

DISTRICT
COUNCIL

2nd WORK SESSION

Endorsed Bowie-Mitchellville and
Vicinity Sectional Map
Amendment

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

September 12, 2023



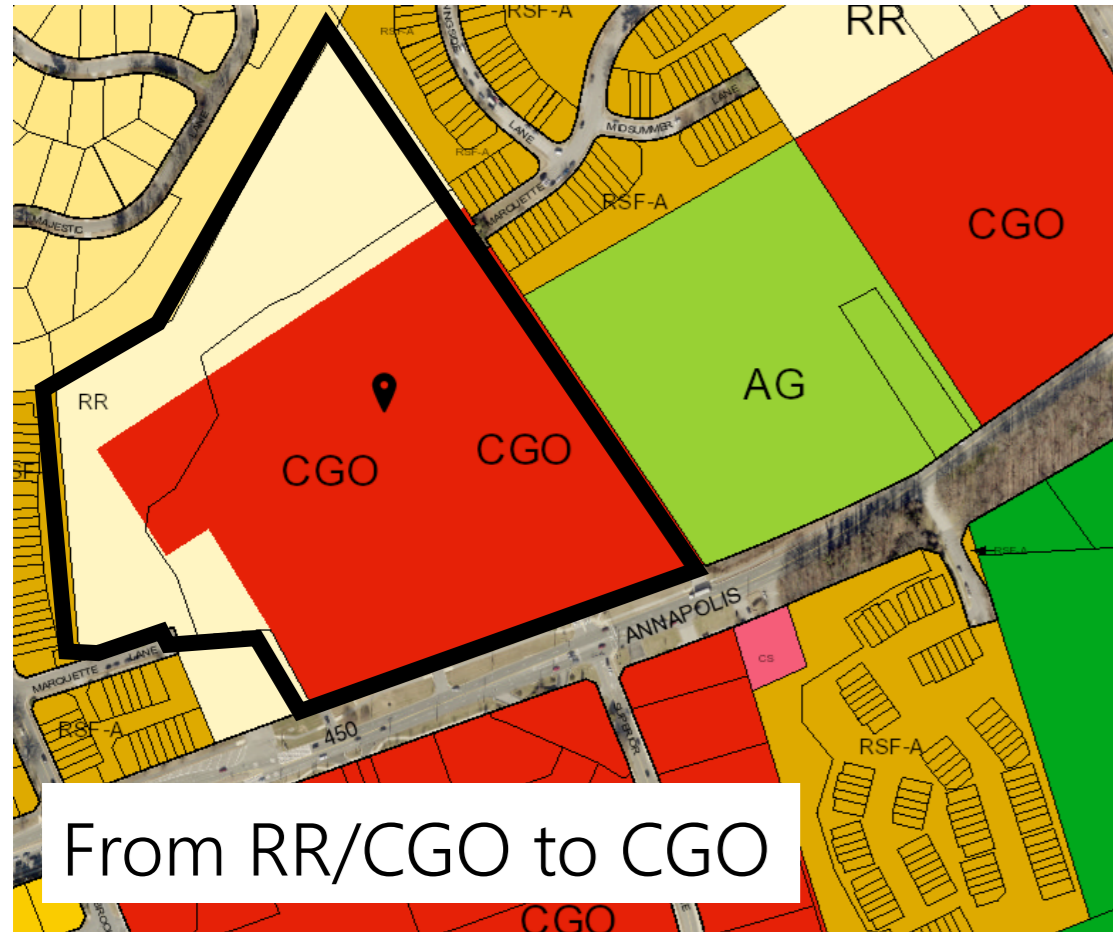
Q&A July 11, 2023, Work Session

Follow-up to the questions posed during the first work session

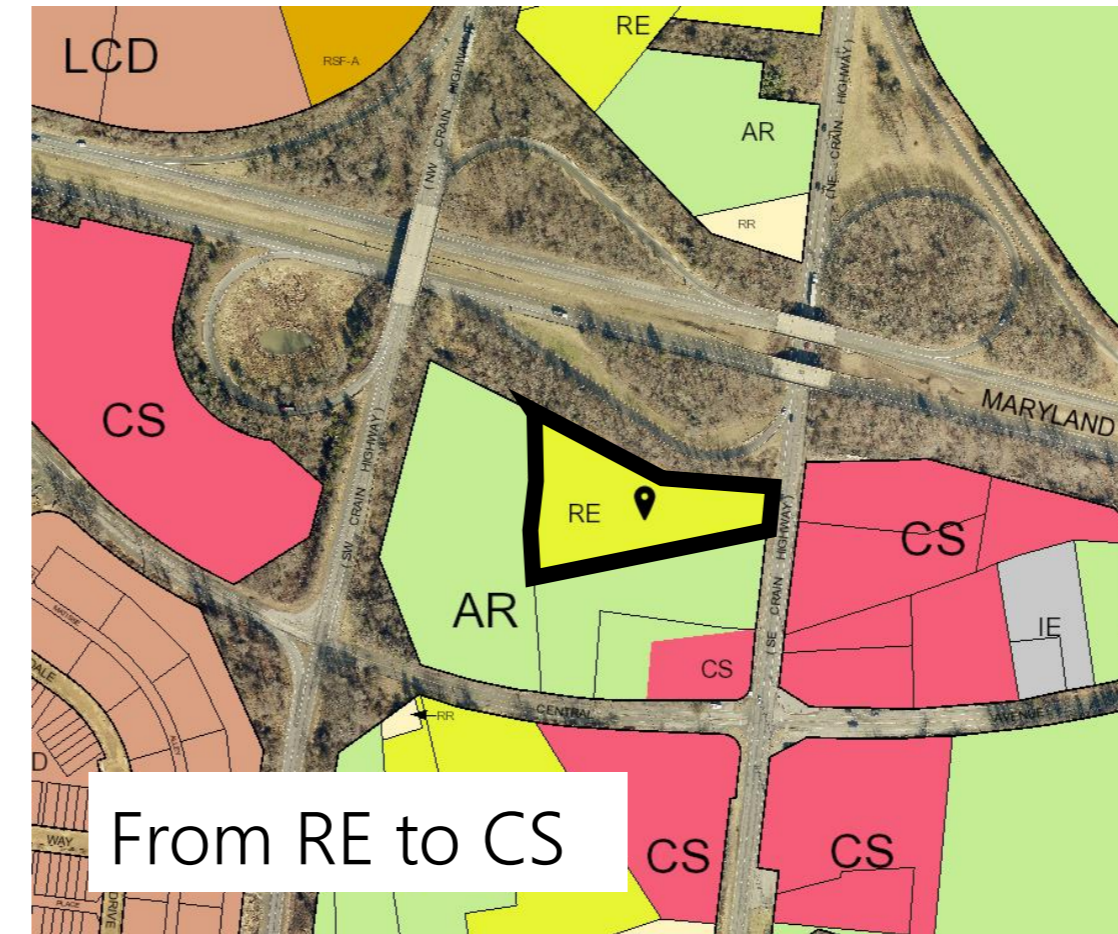
Question #	Question	Staff Response
1	Does the July 11, 2023, work session PowerPoint presentation include the entire analysis of testimony?	No, the presentation delivered to the District Council on July 11, 2023, work session only included the highlights of the analysis of testimony that resulted in the Planning Board endorsed changes to the Sectional Map Amendment. The full, 53-page analysis of testimony was transmitted to the District Council on June 29, 2023.
2	Do all the endorsed changes in the SMA by the Planning Board result in an intensification in zoning?	Of the seven endorsed changes by the Planning Board, four resulted in a zoning intensification, two retained the existing zoning, and one was a zoning deintensification.

PB Endorsed Zoning Intensifications

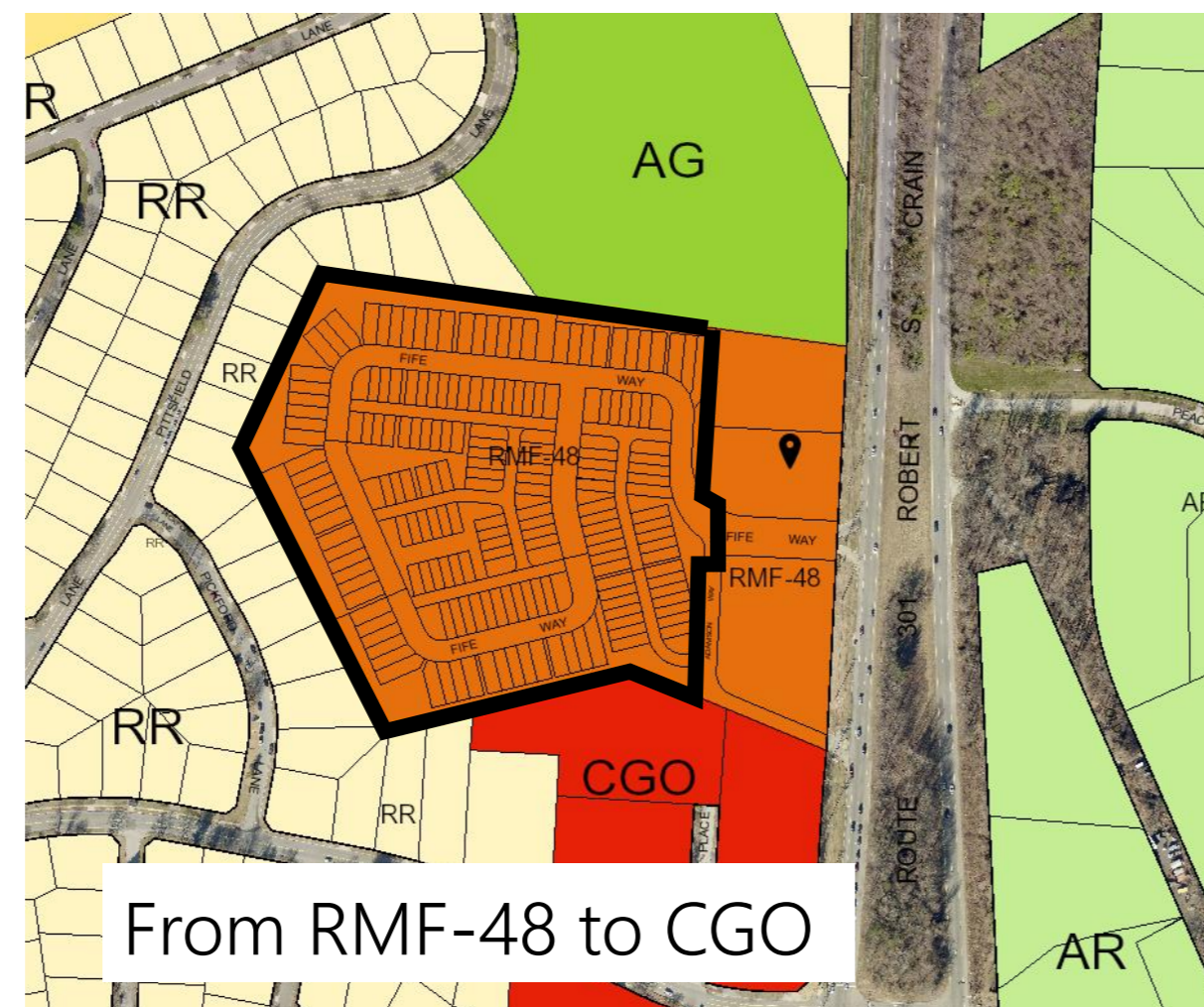
Free State Shopping Center



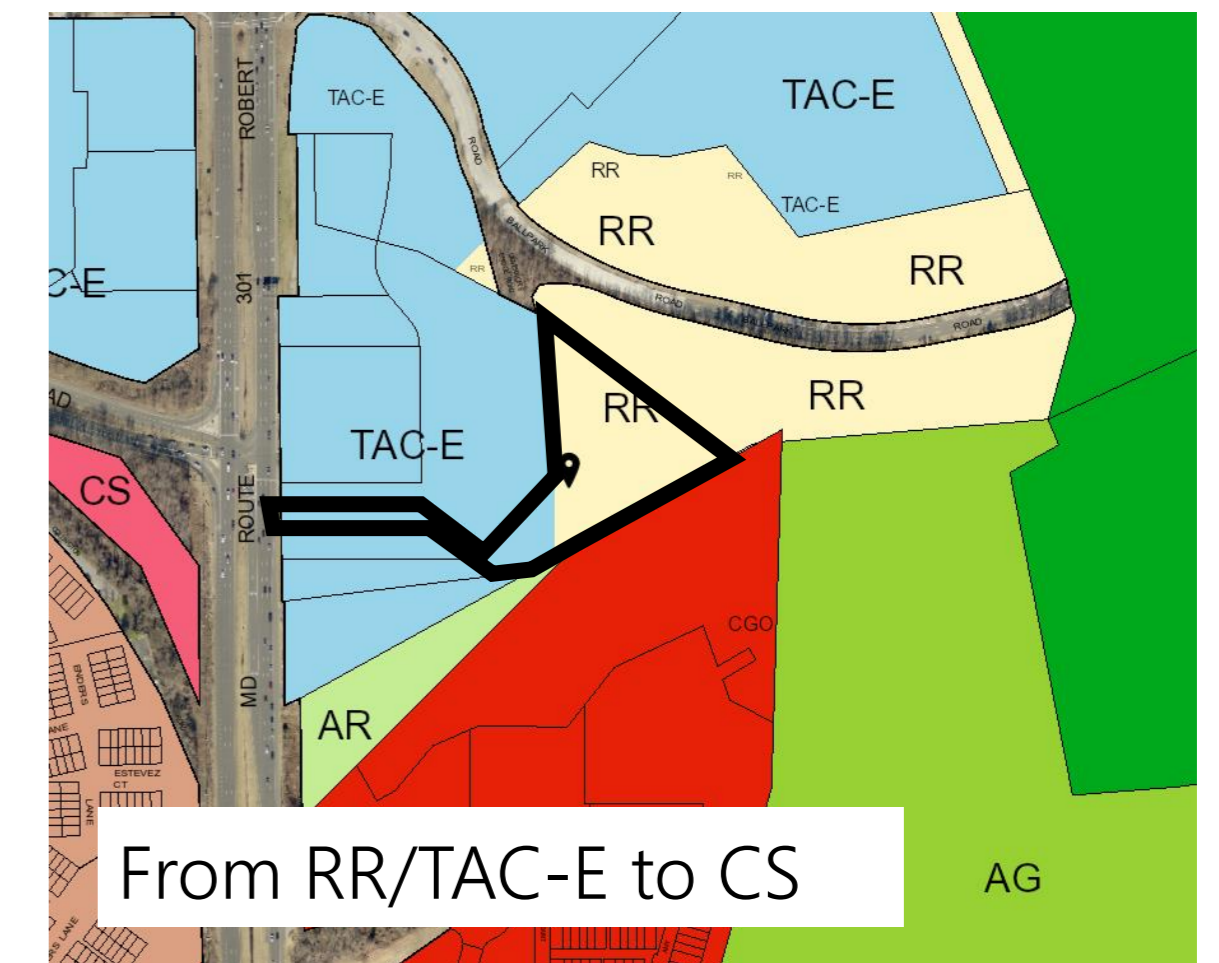
Wellons' Property



Amber Ridge Dev



Rip's Country Inn Property



Q&A July 11, 2023, Work Session Cont.

Follow-up to the questions posed during the first work session

Question #	Question	Staff Response
3	Were the 25 property owners that testified against the deintensification of their property being rezoned primarily from the AR Zone to the AG Zone through Strategies LU 2.1 and CZ 2.1 highlighted?	Yes, they were highlighted in the July 11, 2023, presentation on slide 4 under "Major Themes." Most of the property owners that testified were concerned about the limitation for future subdivision. However, that was the underlying goal of the master plan, to limit subdivision potential of larger properties in the Rural and Agricultural Area.
4	Regarding the Jesuit property, are the institutional land uses allowed in the proposed AG Zone?	The southern portion of the Jesuit property (south of MD 450) included in the errata sheet is proposed to change from the RE Zone to the AG Zone. There are many institutional land uses in the zoning ordinance, but the one that applies in this case is "Place of Worship, All Others." This use is permitted by right in the AG Zone.

Contact Information



Thomas Lester

Planner IV

Master Plans and Studies Section,
Community Planning Division

Thomas.Lester@ppd.mncppc.org

(301) 952-3756



Kierre McCune

Planning Supervisor

Master Plans and Studies Section,
Community Planning Division

kierre.mccune@ppd.mncppc.org

(301) 952-3211



Visit our website

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

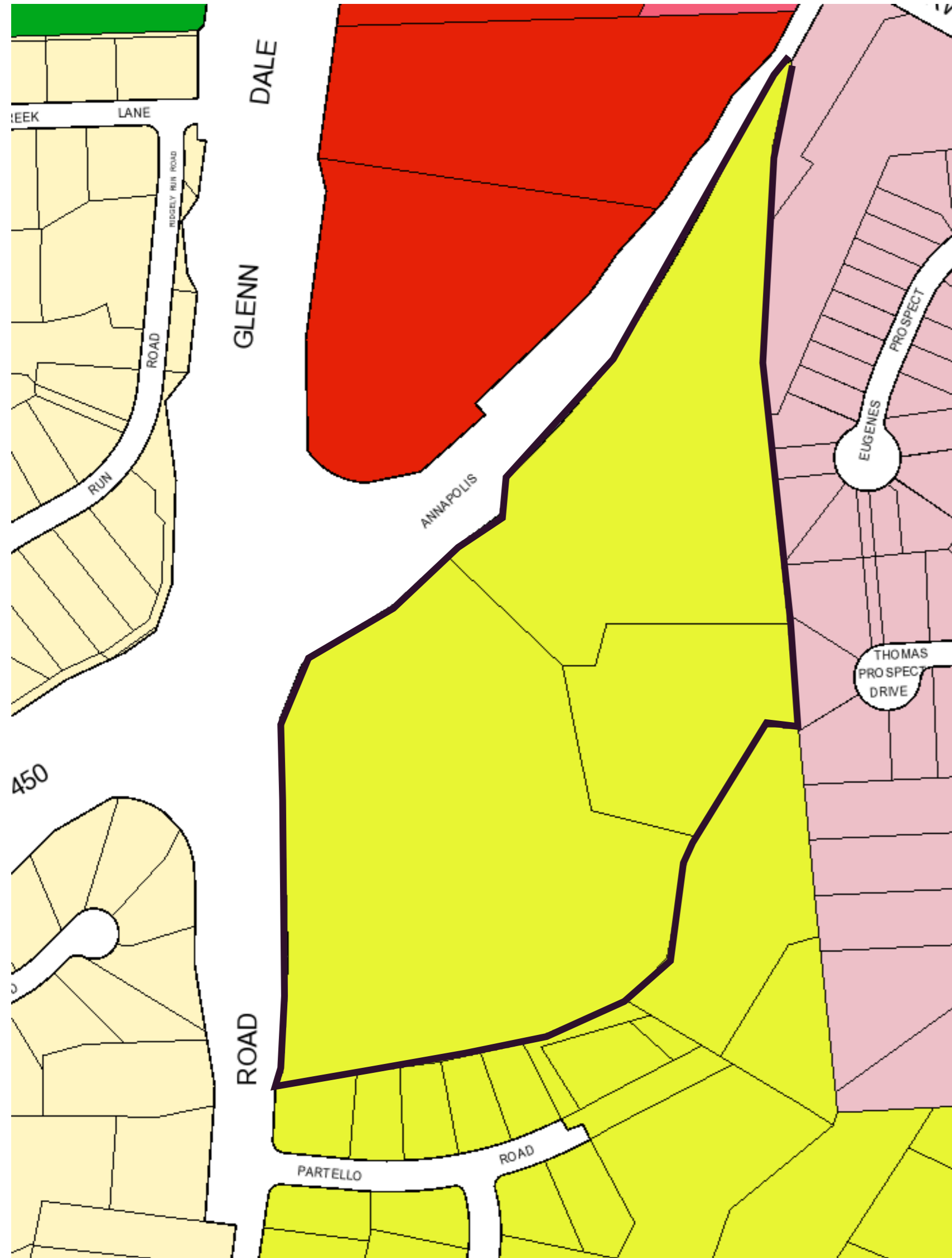
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Frank's Nursery



Frank's Nursery Recommendations

LU 17.1 Redevelop the former Frank's Nursery into commercial land use.

CZ 11.1 Reclassify the property known as Frank's Nursery to the Commercial, General, Office (CGO) Zone from the Residential Estate (RE) to support the recommended commercial development.