



City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

MEMORANDUM

TO: City Council

FROM: David J. Deutsch, City Manager

SUBJECT: Harmony Place City Position Letter
Detailed Site Plan (DSP) #07066

DATE: October 1, 2008

On Monday, September 22, 2008 the Prince George's District Council heard Oral Argument regarding Detailed Site Plan #07066. The City joined in opposition against the County Planning Board's approval of the Detailed Site Plan. One of the main factors cited by the opposition was the fact that the property was rezoned R-18 (Multi-Family) during the Bowie and Vicinity Sectional Map Amendment (SMA), with the understanding that the R-18 zone would be used to develop senior housing on the site. The promise of an age-restricted senior housing community was the rationale for the City Council's support of the rezoning request during the SMA. The City explicitly stated this understanding in its November 21, 2005 letter to the District Council regarding the SMA.

The attached letter was drafted at Mayor Robinson's request. The purpose of the letter is to inform the District Council of the ample evidence in the City's own files that confirms that the rezoning to the R-18 zone was intended only for senior housing. In the letter, the City offers to produce this documentation, if it is so desired by the District Council. The District Council has until November 21, 2008 to make a decision regarding DSP #07066.

Recommendation

It is recommended that Council approve the attached position letter regarding the R-18 rezoning of property now proposed for Harmony Place apartment project.

Attachment

DRAFT

October 7, 2008

The Honorable Samuel H. Dean, Chair
Prince George's County District Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772\

RE: Detailed Site Plan (DSP #07066
Harmony Place

Dear Chairman Dean:

Since it was discussed at the District Council's Oral Argument hearing of September 22, 2008, the City Council is writing to reiterate our understanding as it relates to the recommendations of the *Approved 2006 Bowie and Vicinity Area Master Plan and Sectional Map Amendment* for the R-18 parcel on Health Center Drive, now proposed for an apartment project known as Harmony Place. The Bowie City Council was very clear in its position statement on the Sectional Map Amendment that the site should be zoned R-18 for age-restricted, multi-family housing (see page 2 of November 21, 2005 letter attached).

The City has information in its files that indicates that it urged, and the applicant also supported, that the R-18 zone be approved as the appropriate mechanism to develop a senior-only community on the site. The City Council proposes to produce this evidence supporting its position, if the District Council is inclined to review it. Alternatively, if the District Council is so disposed, the application may be remanded back to the Planning Board for taking of additional testimony on this issue.

The City Council truly appreciates your consideration of the City's position, and we hope to have a further opportunity to demonstrate our findings to you.

Sincerely,

Bowie City Council
G. Frederick Robinson
Mayor

Attachment



City of Bowie

2614 Kenhill Drive
Bowie, Maryland 20715

November 21, 2005

The Honorable Samuel H. Dean, Chairman
Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20772

RE: Bowie and Vicinity Preliminary Master Plan and SMA

Dear Chairman *Sam*

The Bowie City Council has considered the 29 specific amendments that are advertised for public hearing on November 22, 2005. Consistent with past City positions, the Council wishes to offer the following comments:

Amendment #2 – The City opposes rezoning of the Autotech property from the C-S-C zone to the C-M zone. The proposed rezoning would be the only C-M zoning in the Bowie Mainstreet area and would allow intensification of the existing auto repair use and the possible introduction of incompatible redevelopment on the site. Any rezoning should await the findings of the recommended Sector Plan for the Bowie Mainstreet area.

Amendment #3 – The City opposes placement of M-X-T (Mixed Use Transportation Oriented) zoning on the Maryland Science and Technology Center property. The City Council is adamantly opposed to the conversion of the current employment land use to any other use. The recommendation for M-X-T zoning cannot be implemented under the current City covenants on the property.

Amendment #7 – The City supports downzoning the MD 3/US 301 median properties to the lowest density possible. We applaud your efforts in this regard.

Amendment #9 – The City opposes rezoning of the Chesley-Gibraltar property from the R-A zone to the C-S-C zone. We request that you honor our Preliminary Master Plan recommendation by retaining existing zoning and returning the property to the Rural Tier.

Amendment #11 – The City opposes Amendment #11 retaining R-R zoning and supports rezoning of the Santos Property located on Woodcliff Court and the other adjoining parcels to the C-M zone per Change Number 12 in the Preliminary Master Plan. Providing additional commercial zoning will help enhance the commercial vitality of West Bowie Village.

Amendment #12 – The City opposes upzoning of the Mt. Nebo Church property located in the Rural Tier at the northeast quadrant of the US 301/MD 214 interchange from the R-A zone to the R-E zone. There is no justification for this change, which will introduce one-acre zoning east of US 301 for the first time.

Bowie City Council Position Statement

Re: Bowie and Vicinity Master Plan Public Hearing #2

Amendment #20 – The City supports downzoning of the entire Zehner property, from the V-L zone to the O-S zone and revising the Master Plan text to place this land into the Rural Tier. The City appreciates your response to our recommendations.

Amendment #21 – The City supports rezoning of the Dimensions property from the C-O zone to the R-18 zone as the latter zone will allow development of age-restricted, multi-family housing in the Bowie Town Center.

Amendment #22 – The City supports reduction of the area of the proposed Old Town Bowie Development District Overlay Zone (DDOZ) to be superimposed only on the commercial and industrial zoned properties in Old Town Bowie. However, the City Council recommends that only parking standards be applied at this time, and the building envelope standards, streetscape standards and architectural/landscaping standards not be imposed.

Amendment #25 – The City supports retaining existing R-R and R-55 zoning on residential properties located in Old Town Bowie and changing the zoning of properties zoned C-S-C to the M-U-I zone.

Amendment #27 – The City supports the Hall Road Village Activity Center zoning and recommends specifically that the Master Plan's Mixed-Use Activity Center Chapter include a section regarding the Hall Road Local Activity Center. The new narrative should reflect the District Council's approval conditions regarding Zoning Map Amendment A-9838-C and should state that the site shall contain no more than 30,000 square feet of retail use, all commercial uses must be compatible with the library, the design of the library should have the potential to be expanded to 50,000 square feet via a second story addition, and the upper limit of residential development will allow not more than 120 dwelling units.

Amendment #28 – The City supports revising the plan text, Historic Preservation Chapter, to only designate as historic sites those properties that have owner consent. The City Council greatly appreciates your attention to this need, which was related repeatedly by City residents at the May 17, 2005 Joint Public Hearing.

Amendment #29 – The City opposes this amendment, which would revise the plan text and Map 20 to remove hiker/biker trails from the former PT-1 and A-44 rights-of-way. This change is inconsistent with the City Council's approved Trails Plan, which includes a major north-south trail corridor and greenway using the A-44 right-of-way. Retaining the PT-1 alignment would provide a much-needed direct access from the Church Road corridor to the Bowie Town Center.

Several other items previously mentioned by the City do not appear to be included in the Amendments Package. These include the following:

- In the Transportation Chapter, text describing MD 197 should state that the road will be a maximum of four (4) lanes, not 4-6 lanes.
- The Plan should include a reference to a new interchange on US 50 at MD 193.
- The Plan text describing Transportation Policy Exception Areas (TPEAs) should be deleted.
- City-owned park properties should be placed in the O-S or R-O-S zones, depending on the acreage.

Bowie City Council Position Statement

Re: Bowie and Vicinity Master Plan Public Hearing #2

- The Plan text should identify the transitional nature of the Kirk-Martin Partnership property, adjacent to Old Town Bowie on Duckettown Road, and contiguous parcels that are in public ownership and recognize the appropriateness of a Comprehensive Design Zone to facilitate development in this area.

In closing, the City Council urges you to include all of these City recommendations in your approval of the Master Plan and SMA. Thank you for the opportunity to provide comments on this very important planning effort.

Sincerely,



Bowie City Council
G. Frederick Robinson
Mayor

cc: The Honorable Douglas J.J. Peters