



Prince George's County
Department of Permitting, Inspections
and Enforcement
SITE/ROAD PLAN REVIEW DIVISION



9400 Peppercorn Place
 Largo, Maryland 20774
 301.636.2060 ♦ FAX: 301.925.8510

LO# 37522

APPLICATION FOR WATER AND SEWER PLAN AMENDMENT

CHK # 1031

DPIE USE	Date Received	Fee Paid	Date Accepted	Application #
Form 2.01 (Rev. 12/17) PLAN 20	11.27.18	\$3000	11.27.18	18/W-07

(See instructions; all information must be complete; please type or legibly print on this form.)
 IF APPROVED, THIS FORM AND ITS ATTACHMENTS MAY BE TRANSMITTED ELECTRONICALLY AS A PDF

I. AMENDMENT REQUEST

Category Change From Water 5 To Water 4
 From Sewer 5 To Sewer 4

_____ Point of Discharge for _____ gallons per day
 _____ Water Withdrawal for _____ gallons per day
 _____ Public Use Allocation
 _____ Sewer Envelope Realignment

Previous legislative application or Council Resolution number None
 (Required for all Administrative Amendment requests if legislatively reviewed within the last 4 years)

II. PROPERTY DESCRIPTION

Proposed Project Name: The Redeemed Christian Church of God / Victory Temple
 Project Location or Address: 14403 Mount Oak Road, Bowie, Maryland 20721 (See attached Exhibit -1 for additional properties)
 Tax Map #: 0062 Grid: 62-E2 Parcel/Lot #: 019 37, 71, LOT 1 Block #: _____
 Acreage: 28.73 Ac. Sewer Basin: 14 - Western Branch Watershed: Northeast Branch WSSC 200' #: 204NE12
 Council District: 4 Existing Zoning: R-E Special Exception #: _____
 Tax Account(s): 3399516 (See Attached Exhibit 1 - Tax Account for additional properties)

III. (A) APPLICANT: The Redeemed Christian Church of God / Victory Temple
 Address: 13701 Annapolis Road, Bowie, Maryland 20720
 Telephone: (301) 352-0707 Signature: _____
 Name & Title of Authorized Signer: Bayo Adeyokunnu, Pastor
 (If applicant is a business entity)

(B) PROPERTY OWNER: The Redeemed Christian Church of God / Victory Temple
 Address: 13701 Annapolis Road, Bowie, Maryland 20720
 Telephone: (301) 352-0707 Signature: _____
 Name & Title of Authorized Signer: See attached Exhibit-2 for additional property owner's signatures
 (If owner is a business entity)

NOTE: The owner identified on this application must provide a notarized signature; please refer to Page 5.
 If more than one owner, please refer to Page 5.



IV. PROPOSED DEVELOPMENT

Residential	Total Acreage	# of Units	Minimum Livable Space*	Minimum Sales/Rent \$ per Unit
Single Family Detached	_____	_____	_____	_____
Townhouse	_____	_____	_____	_____
Multifamily _____ Floors	_____	_____	_____	_____
Other: _____	_____	_____	_____	_____

*Livable space – The enclosed (finished) living area of the primary, residential structure *above ground or grade level* that is utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes. This does not include basements, even if finished.

Non-Residential	Total Acreage	# of Bldgs.	# of Floors	Total Floor Area	Minimum Sales/Rent \$ per sq. ft.
Retail Space	_____	_____	_____	_____	_____
Office	_____	_____	_____	_____	_____
Warehouse	_____	_____	_____	_____	_____
Church	28.73	1	_____	_____	_____
Other: _____	_____	_____	_____	_____	_____

Contract Purchaser: The Redeemed Christian Church of God / Victory Temple

Architect/Engineer: Capitol Development Design, Inc.

Confirmed Builder(s): N/A

(Required for all Administrative Amendments – Category 4 to 3)

1. Is the commercial/industrial space designed for a certain business? If yes, please explain.
N/A

2. What type of business will occupy the space?
Church

Estimated number of employees/contractors _____

3. If relocating from within Prince George’s County, please provide the current location/address of the business:
13701 Annapolis Road, Bowie, Maryland 20720

4. Describe how the proposal will enhance the surrounding community, including what initiatives are offered to improve roads, public facilities, community services, and efficiently use environmental resources. Please provide any information that would facilitate the review of this proposal on a separate 8½” x 11” page.

V. LAND DEVELOPMENT REVIEW

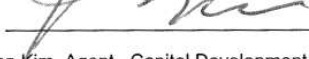
Some responses may not be applicable to small, residential developments or projects in the early stages of development

- 1. Subdivision Name: N/A
 Preliminary Plan of Subdivision #: _____ Submittal Date: _____
 Date of Preliminary Plan Approval: _____ Certification Date: _____
- 2. Comprehensive Design Plan, Phase II, Name: N/A
 CDP #: _____ Submittal Date: _____ Approval Date: _____
- 3. Rezoning or Special Exception Plan Name: N/A
 Rezoning or Special Exception #: _____ Submittal Date: _____ Approval Date: _____
Note: Projects undergoing rezoning or special exception cannot be processed for water or sewer category Amendment. Rezoning and SE cases must receive final approval before amendments can be processed.
- 4. Site Development Concept Plan #: Pending Approval Date: _____
- 5. WSSC Letter of Findings #: Pending Approval Date: _____
- 6. Is this project a Designated Priority Project? Yes: _____ No: X
- 7. Are sustainable practices and techniques proposed? Yes: X No: _____
 If "yes," please attach description on a separate page.
- 8. Please identify the appropriate Policy Area in which the proposal is located from Plan Prince George's 2035: _____ X _____ Growth _____ Rural & Agricultural
- 9. Please check the applicable Sustainable Growth Act (SGA) tier designation from Plan Prince George's 2035:
 _____ Tier 1 X Tier 2 _____ Tier 3 _____ Tier 4
- 10. Explain how this development meets or will meet the tier-specific policies established in Plan Prince George's 2035 (Please attach a separate page.)
- 11. Does water and sewer service to the property necessitate a project in the WSSC Capital Improvement Program (CIP)? Yes: _____ No: _____ Not Certain: X

PLEASE NOTE: The latest edition of DPIE Form 2.01 (Rev. 12/17) may be downloaded at:
The website is currently under construction and pending revision of the 10-Year Water and Sewer Plan. Please contact the program manager at 301-636-2060 or sabranch@co.pg.md.us for more information.

The original application form and requested attachments are required upon submittal to the Legislative or the Administrative Amendment cycle, and must be delivered to DPIE within 48 hours of its electronic transmittal (if approved for electronic transmittal).

The application may be rejected by DPIE if any part of the submittal criteria is not satisfied by the application deadline for the designated amendment cycle or if documentation is not legible.

Signature of Correspondent: 
Name, Title, Company: Jason Kim, Agent, Capitol Development Design, Inc.
Telephone: (301) 937-3501 E-mail Address: jkim@cddi.net



THE PRINCE GEORGE'S COUNTY GOVERNMENT
DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEMENT

VII.

NOTARY PAGE FOR OWNER SIGNATURE (S) TO ACCOMPANY
APPLICATION FOR WATER AND SEWER PLAN AMENDMENT
(If more than three owners attach a separate sheet in the format presented)

Owner: The Redeemed Christian Church of God / Victory Temple (1)

Tax Map #: 0062 Grid: 62-E2 Parcel/Lot #: 019

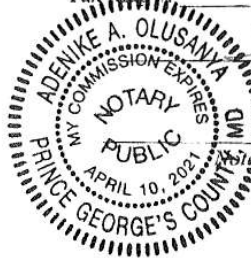


[Signature]
Signature of Owner

[Signature] 11/14/2018
Notary Seal, Signature, Commission Expiration

Owner: Doris Case 37 (2)

Tax Map #: _____ Grid: _____ Parcel/Lot #: _____

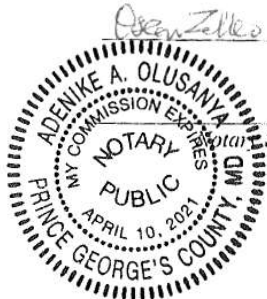


[Signature]
Signature of Owner

[Signature] 11/14/2018
Notary Seal, Signature, Commission Expiration

Owner: OSCAR ZELKO & TERESA ZELKO 71 (3)

Tax Map #: _____ Grid: _____ Parcel/Lot #: _____



[Signature]
Signature of Owner

[Signature] 11/14/2018
Notary Seal, Signature, Commission Expiration

EXHIBIT - 2

VICTORY TEMPLE

Property Owners Signatures

PARCEL 19

REDEEMED CHRISTIAN CHURCH OF GOD

LIBER 40805 FOLIO 13

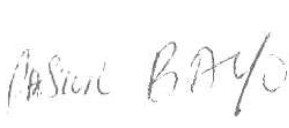
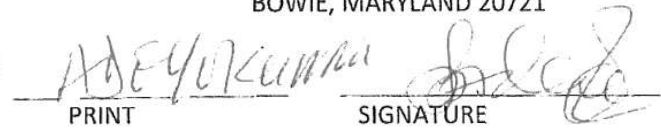
14403 MOUNT OAK RD

ZONED: R-E

TAX NUMBER: 3399516

14403 MOUNT OAK ROAD

BOWIE, MARYLAND 20721


PRINT

SIGNATURE
DATE 11/13/18

PARCEL 37

LARRY R & DORIS A CASE

PLATE BOOK NLP 150 NO. 91 LIBER 5458 FOLIO 679

ZONED: R-E

TAX NUMBER: 0665216

14301 MOUNT OAK ROAD

MITCHELLVILLE, MD. 20721

PRINT Doris Case
 
SIGNATURE
DATE 11/14/2018 2:16:41 PM PST

EXHIBIT - 2

VICTORY TEMPLE

Property Owners Signatures

LOT 1

DANIEL J. PERRY MUSSANTE SUBDIVISION

LIBER 18631 FOLIO 168

ZONED: R-E

TAX NUMBER: 0794313

14401 MOUNT OAK ROAD

BOWIE, MARYLAND 20721

PRINT

SIGNATURE

DATE

PARCEL 71

OSCAR & TERESA ZELCO

LIBER 15563 FOLIO 333 ZONED: R-E

TAX NUMBER: 0667352

14403 MOUNT OAK ROAD

MITCHELLVILLE, MD. 20721

oscar zelko

PRINT

DocuSigned by:
Oscar Zelko
SIGNATURE
D344F2FE922740E...

11/14/2018 11:42:45 AM PST

DATE

Teresa zelko

DocuSigned by:
Teresa Zelko
SIGNATURE
D344F2FE922740E...

11/14/2018 11:44:43 AM PST

Search Result for PRINCE GEORGE'S COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Tax Exempt: Special Tax Recapture:
 Exempt Class: NONE

Account Identifier: District - 07 Account Number - 3399516

Owner Name: REDEEMED CHRISTIAN CHURCH OF GOD Use: RESIDENTIAL
 Principal Residence: NO
 Mailing Address: 13701 ANNAPOLIS RD Deed Reference: /40805/ 00013
 BOWIE MD 20720-

Premises Address: 14403 MOUNT OAK RD Legal Description: PAR 19
 BOWIE 20721-0000

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	00E2	0019		0000				2017	Plat Ref:

Special Tax Areas: Town: NONE
 Ad Valorem: Tax Class: 21

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			28.7300 AC	005

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2017	07/01/2018	07/01/2019
Land:	1,151,300	1,151,300		
Improvements	18,400	18,400		
Total:	1,169,700	1,169,700	1,169,700	1,169,700
Preferential Land:	0			0

Seller: ZELKO LUCY B TRUSTEE	Date: 04/20/2018	Price: \$1,525,000
Type: ARMS LENGTH IMPROVED	Deed1: /40805/ 00013	Deed2:
Seller: ZELKO,LUCY C	Date: 05/10/1994	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09549/ 00692	Deed2:
Seller: ZELKO,LUCY C	Date: 06/12/1953	Price: \$0
Type:	Deed1: /01617/ 00124	Deed2:

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		

Homestead Application Status: No Application

Homeowners' Tax Credit Application Status: No Application Date:

Search Result for PRINCE GEORGE'S COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Account Identifier:		District - 07 Account Number - 0794313				
Owner Name:	PARRY DANIEL J	Use: RESIDENTIAL				
Mailing Address:	14401 MOUNT OAK RD BOWIE MD 20721-1205	Principal Residence: YES				
		Deed Reference: /18631/ 00168				
Premises Address:	14401 MOUNT OAK RD BOWIE 20721-0000	Legal Description: (PT LOT 1 10000F FR 3527678 CORR SPLIT IN ERR 2003)				
Map:	Grid:	Parcel:				
0062	00E2	0000				
Sub District:	Subdivision:	Section:				
	6250					
Block:	Lot:	Assessment Year:				
	1	2017				
Plat No:	Plat Ref:	108072				
Special Tax Areas:	Town:	NONE				
	Ad Valorem:					
	Tax Class:	21				
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use		
1981	1,215 SF		40,001 SF	001		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	NO	STANDARD UNIT	BRICK	1 full	1 Attached	
Base Value		Value	Phase-In Assessments			
		As of	As of	As of		
		01/01/2017	07/01/2018	07/01/2019		
Land:	103,600	103,600				
Improvements	105,500	127,900				
Total:	209,100	231,500	224,033	231,500		
Preferential Land:	0			0		
Seller: HUNT,CORA M & JOHN J	Date: 01/12/2004	Price: \$162,672				
Type: NON-ARMS LENGTH OTHER	Deed1: /18631/ 00168	Deed2:				
Seller: MUSSANTE,CORA	Date: 12/13/1990	Price: \$0				
Type: NON-ARMS LENGTH OTHER	Deed1: /07835/ 00445	Deed2:				
Seller:	Date:	Price:				
Type:	Deed1:	Deed2:				
Partial Exempt Assessments:	Class	07/01/2018	07/01/2019			
County:	000	0.00				
State:	000	0.00				
Municipal:	000	0.00 0.00	0.00 0.00			
Tax Exempt:		Special Tax Recapture:				
Exempt Class:		NONE				
Homestead Application Status: Approved 11/06/2012						

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Tax Exempt: Special Tax Recapture:
 Exempt Class: NONE

Account Identifier: District - 07 Account Number - 0665216

Owner Name: CASE LARRY R & DORIS A Use: RESIDENTIAL
 Mailing Address: 14301 MOUNT OAK RD Principal Residence: YES
 MITCHELLVILLE MD 20721-1207 Deed Reference: /05458/ 00679

Premises Address: 14301 MOUNT OAK RD Legal Description: PT PAR 37 (8,753SF
 BOWIE 20716-0000 DFR TO PG CO RDS 08) R/
 W CASE#1833- 11 L30246 F

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	00E2	0037		0000				2017	Plat Ref:

Special Tax Areas: Town: NONE
 Ad Valorem:
 Tax Class: 21

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1913	2,605 SF		34,848 SF	002

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2 1/2	YES	STANDARD UNIT	FRAME	2 full		

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2018	As of 07/01/2019
Land:	100,000	100,000		
Improvements	96,000	153,600		
Total:	196,000	253,600	234,400	253,600
Preferential Land:	0			0

Seller: ZELKO,LUCY B	Date: 10/02/1981	Price: \$45,000
Type:	Deed1: /05458/ 00679	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: Special Tax Recapture:
 Exempt Class: NONE

Homestead Application Status: Approved 06/11/2010

Search Result for PRINCE GEORGE'S COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Tax Exempt:

Special Tax Recapture:

Exempt Class:

NONE

Account Identifier: District - 07 Account Number - 0667352

Owner Name:	ZELKO OSCAR & TERESA	Use:	RESIDENTIAL
Mailing Address:	14403 MOUNT OAK RD MITCHELLVILLE MD 20721-1205	Principal Residence:	YES
		Deed Reference:	/15563/ 00333

Premises Address:	14403 MOUNT OAK RD MITCHELLVILLE 20721-2817	Legal Description:	(TRSDT 5/10/94 L9549F692 (AG REMOVED 2002)
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0062	00E2	0071		0000				2017	
									Plat Ref:

Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	21

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1981	2,605 SF		1.1000 AC	002

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2 1/2	NO	STANDARD UNIT	BRICK	1 full		2001

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2017	07/01/2018	07/01/2019
Land:	101,800	101,800		
Improvements	105,900	239,700		
Total:	207,700	341,500	296,900	341,500
Preferential Land:	0			0

Seller: ZELKO,LUCY B TRUSTEE	Date: 03/07/2002	Price: \$150,000
Type: ARMS LENGTH MULTIPLE	Deed1: /15563/ 00333	Deed2:
Seller: ZELKO,OSCAR & TERESA	Date: 03/07/2002	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09549/ 00692	Deed2:
Seller: ZELKO,LUCY B TRUSTEE	Date: 03/07/2002	Price: \$150,000
Type: ARMS LENGTH MULTIPLE	Deed1: /15563/ 00333	Deed2:

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:

Special Tax Recapture:

Exempt Class:

NONE

Homestead Application Status: No Application

WOODMORE ROAD
VARIABLE WIDTH RIGHT-OF-WAY

PARCEL 37 ✓
LARRY R & DORIS
A CASE
PLATE BOOK
NLP 150 NO. 91
LIBER 5458 FOLIO 679
ZONED: R-E
USE: RESIDENTIAL

TAX NUMBER: 0665216
14301 MOUNT OAK ROAD
MITCHELLVILLE, MD. 20721

OWNED BY REDEEMED
CHRISTIAN CHURCH OF GOD
AS OF NOVEMBER 2018

LOT 1 ✓
DANIEL J. PERRY
MUSSANTE
SUBDIVISION
LIBER 18831 FOLIO 168
ZONED: R-E
USE: RESIDENTIAL

TAX NUMBER: 0794313
14401 MOUNT OAK ROAD
BOWIE, MARYLAND 20721

PARCEL 71 ✓
OSCAR & TERESA
ZELCO
LIBER 18563 FOLIO 333
ZONED: R-E
USE: RESIDENTIAL

TAX NUMBER: 0667352
14403 MOUNT OAK ROAD
MITCHELLVILLE, MD. 20721

OWNED BY REDEEMED
CHRISTIAN CHURCH OF GOD
AS OF NOVEMBER 2018

PARCEL 19 ✓
REDEEMED CHRISTIAN CHURCH OF GOD
LIBER 40805 FOLIO 13
14403 MOUNT OAK RD
ZONED: R-E

TAX NUMBER: 3399516
14403 MOUNT OAK ROAD
BOWIE, MARYLAND 20721

CHURCH ROAD
VARIABLE WIDTH RIGHT-OF-WAY

✓ INCLUSIVE



CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - PLANNERS - SURVEYOR'S

4600 POWDER MILL ROAD - SUITE 200 - BELTSVILLE, MD 20705
OFFICE (301) 937-3501 FAX (301) 937-3507

EXHIBIT - 1
VICTORY TEMPLE

PROPERTY INFORMATION

CDDI JOB #00-000	DRAWN BY: JK
SCALE: 1"=200'	DATE: 11/06/18

VT002236

DESCRIPTION OF SUSTAINABLE PRACTICE & TECHNIQUES

This land development propose eco-friendly sustainable practice and techniques by providing multifunctional landscapes to maximize their potential benefits with green elements such as bio-swales and green roof that capture storm-water, improve aesthetics and provide clean air. On-site bio-detention pond and gardens offer outdoor recreational opportunities while strengthening green infrastructure networks and connecting ecosystems while minimizing impervious surfaces.

**THE PRINCE GEORGE'S COUNTY GOVERNMENT
DEPARTMENT OF ENVIRONMENTAL RESOURCES
DEVELOPMENT SERVICES BRANCH
PROGRAMS AND PLANNING DIVISION**

**JUSTIFICATION STATEMENT
IN SUPPORT OF APPLICATION
FOR WATER AND SEWER PLAN AMENDMENT**

This Statement of Justification is submitted in support of an application for Water and Sewer Plan Amendment for four (4) parcels of land located in the southeast quadrant of Mount Oak Road and Church Road in Bowie, Maryland. This Statement of Justification addresses Items 4 and 8 of an Application for Water and Sewer Plan Amendment submitted on behalf of the owner of the properties located at 14403 Mount Oak Road and 14301 Mount Oak Road owned by Redeemed Church of God ("Applicant"). The properties are currently located within Water Category 5 and Sewer Category 5.

The Applicant is the owner of approximately 28.73 acres of land that is identified by the M-NCPPC PgAtlas GIS with a street address of 14403 Mount Oak Road, Bowie, Maryland 20721. The subject property is located on Tax Map 0062, Grid 62-E2, and is known as Parcel 19. The property is located in the R-E Zone and has a gross tract area of 28.73 acres, of which zero (0) acres is located in the 100-year floodplain. The property is an acreage parcel that has never been the subject of a prior preliminary plan of subdivision (PPS) or record plat. The property has a large amount of street frontage to the west along Church Road, a two-lane roadway and has a large amount of street frontage to the north along Mount Oak Road, a two-lane roadway.

The applicant is proposing to develop a church on the subject property which is more than two (2) acres in size.

In the R-E Zone, the Order of Approvals (Section 27-270 of the Zoning Ordinance) requires the approval of a conceptual site plan (CSP) prior to approval of a Preliminary Plan of Subdivision (PPS). The Applicant will be filing a conceptual site plan.

SUPPLEMENTAL STATEMENT - SECTION IV, No. 4

Section IV, number 4 of the Water and Sewer Plan Amendment application, the Applicant is requested to provide a description of how the proposed development will enhance the surrounding community. As noted previously in this statement, the subject application is proposing the development of a church on the site. The subject application is in Planning Area 74A within Mitchellville & Vicinity, and within the 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B. This plan recommends a Low-Density Residential land use for the property. The proposed church will conform to the low-density residential land use recommendation within the 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B.

The subject property is designated within the sector plan as being located in “Low-Density Residential” area. The proposed development will preserve large portions of the site and integrates well with the surrounding residential development (both existing and proposed). The development will support the County land use goals and policies as they apply to the Bowie and Vicinity area, through enhancing the health, safety and general welfare of all Prince George’s County residents and citizens.

SUPPLEMENTAL STATEMENT–SECTION V, No. 9 and No.10

Section V, number 10 of the Water and Sewer Plan Amendment Application, the applicant is requested to explain how this development meets or will meet the tier-specific policies established in the “Plan Prince George’s 2035”.

POLICY 1:

Direct a majority of projected new residential and employment growth to the Regional Transit Districts in accordance with the Growth Policy Map and the Growth Management Goals set forth in Table 17.

Goals

- LU1.1 To support areas best suited in the near term to become economic engines and models for future development, encourage projected new residential and employment growth to concentrate in the Regional Transit Districts that are designated as Downtowns (see the Strategic Investment Program under the Implementation section).*
- LU1.2 Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they are consistent with and support the Plan 2035 growth management goals, vision, and policies. Conduct a comprehensive analysis of the Zoning Ordinance, including its use tables, zoning districts and densities, and variance criteria.*
- LU1.3 Evaluate the existing zoning districts in the Regional Transit Districts to ensure that sufficient development capacity is available to meet desired population and employment targets set forth by the Center Classification System (see Table 16).*
- LU1.4 Annually review and report on county growth trends to measure progress toward meeting Plan 2035 growth management goals. Identify potential revisions to policies and ordinances to assist with meeting the goals.*
- LU1.5 Annually review the CIP program to ensure consistency with the Plan 2035 vision, goals, and policies. The Planning Board will review proposed public facility and infrastructure projects and submit its recommendations to the District*

Council and County Executive for consideration (also see Strategic Investment Program under the Section V: Implementation).

LU1.6 Identify the key capital improvement projects for each of the centers identified in Table 16 that are necessary to promote and facilitate economic and residential development within the center. Identify and coordinate the capital improvement projects with county agencies and key stakeholders. Prepare a summary of the Center Diagnostic score for each center.

Response: The subject property is shown as being located in the Sustainable Growth Act Tier 2 by the Plan Prince George's 2035. The Growth Policy Map also shows that the property is within the "Developing Tier". The proposed development contributes to Policy 1 by facilitating processing a permitted use encouraged by the Subregion 3 Master Plan. Changing the water and sewer category to allow a preliminary plan of subdivision to be filed with a conceptual site plan will help to streamline the development review process.

POLICY 2:

Limit the expansion of public water and sewer outside the Growth Boundary in Rural and Agricultural Areas.

Goals

LU2.1 Coordinate the provision of public water and sewer, as outlined in the Public Facilities Element, with the Department of Environmental Resources (DER) and the Washington Suburban Sanitary Commission (WSSC) and in accordance with the Growth Policy Map to ensure that water and sewer facilities are not extended beyond the Growth Boundary. The Growth Boundary should be reviewed on a periodic basis to assess compatibility with Plan 2035 goals.

LU2.2 Coordinate amendments to the Growth Boundary with future updates to the Septic Tier Map and the county's Water and Sewer Plan.

Response: As noted previously, the subject property was placed in the R-E zone to encourage development to Bowie. Changing the water and sewer category designation to Category 4 for the subject property will be in conformity with the category 4 designation of those properties bordering both on the north and south.

POLICY 3:

Use Plan 2035, including the Growth Policy Map and Center Classification System, to guide the development of land use policies for all future master and sector plans, functional plans, and other county planning documents.

Goals

- LU3.1 *Evaluate the Plan 2035 future land use categories and apply to new master plans so that, over time, all plans use a common nomenclature to describe similar land uses. Allow plans to develop common land use subcategories.*
- LU3.2 *Review preliminary master plans and rezoning requests to ensure that proposed development is consistent with the Growth Policy Map and the Center Classification System (see Table 16). (see also Section V: under Plan Administration for Amendments and Updates).*
- LU3.3 *Review approved master plans to evaluate the consistency of existing Regional Transit Districts and Local Centers with the Center Classification System (see Table 16). To ensure consistency, future master plan revisions and/or rezonings may be warranted.*

Response: As noted previously, the proposed development contributes to processing the development encouraged by the Subregion 6 Master Plan. The property was placed in the R-E zone to encourage development and changing the water and sewer category to allow a preliminary plan of subdivision to be filed with a conceptual site plan will help to streamline the development review process.

POLICY 4:

Phase new residential development to coincide with the provision of public facilities and services.

Goals

- LU4.1 *Annually evaluate the county's residential and employment forecast projections to identify the amount of new land area required to meet demand.*
- LU4.2 *Create a working group to address the magnitude of the residential pipeline in Established Communities and Rural and Agricultural Areas. Potential strategies to reduce the pipeline include amending the county code to limit validity periods, reevaluating approved adequate public facilities for projects that have not provided assurances that public infrastructure will be constructed in a timely manner, and requiring performance bonding prior to recordation of final plat.*
- LU4.3 *Evaluate strategies to phase development countywide. Potential strategies include establishing a residential allocation process.*

Response: The above four Policy 4 goals do not apply the subject property.

POLICY 5:

Implement the Growth Policy Map through coordinated multimodal transportation and mobility planning and programs.

Response: The above four Policy 5 goals does not apply the subject property. The subject property is designated within the sector plan as being located in “Low-Density Residential” area. While the instant proposal does not include any residential uses the proposed development will preserve large portions of the site and integrates well with the surrounding residential development (both existing and proposed). The development with the subject proposal supports the County land use goals and policies as they apply to the Bowie and Vicinity area, through enhancing the health, safety and general welfare of all Prince George’s County residents and citizens.

POLICY 6:

Support new employment growth in Employment Areas in accordance with the Growth Policy Map and the Growth Management Goals (see Table 17).

Goals

- LU6.1 Align the Economic Development Corporation's work program with the Growth Policy Map to establish programs and policies to support employment growth in the Employment Areas, with a particular emphasis on the Innovation Corridor (see the Strategic Investment Program under Implementation).*

POLICY 7:

Limit future mixed-use land uses outside of the Regional Transit Districts and Local Centers.

Goals

- LU7.1 Reevaluate mixed-use land use designations outside of the Regional Transit Districts and Local Centers as master plans are updated.*
- LU7.2 Consider developing, as part of the Zoning Ordinance update, alternative lower density zoning districts that promote walkability and allow for a mix of uses.*

POLICY 8:

Strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.

Goals

- LU8.1 Coordinate land use planning with county municipalities.*
- LU8.2 Use conservation subdivisions in areas adjacent to Rural and Agricultural Areas to transition density and to encourage preservation of green infrastructure corridors as defined by the county's Green Infrastructure Plan.*

- LU8.3 *Encourage municipalities to designate Development Review Districts to promote and preserve the integrity of high-quality and complementary infill development in the Established Communities.*
- LU8.4 *Revise and update the Zoning Ordinance, Subdivision Ordinance, and other county regulations to ensure they help protect, strengthen, and revitalize the Established Communities.*
- LU8.5 *Continue to coordinate, apply for, and use state and federal programs and resources for neighborhood revitalization and reinvestment of low- and moderate-income communities. Programs and resources include Sustainable Community designations, HUD program funds, and tax incentives.*

Response: In response to Policy 6, Policy 7, and Policy 8, the 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B designates the subject property as being located in a “Low-Density Residential” area. While the instant proposal does not include any residential uses, the proposed development preserves large portions of the site and will integrate well with the surrounding residential development (both existing and proposed). The development associated with the subject proposal support the County land use goals and policies as they apply to the Bowie and Vicinity area, through enhancing the health, safety and general welfare of all Prince George’s County residents and citizens.

POLICY 9:
Limit the expansion of new commercial zoning outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas.

Goals

- LU9.1 *Evaluate rezoning requests to determine if the location, population projections, and market demand justify an increase in commercially-zoned property.*
- LU9.2 *Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update, master plan process, and public private partnerships with county agencies. As part of this retail plan, inventory older commercial areas and shopping centers to identify candidates for potential (re)development and rezoning to accommodate residential infill or other neighborhood-serving uses.*

Response: The above Policy 9 goals which relate to residential-serving commercial and related uses do not apply the subject property.

POLICY 10:

Retain Future Water and Sewer Service Areas in water and sewer categories S5 and W5 until additional residential development capacity is needed to meet growth projections.

Goals

- LU10.1 Evaluate the Future Water and Sewer Service Areas through annual reviews of the residential pipeline and residential development capacity analysis. Establish criteria to determine when land within the Future Water and Sewer Service Areas should be reclassified.*
- LU10.2 Review the annual water and sewer amendments to retain the S5 and W5 water and sewer categories until additional residential capacity is required and public facilities are in place to serve projected development.*
- LU10.3 Evaluate Future Water and Sewer Service Areas as potential woodland conservation banks or stormwater management offset areas to meet the requirements of the Watershed Implementation Plan (see the Natural Environment Element).*

Response: The subject property included in this request will be evaluated for conformance with all applicable transportation requirements at the time of preliminary plan of subdivision. Further, the subject property is adjacent to existing residential suburban development and is located within 1,500 feet of existing public water and wastewater systems and have roadways capable of supporting demands from the proposed development.

POLICY 11:

Preserve and protect the Rural and Agricultural Areas to conserve agricultural and forest resources.

Goals

- LU11.1 Continue to implement the Priority Preservation Plan (PPA) to achieve identified agricultural and forestry land preservation goals and coordinate with the Prince George's County Soil Conservation District, University of Maryland Extension Service, the agricultural community, residents, and community groups.*
- LU11.2 Amend the Zoning Ordinance and Subdivision Ordinance to support agricultural production and forest preservation in the Rural and Agricultural Areas.*
- LU11.3 Evaluate the impacts of extractive industries, such as sand and gravel mining, on resource lands, rural character, economic development, and post-reclamation requirements in the Rural and Agricultural Areas. Map remaining sand and gravel natural resources to locate potential future sand and gravel operations, update and revise development standards, and identify post-reclamation land*

uses, including residential development, agriculture, and forestry. Propose comprehensive legislation to revise county codes and identify recommendations for the Zoning Ordinance update.

LU11.4 To preserve environmentally sensitive land and to encourage development in the Regional Transit Districts, evaluate a transfer of development rights program, density exchanges, or purchase of development rights program for the Rural and Agricultural Areas. Explore opportunities to transfer development rights within areas and to coordinate with the Watershed Implementation Plan and Maryland Accounting for Growth Policy.

Response: The above Policy 11 goals do not apply to the subject property. As discussed previously, the subject property is shown as being located in the Sustainable Growth Act Tier 2 by the Plan Prince George's 2035. The Growth Policy Map also shows that the property is within the "Developing Tier".

POLICY 12:

Participate in regional planning activities to enhance collaboration, coordination, and implementation. Regional issues include employment, transportation, sustainability, health, air quality, climate change, workforce and affordable housing, food system planning, infrastructure, water quality, and land use.

Goals

LU12.1 Participate in the Washington Metropolitan Council of Governments' regional planning activities to improve coordination on transit and land use planning. Provide periodic briefings to the Planning Board on regional issues to identify potential land use strategies and programs.

LU12.2 Coordinate with the Washington Metropolitan Council of Governments to develop forecasts for residential and employment growth based on the Plan 2035 vision, goals, and policies. The forecast should include an analysis of the remaining development capacity in Prince George's County based on approved zoning, residential and commercial pipeline development, and the Growth Management Goals (see Table 17).

LU12.3 Collaborate with adjacent jurisdictions and county municipalities to ensure coordinated land use patterns, connected transportation networks, and continuous environmental networks, in particular during the preparation of master, sector, and functional plans.

Response: The above three Policy 12 goals do not apply the subject property. Where appropriate or applicable as part of the any evaluated of the subject property at the time of

preliminary plan of subdivision, said proposal will be assessed for compliance by the Maryland-National Capital Park and Planning Commission technical staff and the Planning Board.

CONFORMANCE WITH 2008 WATER AND SEWER PLAN CRITERIA

Section 2.1.4 of the 2008 Water and Sewer Plan sets forth certain Policies and Criteria for the approval of a Category Change. The six policies/criteria are addressed below.

Environmental and Natural Features: The property will be evaluated at the time development applications are filed to ensure that all environmental factors are addressed. This application must be approved to allow the owner to submit the necessary applications.

Economics and General Fiscal Concerns: The property is zoned R-E. The 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B designates the subject property as being located in a “Low-Density Residential” area.

Water Supply: The entire subject site is located within sewer category 5 (Future Community System). This means that a water category change will be required to category W-4 prior to approval of the Preliminary Plan of Subdivision.

Sewer Disposal: The entire subject site is located within sewer category 5 (Future Community System). This means that a sewer category change will be required to category S-4 prior to approval of the Preliminary Plan of Subdivision.

Master Plan, Zoning and Subdivision Requirements: The property is zoned R-E. The 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B designates the subject property as being located in a “Low-Density Residential” area.

Federal, State, Regional, County and Municipal Land Use Plans and Planning Policies: Development of the identified subject property is consistent with the State’s Sustainable Growth and Agricultural Preservation Act of 2012 legislation (SB236) and with the planning policies of the 2008 Water and Sewer Plan, as the property is contiguous to existing suburban development, it is located within 1,500 feet of existing water and sewer facilities and adequate transportation facilities should exist.

Water and Sewer Facility Plans, Engineering Constraints, and the Availability of Transmission and Treatment Capacity: The property is within the planned Sewer Envelope and there is availability of transmission and treatment capacity to serve the property.

The Need to Alleviate Public Health Problems: There is no known public health problems associated with the subject category change request.

Section 6.3.2 of the 2008 Water and Sewer Plan Criteria: The criteria applicable to the subject application are:

- The project with applicable zoning and master plan requirements;
- Water and Sewer service is adequate and available;
- The application associated with the development proposal includes an adequate description.

Finally, based on the above criteria and analysis, the Applicant submits that changing the water and sewer category from 5 to 4 should be approved to allow the applicant to position the property for development in accordance with the 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "L. Paul Jackson, II". The signature is stylized with large, sweeping loops and a long horizontal stroke at the end.

L. Paul Jackson, II