

Development Review Guidelines and Policies

**Standards for Creating a Quality
Living Environment**

DRAFT FOR PUBLIC COMMENT

JUNE 2, 2017

**Prepared by the Department of Planning and
Economic Development**

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Introduction

The City of Bowie does not control major land use, zoning, subdivision, or site plan decisions within its municipal boundaries, as this authority is given to Prince George's County under the State of Maryland's Regional District Act. A Memorandum of Understanding between the City and the Maryland-National Capital Park and Planning Commission (MNCPPC), the agency that administers planning and zoning regulations in Prince George's County, gives the City the right to review, comment and provide recommendations on all major development applications within the City limits, as well as the areas within one mile of the City limits. The City does, however, have authority to review and act on departures and variances from the Prince George's County Zoning Ordinance for projects within the City limits, under certain circumstances. The Prince George's County Council granted this authority to the City in October 1998.

Since the 1980s, the rapid growth of the Bowie area, an outdated Master Plan (1970), and the City Council's limited ability to regulate development activity through planning and zoning powers of its own gave rise to the need for development policies to guide growth within and around the City. The original Bowie Development Policies document (1989) was formulated after many hours of deliberation and Council consideration of direct input from area residents, and was used as the framework for the City's position in the updating of the Bowie-Collington-Mitchellville and Vicinity Area Master Plan in 1991. Since that time, the guidelines have been updated several times, with the last formal update occurring in January, 2005.

The major goal of the Bowie Development Review Guidelines and Policies is to encourage and promote a carefully planned community and sensitively designed development sites. Bowie's Development Review Guidelines and Policies are intended to:

- encourage an equitable distribution of well-designed and efficient land development which reflects appropriate relationships between uses, continuity between neighborhoods, availability of public facilities, and a sensitivity to the natural environment;
- enhance the natural environment and provide guidance for site development within, and immediately adjacent to, the City; and
- promote orderly, quality development and a higher quality of life for the citizens of Bowie and immediately surrounding areas.

These guidelines and policies work in conjunction with County laws governing development, the *2006 Bowie and Vicinity Area Master Plan*, the Bowie Advisory Planning Board, as well as valued citizen input, to promote the best possible development for Bowie's future.

PART ONE
CITY DEVELOPMENT REVIEW PROCESS

City Development Review Process

1. Stakeholders Meetings

Stakeholders Meetings are intended to occur as soon as possible in the development review process. Meetings will not only provide the developer an opportunity to discuss the proposal in general, but they also will provide for very early input from residents, business owners and property owners potentially impacted by the project. Planning Department staff will schedule Stakeholders Meetings, on a case-by-case basis, as the need arises.

- **Notification of Potential Development or Redevelopment**

City staff will be responsible for notifying stakeholders of a Stakeholders Meeting. Confidentiality of the developer's plans must be respected. Accordingly, a Stakeholders Meeting will be held as soon as the developer and City staff have determined that issues of confidentiality no longer apply. This notification will occur before an application has even been filed, if possible. In addition to notifying the Chamber of Commerce and neighbors (i.e. those within 500 feet of the subject property), City staff will determine what other stakeholders should be notified of a Stakeholders Meeting (e.g. potentially affected business owners, homeowners associations, additional residents, etc.). This will depend on factors such as the nature, size, or type of application and the site's location. The greater the impact of the proposal, the greater will be the extent of staff notification. Notices of public meetings and hearings will be mailed and, if applicable, signs posted at least two weeks before the meeting date. When possible, staff will use all media available to advertise Stakeholders Meetings, such as publishing notices in the local newspaper and placing notification on the City's cable TV channel and Web Page (www.cityofbowie.org).

- **Logistics of Stakeholders Meetings**

Stakeholders Meetings will be convened and facilitated by City staff. Meetings will be held in the evening at City Hall or other locations closest to the affected community, if possible. Whenever possible, two (2) weeks notice of the meeting will be provided to stakeholders. At least one (1) week's notice will be provided. The notice shall include information about the basic concepts of the proposal (such as the location, size, and type of development), if such information is available. City staff will prepare a list of topics or concerns discussed at the meeting and will provide a summary of the meeting to the City Council.

- **Information to be Shared With the Developer**

At a minimum, the appropriate City documents, which may include the City's Development Review Guidelines, Wildlife Habitat Management Guidelines, Old Town Bowie Revitalization Plan, Level-of-Service Traffic Volume Standards, Recreation Master Plan, Trails Master Plan, Consolidated Plan, Forest Mitigation Policies, and the results of the Quality Community Survey (QCS), will be shared with the developer in advance of any Stakeholders Meeting. The QCS documents will include color copies of the Bowie Vision Plan, the Visual Preference Survey, and Community Questionnaire Results. City staff will also provide information about where copies of applicable County ordinances and regulations may be obtained. In addition to attending City Stakeholders Meetings, developers of major projects are encouraged to sponsor or participate in community visioning efforts, such as conducting design charrettes. Some of the resources noted above may be found on the City's website.

2. Architectural Review Committee (ARC) Meeting (if applicable)

Depending on prior conditions of approval for a given project, an Architectural Review Committee (ARC) or Architectural Review Board (ARB) meeting may be required. These meetings are generally convened by City staff and serve to provide valuable input into the preparation of the City staff report. An ARC will typically include representative(s) from the neighborhood(s) surrounding the project site. The purpose of the ARC meeting is to evaluate the proposed building architecture, materials, lighting, signage, landscaping and other aspects of site design in relation to the design theme established for the project.

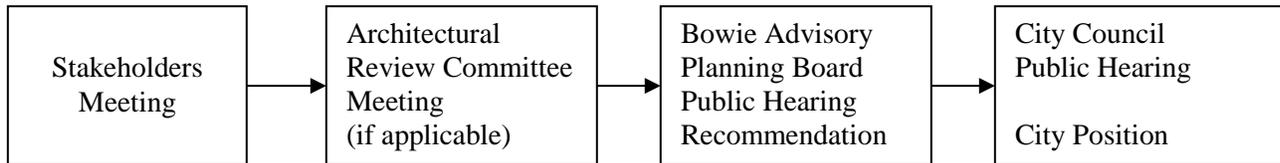
3. Bowie Advisory Planning Board (BAPB) Review

This review serves as a screening mechanism prior to the City Council’s review. The BAPB is a body of residents appointed by the City Council to review development projects, conduct public hearings and advise the Council of their findings and recommendations. Public notice of the hearing date is given in the manner specified in #1 above. At this time the entire proposal and changes thereto will be delineated in a final staff report and presented at a public hearing. Included in this report will be any outstanding issues that have not been resolved at prior meetings.

4. City Council Review

This stage of the process will provide the City Council the opportunity for final input to ensure the proposal meets the County's regulations and the City's Development Review Guidelines and Policies. Public notice of the hearing date is given in the manner specified in #1 above. If requested by the City Council, staff will arrange for Councilmember visits to sites proposed for development.

CITY DEVELOPMENT REVIEW PROCESS FLOW CHART



*Flow charts showing the City’s input in relation to the County’s development review processes are attached in an appendix to this document.

PART TWO
CITY DEVELOPMENT REVIEW
GUIDELINES

A. Design Guidelines

Site design is the process by which the principles and standards of good planning are put into practice. The bulk of the City's development review policies deal with design considerations. In many cases, the guidelines used by the City in the past have become County standards or regulations (e.g. townhouse standards). It is important to have a balanced, reasonable set of standards to describe what the community wants itself to look like and to guide prospective builders and developers, including builders of public and civic buildings, in site layout and design. Many of the issues addressed in the Quality Community Survey are contained in this section.

1. Architectural

1.1 Model residential dwelling units should be constructed of brick or other natural materials, including stone and stucco.

1.2 If model residential dwelling units are located on residentially zoned property along a transportation corridor, the structures should be constructed using building materials that blend in with the surrounding landscape/tree line (such as a tree-like design).

1.3 Units across the street from or next to each other should not have the same front elevation. A variety of different colors, materials, special features should also be used to ensure that units appear unique, even if adjacent to units with similar front elevations.

1.4 Additions to existing structures should match the existing structure in color, materials, and roofline, and be architecturally compatible with the surrounding community.

1.5 Windows and/or doors should be placed on additions/garage conversions in balance with the existing structure (and immediate neighborhood) and to minimize blank walls.

1.6 The height of self-storage mini-warehouses should not exceed 30'.

1.7 Environmentally conscious building materials should be used.

1.8 Architecture should be designed to relate single-family attached and multi-family buildings (plexes, condos, apartments) to each other.

1.9 Proposed units should be comparable in architecture and size to existing (rather than approved) units in the same project phase or section of the development.

2. Parking

2.1 All handicap parking stalls shall be painted blue in their entirety, in addition to the standard pavement-painted symbol and signage located at the head of each stall.

2.2 Approximately 10% more than the minimum number of parking spaces should be provided in townhouse (single-family attached) developments. These spaces should be distributed equally throughout the parking area. Parking in senior housing, multi-family and townhouse developments should be provided at a rate greater than the amount required by County Code.

2.3 Parking for non-fast food restaurants should be provided at a ratio of approximately 10% - 20% above the County's standard parking generation rates.

3. Landscaping

3.1 Developers and builders should consider landscaping techniques and materials to shade dwelling units and reduce energy consumption. Generally, landscaping should be provided on the south and west sides of buildings.

3.2 All parking lots, including those less than 7,000 square feet in size and excluded from Landscape Manual requirements, should include both peripheral and internal landscaping treatment. Landscaping within parking areas should be provided to visually break parking row masses and increase shade. Parking rows should contain no more than 20 spaces without a full-size landscape island.

4. Screening/Buffering

4.1 Berming should be designed to project a natural appearance, rather than a man-made feature.

4.2 Residential areas should be buffered from non-residential uses and activities, while encouraging these areas to be linked via vehicular and/or pedestrian connections.

4.3 Commercial retail uses or a major highway should be buffered from residential development by a transition that may consist of higher density housing, office uses, or open areas.

5. Lighting

5.1 Ornamental lighting fixtures in accordance with City standards, other than Cobra heads, are encouraged, provided they are compatible with those found in the immediate neighborhood. Ornamental fixtures should be of the full cut-off design wherever possible.

5.2 Outdoor lighting should use full cut-off fixtures that are fully shielded wherever possible to reduce the amount of light needed and to reduce glare. The lighting system should include timing devices to turn off unneeded lighting during times the project is not in use. Outdoor lighting should be efficient but not excessive and should be designed to enhance safety.

5.3 Street lights should be provided at the entrances to new developments.

5.4 To ensure safe lighting of the street at night, streetlights shall be operational upon completion of the eleventh dwelling unit within any permit phase.

5.5 As a general rule, the cumulative total height of light poles and mounting base (if any) should not exceed the height of the building or 25 feet, whichever is less.

5.6 The use of accent lighting on buildings and in landscaped areas is encouraged, provided such lighting does not create off-site glare or increase light pollution.

5.7 Commercial lighting should be directed away from residential areas.

6. Stormwater Management

6.1 Where possible and practical, stormwater management ponds should be designed as an amenity that does not require fencing. Where fencing is required, six-foot high black, vinyl-clad chain link fencing is encouraged around stormwater management facilities. Landscaping with native, non-invasive plants should be provided to screen and/or enhance the appearance of stormwater management ponds.

6.2 Drainage systems should be designed to blend in with streetscape.

7. Signage

7.1 Only the minimum signage necessary (number and size) should be supported. Where possible, lighting of signs should be internal.

7.2 Consolidated signage should be encouraged. Only the minimum signage necessary (number and size) should be supported. Signs should be small, yet visible to both pedestrians and motorists. Unified signage is strongly encouraged (style and color). The City considers any use of painted graphics or other symbols to be signage that must meet the same requirements of the County Code as any other proposed signage. Roof-mounted signs are discouraged.

7.3 With the exception of Old Town Bowie and other areas specially designated by the City, no flags or banners may be mounted, suspended or otherwise displayed from the building or be permitted on the site, except one standard size American flag.

8. Siting

8.1 Vehicular access to corner lots should be provided from streets of lower classification or streets that are anticipated to have less traffic volume.

8.2 Units should be sited on lots to provide the greatest functional rear yard possible. For example, dwelling units should be sited at or as close to the front building restriction line as possible.

8.3 No more than six units should be attached in a townhouse building. Back-to-back townhouses are discouraged.

8.4 Where the rear yard of one lot is contiguous to the front yard of an adjacent lot, attention should be given to unit orientation and landscaping so as to provide for as much privacy as possible.

9. Access

9.1 Residential areas should be connected via a continuous network of open space, hiker/biker trails, sidewalks and roads intended and designed to link those areas together, as well as to link them with recreational and commercial uses.

10. Miscellaneous

10.1 Streetscape design (e.g. wide sidewalks, textured crosswalks and intersections, street trees, lighting and other street furniture) should be unified and complementary to adjacent properties.

10.2 Larger commercial developments should provide town greens, parks, plazas, or other types of public space as amenities.

10.3 The use of decorative paving (e.g. concrete pavers or stamped decorative concrete or asphalt) is encouraged at building entrances and pedestrian crossings to create a cohesive streetscape design and to highlight areas of pedestrian activity for enhanced safety and circulation.

10.4 Accessory structures serving residential neighborhoods, including mailbox clusters and utility boxes, should be sited to be functionally efficient and should be made visually attractive through use of architectural embellishments or landscaping.

10.5 In commercial and public uses, entrance and exit doors should be equipped with a mechanical door opening device, preferably the overhead door sensory device, such as those typically found in grocery stores.

B. Environmental and Open Space Guidelines

1. New, planned residential neighborhoods, landscaping retrofits to existing neighborhoods and commercial and non-residential sites should have landscape plans associated with their monumental entrances and overall sites that consist of only native, non-invasive plants in their plant schedules.
2. Prior to deeding land to a homeowners association or public agency, developers shall certify to the best of their knowledge that all trash, rubble and debris have been removed from the property.
3. When practical and applicable, woodland conservation thresholds should be exceeded for the preservation/conservation of high priority forest areas, including specimen trees and areas of critical habitat, rather than the minimum threshold being met. Trees of national or historical significance, including Champion trees, should be considered a high priority for retention.
4. In the woodland conservation process, preservation/conservation thresholds should preferably be met on-site. In dense developments such as the Bowie Local Center^{*}, on-site urban landscaping techniques and street tree planting within the public right-of-way may be used as a means of partially fulfilling mitigation requirements.
5. If off-site tree mitigation is the only practical alternative, then such mitigation should be located, when possible, within the same subwatershed of the development site and as close to the City as possible, consistent with the City's "Forest Mitigation Sites Inventory and Policies".

** As defined by the Prince George's County General Plan, Plan Prince George's 2035, and any future amendments.*

C. Transportation Guidelines

1. Residential properties that do not qualify for sound barriers should be visually buffered through use of dense vegetation.
2. Existing overgrown trees that impede sight distance at intersections should be replaced with ground level landscaping which should be located in such a manner as to not block drivers' views.
3. New and replacement street lighting should use full cut-off fixtures in order to reduce glare, light pollution and light trespass.
4. In areas of concentrated commercial or mixed use development, both internal and external streets should be designed as boulevards with well-landscaped medians, one lane of traffic in each direction, and head-in or parallel on-street parking.
5. Open section roadways should be reviewed on a case-by-case basis only after it has been demonstrated that flexible design standards provide for a better quality development and will result in fewer environmental impacts.
6. Typically, waivers for sidewalks along City streets should only be considered if the project includes an off-road trail system connecting to major pedestrian destinations.
7. Waivers of sidewalks on cul-de-sac streets should only be granted when 10 or fewer lots front on them. On cul-de-sacs with more than 10 lots, sidewalks may be waived for one side of the street.
8. In planned development areas, the highest rated streets should be designed as boulevards and narrower, two-lane streets with parallel parking should be designed as lower order streets.
9. Primary vehicular access to a commercial area should not be through a residential area. While an excessive number of access points should be minimized, single access points to commercial developments should be discouraged. A sharing of access points should be encouraged.
10. Ghost streets, or stub streets, placed on proposed residential subdivisions are discouraged where those streets could lead to future inconsistent development in adjacent and undeveloped parcels. Alternative accesses to such adjacent land parcels or roads are preferred.
11. All major roads through the City should be designed as heavily landscaped boulevards to establish a sense of place and to enhance the appearance of the community.
12. The width of boulevarded medians should be kept to a minimum, but should not be narrower than eight (8) feet of plantable area (except at intersections) to permit planting of significant vegetation.
13. Use of plant species indigenous to the area or native to the region, including BayScaping techniques, should be used in the landscape design.
14. Major roadways providing access to the City should have attractively landscaped gateway entrance features to the community (e.g. Route 450 near the Route 450/Route 3 intersection).
15. Bus stops should be designed with a maximum of accessibility and pedestrian features, including such amenities as sidewalks, distinguishable architecture, muted colors and building materials, benches, a schedule and a service area map of the transit system.

PART THREE

CITY DEVELOPMENT POLICIES

LAND USE

ESTABLISHED COMMUNITIES

1. Any redevelopment of the Bowie racetrack (Bowie Training Center) should be with single-family, low-density residential uses.
2. Additional focus should be placed on redevelopment in the MD Route 450 Mainstreet area that converts this area from a through arterial to a main street. Appropriate design standards should be adopted in conjunction with a Sector Plan for the Bowie Mainstreet Activity Center.
3. The historic viewshed of the Jesuit property associated with Sacred Heart Church should be preserved.
4. Higher-density and mixed-use development should be concentrated within the Bowie Local Center (and the Bowie/MARC Center) while encouraging only low- and medium-density development and revitalization of existing centers in the Established Communities.
5. A Residential Neighborhood Conservation Area and zoning district should be established to protect the original Levitt sections and conserve the City's older neighborhoods. This zoning tool should establish uniform zoning standards, such as lot coverage standards, and should also prohibit unwanted special exception uses from encroaching on the established neighborhood character.
6. Existing properties in the MD 3/US 301 median should be retained in the R-R zone. Expansion of existing commercial uses should be discouraged, as they will further contribute to an already over-burdened transportation system and create the potential for increased vehicular conflicts. Any future commercial rezoning of residential properties to commercial zones is discouraged.
7. The consolidation of existing commercial properties in the MD 3/US 301 median should be encouraged to provide more coordinated and attractive development.
8. Any improvement to median properties should include adequate turning lanes and acceleration/deceleration lanes.
9. Pedestrian-oriented, mixed-use development should be encouraged within and adjacent to the existing commercial district of Old Town Bowie. Opportunities to develop a wider range of compatible housing choices in Old Town Bowie via the Comprehensive Design Zone technique are generally supported.
10. The boundaries of the Bowie Mainstreet mixed-use activity center should be expanded to include the civic uses on MD 450 (Bowie High School, Bowie Center for the Performing Arts, the public library and racquet club), the Bowie Community Center, the Levitt model homes on Sussex Lane, the adjacent townhouse communities on Millstream Drive, Marquette Lane and Scarlet Oak Terrace and the funeral home and church located east of Race Track Road.
11. A mixture of uses should be encouraged at the Bowie Mainstreet's three shopping center properties, as well as the commercial use area along Superior Lane. These areas should be designated as the "core" of the Bowie Mainstreet mixed-use activity center. The three "core" properties should be designated as preferred sites for small-lot, affordable residential development.
12. The development concept for West Bowie Village should be limited to basically non-residential uses within the existing business district, except that live-work units should be specifically included as an allowed residential dwelling type within the commercial district.
13. The Pointer Ridge mixed-use activity center is supported, however, no access, including indirect access via parking lots, should be allowed to Pointer Ridge Drive.

RURAL AND AGRICULTURAL AREAS

1. Properties located in the R-O-S, O-S and R-A zones (or any equivalent new zoning districts) should not be served by public water and sewer facilities unless it can be demonstrated that their development is not feasible through any other method.
2. The portion of the planning area east of US Route 301, south of US Route 50 should be recommended only for permanent low-density development, with the exception of the area north of the Mill Branch Road intersection.
3. The historic viewshed of the Jesuit property associated with Sacred Heart Church should be preserved.
4. The zoning pattern should be adjusted to permit R-A zoning on the more developable land within the Rural Tier, especially east of Route 301 where the east-west direction of stream valleys separates the land into more developable high ground suitable for the R-A zone and lowland areas that should be zoned O-S.
5. Development of properties in the Rural and Agricultural Areas should address the following:
 - protection of agricultural uses;
 - minimization of lot coverage and building bulk to avoid overly imposing new structures;
 - the use of conservation and wildlife habitat landscaping and avoidance of non-native plants;
 - preservation or creation of meadows and woodlands;
 - restrictions in sizes of lawns around all structures; and
 - use of aesthetically pleasing vinyl and aluminum siding.
6. The use of signalized intersections should be avoided in favor of traffic circles at higher volume intersections.
7. Rural road design standards that allow for soft shoulders and pervious surfaces should be created.
8. Agricultural easements should be given priority where agricultural uses are located outside of the Green Infrastructure Network.

BOWIE LOCAL CENTER

1. Commercial and office development should be concentrated in the Bowie Local Center.
2. The boundaries of the Bowie Local Center should be determined using the Growth Policy Map in Plan Prince George's 2035 and expanding it to include the more intensely developed and densely populated portions of the City. The boundaries of the Bowie Local Center should be adjusted to include all of the property in the original Bowie New Town Center (BNTC) Comprehensive Design Plan (CDP) area, a mixed use retail/residential/office development. Further, to add to the variety of housing types of the Bowie Local Center's residential component and to reflect the synergy and proximity of this area to the core sub area of the retail portion of the BNTC, the boundary of the Bowie Local Center should be expanded to include: the Bowie Health Center campus (including adjacent facilities); the Bowie Crossing development and adjacent County Park-and-Ride lot; the Heather Hills residential community; the M-A-C and R-S zoned lands between MD Route 197 and Old Collington Road; Enfield Chase; the Northview Elementary School property and the portion of the "Northview" section north of that property; Pin Oak Village and Covington; the Longleaf cluster subdivision; and, Prince George's Stadium.
3. The more intense development described in the Bowie and Vicinity Area Master Plan should not occur until the necessary transportation facilities are in place to support it. Recommendations should be made for staging the Master Plan's land use recommendations into short-range, medium-range and long-range

(ultimate) proposals tied to provision of necessary infrastructure (e.g completion of the US 301/MD 197 interchange, establishment of a transit center, etc.).

EMPLOYMENT AREAS*

1. The City should facilitate development of employment land uses at Melford, Bowie Gateway Center and Bowie Town Center.
2. Continued employment and office development is encouraged within the designated Employment Area.
3. Melford is recognized as a key employment feature of the Bowie Local Center.

* As defined by the Prince George's County General Plan, Plan Prince George's 2035, and any future amendments.

ECONOMIC PROSPERITY

Commercial land uses, including employment uses, are a measure of the economic viability of the community. Both the location of commercial zoning and the way in which these sites develop can greatly influence the image of the City. Commercial activities should be convenient, yet unobtrusive. Impacts on neighboring residential properties and the motoring public must be thoroughly assessed and mitigated. Site plan approval should only be granted for those proposals meeting applicable regulations, standards and policies. A revitalization plan for Old Town Bowie is directing preservation and revitalization efforts in that portion of the City.

1. Compatible commercial development, employment uses and mixed-use development, including live-work dwelling units, should be promoted in designated centers.
2. Auto service centers or related commercial uses should be directed to highway-oriented sites on the periphery of the community.
3. Strip commercial development, particularly single-use or pad site configuration, should be discouraged. Commercial development should be located in planned or designated centers rather than on isolated, scattered sites and the redevelopment of older centers is encouraged.
4. Commercial and office development should be concentrated in the Bowie Local Center.
5. Industrial and commercial land uses should be allowed in the planning area only on properties already appropriately zoned for those uses. Development of isolated vacant commercial properties will not be accepted.
6. Existing commercial centers should be preserved, rehabilitated or redeveloped.
7. A planning area-wide fiscal impact analysis should be undertaken before any additional commercial zoning intensity is approved.

TRANSPORTATION AND MOBILITY

The area's transportation system is one of the most critical elements of infrastructure needed to sustain the City's quality of life as well as to accommodate growth and development both within the City and in the region. The transportation needs of the Planning Area are multi-modal. Regional access must be facilitated, but not to the detriment of existing or planned neighborhoods. Overall, transportation systems planning and adherence to sound engineering principles should guide the review of development proposals to ensure safe and efficient access and circulation. Any disruptive impacts of future improvements to the existing transportation network and quality of life should be minimized. The integrity of non-highway transportation facilities must be protected and enhanced.

1. A comprehensive ongoing review of a balanced transportation network for the City and its Planning Area, the Washington Metropolitan region, as well as the Statewide system is supported. This review should include not only an analysis of the operational capabilities of the existing and anticipated road network, but also the need to ensure that a multi-modal approach is taken in providing for current and future transportation needs. All modes of transportation, including, but not limited to rail, bus, High Occupancy Vehicles (HOV), bicycling and walking should be included in any analysis.
2. The City should support the study of new ways to fund all modes of transportation on a region-wide basis. This study should focus on such issues as advanced protection of right-of-way for not only highways, but also transit lines.
3. The City should work to increase use of available public transportation facilities, such as the Northview Drive Park-and-Ride Lot, Metrobus, and MARC train service. To provide better transit options for City residents, consideration should also be given to enhancing public transportation service within the City, including either alteration of existing bus routes or creation of new ones, or both. In addition, the City should increase its advocacy for more on-demand transit service providers and paratransit service for City residents.
4. Any improvements to the transportation network in and around the City and its Planning Area should maximize traffic flow and operational efficiency, while minimizing disruptive impacts on the residents of this area.
5. Planning for alternative uses for the publicly owned portions of the former A-44 right-of-way, such as for preservation of wildlife corridors and installation of needed trails and recreational facilities, should begin immediately. Use of this right-of-way for hiker-biker trails is recommended as per the Trails Master Plan.
6. To the greatest extent possible, no new highways should be constructed. Continued highway expansion should not be the sole means of accommodating new growth. The City supports a system of multi-modal radial corridors consisting of such alternatives as rail; exclusive bus service; High Occupancy Vehicle lanes; bikeways, etc. Innovative techniques such as Transportation Systems Management (TSM) should be used to improve the efficiency of existing and future transportation improvements. These corridors include the WB&A trail system, Amtrak Line, US Route 50, and MD Route 214, and a specific transit corridor serving the Bowie area, along with, and supplemented by, the establishment of a circumferential transit corridor. The preferred transit corridor would extend Metrorail from New Carrollton toward Bowie and Annapolis via the right-of-way of US Route 50.
7. With the exception of US Route 50, MD Route 214, US Route 301, and the portion of Mitchellville Road north of Northview Drive, the City opposes the upgrading of all major roadways to six (6) "through" lanes.
8. All upgrades to the above roads should include HOV lanes/exclusive bus lanes (within the same lane).
9. MD Route 197 should be designed to accommodate a maximum of four (4) lanes for that portion of MD Route 197 between Kenhill Drive and relocated MD Route 450. Except where added width is needed at intersections, a continuous 8- to 12-foot wide median should run between the northbound and southbound lanes of MD Route 197 between the intersection of MD Route 197 with Tulip Grove Drive, and the intersection of MD Route 197

and Lerner Place. The alignment of the road should be configured for minimal roadbed and minimum disturbance of foliage on both sides of the new roadway, and minimal disturbance of the bike trail on the east side of the existing road. Safe pedestrian crossing from the Long Ridge Section to Foxhill Park is also a goal.

10. In order to prevent the expansion of MD Routes 450 and 197 beyond four (4) lanes through the City, and to provide another north-south connection to MD Route 450, an interchange should be provided on US Route 50 between MD Route 197 and MD Route 704.
11. An interchange should be constructed at US Route 50 and MD Route 193. MD Route 193 should be upgraded to a multi-lane divided roadway with an enhanced landscape package similar to that developed for MD Route 450 between MD Route 193 and Stonybrook Drive. An off-road, hiker biker trail should be provided for the entire length of MD Route 193.
12. The City supports a completely grade separated interchange (Option A) at the intersection of MD Route 450 and MD Route 3 to encourage drivers destined for points west of Bowie to use US Route 50 as opposed to MD Route 450. Regarding the upgrading of MD Route 3, the City supports the Boulevard Concept (Alternate #3) with the following modifications:
 - Eliminate proposed right-in, right-out at Columbian Way.
 - Eliminate proposed cul-de-sac from Sylvan Drive to median residence.
 - Lower roadbed for upgraded MD Route 3 between existing Columbian Way connection points.
 - Connect Columbian Way to Forest Drive using bridge over MD 3.
 - Construct half diamond for access to MD Route 3 on the south side of Columbian Way/Forest Drive bridge.
 - Install 2-way stop on service road at Forest Drive and install stop signs at Sylvan Drive and Whitemarsh Park.
13. Between High Bridge Road and MD Route 3, MD Route 450 shall have no more than four (4) through lanes of traffic. Breakdown lanes not to exceed seven (7) feet in width may be placed on the outside of the through-lanes. Medians shall not exceed 16 feet within the City limits, except at intersections where the width of the median may be adjusted to accommodate left-turn lanes. An eight (8) foot wide path shall be located along the entire northern side of the road to accommodate non-motorized travel. In general, left- and right-turn lanes shall be provided as required. Traffic signals shall remain at all intersections currently signalized. MD Route 450 between Highbridge Road and MD Route 3 shall be landscaped based on a design plan agreed to by the City, SHA and impacted residents.
14. With the exception of those roads identified herein, finite highway capacity limits of a four-lane road network should be used as the basis for setting the residential density and commercial intensity levels in the planning area.
15. Preservation of existing rural and scenic roads should be supported whenever feasible. Rural and scenic roads should not be designed as main arterials. A list of scenic roads shall be developed and used during review of development proposals. These roads should also be classified by their function, i.e., local, collector, etc. The number of lanes should be minimized. Open section designs are acceptable for these roads. If designed as a rural collector, these roads may need to be designed to have a wider right-of-way and a landscaped median.
16. The overall non-motorized transportation goal of the City shall be to make it possible for residents to walk or bike anywhere in the City, safely separated from vehicular traffic, where possible. The City will be a pedestrian-friendly community. Generally, all new development will be designed as such.
17. The City supports the ongoing efforts by the Maryland State Highway Administration to develop acceptable alternates for the upgrade of US Route 301 in Bowie. The continued growth and development

of this corridor, combined with increased volumes of regional through traffic, has substantially increased the degree of traffic congestion and accidents and will continue to do so in the future.

- Advanced land acquisition for all Master Plan roads is encouraged to protect the integrity of the local and regional transportation networks.
 - The State should budget added funds for advanced land acquisition and access controls to protect future right-of-way and median properties from development.
 - Growth should occur in compact locations adjacent to major interchanges to promote reduced burdens on public infrastructure, conserve farmland, and to preserve existing woodlands and wetlands.
 - Interchanges on US Route 301 in the Bowie and Vicinity Planning Area should be limited to the Collington Corporate Center and at MD Routes 214 and 197.
 - Frontage roads should be located on the east and west sides of US Route 301, where necessary, to provide access to existing roads and to maintain the viability of local business areas. (e.g. MD Route 450/3 intersection design).
18. The City should continue to work toward finding a means, such as the existing pedestrian/bicycle bridge over US Route 50 that was actively sought by the City, to minimize the physical separation of residential communities caused by major roadways such as US Route 50, US Route 301, MD Route 450, MD Route 214 and MD Route 197.
 19. Alternatives such as traffic calming techniques will be considered to slow traffic speeds on more heavily traveled local streets.
 20. The use of state-of-the-art technological devices, such as speed cameras and red light cameras, is encouraged to enhance safety on area roads.
 21. An inter-jurisdictional corridor congestion management system should be investigated as soon as possible, as a means to eventually alleviate heavy regional traffic on certain highways, such as US 50, US 301, MD 3 and the segment of MD 450 between MD 3 and Race Track Road.
 22. A feasibility assessment of a new roadway linking MD 197 near Bowie State University with MD 3 in Anne Arundel County should be undertaken.
 23. New subdivision lots with individual or shared driveway access directly to Church Road should be prohibited.
 24. The installation of on-road bike route signage should be used as an interim means of identifying streets for an on-road bike route system on City streets until those roads have been permanently improved to include either a wide shoulder for use by cyclists or the construction of an adjacent off-road, multi-use trail.
 25. A new trail within the alignment of the former PT-1 corridor should be constructed to connect Church Road to Northview Drive, in order to link residential areas within the Church Road corridor with the new Northview Elementary School and Bowie Local Center.
 26. The development of an uninterrupted linear trail network for pedestrians and equestrians along the Patuxent River corridor should be a priority.
 27. As part of the expansion of the trail system throughout the County, the development of service/rest areas should be provided along the network.

28. A grade-separated pedestrian crossing should be provided across Central Avenue (MD Route 214) between Church Road and U.S. Route 301.
29. An on-road trail should be identified between Tanglewood Park and the Bowie Heritage Trail trailhead at 12th Street and connect with new proposed trails between Old Town Bowie and Bowie State University/MARC Station.
30. Interim use of existing, but unimproved, rights-of-way for trails is encouraged where links to major trail systems can be provided to enhance access to these systems.

NATURAL ENVIRONMENT

The natural environment is one of our most precious resources. Without proper guidance and management, development sprawl can overcome and destroy the community's irreplaceable natural assets. Monitoring natural ecosystems, such as 100-year floodplain, steep slopes, wetlands, wooded areas and critical habitat areas on a watershed wide basis, creation of a sustainable approach to development, establishment of performance standards, and preservation of significant open space and forested lands through conservation efforts and pollution prevention measures demonstrate a commitment to the long-term protection and enhancement of the natural environment.

1. The local environment comprising the City of Bowie and surrounding community is worthy of preservation, protection and enhancement for the benefit of current residents and future generations.
2. The Patuxent River is recognized as being a valuable environmental resource within close proximity to the City of Bowie. This resource has a rich heritage dating back to pre-historic and Colonial times and is worthy of protection efforts from local government, residents and the business community. The network of environmental assets related to the Patuxent ecosystem includes "Sensitive Areas", such as 100-year floodplain, wetlands, steep slopes, and other natural characteristics.
3. The protection and enhancement of the Chesapeake Bay and its tributaries are endorsed. Furthermore, it is recognized that efforts to preserve and protect the local environment are essential in the successful joint restoration of the Chesapeake Bay. Broad-based efforts, including public education and awareness programs, should be conducted regarding sustainable land use practices and pollution prevention measures to enhance the protection, preservation and restoration of the Chesapeake Bay and its tributaries.
4. The City encourages the use of native, non-invasive plants by residents, businesses and the development community and endorses BayScapes, a regional, environmentally sound landscape program promoted by the U.S. Fish and Wildlife Service (Chesapeake Bay Field Office).
5. Development proposals are encouraged to incorporate Green Building and Environmental Design techniques to the fullest extent possible as the Federal, State and City governments have all adopted Green Building policies. In order to prevent pollution and increase energy efficiency in buildings, the State of Maryland created tax incentives that benefit developers who build "green".
6. Recognition is given to the value of forested lands and wooded areas in the local environment. Trees play a vital role in the infrastructure of our community, contributing to the scenic beauty, the landscape and the overall quality of the natural as well as built environment. Trees support numerous ecosystems, including songbirds, small forest animals, wildflowers and smaller understory trees, improve air quality by removing pollutants and particulates and releasing oxygen. Trees reduce the amount of stormwater runoff at a development site and save thousands of dollars that would have been spent on drainage ditches and other solutions. Trees also play an important role in deadening noise pollution, contributing to overall energy conservation efforts and enhancing property values throughout our community. Woodland conservation/tree preservation efforts and corresponding Tree Conservation Plans (TCPs) that exceed County and State thresholds are encouraged within the Planning Area.
7. The Belt Woods should be preserved, protected and restored to perpetuate natural old growth forest habitat with its indigenous ecological community and aboriginal/native species.
8. The protection and preservation of open space to protect environmentally sensitive areas are strongly encouraged.
9. The Residential Agriculture (R-A), Open Space (O-S) and Reserved Open Space (R-O-S) zones (or any equivalent new zoning districts) should be expanded where possible to protect environmentally sensitive areas.

10. The preservation and protection of stream valleys, tracts of land with pristine environmental characteristics and a system of interconnecting greenways are primary objectives.
11. Conservation landscaping methods are encouraged in all new development and renovation/restoration projects. Water conservation techniques that reduce water consumption and re-use harvested rainwater are encouraged.
12. The County should create specific goals and objectives for mitigating air, light, and noise pollution, in addition to water pollution.

HOUSING AND NEIGHBORHOODS

Residential development makes up the largest single land use category in the City. In fact, the City is well known for its reputation as a bedroom suburb of Washington D.C. As population of the City becomes more diverse, its housing needs are also changing. It is important to provide a wide range of housing opportunities in the community and to guarantee that new subdivisions are designed with an identity and can be integrated into the City's existing neighborhoods. Residential land use policies should not only address the provision of housing, but should also provide guidance on the development of residential projects.

1. Preserve and enhance the quality of the residential character of the City by maintaining a majority of single-family, detached dwelling units throughout the community and balancing it with a choice of housing types, sizes and styles, including live-work dwelling units and housing for residents of all ages and incomes and for populations with special needs and/or disabilities.
2. The inventory of housing opportunities for senior citizens, active adults (age 50+) and for persons with disabilities should be expanded.
3. To continue to provide a broad range of housing types and styles within the planning area, each builder within a new residential development is encouraged to provide at least one single-story unit type or a model which includes a first floor master bedroom in their architectural portfolio to address the needs of the 55-and-over population, persons with disabilities, and empty nesters.
4. Special Exception applications that significantly change the character of an undeveloped land parcel in a residential area are to be discouraged.
5. Housing opportunities for moderately low-, low- and very low-income families, as defined by the City's Consolidated Housing Plan, are encouraged.
6. Affordable housing should be provided in all new residential development and redevelopment within the Bowie Local Center.
7. The County should update zoning regulations to address the need for accessory dwelling units.

COMMUNITY HERITAGE, CULTURE AND DESIGN

HISTORIC PRESERVATION - *Historic preservation is a valuable component of the development process as opportunities arise to protect or preserve historic properties and resources. Protection of historic resources, preservation of vistas, etc. are possible if they are considered early in the development review process. The City has a proud history and tradition that is evoked in its conservation of historic buildings such as the Belair Mansion and Stables and the presence of the railroad. A continuing commitment is necessary to guarantee that the many valuable historic properties in and around our community are respected as the area around them develops.*

1. Historic resources should be preserved or rehabilitated and be considered for adaptive reuse.
2. When possible, historic resources shall be relocated or rehabilitated, rather than demolished.
3. Historic resources should be surveyed for possible historic significance prior to any proposed demolition.
4. The historic viewshed of the Jesuit property associated with Sacred Heart Church should be preserved.
5. The Huntington section of the City (Old Town Bowie) should be considered a historic resource to be enhanced where possible.
6. A City-County-State collaboration to create an overall improvement plan that enhances the historic characteristics of Huntington (Old Town Bowie) is encouraged.
7. Historic viewsheds should be preserved and complemented by new development.
8. No historic designation, for either a Resource or a Site, should be implemented without the express consent of the property owner.

URBAN DESIGN - *Urban design is the process by which the principles and standards of good planning are put into practice. Thoughtful design that includes superior amenities and attention to details contributes to a sense of place by creating a distinctive identity within a community. Quality design should provide not only an attractive visual character, but should also facilitate physical movement and mental orientation creating a greater sense of safety and security. Citywide urban design policies are among the essential tools to guide the physical development of a community. They reflect the intended pattern of development on a planning area-wide scale and are helpful in articulating to developers and the public the City's desires for location of major land uses and character of development.*

Citywide Urban Design Policies

1. Growth should be directed such that Bowie becomes more of a full-service City.
2. Zoning designations should set density and intensity limits related to the Master Plan ultimate land use and should not be used as the basis for negotiation of higher densities.
3. A step-down pattern of densities for residential development throughout the planning area should be encouraged. The highest density of residential development should be limited throughout the planning area to areas within the centrally located Bowie Local Center. Master Plan Activity Centers should be designated as areas of medium density residential and/or commercial-retail-office type development. The remaining residential areas should be developed in a low-density pattern.
4. Development should occur in a pattern where the highest densities and intense commercial uses are concentrated within the Bowie Local Center. The overall Bowie Local Center should contain a range of

uses, with a high quality pedestrian experience that incorporates existing natural features and parks as design features.

5. The City should continue to pursue independent planning and zoning authority.

Site-Related Urban Design Policies

1. A hierarchy of street types based on a modified grid street network is preferred in large developments.
2. Visual attractiveness and continuity should be promoted through design approaches that are sensitive to the environment, energy resources, transportation systems, and adjacent land uses.
3. The placement of monopoles, cellular and other public utility towers should be sensitive to adjacent properties and should not occur in existing or planned residential neighborhoods. Placement of such telecommunications structures should be along transportation corridors on non-residentially zoned properties.
4. Streetscape design should be unified and be similar or complementary to that of adjacent properties.
5. Administrative review of architectural revisions is permitted where the HOA or community has indicated its approval, and where the proposed square footage does not exceed what has previously been approved.
6. Existing residential subdivisions are encouraged to retrofit their communities with landscaped entrance features that include BayScaping techniques, in furtherance of the City's environmental enhancement objectives.
7. Residential developments should be designed to employ specific techniques to reduce fear and incidence of criminal behavior and increase the perception of security in the community. These techniques may include, but are not limited to: street design to improve natural surveillance and gateway features to deter cut-through traffic; unobscured, pedestrian-friendly sidewalks; lighted parking areas, building/home entrances and yards; clearly delineated private and public areas; properly maintained landscaping to provide maximum visibility to and from the house. Building features should include windows on all sides to provide maximum visibility of property. The creation of blind spots or hiding places should be avoided; open public areas should be visible/observable from nearby homes; lots should be designed to encourage interaction between neighbors.
8. Mixed use commercial buildings, such as those with retail on the ground floor and office or housing on upper floors are encouraged.
9. Ancillary commercial uses should be carefully planned as pedestrian-scale neighborhood centers.

PUBLIC FACILITIES

The City has long-supported strong Adequate Public Facilities (APF) laws in Prince George’s County. Timely provision of necessary facilities programmed in the County’s Capital Improvement Program (CIP), the WSSC CIP, or State’s Consolidated Transportation Program (CTP), or those funded by developers in accordance with the County’s APF Ordinance, is essential to keeping pace with growth in the community. 100% of the construction funding for such facilities should be committed for a facility to be considered in any APF test, and projects should be staged to coincide with the actual availability of the services those facilities provide.

Public water and sewer facilities are essential to support new growth, as well as the needs of existing development. The City operates its own wastewater treatment plant and water system within the Levitt sections of Bowie. WSSC provides such services elsewhere. The Prince George’s County Ten-Year Water and Sewer Plan is a development management tool that establishes a timing mechanism for providing such service within the County to assure that water and sewer facilities are not overburdened. Amendments to the Plan must be approved to initiate project development dependent upon public water and sewer facilities. The City makes recommendations on proposed amendments, based upon the City’s development review policies, the Master Plan, and County criteria. The provision of public water and sewer greatly influences the development character of an area.

The City provides and maintains recreation facilities and parks for its residents. These facilities are in addition to, and not a substitute for, those facilities needed by the community that are provided by MNCPPC. Having a wide variety of recreational opportunities for all age groups and providing parkland for passive recreation or open space preservation adds significantly to the quality of life and attractiveness of the City.

1. All developments should be staged to coincide with the actual availability of required public facilities (such as schools, roads, libraries, fire and rescue services, etc.).
2. No project should be recommended for approval unless the necessary adequate public facilities, including but not limited to roads and related improvements, are either in place or will be constructed simultaneously with the project itself. Funds approved for public facilities improvements in the latter years of an adopted Capital Improvements Program should not be considered to fulfill this requirement.
3. In general, use of fee-in-lieu to satisfy APF requirements should not be supported. However, pro-rata contributions, where the entire cost of the facility is known is divided between a number of developers, such as road clubs, can be used to satisfy APF requirements provided they contain sufficient enforcement ability. “School clubs” should be investigated as a means of developer funding of needed school facilities. When fee-in-lieu is used, money collected should be used solely for facilities determined necessary to support the specific development that causes the impact.
4. School facilities in excess of 100% of their design capacity should be deemed overcrowded. The County is urged to take the necessary actions to achieve a school system where enrollments do not exceed available capacity.
5. The City encourages major developers to participate in the Partners with Education Program.
6. Public improvements via capital improvement documents should be sized to accommodate only the level of development envisioned by the adopted Master Plan, and should not be used to initiate new development in excess of those levels envisioned by the adopted Master Plan.
7. When performing traffic studies, developers shall be required to analyze accident data and safety relationships, in addition to traffic capacity issues. Safe access should be an integral part of determining whether or not a project should be recommended for approval.
8. Amendments to the 10-year Water and Sewer Plan should not be used to support any change in zoning.

9. City-owned recreation facilities are “in addition to and not a substitute for” County facilities.
10. New developments should provide recreation facilities, including smaller recreational parks for younger children. These facilities should be located and constructed so that impacts (e.g. traffic circulation, environmental impacts, such as tree and wetland loss) are minimized. Developers should make connections to the trails network wherever the network abuts any such developer’s property.
11. Recreational facilities (i.e. tot lots, etc.) and hiker/biker trails and their access points should be completed and useable prior to the issuance of the first Use and Occupancy Permit for the adjacent buildings or residential units the facilities and/or trails are intended to serve.
12. Recreation facilities, including those constructed by developers on property to be dedicated to a homeowner’s association, shall meet or exceed the City’s minimum recreational design standards maintained by the City’s Department of Community Services.
13. Additional opportunities for water-related recreation, including lakes, ponds, streamside parks, and a water trail should be encouraged.
14. The areas along the Patuxent River should be the focus of the County’s efforts for acquisition, via either the land development review process or a purchase program, for the preservation of environmentally sensitive lands and the development of a linear trail network for pedestrians and equestrians.
15. The Maryland-National Capital Park and Planning Commission (MNCPPC) should focus its funding on the development and maintenance of land and facilities currently under its ownership and/or control.
16. To allow for public partnerships to occur so that recreation facilities may be constructed more expeditiously, MNCPPC should rethink its prevailing philosophy of funding recreational projects on land only owned by the County or Commission (e.g. trails within public rights-of-way).

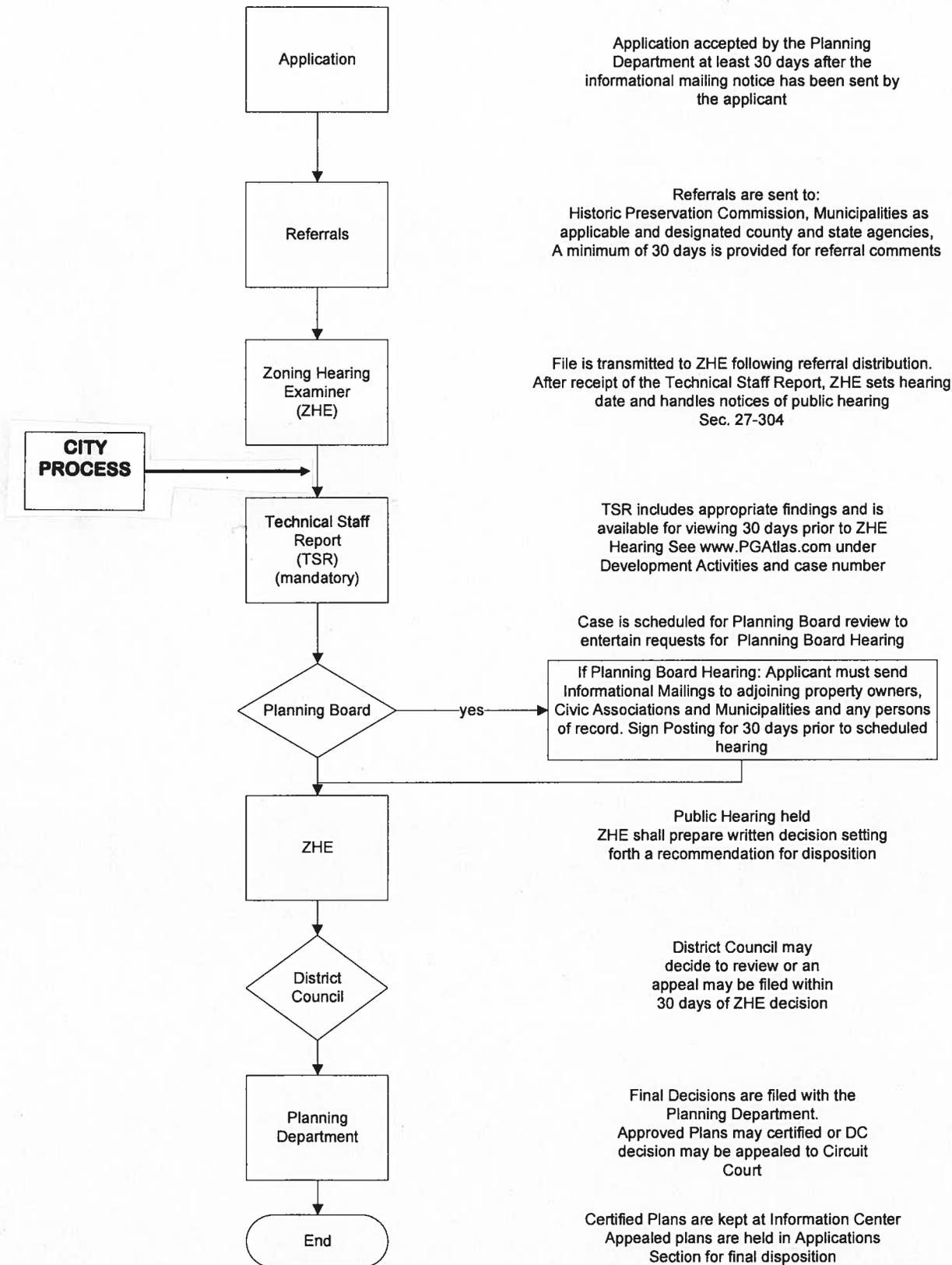
APPENDIX

**PRINCE GEORGE'S COUNTY
DEVELOPMENT REVIEW PROCESS
FLOW CHARTS**

(WITH CITY PROCESS NOTED)

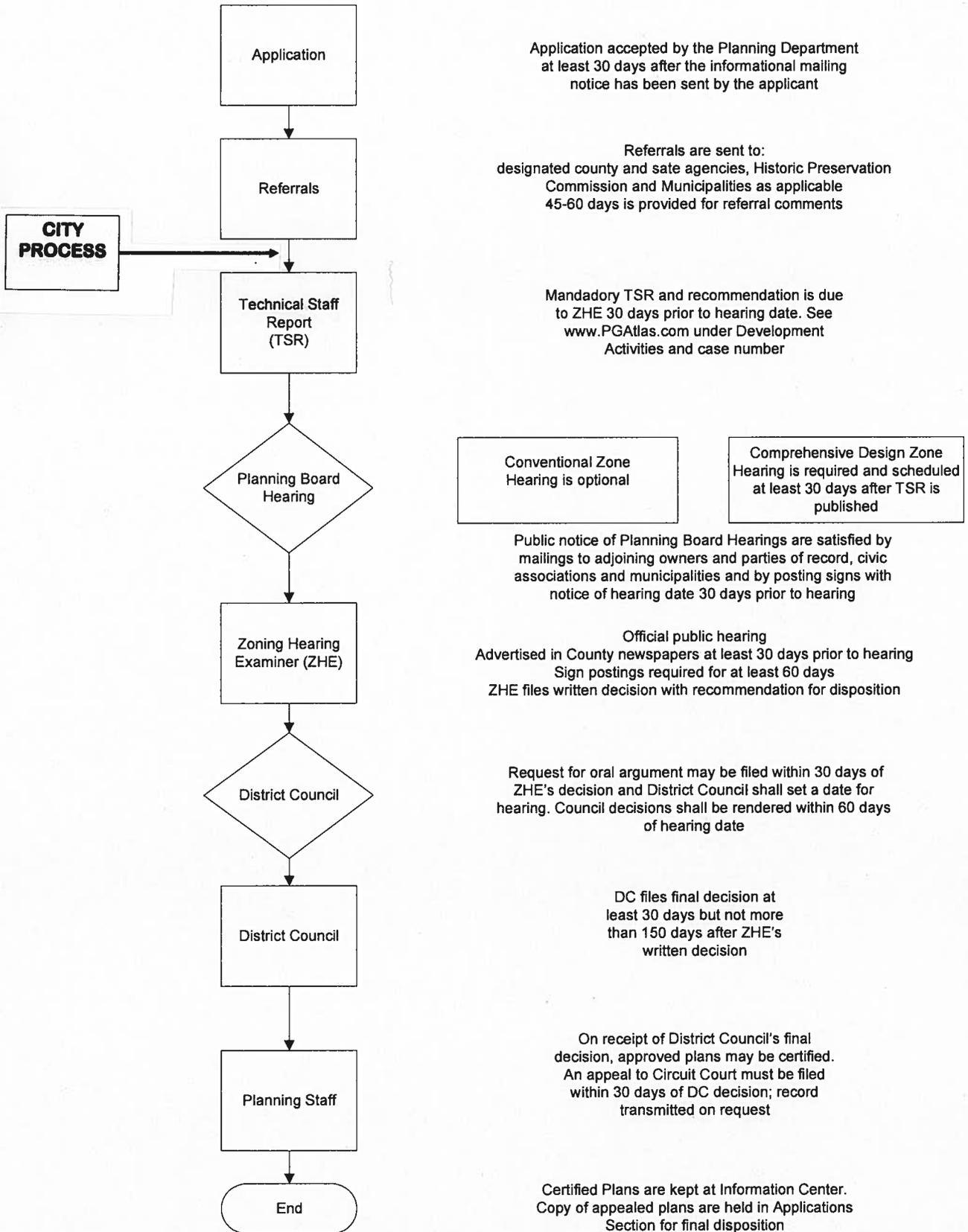
Special Exception

Approximate process time 8-10 months



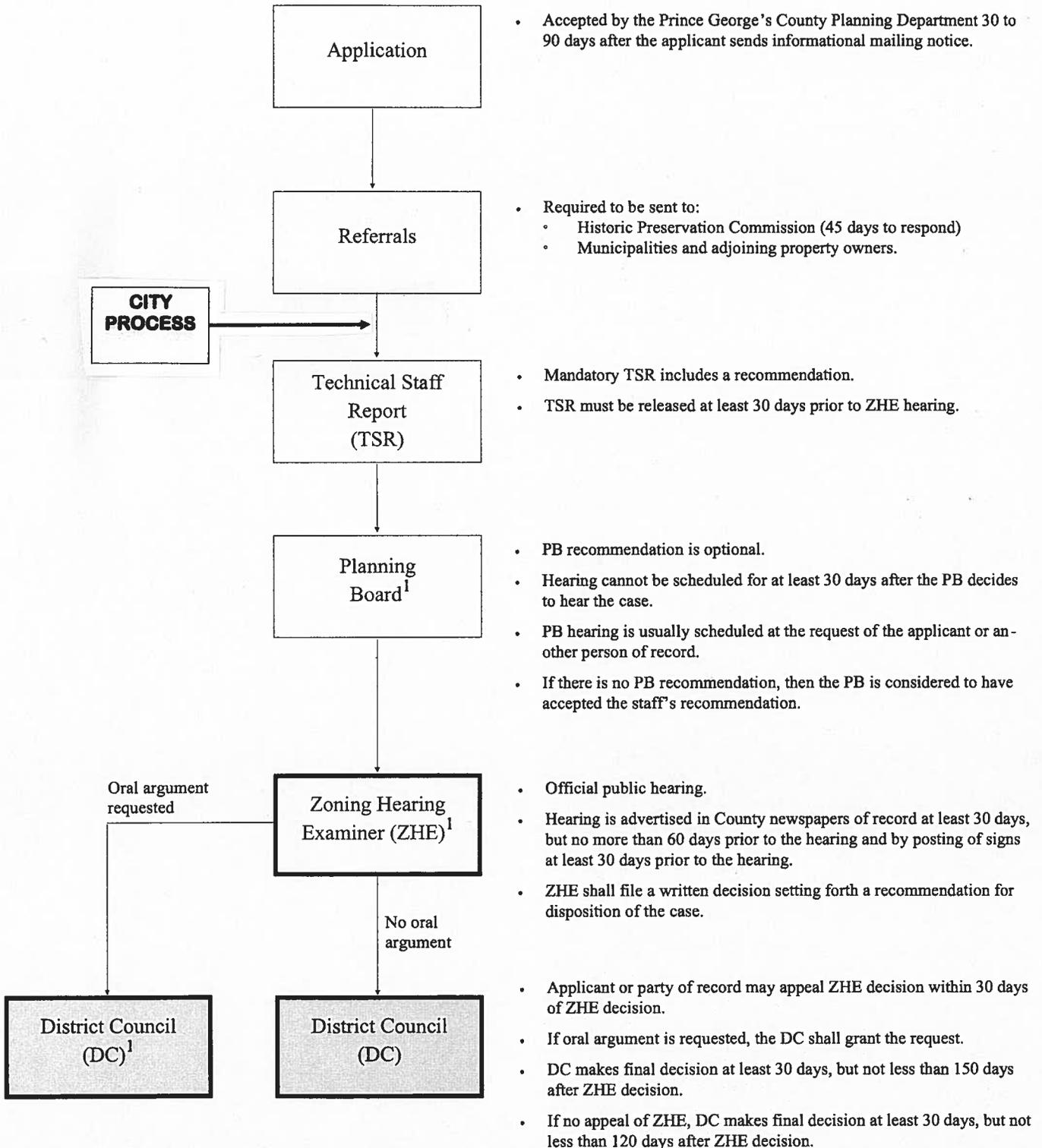
Zoning Map Amendments

Approximate process time 8-10 months



Zoning Map Amendment Mixed Use (M-X-T and M-X-C) Zones

APPROXIMATE PROCESSING TIME: 8-10 MONTHS



- Accepted by the Prince George's County Planning Department 30 to 90 days after the applicant sends informational mailing notice.

- Required to be sent to:
 - Historic Preservation Commission (45 days to respond)
 - Municipalities and adjoining property owners.

- Mandatory TSR includes a recommendation.
- TSR must be released at least 30 days prior to ZHE hearing.

- PB recommendation is optional.
- Hearing cannot be scheduled for at least 30 days after the PB decides to hear the case.
- PB hearing is usually scheduled at the request of the applicant or another person of record.
- If there is no PB recommendation, then the PB is considered to have accepted the staff's recommendation.

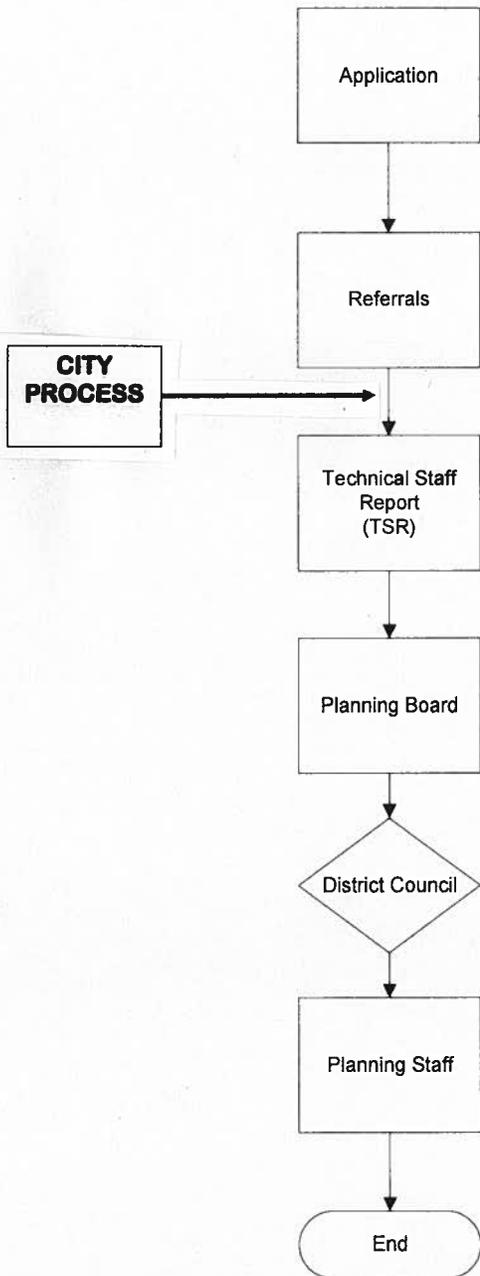
- Official public hearing.
- Hearing is advertised in County newspapers of record at least 30 days, but no more than 60 days prior to the hearing and by posting of signs at least 30 days prior to the hearing.
- ZHE shall file a written decision setting forth a recommendation for disposition of the case.

- Applicant or party of record may appeal ZHE decision within 30 days of ZHE decision.
- If oral argument is requested, the DC shall grant the request.
- DC makes final decision at least 30 days, but not less than 150 days after ZHE decision.
- If no appeal of ZHE, DC makes final decision at least 30 days, but not less than 120 days after ZHE decision.

¹ Public hearings

Comprehensive Design Zone Comprehensive Design Plan

Approximate process time 4-6 months



Application accepted by the Planning Department at least 30 days after the informational mailing notice has been sent by the applicant

Referrals are sent to: designated county and state agencies, Historic Preservation Commission and Municipalities as applicable
A minimum of 30 days is provided for referral comments

TSR includes appropriate findings and is available for viewing two weeks before Planning Board. See www.PGAtlas.com under Development Activities and case number

Public notice of Planning Board Hearings is satisfied by mailings to adjoining owners and parties of record, civic associations and municipalities and by posting signs with notice of hearing date 30 days prior to hearing

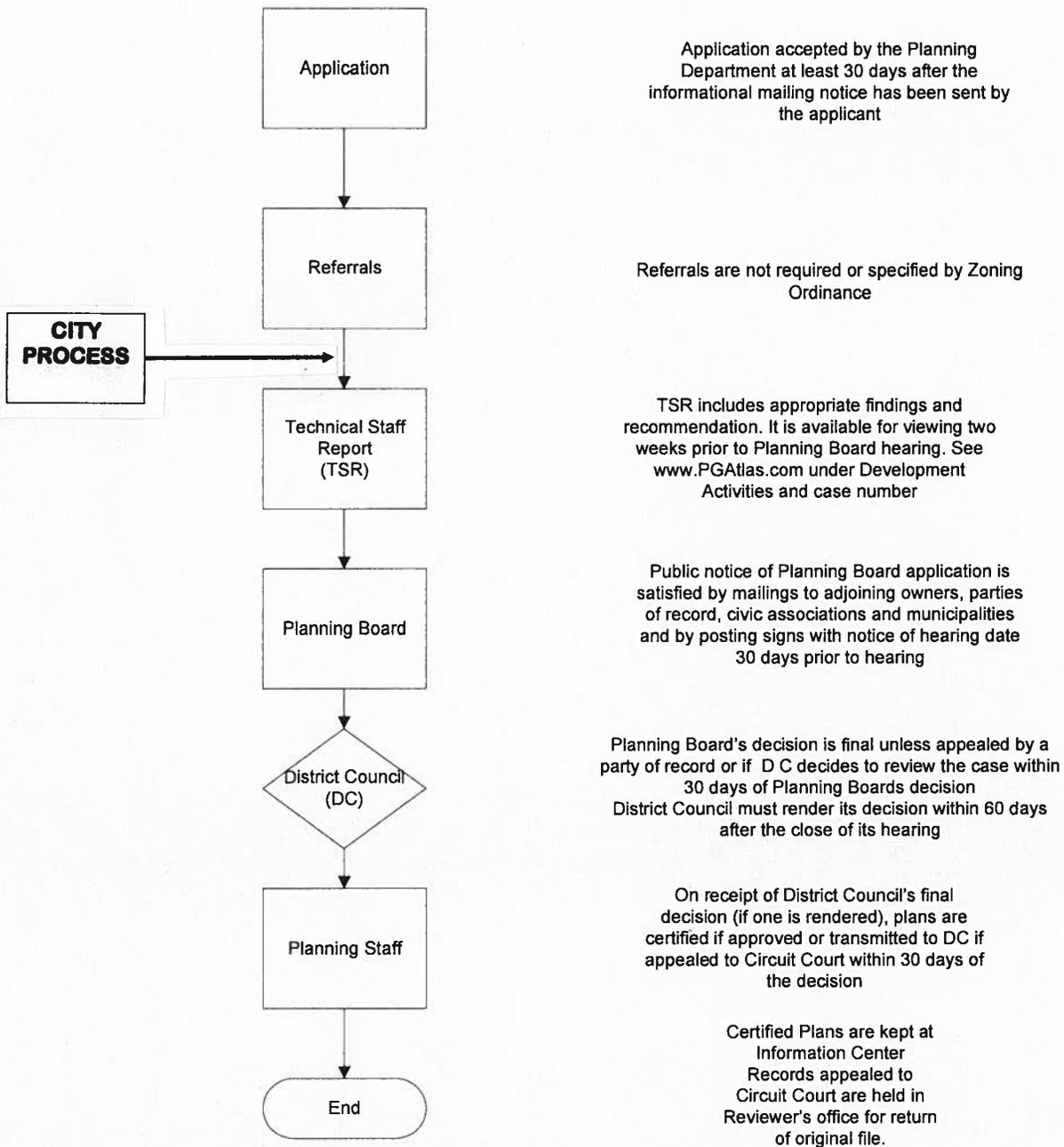
District Council may decide to review or an appeal may be filed within 30 days of Planning Board's resolution mail-out. District Council must render its decision to review and set hearing date. Decision must be rendered within 60 days of hearing date.

On receipt of District Council's final decision, if one is rendered, the plans may be certified if approved.

Certified Plans are kept at Information Center
A copy record appealed to Circuit Court is held in Reviewer's office for return of original file.

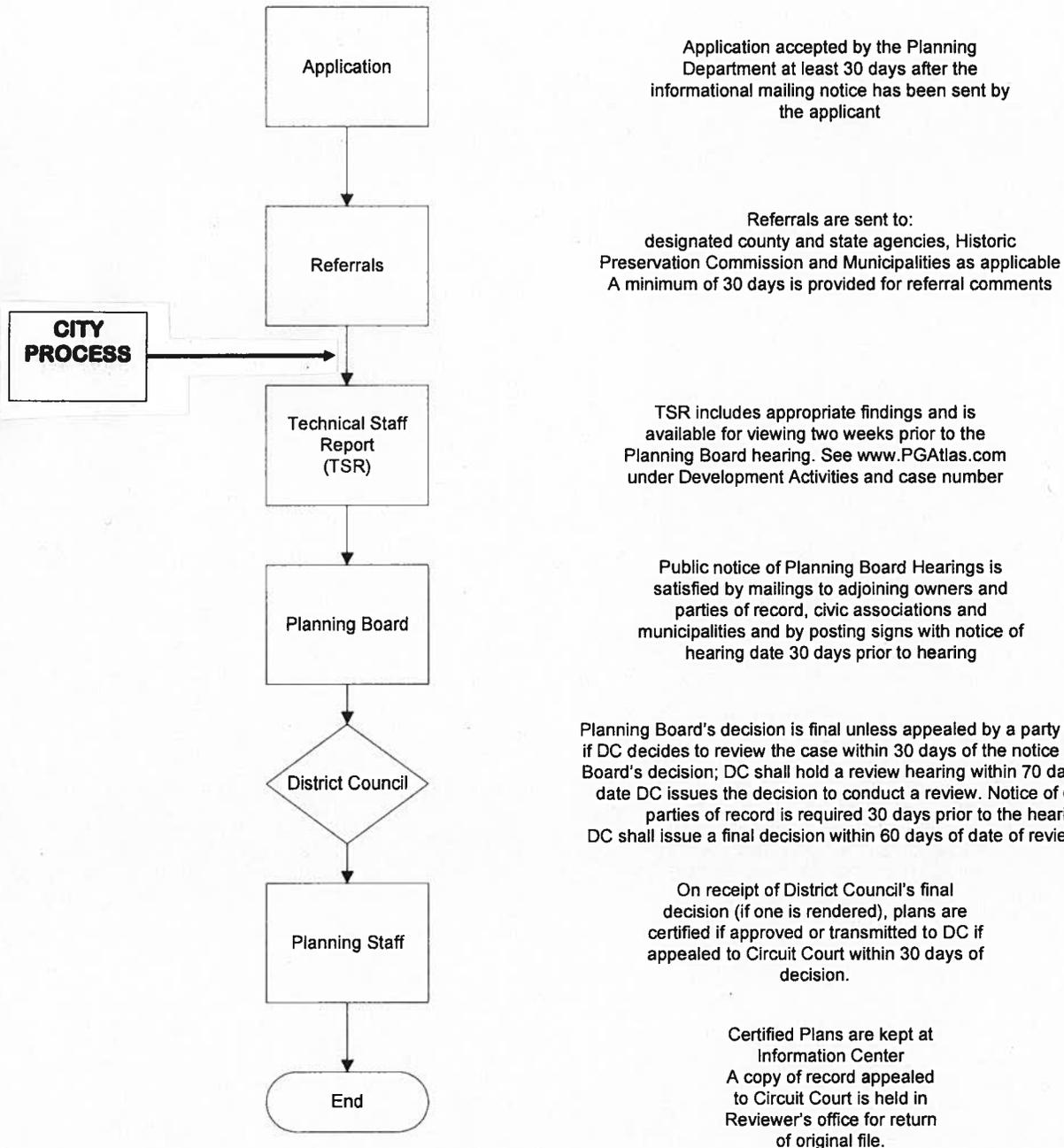
Comprehensive Design Zone Specific Design Plan

Approximate process time 3 months



Conceptual and Detailed Site Plans

Approximate process time 3-4 months



Preliminary Plan of Subdivision

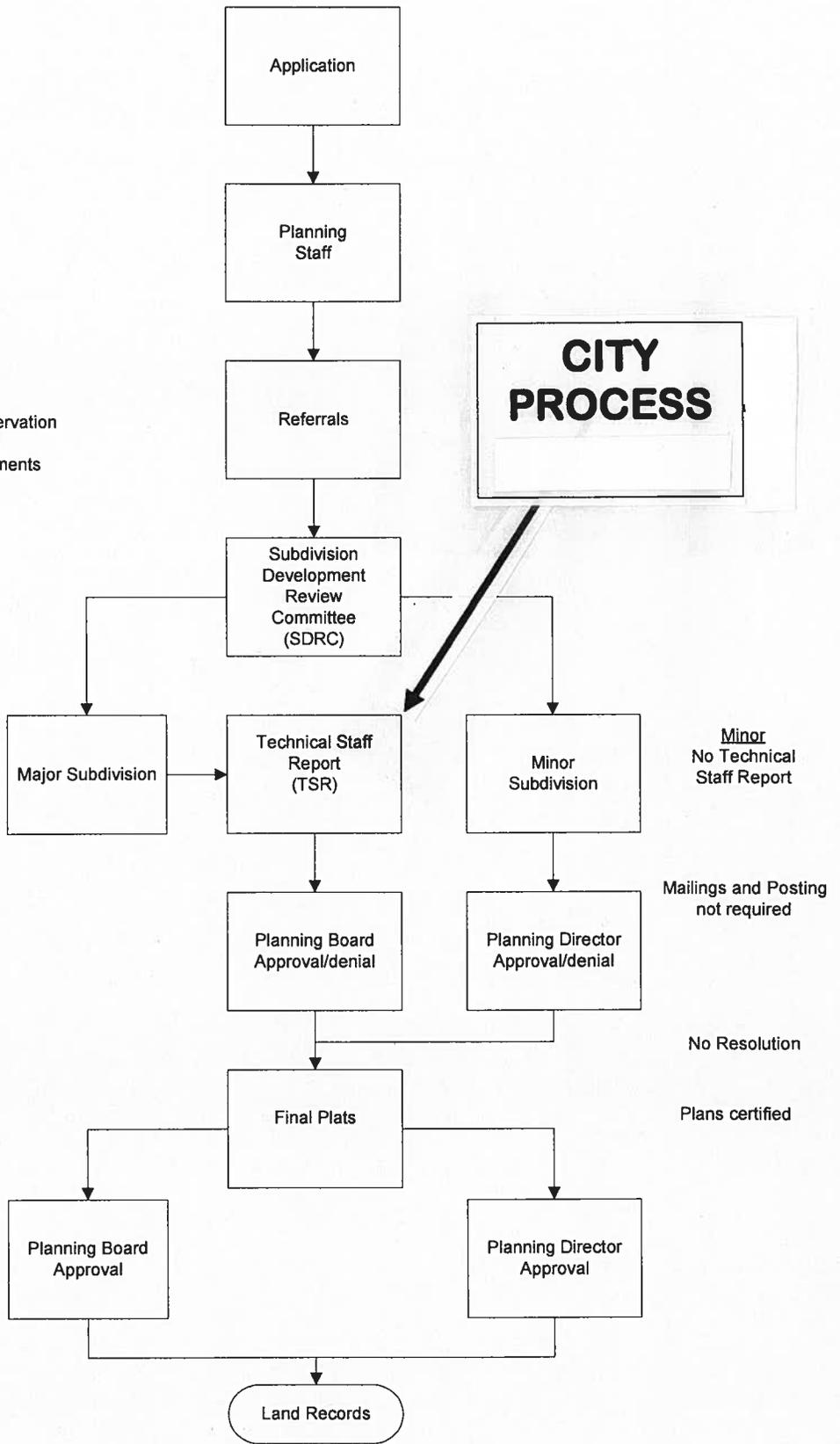
Approximate process time 70-140 days

Application accepted by the Planning Department no less than 30 days after the informational mailing notice for Major subdivisions has been sent by the applicant

Coordinate plan review and sufficiency

Referrals are sent to: designated county and state agencies, Historic Preservation Commission and Municipalities as applicable
A minimum of 30 days is provided for referral comments

CITY PROCESS



Major
Technical Staff Report includes appropriate findings and recommendations is available one week prior to Planning Board hearing. See www.PGAtlas.com under Development Activities and case number

Public notice of Planning Board Hearings are satisfied by mailings to adjoining owners and parties of record and by posting signs with notice of public hearing 30 days prior

Adoption of Planning Board Resolution generally occurs within three weeks of approval.

Following an approval and adoption of Planning Board Resolution the preliminary plan and TCP 1 may be certified

Upon approval of Preliminary Plan, final plats shall be prepared for Planning Board approval

Minor
No Technical Staff Report

Mailings and Posting not required

No Resolution

Plans certified

All Certified Plans are kept at Planning Department Information Center