



BOWIE-MITCHELLVILLE  
AND VICINITY  
MASTER PLAN

Adopted Master Plan  
District Council Worksession  
January 25, 2021

Thomas Lester  
Project Manager  
Long-Range Planning Section  
Community Planning Division



# AGENDA

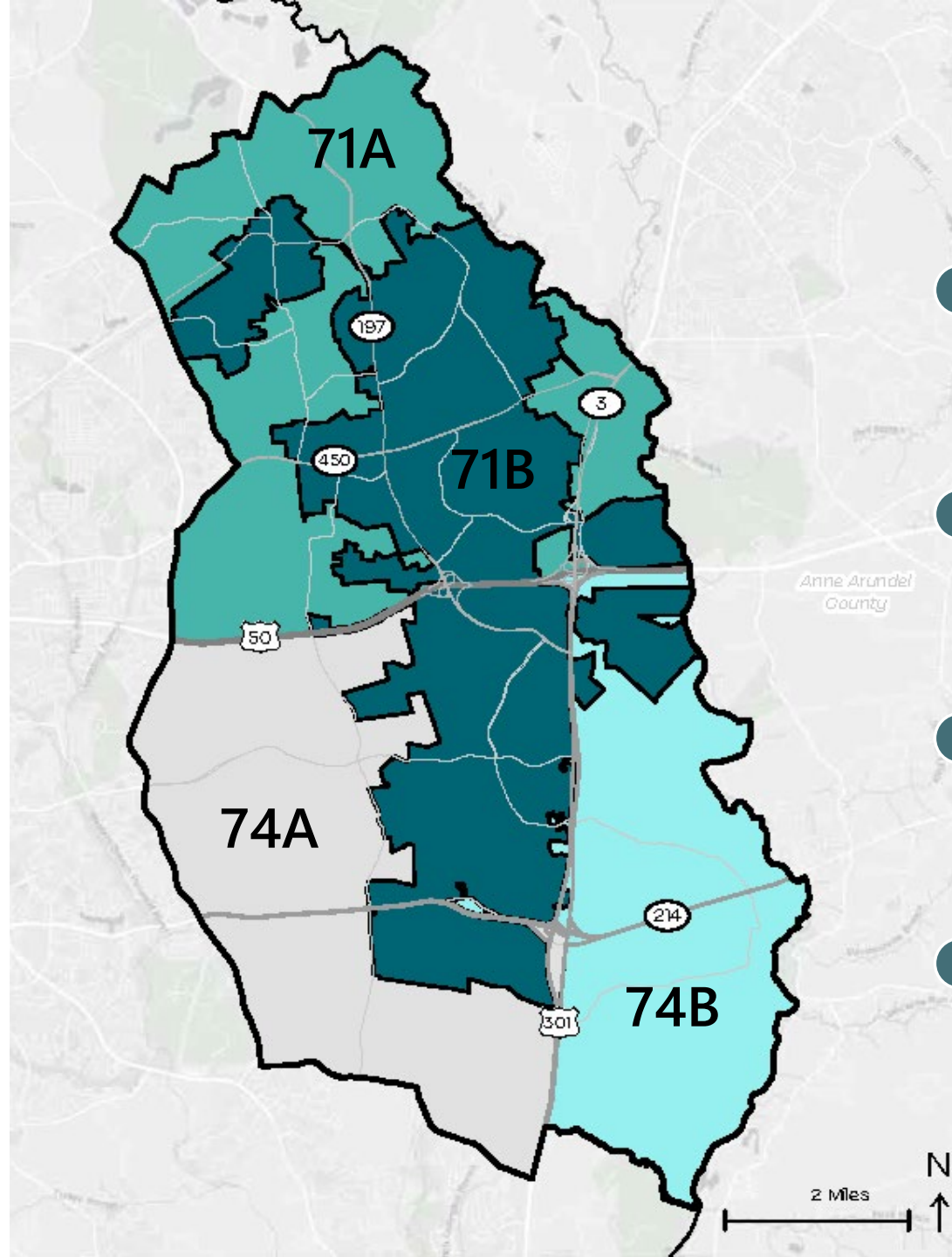


1. Overview
2. Major Issues
3. Planning Board Future Land Use Amendments
4. Rural and Agricultural (R&A) Area Additions
5. Planning Board Amendments
6. Element Issues
7. Next Steps
8. Q&A



# MASTER PLAN AREA

Retains:  
2006 Bowie  
Master Plan  
Boundaries

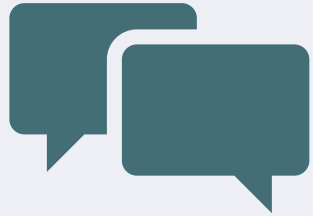


## Planning Areas:

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



# TESTIMONY RECEIVED



31 pieces of  
written Testimony  
(2 staff exhibits-  
33 Total)



23 JPH  
Speakers



69-page JPH  
Transcript



1 piece of late  
testimony



# MAJOR PLAN RECOMMENDATIONS



- Preserve rural and Agricultural Areas for open space, preservation, etc., and maintain the scale and density of the Established Communities



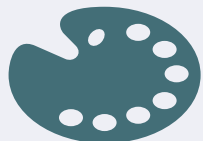
- Transform Bowie Local Town Center into walkable environment with a mix of uses including multifamily housing



- Expand office, classroom, housing, student housing, retail, etc., Bowie State University MARC Campus Center



- Expand employment at Collington Local Employment Area in transportation, warehousing, and logistics



- Position Old Town Bowie to become an Art and Entertainment District

# MAJOR ISSUES



- Commercial Development at Six Flags America



- Residential Development at Retail Shopping Centers



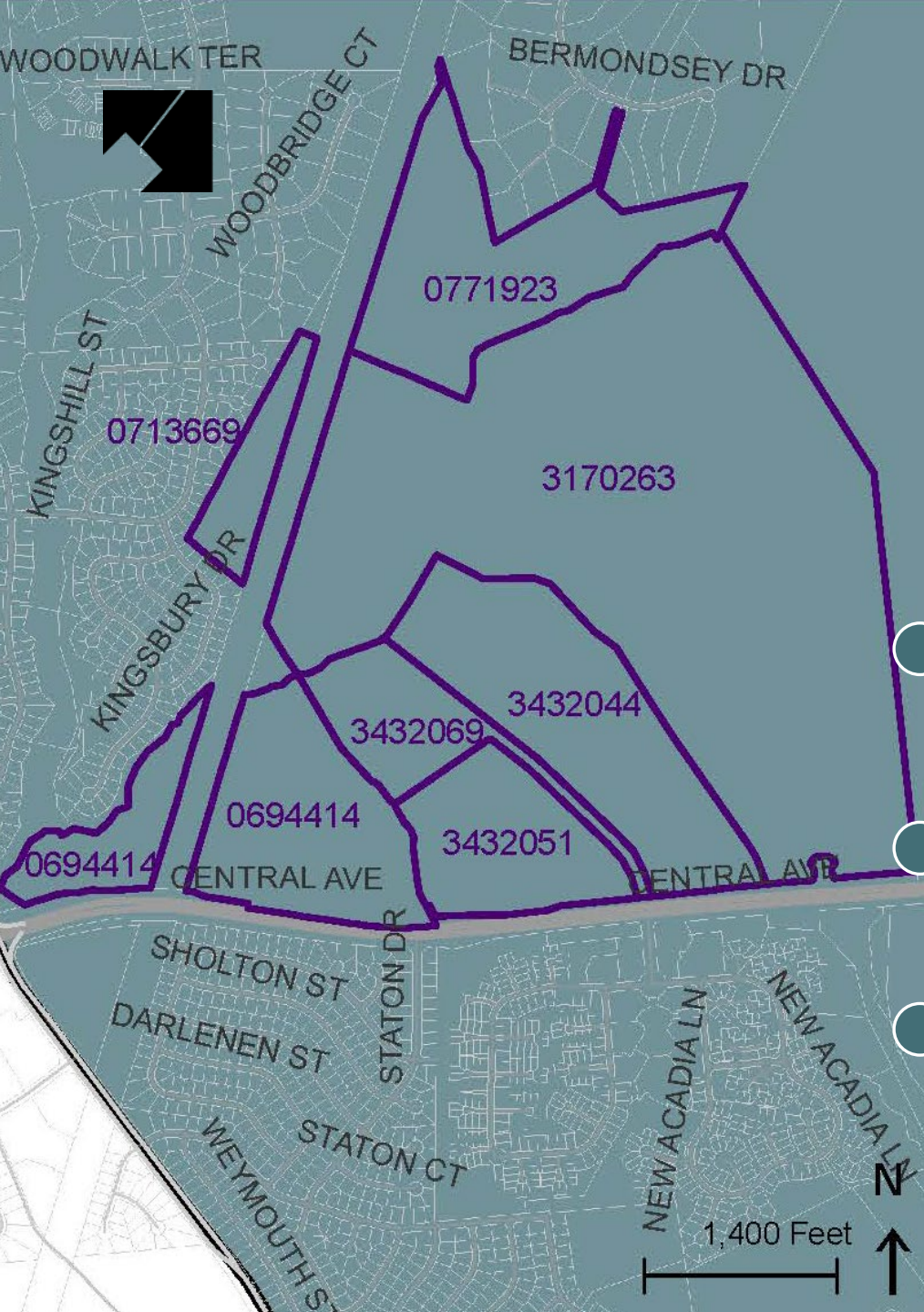
- Expansion of the Bowie Local Town Center (BLTC) Boundaries



- Freeway Airport Residential Development



- Transportation Recommendation Differences with City of Bowie



# COMMERCIAL DEVELOPMENT AT SIX FLAGS AMERICA

## Testimony

- Concerns regarding environmental/local impacts
- Many opposed the “maximum commercial development” recommendation
- Classified as a Commercial Recreation Attraction, not an Amusement Park



# MASTER PLAN RECOMMENDATIONS

- Policy LU 4 – Support maximum commercial development potential at Six Flags America; and Strategy LU 4: Recommend Commercial Land Use for Six Flags
- Policy CZ 3 – Ensure Six Flags is classified under the appropriate zoning; and Strategy CZ 3.1 – Recommend zoning Six Flags Commercial, General and Office (CGO)
- General support to expand the park, not create a mixed-use town center

## PLANNING BOARD AMENDMENTS

- Delete LU 4 and LU 4.1 and CZ 3 and CZ 3.1
- Retain the commercial future land use and the LCD zoning





# RESIDENTIAL DEVELOPMENT AT RETAIL SHOPPING CENTERS

## Testimony

City of Bowie opposes all policies and strategies that promote residential development in the shopping centers outside of the Bowie Local Town Center.



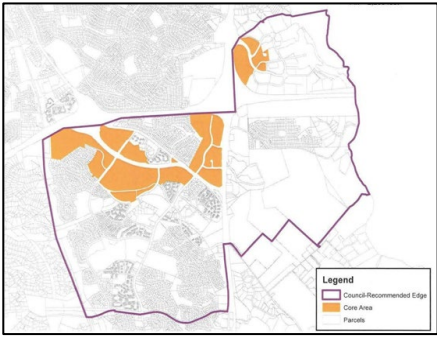
# MASTER PLAN RECOMMENDATIONS

- Strategy LU 17.2 - Redevelop Free State Shopping Center and Bowie Marketplace into an integrated mixed-use destination
- Policy LU 19 – To preserve commercial viability...construct infill housing at designated existing shopping center locations
- Policy HN 9 – Strategically implement housing mixed with retail uses along the US 301/MD 3 Corridor

## PLANNING BOARD AMENDMENTS

- Retain the recommendations for housing in the local centers and at specific shopping centers outside the centers.
- Add "Retail Attraction" text box to Section VII: Economic Prosperity

# EXPAND BLTC BOUNDARIES

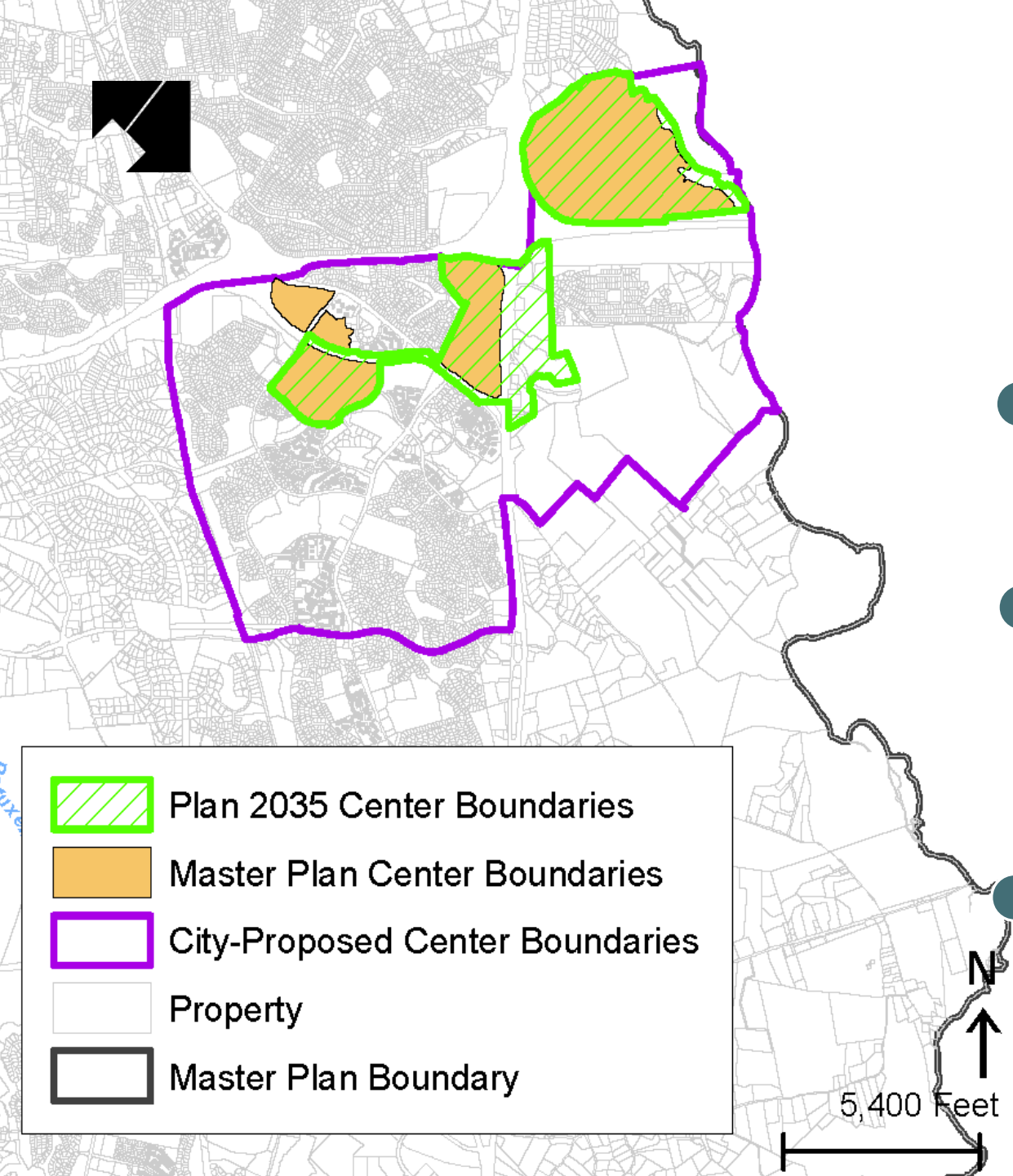


## Testimony

City of Bowie recommends expanding the boundaries of the BLTC

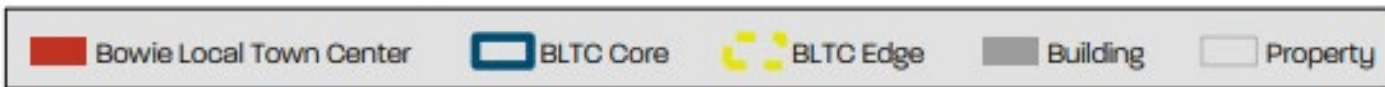
Modify LU 5.2 to define the core of BLTC as all four quadrants of MD 197 and Northview Drive, as well as Bowie Gateway Center.

Oppose LU 5.4 to remove the properties east of US 301 from the BLTC. Expansion should include Mill Branch Crossing.





# MASTER PLAN RECOMMENDATIONS



Source: Prince George's County Planning Department

● Strategy LU 5.1 - Expand the boundaries of Bowie Local Town Center (BLTC) to include commercial properties north of MD 197...

● Strategy LU 5.4 - Remove all properties east of US 301 south of US 50/US 301 from the Bowie Local Town Center designation...



# PLANNING BOARD AMENDMENT

Add Strategy LU 5.6:

- **LU 5.6** As part of the Plan 2035 Five-Year Evaluation (see Section XV of this Plan at page 224), monitor and evaluate density and FAR of new development in Bowie Local Town Center according to guidelines in the 2018 Zoning Ordinance and the recommendations set forth in Plan 2035 (see Plan 2035 Table 16, page 108); once those goals have been met on average for the Center, future expansion of the Bowie Local Town Center boundary may be considered.



# PLANNING BOARD AMENDMENT

Add Strategy LU 8.5:

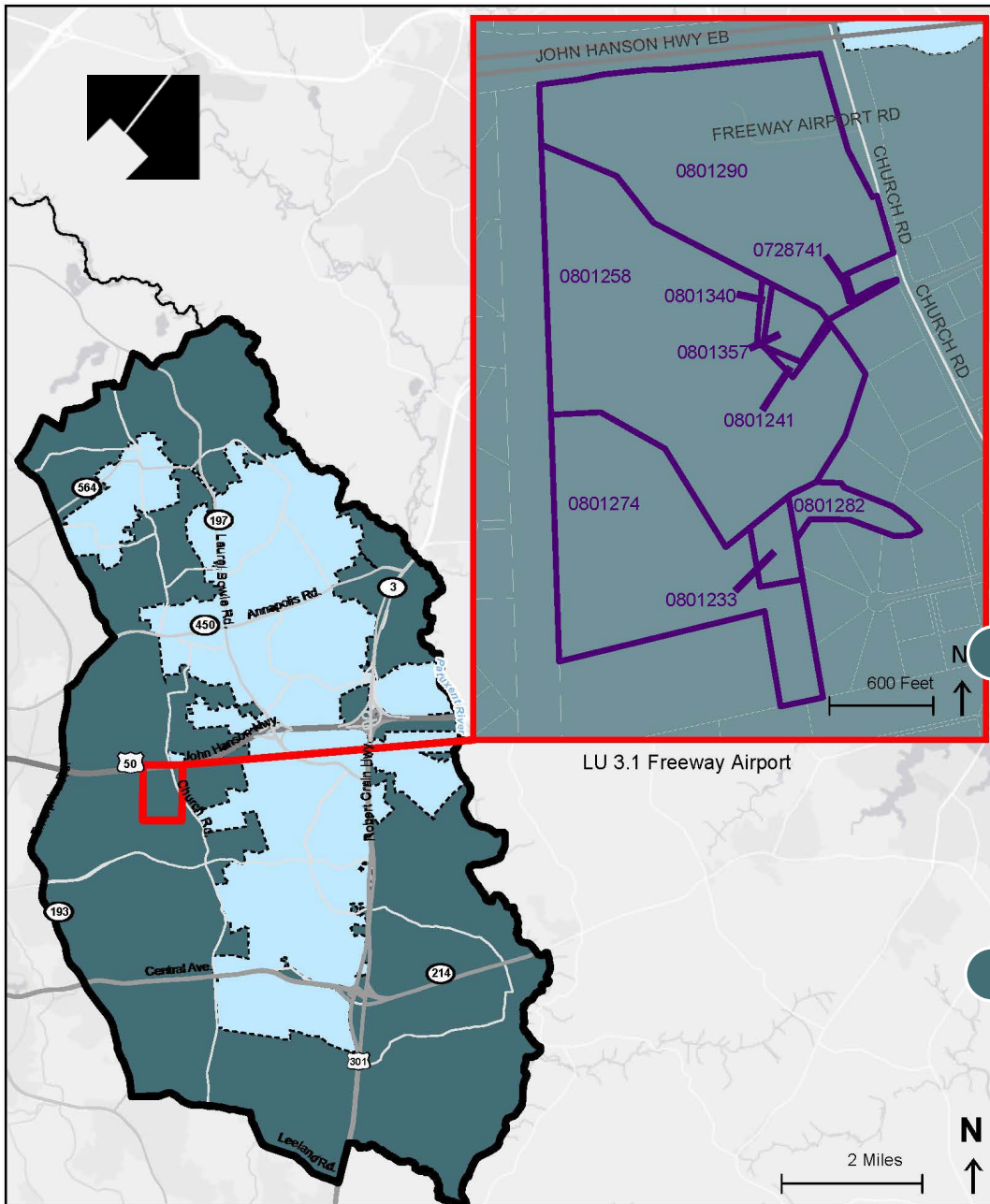
- **LU 8.5** As part of the Plan 2035 Five-Year Evaluation (see Section XV of this Plan at page 224), monitor and evaluate density and FAR of new development in BSU MARC Campus Center according to guidelines in the 2018 Zoning Ordinance and the recommendations set forth in Plan 2035 (see Plan 2035 Table 16, page 108); once those goals have been met on average for the Center, future expansion of the BSU MARC Campus Center boundary may be considered.

# FREEWAY AIRPORT RESIDENTIAL DEVELOPMENT

## Testimony

City of Bowie recommends revising Map 16, Future Land Use, to show the Freeway Airport Property as Residential Low and Residential Medium

Testimony states that Strategy LU 3.1, which recommends Rural and Agricultural land uses does not sufficiently acknowledge the existing entitlements for the Freeway Airport Property.

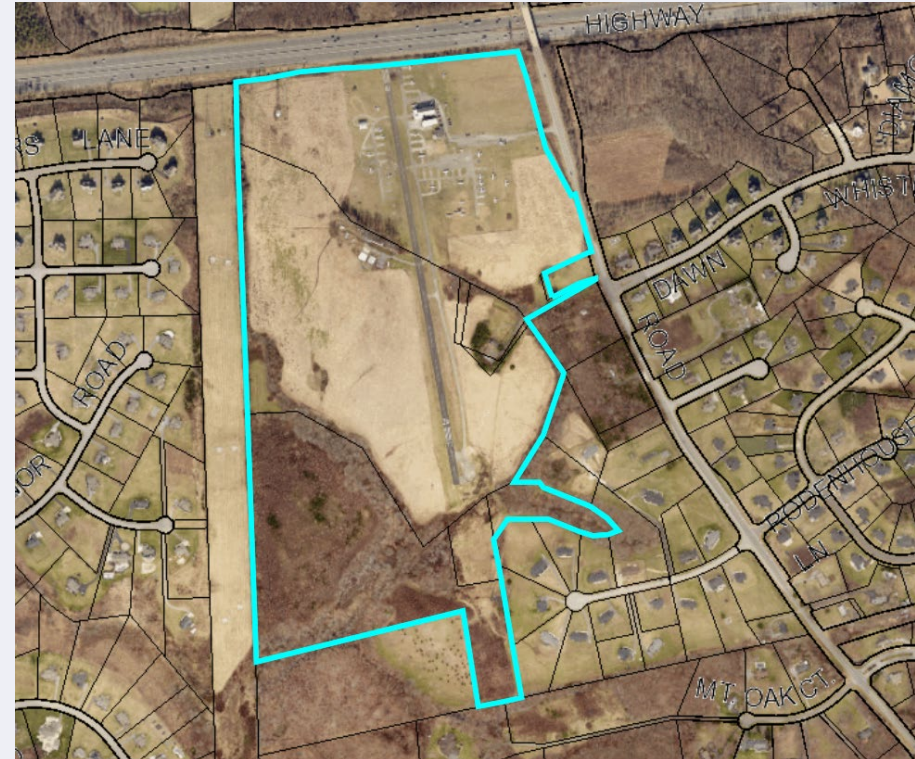


Master Plan Boundary City of Bowie Recommended Zoning



# MASTER PLAN RECOMMENDATION

- **Strategy LU 3.1** - Redevelop the former Freeway Airport property into single-family housing appropriate for its Agricultural-Residential zoning except permitted by law as of the effective date of this plan. Uses other than single-family housing or rural or agricultural uses are not compatible.







# PLANNING BOARD AMENDMENTS

Revise Strategy LU 3.1 as follows:

- **LU 3.1** Should Freeway Airport be unable to redevelop pursuant to Preliminary Plan of Subdivision 4-20006, and should it cease operation as an airport, the properties should be redeveloped with single-family housing appropriate for its Agricultural-Residential (AR) zoning at densities not to exceed 0.5 dwelling units per acre. Uses other than aviation, single-family housing, or rural or agricultural uses do not conform with this master plan.

# TRANSPORTATION DIFFERENCES

Differences in the City of Bowie's transportation priority letter and plan recommendations

Connection between MD 197 and MD 424 in Anne Arundel County

MD 193/US 50 Interchange



# PLANNING BOARD FUTURE LAND USE AMENDMENTS

# of Changes to FLU Map	Justification
13	Correction based on City of Bowie testimony
1	Amendment based on property owner testimony

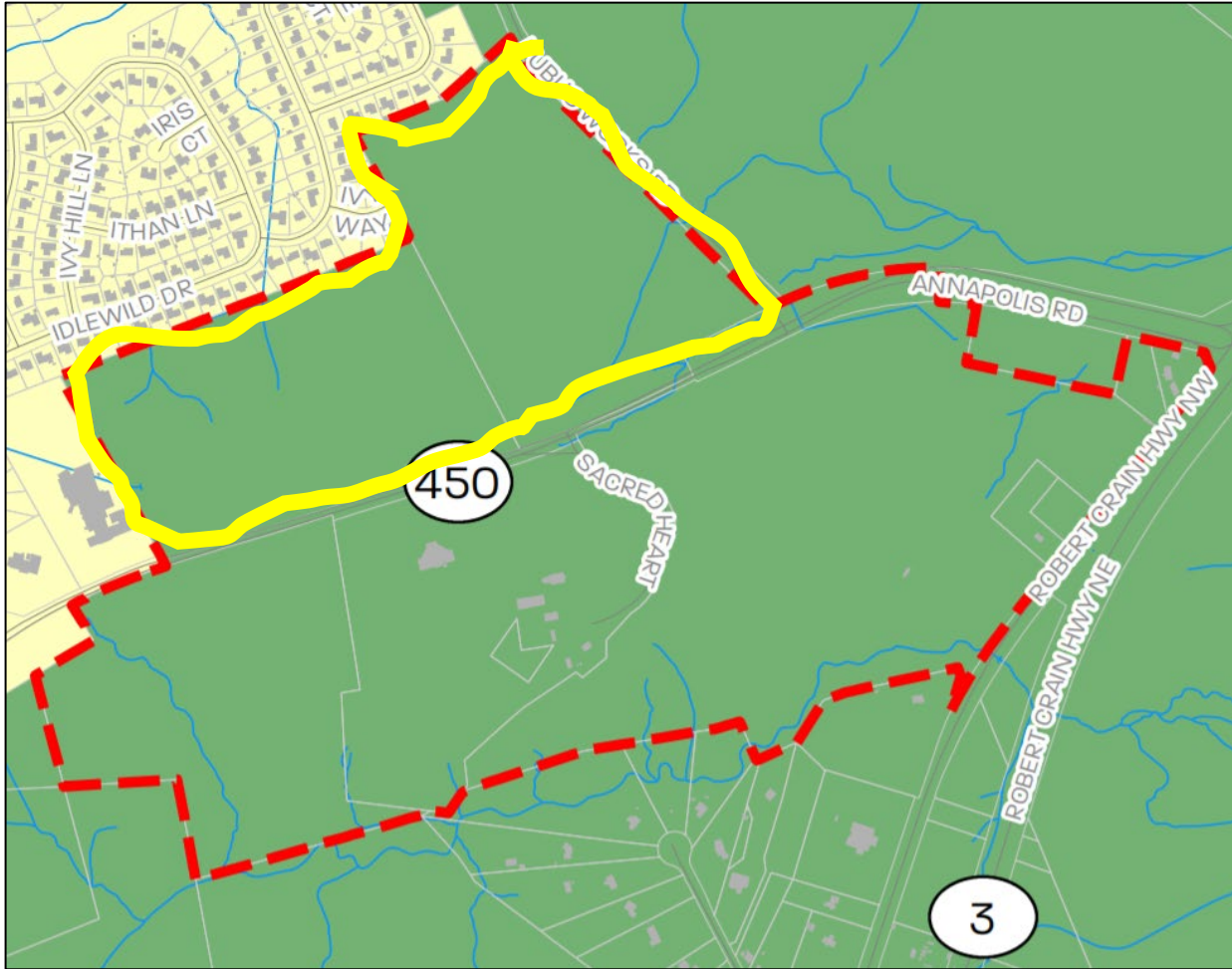
\*See slides 29-43 for details



# PLANNING BOARD FUTURE LAND USE AMENDMENTS

- 8201 Laurel Bowie Road
- 9351 Lemons Bridge Road
- East of Adnell Woods properties
- 12th Street-Myrtle Avenue properties
- East Old Town Bowie Properties
- 15222 and 15300 Old Chapel Road
- Princeton Square Townhouse Community
- 14201 Old Stage Road
- 3635 Elder Oaks Boulevard
- 15901 Fred Robinson Way
- Mitchellville Road (Tax ID 0681619)
- 3560 Mitchellville Road
- Covington 5 Townhouse Community
- 7 SE Robert Crain Highway

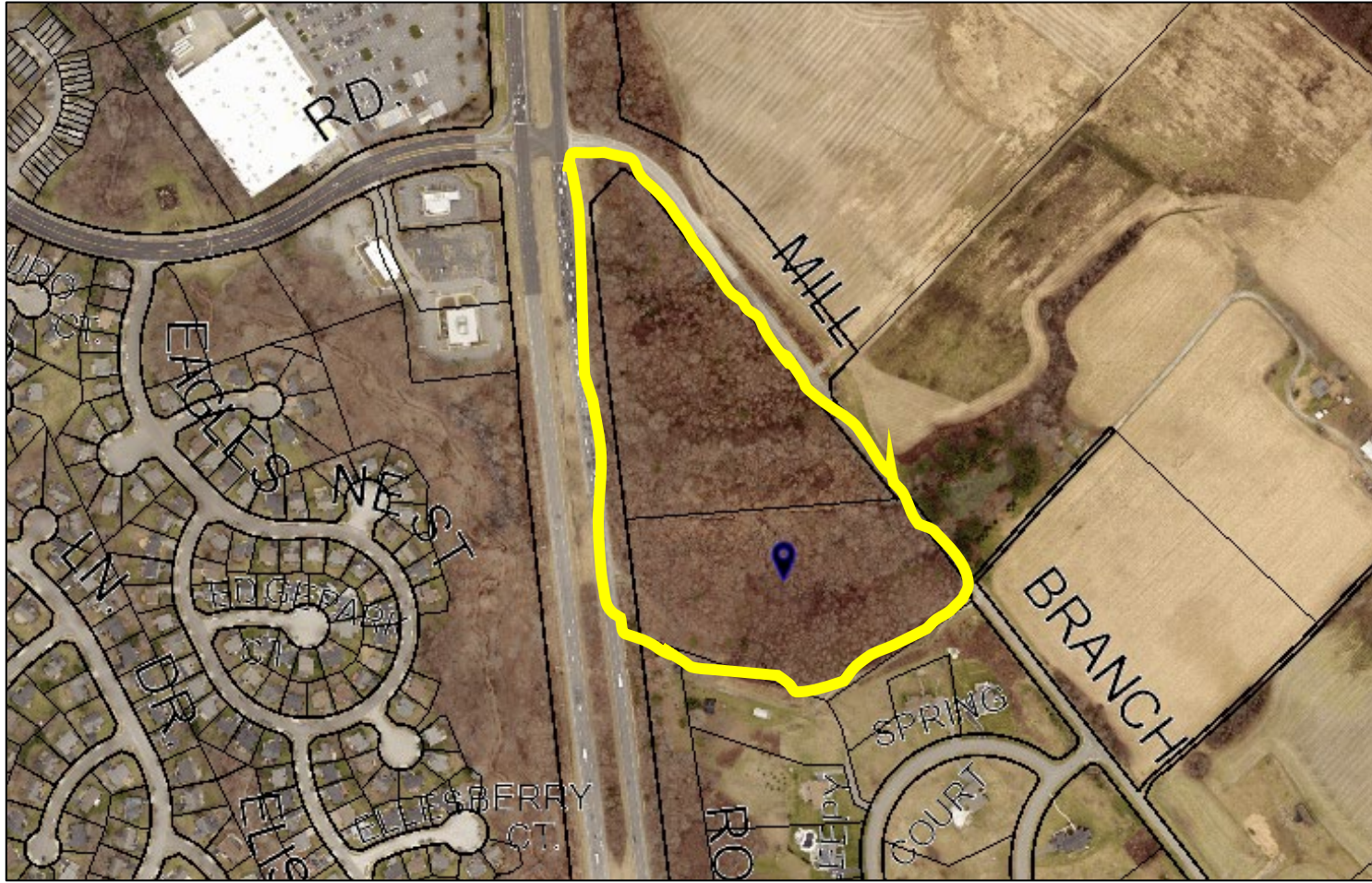
# PLANNING BOARD R&A AMENDMENTS



Revise LU 2.3 - Add the properties identified in Table 6. Rural and Agricultural Area Additions Policy Amendments—Jesuit Property to the Rural and Agricultural Area.

Designate these properties for Rural and Agricultural land uses.

# PLANNING BOARD R&A AMENDMENTS



Update to line-item No. 31 in Analysis of Testimony, no longer recommend reclassifying the properties at 3412 NE Robert Crain Highway/Mill Branch Road to the Rural and Agricultural Area but recommend retaining Established Communities designation and the current Agricultural-Residential (AR) Zoning.

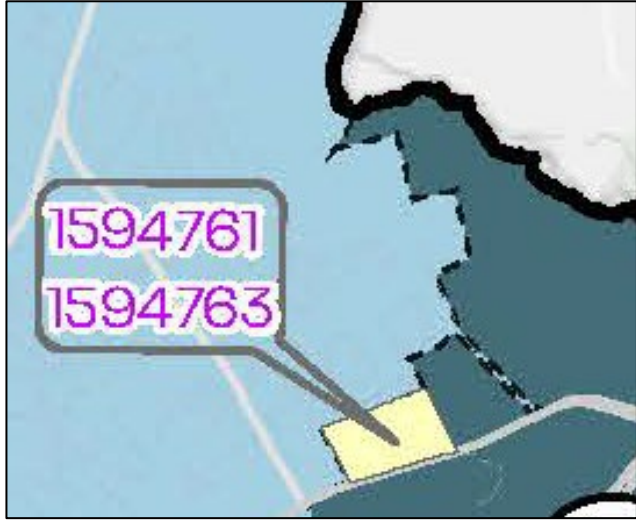


# PLANNING BOARD ZONING RECOMMENDATION AMENDMENTS

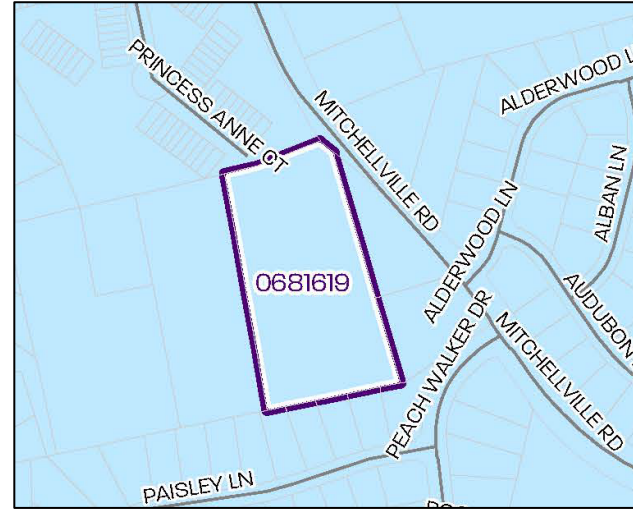
- Added CZ 2.2 Recommended Zoning
- Added CZ 3.1 Recommended Zoning
- Added CZ 3.2 Recommended Zoning
- Revise CZ 10.1 Recommended Zoning
- Revise CZ 7.1 Recommended Zoning



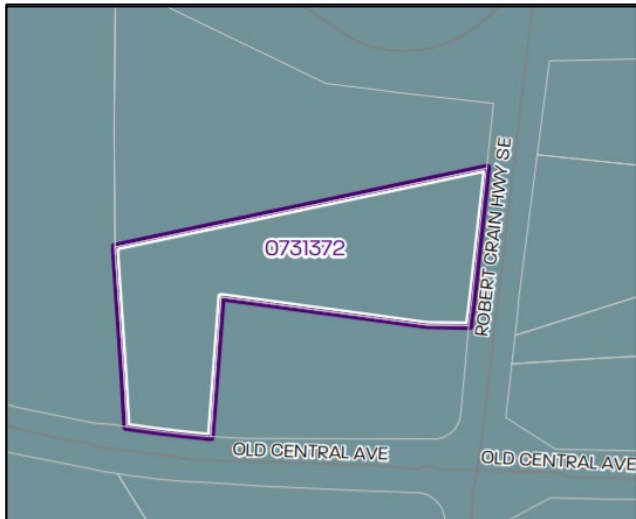
# PLANNING BOARD ZONING RECOMMENDATION AMENDMENTS



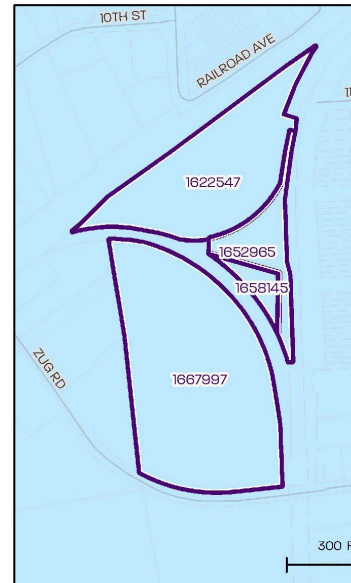
CZ 2.2  
Residential Estate  
(RE) to  
Agricultural-  
Residential (AR)  
Zone



CZ 3.1 Residential,  
Single-Family-95  
(RSF-95) to  
Residential Single  
Family-Attached  
(RSF-A) Zone



CZ 3.2 Agriculture  
Residential (AR) to  
Commercial  
Service (CS)



**Revise CZ 10.1** To limit  
Commercial, General and  
Office (CGO)  
recommendation to four  
properties in Old Town  
Bowie, rest remain Industrial,  
Employment (IE)





# PLANNING BOARD ZONING RECOMMENDATION AMENDMENTS

- Revise Strategy CZ 7.1 as follows:

Reclassify the properties at the Collington Local Employment Area to the Industrial, Heavy (IH) Zone rather than [Industrial, Employment (IE) Zone].



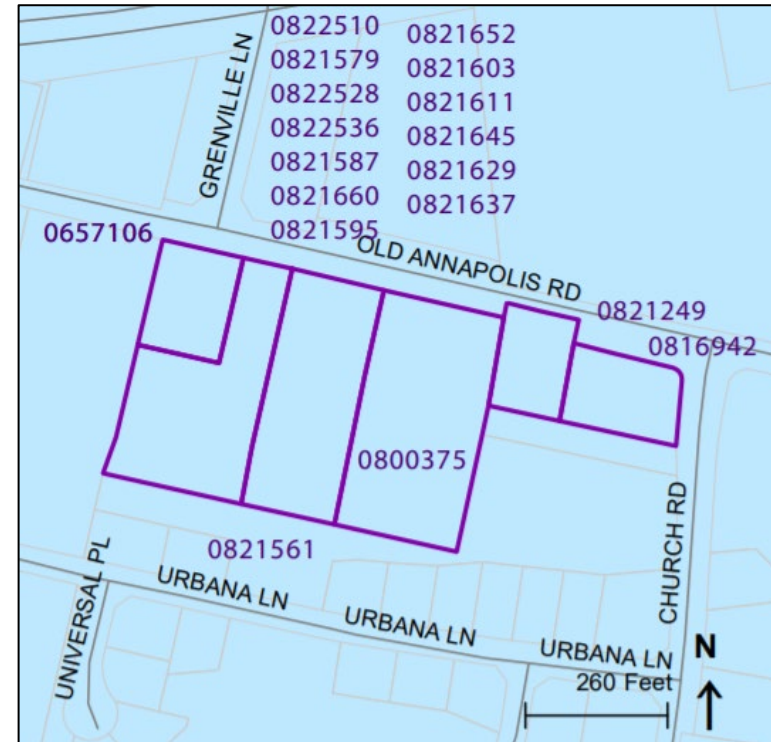


# ELEMENT ISSUES



Rewrite Sustainability and Climate Change text box language

EP 3.4 Revitalize or redevelop the West Bowie Village Shopping Center to support economically viable uses.



# PROJECT SCHEDULE & NEXT STEPS

October 2020 – May 2022



July 29, 2021

Permission to Print  
Draft Master Plan

Oct. 4, 2021

Joint Public Hearing

December 9, 2021

Planning Board  
Worksession

December 16, 2022

Planning Board  
Adoption

January 25, 2022

Council  
Worksession

**HERE**



February 15, 2022

Council Approval

May 10, 2022

Approval with 2nd  
Joint Public Hearing  
(if necessary)



# QUESTIONS?





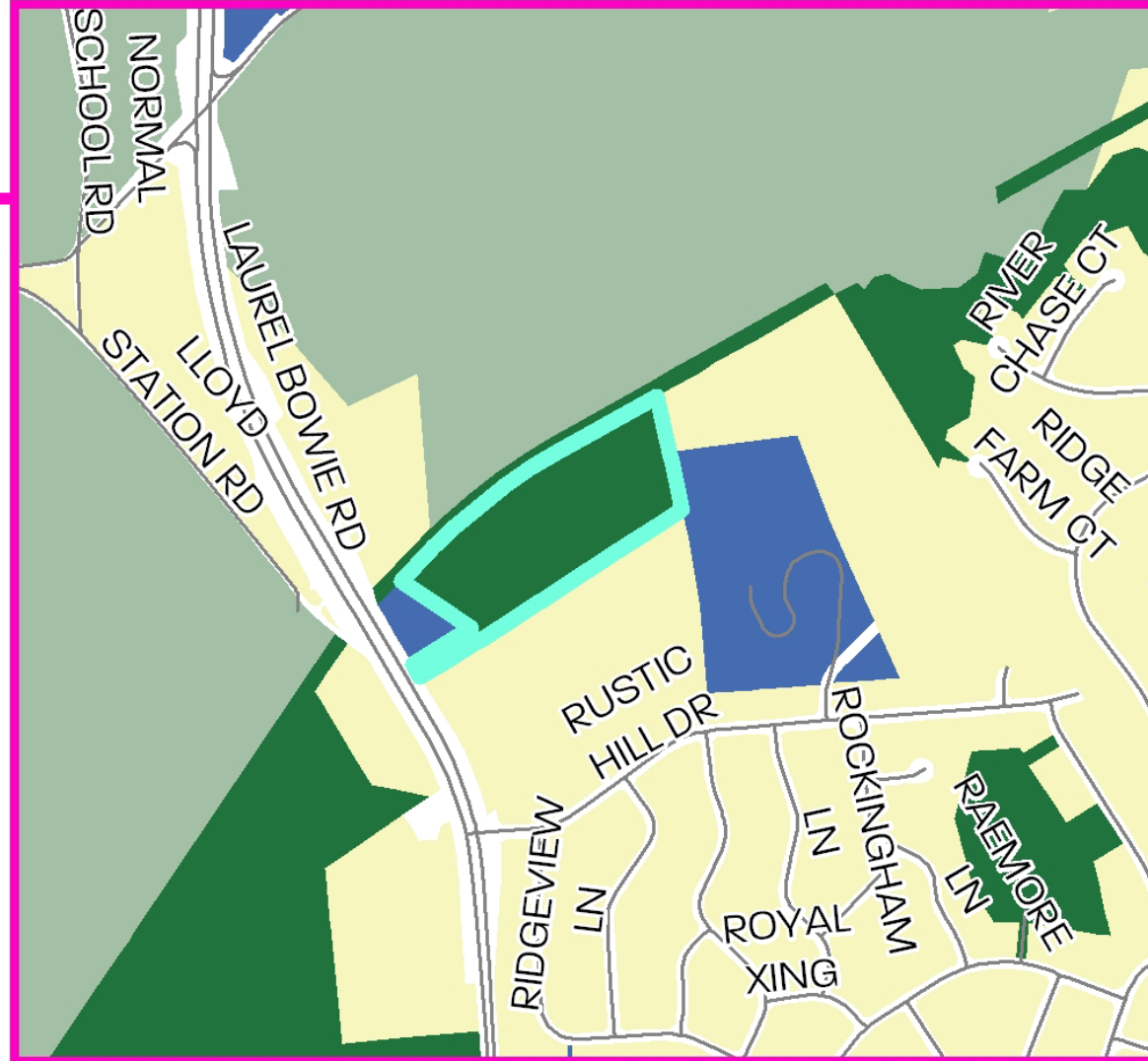
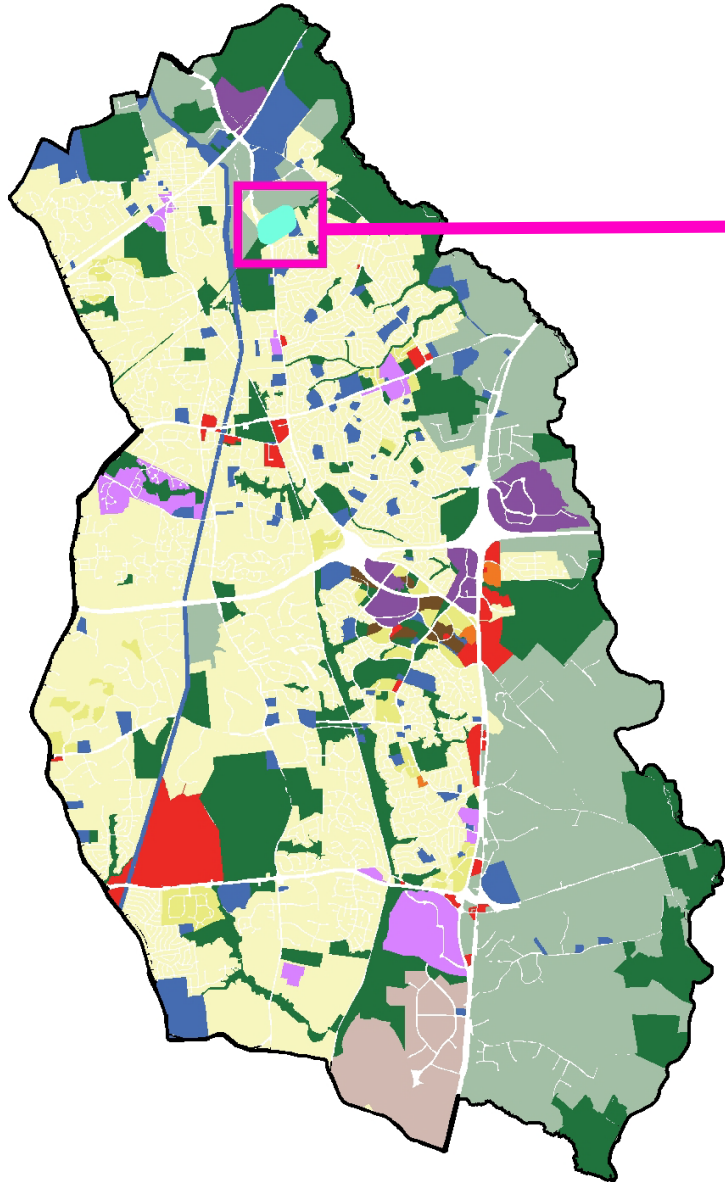
Thomas Lester  
Project Manager  
Long-Range Planning Section  
Community Planning Division  
[Thomas.Lester@ppd.mncppc.org](mailto:Thomas.Lester@ppd.mncppc.org)

# THANK YOU

Visit our website

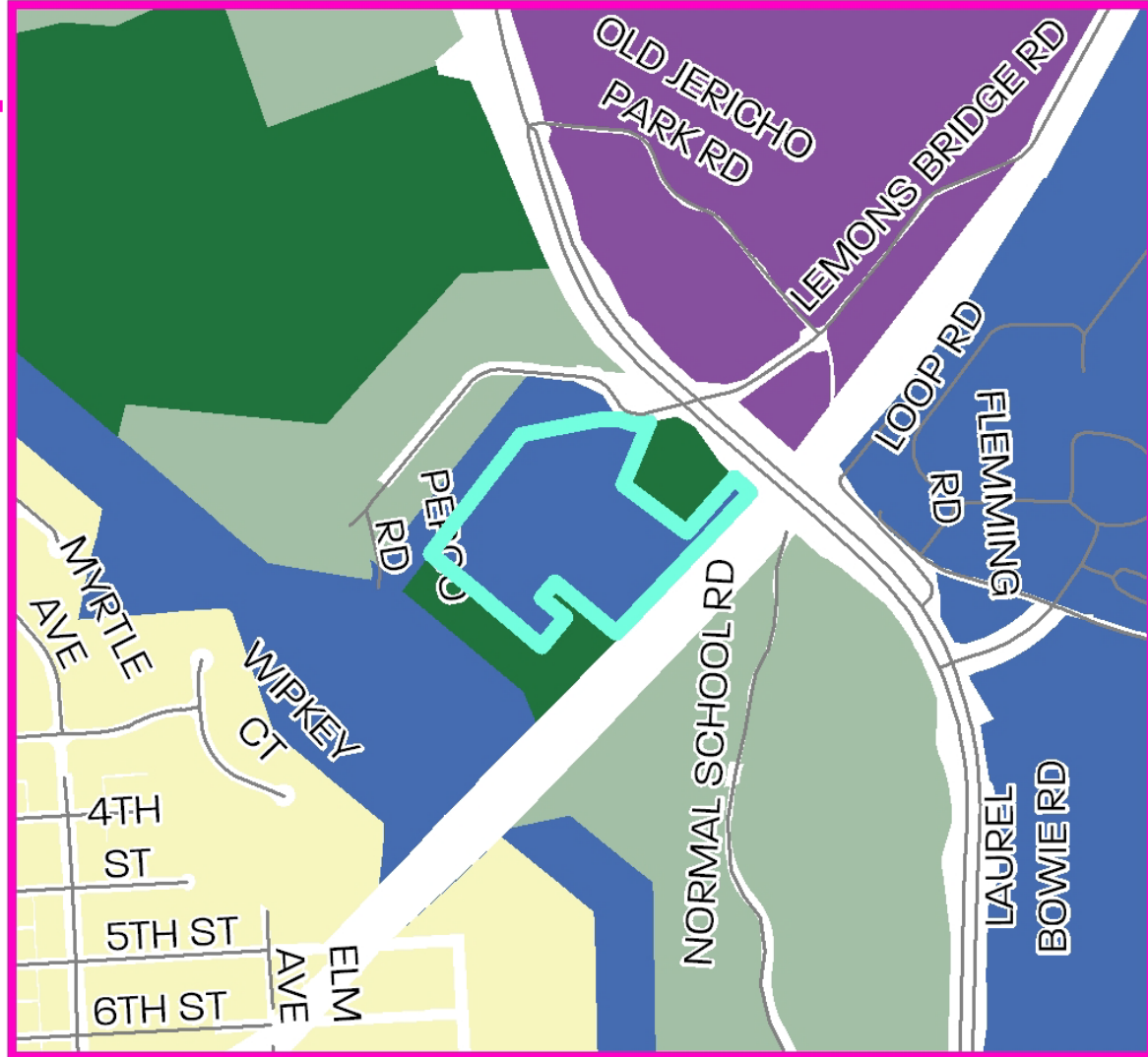
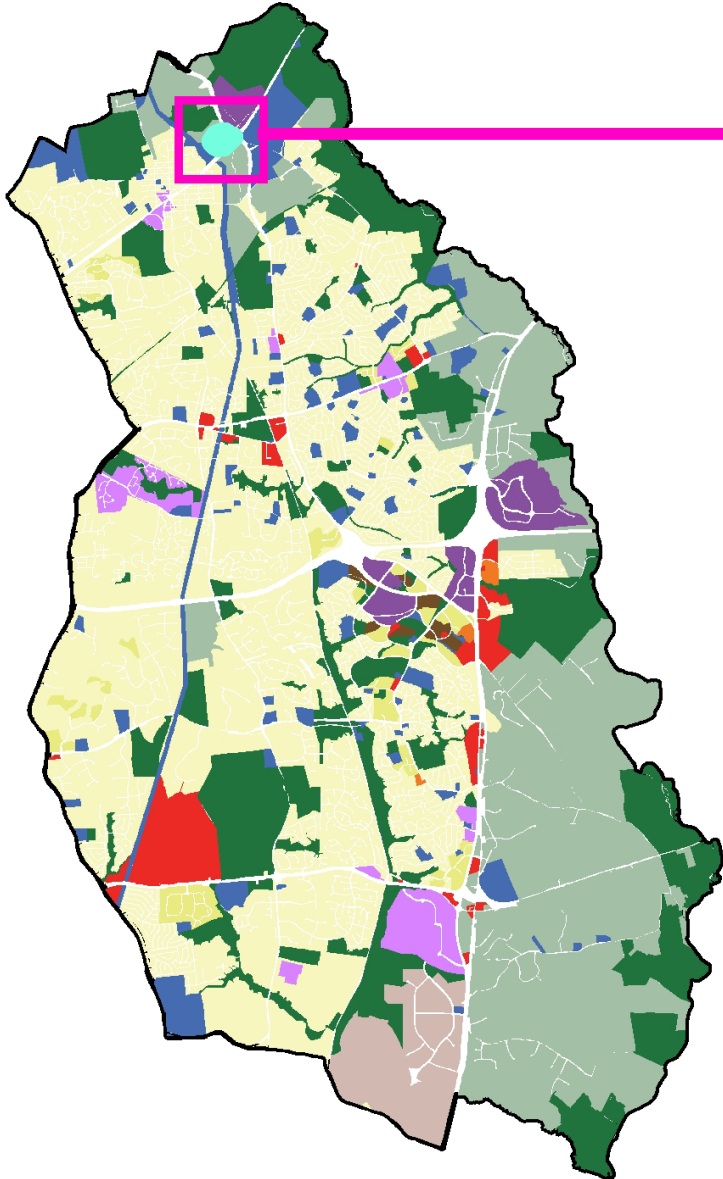
<https://www.mncppc.org/3390/Bowie-Mitchellville-Master-Plan>

# PLANNING BOARD FLU AMENDMENTS



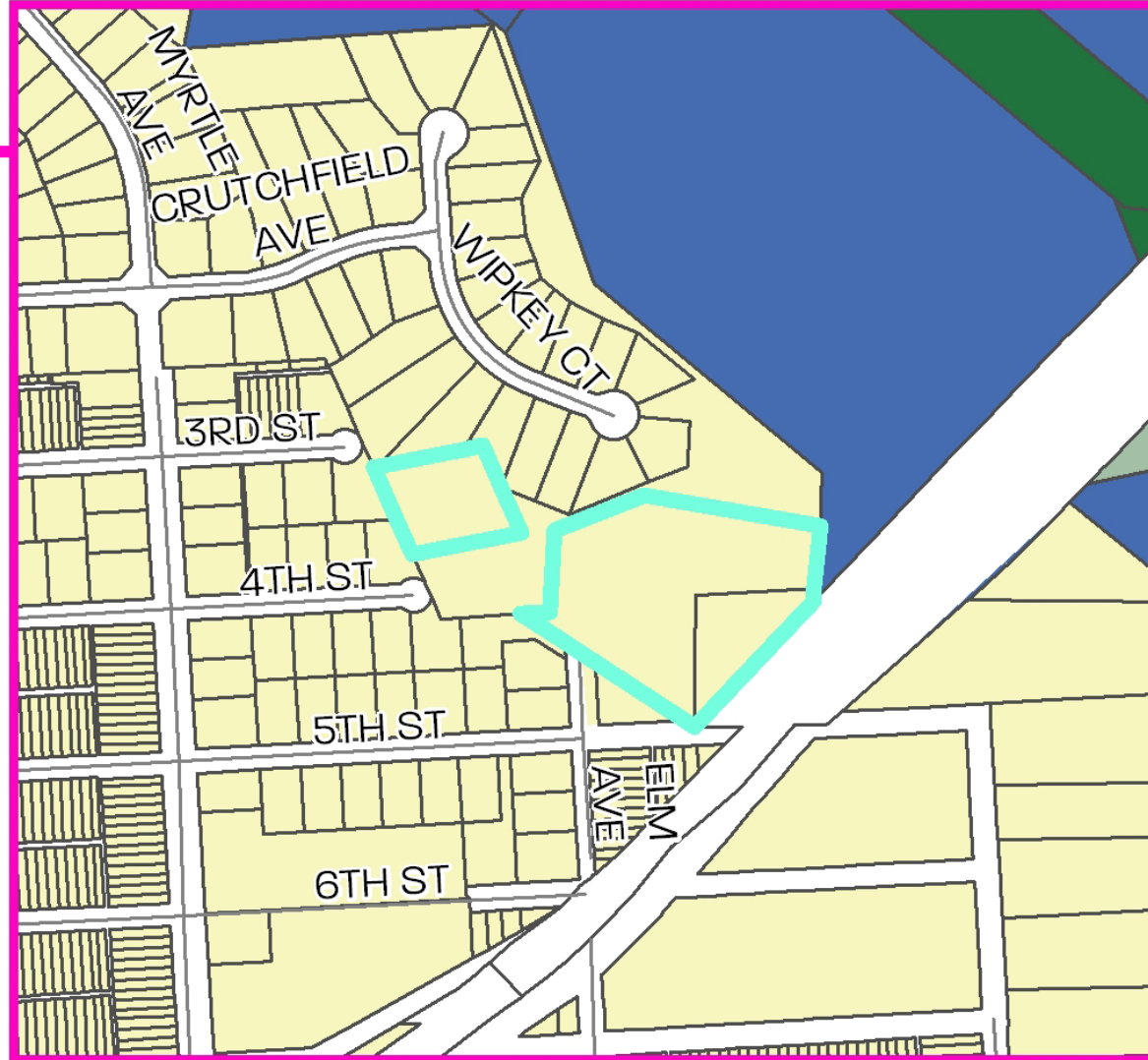
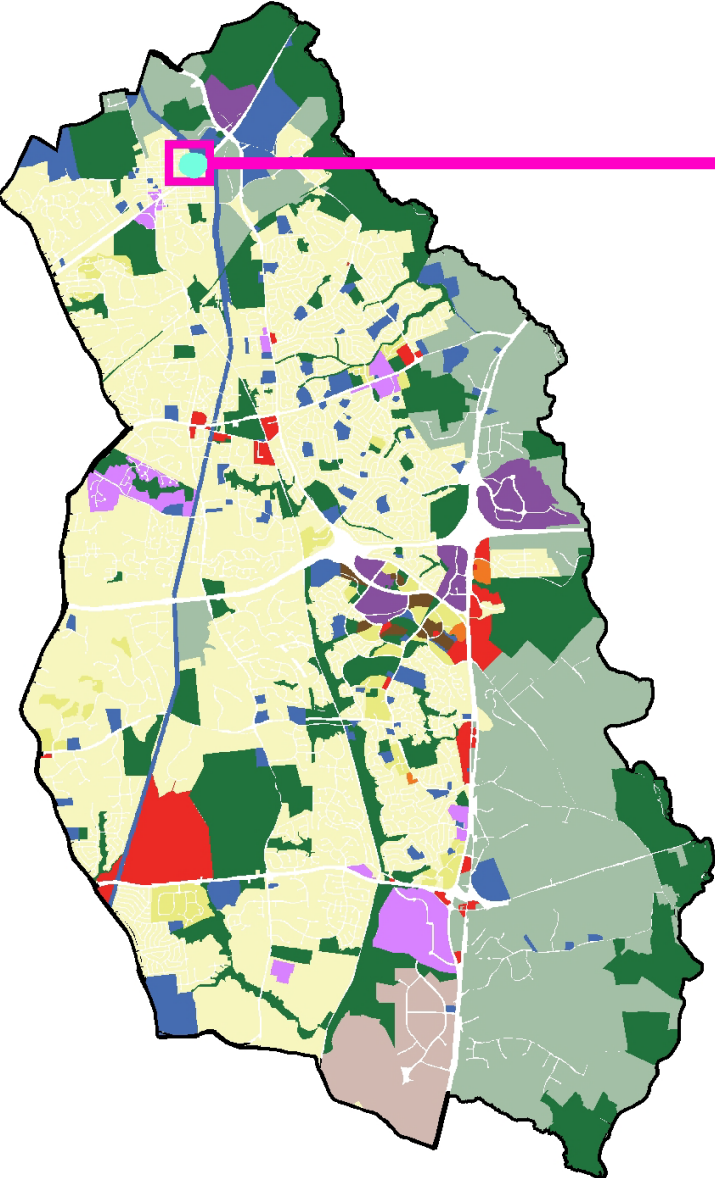
8201 Laurel Bowie  
Road  
Parks and Open  
Space

# PLANNING BOARD FLU AMENDMENTS



9351 Lemons Bridge Road  
Institutional

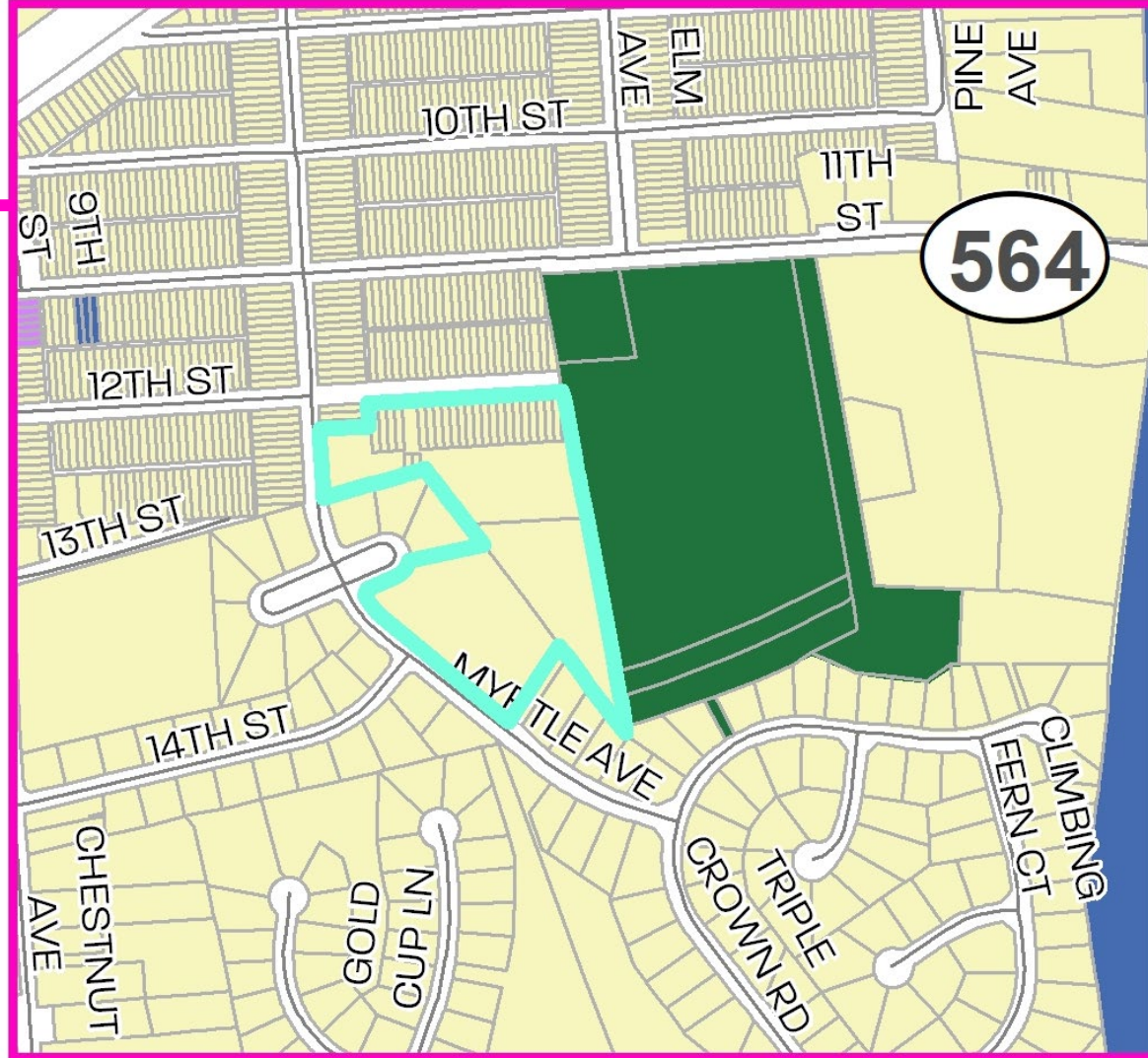
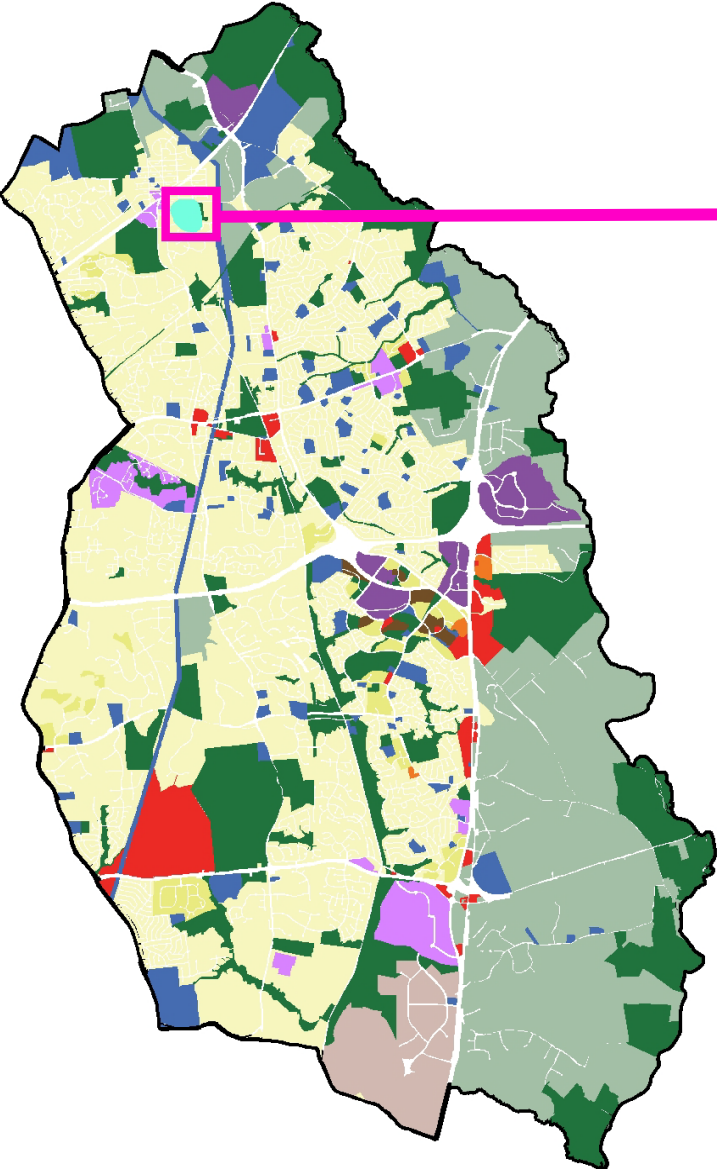
# PLANNING BOARD FLU AMENDMENTS



East of Adnell  
Woods properties  
Residential Low

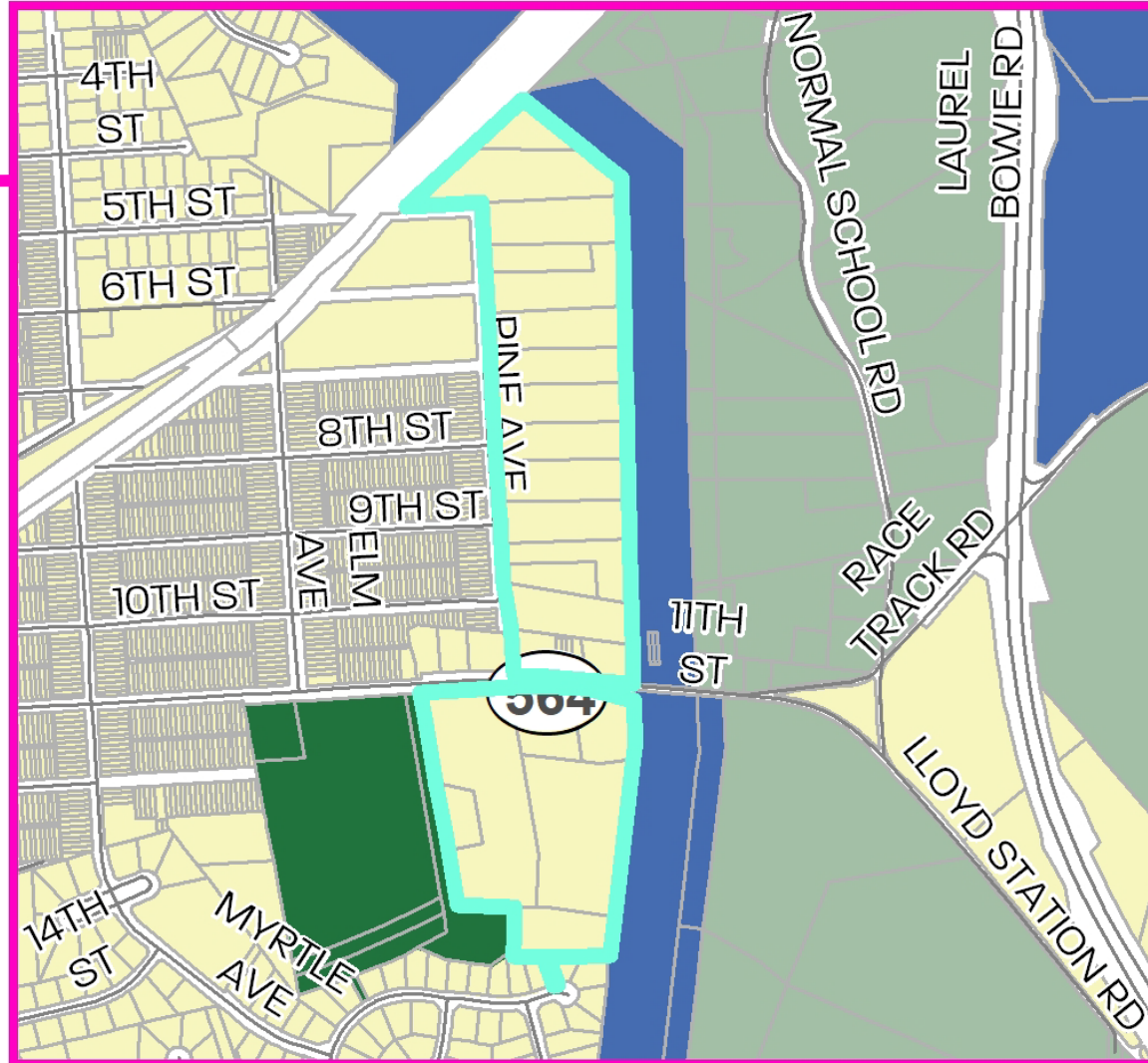
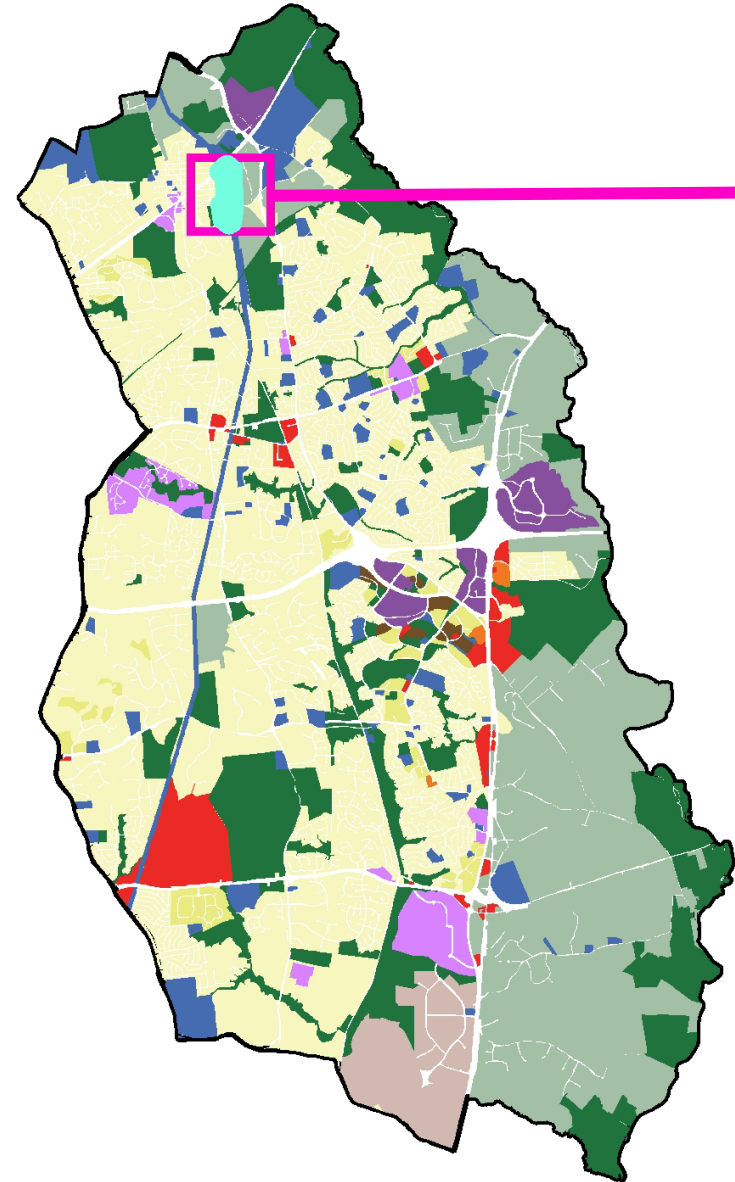


# PLANNING BOARD FLU AMENDMENTS



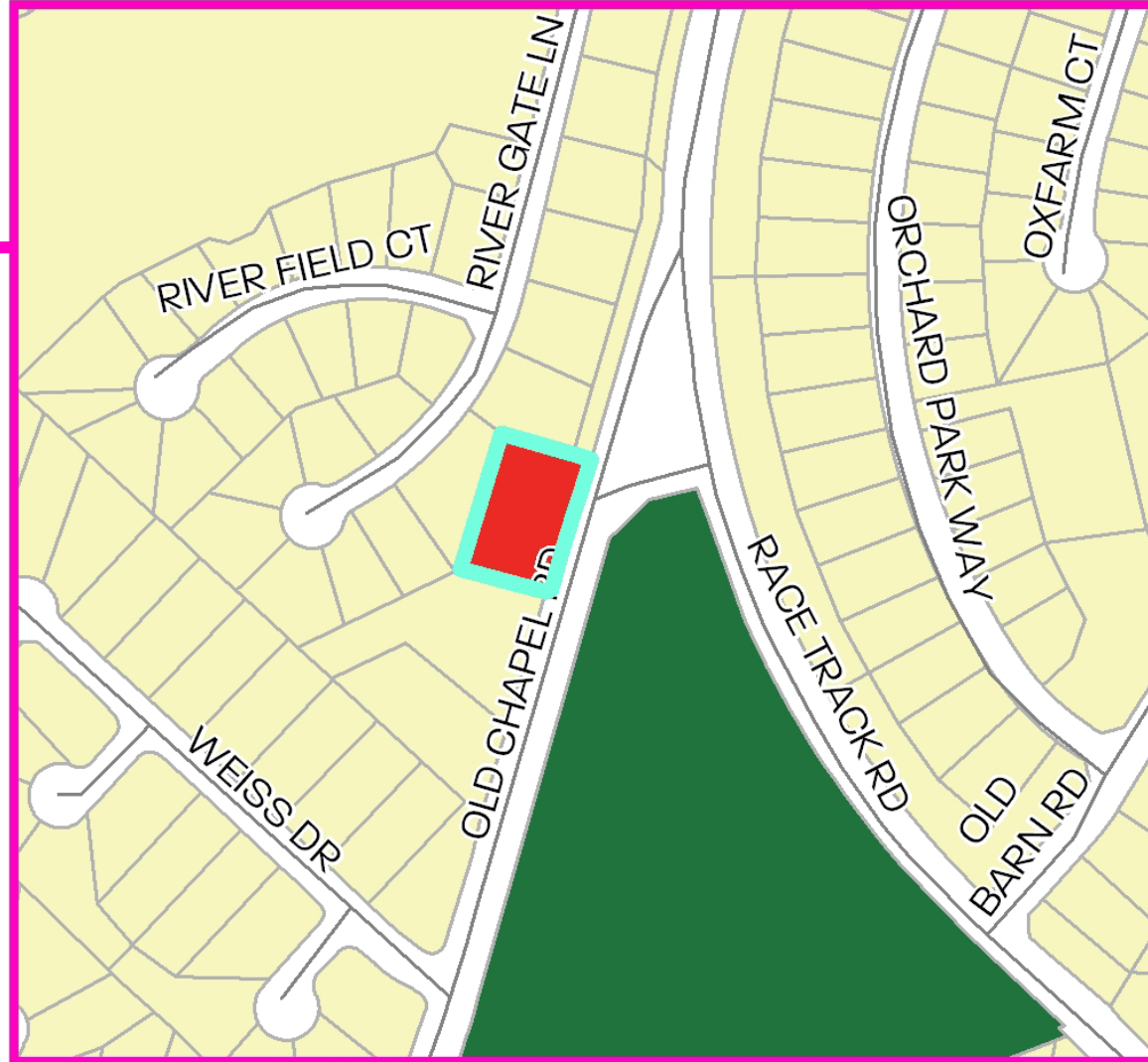
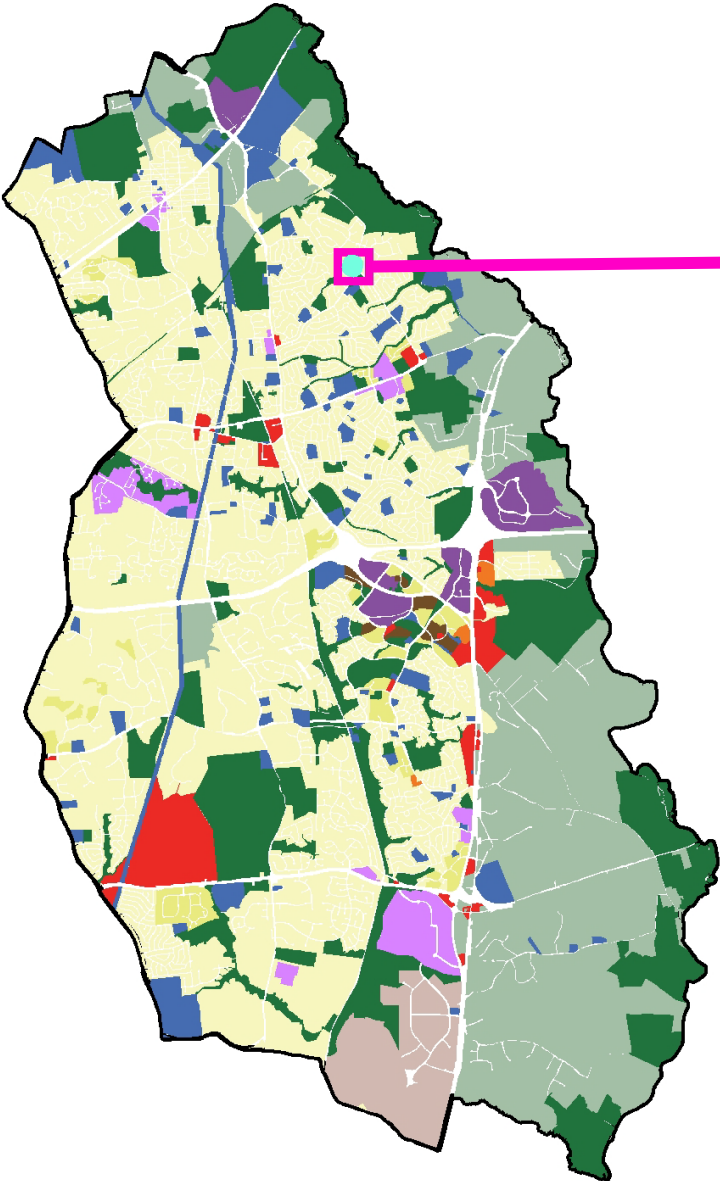
12th Street-Myrtle  
Avenue properties  
Residential Low

# PLANNING BOARD FLU AMENDMENTS



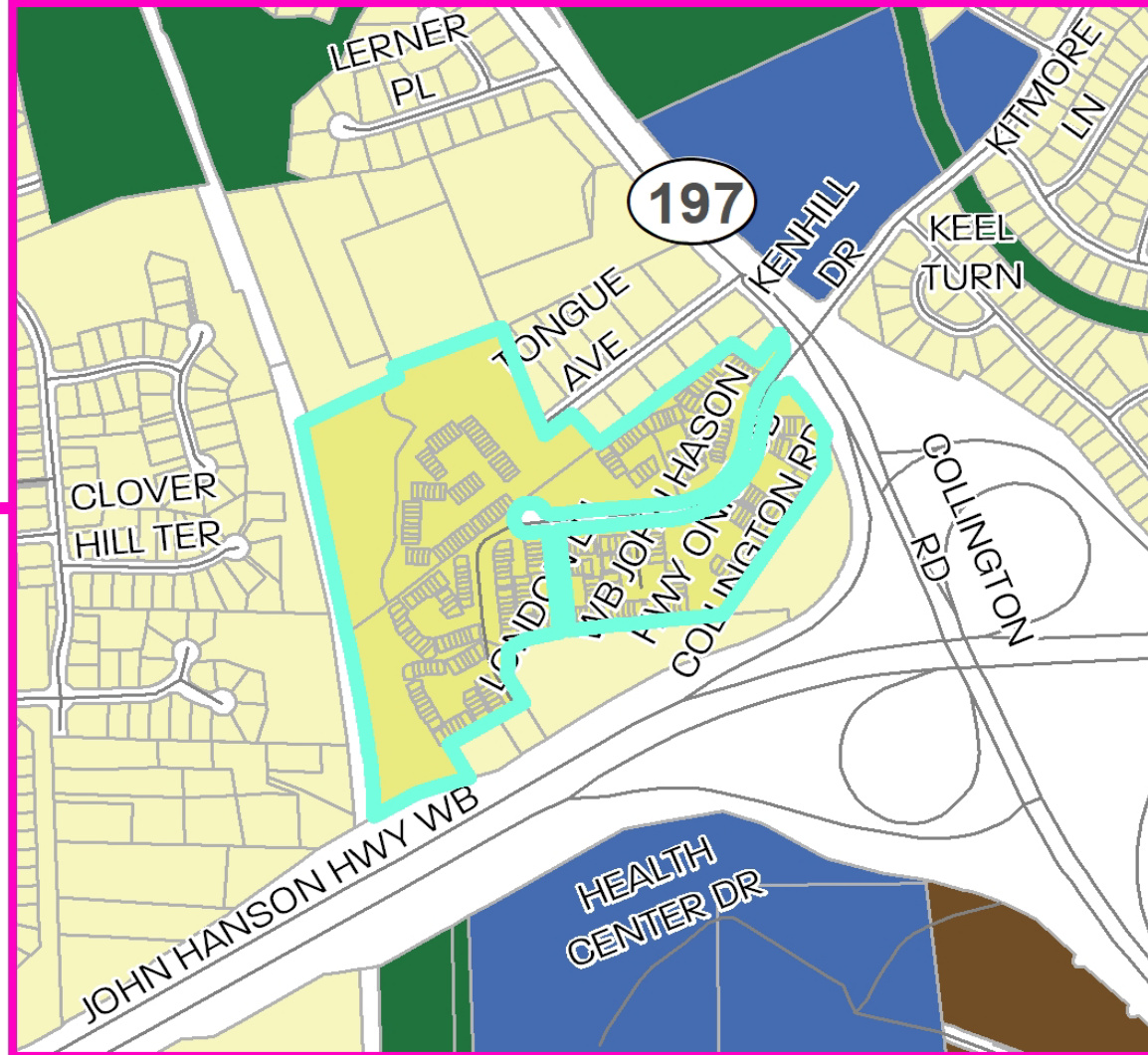
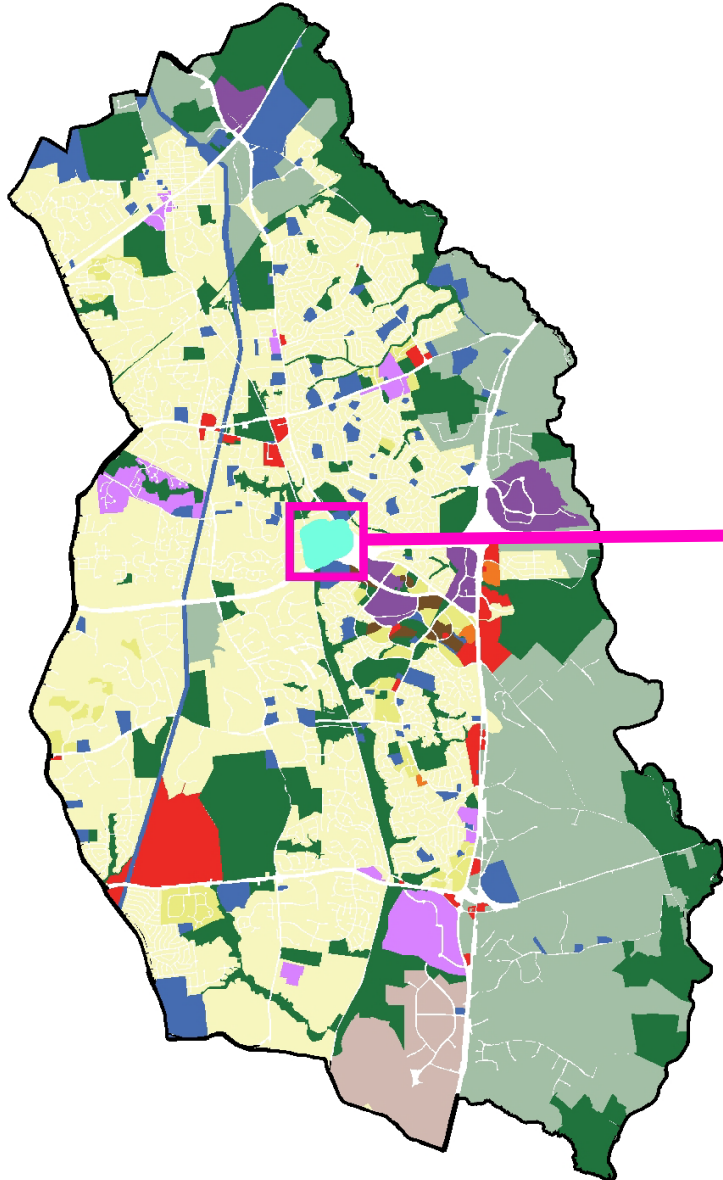
East Old Town Bowie  
Properties  
Residential Low

# PLANNING BOARD FLU AMENDMENTS



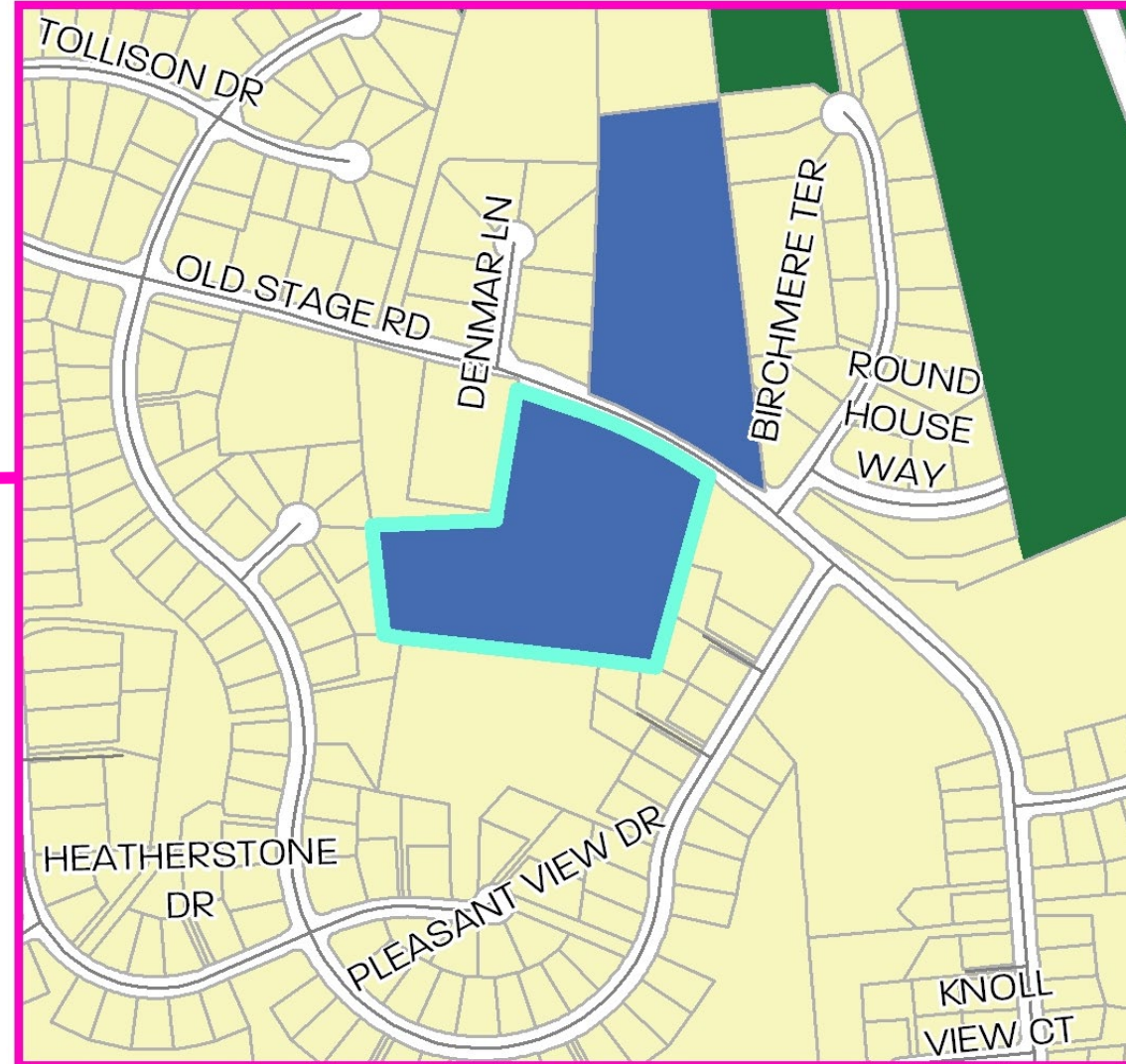
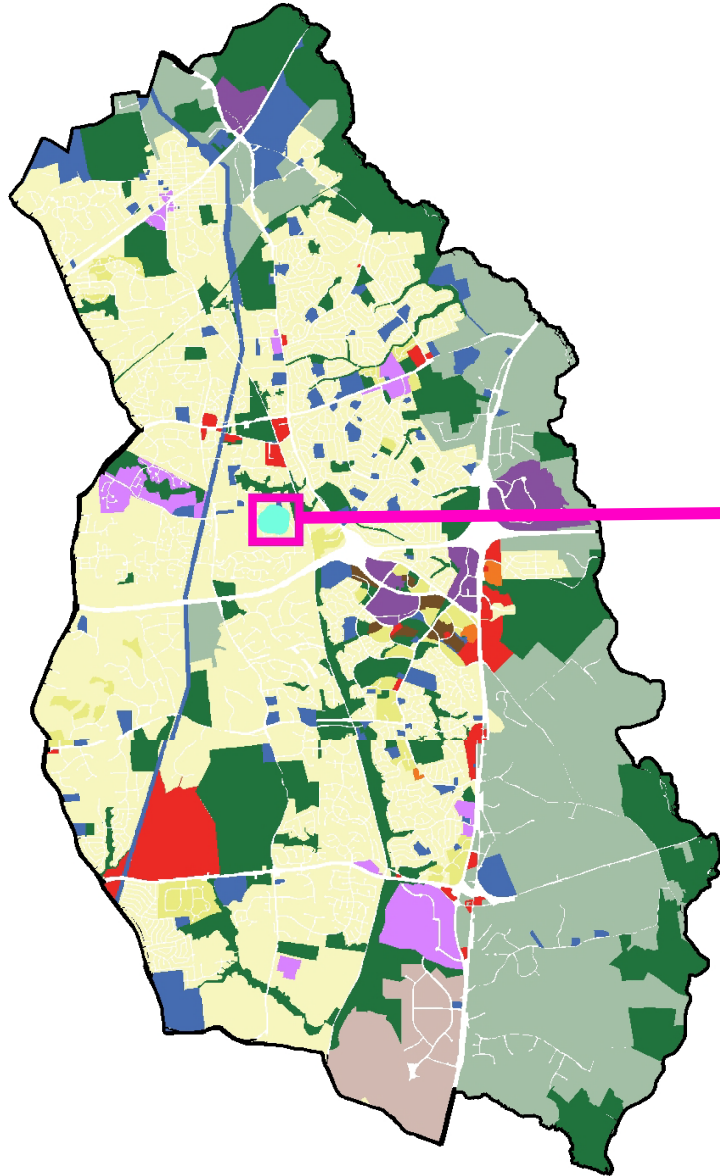
15222 and 15300  
Old Chapel Road  
Commercial

# PLANNING BOARD FLU AMENDMENTS



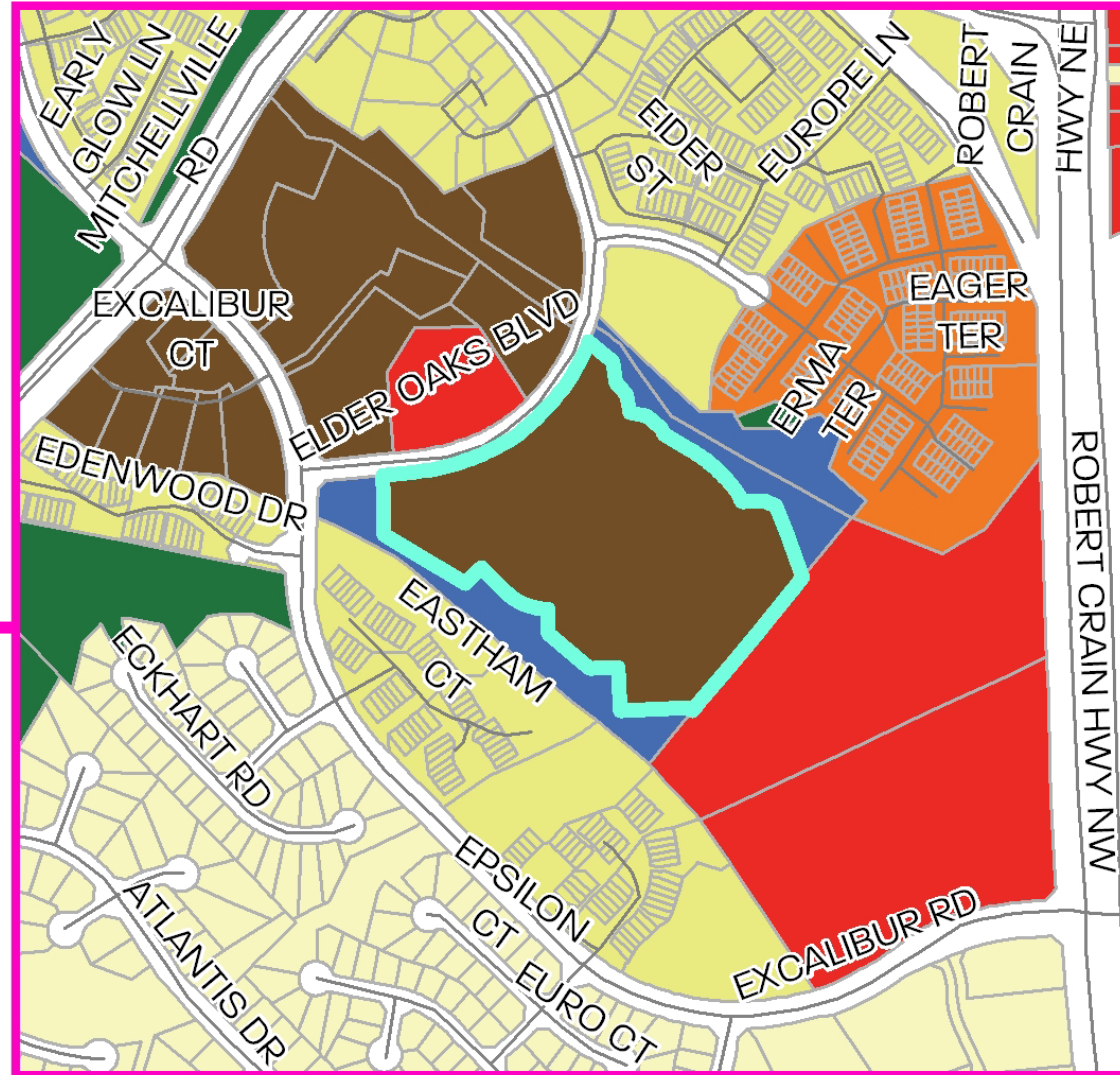
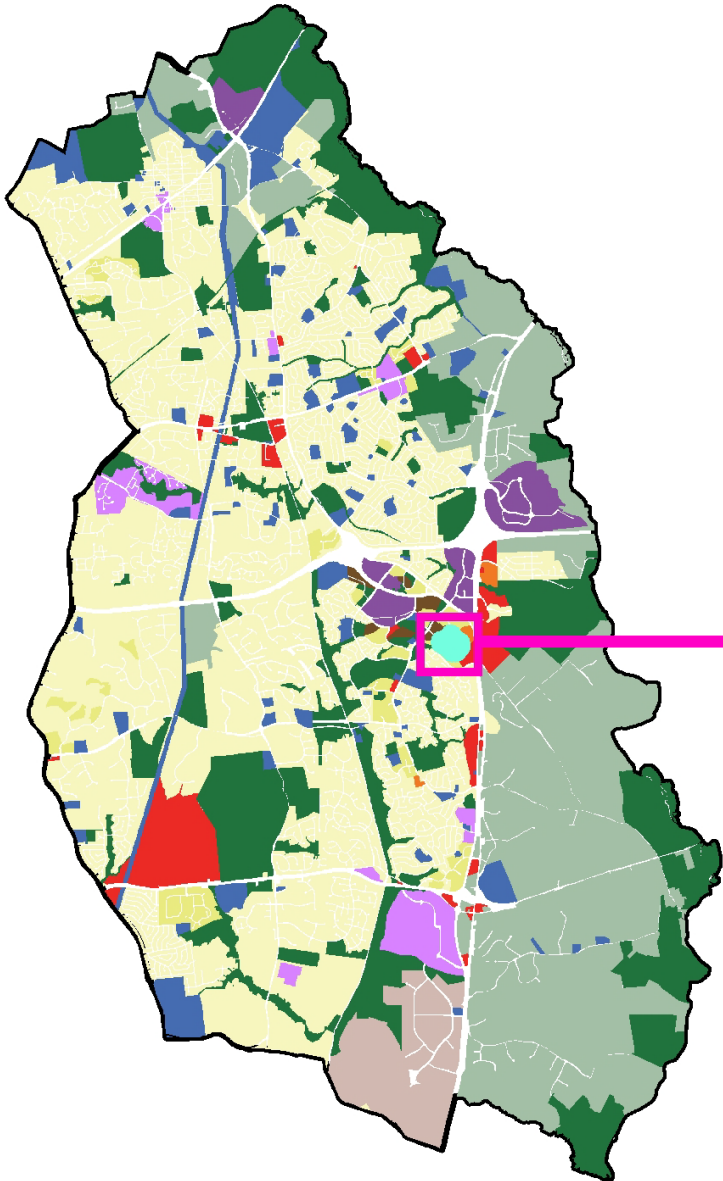
Princeton Square  
Townhouse  
Community  
Residential Medium

# PLANNING BOARD FLU AMENDMENTS



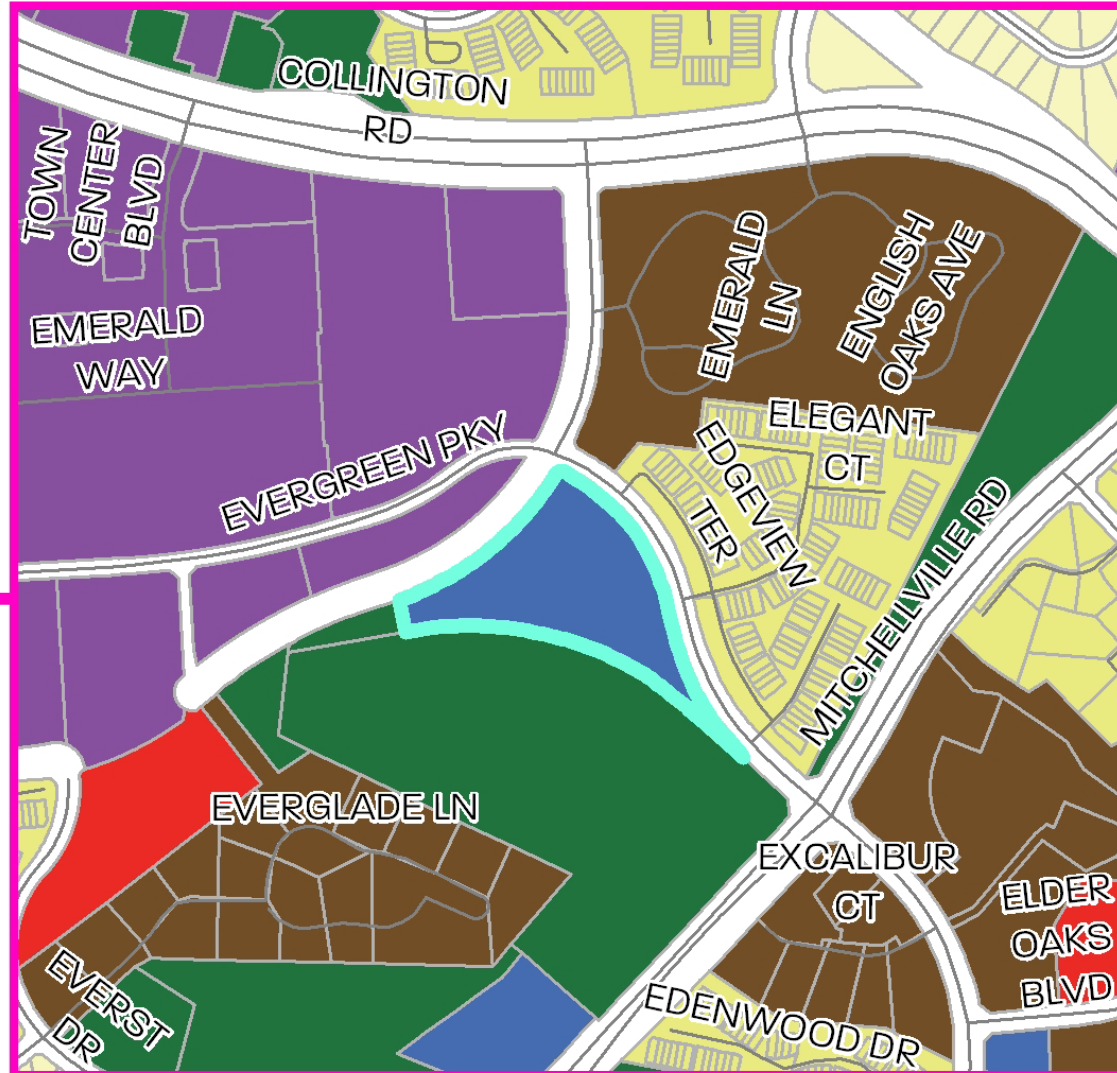
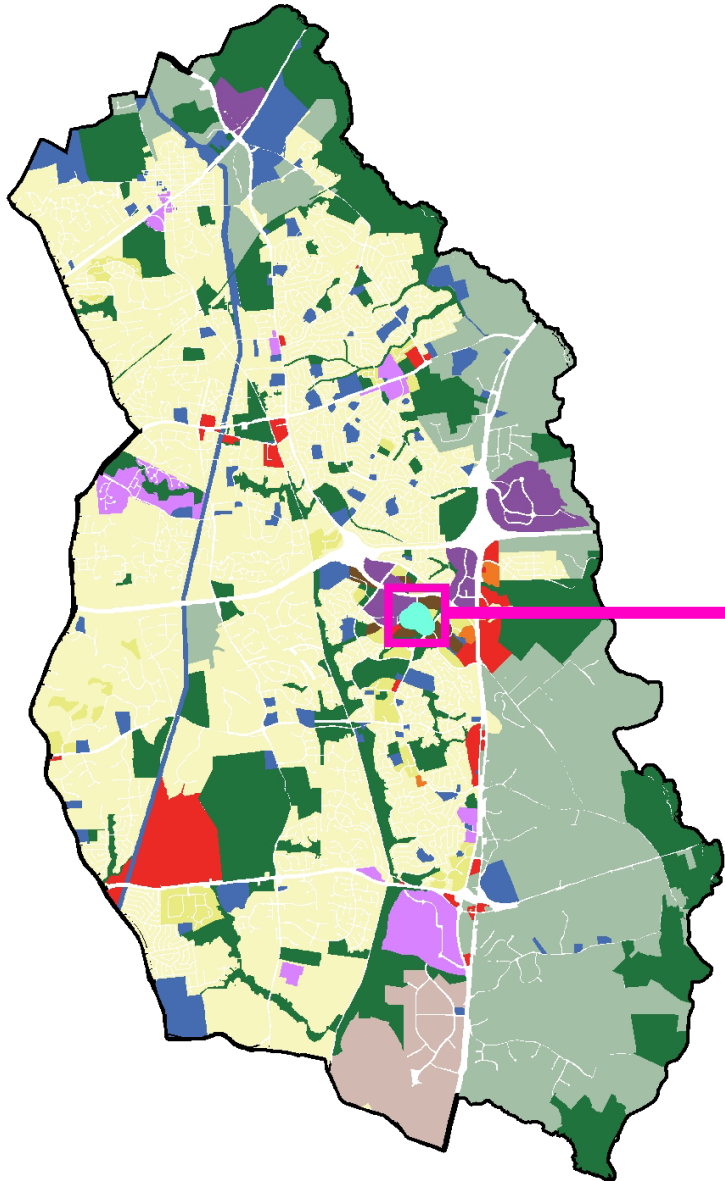
14201 Old Stage  
Road  
Institutional

# PLANNING BOARD FLU AMENDMENTS



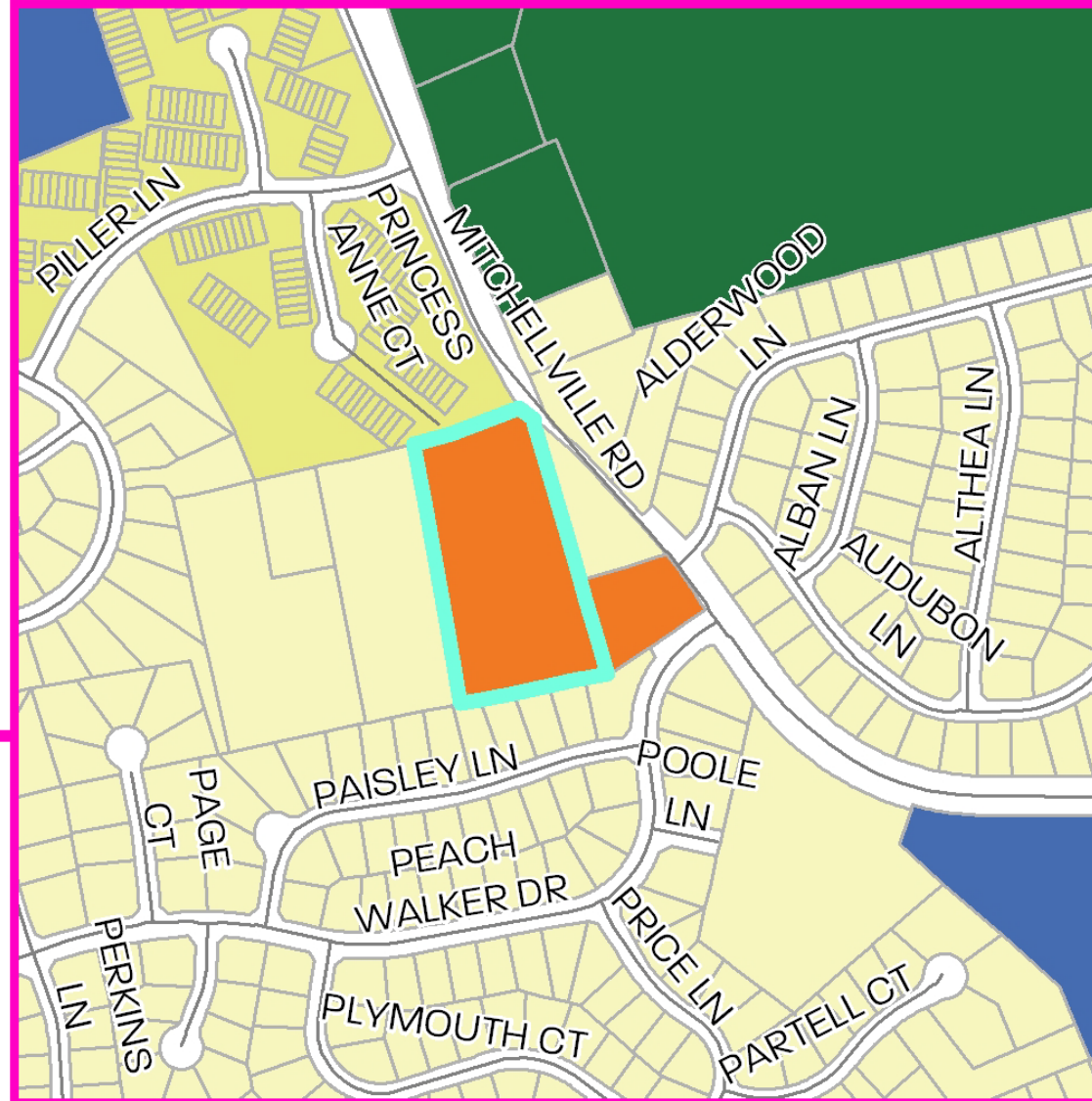
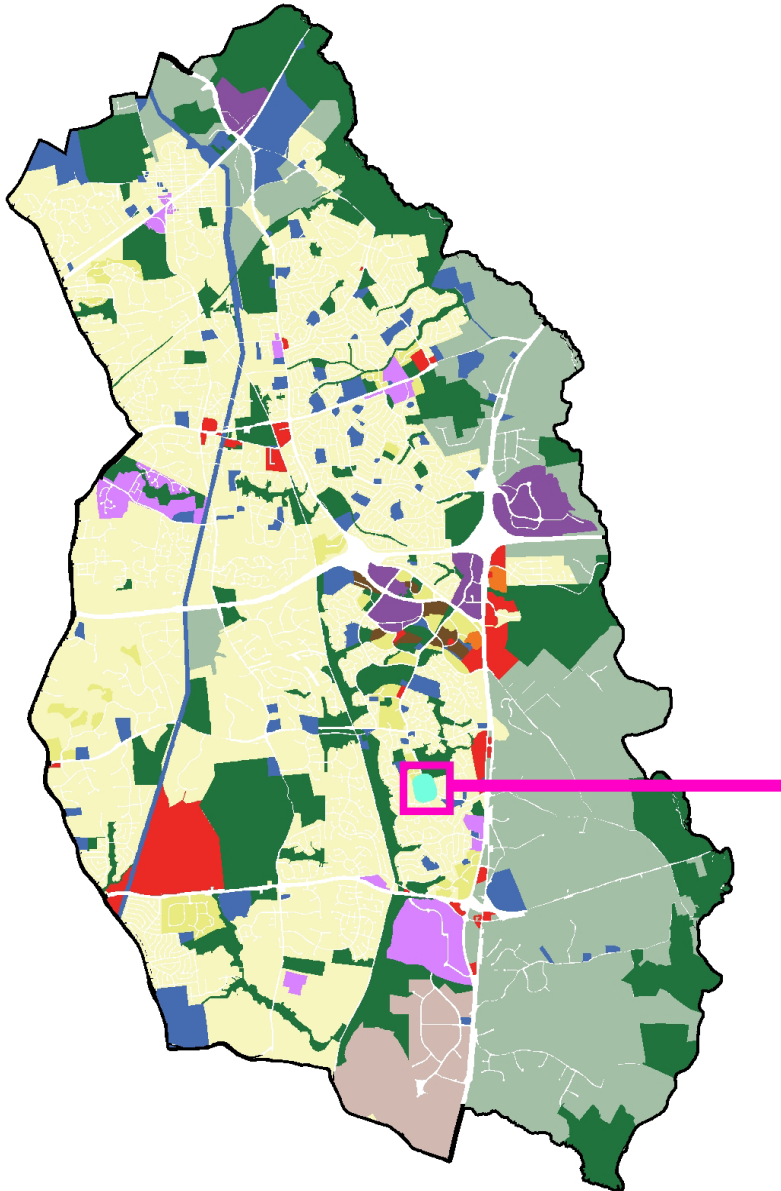
3635 Elder Oaks  
Boulevard  
Residential High

# PLANNING BOARD FLU AMENDMENTS



15901 Fred  
Robinson Way  
Institutional

# PLANNING BOARD FLU AMENDMENTS

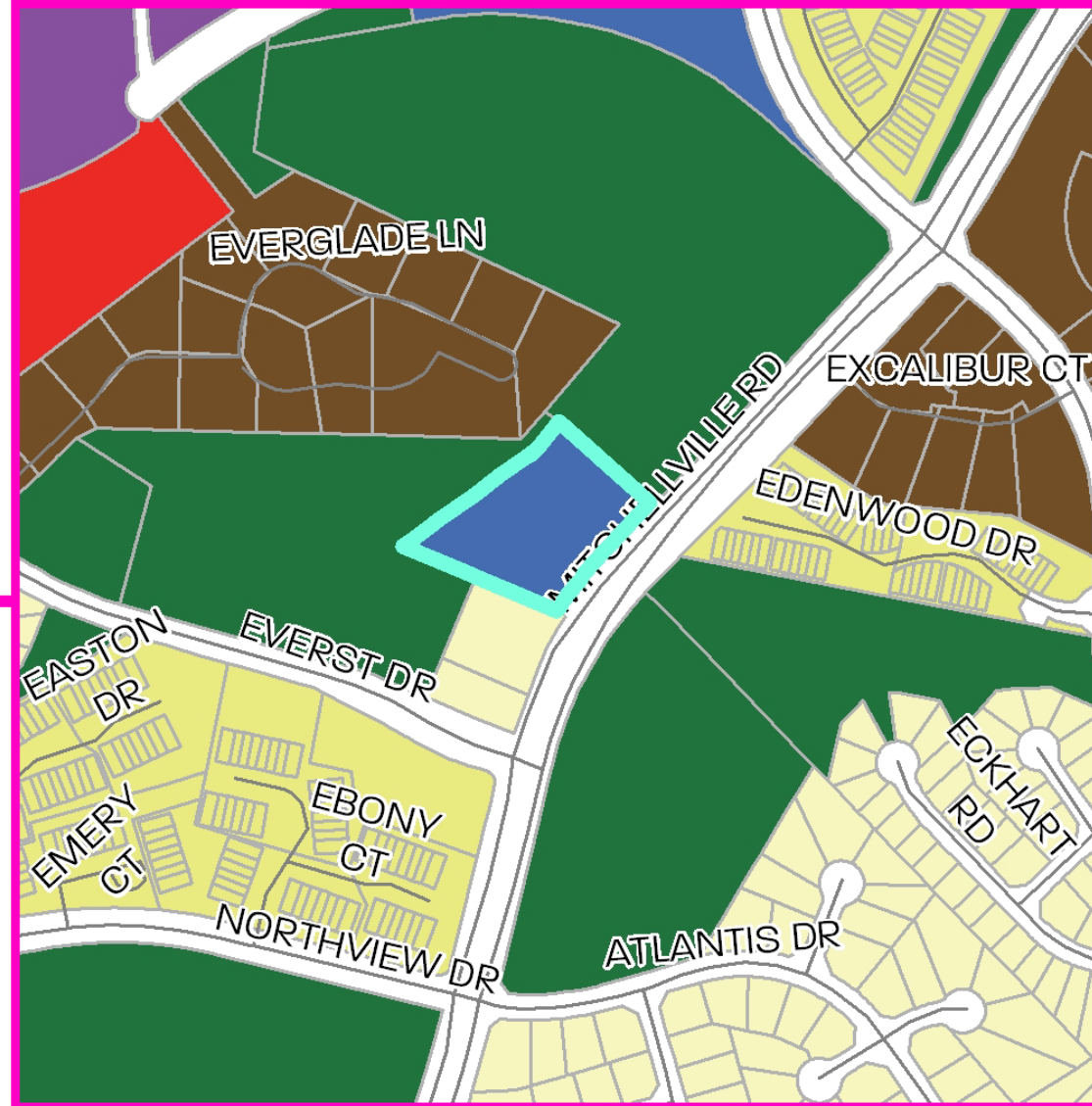
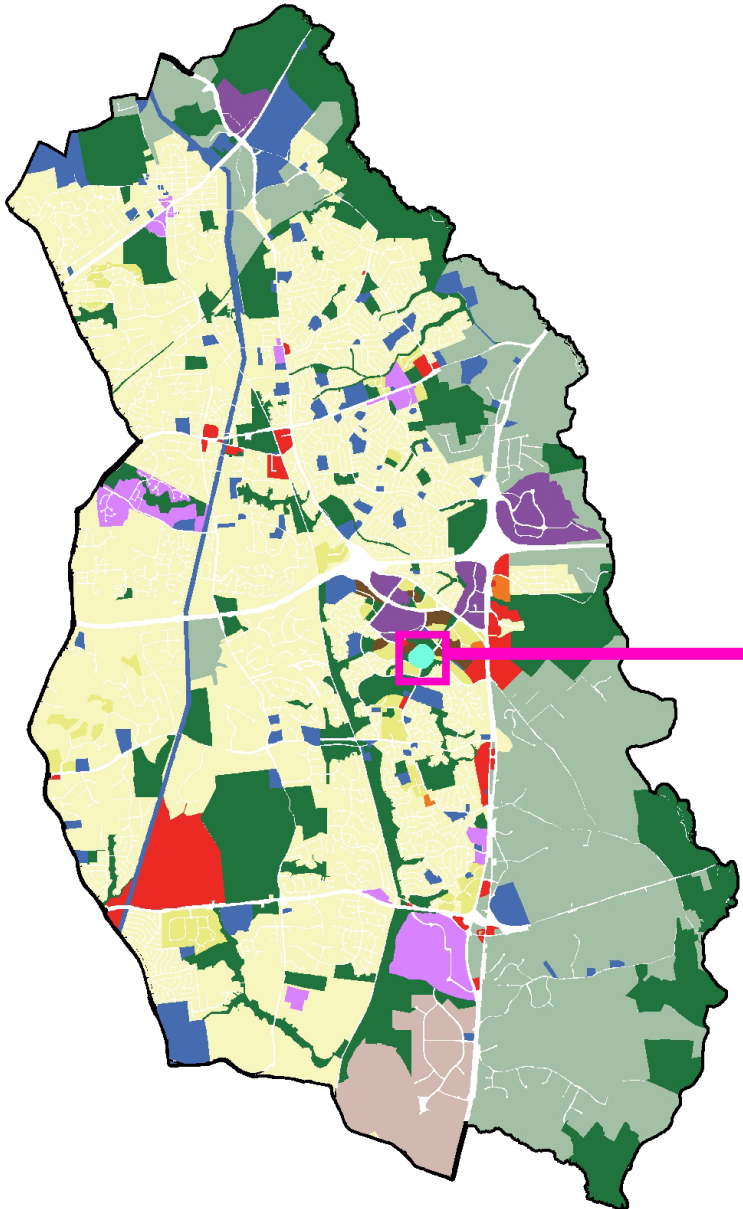


Mitchellville Road  
(Parcel 40, Tax ID  
0681619)

Residential  
Medium High

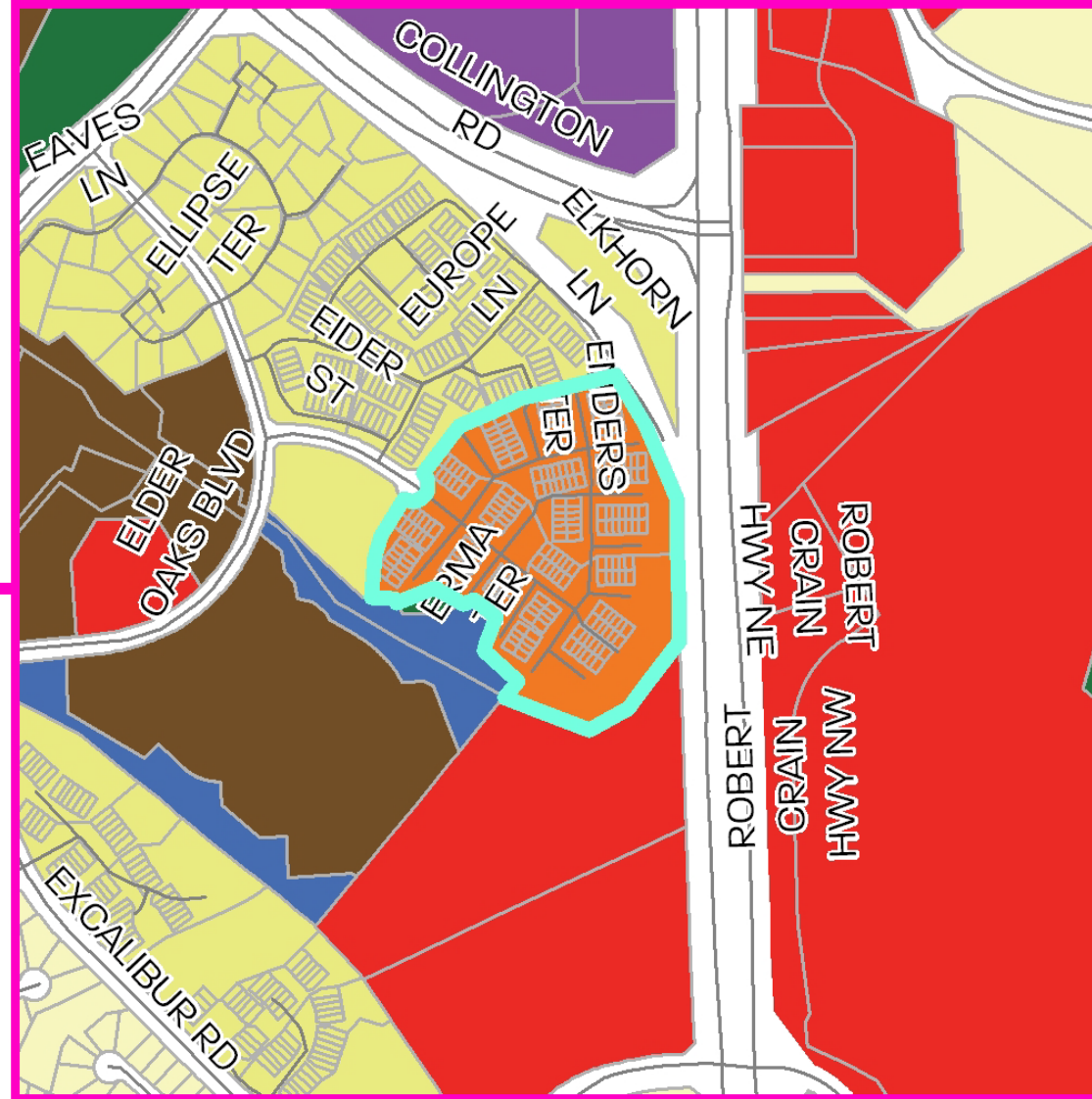
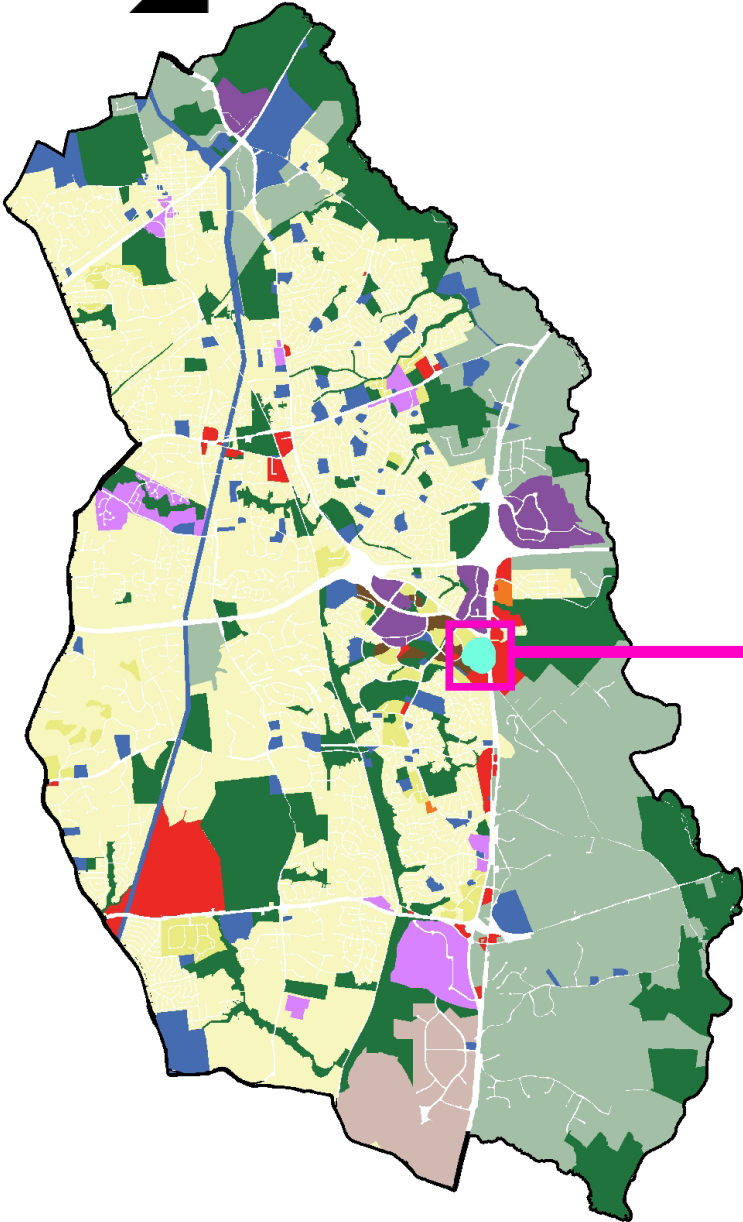


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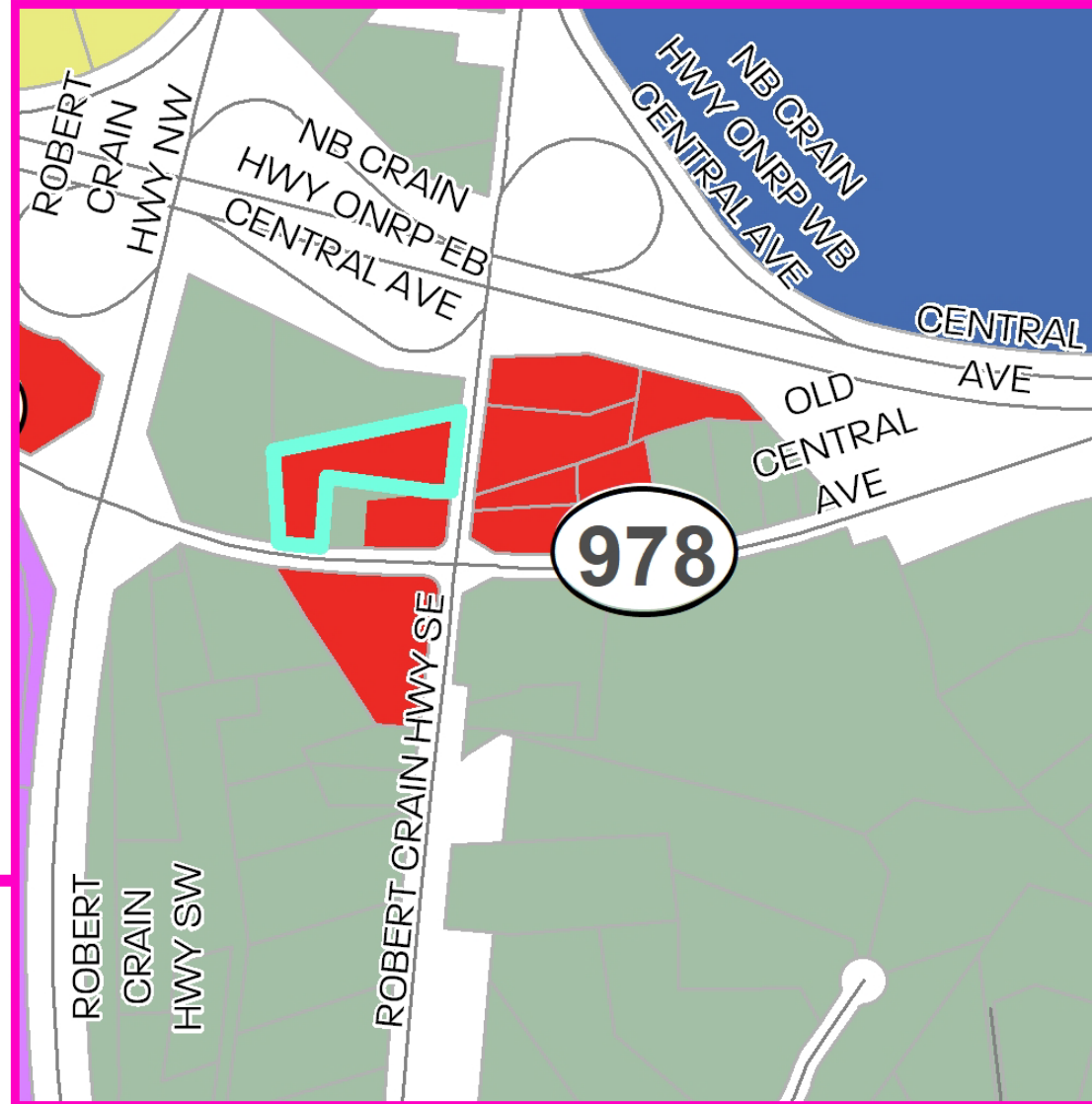
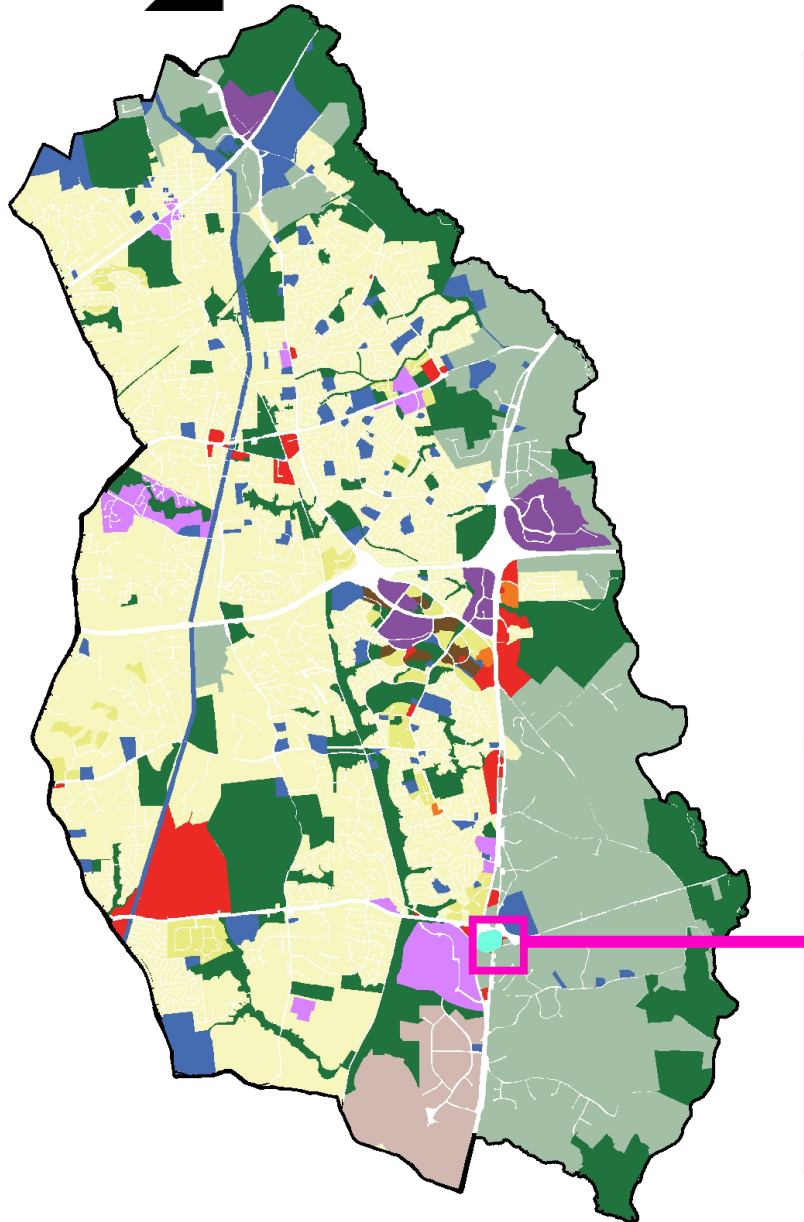
3560 Mitchellville  
Road  
Institutional

# PLANNING BOARD FLU AMENDMENTS



Covington 5  
Townhouse  
Community  
Residential  
Medium High

# PLANNING BOARD FLU AMENDMENTS



7 SE Robert Crain  
Highway  
Commercial