



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

MEMORANDUM

To: City Council

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

Subject: Preliminary Plan #4-21016
12601 Lanham-Severn Road

Date: December 28, 2021

The City has received a request from Rozon Homes for a two-lot Preliminary Plan of subdivision of property located at 12601 Lanham-Severn Road. The property contains 1.92 acres and is zoned R-R (Rural Residential). The subject property was previously occupied by a single-family home that was razed to make room for two new detached dwelling. The proposed subdivision is being reviewed as a minor subdivision which is approvable by the County Planning Director.

Staff attended the December 10, 2021 meeting of the County's Subdivision and Development Review Committee (SDRC) to gather information from the reviewing agencies. No major issues were identified for this two-lot subdivision. The new homes will have to comply with the County Landscape Manual and provide buffering as required at the building permit review stage. The building sites will meet the minimum 50' setback from the adjacent railroad tracks. Bicycle/pedestrian policies suggest both a bike lane and sidewalk should be installed along the property's frontage. However, final decisions regarding these improvements are under the jurisdiction of the Maryland State Highway Administration. The Park and Planning Commission staff does not recommend a sidewalk, given the remoteness of the site from any existing sidewalk system, and City staff concurs. The City's Engineer has reviewed stormwater management plans and indicated that the subdivision will meet the City's requirements for Stormwater Management Concept Plan approval. Staff notes that the lots comply with existing R-R zoning and there are no major issues.

Recommendation

Since the proposed Preliminary Plan complies with existing R-R zoning and there are no major issues, staff recommends **APPROVAL** of Preliminary Plan #4-21016. It is further recommended that the attached letter be sent to the County's Planning Director.

MAYOR Timothy J. Adams

MAYOR PRO TEM Adrian Boaf

COUNCIL Michael P. Esteve • Henri Gardner • Ingrid S. Harrison • Roxy Ndebumadu • Dufour Woolfley CITY MANAGER Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org



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Bowie, Maryland 20716

DRAFT

January 4, 2022

Ms. Andree Green Checkley, Planning Director
The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
County Administration Building
Upper Marlboro, Maryland 20772

RE: Preliminary Plan #4-21016
Rozon Homes

Dear Director Checkley:

The City has received a referral of a two-lot Preliminary Plan of subdivision of property located at 12601 Lanham-Severn Road. The property contains 1.92 acres and is zoned R-R (Rural Residential). The subject property was previously occupied by a single-family home that was razed to make room for two new detached dwellings.

On Monday, January 3, 2022, the City Council voted to recommend APPROVAL of Preliminary Plan #4-21016, as the lots comply with existing R-R zoning and there are no major issues.

Thank you for your consideration of the City's recommendation for this project.

Sincerely,

Joseph M. Meinert, AICP
Director of Planning and
Community Development

cc: Ms. Kayla DiCristina, AICP
Mr. Massoud Towhidi, CDDI

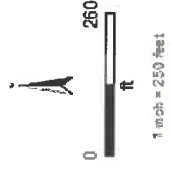
MAYOR Timothy J. Adams

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ZONING SKETCH MAP

APP NO: 4-21016
EXISTING ZONE:
PLANNING AREA: 71B
WSSC GRID: 211NE11
TAX MAP: 29
GRID: A3
COUNCIL DISTRICT: 4



The City of Portland Planning Commission
and the Oregon State Planning Commission
are the official planning agencies for the City of Portland.
Detailed Information System

Created: 5/12/2021



Location Map - Rozon Homes Preliminary Plan #4-21016



