



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

February 13, 2018

NOTICE OF STAKEHOLDERS MEETING AND PUBLIC HEARINGS

Detailed Site Plan

**Proposal: Construction of Five Retail/Commercial Buildings Totaling 57,845 Sq. Ft.
(Retail Village East at Melford Town Center)**

Site Area: 6.32 Acres

Current Zoning: M-X-T (Mixed Use – Transportation Oriented)

**Location: Northeastern Quadrant of Melford Boulevard and
East-West Boulevard Future Intersection (Opposite Tesla Drive)**

Applicant: St. John Properties, Inc.

Dear Business Owner, Resident or Interested Party:

St. John Properties, Inc. has submitted an application for a Detailed Site Plan for the purpose of constructing five retail/commercial buildings totaling 57,845 sq. ft. in Melford Town Center. The site of the proposed development is located in the northeastern quadrant of the Melford Boulevard/East-West Boulevard future intersection, opposite Tesla Drive. The property is zoned M-X-T (Mixed Use – Transportation Oriented), where the proposed use is permitted by right under the Prince George's County Zoning Ordinance.

The City has established the following schedule for the Stakeholders Meeting and public hearings for this application:

STAKEHOLDERS MEETING: Tuesday, February 27, 2018 at 7:00 p.m.

BOWIE ADVISORY PLANNING BOARD: Wednesday, March 14, 2018 at 7:00 p.m.

BOWIE CITY COUNCIL: Monday, March 19, 2018 at 8:00 p.m.

All of these meetings will be held in the Council Chambers in Bowie City Hall, which is located at 15901 Excalibur Road, Bowie, MD. Your attendance and participation are encouraged at these meetings. In the interim, should you have any questions regarding this project, please do not hesitate to contact me during business hours at 301-809-3047.

Sincerely,

Frank Stevens

Frank Stevens, AICP

Department of Planning and
Economic Development

Attachment (over)

cc: Mr. Robert J. Antonetti, Jr., Shipley and Horne, P.A.
Mr. Christopher Rizzi, PLA, ASLA, Bohler Engineering, PC
Mr. Andrew Roud, St. John Properties, Inc.

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MAYOR G. Frederick Robinson MAYOR PRO TEM Henri Gardner

COUNCIL Michael P. Estève ♦ Courtney D. Glass ♦ James L. Marcos ♦ Diane M. Polangin ♦ Isaac C. Trouth CITY MANAGER Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

EX. ROBERT S. CRAIN HIGHWAY MD ROUTE 3



LOT 1 PART OF CORRECTION LOTS 1,2,3
IN A BLOCK
UNIVERSITY OF MD SCIENCE & TECH
CHOR
PLAT BOOK KEY 900, PAGE 42
ZONE: M-3-T
USE: INDUSTRIAL

Hotel
site

Melford Blvd

Office Bldg

LIMIT OF DISTRICT

Office Bldg

Pond

Cemetery

Aspen
Multi-
Family
Site

Subject
Site

Melford House

Pond

U.S. Census

TESLA DRIVE
VARIABLE WIDTH PUBLIC

MELFORD BOULEVARD

TRUFF DRIVE

MELFORD BOULEVARD

DSP-18007

DSP-17020

TO BOWIE

U.S. CONGRESS BUREAU
OWNER: UNITED STATES OF AMERICA
7th & D St NW, WASHINGTON, DC
L: 120000 F: 500
ZONE: M-3-T
USE: INDUSTRIAL
ONE STORY

BLOCK 4, LOT 1
OWNER: M&C IN LLC
2500 LORD BALTIMORE DR. BALTIMORE, MD 21244
L: 14279 F: 447
SUBDIVISION: UNIVERSITY OF MD SCIENCE & TECH
CHOR
ZONE: M-3-T
USE: INDUSTRIAL
ONE STORY

BLOCK 4, LOT 2
M&C IN LLC
2500 LORD BALTIMORE DR. BALTIMORE, MD 21244
L: 14279 F: 447
SUBDIVISION: UNIVERSITY OF MD SCIENCE & TECH
CHOR
ZONE: M-3-T
USE: INDUSTRIAL
ONE STORY

BLOCK 4, LOT 3
OWNER: M&C IN LLC
2500 LORD BALTIMORE DR. BALTIMORE, MD 21244
L: 14279 F: 447
SUBDIVISION: UNIVERSITY OF MD SCIENCE & TECH
CHOR
ZONE: M-3-T
USE: INDUSTRIAL
ONE STORY

BLOCK 4, LOT 2
OWNER: HOLMES LLC
2500 LORD BALTIMORE DR. BALTIMORE, MD 21244
L: 14279 F: 447
SUBDIVISION: UNIVERSITY OF MD SCIENCE & TECH
CHOR
ZONE: M-3-T
USE: INDUSTRIAL
ONE STORY

BLOCK 6, LOT 3
OWNER: PRINCE GEORGES COUNTY
14741 GOLF COUNTRY AVENUE UPPER
MIDDLEBAND 20772
L: 25000 F: 500
ZONE: M-3-T
USE: EXEMPT COMMERCIAL

BLO
OWN
2500 LORD BA
L: 1
EAST ROAD

