

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

Property Owner Information

Property Owner(s)*		Mailing Address Including City, State, and ZIP Code*	
Email Address*		Telephone*	
Is the property owner(s) an individual or a business entity?			
Property Owner's Agent		Agent's Mailing Address Including City, State, and ZIP Code	
Email Address		Telephone	

Property Information

Property Address or location*		Tax Account Number(s)*	
Legal Description (Subdivision/Plat)*		Tax Map/Grid*	
Councilmanic District		Lot/Block/Parcel*	
Other Pertinent Information			

Property Zoning Information

Current Zone* <i>per the existing zoning Map</i>		Zone Requested*	
Current Uses*			

*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)*:

Signature

John Ferrante
Signature of the Person Submitting this Form

Name

*Name of the Person Submitting this Form
(print)*

Date of Signature

 / /
MM DD YY

*Required

Existing Zoning Map

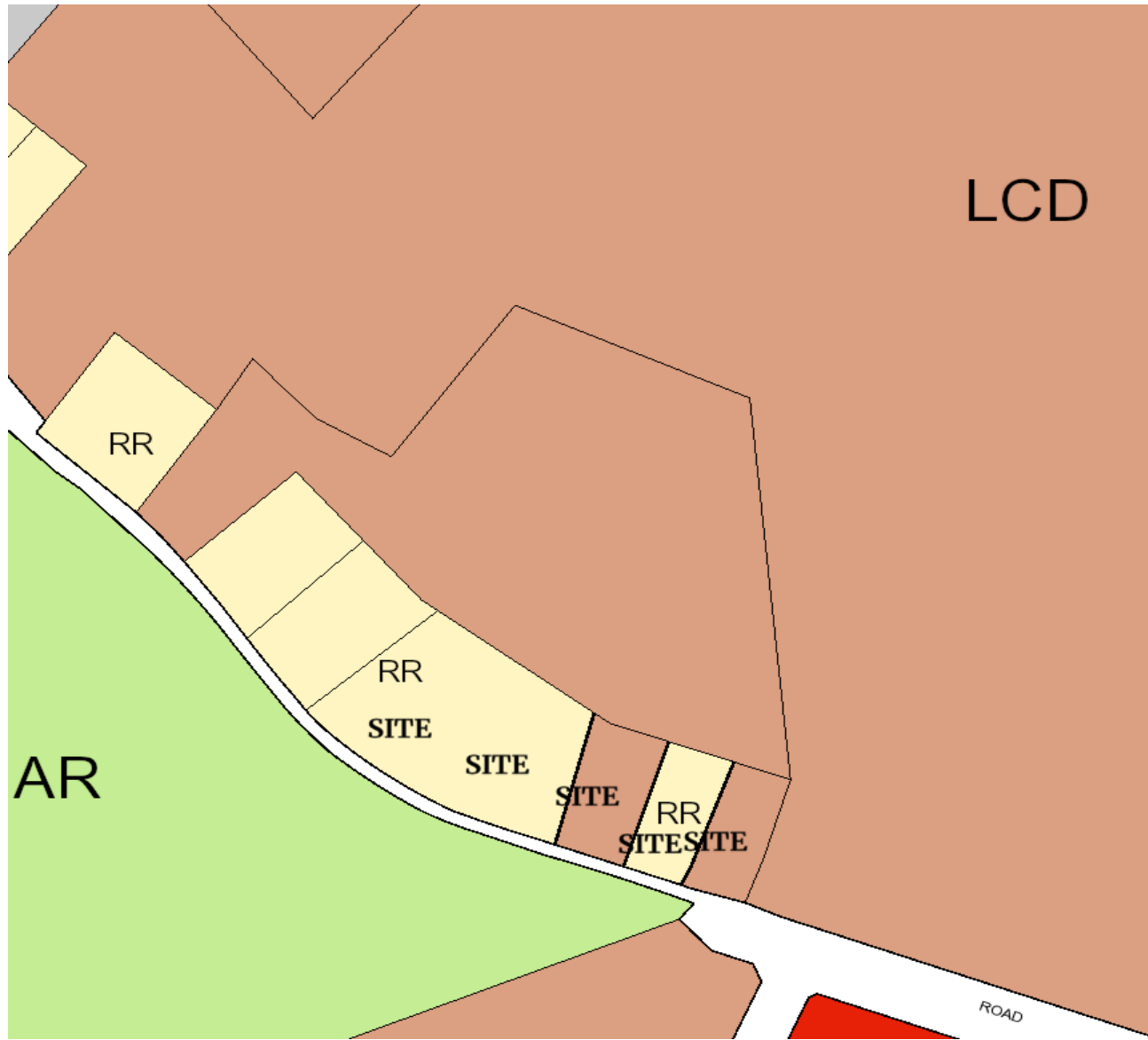
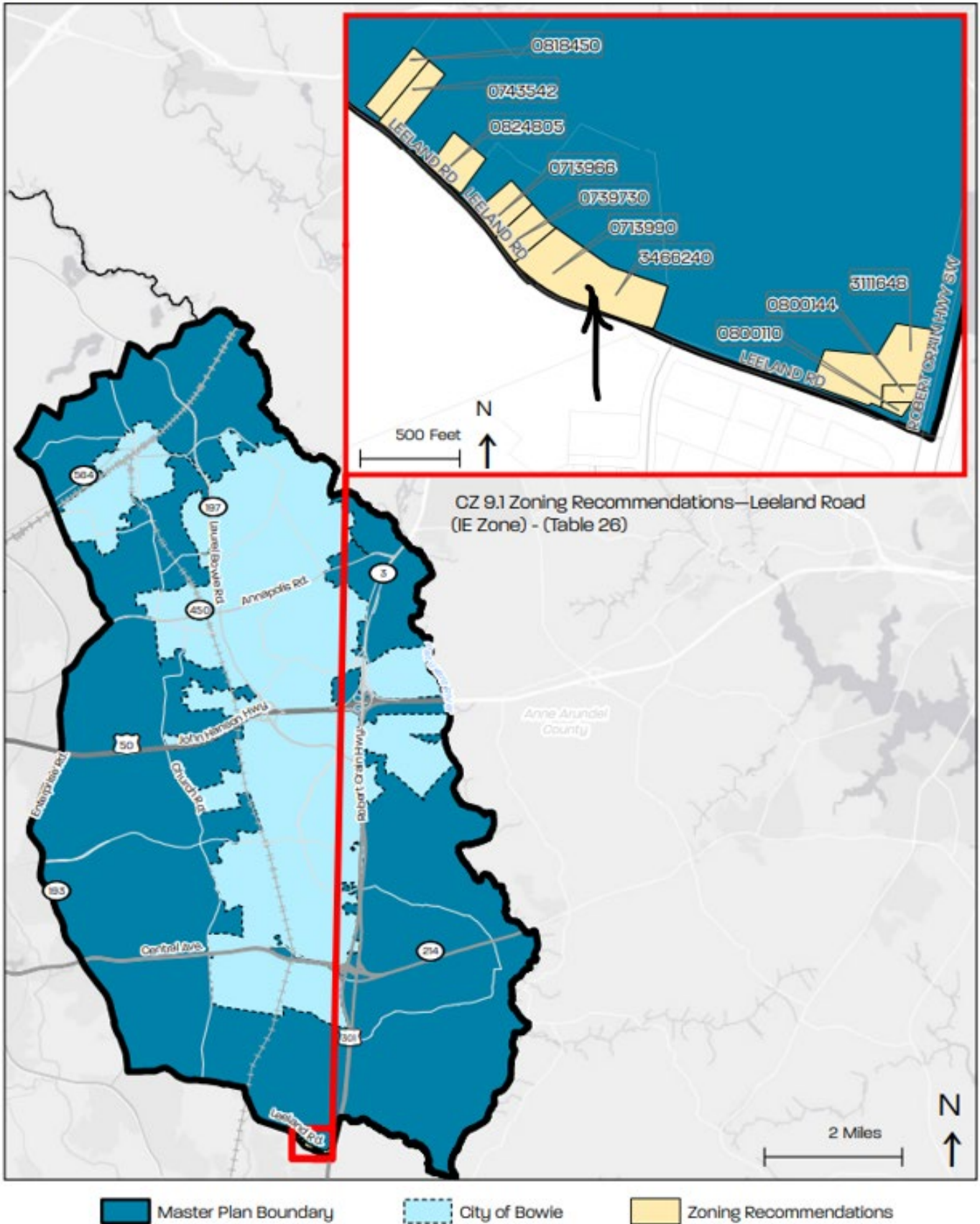


Table 26. CZ 9.1 Zoning Recommendations—Leeland Road

Address	Tax ID	Proposed CMA Zone	Recommended Zone	Land Use Cross Reference
16000 Leeland Road	3111648	LCD	IE	LU 13.3
16012 Leeland Road	0800144	RR	IE	LU 13.3
16014 Leeland Road	0800110	RR	IE	LU 13.3
15520 Leeland Road	0818450	RR	IE	LU 13.3
15524 Leeland Road	0743542	RR	IE	LU 13.3
15620 Leeland Road	0824805	RR	IE	LU 13.3
15700 Leeland Road	0713966	RR	IE	LU 13.3
15720 Leeland Road	0739730	RR	IE	LU 13.3
15800 Leeland Road	0713990	RR (Correct Split Zone)	IE	LU 13.3
Leeland Road	3466240	LCD (Correct Split Zone)	IE	LU 13.3

Map F-22. CZ 9.1 Zoning Recommendations—Leeland Road





Land Use

COLLINGTON LOCAL EMPLOYMENT AREA

Policy LU 12

Transform Collington Local Employment Area into a regional transportation, logistics, and warehousing hub.

- LU 12.1 Construct office, transportation, warehousing, or logistics uses at 801 Prince George’s Boulevard (Tax ID 0798561), 15900 Trade Zone Avenue (Tax ID 0799064), and 750 Prince George’s Boulevard (Tax ID 0798538).
- LU 12.2 Work with property owners and leasing agents to relocate office and flex space tenants to other office/flex hubs in Prince George’s County, including Melford and the BSU MARC Campus Center, creating opportunities to consolidate parcels and/or redevelop obsolete buildings into modern transportation, logistics, and warehousing centers.

Policy LU 13

Integrate the Collington Local Employment Area with surrounding neighborhoods to increase convenient housing, shopping, dining, and services for employees.

- LU 13.1 Construct the proposed retail, service, and eating and drinking establishments at South Lake.

- LU 13.2 Add limited retail, service, and eating and drinking establishments within Collington Local Employment Area to serve employees within the employment center. This is intended to acknowledge the need for convenient retail and dining options within walking distance to jobs; such retail complement, and not replace, additional retail options at South Lake.

The Legacy Comprehensive Design (LCD) Zone (the former Employment and Institutional Area Zone) applicable to the Collington Local Employment Area does not permit the range of eating and drinking and convenience service/retail establishments necessary to maximize the Collington Local Employment Area’s regional competitiveness. CZ 7.1 recommends reclassification of this property to the Industrial, Heavy (IH) Zone.

- LU 13.3 Recommend industrial/employment land uses along the north side of Leeland Road between US 301 and the CSX Railroad. CZ 9.1 recommends reclassification of this property to the Industrial-Employment (IE) Zone.

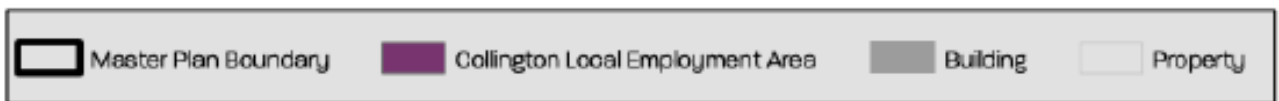
OLD TOWN BOWIE

Policy LU 14

Increase retail offerings in Old Town Bowie by developing small-scale shops and food and beverage establishments, such as a brewery.

- LU 14.1 Construct infill retail and arts-related uses (galleries and nonprofits) on the properties along MD 564 (9th Street) in Old Town Bowie. Buildings with second-floor residential are encouraged.
- LU 14.2 Develop a food and beverage establishment (brewery) on the underused parcels on Railroad Avenue (Tax IDs 1594043, 1592476, 1618545, and 1594423) lining the north side of the railroad in Old Town Bowie (see EP 12.5 and Figure 6. Old Town Bowie Concept Plan).

Map 9. Collington Local Employment Area Boundaries



Source: Prince George's County Planning Department

LAW OFFICES
SHIPLEY & HORNE, P.A.

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

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Bradley S. Farrar
L. Paul Jackson, II*

* Also admitted in the District of Columbia

August 11, 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
Thomas L. Wellons III Revocable Trust
(15800 Leeland Road)**

Dear Mr. Lester:

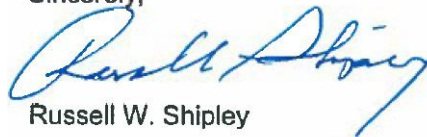
Our firm represents the interests of the Thomas L. Wellons III Revocable Trust regarding its rezoning request as part of the 2022 Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) process. Pursuant to Section 27-3503(b)(1)(B) of the Prince George's County Zoning Ordinance, please find the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

- Fully Executed SMA Zoning Request Form
- Exhibit A – 15800 Leeland Road
- 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 11, 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.: 2018.0010

CASE NAME : 15800 Leeland Road
(Thomas L. Wellons III Revocable
Trust)

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 Zoning Request Form
1	-	Exhibit A – 15800 Leeland Road
1	-	Cover Letter to Thomas Lester, III

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

Respectfully submitted,


John J. Ferrante
Senior Land Planner

From: [John Ferrante](#)
To: [PPD-BVMP](#)
Cc: [Lester, Thomas](#); [Russell Shipley](#); [Arthur Horne](#); [Tom Wellons](#); [sharonstaley@aol.com](#); [Gabrielle Green](#)
Subject: 15800 Leeland Road (SMA Request) - 2022 Bowie-Mitchellville & Vicinity SMA
Date: Thursday, August 11, 2022 1:43:58 PM
Attachments: [image001.png](#)
[image002.png](#)
[2022 Bowie SMA Zoning Request Form - 15800 Leeland Road - Thomas L. Wellons III Revocable Trust - v.1 - 8-11-2022.pdf](#)
[Exhibit A - 15800 Leeland Road \(Parcel 19\) - 2022 Bowie-Mitchellville & Vicinity SMA - 8-11-2022.pdf](#)
[Ltr to Mr. Thomas Lester \(M-NCPPC\) - 15800 Leeland Road - \(Zoning Request - 2022 Bowie SMA\) - 08-11-2022 \(v.1\).pdf](#)
[Transmittal - Thomas Lester - Community Planning Division - \(Zoning Request - 2022 Bowie SMA\) - 15800 Leeland Road - v.1 - 8-11-2022.pdf](#)

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

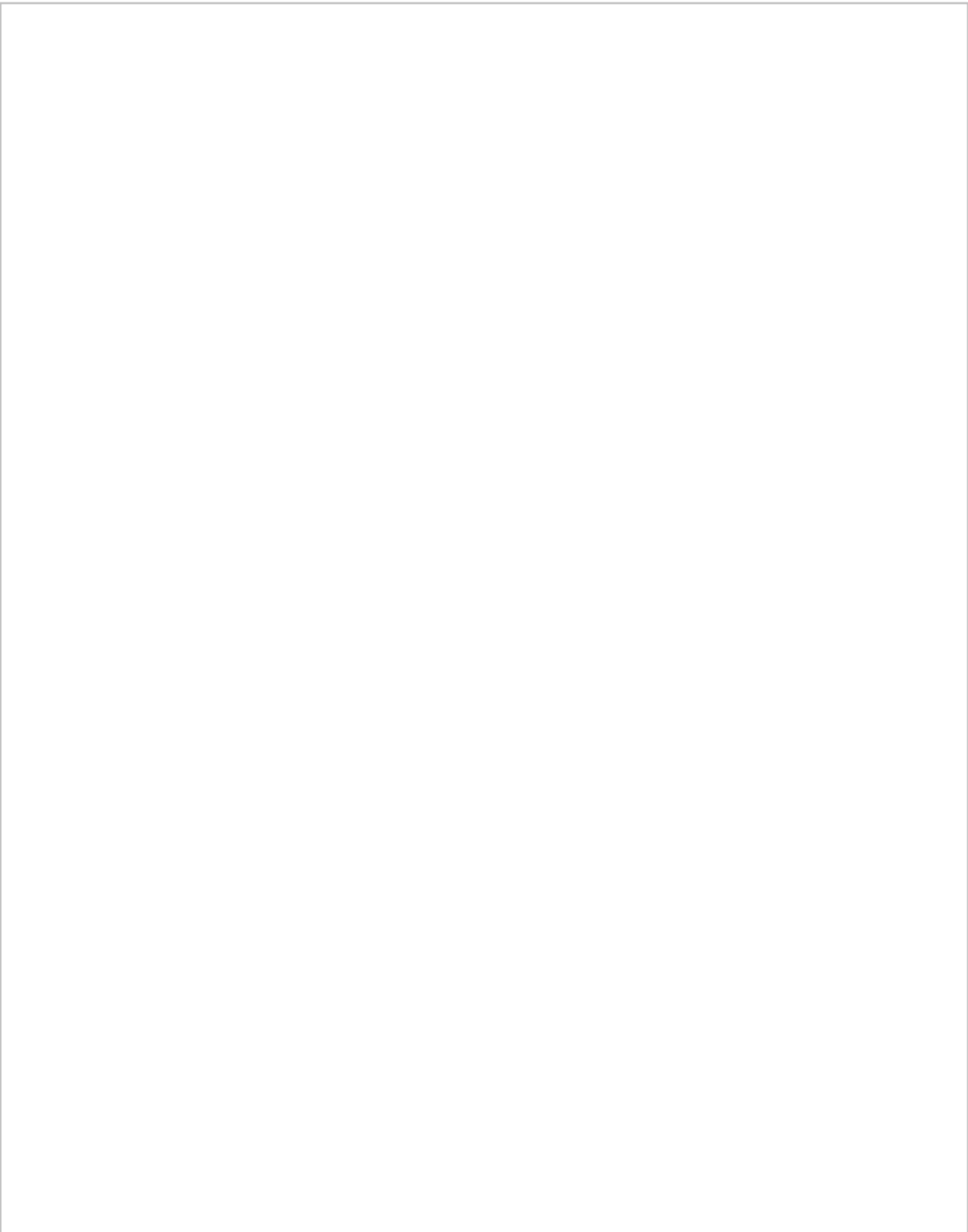
Mr. Lester/Community Planning Division,

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:](#)



John J. Ferrante
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