



# City of Bowie

15901 Excalibur Road  
Bowie, Maryland 20716

October 17, 2018

The Honorable Elizabeth M. Hewlett, Chairman  
Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
County Administration Building  
Upper Marlboro, Maryland 20772

RE: Preliminary Plan #4-17027  
South Lake

Dear Chairman Hewlett:

On September 17, 2018, the Bowie City Council conducted a public hearing on the above referenced Preliminary Plan of subdivision. The proposed Preliminary Plan (#4-17027) includes 271 residential townhouse lots and 38 parcels containing multi-family residential units, two-over two residential units and potentially senior housing. The 54-acre site is located at the northern end of the overall South Lake development, which is situated in the southwest quadrant of US 301 and MD 214/Old Central Avenue. The proposed Preliminary Plan includes a total of 695 dwelling units. The developer has stated their intention that this area of South Lake will be the first to develop.

During the public hearing portion of the meeting, four residents expressed their concern about the overall increase in the number of dwelling units at South Lake and possible traffic impacts from the development on the adjacent road network. At the conclusion of the public hearing, the City Council voted to recommend **APPROVAL** of **Preliminary Plan #4-17027** for the South Lake, with the following conditions:

1. The overall number of dwelling units at South Lake shall be limited to no more than 1,360 dwelling units. Provided that South Lake is annexed into the City, the Owner shall record a Declaration of Covenants that declares and covenants that, for a period of 15 years following the effective date of the annexation, it will not, without prior approval by the City, apply for Detailed Site Plan or building permit approval for any residential units in excess of a total of 1,360 dwelling units for the entire development proposed on the Owner's property.
2. Total development within the 54.68 acre South Lake, Phase 1, property shall be limited to uses that generate no more than 372 AM and 428 PM peak hour trips. This would result in a total trip cap for the entire South Lake development of 1,568 AM and 2,081 PM peak hour trips.
3. MD 214 at Church Road: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's

**MAYOR** G. Frederick Robinson    **MAYOR PRO TEM** Henri Gardner

**COUNCIL** Michael P. Estève ♦ Courtney D. Glass ♦ James L. Marcos ♦ Isaac C. Trough ♦ Dufour Woolfley    **CITY MANAGER** Alfred D. Lott  
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- permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency:
- a. Restripe the westbound right turn lane along MD 214 to operate as a shared through/right turn lane. (It should be noted that this improvement is currently in the design and permitting process at SHA).
  - b. Restripe the northbound approach of Church Road. The approach is currently striped as a double left turn and a shared through/right. It is recommended the approach be restriped to one exclusive left turn lane, one exclusive through lane, and one exclusive right turn lane, along with any signal modifications to reflect the change in lane use.
4. MD 214 at Old Central Avenue: Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's permit process, and (c) have an agreed upon timetable for construction with the appropriate operating agency:
- a. The applicant shall submit an acceptable traffic signal warrant study to SHA for a possible signal at the intersection of Central Avenue (MD 214) and Old Central Avenue. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic, at the direction of the responsible agency. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond and install it at a time when directed by the responsible permitting agency. A new warrant analyses will not be required if the SHA determines that this condition has been satisfied and that recent studies have confirmed if and when signalization is warranted.
  - b. In conjunction with the signalization of this intersection, the northbound approach of Old Central Avenue should be widened to include a double left turn lane and one right turn lane at MD 214. (Note that the double left turn would not be needed or permitted until the intersection is signalized.)
5. US 301 at Old Central Avenue: Prior to the issuance of any building permits within the site, the applicant shall submit acceptable traffic signal warrant studies to SHA for the intersections of northbound and southbound US 301 and Old Central Avenue. The applicant should utilize a new 12-hour count and should analyze signal warrants under total future traffic as well as existing traffic at the direction of SHA. If a signal is deemed warranted by the responsible agency at that time, the applicant shall bond the signal prior to the release of any building permits within the subject property and install it at a time when directed by SHA. New warrant analyses will not be required if the SHA determines that this condition has been satisfied and that recent studies have confirmed that signalization is or is not warranted.

Preliminary Plan #4-17027  
South Lake

Thank you for your serious consideration of the City's recommendation for Preliminary Plan #4-17027.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Frederick Robinson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bowie City Council  
G. Frederick Robinson  
Mayor

cc: Mr. Kevin Kennedy, Michael Companies  
Mr. Matthew Tedesco, McNamee Hosea