

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2022 Legislative Session

Resolution No. CR-018-2022

Proposed by Council Members Davis and Turner

Introduced by _____

Co-Sponsors _____

Date of Introduction March 8, 2022

RESOLUTION

1 A RESOLUTION concerning

2 The Bowie-Mitchellville and Vicinity Master Plans

3 For the purpose of approving, with certain revisions herein that are based on the joint public
4 hearing record of testimony, as an Act of the County Council of Prince George's County, sitting
5 as the District Council for that part of the Maryland-Washington Regional District in Prince
6 George's County, the Bowie-Mitchellville and Vicinity Master Plan, approving therein a new
7 vision to guide future growth and redevelopment for Planning Areas 71A (Bowie and Vicinity),
8 71B (City of Bowie), 74A (Mitchellville and Vicinity), and 74B (Collington and Vicinity); an
9 area generally defined by the Patuxent Research Refuge to the north, MD 193 (Enterprise
10 Road/Watkins Park Drive) to the west, Leeland Road/Queen Anne Road to the south, and the
11 Patuxent River to the east, including the entire City of Bowie and the portions of the
12 unincorporated communities of Mitchellville and Collington. The Master Plan includes the Plan
13 Prince George's 2035 (Plan 2035)-designated Bowie Local Town Center and Bowie State
14 University MARC Campus Center, Old Town Bowie, the Collington Local Employment Area,
15 and the MD 450, MD 197, and US 301/MD 3 corridors.

16 **WHEREAS**, on February 18, 2020, the County Council of Prince George's County,
17 Maryland, sitting as the District Council, adopted Council Resolution No. CR-5-2020, thereby
18 directing the initiation and preparation of a new master plan by the Planning Board of the
19 Maryland-National Capital Park and Planning Commission to amend the 2014 General Plan,
20 *Plan Prince George's 2035*, by defining the boundaries of the Bowie Local Town Center, the
21 Bowie State University MARC Campus Center, and the Rural and Agricultural Area and County

1 Growth Boundary; replacing the 2006 *Master Plan for Bowie and Vicinity*, and the 2010 *Bowie*
2 *State MARC Station Sector Plan* in their entirety; and

3 **WHEREAS**, this Master Plan does not include a concurrent sectional map amendment;
4 accordingly, zoning for properties within the Master Plan area will remain the same upon
5 approval of this Master Plan; and

6 **WHEREAS**, the District Council, by way of its adoption of CR-5-2020, and pursuant to
7 the prescriptions of Sections 27-641 and 27-643 of the County Zoning Ordinance, also endorsed
8 Goals, Concepts, Guidelines and a Public Participation Program to guide the preparation of the
9 plan, and to establish master plan area boundaries for the Bowie-Mitchellville and Vicinity
10 Master Plan area; and

11 **WHEREAS**, as part of the approved Public Participation Program, the Planning staff of
12 the Maryland-National Capital Park and Planning Commission held numerous community
13 meetings with a broad spectrum of stakeholders, including community leaders and residents,
14 business and property owners, nonprofit organizations, developers, as well as other municipal,
15 County, State, and regional agencies; and

16 **WHEREAS**, on July 29, 2021, the Planning Board granted permission to print the
17 Preliminary Bowie-Mitchellville and Vicinity Master Plan and release it to the public; and

18 **WHEREAS**, the District Council and the Planning Board held a duly-advertised joint
19 public hearing on the Preliminary Bowie-Mitchellville and Vicinity Master Plan on October 4,
20 2021; and

21 **WHEREAS**, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive
22 and the District Council reviewed the Public Facilities and Transportation and Mobility elements
23 of the Preliminary Bowie-Mitchellville and Vicinity Master Plan in order to identify
24 inconsistencies between the proposed public and transportation facilities recommended within
25 the preliminary Master Plan and existing County or state public and transportation facilities, as
26 embodied in CR-134-2021; and

27 **WHEREAS**, on December 9, 2021, the Planning Board held a public work session to
28 consider the transcript and testimony analysis compiled from comments received in the October
29 4, 2021, joint public hearing record and in written testimony received prior to the close of the
30 public record on October 19, 2021, and staff recommendations thereon; and

31 **WHEREAS**, on December 16, 2021, the Planning Board, in response to the public hearing

1 testimony, adopted the Bowie-Mitchellville and Vicinity Master Plan with revisions in Prince
2 George's County Planning Board Resolution PGCPB No. 2021-142, and transmitted the adopted
3 Master Plan to the District Council on January 10, 2022; and

4 **WHEREAS**, on January 25, 2022, and February 17, 2022, respectively, the District
5 Council held duly advertised public work sessions, convened as the Committee of the Whole, to
6 examine the Planning Board adopting resolution, the analysis of testimony prepared by the staff,
7 as well as the array of exhibits and other testimony within the record of public hearing testimony;
8 and

9 **WHEREAS**, after respective procedural and substantive presentations by legal counsel to
10 the Council and Planning Board staff, as well as questions and other discussion regarding the
11 record of hearing testimony for the adopted Master Plan by members of the District Council, the
12 Committee of the Whole voted favorably on February 17, 2022, to direct staff to prepare a
13 Resolution of Approval of the Bowie-Mitchellville and Vicinity Master Plan; and

14 **WHEREAS**, on March 3, 2022, the Planning Board reviewed the revisions contained in
15 this resolution and transmitted their comments to the District Council; and

16 **WHEREAS**, upon approval by District Council, this Master Plan will amend the 2014
17 General Plan, *Plan Prince George's 2035*, by defining the boundaries of the Bowie Local Town
18 Center, Bowie State University MARC Campus Center, the Rural and Agricultural Area and the
19 County Growth Boundary; and it will replace the 2006 *Master Plan for Bowie and Vicinity* and
20 the 2010 *Bowie State MARC Station Sector Plan* in their entirety; and

21 **WHEREAS**, upon approval by the District Council, the Bowie-Mitchellville and
22 Vicinity Master Plan will amend the 2009 *Countywide Master Plan of Transportation* and 2013
23 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* for Planning
24 Areas 71A, 71B, 74A, and 74B.

25 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Prince George's
26 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
27 Regional District in Prince George's County, Maryland, that the 2022 Bowie-Mitchellville and
28 Vicinity Master Plan as adopted by Planning Board and embodied within the resolution adopted
29 on December 16, 2021, PGCPB No. 2021-142, as set forth in Attachment A, which is attached
30 hereto and incorporated as if restated fully herein, be and the same is hereby APPROVED,

1 subject to the following, non-substantive revisions, in accordance with express prescriptions of
 2 law:

3 **REVISION NUMBER 1:**

4 **DESIGNATION OF THE BOWIE LOCAL TOWN CENTER BOUNDARY**

- 5 • **Digest of Testimony:** Item Nos. 32, 37, 47, 52, 58, and 59; Exhibits 4, and 29, and Speaker
 6 7
- 7 • **Plan Elements:** Land Use (LU 5, LU 21), and Comprehensive Zoning (CZ 4 and CZ 5)
- 8 (a) Amend Strategy LU 5.4 as follows:
- 9 **LU 5.4:** Remove [all] certain properties east of US 301 (Robert Crain Highway) south of
 10 US 50/US 301 (John Hanson Highway) from the Bowie Local Town Center and put into
 11 the Established Communities policy area, so that limited mixed-use redevelopment ² [can
 12 be concentrated west of the future F-10 freeway and] automobile-oriented and service
 13 uses can be located east of the freeway (see CZ 4.1[, 4.2, and 4.3]; Map 25. Plan 2035
 14 Growth Policy Map Amendments; and Appendix B. Plan 2035 and Functional Master
 15 Plan Amendments).
- 16 (b) Update Table 12. CZ 4.1 Zoning Recommendations-East of Bowie Local Town Center
 17 in the Comprehensive Zoning chapter, accordingly.
- 18 (c) Revise Strategy **LU 5.5** In Map 15. Future Land Use, recommend Commercial,
 19 Residential Medium-High, or Residential Low Land Uses east of US 301 (Robert Crain
 20 Highway) south of US 50/301 (John Hanson Highway) on the properties removed from
 21 Bowie Local Town Center to [strongly discourage] limit mixed-use development outside
 22 of the Bowie Local Town Center.
- 23 (d) Revise Strategy LU 21.1 as follows:
- 24 **LU 21.1:** As US 301 is upgraded to a limited-access freeway (F-10), concentrate retail
 25 and service commercial development on the west side of planned interchanges at Leeland
 26 Road[,] and MD 214[, and MD 197] to reduce the burden on existing infrastructure and
 27 conserve sensitive environments, such as woodland, wetlands, and farmland. Discourage
 28 commercial land use elsewhere along the corridor.
- 29 (e) Update Map 16. Future Land Use and any other associated Tables, Appendices, and/or
 30 Comprehensive Zoning policies in the plan, as appropriate, to reflect approved changes.
 31 (See Attachment A, Amended Bowie Local Town Center Boundary Map).

REVISION NUMBER 2:**3600, 3702, AND 3900 CHURCH ROAD BOWIE, MARYLAND**

- **Property Description:** Freeway Airport Property/Freeway Realty, LLC
 - **Map/Parcel:** Tax Map 54/Parcels 7, 49, 50, 51, 57, 58, 59, and 60
 - **Tax ID/Account:** 0801258, 0801357, 0801290, 0801340, 0801241, 0801274, 0801233, 0801282, and 0728741
 - **Digest of Testimony Major Issue #4**
 - **Plan Elements:** Land Use (LU 3), and Comprehensive Zoning (CZ 3)
- (a) Revise LU 3.1, by substituting the following language for Strategy LU 3.1, under Land Use Policy 3:
- LU 3.1:** Should Freeway Airport be unable to redevelop pursuant to Preliminary Plan of Subdivision 4-20006, and should it cease operation as an airport, the properties located at 3600, 3702, and 3900 Church Road (Tax ID 0801258, 0801357, 0801290, 0801340, 0801241, 0801274, 0801233, 0801282, and 0728741) should be redeveloped with medium-density single-family, attached or detached, housing [appropriate for its Agricultural-Residential (AR) zoning at densities not to exceed 0.5 dwelling units per acre.] Uses other than aviation, single-family attached or detached housing, or rural or agricultural uses do not conform with this master plan. Map 16, Future Land Use, designates this property in the [Rural and Agricultural] Residential Medium land use category.
- (b) Add a new Strategy CZ 3.3, under Comprehensive Zoning Policy 3, as follows:
- CZ 3.3** Reclassify the properties located at 3600, 3702, and 3900 Church Road (Tax ID 0801258, 0801357, 0801290, 0801340, 0801241, 0801274, 0801233, 0801282, and 0728741) known as Freeway Airport to the RSF-A (Residential, Single-Family-Attached) Zone.
- (c) Revise Map 16. Future Land Use to reflect Residential Medium land use for the subject properties, Table 35. Land Use Implementation Matrix with updated text for LU 3.1, and associated Appendices, as appropriate, to reflect approved changes. (See Attachment B, 3600/3702/3900 Church Road Map (Freeway Airport Properties)).

REVISION NUMBER 3:**12205, 12105 ANNAPOLIS ROAD/5015 ENTERPRISE ROAD, BOWIE, MARYLAND**

1 **Property Description:** Hawkins Property/Frank’s Nursery, located at the Southeast quadrant of
 2 the intersection of MD 193 and MD 450

3 **Map/Parcel:** Tax Map 45/Parcels 5, 118, and 123

4 **Tax ID/Account:** Tax ID 0733741, 0733782, and 0817676

5 **Digest of Testimony** Item No. 26, Exhibit 17

6 **Plan Elements:** Land Use (LU 3) and Comprehensive Zoning (CZ 3)

7 (a) Revise Policy **LU 18** regarding under MD 450 Corridor as follows **LU 18:** Create
 8 strategic opportunities for infill [single-family housing] commercial land use along MD
 9 450, served by existing infrastructure[rather than greenfields].

10 (b) Revise strategy LU 18.1 regarding Frank’s Nursery’s land as follows

11 **LU 18.1:** Redevelop the former Frank’s Nursery property at 12205 and 12105 Annapolis
 12 Road (Tax ID 0733741 and 0733782) and 5015 Enterprise Road (Tax ID 0817676) into
 13 [single-family housing pursuant to its RE (Residential Estate) zoning] commercial land
 14 use. Map 16. Future Land Use, designates this property in the [Residential Low]
 15 Commercial land use category.

16 (c) Add a new Strategy CZ 3.2 to Comprehensive Zoning Policy 3, as follows:

17 **CZ 3.2:** Reclassify the property known as Frank’s Nursery property located at 12205 and
 18 12105 Annapolis Road (Tax ID 0733741 and 0733782) and 5015 Enterprise Road (Tax ID
 19 0817676) to the CGO (Commercial, General, Office) Zone to support the recommended
 20 commercial development.

21 (d) Update Map 16. Future Land Use Map and associated Appendices, as appropriate, to reflect
 22 approved changes. (See Attachment C. 12205/12105 Annapolis Road/5015 Enterprise
 23 Road Map (Hawkins Property/Frank’s Nursery)).

24 **REVISION NUMBER 4:**

25 **6513, 6517 NE ROBERT CRAIN HWY, BOWIE, MARYLAND**

26 • **Property Description:** TMC 450 LLC/KHM ROUTE 3 LLC Property, located between the
 27 northbound and southbound lanes of MD 3 (Robert Crain Highway), just south of the
 28 intersection of MD 3with MD 450 (Annapolis Road).

29 • **Map/Parcel:** Tax Map 38/Parcels 4, 78, and 79

30 • **Tax Account/ID:** 0822239, 5635696 and 5635708

31 • **Digest of Testimony** Item No. 29; Exhibit 23

- 1 • **Plan Elements:** Land Use (LU 2) and Comprehensive Zoning (CZ 2)
- 2 (a) Revise the text of Strategy LU 2.1 under Land Use Policy 2—Zoning Policy for Rural and
- 3 Agricultural Areas—to exempt these properties from that recommendation.
- 4 (b) **LU 2.1:** With the exception of the properties at 6513 and 6517 NE Robert Crain Highway
- 5 (Tax Accounts 0822239, 5635696, and 5635708) and all [Except for] institutional land
- 6 uses in existence on the date of approval of this master plan, recommended rural and
- 7 agricultural land uses for all properties in the Rural and Agricultural Area.
- 8 (c) Add a new Strategy under Comprehensive Zoning Policy 2—to recommend this property
- 9 to the CS (Commercial Service) Zone.
- 10 (d) Make associated revisions to Map 16. Future Land Use and Appendices, as appropriate, to
- 11 reflect the approved designations for Commercial development at these properties. (See
- 12 Attachment D, 6517/6513 Robert Crain Highway Map).

REVISION NUMBER 5:

3412 NE ROBERT CRAIN HIGHWAY, BOWIE, MARYLAND

- 15 • **Property Description:** Chiamonte Property
- 16 • **Tax Account/ID:** 0817718 and 0817734
- 17 • **Map/Parcel:** Tax Map 55/Parcels 36 and 60
- 18 • **Digest of Testimony** Item No. 31; Exhibit 31
- 19 • **Plan Elements:** Land Use (LU 3) and Comprehensive Zoning (CZ 3)
- 20 (a) Revise LU 3 Map 16. Future Land Use recommends creating strategic opportunities for
- 21 infill housing and commercial land uses within Established Communities, served by
- 22 existing infrastructure [rather than in greenfields].
- 23 (b) Add a new strategy under Land Use Policy 3 as follows: LU 3.X In Map 16. Future Land
- 24 Use, designate the properties located at 3412 Robert Crain Highway/Mill Branch Road
- 25 (Tax IDs 0817718 and 0817734) as Commercial land use.
- 26 (c) Add a new Strategy under Comprehensive Zoning Policy 3—to recommend this property
- 27 to the CS (Commercial Service) Zone; and.
- 28 (d) Make associated revisions to Map 16. Future Land Use and Appendices, as appropriate, to
- 29 reflect the approved designations for Commercial development at these properties. (See
- 30 Attachment E, 3412 Robert Crain Hwy/Mill Branch Road Map E (Chiamonte
- 31 Properties)).

REVISION NUMBER 6:

1800 MITCHELLVILLE ROAD/1808 CRAIN HIGHWAY (BLAKE PROPERTIES)

- **Property Description:** 1800 Mitchellville Road/1808 NE Robert Crain Highway, Bowie, Maryland (Blake Properties)
- **Tax Account/ID:** 0679738 and 0679746
- **Map/Parcel:** Tax Map 63/Parcels 81 and 82
- **Digest of Testimony** Item No. 57; Speaker Number 10
- **Plan Elements:** Land Use LU 3 and Comprehensive Zoning (CZ 3)
 - (a) Add a new strategy under Land Use Policy 3 as follows: LU 3.X In Map 16. Future Land Use, designate the properties located 1800 Mitchellville Road/1808 NE Robert Crain Highway (Tax IDs 0679738 and 0679746) as Commercial land use.
 - (b) Add a new Strategy under Comprehensive Zoning Policy 3—to recommend this property to the CS (Commercial Service) Zone.
 - (c) Revise Map 16. Future Land Use, to recommend this property for Commercial land use.
 - (d) Make associated revisions to Maps and Appendices, as appropriate, to reflect the approved designations for Commercial development at these properties. (See Attachment F, 1800/1808 Robert Crain Highway Map (Blake Properties)).

REVISION NUMBER 7:

GOVERNOR BRIDGE ROAD BRIDGE REPLACEMENT PROJECT

- **Digest of Testimony** County CIP Item; DPWT No. 4.66.0038
- **Plan Elements:** Transportation and Mobility Element (TM 12.4)
 - (a) Add a new Strategy TM 12.4 to Transportation and Mobility Policy 12, as follows:
 - TM 12.4:** Construct a replacement for the Governor’s Bridge Road bridge (Historic Site PG:74B-001) over the Patuxent River. Explore the feasibility of preservation and adaptive reuse of the existing historic bridge structure.
 - (b) Make associated revision to Appendices.

REVISION NUMBER 8:

BOWIE LOCAL TOWN CENTER NEW ROADWAYS

- **Digest of Testimony** Item No. 102; Exhibit 4
- **Plan Elements:** Transportation and Mobility (TM 16)
 - (a) Revise the text of Strategies TM 16.2, TM 16.3, and TM 16.4 within Policy 16 of the

1 Transportation and Mobility Element of the master plan to add the phrase, “if determined
2 to be feasible at the time of redevelopment,” before the word “construct”.

3 **REVISION NUMBER 9:**

4 **FUTURE ROADWAY BETWEEN MD 197 AND MD 424 NEAR BOWIE STATE**
5 **UNIVERSITY**

6 • **Digest of Testimony** Item No. 74; Exhibit 4

7 • **Plan Elements:** Transportation and Mobility (TM 29)

8 (a) Add a new strategy TM 29.X to Policy TM 29 of the Transportation and Mobility element
9 of the plan to explore the feasibility of adding a future roadway between MD 197 and MD
10 424.

11 **REVISION NUMBER 10:**

12 **FUTURE INTERCHANGE ON ALONG US 50 BETWEEN MD 704 AND MD 197**

13 • **Digest of Testimony** Item No. 78; Exhibit. 4, (PGCPB Res. No. 2021-142, Amendment No.
14 48)

15 • **Plan Elements:** Transportation and Mobility (TM 29)

16 (a) Delete [TM 29.11 Maintain the plan’s recommended land use and regional traffic pattern
17 by not constructing any interchanges on US 50 (John Hanson Highway) between MD 704
18 (Martin Luther King, Jr. Highway) and MD 197 (Collington Road).]

19 Replace strategy TM 29.11 under Policy TM 29 of the Transportation and Mobility element of
20 the plan for the Maryland Department of Transportation (MDOT) to explore the feasibility of
21 adding a future interchange along US 50 between MD 704 and MD 197.

22 **REVISION NUMBER 11:**

23 **MD 450/MD 3 INTERSECTION**

24 • **Digest of Testimony:** Item No. 117; Exhibit No. 4

25 • **Plan Elements:** Transportation and Mobility (TM 29.1, TM 29.6, TM 29.7, TM 29.8, TM
26 29.9)

27 (a) Revise Strategy 29.1 of Transportation and Mobility Policy 29, as follows:

28 **TM 29.1:** Construct a limited access freeway (F10) to carry US 301/MD 3 traffic
29 from Charles County [to Belair Drive interchange in Bowie] to Anne Arundel
30 County. This freeway should be constructed generally within and to the east of the
31 current northbound right-of-way of US 301.

1 (b) Delete entirely the text of Strategies TM 29.6, TM 29.7, TM 29.8, and TM 29.9,
2 respectively.

3 • [TM 29.6 Amend the Countywide Master Plan of Transportation (MPOT) to
4 truncate F-10 at the north end of its interchange with Belair Drive.]

5 • [TM 29.7 Reclassify MD 3 (Robert Crain Highway) as an expressway north of
6 this point.]

7 • [TM 29.8 Delete P-304, a proposed primary road that was intended to provide
8 access to properties along existing southbound MD 3 were F-10 constructed, from
9 the MPOT.]

10 **REVISION NUMBER 12:**

11 **NATURAL ENVIRONMENT FUNDING COSTS**

12 • **Digest of Testimony** Item No. 4

13 • **Plan Elements:** Natural Environment (NE 4.3)

14 Strike entirely the text of Strategy NE 4.3 [Increase City of Bowie's Funding for the Emerald
15 Ash Tree Borer Abatement Program.] within Policy 4 of the Natural Environment

16 **REVISION NUMBER 13:**

17 **BOWIE GATEWAY RECREATION**

18 • **Digest of Testimony** Item Nos. 150, 151, 152, 161; Exhibit 4; (PGCPB Res. No. 2021-142,
19 Amendment No. 58)

20 • **Plan Elements:** Economic Prosperity; Healthy Communities (HC 4.1, 6.2); Public Facilities
21 (PF 9.1)

22 (a) Add a text box in the Economic Prosperity Element of the master plan that acknowledges
23 the potential to coordinate and market the MD 3/US 301 corridor as a regional sports,
24 entertainment, and recreation corridor, referencing the opportunities created by existing
25 and proposed facilities including Whitemarsh Park, Prince George's Stadium, Green
26 Branch Regional Park, and Liberty Sports Park.

27 (b) Revise the text of Strategy HC 4.1 within Healthy Communities Policy 4, as follows:

28 **HC 4.1:** Add active outdoor recreation infill uses from Bowie Gateway (in Bowie Local
29 Town Center) to Prince George's Stadium (in the Established Communities) (see PF 9.1).

30 The City of Bowie should evaluate the feasibility and desirability of recreation and
31 wellness activities on City-owned property.

1 (c) Revise the text of Strategy PF 9.1 within the Public Facilities Policy 9, as follows:

2 **PF 9.1:** Determine the feasibility of creating a linear active recreation park from Bowie
 3 Gateway (in Bowie Local Town Center) to Prince George’s Stadium (in the Established
 4 Communities), including a pedestrian crossing of the F-10 freeway. This park [should]
 5 could include playgrounds, shared-use paths, exercise equipment, and other outdoor
 6 recreation uses, such as a climbing wall. This park [should] could include city-owned
 7 parcels at 16401 Harbour Way (Tax ID 0818773), 4220 Robert Crain Highway (Tax ID
 8 0818765), and 4400 Mitchellville Road (Tax ID 2976868) , if so desired by the City of
 9 Bowie, and a privately-owned parcel east of US 301 (Tax ID 3149275) (see Figure 2.
 10 Bowie Gateway Concept Plan and Table 33. Recommended Parks, Recreation, and Open
 11 Space Improvements).

12 **REVISION NUMBER 14:**

13 **CHURCH ROAD RECREATION FACILITY**

- 14 • **Property Description:** 4151 Church Road, Bowie, Maryland
- 15 • **Tax Map/Parcel:** Tax Map 54/Parcel 78
- 16 • **Digest of Testimony** Item No. 158, Exhibit No. 4 (PGCPB Res. No. 2021-142 Amendment
 17 No. 61)
- 18 • **Plan Elements:** Public Facilities (PF 7.2)
- 19 (a) Amend/restore Strategy 7.2 within Policy 7 of the Public Facilities Element of the master
 20 plan concerning construction of a recreation facility at 4151 Church Road (Tax ID
 21 3665791), Bowie, MD, to provide for future recreational opportunities, upon appropriate
 22 review by the City of Bowie.
- 23 (b) Update Table 33 and Table 42, as well as Map 49, accordingly.

24 **BE IT FURTHER RESOLVED** that the planning staff is authorized to make appropriate
 25 textual and graphical revisions to the Master Plan to correct identified errors, reflect updated
 26 information and revisions, and otherwise incorporate the changes reflected in this Resolution.

27 **BE IT FURTHER RESOLVED** that the provisions of this Resolution are severable. If any
 28 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
 29 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
 30 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
 31 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or

1 | circumstances. It is hereby declared to be the legislative intent that this Resolution would have
2 | been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
3 | clause, section, zone, zoning map, or part had not been included therein.

Adopted this ___day of _____, 2022.

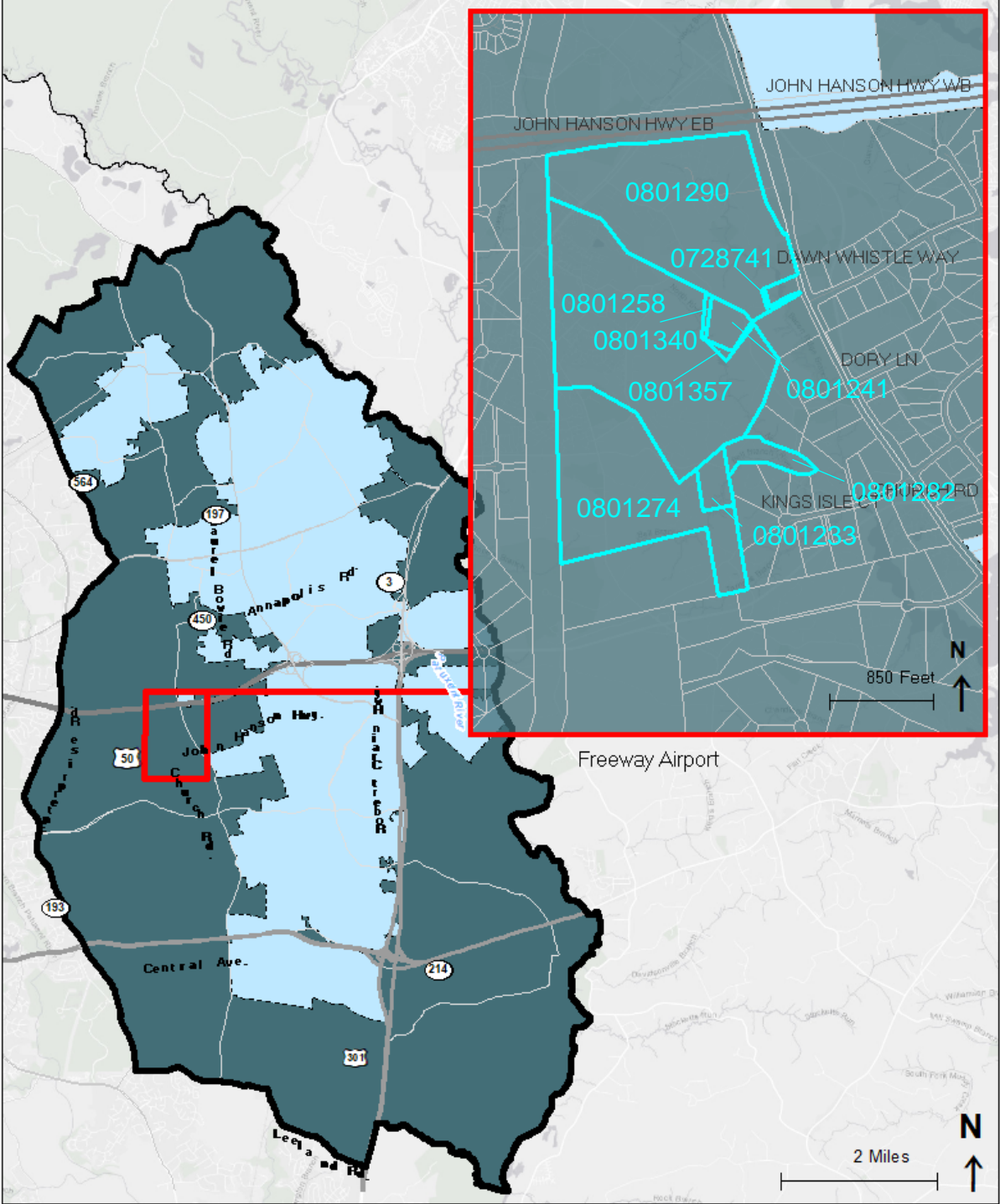
COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Calvin S. Hawkins, II
Chair

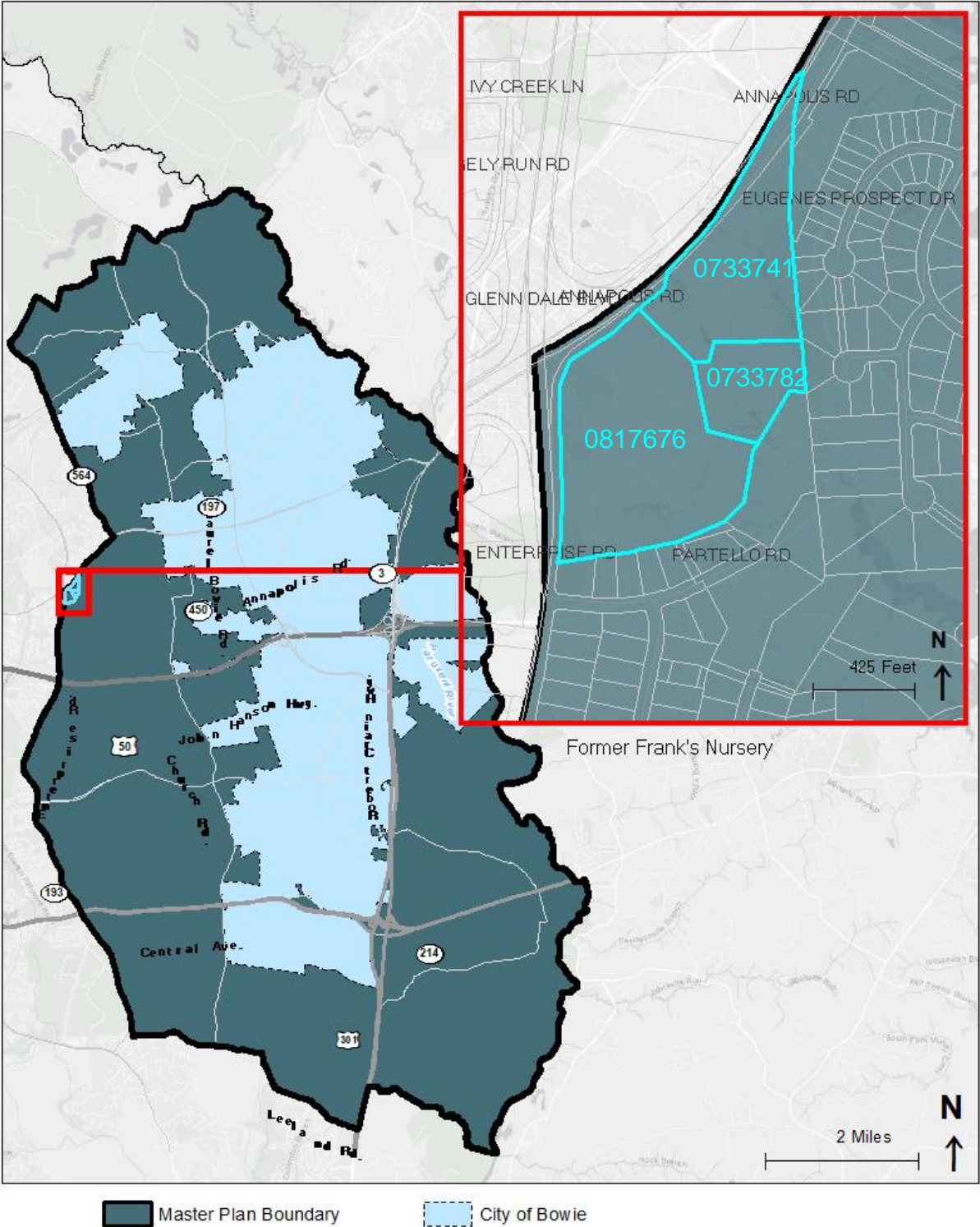
ATTEST:

Donna J. Brown
Clerk of the Council

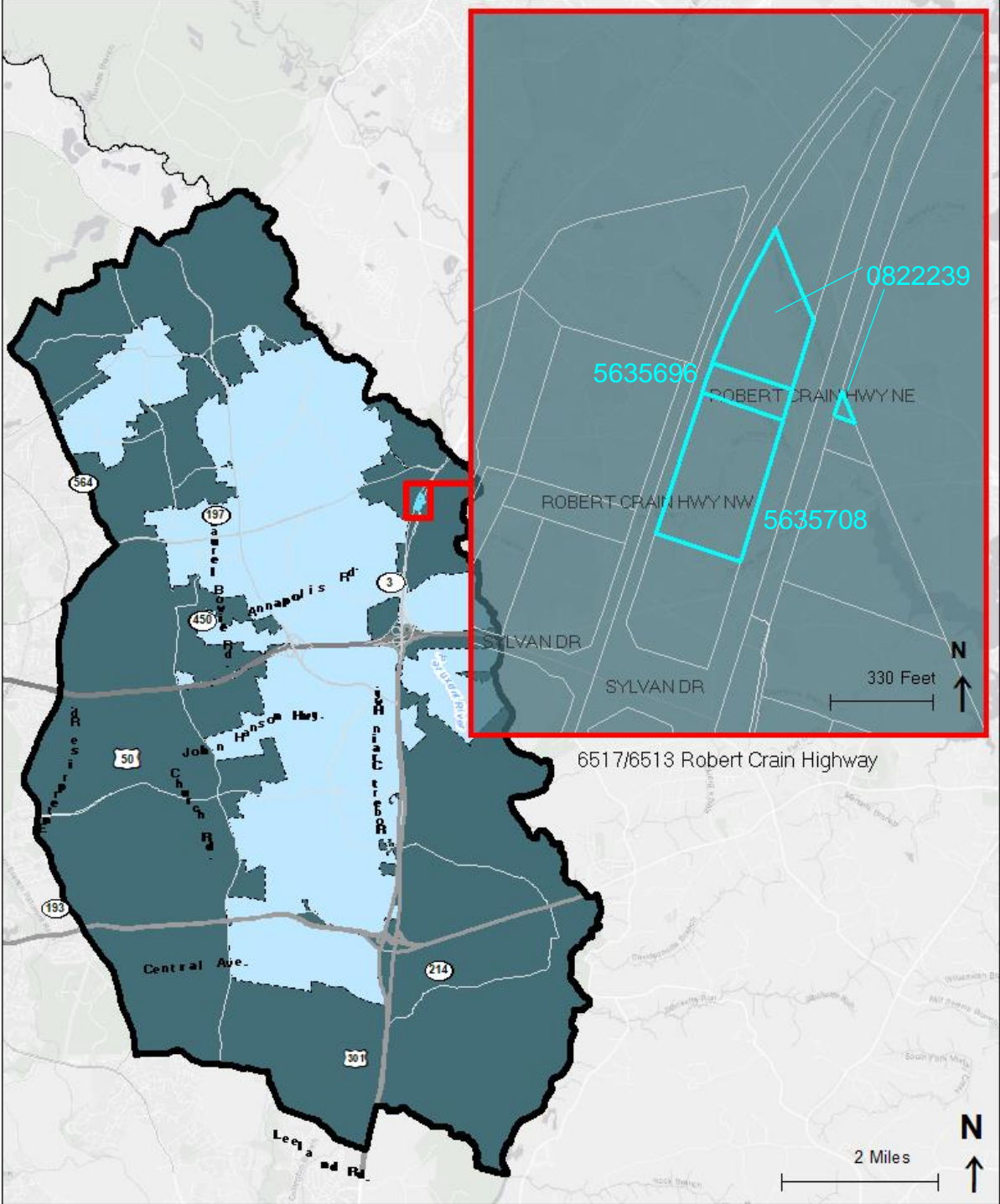
Attachment B. Map 1. 3600/3702/3900 Church Road (Freeway Airport Properties)



Attachment C. Map 3. 12205/12105 Annapolis Road/5015 Enterprise Road (Hawkin's Property/Former Frank's Nursery)

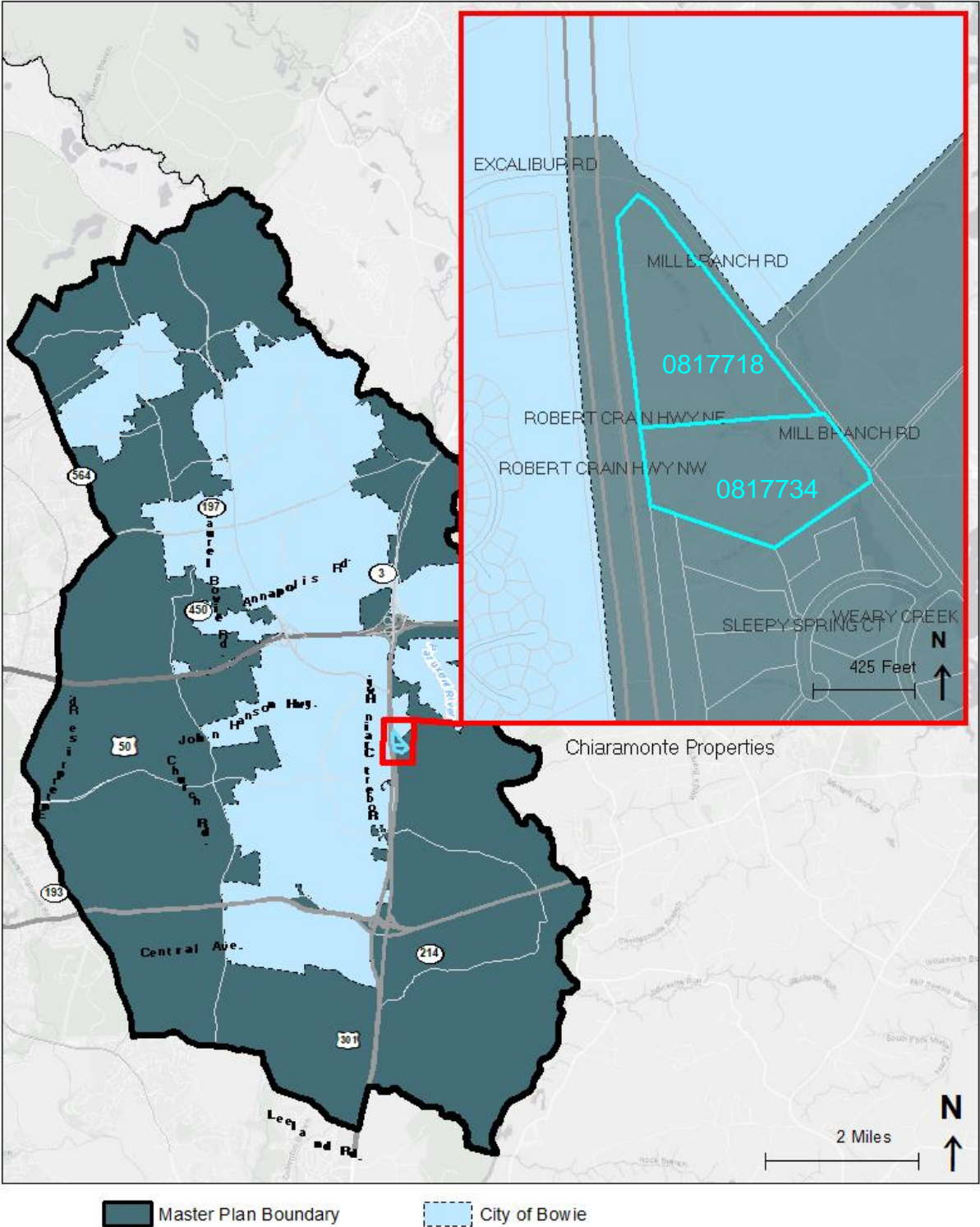


Attachment D. Map 4. 6517/6513 Robert Crain Highway



Master Plan Boundary City of Bowie

Attachment E. Map 5. 3412 Robert Crain Highway/Mill Branch Road (Chiaromonte Properties)



Attachment F. Map 6. 1800/1808 Robert Crain Highway

