

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

Property Address	Mailing Address	Map/Grid	Parcel	Tax ID
3900 Church Road, Bowie MD 20721	3900 Church Road, Bowie MD 20721	54/B2;C2-C3	7	07-0801290
3600 Church Road, Bowie MD 20721	3900 Church Road, Bowie MD 20721	54/B2-B3;C2-C3	59	07-0801258
3900 Church Road, Bowie MD 20721	3900 Church Road, Bowie MD 20721	54/C3-C4	60	07-0801233
3900 Church Road, Bowie MD 20721	3900 Church Road, Bowie MD 20721	54/C3	57	07-0801241
3900 Church Road, Bowie MD 20721	UNIT 202 8608 FLUTTERING LEAF TRAIL ODENTON MD 21113-	54/B3-B4;C3-C4	49	07-0801274
3900 Church Road, Bowie MD 20721	UNIT 202 8608 FLUTTERING LEAF TRAIL ODENTON MD 21113-	54/C3	51	07-0801282
3702 Church Road, Bowie MD 20721	3702 CHURCH RD Bowie MD 20721- 1235	54/C3	50	07-0801357
3900 Church Road, Bowie MD 20721	3900 Church Road, Bowie MD 20721	54/C3	58	07-0801340

Owner

The Rodenhauser Family Trust

The Rodenhauser Family Trust

The Rodenhauser Family Trust

The Rodenhauser Family Trust

Stanley L. Rodenhauser and Patricia Ann Rodenhauser ; Rodenhauser Living Trust, dtd. August 18,1997

Stanley L. Rodenhauser and Patricia Ann Rodenhauser ; Rodenhauser Living Trust, dtd. August 18,1997

Stanley L. Rodenhauser and Patricia A. Rodenhauser

Stanley L. Rodenhauser and Patricia A. Rodenhauser

Exhibit B

BOWIE-MITCHELLVILLE & VICINITY SECTIONAL MAP AMENDMENT (SMA) REZONING REQUEST FORM (Page 2.)

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:

On behalf of our client, Freeway Realty, LLC, Robert J. Antonetti, Jr. and Shipley & Horne, P.A. submits this statement in support of a request for rezoning through the *Bowie-Mitchellville and Vicinity Sectional Map Amendment* (“SMA”).

I. Property Overview & Requested Zone

The Freeway Airport is located along the west side of Church Road, south of its intersection with US 50 (the “Property”). The subject Property is located on Tax Map 54, Grids B2-B4 and C2-C4, and consists of eight deeded parcels, (Parcels 7, 49, 50, 51, 57, 58, 59 and 60) totaling approximately 131.50 acres as described in Exhibit A concurrently filed with this SMA request. The Property is currently in the AR (Agricultural-Residential) Zone, and has a main street address of 3900 Church Road, Bowie, Maryland 20721. The Property is currently utilized as a family-owned general aviation airport. The current iteration of the airport was formally incorporated in 1961 and is used primarily for individual aircraft maintenance, fueling, storage, and flight trainings. The Property is currently improved with a runway, aircraft hangars, and multiple accessory buildings. Freeway Realty, LLC is the contract purchaser of the Property, and desires to redevelop the site with medium-density residential development.

Freeway Realty, LLC respectfully requests that the Property be rezoned through the SMA to the **RSF-A (Residential Single-Family – Attached) Zone** pursuant to the recommendations of the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* (the “2022 Master Plan”).

II. Prior Entitlement History

The Property has a significant entitlement/approval history. In 1968, a use and occupancy permit was issued by the County for a certified non-conforming general aviation airport on the Property. More recently, Preliminary Plan 4-20006 (the “PPS”) was approved by the Planning Board to allow the development of up to 509 residential dwelling units (including attached and one-family detached units). DSP-20015 was

similarly approved by the Planning Board reflecting grading, lotting patterns, public and private streets, and recreational areas for the Property to develop with attached and one-family detached dwellings. The District Council affirmed DSP-20015 on or about September 28, 2021. It should be noted that the residential development proposed for the Property in PPS 4-20006 was determined by the M-NCPPC technical staff and the Planning Board to meet all public facility requirements set forth in the Subdivision Regulations. This included (but was not limited to) facilities related to transportation, water and sewer (public system), fire and police response times, school impacts, recreational facilities, environmental impacts, etc.

III. **Current Use of Property & Surrounding Uses**

As stated herein, the Property is currently utilized as a general aviation airport. The Freeway Airport owners operate a flight school, aircraft maintenance facilities, an aircraft fueling station, in addition to providing storage/parking for privately owned aircraft. These uses are allowed as part of the approved legal non-conforming airport use on the site. Given its use as an active airport, prior master plans have retained a low-density zoning category for the Property to avoid incompatible use outcomes both on and around the site. Notwithstanding, the airport also has a record of accidents involving aircraft and surrounding properties. Notably, Freeway Airport has had at least 32 reported NTSB accidents involving aircraft since 1983, including at least ten (10) fatalities. Most recently a crash occurred on September 12, 2019, where a plane leaving the airport crashed into a vehicle heading eastbound on US 50. Traffic on US 50 was closed in both directions due to the accident.

Over the last several decades the Church Road corridor (adjacent to the Freeway Airport) has seen substantial residential development which did not exist when airport operations began on the Property over 60 years ago. These residential communities nearly surround the Freeway Airport and include, but are not limited to, the Waterford residential community to the west of the Property, (on the west side of the high-tension PEPCO power lines), the large master planned community known as Fairwood, (with 1,700 units on the immediate north side of US 50), and the Collingbrook residential community to the east. As such, it is no longer appropriate for small to medium sized aircraft to take off and depart from an airport when it is surrounded by low, to moderately dense, residential development. Conversely, redevelopment of this active airport with medium-density residential development (including attached and one-family detached dwellings) as recommended by the 2022 Master Plan will be compatible with the current residential uses in surrounding communities.

IV. **Master (or Sector) and General Plan Recommendation**

2022 Master Plan

On March 8, 2022, the District Council approved the 2022 Master Plan pursuant to CR-18-2022. Amendment 2 of CR-18-2022 requested certain revisions to the preliminary master plan to address the land use and comprehensive zoning policies

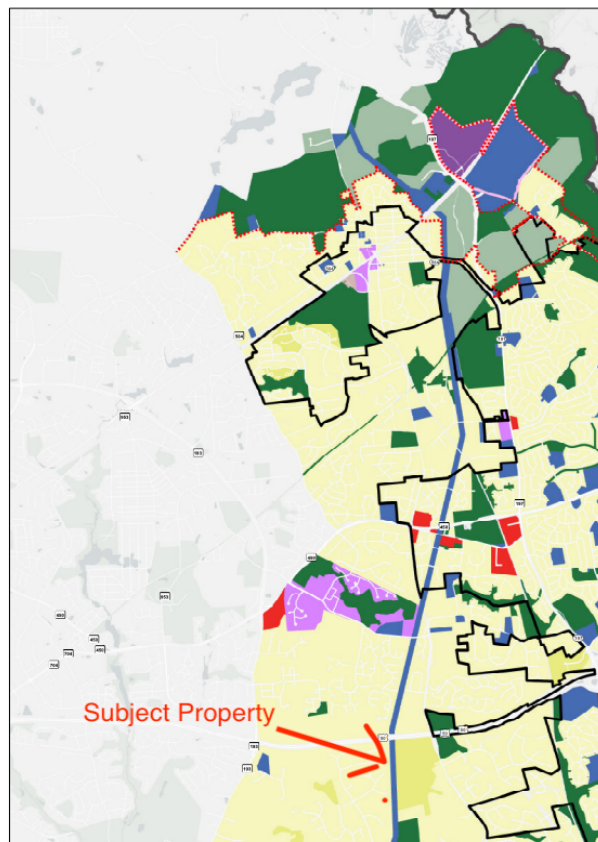
related to the Property. The adopted 2022 Master Plan recommends a “Residential Medium” classification for the Property which is defined as follows:

Residential Medium	Residential areas between 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached).	(> 3.5 and <= 8)
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(See 2022 Master Plan, p. 49)

Similarly, the approved “Future Land Use Map” in the 2022 Master Plan indicates that the Property be categorized in the “Residential Medium” designation.

Map 16. Future Land Use



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

(See 2022 Master Plan, p.50 – Emphasis added)

Further, Policy LU 3 in the 2022 Master Plan recommends creating “strategic opportunities for infill housing” within the planning area. Specifically, Policy LU

3.1 (see below) recommends (in part) that the Property “be redeveloped with medium-density single-family, attached or detached housing”. (Emphasis added).

ESTABLISHED COMMUNITIES

Policy LU 3

Map 16. Future Land Use recommends creating strategic opportunities for infill housing and commercial land uses within Established Communities, served by existing infrastructure.

LU 3.1 Should Freeway Airport be unable to redevelop pursuant to Preliminary Plan of Subdivision 4-20006, and should it cease operation as an airport, the properties located at 3600, 3702, and 3900 Church Road (Tax ID 0801258, 0801357, 0801290, 0801340, 0801241, 0801274, 0801233, 0801282, and 0728741) should be redeveloped with medium-density single-family, attached or detached housing. Uses other than aviation, single-family attached or detached housing, or rural or agricultural uses do not conform with this master plan. Map 16. Future Land Use, designates this property in the Residential Medium land use category. (See Strategy CZ 3.3 and Map F-11. CZ 3.3 Zoning Recommendations.)

(See 2022 Master Plan, p.50)

The above Land Use policy recommendations correlate to a comprehensive zoning policy in the approved 2022 Master Plan directing that the Property be rezoned to the RSF-A Zone as part of the SMA. Specifically, Policy CZ 3.3 directs that the Property be reclassified to the RSF-A Zone by stating the following:

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.)

(See 2022 Master Plan, p.83)

Additionally, Table 15 of the Comprehensive Zoning section of the 2022 Master Plans directs that all of the Property be rezoned to the RSF-A Zone.

Table 15. CZ 3.3 Zoning Recommendations—Freeway Airport with Properties Identified

Address	Tax ID	Proposed CMA Zone	Recommended Zone	Land Use Cross Reference
3600 Church Road	0801258	AR	RSF-A	LU 3.1
3702 Church Road	0801357	AR	RSF-A	LU 3.1
3900 Church Road	0801290	AR	RSF-A	LU 3.1
Church Road	0801340	AR	RSF-A	LU 3.1
Church Road	0801241	AR	RSF-A	LU 3.1
Church Road	0801274	AR	RSF-A	LU 3.1
Church Road	0801233	AR	RSF-A	LU 3.1
Church Road	0801282	AR	RSF-A	LU 3.1
Church Road	0728741	AR	RSF-A	LU 3.1

(See 2022 Master Plan, p.84)

As its legal non-conforming use status indicates, Freeway Airport’s airport operations present elements of incompatibility with existing suburban residential development that surrounds the Property. As such, it is no longer ideal for small to medium sized aircraft to take off and depart from an airport when it is surrounded by low-to moderately-dense residential development. Since the airport would close once residential development begins, the surrounding community would no longer have unwanted aircraft noise, or face any flight hazards from incoming or departing aircraft (which currently can occur at all hours of the day at the existing Freeway Airport). Uses consistent with those allowed in the RSF-A Zone will enhance the surrounding community by providing compatible residential development that will meet the existing and future housing needs of residents of Prince George's County. It is expected that any residential development will be high-quality with multiple architectural features to maintain compatibility with adjacent residential communities. Details of such development will be reflected in necessary entitlement applications.

Plan Prince George’s 2035, (Approved General Plan)

The RSF-A Zone recommendation in the 2022 Master Plan is in substantial compliance with relevant land use policies established in *Plan Prince George’s 2035* (“2035 General Plan). Approval of the RSF-A Zone will be consistent with the vision, policies, and strategies contained within the 2035 General Plan which places the Property within the “Established Communities” designation on the Growth Policy Map. These are areas outside Centers and Districts that are served by public water and sewer and suitable for low-to medium density development. The 2035 General Plan projects an additional 12,600 new dwelling units in the Established Communities area(s) (See 2035 General Plan, Table 17, p. 110). The Property is located within the growth boundary designated in the 2035 General Plan and represents an appropriate receiving area for residential development within the Established Communities area of the 2035 General Plan.

Approval of the RSF-A Zone through the SMA will also create local construction jobs and present valuable residential housing opportunities for existing

and future residents of Prince George's County. These residents will contribute to the local tax base and economy and bring with them skills and education levels that will make them valuable additions to the local economy and job market. Further, the redevelopment of the Freeway Airport will strengthen and enhance existing residential areas by eliminating any existing conflicts of the current airport operations with surrounding residential neighborhoods. Future RSF-A Zone development on the Property will be wholly consistent with the 2022 Master Plan's "Residential Medium" land use recommendations and will conform to the residential growth projections for "Established Communities" in the 2035 General Plan.

V. **CONCLUSION**

Based on the above reasons, Freeway Realty, LLC respectfully requests that the Property be placed in the RSF-A Zone as part of the *Bowie-Mitchellville and Vicinity Sectional Map Amendment*. It should be stated that all required State Ethics Affidavits will be timely filed with the Clerk of the Council within 30 days of the joint public hearing as required by state law. Thank you in advance for your consideration of this request.

Respectfully submitted,



Robert J. Antonetti, Jr.

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 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
Freeway Realty, LLC
(Freeway Airport)**

Dear Mr. Lester:

Our firm represents the interests of Freeway Realty, 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 – Property Ownership Information (Freeway Airport)
- Exhibit B – SMA Rezoning Request Statement of Justification

It should be noted that and 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.

Sincerely,



Robert J. Antonetti, Jr.

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.: 4028.0025

CASE NAME : Freeway Airport

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 – Property Ownership Information (Freeway Airport)
1	-	Exhibit B – SMA Rezoning Request Statement of Justification

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 10:36 AM
To: PPD-BVMP
Cc: Lester, Thomas; Robert Antonetti; Arthur Horne; Andrew Roud; Ken Findley; Natasha Peabody; Gabrielle Green
Subject: Freeway Airport (SMA Request) - 2022 Bowie-Mitchellville & Vicinity SMA
Attachments: EXHIBIT B.Freeway Airport- SMA Rezoning Request Statement.v.5.pdf; Copy of EXHIBIT A - Property Ownership Information (Freeway Airport) - v.2.xlsx; Transmittal - Thomas Lester - Community Planning Division - Rezoning Request (2022 Bowie SMA) - Freeway Airport (002).docx; Ltr to Mr. Thomas Lester - Freeway Airport - Submission of SMA Rezoning Request - 2022 Bowie SMA 08-9-2022 (v.2).docx

Importance: High

[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:

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Respectfully submitted,


John J. Ferrante
Senior Land Planner



John J. Ferrante

Senior Land Planner & Paralegal

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