



# City of Bowie

2614 Kenhill Drive  
Bowie, Maryland 20715

## MEMORANDUM

**TO:** City Council  
**FROM:** *JLF* David J. Deutsch, City Manager  
**SUBJECT:** Hilltop Plaza Shopping Center Update  
**DATE:** May 1, 2008

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On Monday night, the current owner of Hilltop Plaza Shopping Center, the M. Leo Storch Management Company, will provide a briefing on their proposed development plan for the 17-acre property located at the intersection of MD 450 and Race Track Road. Attorney Tom Haller, representing M. Leo Storch Management, will make a presentation of a preliminary site plan. Hilltop Plaza opened in 1969 and currently contains 162,260 square feet of retail space.

The developer intends to submit a rezoning application for the M-X-T (Mixed Use Transportation Oriented) zone in the near future. The current zoning of the shopping center is C-S-C (Commercial Shopping Center). The parcel to the rear of the center is zoned R-R (Rural Residential) and includes an approved Special Exception for parking spaces for the shopping center. The developer's proposal would rezone the entire property to the M-X-T zone and add multi-family residential development where the current R-R zoning exists. Development of several new pad buildings and a complete face-lifting of the existing commercial buildings are also proposed. As soon as the rezoning application is filed, staff will schedule a Stakeholders Meeting.

**MAYOR** G. Frederick Robinson    **MAYOR PRO TEM** Todd M. Turner

**COUNCIL** Dennis Brady ♦ James L. Marcos ♦ Diane M. Polangin ♦ Isaac C. Trough ♦ Geraldine Valentino-Smith    **CITY MANAGER** David J. Deutsch  
**City Hall** (301) 262-6200    **FAX** (301) 809-2302    **TDD** (301) 262-5013    **WEB** [www.cityofbowie.org](http://www.cityofbowie.org)

# PGAtlas Map

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