

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2024 Legislative Session

Resolution No. CR-052-2024
Proposed by Council Members Watson and Blegay
Introduced by Council Members Watson, Blegay, Ivey, Harrison, Fisher,
Hawkins and Franklin
Co-Sponsors _____
Date of Introduction June 4, 2024

RESOLUTION

1 A RESOLUTION concerning

2 The Bowie-Mitchellville and Vicinity Sectional Map Amendment

3 For the purpose of approving, with amendments based on the joint public hearing and second
4 joint public hearing record of testimony, as an Act of the County Council of Prince George’s
5 County, Maryland sitting as the District Council for that part of the Maryland-Washington
6 Regional District in Prince George’s County, the *Bowie-Mitchellville and Vicinity Sectional Map*
7 *Amendment*, thereby setting forth and adopting detailed zoning proposals for the Bowie-
8 Mitchellville and Vicinity areas, comprised of Planning Areas 71A (Bowie and Vicinity), 71B
9 (City of Bowie), 74A (Mitchellville and Vicinity), and 74B (Collington and Vicinity); an area
10 generally defined by the Patuxent Research Refuge to the north, MD 193 (Enterprise
11 Road/Watkins Park Drive) to the west, Leeland Road/Queen Anne Road to the south, and the
12 Patuxent River to the east, including the entire City of Bowie and the portions of the
13 unincorporated communities of Mitchellville and Collington.

14 **WHEREAS**, upon approval by the District Council, this Sectional Map Amendment
15 (“SMA”) will amend the Prince George’s County Zoning Map for Planning Areas 71A (Bowie
16 and Vicinity), 71B (City of Bowie), 74A (Mitchellville and Vicinity), and 74B (Collington and
17 Vicinity); and

18 **WHEREAS**, on July 12, 2022, the County Council of Prince George’s County, Maryland,
19 sitting as the District Council, adopted CR-089-2022, thereby authorizing initiation and directing
20 preparation of the proposed Bowie-Mitchellville and Vicinity Sectional Map

1 Amendment by the Planning Director of the Maryland-National Capital Park and Planning
2 Commission, pursuant to Section 3503(b)(1)(A) of the Zoning Ordinance; and

3 **WHEREAS**, the Bowie-Mitchellville and Vicinity Sectional Map Amendment was
4 initiated to implement the comprehensive zoning recommendations of the 2022 *Approved Bowie-*
5 *Mitchellville and Vicinity Master Plan*, and ensure that future development is consistent with
6 County policies; and

7 **WHEREAS**, the boundaries of this sectional map amendment are contiguous to those of
8 the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*; and

9 **WHEREAS**, the Planning Board of the Maryland-National Capital Park and Planning
10 Commission, accepted requests for rezoning within thirty days after initiation to be considered in
11 the preparation of the proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment,
12 pursuant to Section 27-3503(b)(1)(B) of the Zoning Ordinance; and

13 **WHEREAS**, the Planning Director of the Maryland-National Capital Park and Planning
14 Commission, prepared and released the proposed Bowie-Mitchellville and Vicinity Sectional
15 Map Amendment on July 21, 2022, pursuant to Section 27-3503(b)(2) of the Zoning Ordinance;
16 and

17 **WHEREAS**, the District Council and the Planning Board held a duly-advertised joint
18 public hearing on the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment on
19 May 9, 2023; and

20 **WHEREAS**, on June 22, 2023, the Planning Board held a work session to consider the
21 recommendations and public hearing testimony; and

22 **WHEREAS**, on June 22, 2023, the Planning Board endorsed the proposed Bowie-
23 Mitchellville and Vicinity Sectional Map Amendment with revisions in response to the public
24 hearing testimony as described in Prince George’s County Planning Board Resolution PGCPB
25 No. 2023-68; and

26 **WHEREAS**, the endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment,
27 Prince George’s County Planning Board Resolution PGCPB No. 2023-68 and other supporting
28 documents were transmitted to the District Council on June 29, 2023; and

29 **WHEREAS**, on July 11, 2023, and September 12, 2023, respectively, the District Council
30 held work sessions to review the Endorsed Bowie-Mitchellville and Vicinity Sectional Map
31 Amendment and public hearing testimony; and

1 **WHEREAS**, on September 26, 2023, the District Council voted favorably to direct staff to
2 prepare Council Resolution CR-084-2023 to propose sixteen (16) Amendments and further direct
3 that a second joint public hearing be held to take public testimony on the proposed amendments;
4 and

5 **WHEREAS**, on February 13, 2024, the District Council and the Planning Board held a
6 duly advertised second joint public hearing on the proposed 16 Amendments to the Endorsed
7 Bowie-Mitchellville and Vicinity Sectional Map Amendment; and

8 **WHEREAS**, on April 4, 2024, the Planning Board held a public work session to provide
9 comment on the proposed amendments to the Endorsed Bowie-Mitchellville and Vicinity
10 Sectional Map Amendment and review comments received at the second joint public hearing and
11 staff's recommendations thereon; and

12 **WHEREAS**, on April 4, 2024, the Planning Board, in response to the second joint public
13 hearing testimony and staff recommendations, recommended retaining the endorsed SMA as
14 modified by PGCPB Resolution No. 2023-68 and recommended deleting the proposed
15 amendments incorporated within CR-084-2023. The Planning Board authorized transmittal of
16 comments on the proposed amendments to the District Council at its work session on April 11,
17 2024; and

18 **WHEREAS**, on April 30, 2024, the District Council held a public work session, convened
19 as Committee of the Whole, to examine the analysis of testimony received into the record at the
20 second joint public hearing and the Planning Board recommendation on the proposed
21 amendments within CR-084-2023 to the Endorsed Bowie-Mitchellville and Vicinity Sectional
22 Map Amendment; and

23 **WHEREAS**, on May 28, 2024, by favorable Committee of the Whole, the Council directed
24 staff to prepare a Resolution of Approval for the Bowie-Mitchellville and Vicinity Sectional Map
25 Amendment, incorporating approved Amendments 1, 2, 4, 5, 7, 8, 10, 11, 12, 14, and 15, and
26 deleting Amendments 3, 6, 9, 13 and 16.

27 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Prince George's
28 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
29 Regional District in Prince George's County, Maryland, that the Bowie-Mitchellville and
30 Vicinity Sectional Map Amendment, as endorsed by the Planning Board within PGCPB No.
31 2023-68 on June 22, 2023, is hereby APPROVED with the following Amendments:

1 **APPROVED AMENDMENTS TO THE ENDORSED BOWIE-MITCHELLVILLE AND**
2 **VICINITY SECTIONAL MAP AMENDMENT (RESOLUTION PGCPB NO. 2023-68)**

3 **AMENDMENT NUMBER 1**

4 Amend the Endorsed SMA to retain the existing RR (Rural, Residential)/CGO
5 (Commercial, General and Office) Zones for the properties located at 15500 Annapolis Road
6 (Tax IDs 3742806 [Parcel C]) and Annapolis Road (Tax ID 3742814 [Parcel D]) Bowie, MD
7 20715.

8 **AMENDMENT NUMBER 2**

9 Amend the Endorsed SMA to change the existing RR (Rural Residential) Zone to the CGO
10 (Commercial, General and Office) Zone for the properties located at 1814 Mitchellville Road
11 (Tax ID 0800102 [Parcel 93]), 1810 Mitchellville Road (Tax ID 0732743 [Parcel 79])
12 Mitchellville Road (Tax ID 0732750 [Parcel 6]), 1800 Mitchellville Road (Tax ID 0679738
13 [Parcel 81]) and 1808 NW Robert Crain Highway (Tax ID 0679746 [Parcel 82]), Bowie, MD
14 20716.

15 **AMENDMENT NUMBER 4**

16 Amend the Endorsed SMA to change the existing ROS (Reserved Open Space) Zone to the
17 AG (Agriculture and Preservation) Zone for the properties located at 13308 Woodmore Road
18 (Tax ID 5658802 [Parcel 74]), Bowie, MD 20721.

19 **AMENDMENT NUMBER 5**

20 Amend the Endorsed SMA to change the existing AR (Agriculture-Residential) Zone to the
21 CS (Commercial, Service) Zone for the properties located at SE Robert Crain Highway (Tax IDs
22 0804666 [Parcel 21]), Upper Marlboro, MD 20774.

23 **AMENDMENT NUMBER 7**

24 Amend the Endorsed SMA to change the existing CGO (Commercial, General and Office)
25 Zone to the RMF-20 (Residential, Multifamily-20) Zone for the property located at 3610 Elder
26 Oaks Boulevard (Tax ID 3070588 [Parcel 7C]), Bowie, MD 20716.

27 **AMENDMENT NUMBER 8**

28 Amend the Endorsed SMA to change the proposed AR (Agricultural-Residential) Zone to
29 the AG (Agriculture and Preservation) Zone for the properties located at 16200 Annapolis Road
30 (Tax ID 1594761 [Parcel 61]), and Annapolis Road (Tax ID 1594753 [Parcel 1, western portion
31 only]), Bowie, MD 20715.

AMENDMENT NUMBER 10

Amend the Endorsed SMA to retain the existing RE (Residential Estate) Zone for the properties located at 12205 Annapolis Road (Tax ID 0733741 [Parcel 5]), 12105 Annapolis Road (Tax ID 0733782 [Parcel 123]), and 5015 Enterprise Road (Tax ID 0817676 [Parcel 118]), Bowie, MD 20720.

AMENDMENT NUMBER 11

Amend the Endorsed SMA to change the proposed AG (Agriculture and Preservation) Zone to ROS (Reserved Open Space) for the property located at 14353 Old Stage Road (Tax ID 0814830 [Parcel 20]), Bowie, MD 20720.

AMENDMENT NUMBER 12

Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the properties located at 5511 Park Drive (Tax ID 0818872 [Lot 4]) and 5521 Park Drive (Tax ID 0818880 [Lot 5]), Bowie, MD 20715.

AMENDMENT NUMBER 14

Amend the Endorsed SMA to change the proposed AG (Agriculture and Preservation) Zone to the ROS (Reserved Open Space) Zone for the property located at Pennsbury Drive (Tax ID 0798421 [Parcel 127]), Bowie, MD 20716.

AMENDMENT NUMBER 15

Amend the Endorsed SMA to retain the existing AR (Agricultural-Residential) Zone for the property located at 180 SE Robert Crain Highway (Tax ID 0804641 [Parcel 56]), Upper Marlboro, MD 20774.

BE IT FURTHER RESOLVED that the planning staff is hereby authorized to make appropriate textual and graphical revisions to the Sectional Map Amendment to correct identified errors, reflect updated information and revisions, and otherwise incorporate the change reflected in this Resolution, Errata Sheet, and PGCPB No. 2023-68.

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

Adopted this 4th day of June, 2024.

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: _____
Jolene Ivey
Chair

ATTEST:

Donna J. Brown
Clerk of the Council