



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

June 4, 2019

The Honorable Dannielle M. Glaros, Chair
Planning, Housing and Economic Development Committee
Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772


RE: CB-13-2019 (Eating and Drinking Establishments in the C-O Zone)

Dear Chair Glaros:

On Monday, June 3, 2019 the Bowie City Council conducted a public hearing on CB-13-2019, which proposes to permit Eating and Drinking Establishments, With Drive-Through Service, in the C-O (Commercial Office) Zone. CB-13-2019 amends the Commercial Zone Table of Uses to permit this use in the C-O Zone, subject to the criteria set forth in a proposed new footnote to the table. This legislation will apply to a property in Bowie, located at the northeast corner of MD 197 and Old Chapel Road, which is proposed to be occupied by the Dunkin Donuts business currently located within Bowie Plaza. A vacant bank building exists on the C-O zoned property.

The City Council sees no harm in approving CB-13-2019, as the referenced bank site should have ample room for vehicular and pedestrian circulation and will meet the criteria of the bill. Improved drive-through service will result from Dunkin Donuts' relocation to the corner property, and an existing City business will be retained and provided an opportunity to become more successful. While the current Zoning Ordinance does not permit eating and drinking establishments in the C-O Zone, the Zoning Ordinance Rewrite approved in October, 2018 will allow a mixture of retail and office uses, as well as residential uses, within the new CGO (Commerical, General and Office) Zone. The City Council concludes that CB-13-2019 is supportable because it addresses current needs identified by the business owner and because it will comply with the purposes of the new CGO Zone.

The City therefore recommends the PHED Committee's FAVORABLE vote on CB-13-2019. Thank you for your serious consideration of the City's recommendation.

Sincerely,

Bowie City Council
G. Frederick Robinson
Mayor

cc: The Honorable Todd M. Turner
Mr. Matthew Tedesco, Esq.