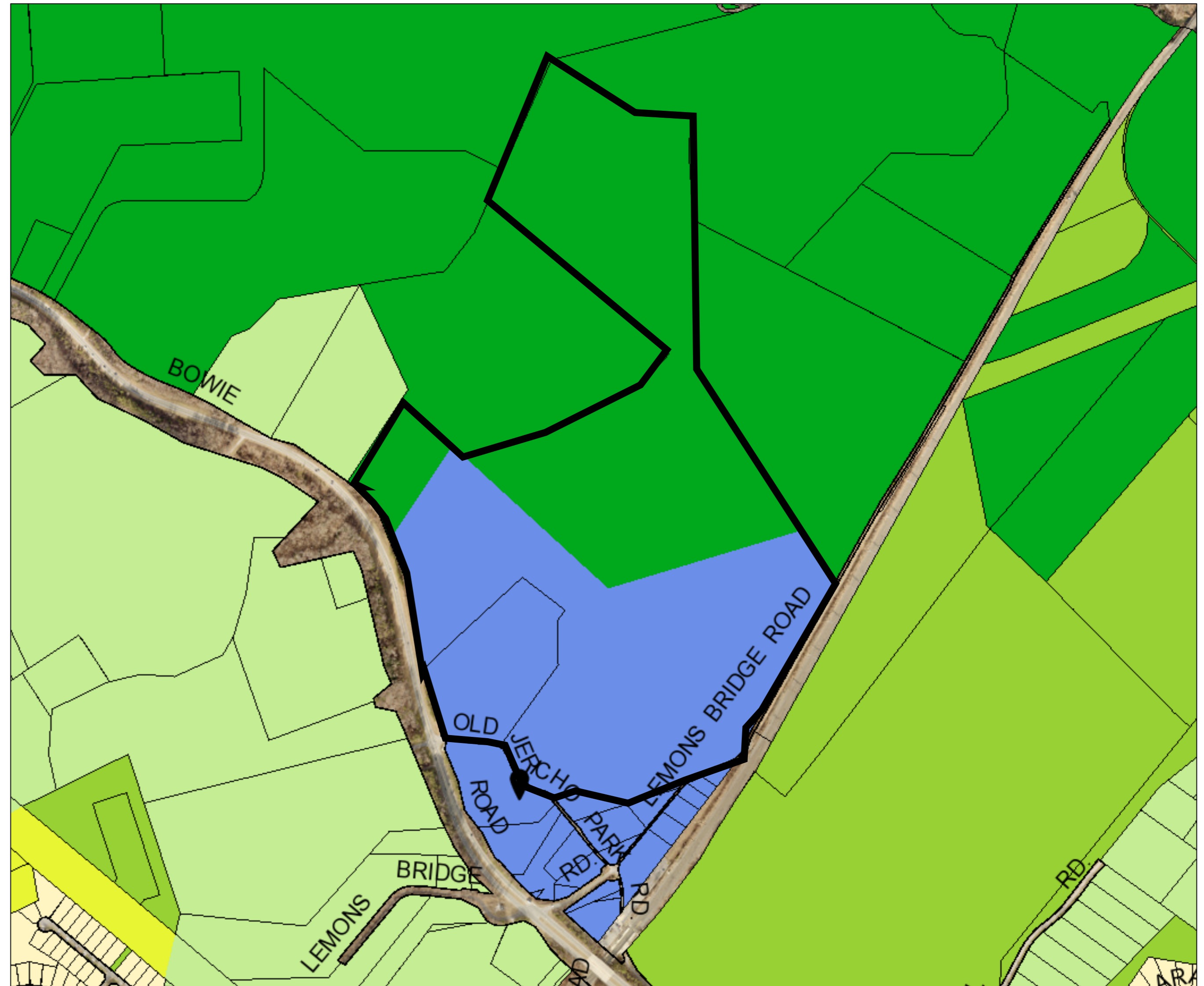
Staff Position

Master plan supports retaining the ROS/NAC Zone.

City of Bowie Position

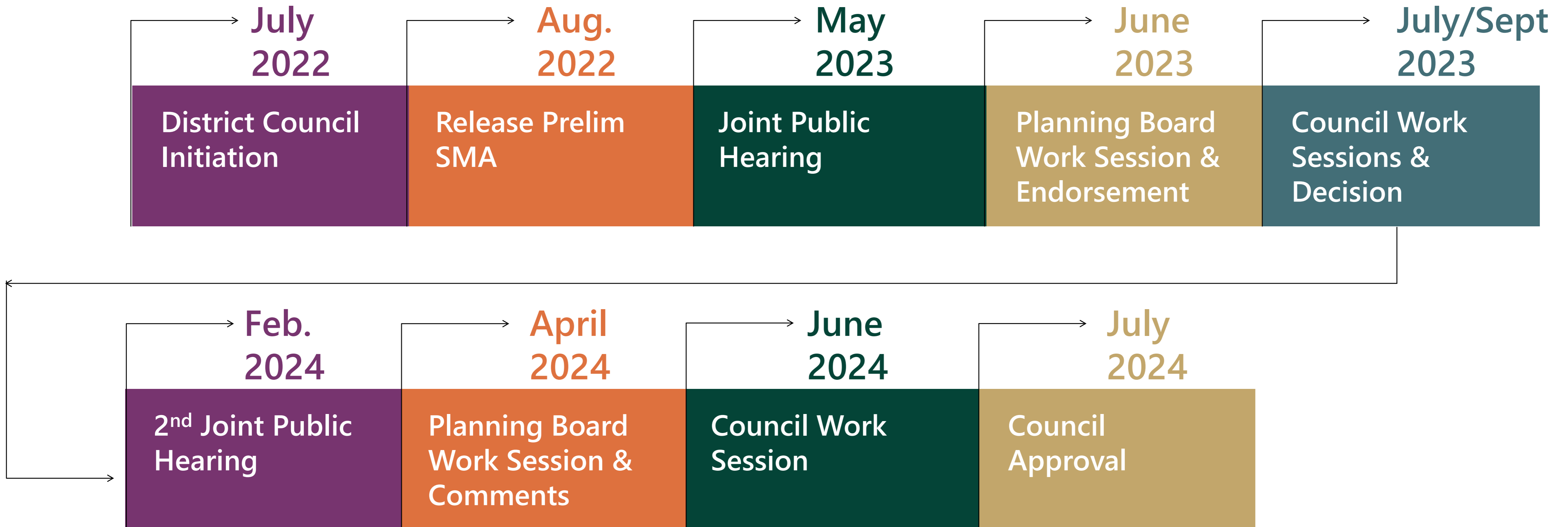
No comments submitted regarding this property.

(Outside Municipal Boundary)



Project Timeline

July 2022 – JULY 2024



Contact Information



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

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