

MEMORANDUM

TO: City Council

FROM: Alfred D. Lott, ICMA-CM, CPM
City Manager

SUBJECT: Countywide Map Amendment High Density Zoning

DATE: April 2, 2020

Councilmember Esteve requested a briefing from Planning staff on the residential, high-density zoning districts proposed in the Countywide Map Amendment. The Countywide Map Amendment has been published in draft form; however, the March 23rd Joint Public Hearing of the Prince George's County Planning Board and District Council (County Council) was postponed. At this time, it is not known when the hearing will be rescheduled, since the County Council suspended action until after the state of emergency is lifted.

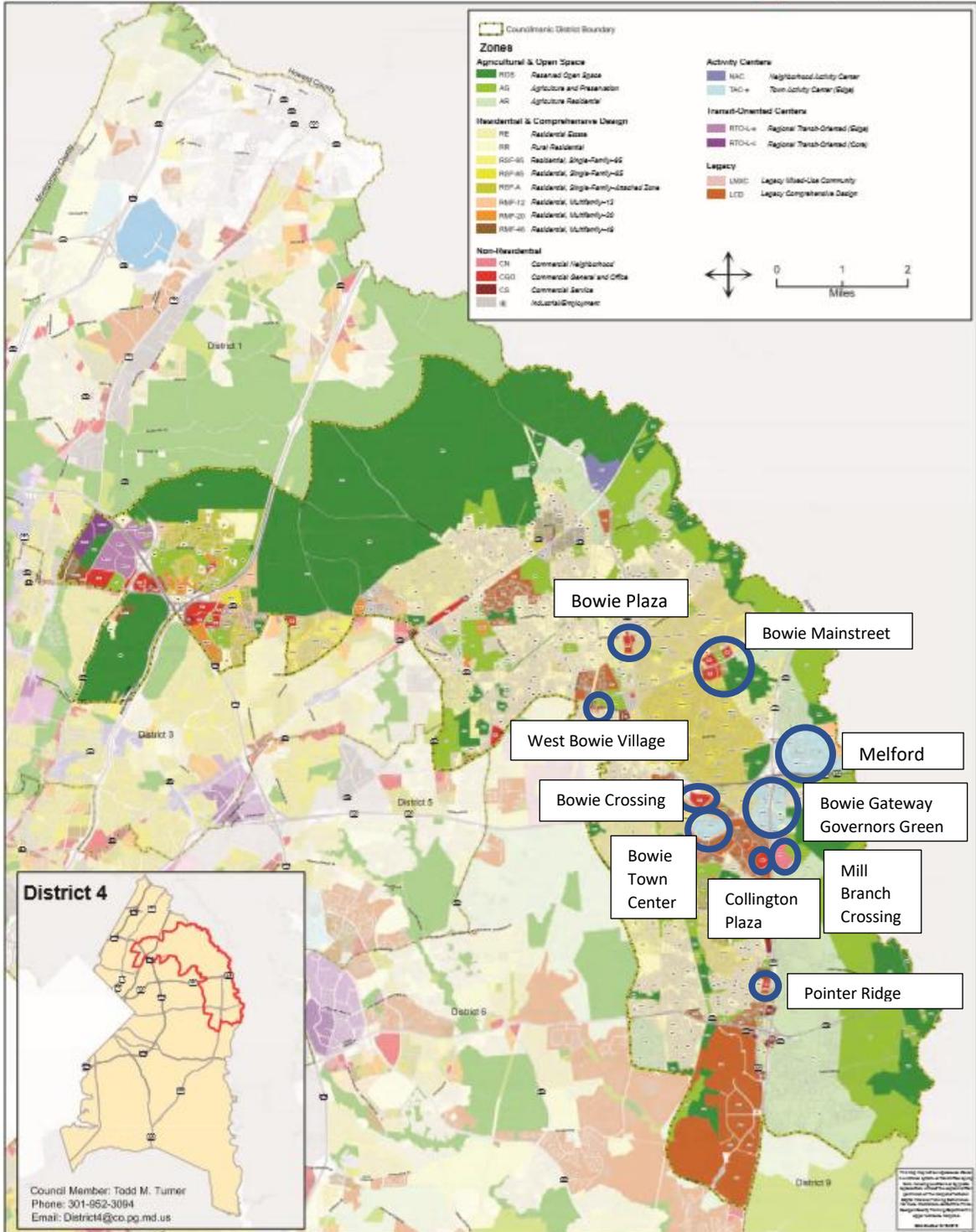
Staff was asked to point out the areas within the City that will be rezoned to allow high-density residential uses. These areas include the following retail shopping areas: Bowie Marketplace; Free State; Hilltop, Bowie Plaza; West Bowie Village; Bowie Crossing; Collington Plaza; and Pointer Ridge. Additionally, such development will be permitted at the proposed Mill Branch Crossing development located on the east side of US 301 at Mill Branch Road and throughout the designated boundary of the "Bowie Center" (Bowie Town Center retail, Bowie Gateway Center, Home Depot, BJ's, Governor's Green and Melford).

The specific zones allowing high-density residential development include the Commercial General Office (CGO) and Town Activity Center (TAC) zones. In 2018, the Prince George's County Council (District Council) approved these zones in the Zoning Ordinance Rewrite. The Countywide Map Amendment will change existing zoning to the new zones, which were determined to be the closest fit to existing zones. The guiding principle is that including a limited mix of uses encourages healthy communities and allows for an easier transition for blighted or vacant properties.

While a substantial amount of land will be rezoned to permit high-density residential uses at the locations noted above, this type of development is not likely to be widespread. In almost all of the locations, existing sites would have to be redeveloped, requiring major, private capital investment. It is not possible to estimate the potential number of dwelling units without knowing which sites will redevelop and how much acreage at an individual site would be devoted to residential use.

With the updating of the Bowie and Vicinity Area Master Plan over the next two years, the community will have an opportunity to influence land use policies, including density recommendations, for individual properties. There will be many opportunities throughout that time for residents to voice their comments and concerns about future high-density residential development. The City's Planning Department will provide wide public notice regarding these opportunities.

Proposed Zoning in Councilmanic District 4 (Per CR-27-2019)



District 4

Council Member: Todd M. Turner
Phone: 301-952-3094
Email: District4@co.pg.md.us