




City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager 

SUBJECT: Pin Oak Medical Building
Elder Oaks Boulevard

DATE: April 30, 2007

At the request of Councilman Todd Turner, Mr. Dan Lynch, attorney for the developer of the above project, will provide Council with an informational presentation for the proposed Pin Oak Medical Building. (Council may recall that a Stakeholders Meeting for this project was held on April 18th. A memo summarizing that meeting was forwarded to the Council in the April 19th Status Report.) The developer, Collington Place, LLC, is proposing to construct a 3-story/44,754 sq. ft. medical office building on Elder Oaks Boulevard in Pin Oak Village. (39,157 sq. ft. of the building are for medical offices; 5,697 sq. ft. are proposed for basement storage) The subject property is located on Elder Oaks Boulevard (between Mitchellville Road and Excalibur Road), has an area of approximately 2.4 acres, and is zoned C-O (Commercial Office), where the proposed use/building is permitted by right under the Prince George's County Zoning Ordinance. Under the County Zoning Ordinance and requirements of the C-O zone, no detailed site plan review is required; the developer submits a site plan with the application for a building permit.

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