

MEMORANDUM

TO: City Council

FROM: John L. Fitzwater
Acting City Manager

SUBJECT: *Status Report*

DATE: July 14, 2016

1. Jesuit Property Development Proposal

Last week, representatives of Elm Street Development met with Mayor Robinson and City staff to discuss their plans for a rezoning of portions of the property, located on both sides of MD 450 east of Race Track Road in the vicinity of Sacred Heart Church, known as the Jesuit Property. The company plans to file a County rezoning application in the next several weeks requesting a change from the R-E (Residential Estate) and R-A (Residential Agriculture) zones to the R-S (Residential Suburban, 2.7 – 3.5) zone. The development proposal includes 440 dwelling units, including single-family detached homes and for-sale townhomes, on approximately 150 acres. The land is contiguous to the City, with the Idlewild section adjacent to the north and Whitemarsh Park adjacent to the south. The purpose of the meeting was for Elm Street to introduce themselves and their land use concept to the City. The developer is also requesting support for connection to the City's water and sewer facilities. The project site is within the County's 2035 Growth Boundary and, while it lies within a portion of the Green Infrastructure Network, it is not part of the County's Priority Preservation Area. The entire property carries a Category 5 designation in the County's Water and Sewer Plan (Future Community System). Before proceeding any further, the developer intends to make an informational presentation at the next City Council Meeting. Elm Street representatives noted that they have already held several meetings with the leaders of Sacred Heart Church and will continue meeting with them to address any concerns. The R-S zone is a Comprehensive Design Zone, the same planned development technique used at Northridge, Highbridge and Bowie Town Center. City staff will hold a Stakeholders Meeting on the rezoning in the fall, in advance of public hearings at the Bowie Advisory Planning Board and City Council.

2. Senior Center Air Conditioner

All bonds and insurance certificates have been received and the contract for the chiller replacement has been signed. Notice to Proceed was issued on Tuesday, July 12th. We will continue to keep you updated on the status of this chiller replacement and a possible time line for moving back into the facility.