

Approved Master Plan & Sectional Map Amendment



Introduction

Amendment of 2002 General Plan Tiers and Centers

The 2002 General Plan establishes policy areas for Tiers, Centers and Corridors. The 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* includes a Regional Center, future Community Center, and land within the Rural Tier and Developing Tier. The General Plan provides for the amendment of policy areas through the comprehensive planning process. The 2006 Bowie and Vicinity Master Plan and SMA amends the tier and center boundaries and designates a future community center as follows:

1. The Regional Center boundary is amended based on an analysis of walking distances from three potential future transit hub locations. Five- and ten-minute walking distances from the potential transit hub sites were used to establish the boundary. (See Map 1, page 182: Tier and Center Boundaries.) As planning for the transit hub progresses, the Regional Center boundary should be refined further to focus planning for development of the Regional Center within the walking distances of a single designated transit hub location.

Accordingly, properties located in the northeast quadrant of US 50 and MD 3 and east of US 301, between US 50 and Governor’s Bridge Road, are recommended to be removed from the Bowie Regional Center and placed in the Developing Tier. These properties should be removed from the Bowie Regional Center because they are outside the recommended ten-minute walking distances from all of the potential transit hubs and are physically separated from the Bowie Regional Center by one or two major freeways.

2. The Rural Tier and Developing Tier boundaries are amended as follows:
 - a. The PEPCO power lines and properties of The Maryland-National Capital Park and Planning Commission (M-NCPPC) located north of Old Town Bowie are to be placed in the Rural Tier to reflect the planned low-density residential and agricultural land use.
 - b. M-NCPPC parkland and property of the Washington Suburban Sanitary Commission (WSSC) adjacent to the former Bowie Race Track are to be placed in the Rural Tier to reflect the planned land use.
 - c. Property in the northeast quadrant of US 50 and MD 3 that is located within the 100-year floodplain of the Patuxent River is placed in the Rural Tier to preserve the environmental features of the area while providing a necessary connection to link two separate portions of the Rural Tier to form a contiguous Rural Tier through the Bowie and Vicinity planning area.
 - d. M-NCPPC parkland located in the northwest quadrant of US 50 and MD 3 is placed in the Rural Tier to preserve the historical and environmental significance of the property.
 - e. Property located west of the Patuxent River, south of US 50, and north of Governor’s Bridge Road is placed in the Rural Tier to form a contiguous Rural Tier through the Bowie and Vicinity planning area.
 - f. The portion of the Corporation of the Roman Catholic Clergymen property (also known as the Jesuit Property), and the Roman Catholic Archdiocese of Washington property south of MD 450 are placed in the Rural Tier to protect historic vistas and environmentally sensitive lands. The historic property of the Sacred Heart Parish should be shielded on all sides with an undisturbed visual and audio setting. Undeveloped properties in this area should be rezoned as needed to protect historic vistas and environmentally sensitive lands, and be placed in the Rural Tier. Those currently developed with commercial uses may continue as nonconforming uses in the Rural Tier.
 - g. The Rural Tier is extended to include all properties south of US 450, west of MD 3, north of US 50, and east of properties zoned R-55 (One-Family Detached Residential) that are currently classified in the R-O-S (Reserved Open Space), O-S (Open Space), R-A (Residential-Agricultural), R-E (Residential-Estate), and R-R (Rural Residential) Zones.
 - h. The Northpeake properties located east of MD 197, south and west of Race Track Road, and north of the Washington, Baltimore and Annapolis Trail, as well as several properties in this vicinity south of the WB&A Trail, are placed in the Rural Tier to protect the Horsepen Branch watershed and provide a connection between two separate portions of the Rural Tier in the northern part of the Bowie and Vicinity planning area.
3. Community Center Designation: It is recommended that a future Community Center be designated in the plan. The MARC station parking lot and its surrounding properties should be redeveloped with vertical mixed-use, pedestrian- and transit-supportive development including housing and retail uses with structured parking. To ensure that the future Community Center development is coordinated, a detailed planning study or sector plan is recommended to determine its scale, magnitude and pedestrian/bicycle linkages to the train station prior to any major development.

Build-out analysis

In October 2003, the Governor issued Executive Order 01.01.2003.33, Maryland Priority Places Strategy. Among other things, the order established a Development Capacity Task Force that was charged with the responsibility of preparing a development capacity study and reporting its findings by July 2004. The study was to find a reliable method to measure development capacity. The Governor's order required that the study consider such factors as:

- Existing land uses
- Environmental constraints
- Preserved land or land that can not be developed
- Effects of growth policies and laws, such as zoning, subdivision regulations and priority funding areas
- Population and employment projects; and
- Redevelopment and infill potential

The Task Force considered the Development Capacity model created by the Maryland Department of State Planning (MDP). The MDP model was basically a build-out analysis that used local zoning densities, recognized local water and sewer limitations, allowed for limited infill and accounted for most undevelopable land (e.g., wetlands, parks, HOA properties). The Final Report of the Governor's Task Force was released in July 2004. The Task Force concluded that the State Planning Model provided a reasonable methodology for predicting residential build out and included a recommendation that development capacity analyses form part of local master plans.

Prince George's County master plans have typically included some form of build-out charts that predicted future dwelling units and population for the study areas. Following the Task Force's recommendations and using the MDP model as a guide, this master plan refines previous methodology by using GIS technology for the first time. Several steps were taken to build a database and project future development capacity.

To determine total residential development capacity for the Bowie and Vicinity Master Plan and SMA, staff used the County's Geographic Information System (GIS) to identify properties in the Assessor Treasurer's (AT) File that are in zones that permit residential development as a primary permitted use. The identified properties were aggregated by zoning category and the following analysis was performed:

1. The total acreage of the properties as shown in the AT File accounts was computed.
2. Using AT File tax-exempt codes, properties, exempt properties were extracted from the list and the total acreage of exempt property was identified.
3. Additional analysis was performed to identify other properties that would not likely be available for future residential development. This analysis used a combination of data sources, including the AT File codes and property data, various environmental layers available in our GIS database and other information about specific properties taken from various other local sources. Once again the area of these properties within each zoning category was aggregated.
4. A series of additional analyses were performed to determine if individual properties had remaining development capacity. This included identifying properties that were already developed (based on existing improvement values) and determining if such properties had redevelopment potential (based on the size and subdivision status) or not. The area of properties that were found to be unimproved (that is, the AT File showed them to have little or no current improvement values) and those properties that were determined to have redevelopment potential was multiplied by a density factor based on the individual zoning category.
5. In accordance with the Maryland Department of Planning model, the chart on the following page summarizes the remaining development capacity for the Bowie and Vicinity Master Plan and SMA.

Table 1: Development Capacity

