



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

October 14, 2019

**NOTICE OF STAKEHOLDERS MEETING AND PUBLIC HEARINGS**  
**Preliminary Subdivision Plan (#4-19032) and Detailed Site Plan (#DSP-19040) for Amber Ridge**  
**Proposal: Creation of Two Retail/Commercial Parcels and 200 Attached Residential**  
**Dwelling Lots and Construction of 200 Townhouses**

**Total Site Area: 19.03 Acres**

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

**Location: West Side of Southbound U.S. Route 301**

**Applicant: CBR Amber Ridge, LLC**

Dear Business Owner, Resident or Interested Party:

Amber Ridge is a proposed mixed-used community, which will be comprised of: up to 20,000 sq. ft. of retail/commercial space; and, 200 townhouses. The site of Amber Ridge is located on the west side of southbound U.S. Route 301, approximately 0.3 mile south of the Mitchellville Road intersection. The property is zoned M-X-T (Mixed Use – Transportation Oriented).

The City has scheduled a **Stakeholders Meeting on Wednesday, October 30, 2019 at 7:00 p.m.** to review the Preliminary Subdivision Plan and Detailed Site Plan for this project.

The Detailed Site Plan proposes the construction of 200 townhouse units on approximately 14.5 acres in the residential portion of the development, located in the western area of the site. The City has scheduled public hearings for the Preliminary Subdivision Plan and Detailed Site Plan as follows:

**BOWIE ADVISORY PLANNING BOARD: Tuesday, November 12, 2019 at 7:00 p.m.**  
**BOWIE CITY COUNCIL: Monday, December 2, 2019 at 8:00 p.m.**

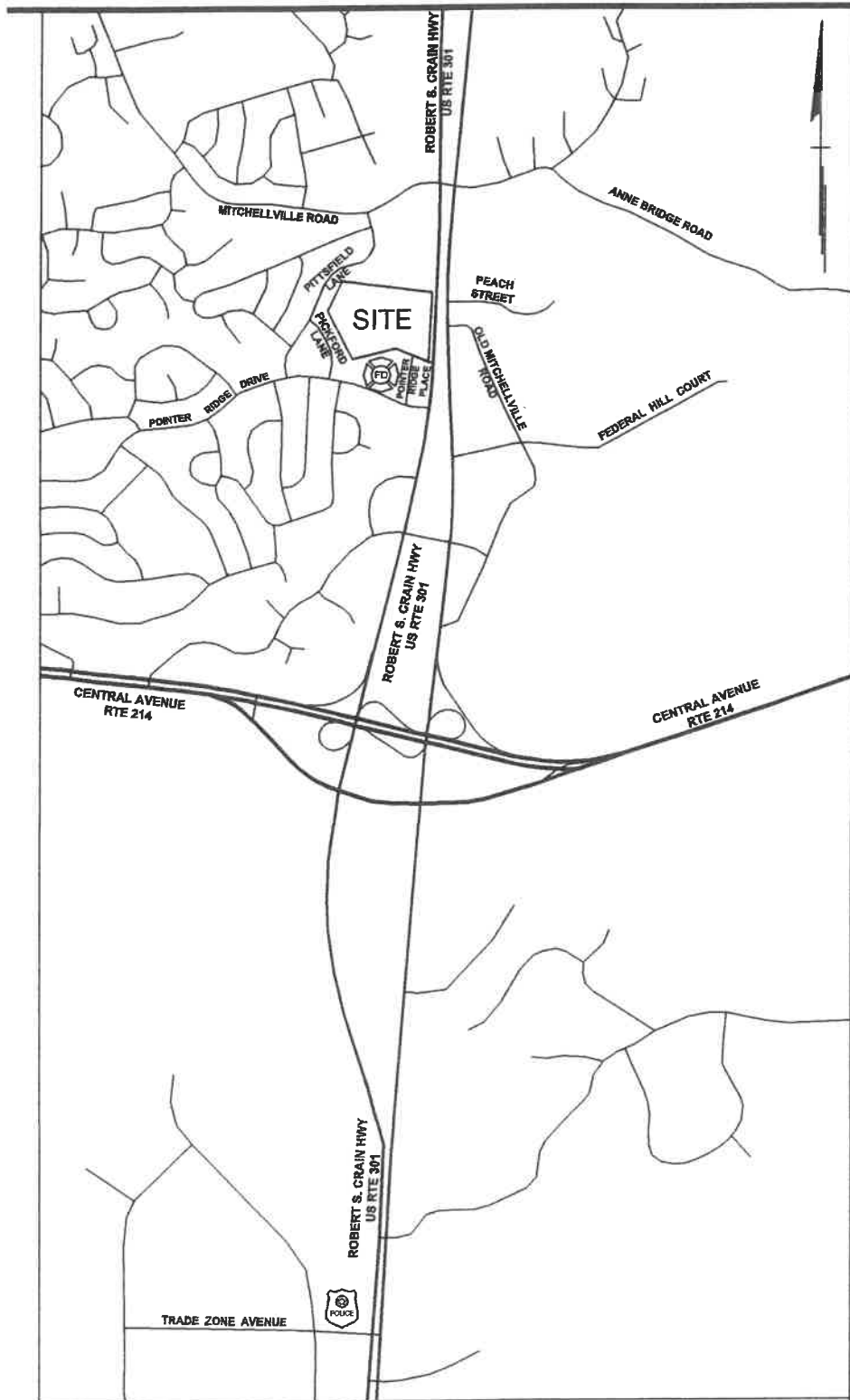
All three meetings will be held in the Council Chambers in Bowie City Hall, which is located at 15901 Excalibur Road, Bowie, MD. Your attendance and participation are encouraged at these meetings. In the interim, should you have any questions regarding this project, please do not hesitate to contact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

Sincerely,  
*Frank Stevens*  
Frank Stevens, AICP  
Department of Planning and  
Community Development

Attachment (over)



cc: Mr. Phil Hughes, P.E., Senior Associate, Rogers Consulting  
Mr. Mike Lenhart, P.E., P.T.O.E., Lenhart Traffic Consulting, Inc.  
Ms. Jessica McMahon, NVR, Inc.  
Mr. Matthew C. Tedesco, McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A.  
Mr. Alex Villegas, Senior Principal, Rodgers Consulting

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# VICINITY MAP

1" = 2000'

-  FIRE STATION
-  POLICE STATION