

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)*:

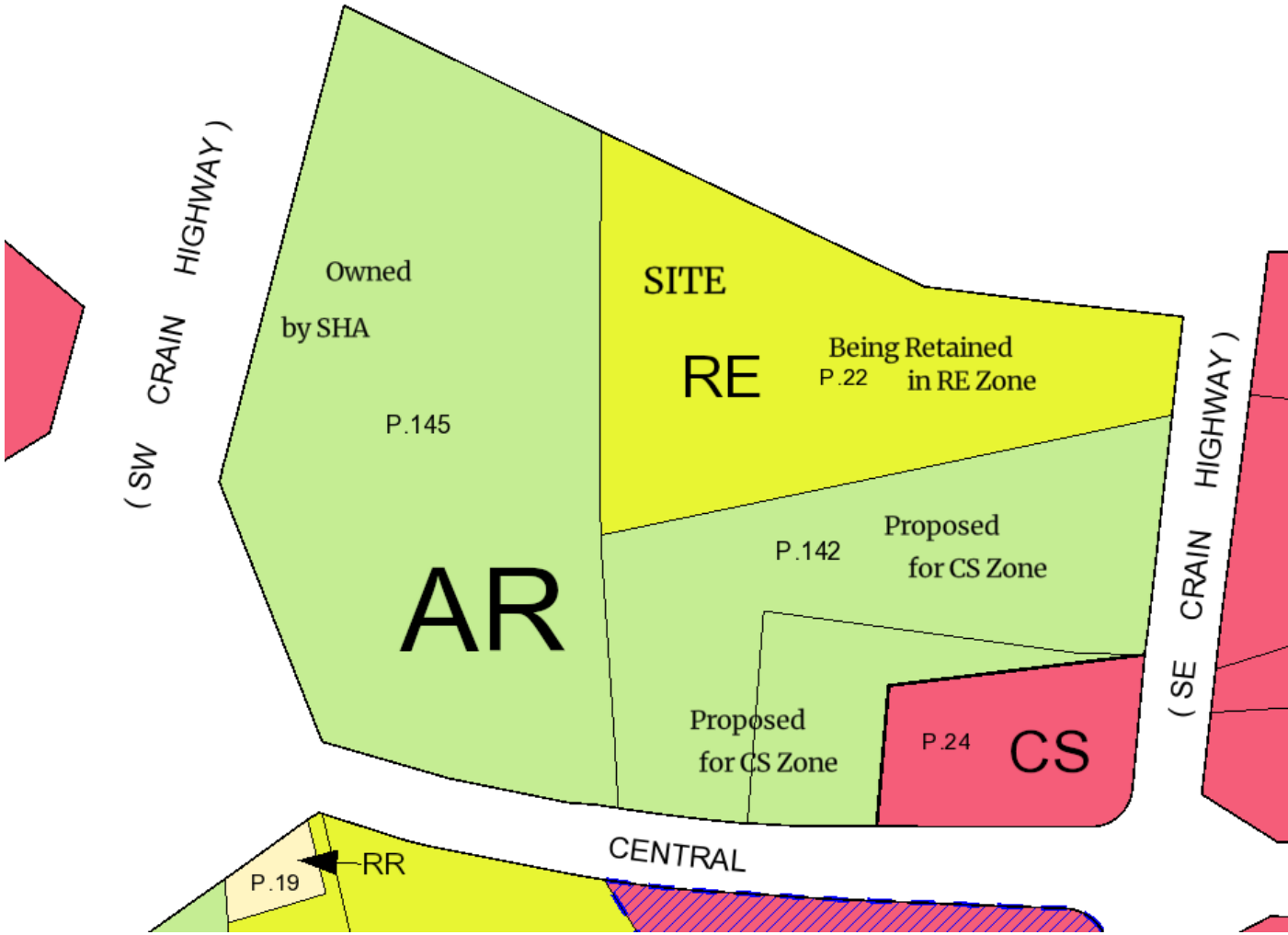
Signature _____
Signature of the Person Submitting this Form

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

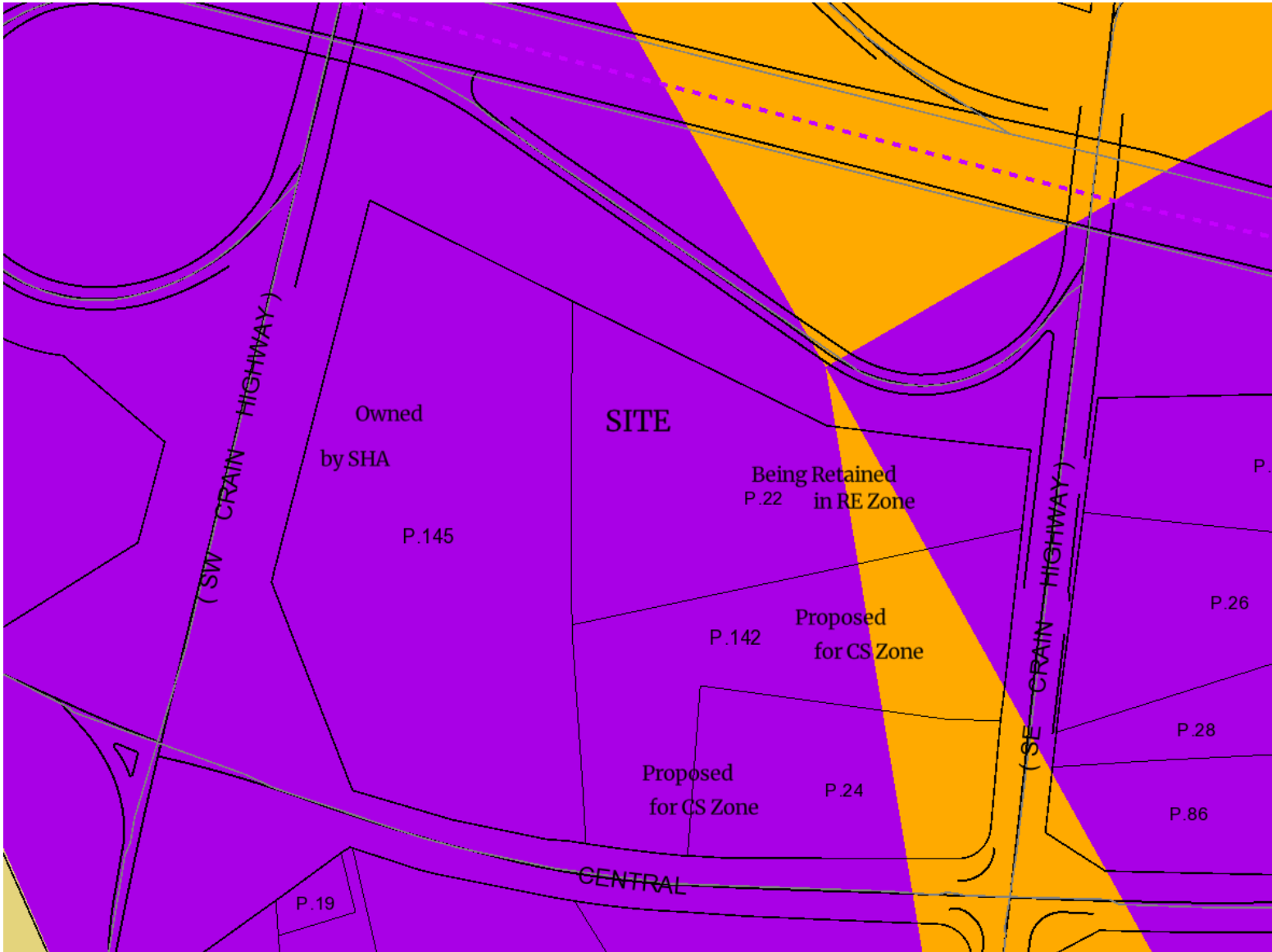
Date of Signature
 MM *DD* *YY*

*Required

Existing Zoning Map

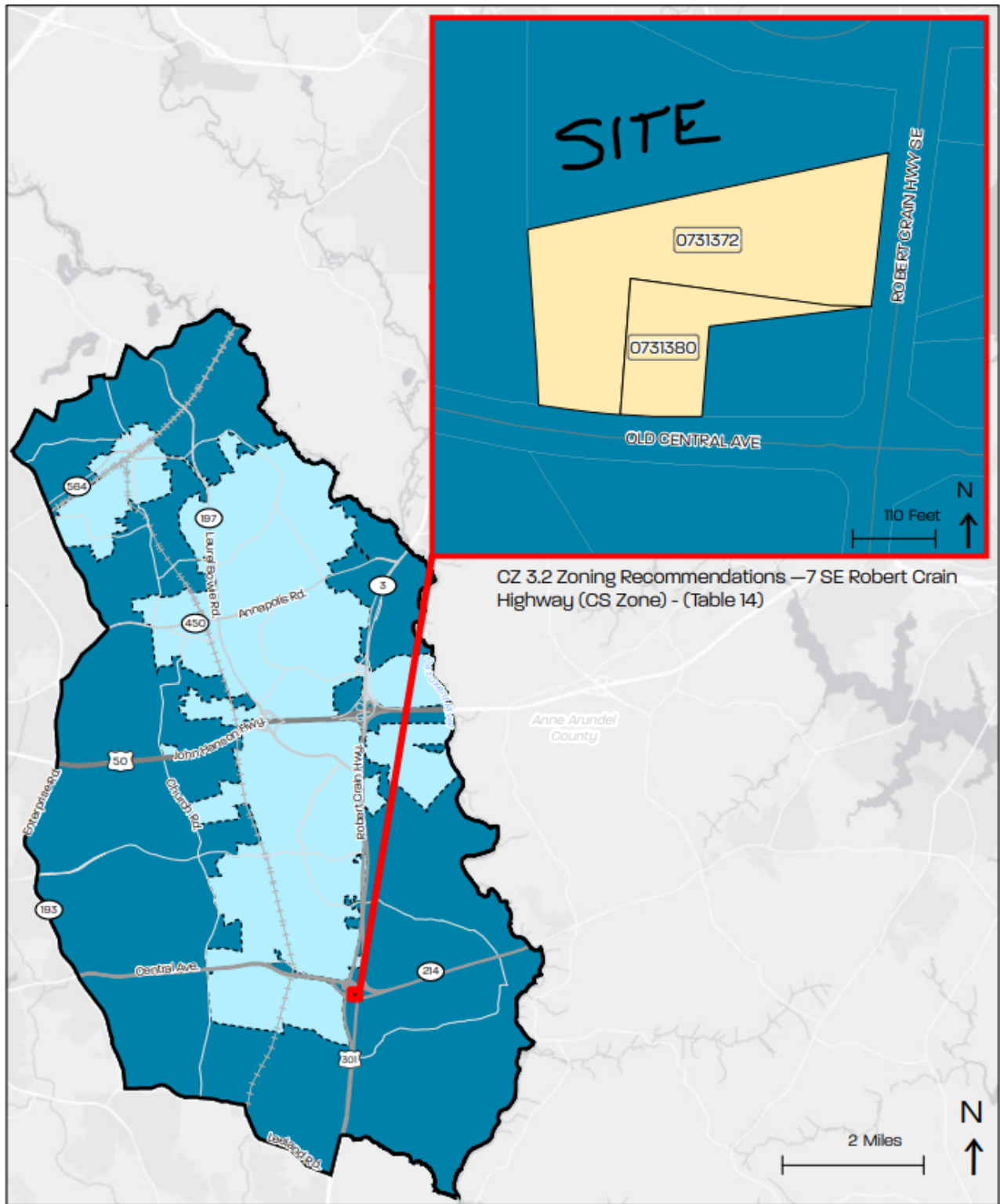


Transportation Map Showing Entire Property in the Master Plan Right-of-Way



Exhibits for 2022 Bowie SMA – 1 SE Robert Crain Highway – Tax Account 0728675

Map F-10. CZ 3.2 Zoning Recommendations



■ Master Plan Boundary ■ City of Bowie ■ Zoning Recommendations

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 Chiamonte 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—Chiamonte Property and Map F-12. CZ 3.4 Zoning Recommendations.)

Exhibits for 2022 Bowie SMA – 1 SE Robert Crain Highway – Tax Account 0728675

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

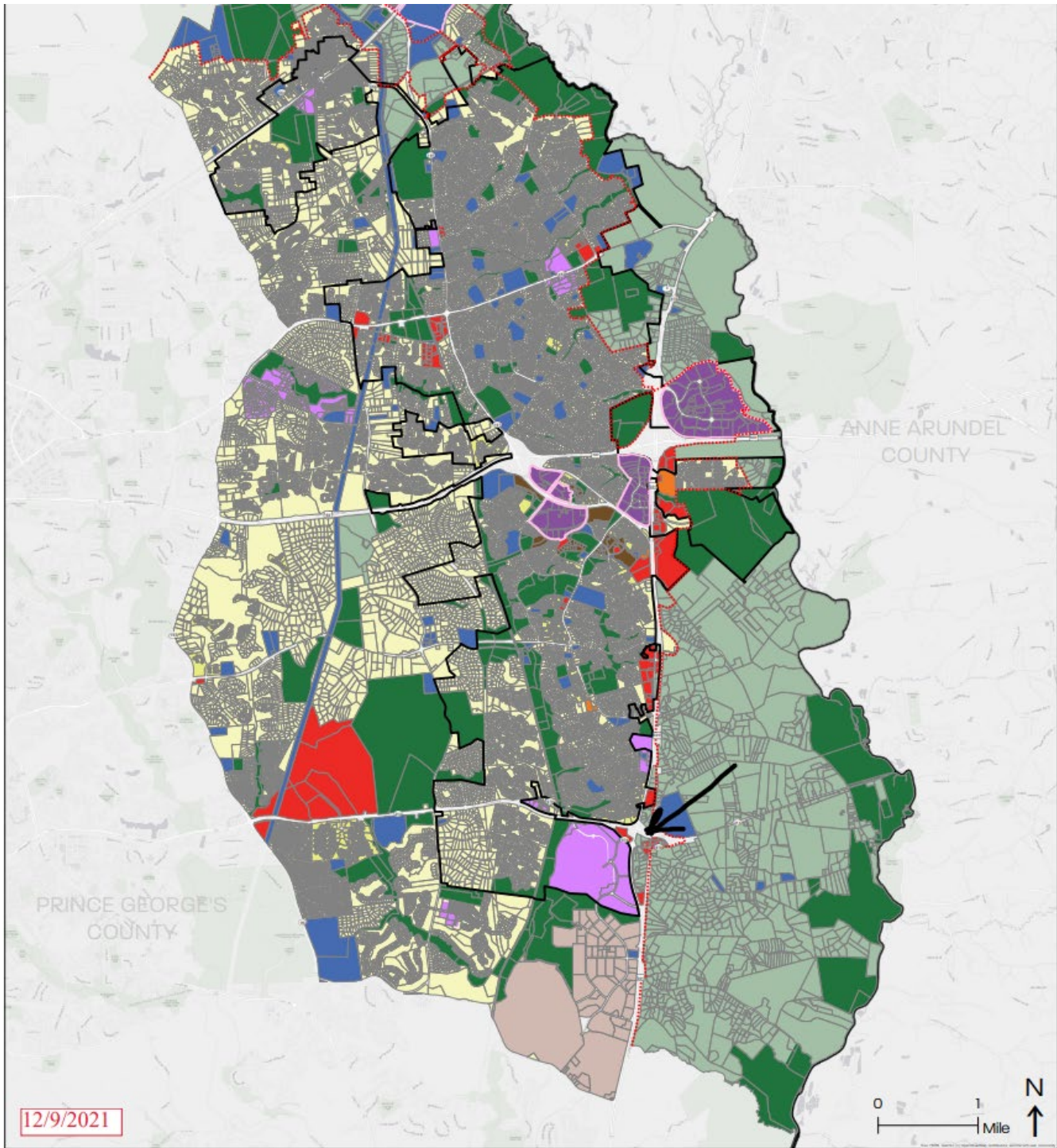
Address	Tax ID	Proposed CMA Zone	Recommended Zone	Land Use Cross Reference
7 SE Robert Crain Highway	0731372	AR	CS	N/A
11 SE Robert Crain Highway	0731380	AR	CS	N/A

The above documents were derived from the 2022 Approved Bowie-Mitchellville Master Plan and demonstrate that the abutting properties within this same median strip (7 & 11 SE Robert Crain Highway) are being proposed for the CS Zone. The Applicant owns all three of these abutting parcels which have a premise address of 1, 7 & 11 SE Robert Crain Highway. However, only 7 & 11 SE Robert Crain Highway) are being proposed for the CS Zone.

This would result in the Applicant having two CS-Zoned parcels, and one parcel (Parcel 22) in the RE Zone. All three parcels are within the same median strip and are wholly located within the Master Plan Right-of-Way of Central Avenue (Md. 214), Old Central Avenue, and Robert Crain Highway (US 301). These properties abut designated freeways and are not suitable for future residential development.

The Applicant is requesting that the 2022 Bowie-Mitchellville & Vicinity SMA be amended to include Parcel 22, (1 SE Robert Crain Highway), in the above recommendation for the CS Zone which would allow the property to be utilized for automotive storage-related uses which is a temporary and removable use. This will afford the Applicant some use of the property, while preserving the land area for future roadway improvements in accordance with the Master Plan of Transportation should funding be obtained by the State for such improvements.

Exhibits for 2022 Bowie SMA – 1 SE Robert Crain Highway – Tax Account 0728675



- | | | | | | |
|------------------|------------------------|-----------------------|-------------------------|--------------------|------------------------|
| 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 |

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
Diane L. Wellons Revocable Trust
(1 SE Robert Crain Highway)**

Dear Mr. Lester:

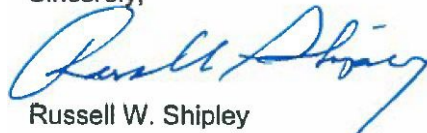
Our firm represents the interests of the Diane L. Wellons Revocable Trust regarding its rezoning request as part of the 2022 Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) process. Pursuant to Section 27-3503(b)(1)(B) of the Prince George's County Zoning Ordinance, please find the following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

- Fully Executed SMA Rezoning Request Form
- Exhibit A - 1 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.

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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 : 1 SE Robert Crain
Highway - (Diane L. Wellons
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 Rezoning Request Form
1	-	Exhibit A – 1 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 2:33 PM
To: PPD-BVMP
Cc: Lester, Thomas; Russell Shipley; Arthur Horne; Robert Antonetti; Gabrielle Green; Tom Wellons; sharonstaley@aol.com
Subject: 1 SE Robert Crain Highway (SMA Request) - 2022 Bowie-Mitchellville & Vicinity SMA
Attachments: 2022 Bowie SMA Zoning Request Form - 1 SE Robert Crain Highway (Parcel 22).pdf; Exhibit A - 1 SE Robert Crain Highway - (2022 Bowie-Mitchellville & Vicinity SMA) - Diane L. Wellons Revocable Trust - 8-10-2022.pdf; Ltr to Mr. Thomas Lester (M-NCPPC) - 1 SE Robert Crain Highway - (Submission of SMA Zoning Request - 2022 Bowie SMA) - 08-10-2022 (v.2).pdf; Transmittal - Thomas Lester - Community Planning Division - (Zoning Request - 2022 Bowie SMA) - 1 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
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**Bradley
L. Paul J**

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1	-	Cover Letter to Thomas Lester, III

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

Respectfully submitted,





John J. Ferrante

Senior Land Planner & Paralegal

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