



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 #4-21027
Hayden Subdivision/Ray's Towing

DATE: March 2, 2022

I. Background and Proposal

The 2.4-acre subject property, located at 12705 10th Street and Zug Road, is currently occupied by Ray's Towing and a single-family detached home (see Attachment #1). The property is zoned R-R (Rural Residential), where the proposed subdivision is permitted by right under the Prince George's County Zoning Ordinance. The property owner has submitted a Preliminary Plan of subdivision to subdivide their site into four residential lots (see Attachment #2). The proposed lots include:

Lot 1: 20,097.15 SF
Lot 2: 23,807.70 SF
Lot 3: 25,416.36 SF
Lot 4: 28,435.37 SF

A request for certification of a nonconforming use for the existing towing business was submitted to the City in 2020. City hearings were scheduled and postponed twice, in 2020 and 2021. For various reasons, the property owner has decided not to pursue certification and will terminate the towing business upon approval of the subdivision plan.

II. Stakeholders Meeting

In October 2021, the Planning Department conducted a Stakeholders Meeting regarding a proposed four lot residential subdivision of the Hayden Property (Preliminary Plan #4-21027). Two people attended the virtual meeting. A video of the meeting was placed on the City's Youtube channel.

III. Preliminary Plan #4-21027

The requirements for subdivision approval are found in Subtitle 24 of the Prince George's County Code. Section 24-117 specifies that subdivisions of four or fewer lots may be processed as a minor subdivision and may be approved by the Planning Director. Per this section:

Basis for Approval. The Planning Director or Planning Board shall make a finding that the proposed subdivision conforms with the provisions of this Subtitle, and if applicable Section 9-206 of the Environment Article, and Subtitle 27 as the basis for approval; provided, however, that no proposed subdivision to be approved by the Planning Director shall be approved under these procedures if the Planning Department

MAYOR Timothy J. Adams

MAYOR PRO TEM Adrian Boafo

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

Preliminary Plan #4-21027
Hayden Property Subdivision

representative or any representative of any agency that will require a subsequent permit, advises that the proposed subdivision is not in conformance with all pertinent laws and regulations.

Section 24-121 provides planning and design requirements. Additional regulations are included throughout Subtitle 24. On February 7, 2022, the applicant received Stormwater Management Concept Plan approval from the City. On February 18, 2022, the Preliminary Plan was reviewed by the County's Subdivision and Development Review Committee (SDRC). No major issues were identified; however, the applicant was advised that the Subdivision Regulations do not permit joint-use driveways for lots less than two acres in the R-R zone. The plan will be revised to show individual driveway access for each of the four lots.

City staff reviewed the Preliminary Plan for compliance with the relevant regulations and guidelines. As a result of this review, staff finds the Preliminary Plan #4-21027 complies with the applicable standards.

IV. Outstanding Issues
None

V. Recommendation

Staff finds the proposed Preliminary Plan meets the requirements for approval. Therefore, staff recommends **APPROVAL** of Preliminary Plan #4-21027.

Hayden Property Location Map



