

Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) Rezoning Request Form

Property Owner Information

Property Owner(s)*	Old Central Ave Property I LLC	Mailing Address Including City, State, and ZIP Code*	L. Thomas Wellons P.O. Box 280 Deale, Md. 20751
Email Address*	ltwellons@gmail.com sharonstaley@aol.com	Telephone*	240-627-4100
Is the property owner(s) an individual or a business entity?			Business entity
Property Owner's Agent	Russel W. Shipley, Esq.	Agent's Mailing Address Including City, State, and ZIP Code	Shipley & Horne, P.A. 1101 Mercantile Lane, Suite 240 Largo, MD 20774-5360
Email Address	rshipley@shpa.com jferrante@shpa.com	Telephone	301-925-1800

Property Information

Property Address or location*	7 SE Robert Crain Highway Upper Marlboro, Md. 20774	Tax Account Number(s)*	0731372
Legal Description (Subdivision/Plat)*	Parcel 142 - 1.52 acres (Legal Deed Parcel - Not Platted)	Tax Map/Grid*	070 D-3
Councilmanic District	4	Lot/Block/Parcel*	Parcel 142 - 1.52 acres
Other Pertinent Information			

Property Zoning Information

Current Zone* <i>per the existing zoning Map</i>	AR - (Agriculture Residential)	Zone Requested*	CS - (Commercial Service)
Current Uses*	<p>The Applicant is requesting approval of a rezoning of the subject property from the AR Zone to the CS Zone to permit the use of automotive storage and/or other automobile-related uses. We are agreement with Amendment 26 of the 2022 Bowie SMA to reclassify the property in the CS Zone.</p> <p>The entire property lies within the proposed master-planned right-of-way of Central Avenue (Md. 214), Old Central Avenue, and Robert Crain Highway (US 301).</p>		

*Required

Provide a statement describing how the proposed zoning change complies with the [Plan Prince George's 2035 Approved General Plan \(Plan 2035\)](#) and the [2022 Approved Bowie-Mitchellville and Vicinity Master Plan](#) (provide here or via separate attachment to this form)*:


The Applicant is requesting approval of a rezoning of the subject property from the AR Zone to the CS Zone to permit the use of automotive storage and/or other automobile-related uses. We are agreement with Comprehensive Zoning Change No. CZ 3.2 on Page 83 of the Approved 2022 Bowie-Mitchellville & Vicinity Master Plan to reclassify the property in the CS Zone.

The entire property lies within the proposed master-planned right-of-way of Central Avenue (Md. 214), Old Central Avenue, and Robert Crain Highway (US 301). According to derived from the Maryland Department of Assessments & Taxation (SDAT) there are no improvements on the property. The entire property lies within the proposed master-planned right-of-way of Central Avenue (Md. 214), Old Central Avenue, and Robert Crain Highway (US 301), and it therefore, is not suitable for any future residential development. The traffic-generated noise associated with these master-planned highways would exceed Maryland State standards for interior and exterior noise levels and would prohibit the development of any future residential development on the property. The approval of any future building permits on this property would require the District Council's authorization of the issuance of a building permit within a master-planned right-of-way. Typically, the authorization of any new construction or improvements within a proposed master-planned right-of-way is not a desirable outcome for State and County planners and officials. The rezoning of the property to the CS Zone would permit the property owner to utilize the property for automotive storage-related uses, which is both a temporary and removable use. This will afford the Applicant some use of the property, why limiting new construction on the site and preserving the land area for future roadway improvements should funding be obtained by the State for such improvements.

This property is one of four parcels that make up an "island" of land that is surrounded by MD 214, US 301 and Old Central Avenue. The Applicant owns three of the four parcels within this island of land with the remaining parcel being owned by the State of Maryland. The State-owned property abuts the subject property to the west, is undeveloped, and most likely being preserved for the future expansion of MD 214 and US 301. The subject property abuts US 301 to the east and an RE Zoned parcel to the north, (which is also under the ownership of the Applicant and the subject of a similar rezoning request). The parcel to the south fronting on US 301 and Old Central Avenue is also owned by the Applicant, and is split zoned, the majority of which is CS-Zoned and used for automotive-related uses.

The Applicant is agreement with Comprehensive Zoning Change No. CZ 3.2 on Page 83 of the Approved 2022 Bowie-Mitchellville & Vicinity Master Plan to rezone the subject property to the CS Zone, and requests that the District Council recognize the limited use of this property, which is entirely located within a master-planned right-of-way and clearly not appropriate for residential use. This zoning change would afford the Applicant some use of the property. This request will have no impact on the adjacent properties, which with the exception of one undeveloped parcel that is owned by the State of Maryland, are all owned by the Applicant. The approval of the subject rezoning request will permit the property to be used for automobile storage and/or other automobile-related use which is the only appropriate use of the property given its location within a proposed master-planned right-of-way.

Signature

 *John Ferrante* (on behalf of Russell W. Shipley)
Signature of the Person Submitting this Form

Name

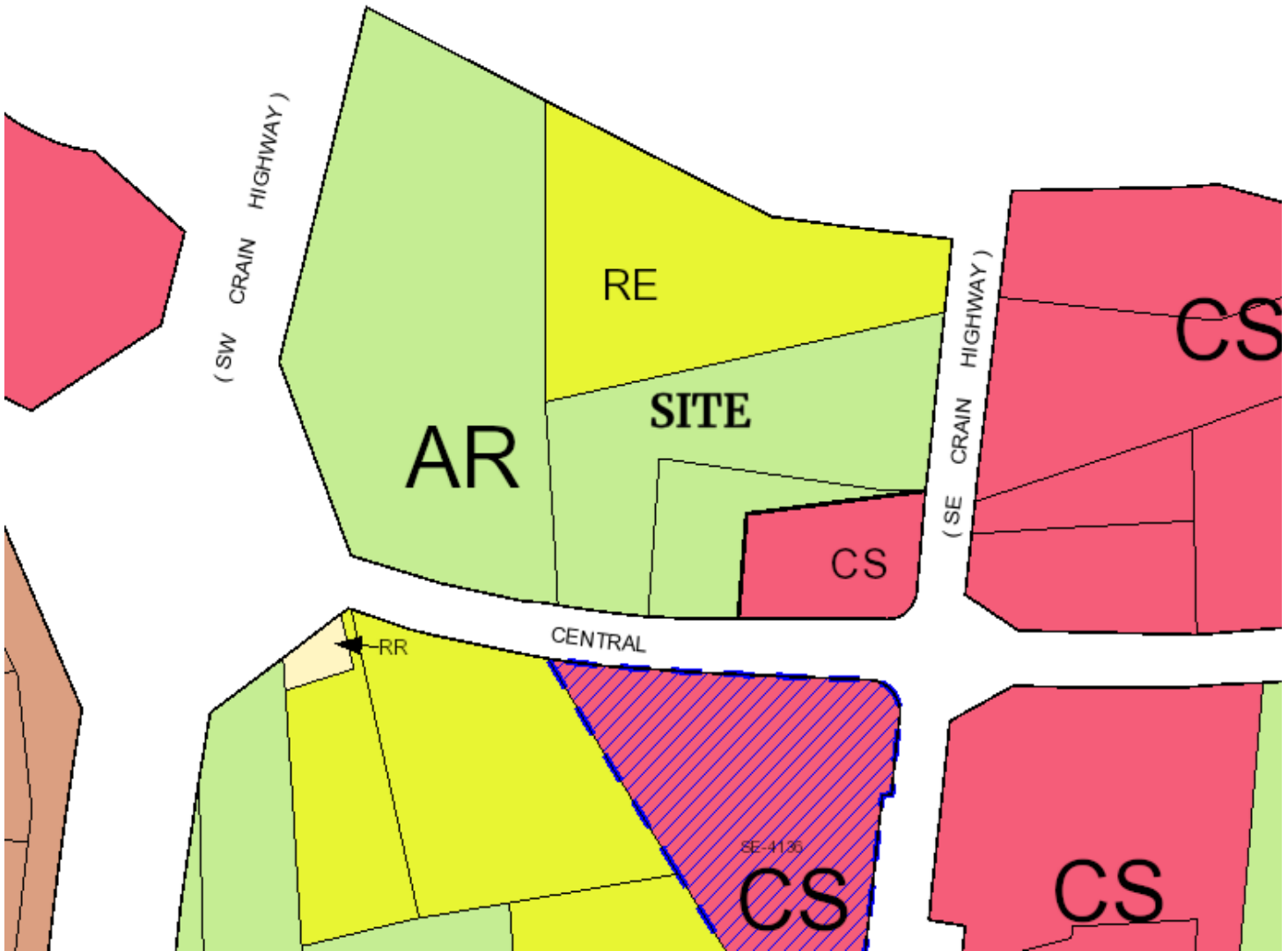
Russell W. Shipley, Esq.
Attorney for Old Central Ave Property I LLC
Name of the Person Submitting this Form (print)

Date of Signature

08 10 2022
MM *DD* *YY*

*Required

Existing Zoning Map



Comprehensive Zoning



RURAL AND AGRICULTURAL AREA

Policy CZ 2

Ensure rural and agricultural areas are classified under the most appropriate zoning to support rural and agricultural land uses, and other complementary uses.

- CZ 2.1 Reclassify areas in the Rural and Agricultural Area to the Agriculture and Preservation (AG) Zone including all contiguous non-public parcels in common ownership that are greater than or equal to five acres in size and all residential properties that are equal to five acres or greater in size within the Rural and Agricultural Area and have zero or one dwelling unit. These zoning changes are recommended to limit development in the Rural and Agricultural Area to appropriate uses. This strategy does not apply to properties classified in the Reserved Open Space (ROS) Zone. (See Table F-3. CZ 2.1 Zoning Recommendations and Map F-6. CZ 2.1 Zoning Recommendations.)
- CZ 2.2 Reclassify the properties at 16200 Annapolis Road (Tax IDs 1594761 and 1594753) to the Agricultural Residential (AR) Zone to support rural, agricultural, and institutional uses within its existing woodland setting. (See Table 11. CZ 2.2 Zoning Recommendations—Jesuit Property and Map F-7. CZ 2.2 Zoning Recommendations.)
- CZ 2.3 Reclassify the properties at 6513 and 6517 NE Robert Crain Highway (Tax IDs 0822239, 5635696, and 5635708) to the CS (Commercial Service) Zone to support commercial land use. (See Table 12. CZ 2.3 Zoning Recommendations—6513 and 6517 NE Robert Crain Highway and Map F-8. CZ 2.3 Zoning Recommendations.)

ESTABLISHED COMMUNITIES

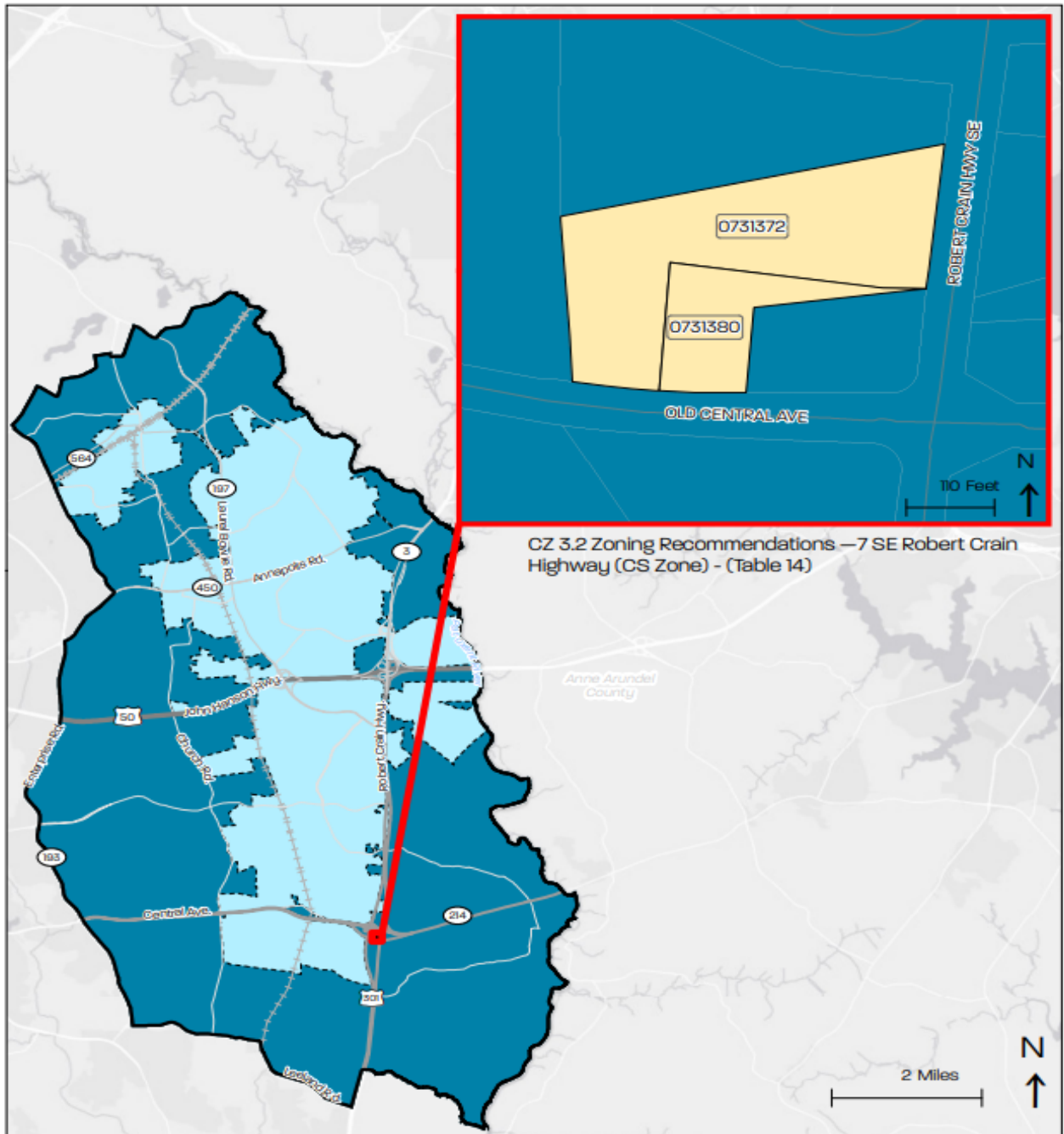
Policy CZ 3

Ensure that properties in the Established Communities are classified under the most appropriate zoning to support the recommended land uses.

- CZ 3.1 Reclassify the properties at 0 Mitchellville Road (Tax ID 0681619), 1970 Mitchellville Road (Tax ID 0733451), and 15928 Peach Walker Drive (Tax ID 0680231) to the Residential Single Family-Attached (RSF-A) Zone to support the recommended single-family attached residential development; Map 16. Future Land Use, designates this property in the Residential Medium-High land use category. (See Table 13. CZ 3.1 Zoning Recommendations—MBNA LLC Properties and Map F-9. CZ 3.1 Zoning Recommendations.)
- CZ 3.2** Reclassify the properties at 7 and 11 SE Robert Crain Highway (Tax ID 0731372, 0731380) as Commercial Service (CS) to support the recommended Commercial land use category. (See Table 14. CZ 3.2 Zoning Recommendations—7 and 11 SE Robert Crain Highway and Map F-10. CZ 3.2 Zoning Recommendations.)
- 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. (See Table 15. CZ 3.3 Zoning Recommendations—Freeway Airport with Properties Identified and Map F-11. CZ 3.3 Zoning Recommendations.)
- CZ 3.4 Reclassify the properties known as the Chiramonte properties at 3412 Robert Crain Highway/Mill Branch Road (Tax IDs 0817718 and 0817734) as CS (Commercial Service). (See Table 16. CZ 3.4 Zoning Recommendations—Chiramonte Property and Map F-12. CZ 3.4 Zoning Recommendations.)

Exhibits for 2022 Bowie SMA – 7 SE Robert Crain Highway – Tax Account 0731372

Map F-10. CZ 3.2 Zoning Recommendations

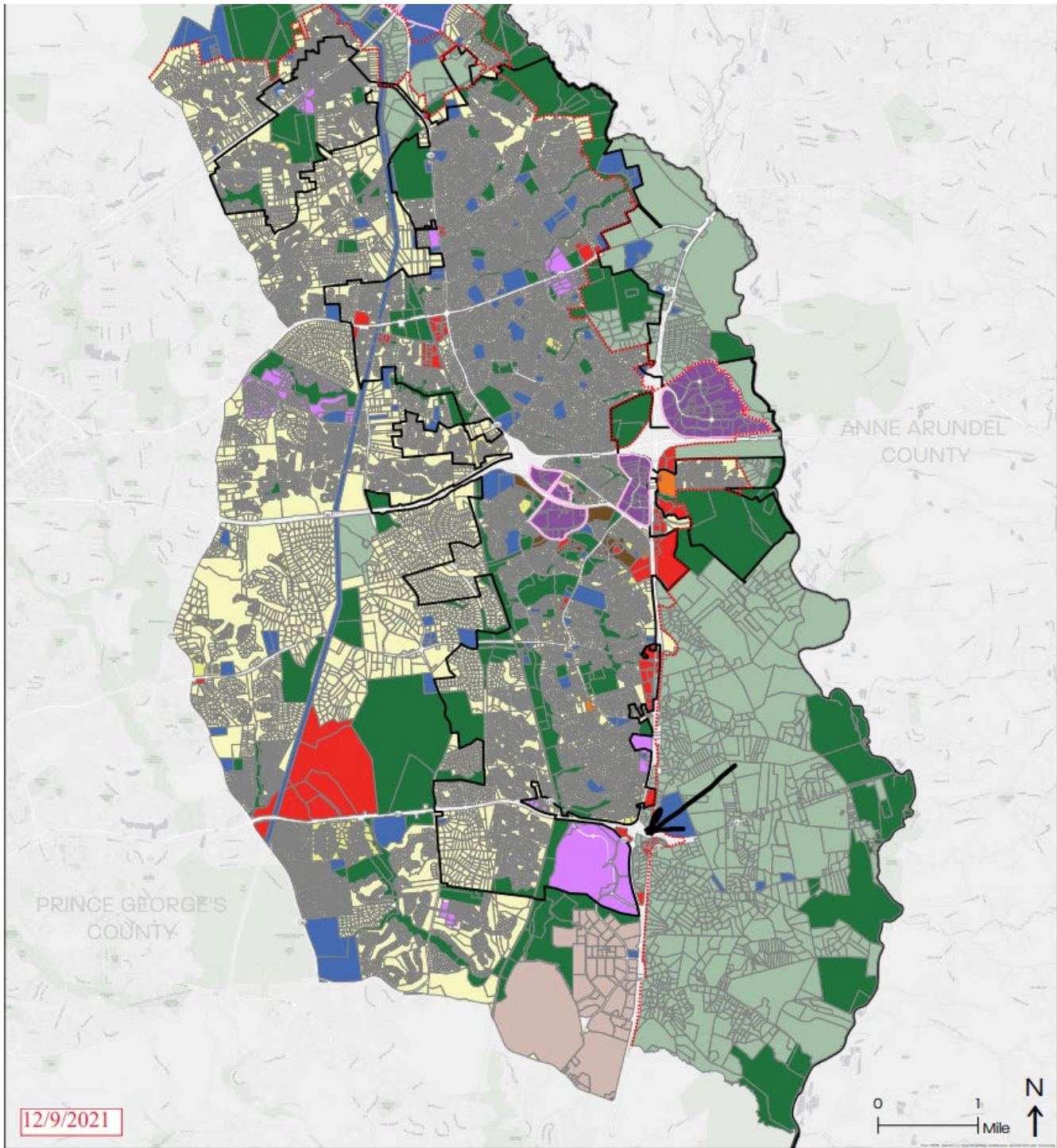


CZ 3.2 Zoning Recommendations – 7 SE Robert Crain Highway (CS Zone) - (Table 14)

- Master Plan Boundary
- City of Bowie
- Zoning Recommendations

Source: Prince Georges County Planning Department

Exhibits for 2022 Bowie SMA – 7 SE Robert Crain Highway – Tax Account 0731372



- | | | | | | |
|------------------|------------------------|-----------------------|-------------------------|--------------------|------------------------|
| Plan 2035 Center | Mixed-Use | Industrial/Employment | Residential High | Residential Medium | Rural and Agricultural |
| City of Bowie | Neighborhood Mixed-Use | Commercial | Residential Medium-High | Residential Low | Institutional |
| | | | | | Parks and Open Space |

Exhibits for 2022 Bowie SMA – 7 SE Robert Crain Highway – Tax Account 0731372

Table 14. CZ 3.2 Zoning Recommendations—7 and 11 SE Robert Crain Highway

Address	Tax ID	Proposed CMA Zone	Recommended Zone	Land Use Cross Reference
7 SE Robert Crain Highway	0731372	AR	CS	N/A
11 SE Robert Crain Highway	0731380	AR	CS	N/A

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

August 10, 2022

VIA ELECTRONIC MAIL

Thomas Lester, III, Planner Coordinator
Community Planning Division
Prince George's County Planning Department
14741 Governor Oden Bowie Dr.
Upper Marlboro, MD 20772

**RE: Bowie-Mitchellville & Vicinity Sectional Map Amendment Rezoning Request
Old Central Ave Property LLC
(7 SE Robert Crain Highway)**

Dear Mr. Lester:

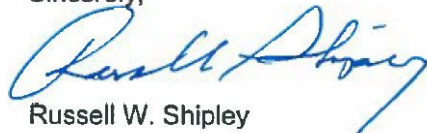
Our firm represents the interests of the Old Central Ave Property LLC regarding its rezoning request as part of the 2022 Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) process. Pursuant to Section 27-3503(b)(1)(B) of the Prince George's County Zoning Ordinance, please find the following enclosed documents for inclusion in the SMA record:

- Fully Executed SMA Rezoning Request Form
- Exhibit A - 7 SE Robert Crain Highway
- Cover Letter to Thomas Lester, III

It should be noted that the required State Ethics Affidavits will be filed with the Clerk of the County Council's office.

Thank you in advance for your attention to this matter. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,


Russell W. Shipley

Encls.

LAW OFFICES
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TRANSMITTAL

VIA ELECTRONIC DELIVERY

DATE : August 10, 2022

TO: Mr. Thomas Lester, III, Planner Coordinator
Community Planning Division
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

CLIENT NO.: 2018.0007

CASE NAME : 7 SE Robert Crain
Highway - Old Central Ave. Property
LLC

RE: 2022 Bowie-Mitchellville & Vicinity
Sectional Map Amendment

Reason for Sending: Pursuant to Section 27-3503(b)(1)(B) of the Prince George's County Zoning Ordinance, please find the following enclosed documents for inclusion in the SMA record:

No. Copies	Drawing No.	Description
1	-	Fully Executed SMA Rezoning Request Form
1	-	Exhibit A – 7 SE Robert Crain Highway
1	-	Cover Letter to Thomas Lester, III

Sent Via: _____ Pick Up: _____ Courier: _____ Deliver: _____ Email: X

Respectfully submitted,


John J. Ferrante
Senior Land Planner

Lester, Thomas

From: John Ferrante <jferrante@shpa.com>
Sent: Wednesday, August 10, 2022 4:28 PM
To: PPD-BVMP
Cc: Lester, Thomas; Russell Shipley; Arthur Horne; Gabrielle Green; Tom Wellons; sharonstaley@aol.com
Subject: 7 SE Robert Crain Highway (SMA Request) - 2022 Bowie-Mitchellville & Vicinity SMA
Attachments: Exhibit A - 7 SE Robert Crain Highway - (2022 Bowie-Mitchellville & Vicinity SMA) - v.1 - 8-10-2022.pdf; Ltr to Mr. Thomas Lester (M-NCPPC) - 7 SE Robert Crain Highway - (Submission of SMA Zoning Request - 2022 Bowie SMA) - 08-10-2022 (v.1).pdf; New Zone Request Form - 7 SE Robert Crain Highway (Parcel 142) - 2022 Bowie-Mitchellville & Vicinity SMA.pdf; Transmittal - Thomas Lester - Community Planning Division - (Zoning Request - 2022 Bowie SMA) - 7 SE Robert Crain Highway v.1 - 8-10-2022.pdf

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mr. Lester/Community Planning Division,

Pursuant to Section 27-3503(b)(1)(B) of the Prince George's County Zoning Ordinance, please find the following enclosed documents for inclusion in the 2022 Bowie-Mitchellville & Vicinity SMA record.

It should be noted that all required State Ethics Affidavits will be filed with the Clerk of the County Council's office.

Thank you in advance for your attention to this matter. Should you have any questions or comments, please do not hesitate to contact me.

A summary of the documents being submitted is provided below:

LAW OFFICES
SHIPLEY & HORNE, P.A.

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Dennis Whitley, III*
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Sent Via: _____ Pick Up: _____ Courier: _____ Deliver: _____ Email: X

Respectfully submitted,





John J. Ferrante

Senior Land Planner & Paralegal

The Law Offices of Shipley & Horne, P.A.

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