NOTE

The 2023 Endorsed Bowie-Mitchellville and Vicinty Sectional Map Amendment must be used in conjunction with Resolution PGCPB 2023-68 and the Errata Sheet, attached at the end of this document.

BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT*

*Must be used in conjunction with the PGCPB Resolution 2023-68 (Endorsed June 22, 2023) and the Staff Errata Sheet (Updated June 22, 2023).

JUNE 2023





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION Prince George's County Planning Department

Abstract

Date: June 2023 Title: 2023 Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment Author: The Maryland-National Capital Park and Planning Commission Subject: Bowie-Mitchellville and Vicinity Sectional Map Amendment Source of copies: The Maryland-National Capital Park and Planning Commission 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772 Series number: 328222306 Number of pages: 223

The 2023 *Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment* (SMA) is the SMA for Planning Areas 71A (Bowie and Vicinity), 71B (City of Bowie), 74A (Mitchellville and Vicinity), and 74B (Collington and Vicinity). This SMA was initiated shortly after the approval of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan.* This SMA helps implement the goals, policies, and strategies found in the Comprehensive Zoning chapter of the master plan in order to reach the community's vision for Bowie-Mitchellville and Vicinity over the next 25 years. The approval of the SMA results in the revision to the Prince George's County official zoning map for the affected properties in SMA area. The District Council initiated this SMA on July 12, 2022 through Council Resolution CR-089-2022. The procedure followed was in accordance with Sections 27-3503(b) of the Prince George's County Zoning Ordinance.

The 2023 *Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment* must be used in conjunction with the PGCPB Resolution 2023-68 (Endorsed June 22, 2023) and the Staff Errata Sheet (Updated June 22, 2023).

Introduction

The comprehensive rezoning process, also known in Prince George's County as the sectional map amendment (SMA) process, allows for the rezoning of a section of the overall County zoning map to bring zoning into conformance with approved County plans and policies. This SMA is for the area covered by the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* and once approved will implement the zoning recommendations of the master plan. The SMA process allows the master plan's future land use vision to be implemented through the application of the appropriate zoning classifications. It ensures that future development will be in conformance with County land use plans and development policies.

The last comprehensive rezoning for the majority of the Bowie-Mitchellville and Vicinity Master Plan area occurred in 2006 under the *Approved Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* except for the area included in the 2010 *Bowie State MARC Station Area Sectional Map Amendment*.

The comprehensive rezoning process reduces the overall need for individual, or piecemeal rezoning. The approval of the zoning pattern recommended by the master plan and implemented by the SMA brings zoning into greater conformity with County land use goals and policies as they apply to the Bowie-Mitchellville and vicinity area, thereby enhancing the health, safety, and general welfare of all the County's residents.

The District Council initiated this SMA on July 12, 2022 through Council Resolution CR-089-2022. The procedure followed was in accordance with Sections 27-3503(b) of the 2018 Prince George's County Zoning Ordinance.

The County's Capital Improvement Program, 10-Year Water and Sewer Plan, and existing land use and zoning were examined and evaluated in preparation of the land use plan and this SMA. Consideration has also been given to the environmental and economic impact of the land use and zoning proposals as well as zoning requests by property owners.

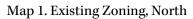
Comprehensive Rezoning Changes

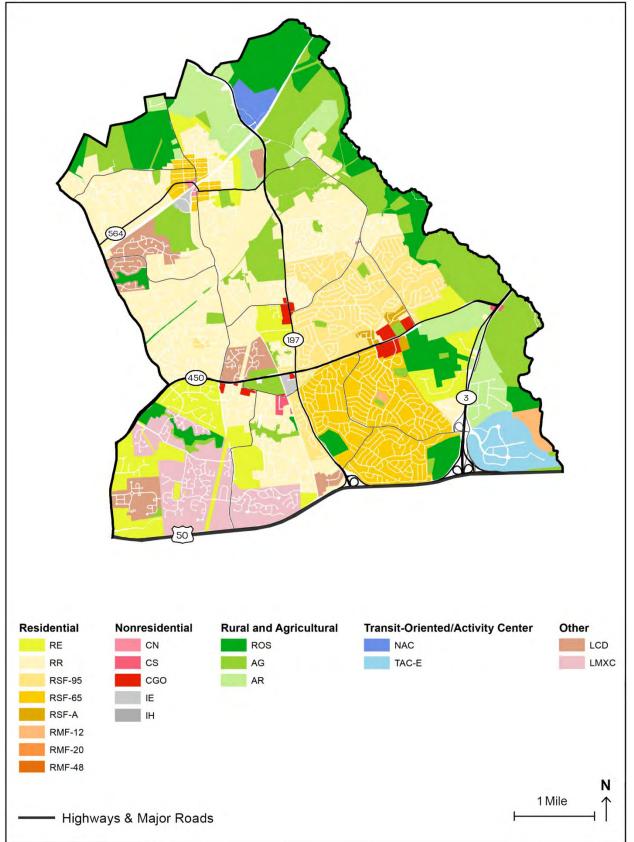
Identified below are all the rezoning proposals and justifications, as well as the existing and proposed zoning inventory for the master plan area.

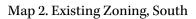
- Map 1. Existing Zoning, North (p. 5) and Map 2. Existing Zoning, South (p. 6) shows the current zoning as it exists prior to the approval of this SMA.
- Map 3. Proposed Zoning, North (p. 7) and Map 4. Proposed Zoning, South, (p. 8) shows the zoning as it is proposed by this SMA.
- Map 5. Zoning Change Property Identification, North (p. 9) and Map 6. Zoning Change Property Identification, South (p. 10) shows the location of each of the proposed zoning changes.
- Table 1. Existing and Proposed Zoning Inventory (p. 11) calculates the acreage of each zone before and after the SMA and calculates the percent change.
- Table 2. Future Land Categories (p. 12) defines each land use category.

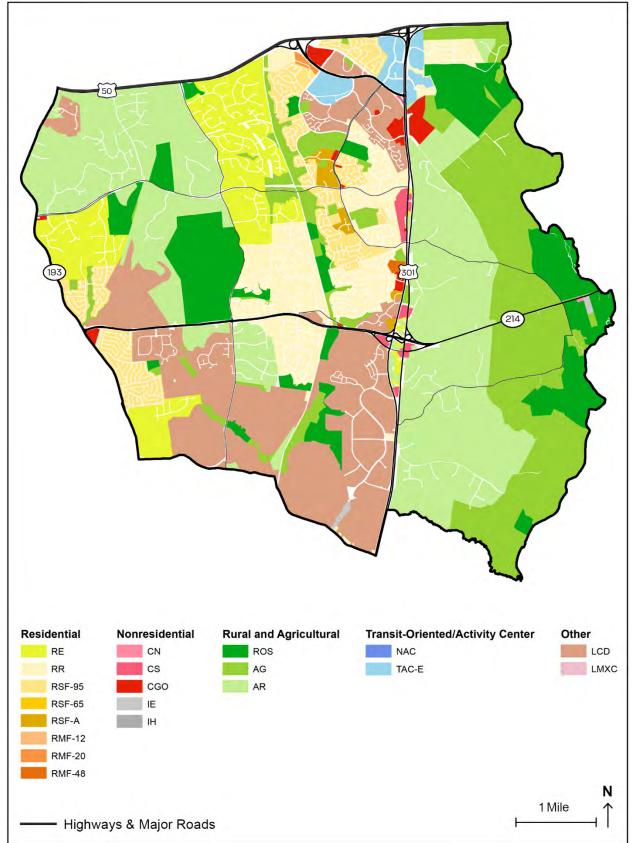
Each zoning change attempts to ensure that future development will be in conformance with County land use plans and development policies, contributing to the County's ability to accommodate

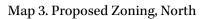
development in the immediate and foreseeable future. This is critical for allowing and encouraging the type of development desired at these locations. The SMA process provides the most appropriate mechanism to achieve this goal. The SMA includes many zoning changes based on the land use and development policies described in the master plan which are referenced accordingly.

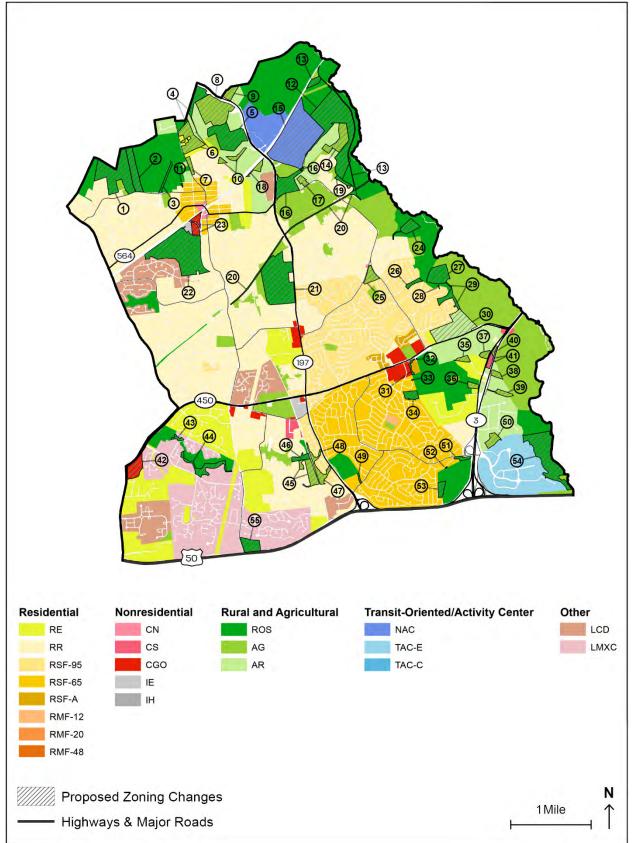


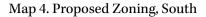


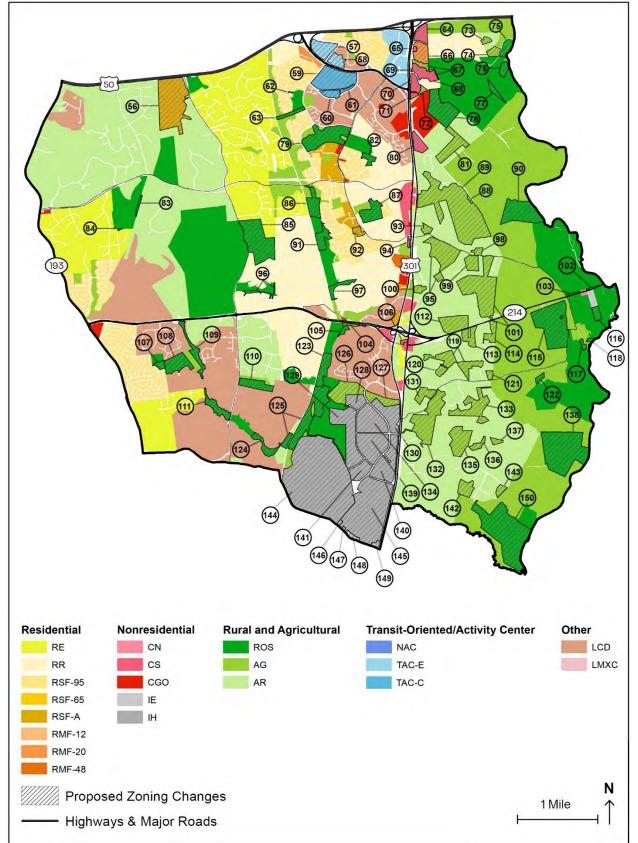


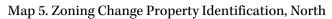


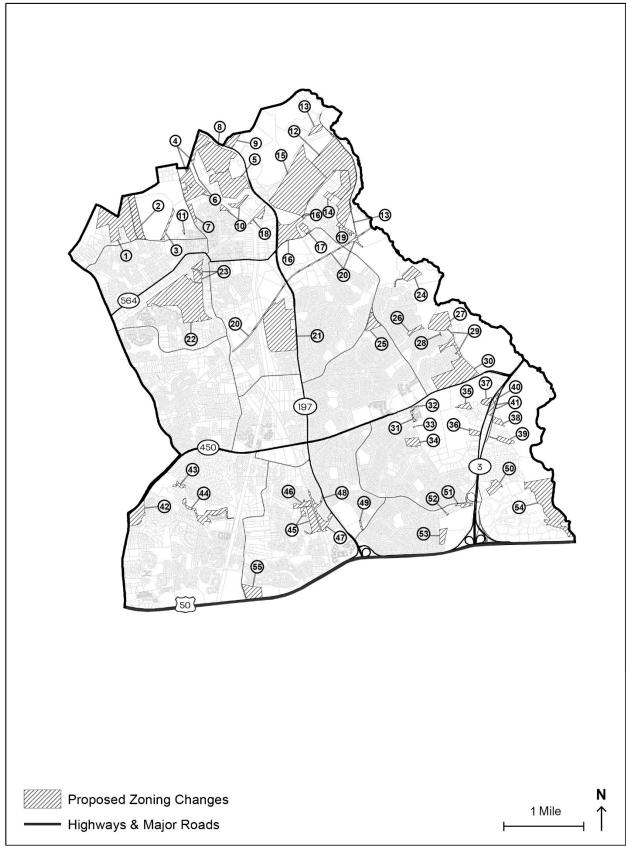


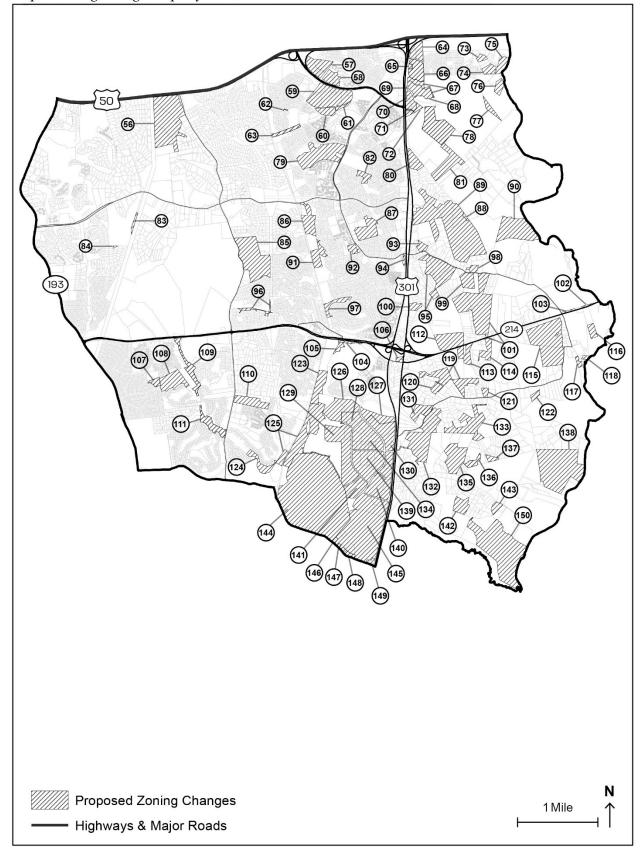












Map 6. Zoning Change Property Identification, South

Table 1: Existing and Proposed Zoning Inventory							
Zone	Existing (acres)	Proposed (acres)	Net Change (+/-) (acres)				
RE (Residential Estate)	2,786.25	2,605.54	-180.71				
RR (Residential, Rural)	5,017.67	4,898.88	-118.79				
RSF-95 (Residential, Single-Family - 95)	2,018.64	1,972.08	-46.56				
RSF-65 (Residential, Single-Family - 65)	1,185.15	1,178.39	-6.76				
RSF-A (Residential, Single-Family - Attached)	149.71	286.27	136.56				
RMF-12 (Residential, Multifamily - 12)	84.49	10.15	-74.34				
RMF-20 (Residential, Multifamily - 20)	17.40	44.08	26.68				
RMF-48 (Residential, Multifamily - 48)	19.03	19.03	0.00				
CN (Commercial, Neighborhood)	12.22	12.22	0.00				
CS (Commercial, Service)	111.51	207.20	95.69				
CGO (Commercial, General and Office)	277.79	285.23	7.44				
IE (Industrial, Employment)	69.49	51.63	-17.86				
IH (Industrial, Heavy)	0.00	1,056.73	1,056.73				
ROS (Reserved Open Space)	3,826.88	6,025.92	2,199.04				
AG (Agricultural and Preservation)	5,992.38	5,357.54	-634.84				
AR (Agricultural-Residential)	6,564.32	5,312.52	-1,251.79				
NAC (Neighborhood Activity Center)	118.29	306.77	188.48				
TAC-E (Town Activity Center [Edge])	606.91	445.07	-161.84				
TAC-C (Town Activity Center [Core])	0.00	90.69	90.69				
LCD (Legacy Comprehensive Design)	4,177.77	2,891.32	-1,286.45				
LMXC (Legacy Mixed-Use Community)	839.65	818.28	-21.37				
Total	33,875.56	33,875.56					

Designation	Description	Density (dwelling units per acre)
Mixed-Use	Areas of various residential, commercial, employment, and institutional uses. Residential uses may include a range of unit types. Mixed-use areas may vary with respect to their dominant land uses, i.e., commercial uses may dominate in one mixed-use area, whereas residential uses may dominate in another. Large-scale mixed-use development should be limited to designated Centers and other areas where it currently exists.	Based on Center
Neighborhood Mixed- Use	Traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities. Neighborhood Mixed-Use areas are located outside of designated Centers, often along arterial roadways and at key intersections and interchanges.	(=48)</td
Commercial	Retail and business areas, including employment uses, such as office and services. A range of services are provided at the neighborhood to regional level. New commercial areas have access to multimodal transportation options. These areas are intended to remain predominantly or entirely commercial.	N/A
Industrial/Employment	Manufacturing and industrial parks, warehouses, and distribution. May include other employment, such as office and services.	N/A
Institutional	Uses such as military installations, hospitals, sewage treatment plants, and schools.	N/A
Residential High	Residential areas exceeding 20 dwelling units per acre. Mix of dwelling unit types, including apartments	(>20)
Residential Medium- High	Residential areas between 8 and 20 dwelling units per acre. Mix of dwelling unit types, including apartments.	(> 8 and = 20)</td
Residential Medium	Residential areas between 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached).	(> 3.5 and = 8)</td
Residential Low	Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.	(> 0.5 and = 3.5)</td
Rural and Agricultural	Agricultural land (cropland, pasture, farm fields), forest, and very low-density residential.	(= 0.5)</td
Parks and Open Space	Parks and recreation areas, publicly owned open space (federal, state, county, municipal, and M-NCPPC), and privately owned open space.	(N/A)

Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 1	AG	ROS	91.57	LU 1.1	CZ 1.1	211NE10,
						211NE11,
						212NE10,
						212NE11

Discussion: Rezoning the subject properties to Reserved Open Space (ROS) is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject properties meet these criteria as they are owned by Prince George's County, and each property measures over 20 acres. Both subject properties are undeveloped, fully wooded and include water features. Rezoning to ROS will help preserve the recommends land use of Parks and Open Space and the sensitive environmental features.

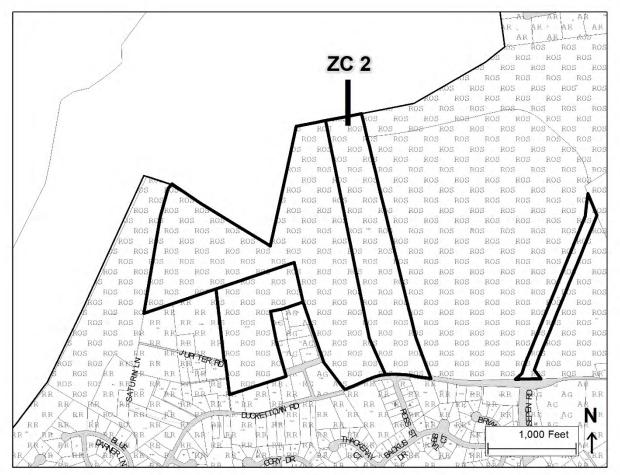
Use	Address	Tax Map and	Lot/Parcel	Tax		
		Grid		Account(s)		
Parks and	Jupiter Road	28E1, 28E2	Parcel 141	1651470		
Open Space						
Parks and	12200 Duckettown Road	28D1, 28E1,	Parcel 1	1656479		
Open Space		28D2, 28E2,				
		28F2				

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 2	AG	ROS	32.50	LU 1.1	CZ 1.1,	212NE11
					CZ 1.2	

Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1, CZ 1.1, and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject property meets these criteria as it is owned by Prince George's County, and measures over 20 acres. The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public property or lot line with a parcel in the ROS Zone to the ROS Zone. Subject property meets this criterion. The subject property is undeveloped, fully wooded and includes water features. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features.

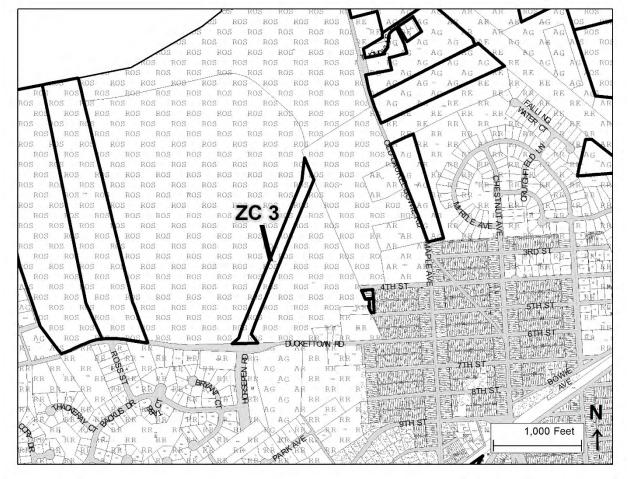
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and	12200 Duckettown Road	28E1, 28F1,	Parcel 149	1628353,
Open Space		28E2, 28F2		1628346



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 3	AG	ROS	6.05	LU 1.1	CZ 1.2	212NE11

Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. The subject property is undeveloped. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

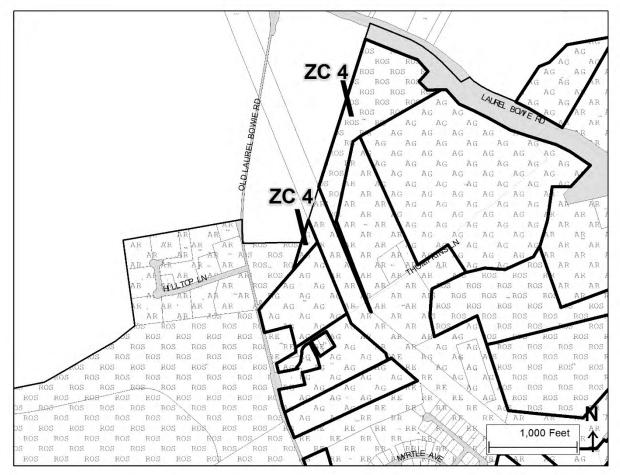
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and	Duckettown Road	29A1, 28F2,	Parcel 3	1580158
Open Space		29A2		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 4	AR	ROS	21.98	LU 1.1	CZ 1.1	213NE11

Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject property meets these criteria as they are owned by the United States of America, and the property measures over 20 acres. The property is undeveloped, fully wooded and includes wetlands and wetlands of special state concern. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features.

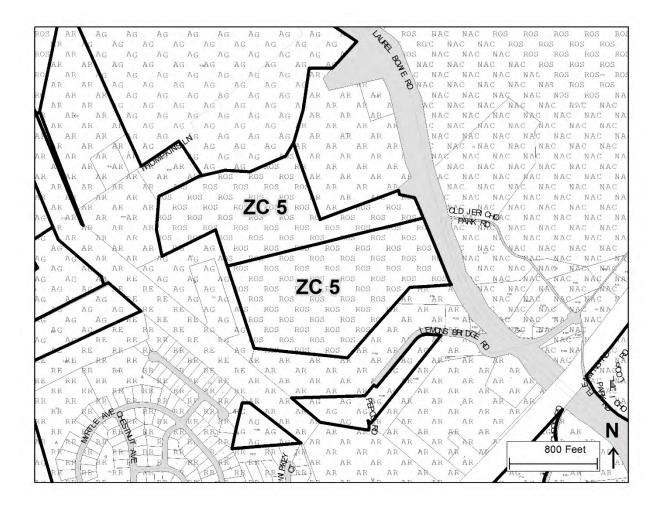
Use	Address	Tax Map and	Lot/Parcel	Tax
		Grid		Account(s)
Parks and	Jericho Park Road	22A3, 22A4,	Parcel 30	1611755
Open Space		22B3		



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 5	AR	ROS	64.00	LU 1.1	CZ 1.1	212NE11,
						212NE12,
						213NE11,
						213NE12
Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU						
1.1 and CZ 1.1. Th	ne applicab	le Land Use strat	egy (LU 1.1) desig	gnates comm	unity parks, ser	nsitive
environmental ar	reas, and op	pen spaces for Pa	rks and Open Spa	ice land uses.	The proposed	zone for the
subject propertie	s helps imp	plement both the	applicable strate	gy and the pl	an's future land	use map
(Map 16. Future l	Land Use).	The applicable C	Comprehensive Zo	oning strateg	y (CZ 1.1) recon	nmends
reclassifying all p	ublic prop	erties that are at l	least 20 acres in s	ize into the R	OS Zone. The s	ubject
properties meet t	hese criter	ia as they are own	ned by the City of	Bowie, and e	ach property m	leasures over
20 acres. Both sul	bject prope	erties include woo	oded areas, and th	ne northern p	roperty include	es wetlands.
The two properti	es are with	in the City of Bov	vie's Jericho Park.	Rezoning to	ROS will help p	oreserve the
recommended la	nd use of P	arks and Open Sp	pace and the sens	itive environ	mental features	s.
Use	Address		Tax Map and	Lot/Parcel		Tax
			Grid			Account(s)
Parks and	Jericho Pa	ark Road	22B4, 22C4	Parcel 17		1580711
Open Space						
Parks and	9510 Lau	rel Bowie Road	22B4, 22C4,	Parcel 36		1580729
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29B1, 29C1

Open Space



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 6	RE/AR	AG	38.50	LU 2.1	CZ 2.1	213NE11,
						212NE11

Discussion: Rezoning the subject properties to Agricultural and Preservation (AG) is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as each is owned by a private entity, and each property measures over five acres and contains a dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	9307 Old Laurel Bowie Road	22A4, 22B4,	Parcel 5	1631571
Agricultural		29A1, 29B1		
Rural and	9401 Old Laurel Bowie Road	22A4, 22B4,	Parcel 12	1650704
Agricultural		29A1		
Rural and	9513 Old Laurel Bowie Road	22A4	Parcel 69	1650720
Agricultural				

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 7	RE	AG	6.44	LU 2.1	CZ 2.1	212NE11

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains a dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

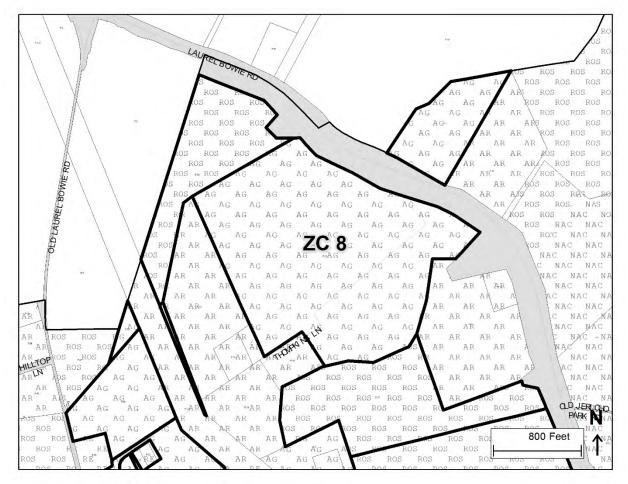
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	9201 Old Laurel Bowie Road	29A1, 29A2	Parcel 260	1580240
Agricultural				

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 8	AR	AG	73.44	LU 2.1	CZ 2.1	213NE11,
						213NE12

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains a dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

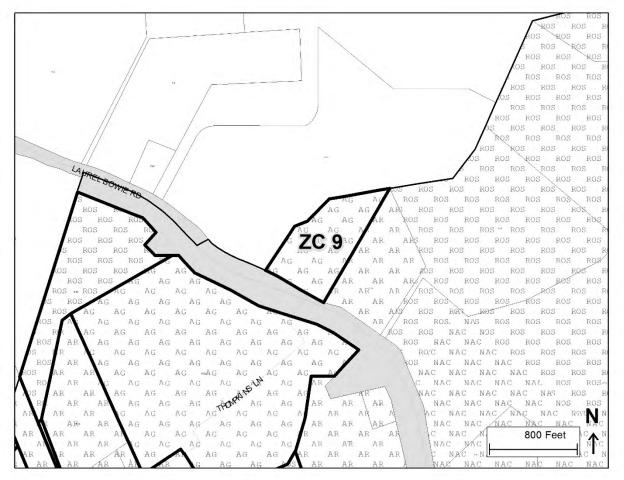
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	13100 Thompkins Lane	22A3, 22B3,	Parcel 33	1616770
Agricultural		22C3, 22B4,		
		22C4		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 9	AR	AG	12.29	LU 2.1	CZ 2.1	213NE12

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains no dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to appropriate uses

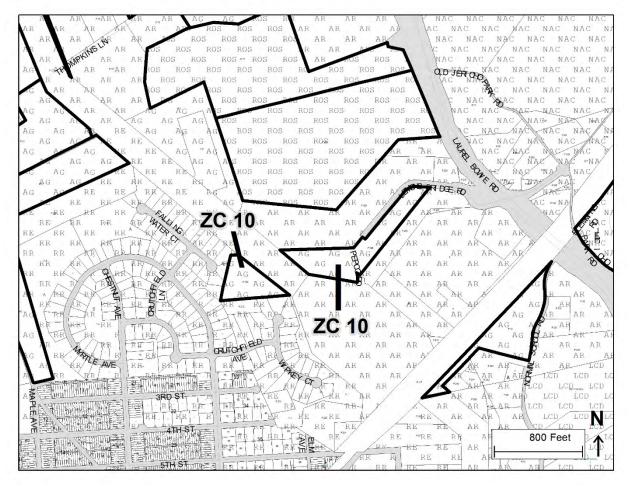
Use	Address	Tax Map and	Lot/Parcel	Tax
		Grid		Account(s)
Rural and	10001 Laurel Bowie Road	22B3, 22C3	Parcel 7	1667906
Agricultural				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 10	AR	AG	10.03	LU 2.1	CZ 2.1	212NE12

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses
for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps
implement both the applicable strategy and the plan's future land use map (Map 16. Future Land
Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the
Rural and Agricultural Area to the AG Zone including all contiguous non-public parcels in common
ownership that are greater than or equal to five acres in size. The subject property meets these
criteria as it is owned by a private entity, and the property measures over five acres. Rezoning to AG
will limit development in the Rural and Agricultural Area to uses consistent with the master plan.UseAddressTax Map andLot/ParcelTax Account(s)

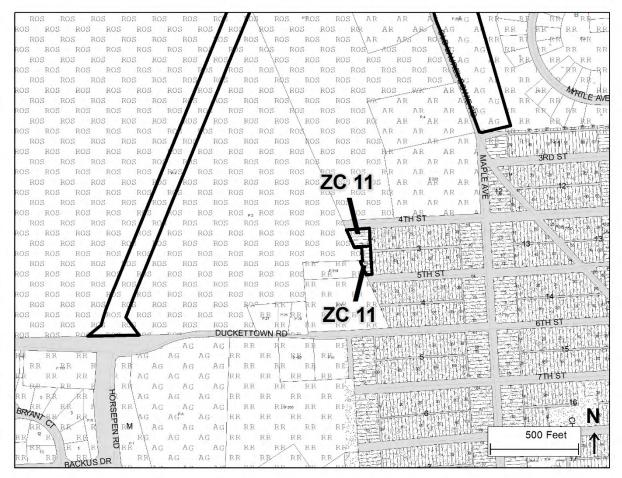
		Grid		
Parks and	9301 Lemons Bridge	29B1, 29C1	Parcel 186	1659887
Open Space	Road			



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 11	AG/RSF-	ROS	0.44	LU 1.1	CZ 1.2	212NE11
	65					

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by public entities, Prince George's County and M-NCPPC. The northern properties are owned by Prince George's County and southern properties are owned by M-NCPPC. They are also undeveloped. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	4th Street	29A2	Lots 1-5	1699701
Open Space				
Parks and	4th Street	29A2	Lots 6-13	1580174
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 12	AG	ROS	145.36	LU 1.1	CZ 1.1	212NE12,
						212NE13,
						213NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject properties meet these criteria as they are owned by the State of Maryland, and each property measures over 20 acres. Both subject properties include wooded areas, and the northern property includes wetlands. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

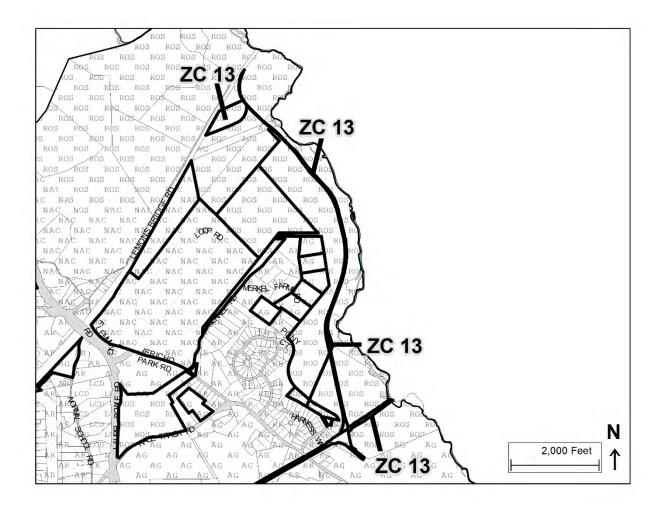
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Jericho Park Road	22E3, 22F3,	Parcel 54	1682905
Open Space		22E4, 22F4		
Parks and	Jericho Park Road	22F3, 23A3,	Parcel 31	1682962
Open Space		22E4, 22F4,		
		23A4, 29E1,		
		29F1, 30A1,		
		29F2		

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 13	AG	ROS	16.82	LU 1.1	CZ 1.2	214NE13,
						213NE13,
						212NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by a public entity, M-NCPPC. These undeveloped, wooded lands are located partially on floodplain. They are also within the regulated and evaluation area of the Green Infrastructure Network (2017), include streams and wetlands. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

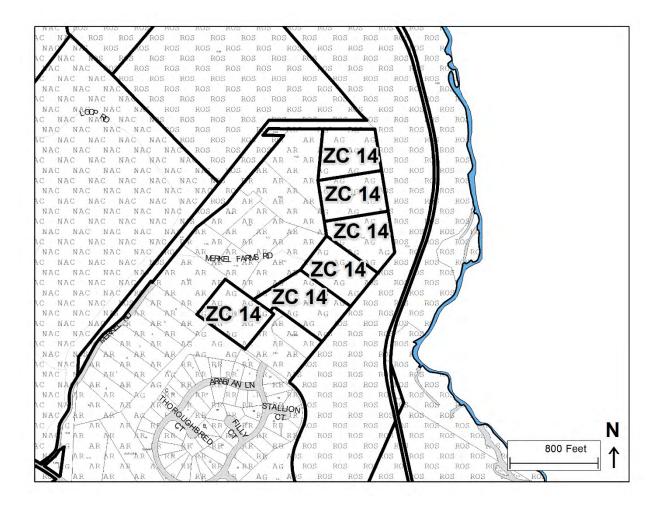
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	9701 Lemons Bridge Road	22E2, 22F2,	Parcel 64	1621804
Open Space		22E3, 22F3		
Parks and	9501 Merkel Farms Road	22F2, 22F3,	Parcel 11	1658269
Open Space		23A3, 23A4,		
		30A1, 30A2		
Parks and	Jericho Park Road	30A1	Parcel 19	1646033
Open Space				
Parks and	Race Track Road	30A2	Parcel 18	1700970
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 14	AR	AG	31.63	LU 2.1	CZ 2.1	213NE13,
						212NE13

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	9300 Merkel Farms Road	22F4, 29F1	Parcel 22	1571694
Agricultural				
Rural and	9437 Merkel Farms Road	22F4, 23A4	Parcel 26	1626464
Agricultural				
Rural and	9435 Merkel Farms Road	22F4, 23A4	Parcel 27	1658798
Agricultural				
Rural and	9450 Merkel Farms Road	22F4, 29F1	Parcel 21	1650746
Agricultural				
Rural and	9439 Merkel Farms Road	22F4	Parcel 24	1650811
Agricultural				
Rural and	9306 Merkel Farms Road	22F4, 29F1	Parcel 20	3253879
Agricultural				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 15	AG	NAC	188.48	LU 8	CZ 6.1	213NE12,
						213NE13,
						212NE12,
						212NE13

Discussion: Rezoning the subject properties to Neighborhood Activity Center (NAC) is consistent with the master plan and strategies LU 8.1, and CZ 6.1. The applicable Land Use policy (LU 8) designates mixed uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 6.1) recommends reclassifying the portion of the BSU campus within the BSU MARC Campus Center to the NAC Zone.

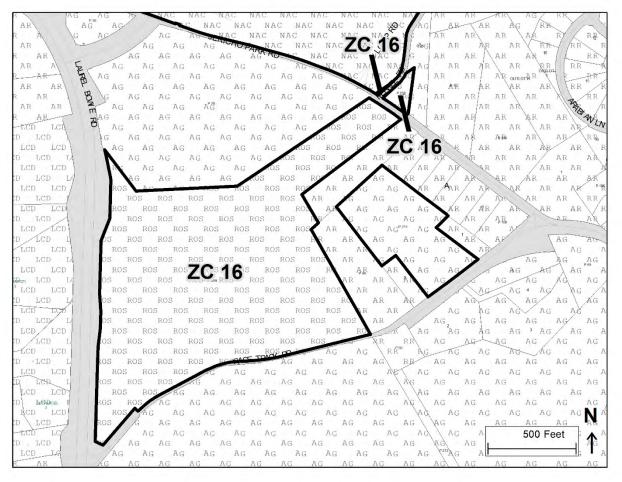
Use	Address	Tax Map and	Lot/Parcel	Tax
		Grid		Account(s)
Institutional	Fleming Road	22E3, 22D4,	Parcel 50	1615558
		22E4		
Institutional	14000 Jericho Park Road	22E3, 22D4,	Parcel 28	1646090
		22E4, 22F4,		
		29D1, 29E1		

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 16	AG	ROS	37.48	LU 1.1	CZ 1.1	212NE12,
						211NE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject property meets these criteria as they are owned by the State of Maryland, and the property measures over 20 acres. The subject property includes wooded areas, regulated and evaluation area of the green infrastructure network (2017), as well as streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

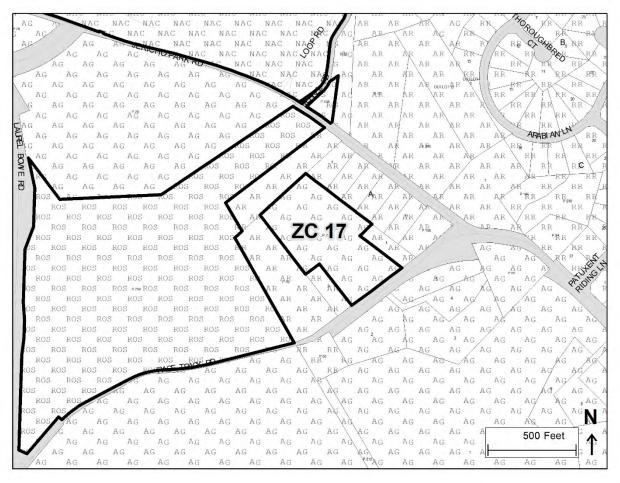
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Race Track Road	29D1, 29E1, 29D2, 29E2	Parcel 259	1682913



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 17	AR	AG	6.37	LU 2.1	CZ 2.1	212NE12,
						212NE13

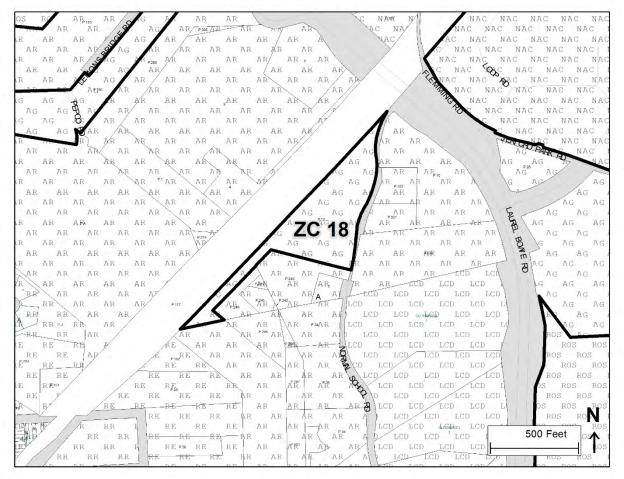
Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains no dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	9009 Race Track Road	29E2	Parcel 214	1587294



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 18	AR	AG	6.50	LU 2.1	CZ 2.1	212NE12

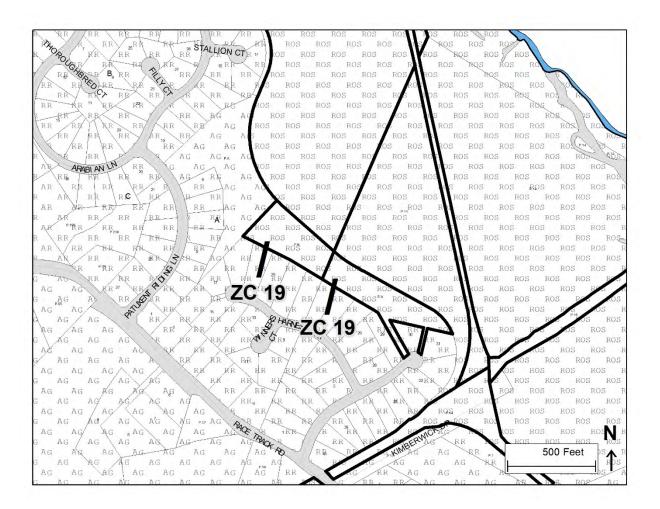
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	9106 Normal School Road	29C1, 29D1,	Parcel 12	1672625
Agricultural		29C2		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 19	AG	ROS	5.21	LU 1.1	CZ 1.2	212NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by a public entity, M-NCPPC. These undeveloped, wooded lands are located partially on floodplain. They are also within the regulated and evaluation area of the Green Infrastructure Network (2017), include streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

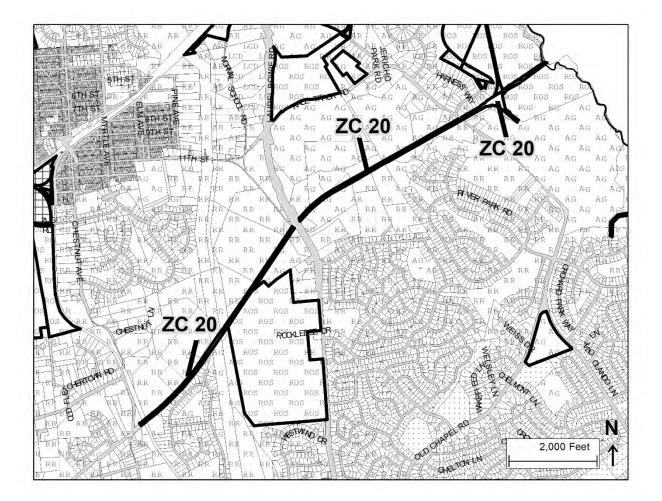
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	14818 Kimberwick Drive	29F2, 30A2	Parcel A	1671437
Open Space				
Parks and	14822 Kimberwick Drive	29F2	Parcel B	1671718
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 20	AG	ROS	18.95	LU 1.1	CZ 1.2	210NE12,
						211NE12,
						211NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is located partially on floodplain. It is also within the regulated and evaluation area of the Green Infrastructure Network (2017), includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

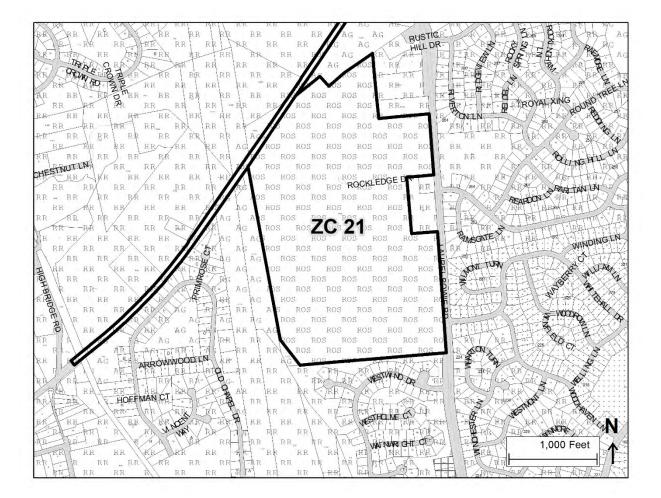
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	8615 Race Track Road	29D3, 29E3,	Parcel 14	1658277
Open Space		29F3, 29F2,		
		30A2, 29D4,		
		37D1, 37C1,		
		37C2		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 21	AG	ROS	129.22	LU 1.1	CZ 1.1	210NE12,
						211NE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject property meets these criteria as they are owned by the City of Bowie, and the property measures over 20 acres which was improved with a golf course. The subject property is within the regulated and evaluation area of the Green Infrastructure Network (2017) and includes wetlands as well as streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

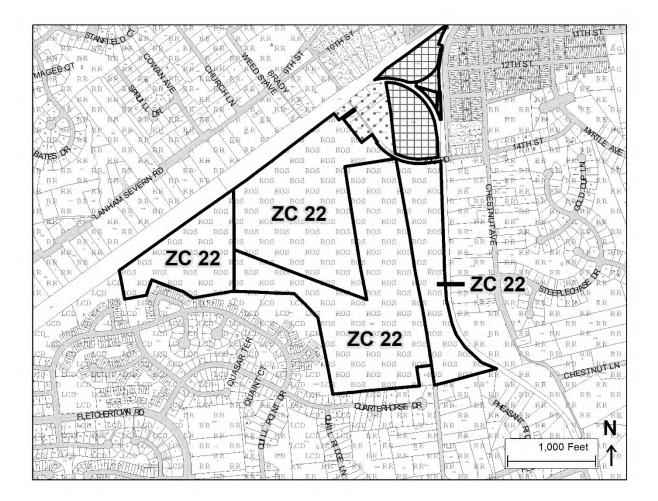
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	7704 Laurel Bowie Road	29D4, 29E4,	Parcel 36	1578863
Open Space		37D1, 37E1,		
		37D2, 37E2		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 22	AG/LCD	ROS	149.02	LU 1.1	CZ 1.1	211NE11,
						210NE11

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject property meets these criteria as they are owned by the City of Bowie, and the property measures over 20 acres. The subject property is within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes wetlands as well as streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	8400 Zug Road	29A3, 28F4,	Parcel 256	1583129
Open Space		29A4, 29B4,		
		37A1, 37B1		
Parks and	Zug Road	29A3, 28F4,	Parcel 143	1583137
Open Space		29A4		
Parks and	Zug Road	29A3, 29A4,	Parcel 114	1658129
Open Space		29B4, 37B1		
Parks and	8060 Quill Point Drive	28F4	Parcel E-20	1582816
Open Space				



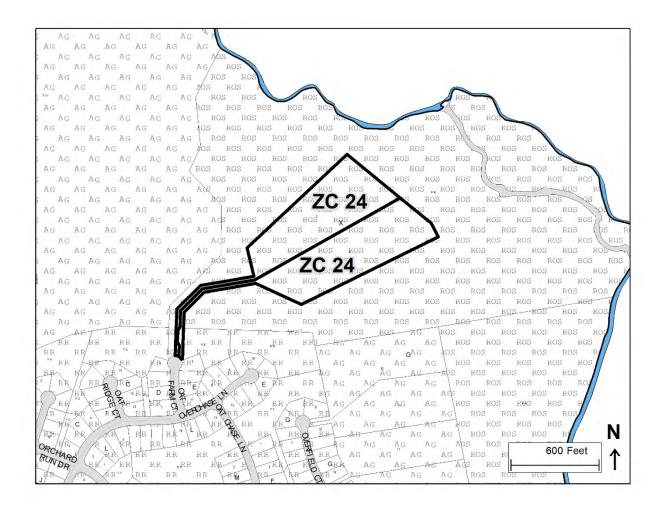
Change Number	Current	Proposed	Acres of	Applicab	le	200' Scale
	Zone	Zone	Change	Strategy		Index Map
				LU	CZ	
ZC 23	IE	CGO	14.91	LU 15.1	CZ	211NE11
					10.1	
Discussion: Rezoning the	subject prop	erties to Comm	nercial, Genera	al and Offi	ce (CGO)	Zone is
consistent with the mast	er plan and s	trategies LU 15	.1, and CZ 10.1	. The appl	icable Laı	nd Use strategy
(LU 15.1) designates mix	of arts-and-e	ntertainment-i	related uses an	ıd makersj	paces as is	s also reflected
in Map 16. Future Land U	lse in the ma	ster plan recon	nmends mixed	uses. The	applicabl	e
Comprehensive Zoning s	trategy (CZ 1	0.1) recommen	ıds reclassifyir	ng subject j	properties	s into the CGO
Zone to support a mix of	uses.					
Use	Address		Tax Map	Lot/Parc	el	Tax
			and Grid			Account(s)
Industrial/Employment	Railroad Av	enue	29A3, 29B3	Parcel 10)4	1622547
Industrial/Employment	Zug Road		29B3	Parcel 21	.8	1658145
	0000 7 D	1	0040.0000	D 105	1	1665005
Industrial/Employment	8333 Zug Ro	bad	29A3, 29B3,	Parcel 27	1	1667997
	10050 0 11	1.4	29A4, 29B4	D 107		1.6700.67
Industrial/Employment	12950 Railre	oad Avenue	29B3	Parcel 25	1	1652965



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale				
Number	Zone	Zone	Change	LU	CZ	Index Map				
ZC 24	AG	ROS	17.16	LU 1.1	CZ 1.2	211NE13,				
						211NE14				
Discussion: Rez	Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies									
LU 1.1 and CZ 1	.2. The appl	icable Land Use	strategy (LU 1.1)	designates c	ommunity p	oarks, sensitive				
		1 1			-	osed zone for the				
subject propert	ies helps im	plement both the	e applicable strat	egy and the j	plan's future	e land use map				
· ·	,	**	Comprehensive Z	0						
reclassifying all	public prop	erties that share	a property or lot	line with a p	oarcel in the	ROS Zone to the				
	· · ·		criterion. The su	, <u>, ,</u>		v 1				
		*	led lands are loca		-	·				
U			the Green Infrast		• • •					
streams. Rezoni	ing to ROS v	vill help preserve	the recommend	ed land use c	of Parks and	Open Space.				
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)				
			Grid							
Parks and	8108 Oat F	Farm Court	30B3, 30C3,	Lot 1		2928604				
Open Space			30B4							
Parks and	8109 Oat F	Farm Court	30B3, 30C3,	Lot 2		2928612				

30B4

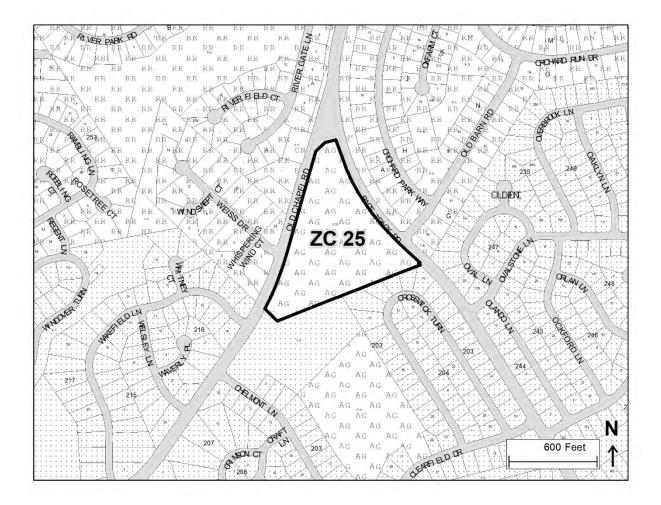
Open Space



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 25	RR	AG	13.51	LU 1.1	CZ 1.3	210NE13

Discussion: Rezoning subject properties to AG is consistent with the master plan and strategies LU 1.1 and CZ 1.3. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.3) recommends reclassifying Samul Ogle Park to the AG Zone. Samuel Ogle Park is owned by the City of Bowie. The property is undeveloped, wooded and within the evaluation area of the Green Infrastructure Network (2017).

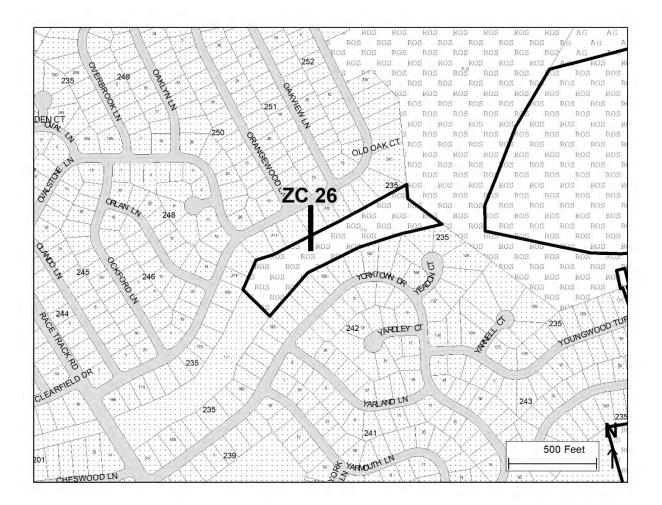
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	15101 Old Chapel Road	30A4, 38A1,	Parcel N	3091683
Open Space		38B1		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 26	RSF-95	ROS	5.38	LU 1.1	CZ 1.2	210NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, the City of Bowie. This undeveloped, wooded land is within the regulated and evaluation area of the Green Infrastructure Network (2017), includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

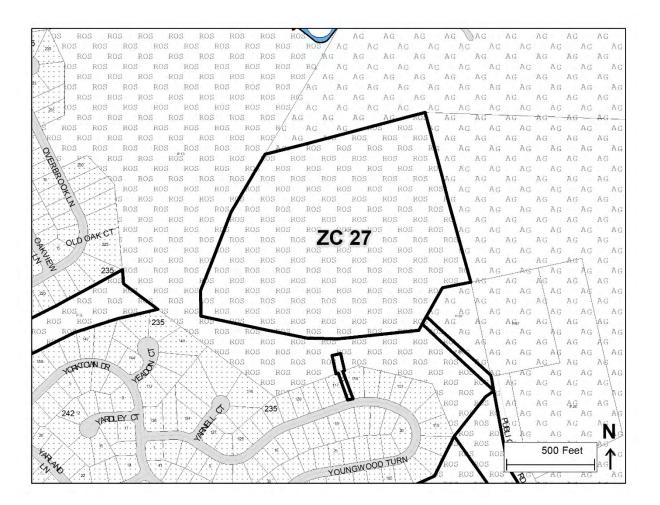
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Yorktown Drive	38B1, 38C1	Parcel G	1595180



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 27	AG	ROS	32.18	LU 1.1	CZ 1.1	210NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject property meets these criteria as they are owned by the City of Bowie, and the property measures over 20 acres. The subject property, being located on floodplain is also within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded with some parking lots and includes wetlands as well as streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

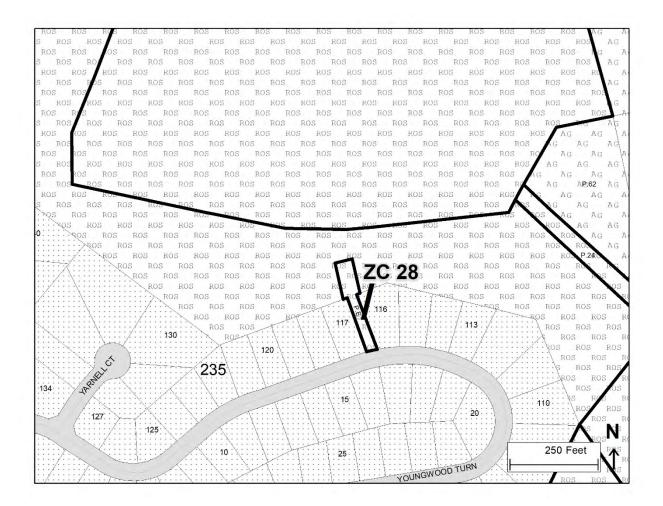
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Institutional	13444 Youngwood Turn	30D4, 38C1,	Parcel 70	1582915
		38D1		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 28	AG/RSF-	ROS	0.23	LU 1.1	CZ 1.2	210NE14
	95					

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. The subject property is owned by the City of Bowie and serves as an access road to the City of Bowie's public works facility. This undeveloped, wooded land is within the evaluation area of the Green Infrastructure Network (2017). Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

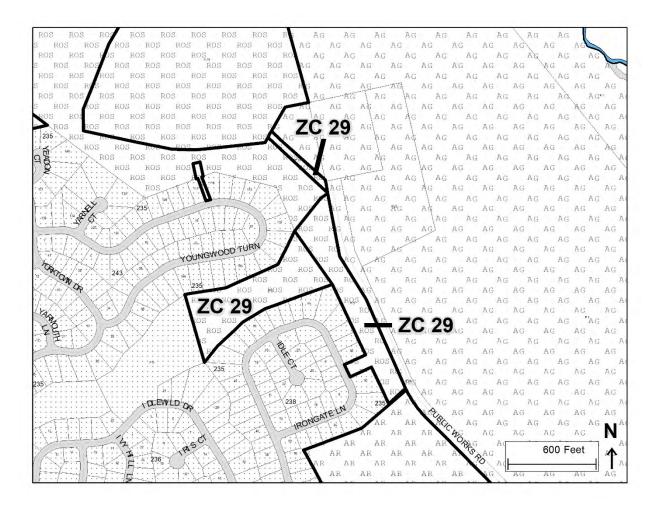
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Youngwood Turn	38C1, 38D1	Parcel E	1594969
Open Space				



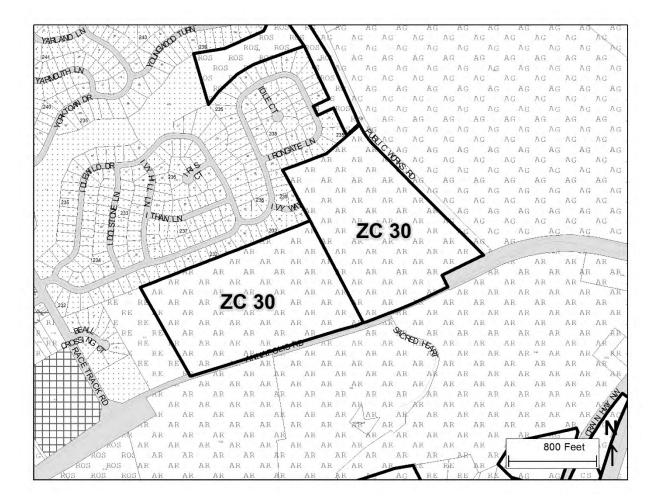
Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 29	AG/RSF-	ROS	13.24	LU 1.1	CZ 1.2	210NE14
	95					

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by public entities, the City of Bowie and M-NCPPC. Parcel 24 and C are owned by the City of Bowie and Parcel D is owned by M-NCPPC. Parcel 24 is used as a road. Parcel C and D are undeveloped, wooded properties which are also within the regulated and evaluation area of the Green Infrastructure Network (2017) and include streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and	Lot/Parcel	Tax
		Grid		Account(s)
Institutional	Annapolis Road	38D1	Parcel 24	1583236
Parks and Open Space	Irongate Lane	38D1, 38C2, 38D2	Parcel C	1595156
Parks and Open Space	Irongate Lane	38D1, 38D2	Parcel D	1656115



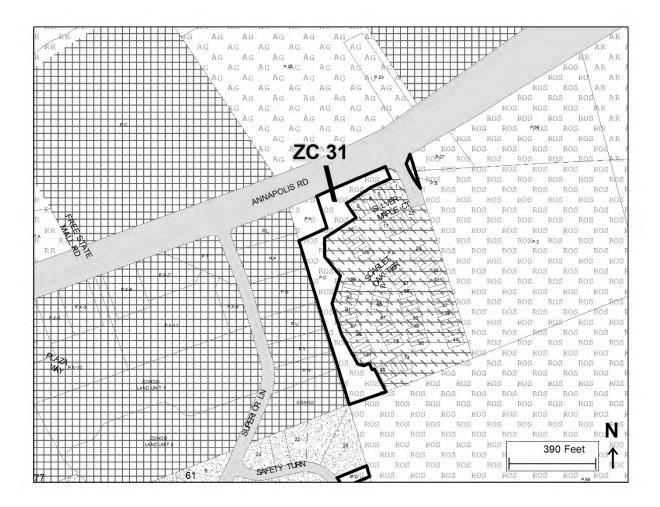
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale			
Number	Zone	Zone	Change	LU	CZ	Index Map			
ZC 30	RE	AR	73.72	LU 2.3	CZ 2.2	209NE14,			
						210NE14			
	Discussion: Rezoning the subject properties to AR is consistent with the master plan and strategies								
			strategy (LU 2.3)						
Rural and Agric	ultural land	uses. The propo	sed zone for the	subject prop	erties helps	implement both			
the applicable s	trategy and	the plan's future	e land use map (M	1ap 16. Futur	e Land Use)). The applicable			
Comprehensive	Zoning stra	ategy (CZ 2.2) rec	commends reclas	sifying the p	roperties at	16200 Annapolis			
Road and Anna	polis Road (Tax IDs 1594761	and 1594753) to	the AR Zone	to support	rural,			
agricultural, and	d institutior	nal uses within it	s existing woodla	nd setting. B	oth subject	properties are			
-			also within the re	0					
Green Infrastru	cture Netwo	ork (2017) and in	clude streams. Re	ezoning to A	R will help p	preserve the			
recommended l	and use of I	Rural and Agricu	ltural land use.						
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)			
			Grid						
Parks and	16200 Ann	apolis Road	38D2, 38C3,	Parcel 61		1594761			
Open Space			38D3						
Parks and	Annapolis	Road	38D2, 38D3,	Parcel 1		1594753			
Open Space			38E3, 38E2			(Portion)			



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 31	RSF-A	ROS	2.63	LU 1.1	CZ 1.2	209NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, the City of Bowie. This undeveloped, wooded land is within the evaluation area of the Green Infrastructure Network (2017). Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

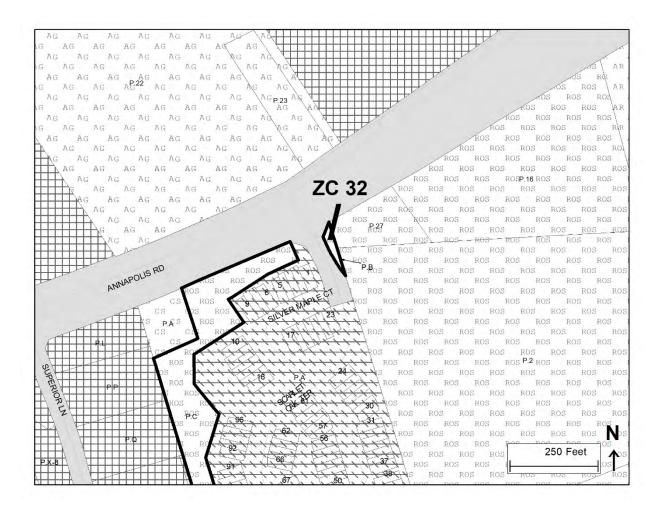
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	15721 Annapolis Road	38C4	Parcel C	0727735
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 32	RSF-A	ROS	0.06	LU 1.1	CZ 1.2	208NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, the City of Bowie. This undeveloped, wooded land is within the evaluation area of the Green Infrastructure Network (2017). Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

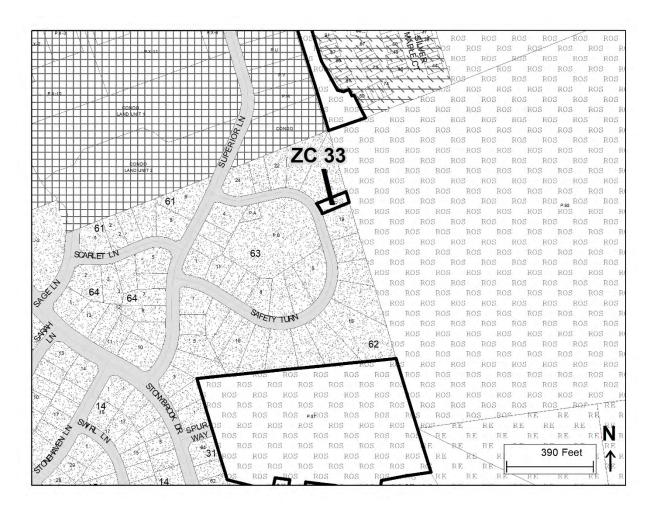
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	3299 Scarlet Oak Terrace	38C4	Parcel B	0727727



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 33	RSF-65	ROS	0.16	LU 1.1	CZ 1.2	208NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, the City of Bowie. This undeveloped, wooded land is within the regulated area of the Green Infrastructure Network (2017). Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

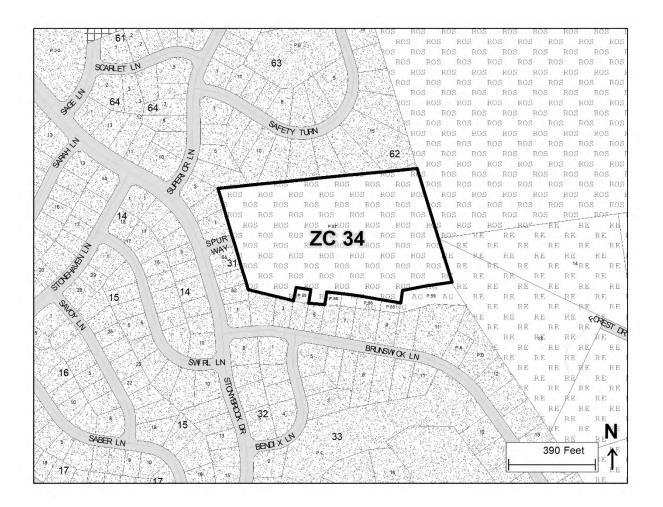
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	12627 Safety Turn	38 C4	Parcel C	0662221



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 34	AG	ROS	10.98	LU 1.1	CZ 1.2	208NE14

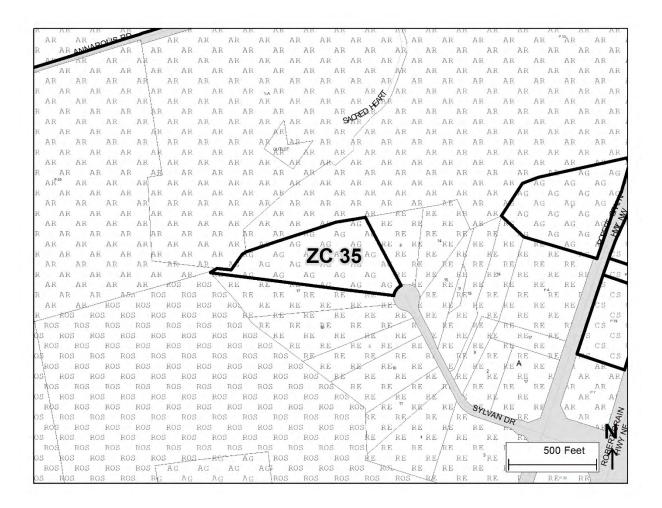
Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is within the evaluation area of the Green Infrastructure Network (2017), includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	15700 Spur Way	47B1, 47C1	Parcel 57	0696278



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 35	RE	AG	5.96	LU 2.1	CZ 2.1	209NE14

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and	16505 Sylvan Drive	38D3, 38D4,	Lot 7	0681742
Agricultural		38E4		



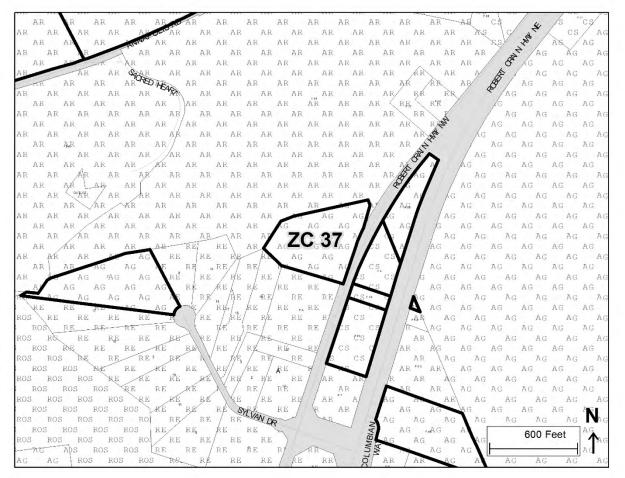
Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 36	RE	AG	5.61	LU 2.1	CZ 2.1	208NE14

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	6220 Robert Crain Highway	38D4, 38E4, 47D1, 47E1	Lot 1	0815076

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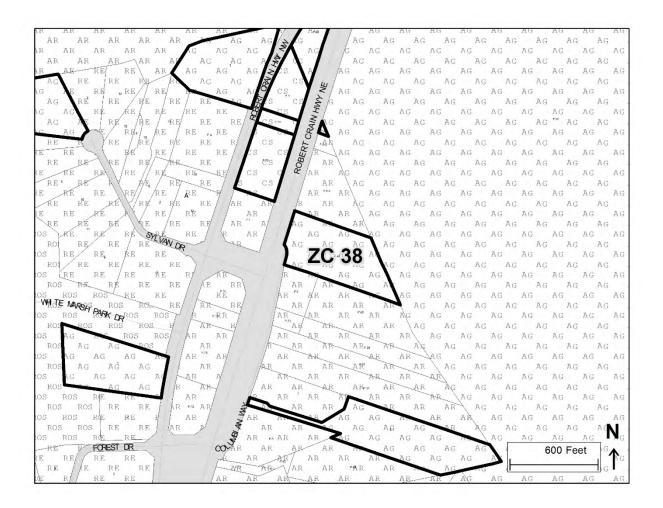
Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 37	RE	AG	5.76	LU 2.1	CZ 2.1	209NE14,
						209NE15

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and	6610 Robert Crain Highway	38E3, 38E4	Lot 1	0692806,
Agricultural				0728527



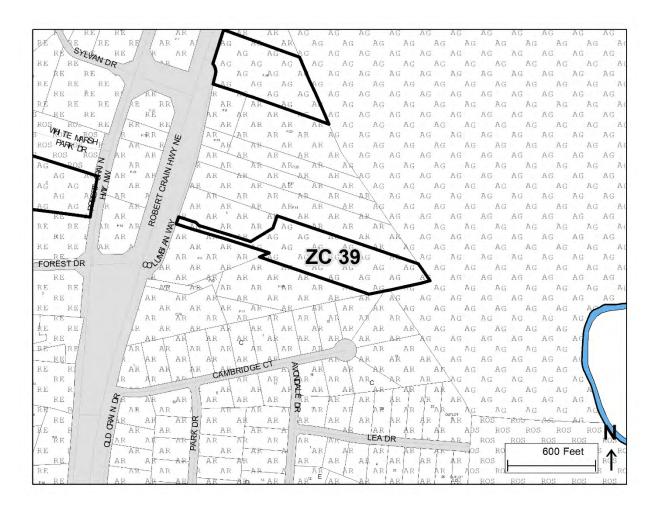
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 38	AR	AG	5.90	LU 2.1	CZ 2.1	209NE14,
						209NE15

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Commercial	6309 Robert Crain Highway	38E4, 38F4	Parcel 46	0657304



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 39	AR	AG	7.61	LU 2.1	CZ 2.1	208NE14,
						208NE15

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	6201 Columbian Road	47E1, 47F1	Lot 2	0692848
Agricultural				



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 40	AR	AG	2.29	LU 2.1	CZ 2.1	209NE15

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	0 Robert Crain Highway	38E3	Parcel 56	0712620
Agricultural				(Portion)

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10	P.		RE		RE		1				RE		CS		CS	1			AN		AG		AG			AC		AG		AG		AG	AC		A
RE	2	RE	1	KE	11						./	1		C.S.			11	AR	1						A		AG		AG		AG	A		AG	-
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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale			
Number	Zone	Zone	Change	LU	CZ	Index Map			
ZC 41	AR	CS	5.82	LU 2.1	CZ 2.3	209NE15,			
						209NE14			
Discussion: Rez	oning the sı	ubject properties	to Commercial,	Service (CS)	is consisten	t with the			
master plan and	d strategies	LU 2.1 and CZ 2.3	3. The applicable	Land Use str	rategy (LU 2	.1) exempts the			
subject propert	ies from rur	al and agricultur	al land uses even	ı though they	v are in the r	ural and			
agriculture area	according	to Map 16. Futur	e Land Use in the	e master plar	n. The applic	able			
Comprehensive	Zoning stra	ategy (CZ 2.3) rec	commends reclas	sifying the s	ubject prope	erties at 6513			
and 6517 NE Ro	bert Crain I	Highway (Tax IDs	s 0822239, 563569	96, and 56357	708) to the C	S Zone to			
support comme	ercial land u	se.							
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)			
			Grid						
Parks and	Parks andNE Robert Crain38E3, 38E4Parcel 40822239								
Open Space	Highway								
Parks and	6517 NW I	Robert Crain	38E4	Parcel 78 5635696					
Open Space	Highway								

38E4

Parcel 79

5635708

Parks and

Open Space

6513 NW Robert Crain

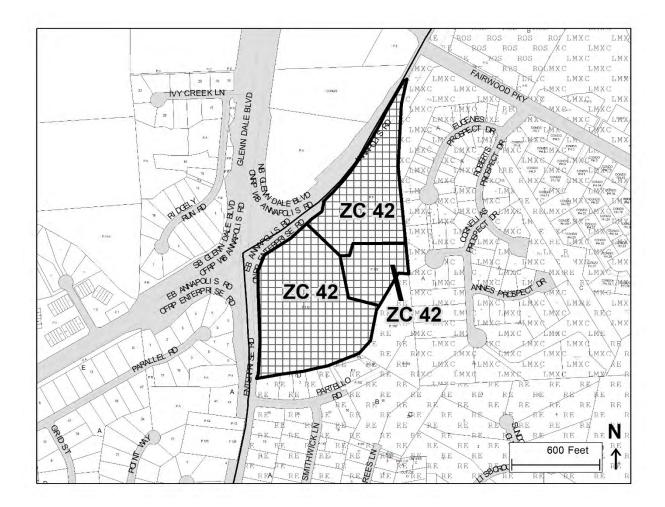
Highway

m ΛR ΛŔ AR AR AR AR AR AR AG AG AG AG AG AR AR AF 4 AR AR AR AR AR AR ΛR WH N MAD ΛR ΛR AR AG AG AG AG ΛG AG AG AR AG AG AG AG AR ΛR AR ΛR ΛR ΛR AR AR ΛR AI $\mathbb{A}\, G$ $\mathbb{A}G$ ΛG ΛG ΛG ΛG Post -AG AG ^{P.56} AR AR AR AR AR AR AR AR AG AG AG AG AG AR AR AR AR AR AR AG AG $\mathbb{A}G$ AG AG AG AG ROBBRT AR AR AR ΛR AR ΛG ΛG AC AG ΛG ΛG ΛG AG AG AR AR AR AR AG AG AG AG /G AG AG AG AG AG AG AG AR AG AG AG AG AR AR AR AR AG AG AG AG AG AG 1AG AR AR AG AG AR AR AG AG AG AG ΛG ΛG AG RE AR AG AG AG AG AG AG AG AG RE AG AF RE AG AG AG AG CS AG AG AG AG AG RE AR AG AG AB RE RE AG AG AG AG AG AG AG AG AG RE RE AG AG CS AG AG AG AG AG AG AG RE AG 8^{RE} CS P.4 CS RE 14 RE RE AG ZC 41 AG G AG AG AG AG AG RE RĮ RE RÆ CS AG AG AG AG AG RE RE RE RE RE AG RE RE RE RE AG AG AG AG AG AG AG **REZC 41** AG AG AG RE R/E RE. AG AG AG (P.78 AG RE RF RE 19R F. RE AG RE R 15 ZC 41 AG AG AG RE RE RE AG RE. RE. PARE AG RE RÉ RE RE RE AG AG AG 18 AG RE RE RE RE RE CS AG AG AG AG AG AG RE RE REAG AG AG AG AG AG RE, RE RE RE RE AG AG AG AG AG AG RE AG RE RE RE REAR AG AG AG AG AG AG ZC 41 RÆ RI R RE AR AG AG AG AG AG AG AG R¹Z RE AG AG RE RE AR AG AG AG AG RE RE AR RE RE AR AG AG AG AG AG AG RE AG AG AG AG AG R RE RE RE RE AR PS-2 AR AG RA AG RE RE RE RE AR AG AG AG AR AG AG AF AR AG RE RE 2 RE AR AR AR AR ÀG AG AG AG ÅĠ RE H RE RE 12 RE AR AR AG AG AĠ RI RE AR AR AG AG AG AR AR RÉ RE RE RE RE AR AR AR AG AG AG AG AG RE RE RE RE RE AG AG AG AG AG AG AG . AR AR 11_{RE} RE RE RE AR AG AG AG AG AG AG Sh VAN DR RE RE AG RE AG AG AG AG AG AG AG RE AG AG AG AG AG RE RE AR AG AG AG RE AG AG AG AG RE RE AG AG AG RE AG RE 4 RE RE AG A46; AG AG AG AG RE RE AG A N RE RE AG AG AG AG RE AG AC RE R/E COLUMBI RE AG 400 Feet RE RE RE RIS AG AC RE RE RE RE RE RR AG AG AR RĘ R.E. RE RE RR RR AR ÅR AG RE

Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 42	RE	CGO	24.80	LU 17.1	CZ 11.1	207NE11

Discussion: Rezoning the subject properties to CGO is consistent with the master plan and strategies LU 17.1, and CZ 11.1. The applicable Land Use strategy (LU 17.1) designates commercial uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 11.1) recommends reclassifying the property known as Frank's Nursery property located at 12205 and 12105 Annapolis Road (Tax ID 0733741 and 0733782) and 5015 Enterprise Road (Tax ID 0817676) to the CGO Zone to support the recommended commercial development.

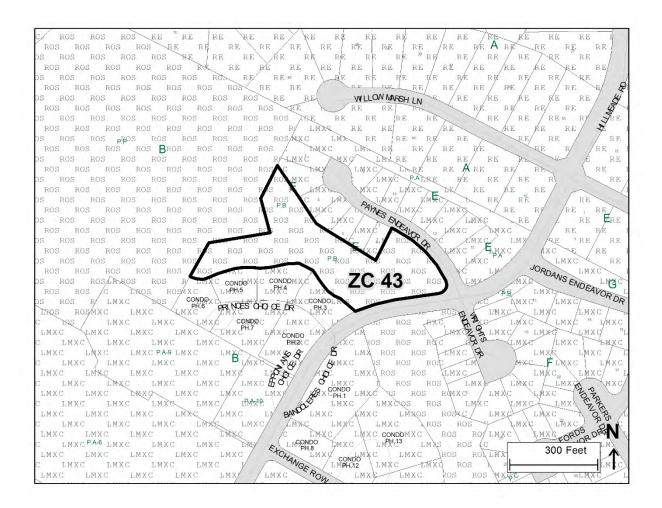
Use	Address	Tax Map and	Lot/Parcel	Tax
		Grid		Account(s)
Commercial	12205 Annapolis Road	45E3, 45F3	Parcel 5	0733741
Commercial	12105 Annapolis Road	45F3	Parcel 123	0733782
Parks and Open Space	5015 Enterprise Road	45E3, 45F3, 45E4	Parcel 118	0817676



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 43	AG	ROS	3.45	LU 1.1	CZ 1.2	208NE11,
						207NE11

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is within the regulated area of the Green Infrastructure Network (2017) and includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

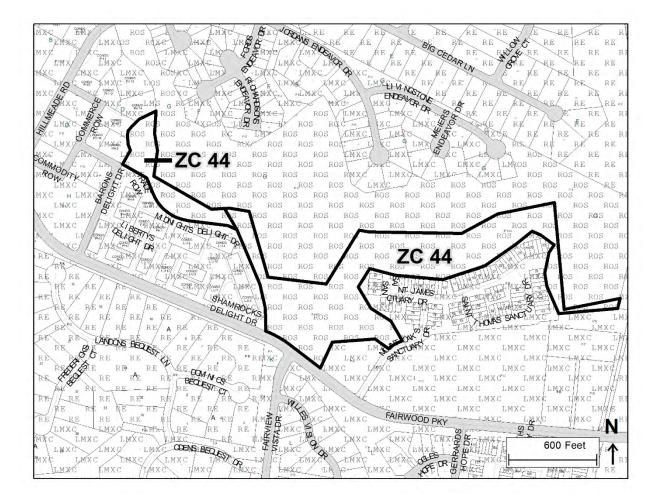
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Hillmeade Road	46A2	Parcel B	3418449



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 44	AG	ROS	23.29	LU 1.1	CZ 1.2	207NE11,
						207NE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by a public entity, M-NCPPC. These undeveloped, wooded lands are located partially on floodplain. They are also within the regulated and evaluation area of the Green Infrastructure Network (2017), include streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

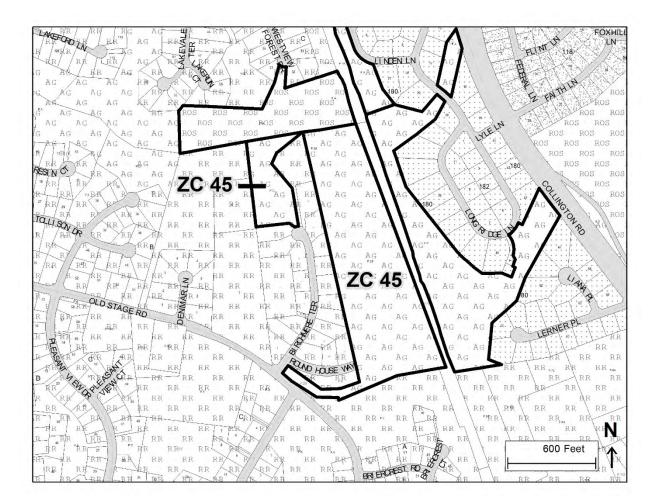
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Annapolis Road	46A3, 46B3, 46C3	Parcel 143	3431830
Parks and Open Space	Trade Row	46A3	Parcel J	3478526



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 45	RR	AG	23.68	LU 1.1	CZ 1.5	207NE12,
						207NE13

Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 1.1 and CZ 1.5. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.5) recommends reclassifying all sensitive environmental properties to the AG Zone. These undeveloped, wooded properties meet these criteria as they are located on floodplain. Parcel 20 is owned by M-NCPPC and Parcel C is a private property. They are within the regulated and evaluation area of the Green Infrastructure Network (2017), include streams and wetlands.

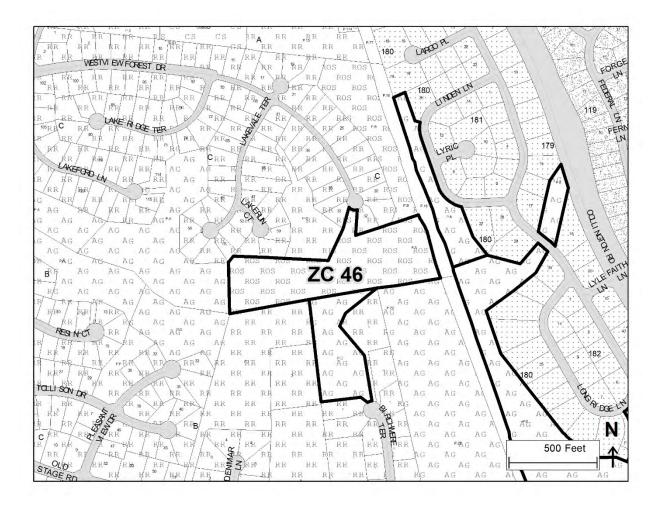
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Old Stage Road	46E3, 46F3,	Parcel 20	0814830
Open Space		46E4, 46F4		
Parks and	Birchmere Terrace	46E3	Parcel C	3648037
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 46	AG	ROS	8.22	LU 1.1	CZ 1.2	207NE12,
						207NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

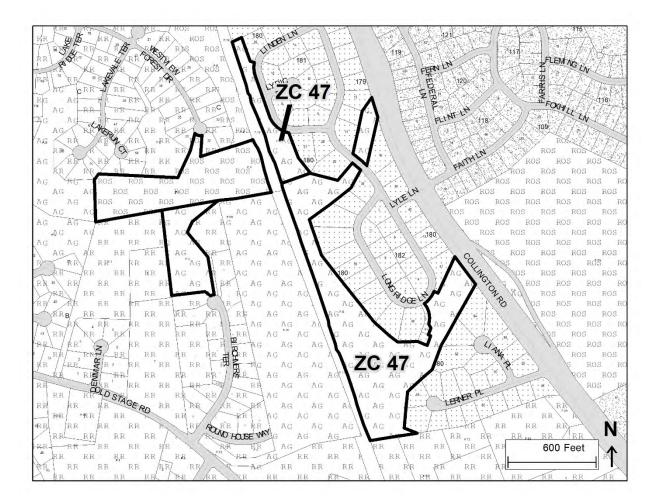
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	14019 Westview Forest	46E3	Parcel A	0804351
Open Space	Drive			



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 47	RSF-95	AG	17.96	LU 1.1	CZ 1.5	207NE12,
						207NE13

Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 1.1 and CZ 1.5. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.5) recommends reclassifying all sensitive environmental properties to the AG Zone. The subject properties meet these criteria as they are located on floodplain. These undeveloped, wooded properties are owned by the City of Bowie and within the regulated and evaluation area of the Green Infrastructure Network (2017), include streams and wetlands.

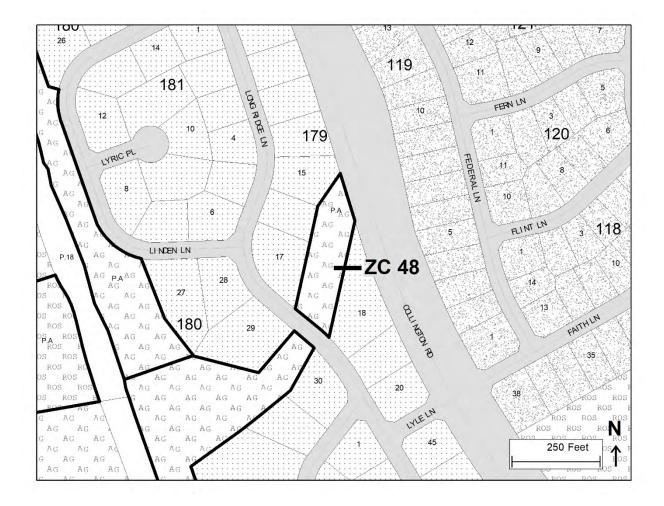
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Collington Road	46E3, 46F3,	Parcel B	0662304
Open Space		46F4		
Parks and	Linden Lane	46E2, 46E3	Parcel A	0662288
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 48	RSF-95	AG	0.95	LU 1.1	CZ 1.5	207NE13

Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 1.1 and CZ 1.5. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.5) recommends reclassifying all sensitive environmental properties to the AG Zone. The subject property is owned by the City of Bowie and within the regulated area of the Green Infrastructure Network (2017), includes streams.

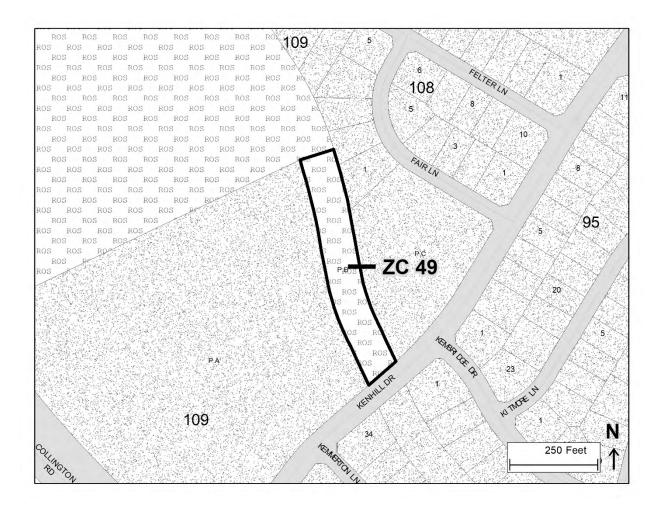
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Long Ridge Lane	46F3	Parcel A	0662296,
Open Space				0662130



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 49	RSF-65	ROS	1.48	LU 1.1	CZ 1.2	207NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, the City of Bowie. This undeveloped, wooded land is within the regulated area of the Green Infrastructure Network (2017), includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

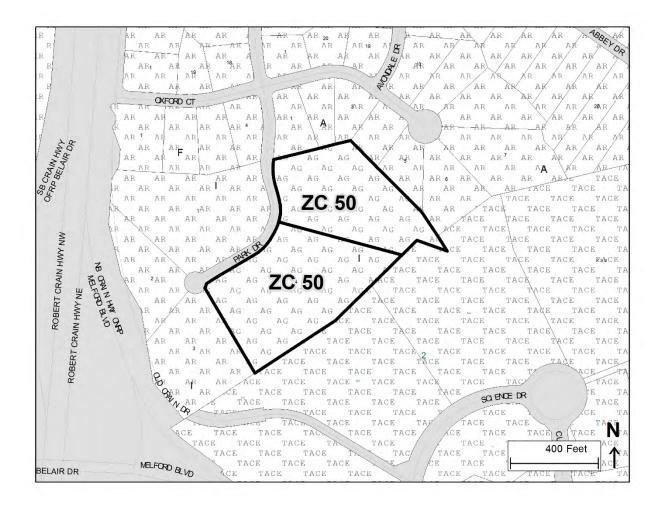
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Kenhill Drive	47A3, 47A4	Parcel B	0662270



Change	Current	Proposed	Acres of	Applicabl	e Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 50	AR	AG	12.55	LU 2.1	CZ 2.1	207NE14,
						207NE15,
						208NE15,

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

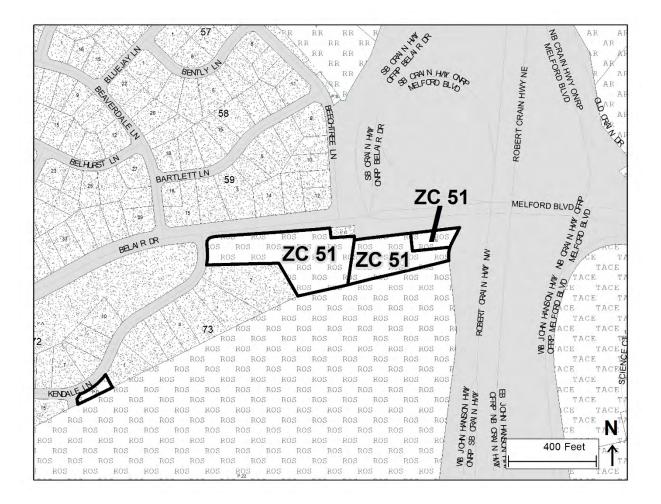
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and Agricultural	5511 Park Highway NE	47E2, 47E3	Lot 4	0818872
Residential Low	5521 Park Drive	47E2, 47F2	Lot 5	0818880



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale	
Number	Zone	Zone	Change	LU	CZ	Index Map	
ZC 51	RSF-65	ROS	4.70	LU 1.1	CZ 1.2	207NE14	
Discussion Bez	Discussion: Bezoning the subject property to AG is consistent with the master plan and strategies LU						

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

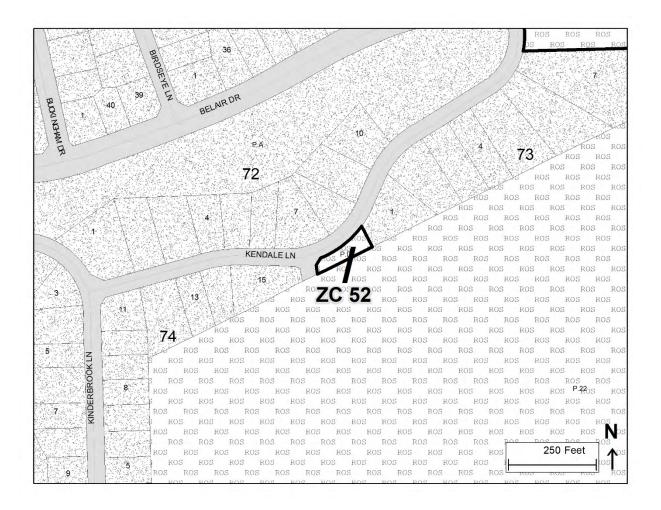
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Belair Drive	47D3	Parcel E	0662155
Open Space				
Parks and	Robert Crain Highway	47D3, 47E3	Parcel G	0662692
Open Space				
Parks and	Belair Drive	47D3, 47E3	Parcel F	0662718
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 52	RSF-65	ROS	1.67	LU 1.1	CZ 1.2	207NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, the City of Bowie. This undeveloped, wooded land is within the regulated area of the Green Infrastructure Network (2017), includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

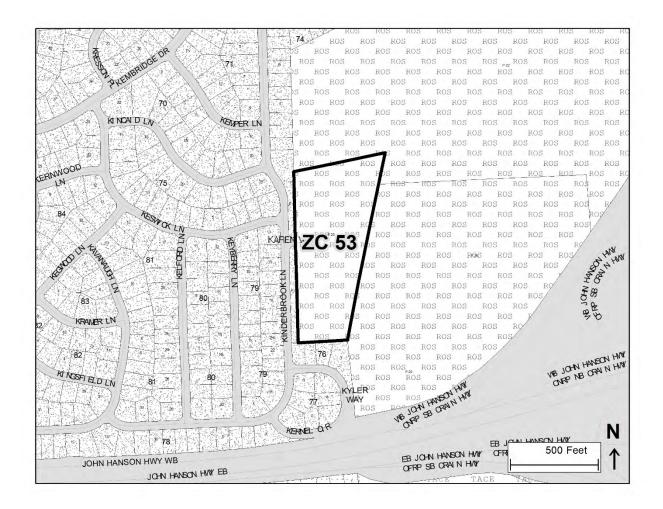
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Belair Drive	47D3	Parcel D	0662395
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 53	AG	ROS	9.16	LU 1.1	CZ 1.2	207NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is within the regulated and evaluation area of the Green Infrastructure Network (2017). Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and	Kinderbrook Drive	47C4, 47D4	Parcel 25	0814996
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 54	RMF-12,	ROS	96.46	LU 1.1	CZ 1.1	208NE15,
	ТАС-Е					207NE15

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the Reserved Open Space (ROS) Zone. Both subject properties meet these criteria as they are owned by M-NCPPC, measuring over 20 acres. The properties, being located on floodplain are also within the regulated area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes wetlands as well as streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

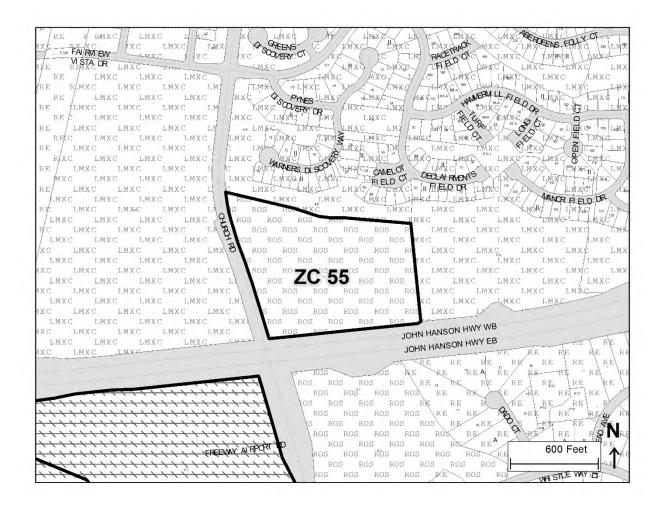
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Melford Boulevard	47F2, 48A2,	Parcel 6	3346327
Open Space		48A3, 48B3		
Parks and	4821 Marconi Drive	48A2, 48A3,	Parcel 8	4061800
Open Space		48A4, 48B4		

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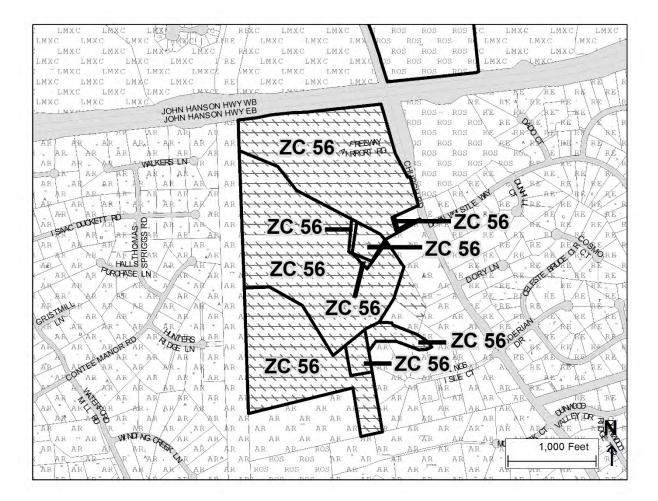
Change	Current	Proposed	Acres of	Applicable StrategyLUCZ		200' Scale
Number	Zone	Zone	Change	LU		Index Map
ZC 55	LMXC	ROS	21.37	LU 1.1	CZ 1.1	206NE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by the City of Bowie, measuring over 20 acres. The property is within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped and includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	4151 Church Road	54C1, 54C2,	Parcel 78	3665791
Open Space		54D2		



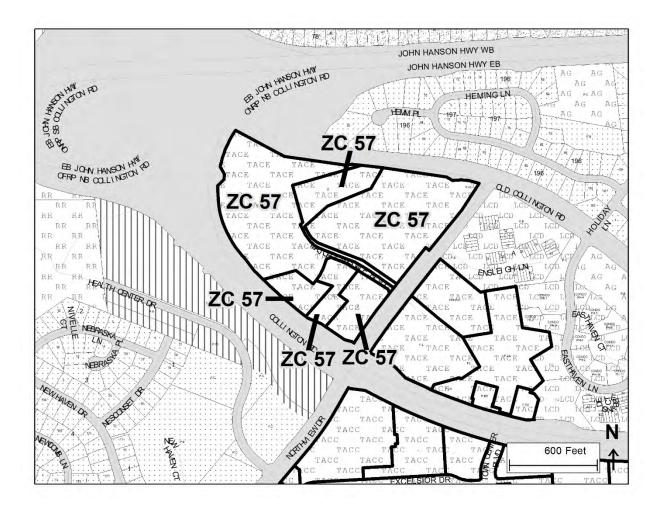
Change	Current	Proposed	Acres of	Applicable	e Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 56	AR	RSF-A	131.36	LU 3.1	CZ 3.3	205NE12,
						206NE12
Discussion: Rez	oning the subje	ct properties to	Residential, Sin	gle-Family-A	Attached (F	SF-A) Zone is
	-	Ų	LU 3.1 and CZ 3			0.
			proposed zone f			
implement both	* *	0,	*	-	· •	
			rategy (CZ 3.3) r			
properties locat			•			
0801241, 080127		1282, and 07287	741) known as Fi			SF-A Zone.
Use	Address		Tax Map and	Lot/Parce	l	Tax
			Grid			Account(s)
Institutional	3600 Church I	Road	54B2, 54C2,	Parcel 59		0801258
			54B3, 54C3			
Rural and	3702 Church I	Road	54C3	Parcel 50		0801357
Agricultural						
Institutional	3900 Church I	Road	54B2, 54C2,	Parcel 7		0801290
			54B3, 54C3			
Parks and	Church Road		54C3	Parcel 58		0801340
Open Space						
Parks and	Church Road		54C3	Parcel 57		0801241
Open Space						
Parks and	Church Road		54B3, 54C3,	Parcel 49		0801274
Open Space			54B4, 54C4			
Parks and	Church Road		54C3, 54C4	Parcel 60		0801233
Open Space						
Parks and	Church Road		54C3	Parcel 51		0801282
Open Space						
Parks and	Church Road		54C3	Parcel 41		0728741
Open Space						



Change	Current	Proposed	Acres of	11 05		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 57	CGO	ТАС-Е	32.27	LU 4.1,	CZ 5.2	206NE13,
				LU 4.3		206NE14

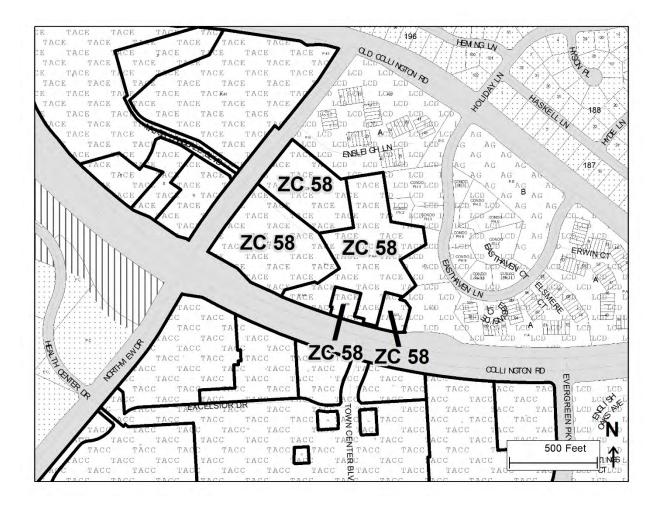
Discussion: Rezoning the subject properties to Town Activity Center (Edge) (TAC-E) is consistent with the master plan and strategies LU 4.1, LU 4.3, and CZ 5.2. The applicable Land Use strategies (LU 4.1 and LU 4.3) designates mixed uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 5.2) recommends reclassifying subject properties into the TAC-E Zone to create the edge of the Bowie Local Town Center.

Use	Address	Tax Map and	Lot/Parcel	Tax
		Grid		Account(s)
Commercial	15209 Major Lansdale	55B1	Lot 8	3180403
	Boulevard			
Commercial	15202 Major Lansdale	55B1	Lot 2	3131729
	Boulevard			
Commercial	15207 Major Lansdale	55A1, 55B1	Lot 7	3180395
	Boulevard			
Commercial	15200 Major Lansdale	55A1, 55B1	Lot 1	3131711
	Boulevard			
Institutional	4400 Collington Road	55B1	Parcel 43	0821421
Commercial	15211 Major Lansdale	55B1, 55B2	Lot 9	3180411
	Boulevard			

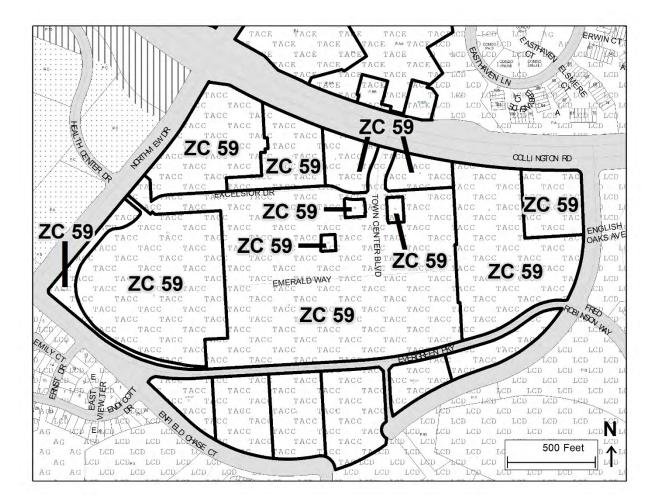


Change	Current	Proposed	Acres of		e Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 58	LCD	TAC-E	17.75	LU 4.1,	CZ 5.2	206NE13,
				LU 4.3		206NE14
strategies LU designates mi applicable stra Comprehensiv	4.1, LU 4.3, an xed uses. The ategy and the ve Zoning stra	bject properties d CZ 5.2. The app proposed zone fo plan's future land tegy (CZ 5.2) rec he Bowie Local T	olicable Land Use or the subject pro d use map (Map ommends reclas	e strategies (operties helj 16. Future L	(LU 4.1 and) ps implement and Use). T	LU 4.3) nt both the he applicable
Use	Address		Tax Map and	Lot/Parce	el	Tax
			Grid			Account(s)
Commercial	4201 Northy	riew Drive	55B1, 55B2	Parcel L		0752212
Commercial 432	4321 Colling	gton Road	55B1, 55B2	Part Parc	el AA	3666575,
						3666609
Commercial	4319 Colling	gton Road	55B2	Part Parc	el BB	3666591
Commercial	4323 Colling	gton Road	55B2	Part Parc	el BB	3666583
Commercial	4301-4379 N	orthview Drive	55B1	Condo		0747923,
						0747915,
						0747907,
						0747899,
						0747881,
						0747873,
						0747865,
						0747782,
						0747774,
						0747766,
						0747758,
						0747741,
						0747733,
						0747725,
						0747642,
						0747634,
						0747626,
						0747618,
						0747600,
						0747592,
						0747584,
						0747576,
						0747568,
						0747550,
						0747543,
						0747535,
						0747717,

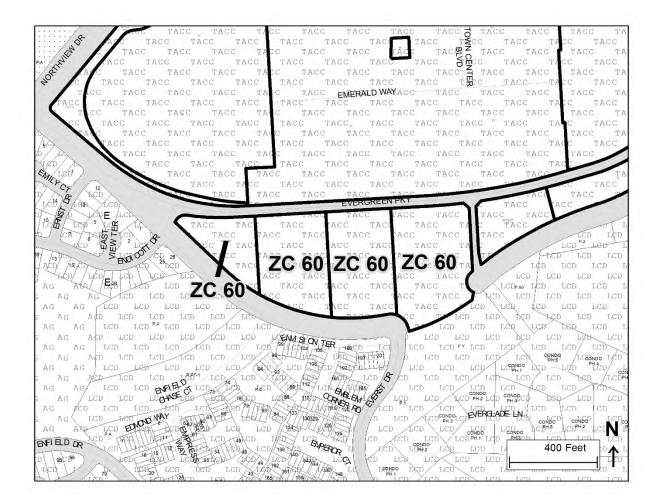
		0747691,
		0747683,
		0747675,
		0747667,
		0747659,
		0747857,
		0747840,
		0747832,
		0747824,
		0747816,
		0747808,
		0747790



Change	Current	Proposed	Acres of	Applicab	le Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 59	ТАС-Е	TAC-C	74.81	LU 4.2	CZ 5.1	206NE13,
						206NE14,
						205NE13,
						205NE14
with the maste	r plan and st	rategies LU 4.2 a	to Town Activity nd CZ 5.1. The ap or the subject pro	oplicable La	nd Use strat	tegy (LU 4.2)
			d use map (Map			
						es into the TAC-C
		he Bowie Local 7		sirying subj	eet properti	es into the TAC-C
Use	Address		Tax Map and	Lot/Parce	പ	Tax
030	nuuress		Grid			Account(s)
Parks and	3700 Evera	reen Parkway	55A2, 55B2	Outlet 3		3324308
Open Space	or of Living	reenrun	00112,0012	ounceo		0021000
Commercial	15300 Eme	rald Way	55A2, 55B2	Lot 12		3324290
commercial	10000 Line	iula way	00112,0012			0021290
Commercial	15400 Eme	15400 Emerald Way		Lot 13		3631397
Commercial	4101 North	view Drive	55B2	Lot 1		3324282
Commercial	15400 Exce	elsior Drive	55B2	Lot 2		3324258
Commercial	4101 Town	Center	55B2	Lot 3		3324266
	Boulevard					
Commercial	15500 Exce	elsior Drive	55B2	Lot 15		3631413
Commercial	4001 Town Boulevard	Center	55B2	Lot 16		3631421
Commercial	4000 Town Boulevard	Center	55B2	Lot 14		3631405
Commercial	4100 Town Boulevard	Center	55B2	Lot 5		3324316
Commercial	15700 Eme	rald Way	55B2, 55C2	Lot 6		3324324
Commercial	4351 Collir	ngton Road	55C2	Lot 7		3324332



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale			
Number	Zone	Zone	Change	LU	CZ	Index Map			
ZC 60	ТАС-Е	TAC-C	12.27	LU 4.2	CZ 5.1	205NE13,			
						205NE14			
Discussion: Rez	Discussion: Rezoning the subject properties to TAC-C is consistent with the master plan and								
strategies LU 4.2	2 and CZ 5.1.	The applicable I	and Use strategy.	7 (LU 4.2) des	signates mi	xed use. The			
proposed zone	for the subjec	t properties help	os implement bot	th the applic	able strateg	gy and the plan's			
future land use	map (Map 16	. Future Land Us	se). The applicab	le Comprehe	ensive Zonii	ng strategy (CZ			
5.1) recommend	ls reclassifyir	ng subject proper	rties into the TA	C-C Zone to	create the C	Core of the Bowie			
Local Town Cer	nter.								
Use	Address		Tax Map and	Lot/Parcel		Tax			
			Grid			Account(s)			
Parks and	3751 Evergr	een Parkway	55B2, 55B3	Outlot 2		3415189			
Open Space									
Commercial	3801 Evergr	een Parkway	55B2, 55B3	Lot 11		3415163			
Communical	2051 E	D		I - + 10		2506244			
Commercial	3851 Evergr	een Parkway	55B2, 55B3	Lot 13		3586344			
Commercial	3901 Evergr	een Parkway	55B2, 55B3	Lot 12		3507290			



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale	
Number	Zone	Zone	Change	LU	CZ	Index Map	
ZC 61	ТАС-Е	TAC-C	3.61	LU 4.2	CZ 5.1	205NE14	
Discussion: Rez	oning the sul	oject properties t	to TAC-C is consi	istent with tl	ne master p	lan and	
0		* *	and Use strategy.		0		
proposed zone f	for the subjec	t properties help	os implement bot	th the applic	able strateg	y and the plan's	
	.		se). The applicab	*		0 01 1	
5.1) recommend	ls reclassifyir	ng subject proper	rties into the TA	C-C Zone to	create the C	Core of the Bowie	
Local Town Cer	nter.						
Use	Address		Tax Map and	Lot/Parcel		Tax	
			Grid			Account(s)	
Parks and	3951 Evergr	een Parkway	55B2, 55B3	Outlot 1		3415171	
Open Space							
Parks and	4001 Evergr	een Parkway	55B2, 55B3,	Lot 8		3324340	
Open Space			55C2				

LCD TACC TAC TACC T. TACC T TACC TACC TACC TACC TACC TACC TACC LCD LCD LCD TACC TACC TACC TACC TACC TACC TACC TACC PCD FCD FCD FCD FCD TACC TACC TAC TACC TACC TACC TACC TACC TACC TACC TACC TACC T. LCD EASTINGSTON C PACC TACC T TACC TACC TACC TACC TACC TACC LCD LCD LCD LCL TACC LCD TACC TACC, TACC TACC TACC TACC TACC TACG TACC T TACC TACC TA TACC TACC TACC D LCD LCD SSTONE CL SSTONE CL D LCD LCD LCD LCD D LCD T TACC ΤA TACC TACO TACC TA ACC TACC TACC TACC TACC TACC TACC LCD TACC TACC TACC TACC TACC LCD LCD C TACC A all the EVERGREEN TACC TACC TACC TACC LCD ACC TACC TACC LCD LCD LCD LC TACC LCD LCD LGD LCD TACC ostor TAC HITEST C TACC TACC LCD LCD LCD ACC LCD LCD LCD LCD TACC TAC 99 ZC 61 D LCD LCD 'D LCD LCD 'D LCD LCD TACC LCD LCD LCD Field ACC ACC TACC TACC TAC TACC TACC DD/ TAC ZC. 61 LCD FAT LCD LCD LCD LC-103 " TACO TACC ACC TACC LCD LCAL LCD TACC LCD LCD LCD LCD TAC TACC TZ LCD LCD LCD ROBI TACO TACC TACC LCD LCD LCD LCD LCD LCD LCD LCD 11502 141 TACC TAC TACC LCDe 90 LCD LCD LCD LCD LCD LCD LCD LCD LCD TCD TCD TCD TCD TCD TCD TCD TACC TACC TACC FCD/ LCD LCD LEY TAC LCD LCD South Story TER THE CD 6 88 11 100 100 TR 100 101 100 100 100 100 100 100 20 LCD 100 100 100 20 LCD 100 100 100 20 LCD 100 LCD No. 400 Feet 184 126 LCD

Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 62	RSF-95	ROS	0.29	LU 1.1	CZ 1.2	205NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, Prince George's County. This undeveloped land is within the regulated area of the Green Infrastructure Network (2017), includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

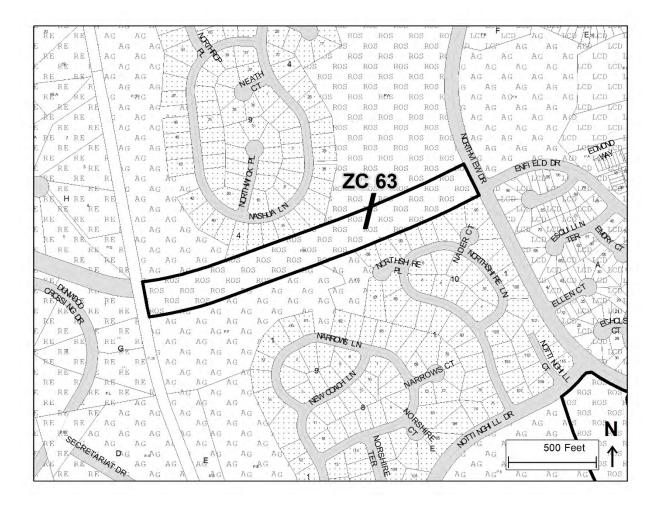
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Nashua Lane	55A3	Parcel C	0743708
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 63	AG/RSF-	ROS	9.05	LU 1.1	CZ 1.2	205NE13
	95					

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by a public entity, the City of Bowie. These undeveloped, wooded lands are located partially on floodplain. They are also within the regulated and evaluation area of the Green Infrastructure Network (2017), include streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

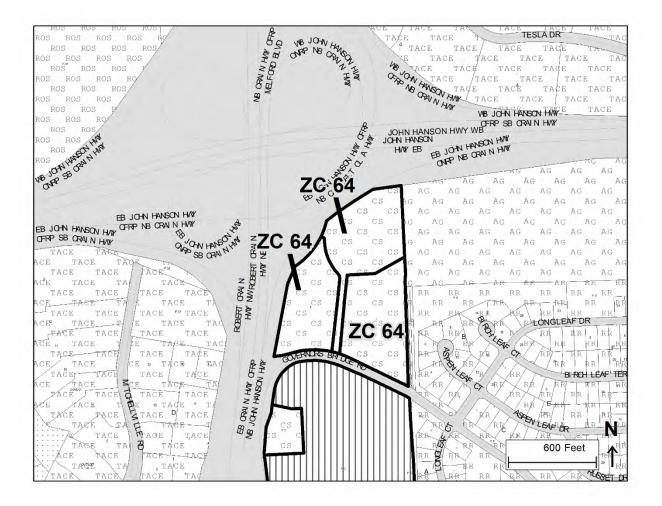
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Northview Drive	54F3, 55A3	Parcel B	0705426
Open Space				
Parks and	Northview Drive	54F3, 55A3	Parcel B	0705434
Open Space				
Parks and	3600 Northview Drive	54F3, 55A3	Parcel B	0743690
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 64	ТАС-Е	CS	18.69	LU 4.4,	CZ 4.1	206NE14,
				LU 4.5		206NE15

Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategies LU 4.4, LU 4.5, and CZ 4.1. The applicable Land Use strategies (LU 4.4 and LU 4.5) recommended removing certain properties from the Bowie Local Town Center to limit mixed-use development outside of the center and recommends commercial land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 4.1) recommends reclassifying subject properties into the CS Zone to discourage mixed-use development outside of the Bowie Local Town Center.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Commercial	16600 Governors Bridge Road	47E4, 55E1	Lot 1	0801472
Commercial	16610 Governors Bridge Road	47E4, 55E1	Lot 6	3319795
Commercial	16620 Governors Bridge Road	55E1	Part Lot 7	3319803
Commercial	16700 Governors Bridge Road	55E1	Part Lot 7	3319811



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 65	ТАС-Е	CS	1.78	LU 4.4,	CZ 4.1	206NE14
				LU 4.5		
Discussion: R	ezoning the su	bject properties	to CS is consister	nt with the n	naster plan a	and strategies
LU 4.4, LU 4.5	, and CZ 4.1. T	he applicable La	nd Use strategies	(LU 4.4 and	LU 4.5) reco	ommended
removing cert	tain properties	from the Bowie	Local Town Cent	ter to limit n	nixed-use de	evelopment
outside of the	center and red	commends comm	nercial land uses	. The propos	ed zone for	the subject
property help	s implement b	oth the applicab	le strategy and th	ne plan's futi	ire land use	map (Map 16.
Future Land U	Use). The appli	cable Comprehe	nsive Zoning stra	ategy (CZ 4.1) recommen	nds reclassifying
subject prope	rties into the C	CS Zone to discou	urage mixed-use	developmen	t outside of	the Bowie Local
Town Center.						
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)
			Grid			
Commercial	16431 Govern	nors Bridge	55E1	Parcel D		3332715

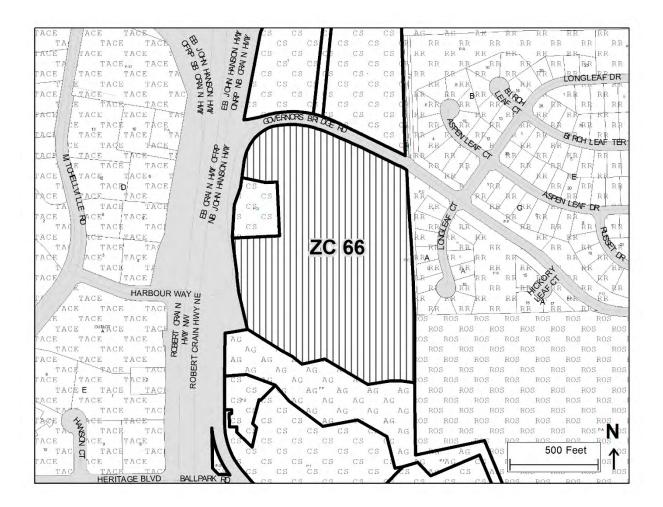
Road



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 66	TAC-	RMF-20	26.68	LU 4.4,	CZ 4.2	206NE14,
	E/RR			LU 4.5		206NE15

Discussion: Rezoning the subject properties to Residential, Multifamily-20 (RMF-20) is consistent with the master plan and strategies LU 4.4, LU 4.5, and CZ 4.3. The applicable Land Use strategies (LU 4.4 and LU 4.5) recommended removing certain properties from the Bowie Local Town Center to limit mixed-use development outside of the center and recommends residential medium-high land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 4.2) recommends reclassifying subject properties into the RMF-20 Zone to discourage mixed-use development and preserve the existing multifamily housing development.

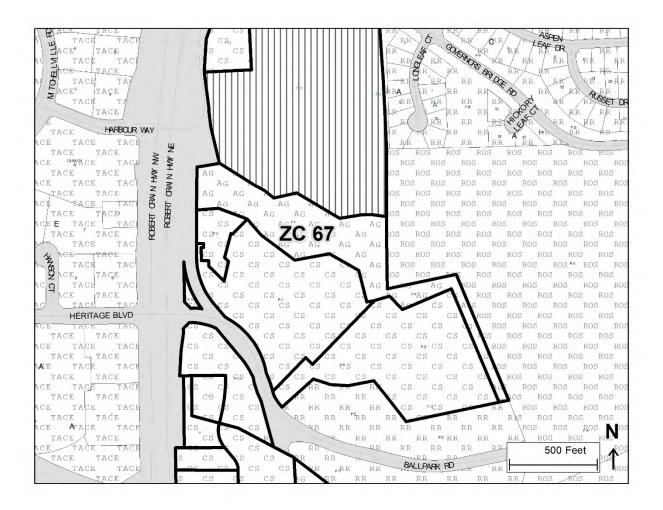
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Residential	16799 Governors Bridge	55E1, 55E2	Part Parcel C	3332707
Medium-High	Road			
Residential	16699 Governors Bridge	55E1, 55E2	Part Parcel C	3332723
Medium-High	Road			



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU CZ		Index Map
ZC 67	RR	AG	9.28	LU 4.4,	CZ 4.3	206NE14,
				LU 4.5		206NE15,
						205NE15

Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 4.4, LU 4.5, and CZ 4.3. The applicable Land Use strategies (LU 4.4 and LU 4.5) recommended removing certain properties from the Bowie Local Town Center to limit mixed-use development outside of the center and recommends parks and open space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 4.3) recommends reclassifying subject properties into the AG Zone to discourage mixed-use development and preserve open space outside of the Bowie Local Town Center.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Governors Bridge Road	55E1, 55E2, 55F2	Parcel F	3149275



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale	
Number	Zone	Zone	Change	LU	CZ	Index Map	
ZC 68	TAC-E	CS	23.92	LU 4.4, CZ 4.1		206NE14,	
				LU 4.5		206NE15,	
						205NE14,	
						205NE15	
Discussion: Re	ezoning the sul	oject properties t	to CS is consister	nt with the m	aster plan a	and strategies	
LU 4.4, LU 4.5,	and CZ 4.1. Th	ie applicable Lar	nd Use strategies	(LU 4.4 and	LU 4.5) reco	ommended	
removing cert	ain properties	from the Bowie l	Local Town Cent	er to limit m	ixed-use de	evelopment	
outside of the	center and rec	ommends comm	nercial land uses.	. The propos	ed zone for	the subject	
properties hel	ps implement	both the applical	ble strategy and t	the plan's fu	ture land us	se map (Map 16.	
Future Land U	Jse). The applic	able Compreher	nsive Zoning stra	tegy (CZ 4.1) recommer	nds reclassifying	
subject proper	rties into the C	S Zone to discou	rage mixed-use	developmen	t outside of	the Bowie Local	
Town Center.							
Use	Address		Tax Map and	Lot/Parcel		Tax	
			Grid			Account(s)	
Commercial	16520 Ballpar	rk Road	55E2	Parcel C		3149242	
Commercial	16500 Ballpar	rk Road	55E2	Parcel 1		5572805	
Commonial	16400 Dallara	-l- Dl	77 E0	D10		5570016	
Commercial	16400 Ballpar	ск коаа	55E2	Parcel 2		5572816	

TACE TACE						FC	RA	RR RR	RR PB RR	RA OF	S RR	RR RR
HARBOUR WAY							ROD	RR	RR L	RR	RRR	RR
TACE Z Z							RR JM	RRR	RR	10 A 11	147	COVERNORS
ACE TACE TACE TACE TACE TACE MARK TACE TACE TACE TACE TACE TACE TACE	N						OS RO	S ROS	RR	ROS	ROS	BR DOE ROS
TACE WARE TACE	_						ROS	ROS			OS RO	
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TACE TACI	AC	AG	AG	AU			ROS	ROS	ROS	ROS R	OS RO	S ROS
CE TACE TACE	CS		AG A				OS RO	S ROS	ROS	ROS	ROS	ROS ROS
TACKE TACK TATC CO.	C.S		AGPF		AG	AG	ROS	ROS			DS RO	
	C 9'2	CS	AG A			G	IOS RO				ROS	ROS ROS
TACE TACE		CS CS	CS A	AG	AG	AG	ROS OS RO	ROS S ROS			OS RO ROS	S ROS ROS ROS
TA TACE TAC	5	CS	CS	CS		AG	ROS	ROS				SPA ROS
CE PACE, TAGE	cs	CS	CS C		s	G	OS RO		ROS		ROS	ROS ROS
TAC TACE TACL	C C	CS	C.S	CS	CS	AG	-	ΛG			OS RO	
CE ACE TACE		CS	7C	68 c	s c	1	G PFA	G Ci	ROS	ROS	ROS	ROS ROS
TAC TACE TAC	E 103	CS	- 65	U.S.	CS	CS	1	CS	AS	ROS R	OS RO	S ROS
HERITAGE BLVD		CS	CS C		s g		CS C		ROS	ROS	ROS	ROS ROS
TACE TACE TAC	00	CS	CS	CS	C/	CS	CS	CS	4		OS RO	
CE TACE TACE	CS	1		S C	S C	S	CS C		ADS	ROS	ROS	ROS ROS
TACE TACE TACE	CS CS	/ /	CS	CS	cs	Z	C 68	B cs cs	CS		DS RO	
CE TACE TACE TACE	CS CS	1	CD CC	N	5 C	CS	CS	CS	C.S.	ROS OS R	ROS DS RO	
CE TACE TACE	0.0 0.	G.S		S _ C			CS C		CS	ROS	ROS	ROS ROS
TACE TACE TACE	CS C	C	V.s	RR	ININ	RA	CS	CS	CS		DS RO	
CE TACE TACE	C'S	CS		R R	R R	R	CS C	S CS	CS	ROS	ROS	ROS ROS
TACE TACE TACE	CS CS	CS		RR	RR	RR	CS	PCS	Ca	RR R	OS RO	S ROS
CE, TACE TACE	CS	CS	R	R R	R ^{Pr} R	R I	RR	RR	RR	RAS	ROS	ROS ROS
TACE ATACE TACE	CS, CS	CS	1	RR	RR	RR	RR	RR		/	OS RO	PA
CE TACE TACE	CS	CS	R -		RR	R	RR R		RR	RR	ROS	ROS ROS
TACE TACE TACE	00 00	CS		RR		PR	RR	RR	RR	RR	OS RO	
TACE TACE S	CS CC CS	CS	CSCS	R R		RR	BALL	PARK RD		RR H	ROS DS RO	ROS ROS
TACE	CS	CG CG	~ ~ ~	GR	PRR P P		RR R	R RR	RR	RR	ROS	ROS ROS
QUINC	CS CS	CS	CS	AG	RR	RR	RR			1	OS RO	
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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale	
Number	Zone	Zone	Change	LU CZ		Index Map	
ZC 69	TAC-E	CS	0.19	LU 4.4, CZ 4.1		206NE14	
				LU 4.5			
Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategies							
LU 4.4, LU 4.5, a	nd CZ 4.1. T	The applicable La	and Use strategies	s (LU 4.4 and	LU 4.5) reco	ommended	
removing certai	n propertie	s from the Bowie	Local Town Cen	ter to limit n	nixed-use de	evelopment	
outside of the co	enter and re	commends com	mercial land uses	s. The propos	ed zone for	the subject	
			ole strategy and t				
Future Land Us	e). The appl	icable Comprehe	ensive Zoning str	ategy (CZ 4.1) recommen	nds reclassifying	
subject properti	ies into the	CS Zone to disco	urage mixed-use	developmen	t outside of	the Bowie Local	
Town Center.							
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)	
			Grid				
Parks and	15500 Gov	ernors Bridge	55E2	Parcel G		3149283	

Open Space

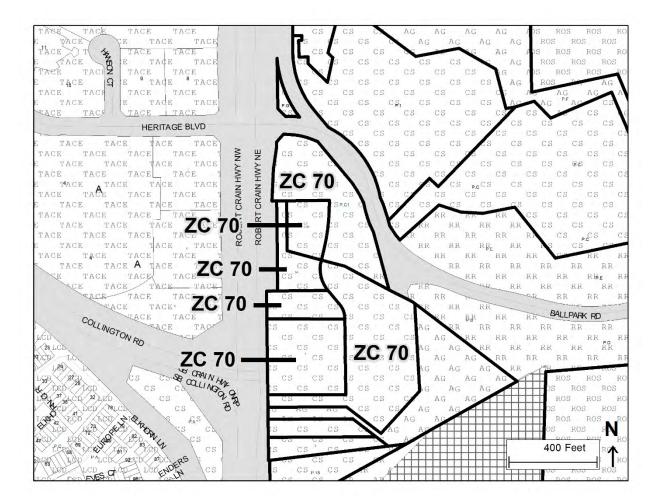
Road

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU CZ		Index Map
ZC 70	TAC-E/RR	CS	14.73	LU 4.4, CZ 4.1		206NE14,
				LU 4.5		205NE14

Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategies LU 4.4, LU 4.5, and CZ 4.1. The applicable Land Use strategies (LU 4.4 and LU 4.5) recommended removing certain properties from the Bowie Local Town Center to limit mixed-use development outside of the center and recommends commercial land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 4.1) recommends reclassifying subject properties into the CS Zone to discourage mixed-use development outside of the Bowie Local Town Center.

Use	Address	Tax Map and	Lot/Parcel	Tax
		Grid		Account(s)
Commercial	3901 NE Robert Crain	55E2	Lot 3	3322401
	Highway			
Commercial	3809 NE Robert Crain	55E2, 55E3	Lot 4	3322419
	Highway			
Commercial	3811 NE Robert Crain	55E2, 55E3	Lot 5	3322427
	Highway			
Commercial	16509 Ballpark Road	55E2	Lot 9A	3324092
Commercial	16503 Ballpark Road	55E2	Lot 10	3324100
<u> </u>			D. LOI	
Commercial	Ballpark Road	55E2	Parcel C1	5600254



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale				
Number	Zone	Zone	Change	LU	CZ	Index Map				
ZC 71	ТАС-Е	CS	3.62	LU 4.4,	CZ 4.1	205NE14				
				LU 4.5						
Discussion: Rez	Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategies									
LU 4.4, LU 4.5, a	und CZ 4.1. Th	ne applicable Lar	nd Use strategies	(LU 4.4 and	LU 4.5) reco	ommended				
removing certai	in properties	from the Bowie I	Local Town Cent	er to limit m	ixed-use de	evelopment				
outside of the c	enter and rec	ommends comm	nercial land uses.	The propos	ed zone for	the subject				
			ble strategy and t							
Future Land Us	e). The applic	cable Compreher	nsive Zoning stra	tegy (CZ 4.1) recommer	nds reclassifying				
subject propert	ies into the C	S Zone to discou	rage mixed-use o	development	t outside of	the Bowie Local				
Town Center.										
Use	Address		Tax Map and	Lot/Parcel		Tax				
			Grid			Account(s)				
Parks and	Parks and 3785 NE Robert Crain 55E3 Lot 7 3322443									
Open Space	Highway									
Parks and	3781 NE Ro	bert Crain	55E3	Lot 8		3322450				

55E3

Parcel 18

0735456

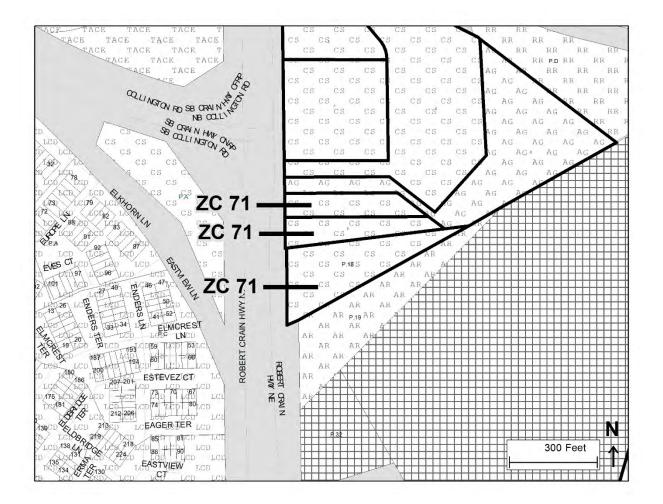
Open Space

Commercial

Highway

Highway

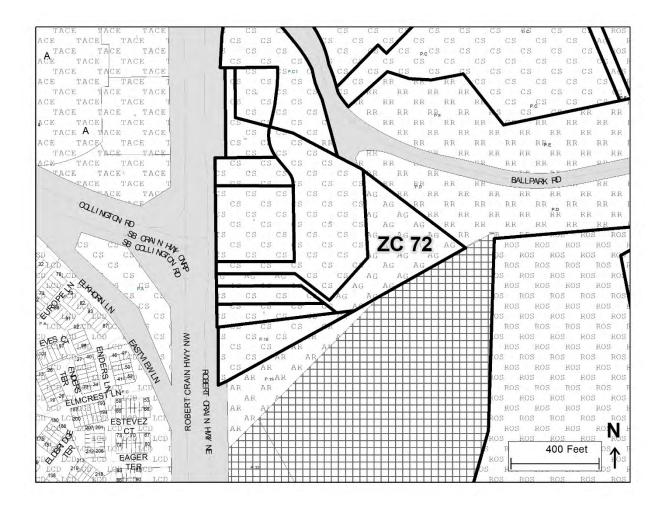
3711 NE Robert Crain



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 72	TAC-	AG	4.21	LU 4.4,	CZ 4.3	205NE14,
	E/RR			LU 4.5		205NE15

Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 4.4, LU 4.5, and CZ 4.3. The applicable Land Use strategies (LU 4.4 and LU 4.5) recommended removing certain properties from the Bowie Local Town Center to limit mixed-use development outside of the center and recommends residential low land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 4.3) recommends reclassifying subject properties into the AG Zone to discourage mixed-use development and preserve open space outside of the Bowie Local Town Center.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and	3851 NE Robert Crain	55E2, 55E3	Lot 6	3322435
Open Space	Highway			



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 73	AR	AG	5.31	LU 2.1	CZ 2.1	206NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

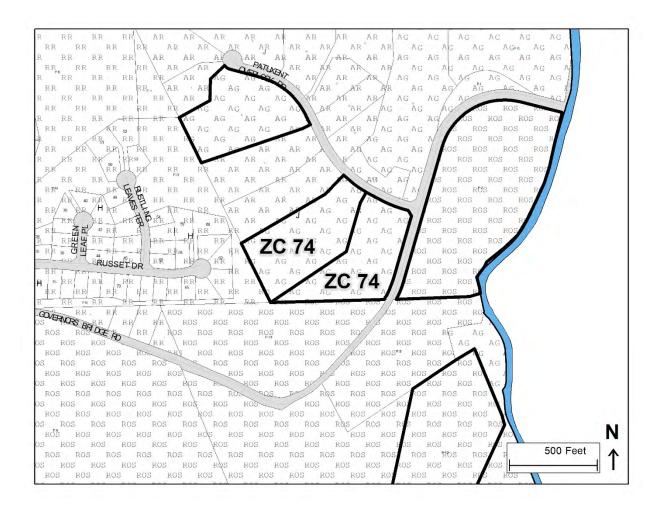
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	4410 Patuxent Overlook	56A1	Lot 6	3603081
Agricultural	Drive			

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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 74	AR/AG	AG	10.54	LU 2.1	CZ 2.1	206NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	4400 Patuxent Overlook	56A1, 56B1	Lot 2	3602992
Agricultural	Drive			
Rural and	4402 Patuxent Overlook	56A1	Lot 3	3603008
Agricultural	Drive			



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU CZ		Index Map
ZC 75	AG	ROS	14.22	LU 1.1	CZ 1.2	206NE15

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Governors Bridge Road	56B1	Parcel J	3007747
Open Space				

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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 76	AG	ROS	10.20	LU 1.1	CZ 1.2	206NE15

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is partially located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

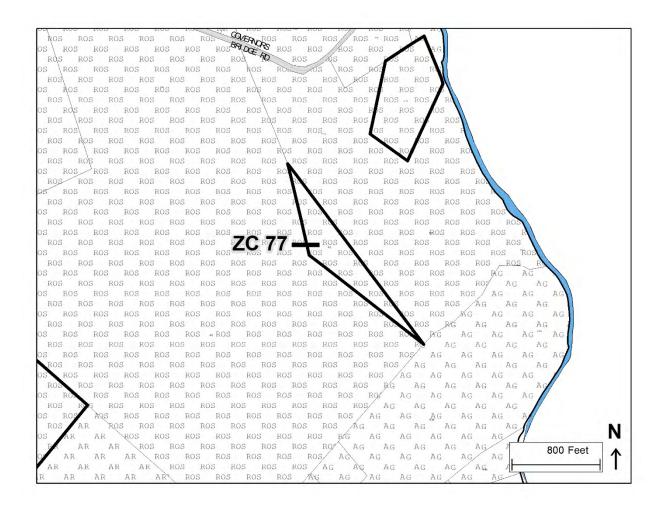
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	17731 Governors Bridge Road	56A2, 56B2	Parcel 12	0670984
Open space	Noau			

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 77	AG	ROS	8.13	LU 1.1	CZ 1.2	206NE15,
						205NE15

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is partially located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

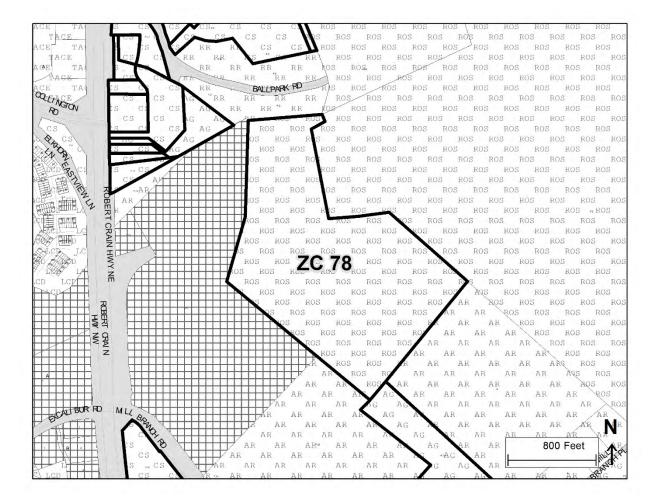
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	17551 Governors Bridge	56A2, 56A3,	Parcel 5	0785329
Open Space	Road	56B3		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 78	AG	ROS	64.86	LU 1.1	CZ 1.1	205NE15,
						205NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by M-NCPPC, measuring over 20 acres. The property is within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

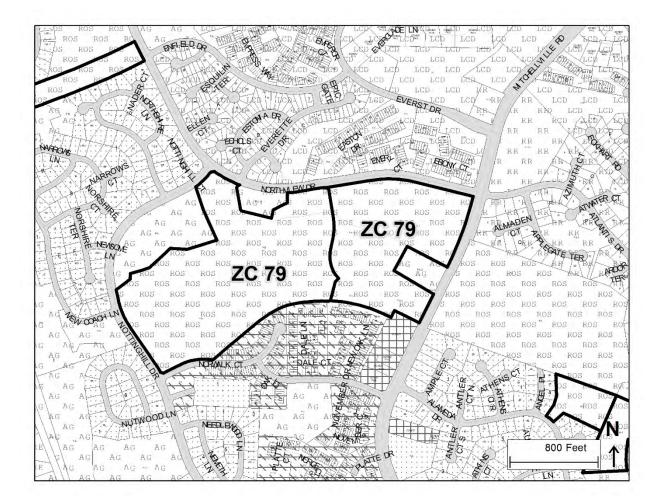
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	3603 NE Robert Crain	55E2, 55F2,	Parcel 21	0801191
Open Space	Highway	55E3, 55F3,		
		55E4, 55F4		
Parks and	3107 Mill Branch Road	55E2, 55F2,	Parcel 21	0801209
Open Space		55E3, 55F3,		
		55E4, 55F4		



Change	Current	Proposed	Acres of	Applicab	le Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 79	AG/RSF-A	ROS	72.25	LU 1.1	CZ 1.1	205NE13,
						205NE14,
						204NE13,
						204NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject properties meet these criteria as it is owned by the City of Bowie, measuring over 20 acres, and currently used as a park facility. The properties are within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, partially wooded and include wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

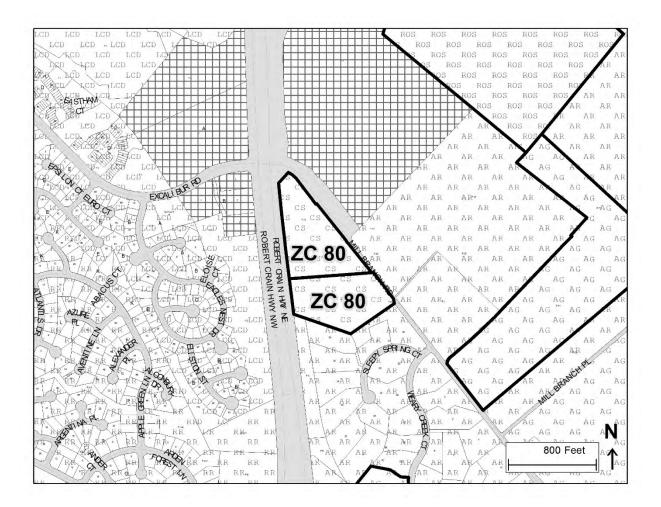
Use	Address	Tax Map and	Lot/Parcel	Tax
		Grid		Account(s)
Parks and	Nottinghill Drive	55A4, 55B4,	Parcel B	0662734
Open Space		63A1		
Parks and	3106 Mitchellville Road	55B4, 55C4	Parcel A-1	3833449
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale	
Number	Zone	Zone	Change	LU	CZ	Index Map	
ZC 80	AR	CS	18.15	LU 3.4	CZ 3.4	205NE14,	
						204NE14,	
						204NE15	
Discussion: Rezoning the subject properties to CS Zone is consistent with the master plan and							
strategies LU3	4 and CZ 4 1	The applicable	Land Use strated	ries (LU 3 4) a	lesignates c	ommercial uses	

strategies LU 3.4 and CZ 4.1. The applicable Land Use strategies (LU 3.4) designates commercial uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 3.4) recommends reclassifying the subject properties as CS to support the recommended Commercial land use category.

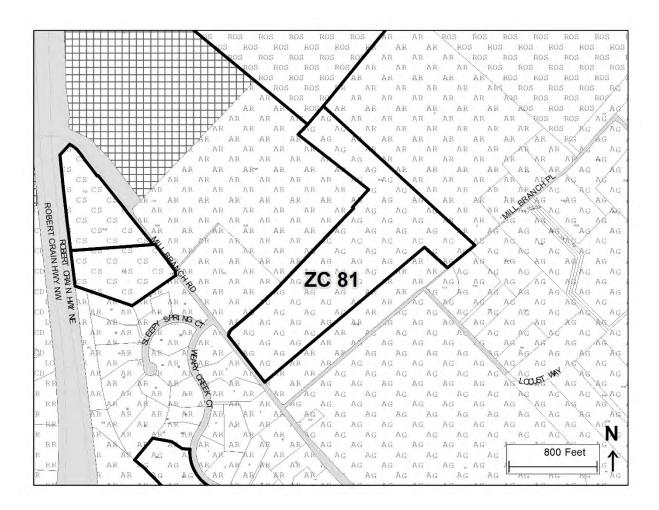
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	3412 NE Robert Crain	55E4,	Parcel 36	0817718
Open Space	Highway			
Parks and	Mill Branch Road	55E4, 63E1	Parcel 60	0817734
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 81	AR	AG	39.72	LU 2.1	CZ 2.1	205NE15,
						204NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

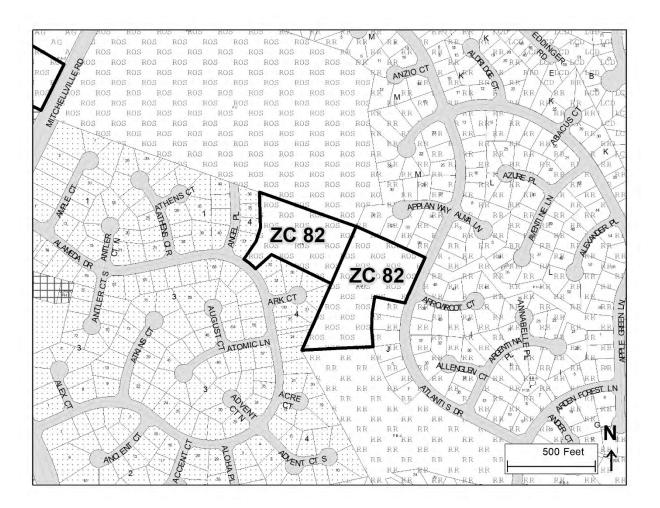
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and	17320 Mill Branch Place	55F4, 56A4,	Parcel 74	0787762
Agricultural		63E1, 63F1		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 82	AG	ROS	9.79	LU 1.1	CZ 1.2	204NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by a public entity, M-NCPPC. These undeveloped, wooded lands are within the evaluation area of the Green Infrastructure Network (2017). Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

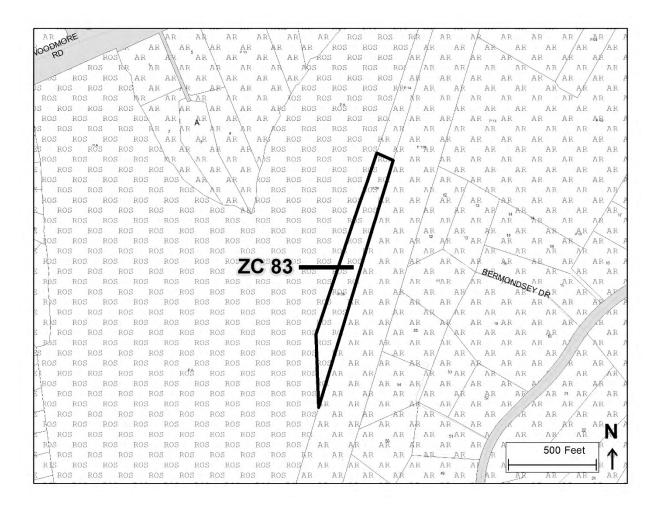
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Oaken Drive	63C1	Parcel A	0754408
Open Space				
Parks and	Atlantis Drive	63C1	Parcel M-1	0768044
Open Space				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 83	AG	ROS	3.54	LU 1.1	CZ 1.2	204NE11,
						203NE11

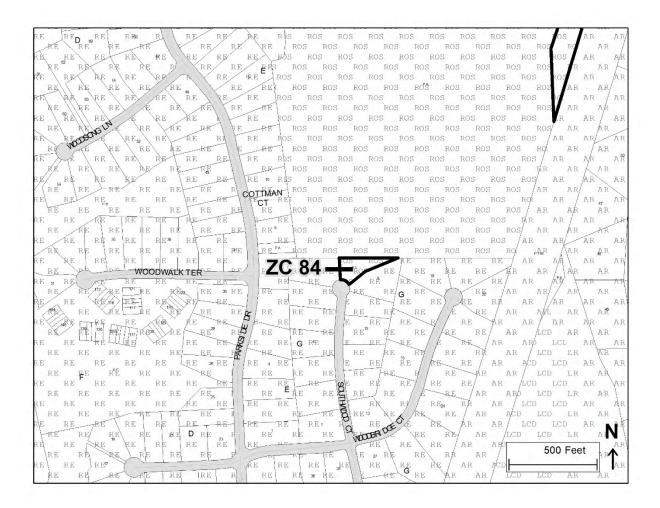
Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is within the regulated and evaluation area of the Green Infrastructure Network (2017), includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Woodmore Road	62B2, 62B3	Parcel 38	0741934



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale		
Number	Zone	Zone	Change	LU	CZ	Index Map		
ZC 84	AG	ROS	0.56	LU 1.1	CZ 1.2	203NE11		
Discussion: Rez	oning the su	ubject properties	to ROS is consist	tent with the	master plan	n and strategies		
LU 1.1 and CZ 1	.2. The appl	icable Land Use	strategies (LU 1.1) designates	community	parks, sensitive		
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	ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is within the evaluation area of the Green Infrastructure Network (2017).							
Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.								
Use	Address		Tax Map and	Lot/Parcel	ing open ope	Tax Account(s)		
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Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	1913 Southwood Court	62A3	Parcel A	2861615
Open Space				



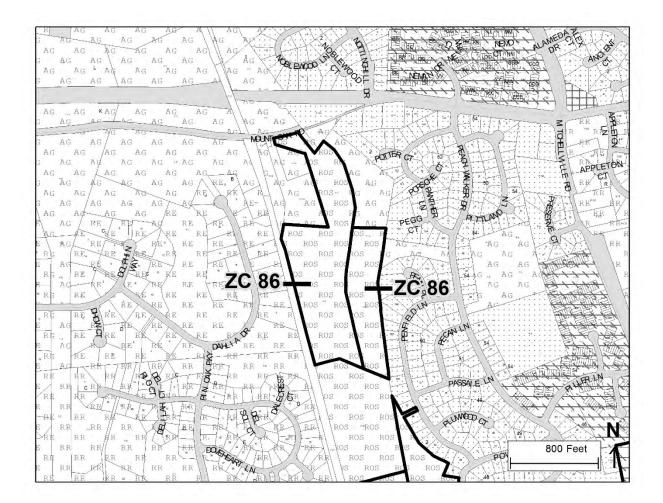
Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 85	RE/RR	ROS	96.91	LU 1.1	CZ 1.1	203NE12,
						203NE13,
						202NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by the City of Bowie, measuring over 20 acres. The property is within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and	2001 Church Road	62E3, 62F3,	Parcel 70	3245008
Open Space		62E4, 62F4		

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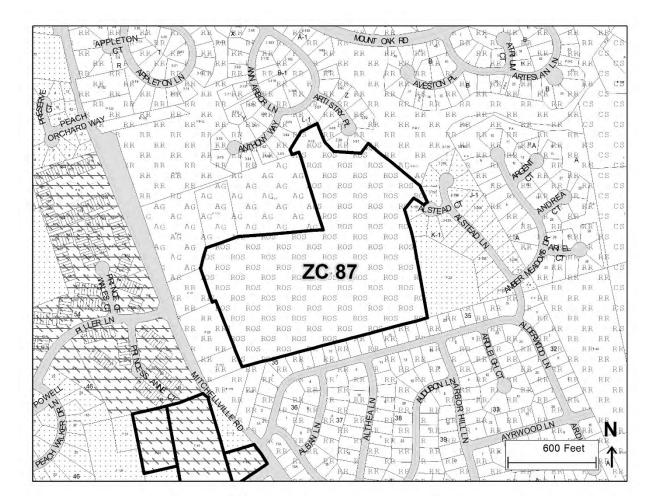
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale			
Number	Zone	Zone	Change	LU	CZ	Index Map			
ZC 86	AG	ROS	28.38	LU 1.1	CZ 1.2	204NE13,			
						203NE13			
	Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies								
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reclassifying all	public prop	erties that share	a property or lot	line with a p	arcel in the	ROS Zone to the			
	· · ·		criterion. The su	, <u> </u>		v 1			
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U			en Infrastructure	,	,				
streams. Rezoni	ing to ROS v	vill help preserve	the recommend	ed land use c	of Parks and	<u> </u>			
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)			
			Grid						
Parks and	Mount Oa	k Road	63A2, 63A3,	Parcel A		0680694			
Open Space			63B3						
Parks and	Mount Oa	k Road	63A2, 63B2,	Parcel 14		0785220			
Open Space			63A3, 63B3						



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 87	AG/RR	ROS	33.29	LU 1.1	CZ 1.1	204NE14,
						203NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by the City of Bowie, measuring over 20 acres. The property is within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

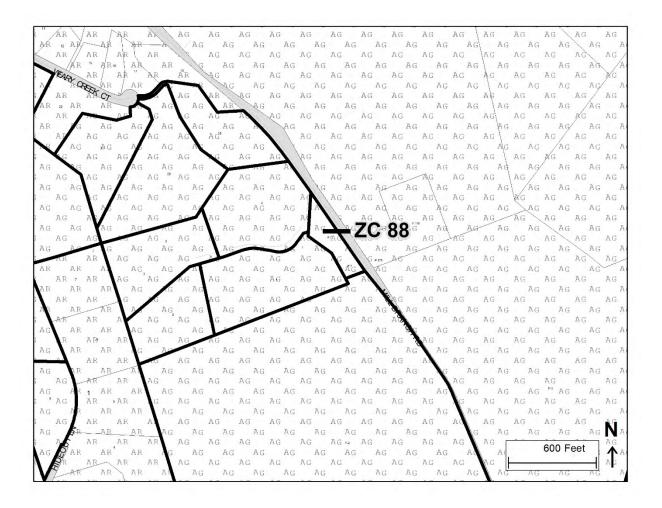
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and	2201 Mitchellville Road	63C2, 63D2,	Parcel I-2	0758912
Open Space		63C3, 63D3		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 88	AR	AG	1.78	LU 2.1	CZ 2.1	204NE15,
						203NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	17205 Mill Branch Place	63F2, 64A2	Parcel 7	0699033
Agricultural				(Portion)

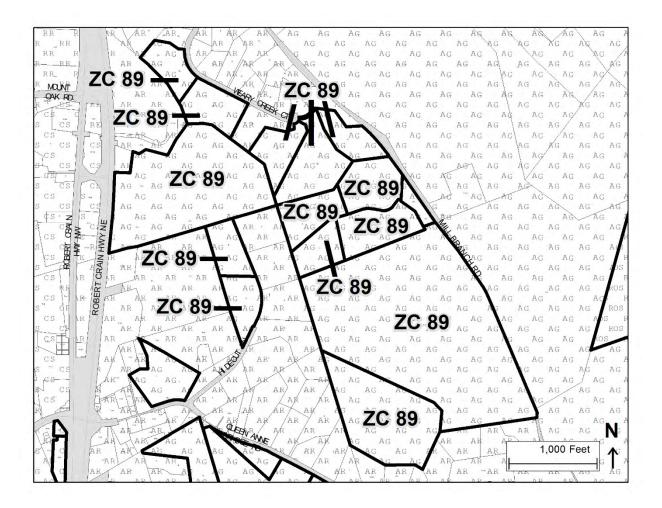


Change	Current	Proposed	Acres of	Applicab	le Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 89	AR	AG	218.74	LU 2.1	CZ 2.1	204NE14,
						204NE15,
						203NE14,
						203NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)	
		Grid			
Rural and	2800 Weary Creek Court	63E1, 63E2	Lot 24	4061339	
Agricultural					
Rural and	2700 Weary Creek Court	63E1, 63F1,	Lot 23	4061321	
Agricultural		63E2, 63F2			
Rural and	2410 NE Robert Crain	63E3, 63F2	Parcel A	3196243	
Agricultural	Highway				
Rural and	2410 NE Robert Crain	63E3, 63F2	Parcel A	3196268	
Agricultural	Highway				
Rural and	2410 NE Robert Crain	63E3, 63F2	Parcel A	3196250	
Agricultural	Highway				
Rural and	2602 Weary Creek Court	63F2	Lot 21	4061404	
Agricultural					
Rural and	2600 Weary Creek Court	63F2	Lot 20	4061396	
Agricultural					
Rural and	2601 Weary Creek Court	63F2	Lot 19	4061388	
Agricultural					
Rural and	2410 Mill Branch Road	63F2	Lot 4	0665299	
Agricultural					
Rural and	2408 Mill Branch Road	63F2	Lot 3	0665281	
Agricultural					
Rural and	2404 Mill Branch Road	63F2, 64A2	Lot 1	0665265	
Agricultural					
Rural and	17308 Queen Anne Bridge	63F2, 64A2,	Parcel 2	0718262	
Agricultural	Road	63F3, 64A3			
Rural and	17304 Queen Anne Bridge	63F3, 64A3,	Parcel 69	0797407	
Agricultural	Road	63F4, 64A4			
Rural and	2102 Hideout Lane	63E2, 63F2,	Lot 9	0785725	
Agricultural		63E3, 63F3			

Rural and	2208 Hideout Lane	63E2, 63F2	Lot 8	0785717
Agricultural				
Rural and	2406 Mill Branch Road	63F2, 63F3	Lot 2	0665273
Agricultural				



Change	Current	Proposed	Acres of	Applicab	le Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 90	AG	ROS	72.68	LU 1.1	CZ 1.1	204NE15,
						204NE16,
						203NE15,
						203NE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by the City of Bowie, measuring over 20 acres, partially located on floodplain and Marlboro clay. The property is within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

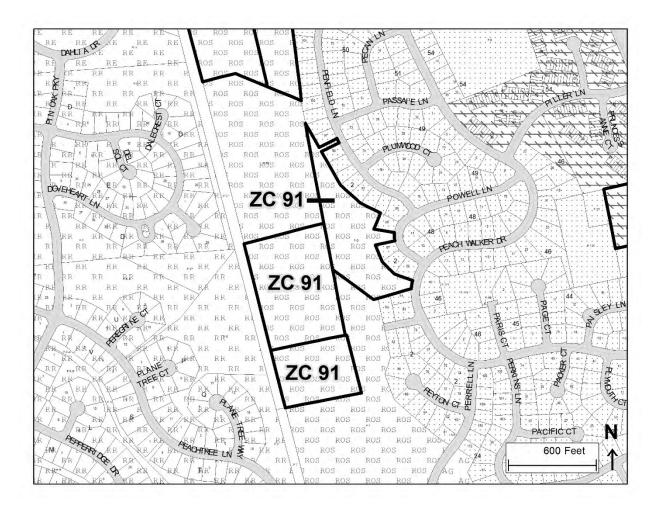
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Mill Branch Road	64B2, 64C2,	Parcel 21	0686766
Open		64B3, 64C3		
Space				

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 91	AG	ROS	21.24	LU 1.1	CZ 1.2	203NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by a public entity, M-NCPPC. These undeveloped, wooded lands are located on floodplain. They are also within the regulated and evaluation area of the Green Infrastructure Network (2017), include wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

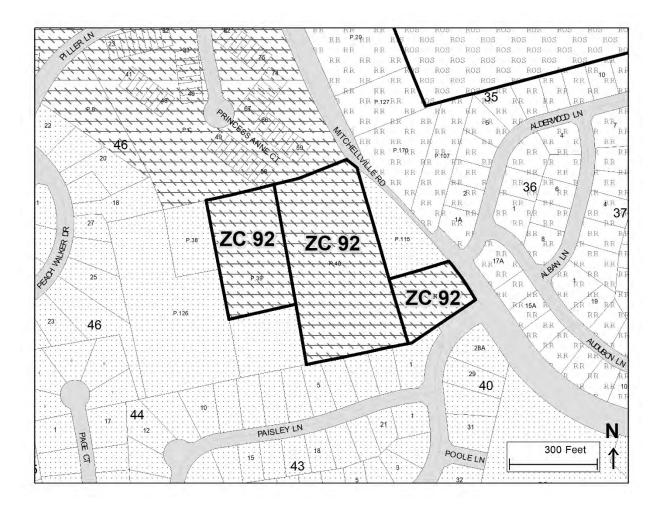
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Peach Walker Drive	63B4	Parcel A	0785212
Open Space				
Parks and	Powell Lane	63B3	Parcel G	0785295
Open Space				
Parks and	Peach Walker Drive	63A3, 63B3,	Parcel B	0785378
Open Space		63B4		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 92	RSF-95	RSF-A	7.99	LU 3.2	CZ 3.1	203NE14

Discussion: Rezoning the subject properties to Residential, Single-Family-Attached (RSF-A) is consistent with the master plan and strategies LU 3.2 and CZ 3.1. The applicable Land Use strategies (LU 3.2) designates for infill housing uses as is also reflected in Map 16. Future Land Use in the master plan which recommends Residential Medium-High. The applicable Comprehensive Zoning strategy (CZ 3.1) recommends reclassifying the subject properties to the RSF-A Zone to support the recommended single-family attached residential development.

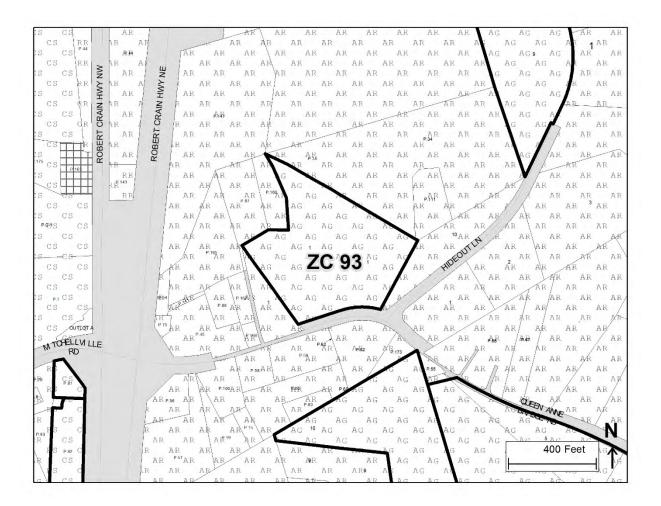
Use	Address	Tax Map and	Lot/Parcel Tax Acco	
		Grid		
Parks and	0 Mitchellville Road	63C3	Parcel 40	0681619
Open Space				
Parks and	1970 Mitchellville Road	63C3	Parcel 90	0733451
Open Space				
Parks and	15928 Peach Walker Drive	63C3	Part Parcel 39	0680231
Open Space				



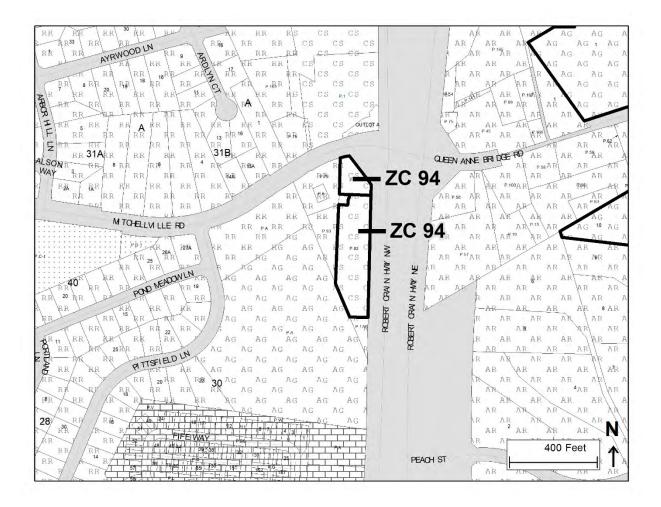
Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 93	AR	AG	7.29	LU 2.1	CZ 2.1	203NE14,
						203NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains a dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	16800 Queen Anne Bridge	63E3	Lot 1	0729392
Agricultural	Road			



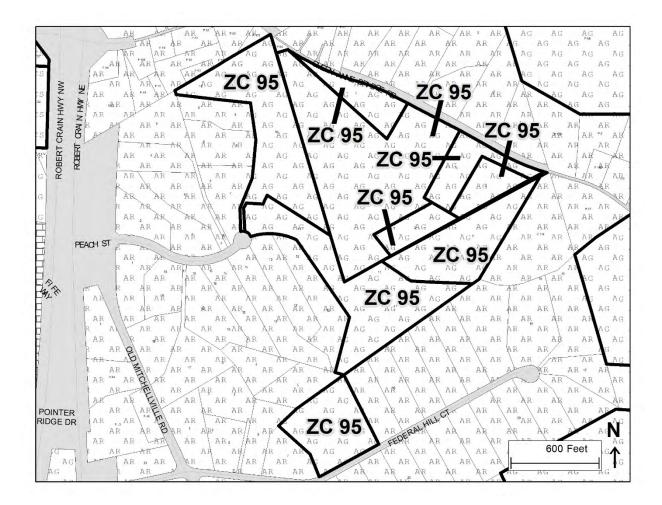
Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale	
Number	Zone	Zone	Change	LU	CZ	Index Map	
ZC 94	RR	CS	2.17	LU 3.3	CZ 3.5	203NE14	
Discussion: R	ezoning the su	bject properties	to CS is consister	nt with the n	naster plan	and strategies	
LU 3.3 and CZ	Z 3.5. The appli	cable Land Use s	strategies (LU 3.3) designates	commercia	l use. The	
proposed zon	e for the subje	ct properties hel	ps implement bo	th the applic	cable strateg	gy and the plan's	
future land us	future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ						
3.5) recomme	3.5) recommends reclassifying the subject properties as CS Zone to support the recommended						
Commercial land use category.							
Use	Use Address Tax Map and Lot/Parcel Tax Account(s)						
			Grid				
Parks and	1800 Mitchel	ville Road	63D3, 63E3	Parcel 81		0679738	
Open Space							
Rural and	1808 NW Rob	ert Crain	63D3, 63E3,	Parcel 82		0679746	
Agricultural	Highway		63D4, 63E4				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 95	AR	AG	64.86	LU 2.1	CZ 2.1	202NE15,
						203NE14,
						203NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one or no dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

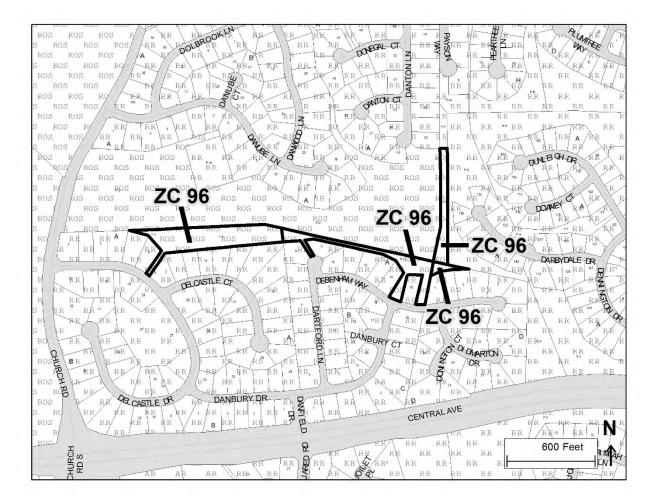
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	17003 Queen Anne Bridge	63E3, 63F3,	Lot 5	5691852
Agricultural	Road	63F4		
Parks and	17007 Queen Anne Bridge	63E3, 63E4,	Lot 1	5691817
Open Space	Road	63F3, 63F4		
Rural and	Queen Anne Bridge Road	63F4	Lot 4	5691841
Agricultural				
Parks and	17201 Queen Anne Bridge	63F4	Lot 3	5691830
Open Space	Road			
Parks and	17103 Queen Anne Bridge	63F4	Lot 2	5691828
Open Space	Road			
Rural and	16810 Federal Hill Court	63E4, 63F4,	Lot 8	2838415
Agricultural		70E1, 70F1		
Rural and	17203 Queen Anne Bridge	63F4	Lot 1	2751147
Agricultural	Road			
Rural and	16618 Peach Street	63E3, 63E4,	Lot 10	2858124
Agricultural		63F4		
Rural and	16619 Peach Street	63E4, 63F4	Lot 11	2858132
Agricultural				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 96	RR/AG	ROS	6.17	LU 1.1	CZ 1.2	202NE12,
						202NE13

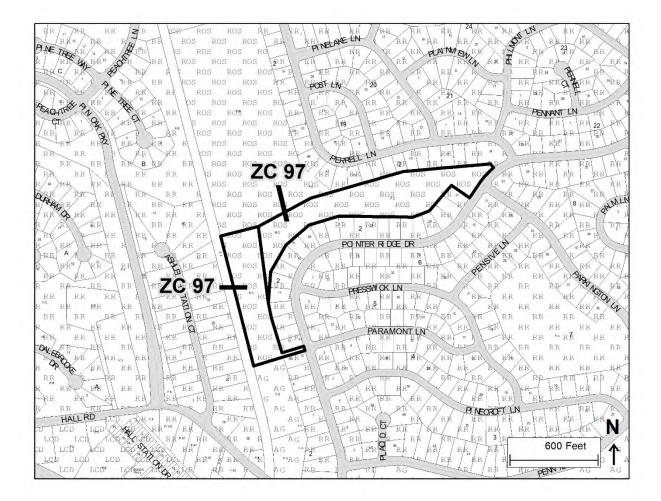
Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by public entities, M-NCPPC and the City of Bowie. Parcel B is owned by the City of Bowie, Parcel A properties are owned by M-NCPPC. These undeveloped, wooded lands are within the regulated and evaluation area of the Green Infrastructure Network (2017), include streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	1501 Danton Lane	69F1	Parcel B	0721720
Open Space				
Parks and	Didmarton Drive	69F1	Parcel A	0734947
Open Space				
Parks and	Debenham Way	69F1	Parcel A	0734426
Open Space				
Parks and	Delcastle Drive	69E1, 69F1	Parcel A	0822957
Open Space				



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale			
Number		-		**	01				
	Zone	Zone	Change	LU	CZ	Index Map			
ZC 97	AG	ROS	12.91	LU 1.1	CZ 1.2	202NE13,			
						202NE14			
	Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies								
LU 1.1 and CZ	Z 1.2. The appl	icable Land Use	strategies (LU 1.1	l) designates	community	v parks, sensitive			
environmenta	al areas, and o	pen spaces for P	arks and Open Sp	pace land use	es. The prop	osed zone for the			
subject prope	rties helps im	plement both the	e applicable strat	egy and the j	plan's future	e land use map			
(Map 16. Futu	ıre Land Use).	The applicable (Comprehensive Z	Coning strate	gy (CZ 1.2) r	recommends			
reclassifying a	all public prop	perties that share	a property or lot	line with a p	oarcel in the	ROS Zone to the			
ROS Zone. Th	e subject prop	perties meet this	criterion. The su	bject proper	ties are own	ed by a public			
entity, M-NCI	PPC. These un	developed, wood	led lands are loca	ted on flood	plain. They a	are also within			
the regulated	and evaluatio	on area of the Gre	en Infrastructur	e Network (2	017), includ	e wetlands and			
streams. Rezo	oning to ROS v	vill help preserve	the recommend	ed land use o	of Parks and	Open Space.			
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)			
			Grid						
Parks and	Pointer Ridg	ge Drive	70B1	Parcel C		0785352			
Open Space									
Parks and	15810 Pointe	er Ridge Drive	70B1, 70C1	Parcel D		0785360			
	1	-	1	1					

Open Space



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 98	AR	AG	6.18	LU 2.1	CZ 2.1	203NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains a dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17314 Queen Anne Bridge Road	64A4	Parcel 29	0710228

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 99	AR	AG	18.70	LU 2.1	CZ 2.1	203NE15,
						202NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains a dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

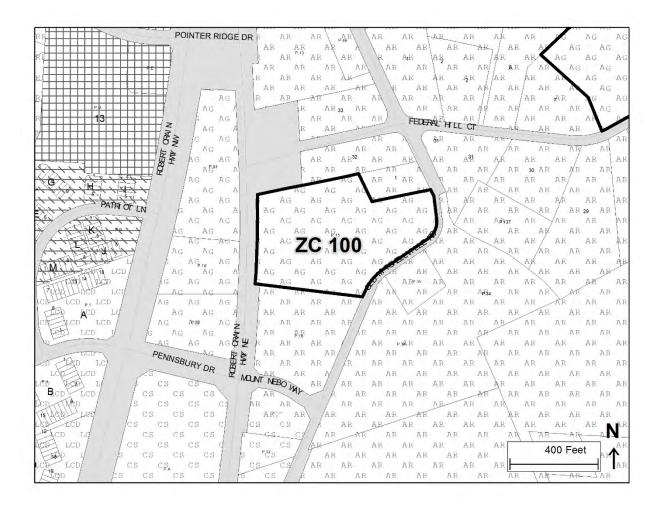
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	17409 Queen Anne Bridge	63F4, 64A4	Parcel 18	0808410
Agricultural	Road			

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 100	AR	AG	7.54	LU 2.1	CZ 2.1	202NE14

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	1201 NE Robert Crain	70E1	Parcel 15	0699504
Agricultural	Highway			



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 101	AR	AG	116.04	LU 2.1	CZ 2.1	203NE15,
						202NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one or no dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map andLot/ParcelGrid		Tax Account(s)
Rural and	17603 Queen Anne Bridge	64A4, 71A1	Parcel 11	0657510
Agricultural	Road			
Rural and	17511 Queen Anne Bridge	64A4	Parcel 10	0694356
Agricultural	Road			
Rural and	17416 Central Avenue	70F1, 71A1	Parcel 107	0725218
Agricultural				
Rural and	812 Sturbridge Lane	71A1, 71A2	Parcel 106	0735084
Agricultural				
Rural and	17400 Central Avenue	71A1	Parcel 121	0818088
Agricultural				

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 102	AG	ROS	1.39	LU 1.1	CZ 1.2	202NE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is located on floodplain and within the regulated area of the Green Infrastructure Network (2017), includes wetlands. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Central Avenue	71D1, 71E1	Parcel 46	0727883

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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 103	AG	ROS	2.21	LU 1.1	CZ 1.2	202NE16

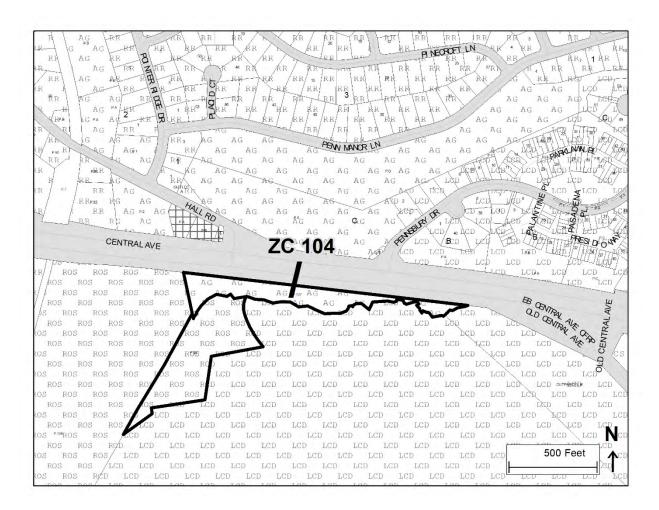
Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is within the regulated and evaluation area of the Green Infrastructure Network (2017), includes wetlands. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Central Avenue	71D1	Parcel 13	0740704

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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale	
Number	Zone	Zone	Change	LU	CZ	Index Map	
ZC 104	LCD	AG	3.31	LU 1.1	CZ 1.5	201NE14	
Discussion: R	ezoning the sı	ubject properties	to Agricultural a	nd Preservat	tion (AG) is	consistent with	
			Z 1.5. The applica				
designates community parks, sensitive environmental areas, and open spaces for Parks and Open							
Space land uses. The proposed zone for the subject property helps implement both the applicable							
01	*	-	(Map 16. Future 1	,	* *		
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		-	d, wooded prope		•	0	
and within the	e regulated ar	nd evaluation are	a of the Green In	frastructure	Network (20	017), includes	
streams.							
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)	
			Grid				
Parks and	Pennsbury I	Drive	70B2, 70C2	Parcel 127		0798421	

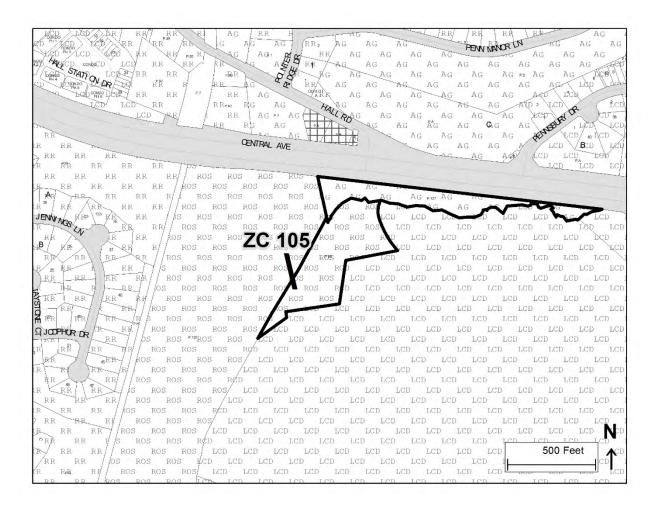
Open Space



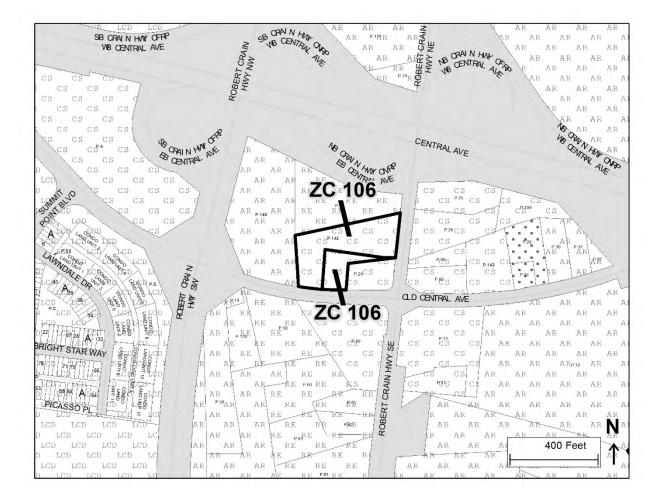
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 105	LCD	ROS	4.78	LU 1.1	CZ 1.2	201NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land partially located on floodplain and Marlboro clay. The subject property is also within the regulated and evaluation area of the Green Infrastructure Network (2017), includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and	Karington Center	70B2, 70C2,	Parcel 88	5668550
Open Space	Boulevard	70B3		



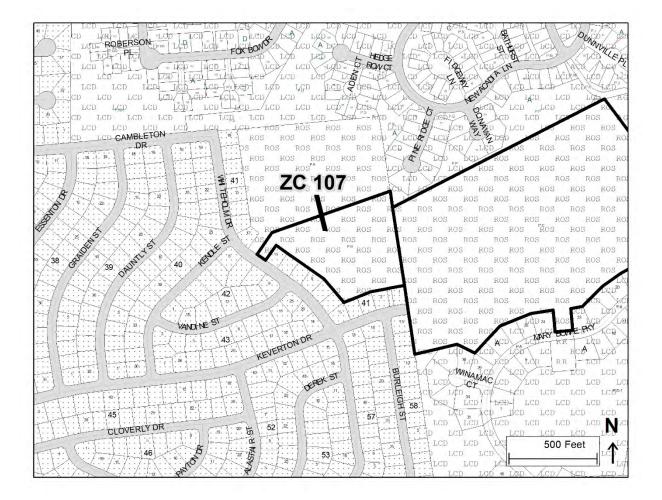
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale			
Number	Zone	Zone	Change	LU	CZ	Index Map			
ZC 106	AR	CS	2.42	N/A	CZ 3.2	201NE14			
Discussion: Re	ezoning the sul	oject properties t	to CS is consister	nt with the m	aster plan a	and strategy CZ			
3.5. Map 16. Fi	3.5. Map 16. Future Land Use in the master plan recommends commercial. The applicable								
Comprehensive Zoning strategy (CZ 3.2) recommends reclassifying the subject properties as CS to									
support the recommended commercial land use category.									
Use	Address		Tax Map and	Lot/Parcel		Tax			
			Grid			Account(s)			
Parks and	7 SE Robert C	Crain Highway	70D3	Parcel 142		0731372			
Open Space									
Commercial	11 SE Robert	Crain Highway	70D3	Parcel 24		0731380			
						(Portion)			



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 107	AG	ROS	6.54	LU 1.1	CZ 1.2	201NE11,
						201NE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject properties meet this criterion. The subject properties are owned by a public entity, M-NCPPC. These undeveloped, wooded lands are within the regulated and evaluation area of the Green Infrastructure Network (2017), include wetlands. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

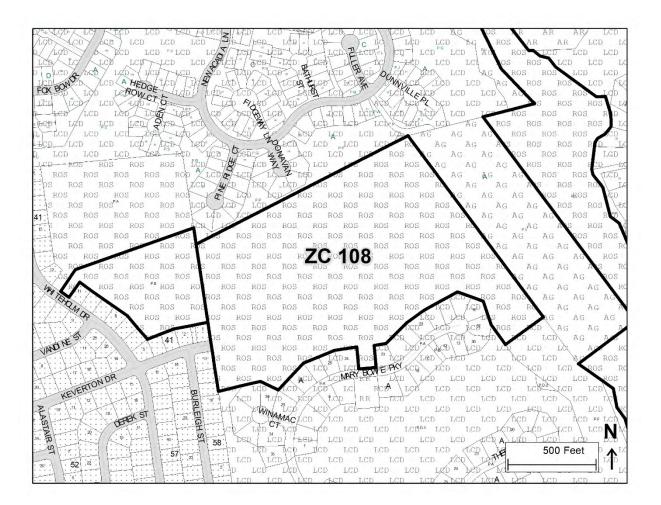
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	13204 Whiteholm Drive	69B3, 69B4,	Parcel B	0785261
Open Space		69C4		
Parks and	Whiteholm Drive	69B3, 69B4,	Parcel B	0785253
Open Space		69C4		



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 108	LCD	ROS	35.57	LU 1.1	CZ 1.1	201NE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the Reserved Open Space (ROS) Zone. The property meets these criteria as it is owned by M-NCPPC, measuring over 20 acres and it is currently used as a park facility. The property is within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, partially wooded and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	13321 Mary Bowie Parkway	69B3, 69C3,	Parcel C	3807435
Open Space		69B4, 69C4		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 109	LCD	ROS	22.54	LU 1.1	CZ 1.1	201NE12,
						202NE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by M-NCPPC, measuring over 20 acres. The property is located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Central Avenue	69C2, 69C3,	Part Parcel L	3664836
Open Space		69D3, 69D4		
Parks and	Central Avenue	69C2, 69C3,	Part Parcel L	3664976
Open Space		69D3, 69D4		

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Change	Current	Proposed	Acres of	Applicabl	e Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 110	LCD	ROS	26.45	LU 1.1	CZ 1.1	201NE12,
						201NE13,
						201SE12,
						201SE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by M-NCPPC, measuring over 20 acres. The property is located on Marlboro clay and within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and	400 Church Road South	69E4, 69F4	Parcel A	3616398
Open Space				

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 111	AG	ROS	22.03	LU 1.1	CZ 1.1	201SE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by M-NCPPC, measuring over 20 acres. The property is located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Church Road	69D4, 76D1,	Part Parcel E	3634110
Open Space		76E1		
Parks and	601 Church Road South	69D4, 76D1,	Part Parcel E	3634128
Open Space		76E1		

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 112	AR	AG	40.46	LU 2.1	CZ 2.1	202NE15,
						201NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains a dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

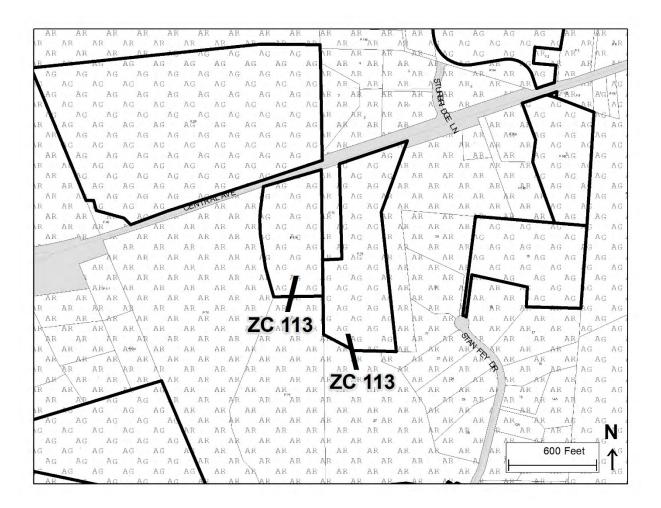
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	17200 Central Avenue	70E2, 70F2,	Parcel 39	0733030
Agricultural		70F3		

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 113	AR	AG	19.25	LU 2.1	CZ 2.1	201NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	17401 Central Avenue	71A2, 70F3,	Parcel 70	0821157
Agricultural		71A3		
Rural and	17305 Central Avenue	70F2, 70F3	Parcel 144	4004230
Agricultural				



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 114	AR	AG	15.99	LU 2.1	CZ 2.1	202NE15,
						201NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	17411 Central Avenue	71A2, 71A3	Parcel 68	0817874
Agricultural				
Rural and	17411 Central Avenue	71A2, 71A3	Parcel 68	0817882
Agricultural				
Rural and	307 Stan Fey Drive	71A2, 71A3	Lot 19	3240363
Agricultural				

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 115	AG	ROS	118.33	LU 1.1	CZ 1.1	202NE16,
						201NE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The properties meet these criteria as they are owned by the City of Bowie, measuring over 20 acres. The properties are partially located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, include streams and improved with a solar array, farmland, a series of sheds and barns. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Institutional	18509 Central Avenue	71C2, 71C1,	Parcel 20	0725820
		71D1, 71D2		
Parks and	Queen Anne Road	71C2, 71D2,	Parcel 58	0726174
Open Space		71C3, 71D3		

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 116	AG	ROS	9.32	LU 1.1	CZ 1.2	202NE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is located on floodplain and within the regulated area of the Green Infrastructure Network (2017), includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	18925 Central Avenue	71E2	Parcel 83	0785097
Open Space				

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 117	AG	ROS	3.95	LU 1.1	CZ 1.2	201NE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	111 Queen Anne Bridge	71D3	Parcel 43	0739060
Open Space	Road			

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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 118	AG	ROS	2.43	LU 1.1	CZ 1.2	201NE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is located on floodplain and within the regulated area of the Green Infrastructure Network (2017), includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Queen Anne Road	71D3, 71E3	Parcel 42	0821736

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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 119	AR	AG	45.57	LU 2.1	CZ 2.1	201NE14,
						201NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

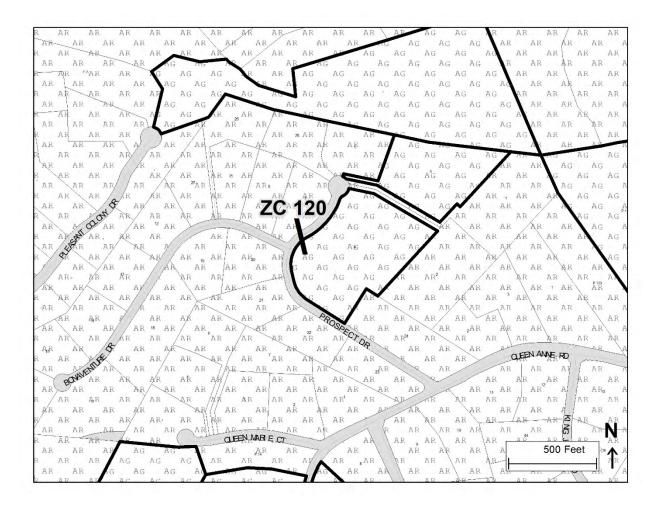
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	102 Prospect Drive	70F3, 70F4	Lot 3	0802199
Agricultural				
Rural and	17300 Queen Anne Road	70F3, 70F4,	Parcel 1	0681866
Agricultural		71A4		
Rural and	120 Stan Fey Drive	70F3, 71A3,	Lot 9	3199817
Agricultural		70F4, 71A4		
Rural and	16611 Pleasant Colony Drive	70E3, 70F3	Lot 7	3631215
Agricultural				

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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 120	AR	AG	8.01	LU 2.1	CZ 2.1	201NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	116 Prospect Road	70E4, 70F4	Lot 4	0802165



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 121	AR	AG	5.09	LU 2.1	CZ 2.1	201NE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

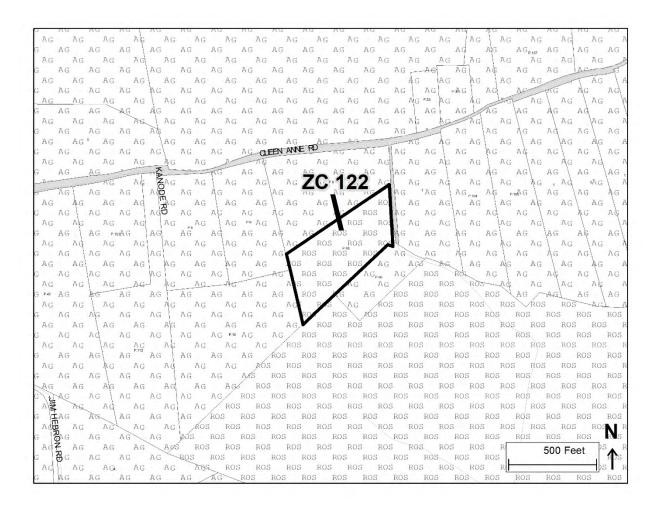
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17600 Queen Anne Drive	71A4	Parcel 134	0794362

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Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 122	AG	ROS	5.06	LU 1.1	CZ 1.2	201NE16,
						201SE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is partially located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

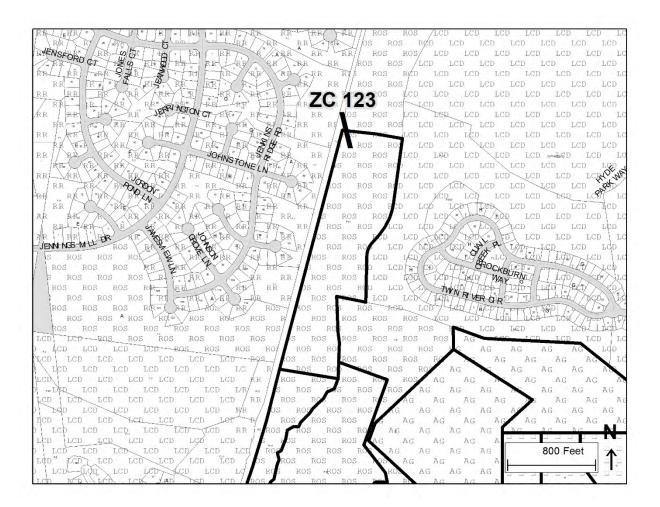
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Queen Anne Road	71C4	Parcel 88	0798140



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 123	LCD/RR	ROS	27.40	LU 1.1	CZ 1.1	201NE13,
						201SE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by M-NCPPC, measuring over 20 acres. The property is located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Karington Center Boulevard	70B3, 70B4, 70A4	Plat 2, Parcel 87	5668548



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 124	AG	ROS	18.02	LU 1.1	CZ 1.2	201SE13,
						202SE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Parks and	Turner Wootton Parkway	76E2, 76F2,	Parcel I	3635901
Open Space		76F3		

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Change	Current Zone	Proposed	Acres of	Applicable	e Strategy	200' Scale
Number		Zone	Change	LU	CZ	Index Map
ZC 125	AG/AR/LCD/RR	ROS	88.70	LU 1.1	CZ 1.4	201SE13,
						202SE13,
						202SE14
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· •	ıre Land Use). The a			0.		
• •	all sensitive enviror			-		
-	on them. Among th	-				•
0	nty and the rest are		•	0	lated and e	valuation area
of the Green l	Infrastructure Netw	ork (2017), incl				
Use	Address		Tax Map	Lot/Parce	1	Tax
			and Grid			Account(s)
Parks and	Queen Anne Road	l	70A4, 70B4,	Parcel 44		0798447
Open Space			77A1			
Parks and	Leeland Road		70A4, 70B4,	Parcel 41		0748509
Open Space			77A1, 77B1,			
			77A2, 77B2,			
			77B3			
Parks and	14800 Leeland Ro	ad	76F2, 77A2	Parcel 2		0771279
Open Space						
Parks and	14700 Leeland Ro	ad	77A1, 77A2	Parcel 24		0797670

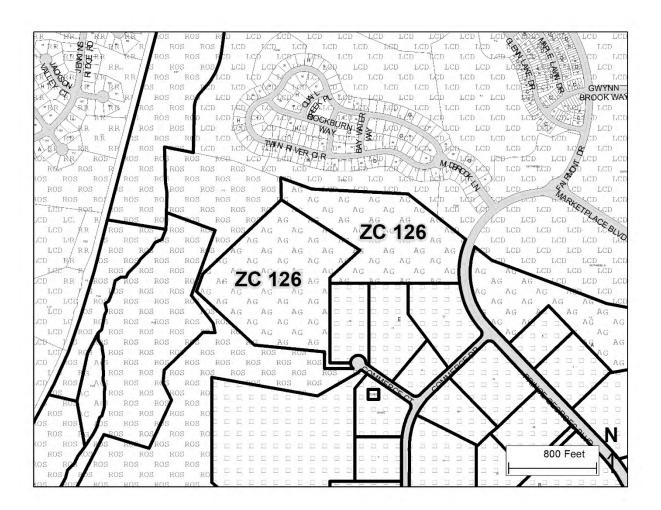
Open Space

ROS	ROS	ROS	S A	G]	AR	C.S.B.C	DL	rcp	Ι.(CD	LCD		os	ROS	_	ROS	T	RAT	R	OS	RC	S	ROS		ROS	L	G	AG	AC
RO		ROS	Reena	AR	-	A	LCI	L	CD	LCI		LCD	LCI	D	LCD		RAS_	$\int \mathbf{R}$	OS	RC	-	ROS		ROS	/	G	AG	1	AG
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-	67-		Tap	LCD	FI	001	LCI	Ц	CD	LCI	- (LCD	7C	1	2F		1	R	OS	RC	S	G		AG		G	AG	F	-
(cb)-T	THER	國國	Se Se		LGI	E_LC	D	LCD	- 17	CD ~~~	PCD		-0	X.	2.	LCD	TI	105	R	OS	RO	s	AG		AG	A	G	1	3 1
TU-FC	july	EUM.	SCD Q	Sh.	P	2cn	LCI	J "L	(n)	LCI	D.	LCB	Lei	D	LĈD	1	0S		OS	RC)S	RO	1	ΑG	T	١G	ΛG		3
LODAR	GOS	PL LC	ImLO	B S	FCU	2 LC	D	LCD	A	\$ A	LCD	/I	CEN-	LCI)	LC	H	Þ.7	<u>'C</u>	330	2	5 _	LOS	1	AG	A	G	- 11	°
J/EG	D-mill	Pon	AAC	ARD	A	G.B-	LCI	L	CR	ALCI.	17	fice(LCI	0	TCD	1	ROS				-	1	5	ROL	I	AG	AG	E	3 1
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ed	KICE	LCI	D LG	D.J.	FCD	(A)	R	LCD	/L(CD\/	AR	R	OS	ROS	1	POS		ROS	R	OS	RO	S	ROS		ROS		OS	1	8.2
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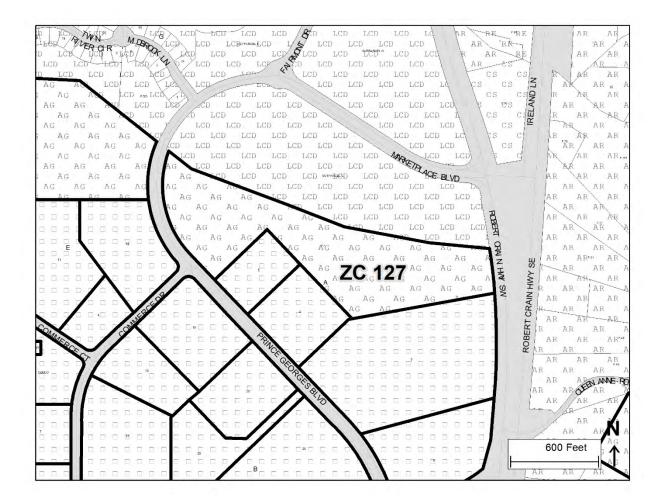
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 126	LCD	AG	49.95	N/A	CZ 8.1	201NE14,
						201SE13,
						201SE14
Discussion: F	Rezoning the s	ubject propertie	s to AG is consist	ent with the	master plan	and strategy CZ
8.1. Map 16. I	Future Land U	se in the master	plan recommend	ls parks and o	open space.	The applicable
Comprehens	ive Zoning str	ategy (CZ 8.1) re	commends reclas	ssifying Liber	rty Sports Co	omplex into the
AG Zone.						
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)
			Grid			
Parks and	201 Prince O	George's	70B4, 70C4,	Lot 9		3422581
Open Space	Boulevard		77B1, 77C1			
Parks and	15801 Com	nerce Court	70B4, 70C4,	Lot 5		3422565

77B1, 77C1

Open Space



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 127	LCD	AG	23.77	N/A	CZ 8.1	201SE14
Discussion: I	Rezoning the si	ubject properties	to AG is consiste	ent with the i	master plan	and strategy CZ
8.1. Map 16.	Future Land Us	se in the master j	olan recommend	s parks and o	open space. '	The applicable
Comprehens	ive Zoning stra	ategy (CZ 8.1) red	commends reclas	sifying Liber	ty Sports Co	omplex into the
AG Zone.						
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)
			Grid			
Parks and	200 Prince G	leorge's	70C4, 77C1,	Parcel A		3422557
Open Space	Boulevard		77D1			



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 128	LCD	IH	23.73	LU 12.1,	CZ 7.1	201SE14
				LU 12.2,		
				LU 13.2		

Discussion: Rezoning the subject properties to Industrial, Heavy (IH) is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and CZ 7.1. The applicable Land Use strategies (LU 12.1, LU 12.2, and LU 13.2) designates industrial/employment land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

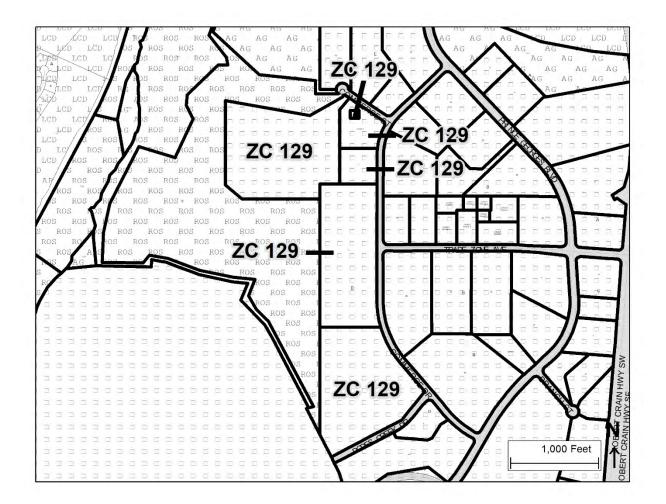
TT	4.1.1			
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Industrial	221 Commerce Drive	77C1	Lot 4	0815324
Industrial	15850 Commerce Court	77C1	Part Lot 11	3578713
Industrial	15850 Commerce Court	77C1	Part Lot 11	3578721
Industrial	201 Commerce Drive	77C1	Lot 12	3578739
Industrial	15800 Commerce Court	77B1, 77C1	Lot 10	3578705

S	ROD	LCI	-	.CD	. Ye	e/]	r.H19	TP	GPT-		L.J	(Tc	D ³⁴	T	NN	RIVE	RC	Lei	LE L	LCI	R	ŁÇD	~	LCD		LCD		LCE	T	LCD	LC	1 10	PCD
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FOS	RUS	ROS	ROS	ROS	R6 OS	ROS	/LCD	LCD	LCD~	CD	LC	140	LC	n for	LCI	-ECI	LCF	109	Jen	Ti	Id-P	T	9		LCD	LCD	LCD		LCD		CDO		LCD
IS .	ROS			ROS	RO		ROS	-			CD			LCI	D	LCI)	LCL	,7_1	Leb	1L	tien	~	No F	74	LCD		LCD				D	LCD
RD5	3	ROS	ROS	Re R	OS	ROS		RG	A	-	-	175	10	D.	LC	0	LCL)	LCD		LCD)	ACD	7,	CD		LCD		Lan	LCP			
S	RÖS	ROS	3 E	ROS	RO	S	ROS	1	AG	A	G	AG		AG		AG	100	AC		LCD		LCD	KI	Ley'	1	LCD	-			IC.	- 1	ARKE	LCD
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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 129	LCD	IH	90.86	LU 12.1,	CZ 7.1	201SE13,
				LU 12.2,		201SE14,
				LU 13.2		202SE14

Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and CZ 7.1. The applicable Land Use strategies (LU 12.1, LU 12.2, and LU 13.2) designates industrial/employment land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

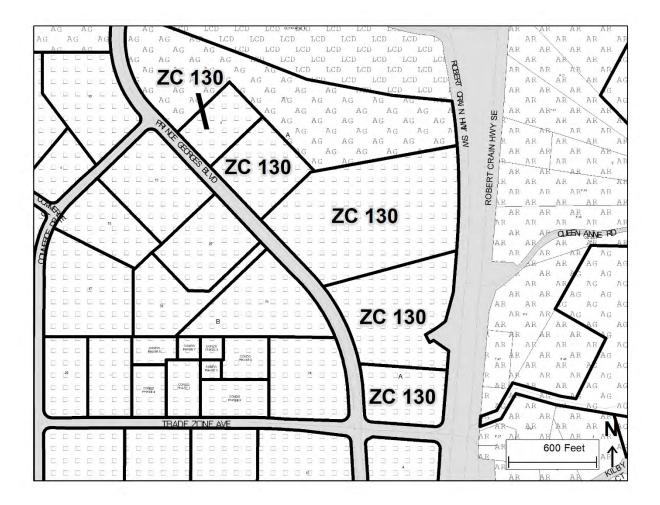
Address	Tax Map and	Lot/Parcel	Tax Account(s)
	Grid		
15827 Commerce Court	77B1, 77C1	Lot 8	3422573
475 Commerce Drive	77C1	Lot 7	0798892
529 Commerce Drive	77B1, 77C1, 77B2, 77C2	Lot 1	0798686
839 Commerce Drive	77B2, 77C2, 77B3, 77C3	Lot 3	0798579
15851-15887 Commerce Court	77C1	Condo	0798777, 0798819, 0798801, 0798793, 0798785, 0798777, 0798769, 0798751, 0798744, 0798736, 0798728, 0798710, 0798876, 0798876, 0798850, 0798850, 0799304,
	15827 Commerce Court475 Commerce Drive529 Commerce Drive839 Commerce Drive15851-15887 Commerce	Grid 15827 Commerce Court 77B1, 77C1 475 Commerce Drive 77C1 529 Commerce Drive 77B1, 77C1, 77B2, 77C2 839 Commerce Drive 77B2, 77C2, 77B3, 77C3 15851-15887 Commerce 77C1	Grid Grid 15827 Commerce Court 77B1, 77C1 Lot 8 475 Commerce Drive 77C1 Lot 7 529 Commerce Drive 77B1, 77C1, 77B2, 77C2 Lot 1 839 Commerce Drive 77B2, 77C2, 77B3, 77C3 Lot 3 15851-15887 Commerce 77C1 Condo



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 130	LCD/RR	IH	45.47	LU 12.1,	CZ 7.1	201SE14
				LU 12.2,		
				LU 13.2		

Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and CZ 7.1. The applicable Land Use strategies (LU 12.1, LU 12.2, and 13.2) designates industrial/employment land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Industrial	300 Prince George's	77C1, 77D1	Lot 5	0799031
	Boulevard			
Industrial	350 Prince George's	77C1, 77D1	Lot 4	0798884
	Boulevard			
Industrial	400 Prince George's	77D1	Lot 7	0798231
	Boulevard			
Industrial	500 Prince George's	77D1, 77D2	Lot 6	0798462
	Boulevard			
Institutional	601 SW Robert Crain	77D2	Lot 1	0798454
	Highway			



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 131	AR	AG	19.13	LU 2.1	CZ 2.1	201SE14,
						201SE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

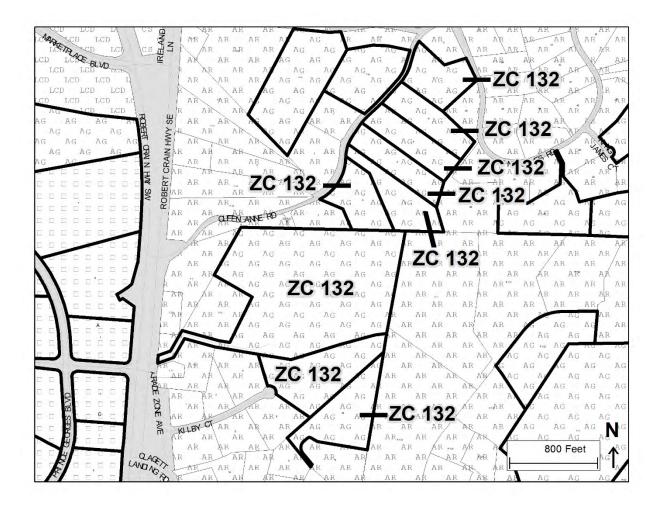
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Rural and	180 Robert Crain Highway	70E4, 77E1	Parcel 56	0804641
Agricultural	SE			
Rural and	0 Queen Anne Road	70E4, 77E1	Parcel 55	5572645
Agricultural				
Rural and	16800 Queen Anne Court	70E4, 77E1	Parcel 55	0732784
Agricultural				

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Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 132	AR	AG	86.42	LU 2.1	CZ 2.1	201SE14,
						201SE15,
						202SE14,
						202SE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

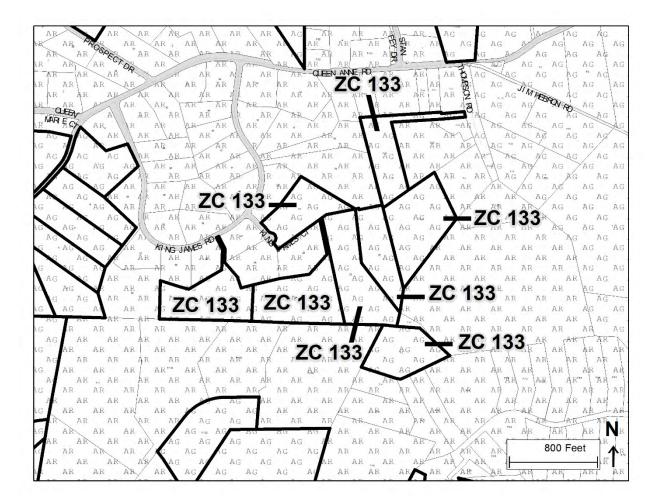
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
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Rural and	16512 Kilby Court	77E2	Lot 4	0717397
Agricultural				
Rural and	16770 Clagett Landing Road	77E2	Lot 10	0747527
Agricultural				
Rural and	16723 Queen Anne Road	77E1	Lot 2	0766105
Agricultural				
Rural and	16729 Queen Anne Road	77E1, 77F1	Lot 3	0766113
Agricultural				
Rural and	16801 Queen Anne Road	77E1, 77F1	Lot 4	0766121
Agricultural				
Rural and	16805 Queen Anne Road	77E1, 77F1	Lot 5	0766139
Agricultural				
Rural and	16809 Queen Anne Road	77E1, 77F1	Lot 6	0766147
Agricultural				
Rural and	16903 Queen Anne Road	70E4, 70F4,	Lot 7	0766154
Agricultural		77E1, 77F1		
Industrial	600 Robert Crain Highway	77E1, 77D2,	Parcel 34	0818948
	SE	77E2		



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 133	AR	AG	54.02	LU 2.1	CZ 2.1	201SE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject properties meet these criteria as they are owned by a private entity, and each of them measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17707 Queen Anne Road	71A4, 78A1	Parcel 78	0699249
Rural and Agricultural	215 King James Road	77F1	Lot 28	0766774
Rural and Agricultural	302 King James Court	78A1	Lot 22	0766824
Rural and Agricultural	304 King James Court	78A1	Lot 23	0766832
Rural and Agricultural	303 King James Court	77F1, 78A1	Lot 24	0766840
Rural and Agricultural	308 King James Court	77F1, 78A1	Lot 21	0766915
Rural and Agricultural	17406 Clagett Landing Road	78A1	Parcel 3	0797902
Rural and Agricultural	17711 Queen Anne Road	78A1	Parcel 16	0823815

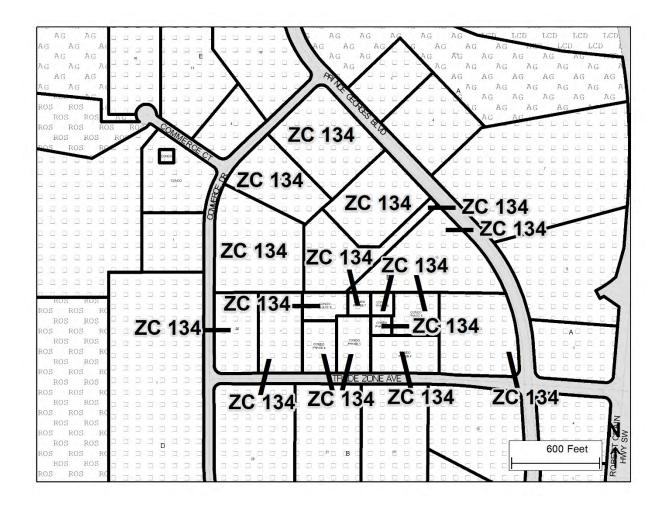


Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 134	LCD	IH	66.14	LU 12.1,	CZ 7.1	201SE14
				LU 12.2,		
				LU 13.2		

Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and CZ 7.1. The applicable Land Use strategies (LU 12.1, LU 12.2, and 13.2) designates industrial/employment land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Industrial	501 Prince George's Boulevard	77D1, 77D2	Lot 24	0799049
Industrial	15950 Trade Zone Avenue	77C1, 77C2	Lot 31	3632080
Industrial	391 Prince George's Boulevard	77C1, 77D1	Lot 30	3586765
Parks and Open Space	15900 Trade Zone Avenue	77C1, 77C2	Lot 26	0799064
Industrial	401 Prince George's Boulevard	77C1, 77D1	Lot 25	0799056
Industrial	375 Prince George's Boulevard	77C1, 77D1	Lot 29	2843001
Industrial	301 Prince George's Boulevard	77C1	Lot 19	0798694
Industrial	300 Commerce Drive	77C1	Lot 18	0798207
Industrial	400 Commerce Drive	77C1	Lot 17	0798256
Industrial	16000 Trade Zone Avenue	77C1, 77C2	Condo Phase 8	0799288, 0799270
Industrial	16000 Trade Zone Avenue	77C1, 77C2	Condo Phase 7	0798934, 0798926
Industrial	16000 Trade Zone Avenue	77C2	Condo Phase 4	0798959, 0798967, 0798975, 0798983, 0798991, 0799007, 0799015
Industrial	16000 Trade Zone Avenue	77C1, 77D1, 77C2, 77D2	Condo Phase 6	0799239, 0799221, 0799213, 0799205, 0799197

Industrial	16000 Trade Zone Avenue	77C1, 77C2	Condo Phase 5	0798504,
				0798512
Industrial	16000 Trade Zone Avenue	77C2	Condo Phase 1	0798587,
				0798595
Industrial	16000 Trade Zone Avenue	77C2	Condo Phase 3	0798645,
				0798652
Industrial	16000 Trade Zone Avenue	77C2, 77D2	Condo Phase 2	0798603,
				0798611,
				0798629,
				0798637



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 135	AR	AG	46.39	LU 2.1	CZ 2.1	201SE15,
						202SE15
Discussion: R	ezoning the su	bject property to	AG is consistent	t with the ma	aster plan a	nd strategies LU
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Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)
			Grid			
Rural and	16900 Clagett	Landing Road	77F2	Parcel 132		0703280
Agricultural						
Rural and	17200 Clagett	Landing Road	77F2, 78A2,	Parcel 12		0732768
Agricultural			77F3			

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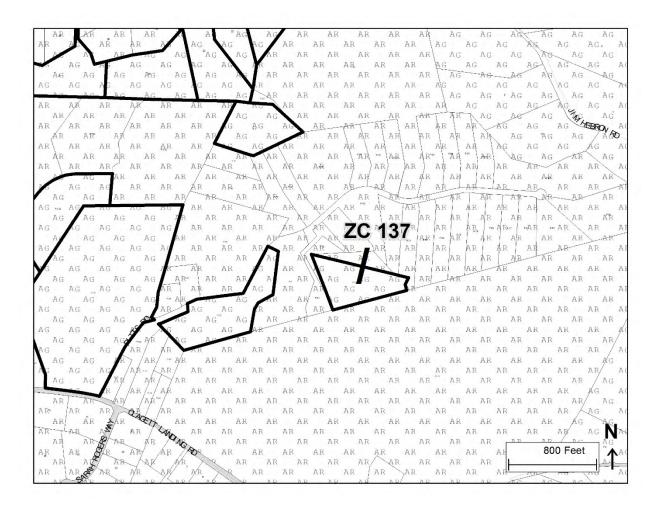
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 136	AR	AG	8.60	LU 2.1	CZ 2.1	201SE15,
						202SE15
Discussion: R	ezoning the su	bject property to	AG is consisten	t with the ma	aster plan ai	nd strategies LU
2.1 and CZ 2.1	1. The applicab	le Land Use stra	tegies (LU 2.1) de	esignates rur	al and agric	ultural land uses
for all proper	ties in the Rura	l and Agricultur	al Area. The prop	oosed zone fo	or the subjec	ct properties
helps implem	ent both the a	pplicable strateg	y and the plan's f	future land u	se map (Ma	p 16. Future
Land Use). Th	ne applicable C	omprehensive Z	oning strategy (C	ZZ 2.1) recom	nmends recl	assifying areas
in the Rural a	nd Agricultura	l Area to the AG	Zone including a	all residentia	l properties	that are equal
to five acres o	or greater in siz	e within the Rur	al and Agricultur	al Area and	have zero oi	r one dwelling
unit. The sub	ject properties	meet these crite	ria as they are ov	vned by a pri	vate entity,	and each of
			one or no dwellir	0	U	
development	in the Rural ar	nd Agricultural A	rea to uses consi	stent with th	ne master pl	an.
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)
			Grid			
Rural and	17400 Clagett	Landing Road	78A2	Parcel 23		0797878
Agricultural						
Rural and	17400 Clagett	Landing Road	78A2	Parcel 23		0797886
Agricultural						

AR								Al						AI		AR	AI	2 /	AR	AI	P 15	AR		ÅR	A		AR	
R																												
R	AG							AI																				1 B
AG	AG	no	AG	AG	A	R	AR	AI	R	AR	/ A	R	AR	P45 AI	2 1110	AR	AI	P 73	AR	AI	3	AR	111V	AR		1	AR	1
G	AG	AG	A	G	AR	A	R	AR	AR	1	AR	AE	L	AR	AR		ARP72	AR	/	AR	AR		AR	Ţ	AR	~	-	LAP
AG	AG		AG	AG	A	R	AR	AI	R	AR	A	R	AR	AI	8	AR	A	5 /	AR	AI						R	AR	
G P	r Asz G	AC	A	G	ĀG	A	G	AG	AG	7	AR	AF		AR	AR	-	AR					$ \land$	AR	1	AR	AR		AF
AG								A						AI			A			AI					Al		AR	1
G	AG						G							AR			AR	1		AR								AF
AG	Y		AG				AG							AI		AR	Al								Al		AR	
			A					AG						AR				AR		AR					R		P.40	1
AG			AG					AG						AR			1	AR		VZ	P.MAR		AR		1	R AR		6.0
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G	AG						G							AR			AG	AR	1	AR	AL	AIV			NR R	1.1	1717	AF
	AG													AI		G		R		1/1	3	AG		AG		11	AR	1
	AG																AG							1	AG	110	1	AI
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G	AG	AG	А	G	AG	A		AG-						AR	AG		AG	AR		AR/	\a G		AG	P34]	AG	AG		Ad
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AG	AG	1 3	AG	AG	A	G	AG	AI	R					A			Al	3	AR	/ AI	3	AG	-	A	AI	R	AR	
G	AG	AG	A				G	BR	AR					AG						AR						AR		
AG	AG			AG		G	AG							A														
	AG				AG	A	g	AR						AG						AR					AR			
	AG			AG				A						A						AI		AR		AR	AI		AR	
	AG						R PEOAR	AR		0.0	AG	AC	10							AR Al					AR		8.11	
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	AG					R	AR	1		- F				AR										AR		R		
	AG				A.			AR									AR	AR		AR	AR		AR		AR	AR		AF
	AG			AG	TA		/	1						AI			AI		AR			AR		AR	Al		AR	
	AG				AR P.32			AR						AR			AR								AR			AF
	AG			AA	P.32	R/	AR/	AI	S. 1					AH		AR	AI		AR	Al	2	AR		AR	A	R	AR	
R	AG	AG	A	G	AR		R /	AR	1		AR			AR			AR	AR		AR	AR		AR	Ţ	AR	AR		AT
7510-			-	AR	A	X	AR	19 AT	R.	AR	A	R	AR	AI	2	AR	AI	2	AR	AI	2	AR		AR	AI	R	AR	
R	AR	AR		-	AR	A	.R /	AR20 /	AR		AR	AF		AR	AR		AR	AR		AR	AR		AR	1	AR	AR		AF
	AR			AR	A	R	/AR/	AI	R	AR	A	R	AR	AT	2	AR	Al	2	AR	AI	2	AR		AR	AI	R	AR	
R 13	AR	AR	A	R	3	LAG	R	AR	AR		AR	AF		AR	AR		AR	AR		AR	AR		AR	7	4R	AR	N	AF
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Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 137	AR	AG	5.47	LU 2.1	CZ 2.1	201SE15,
						202SE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

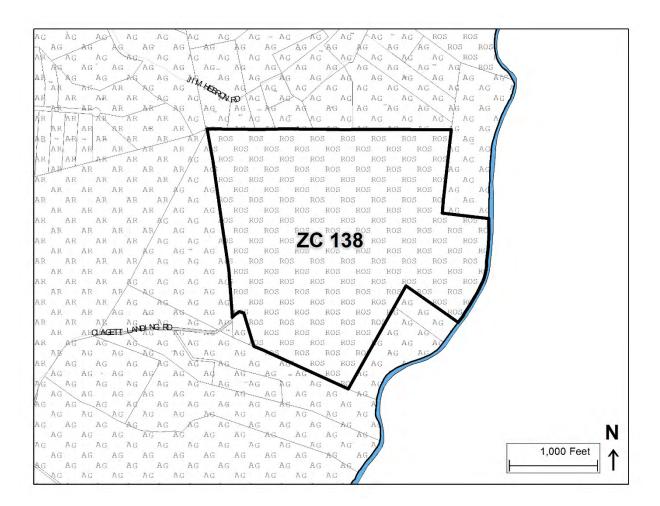
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17410 Clagett Landing Road	78A2, 78B2	Parcel 34	0797779



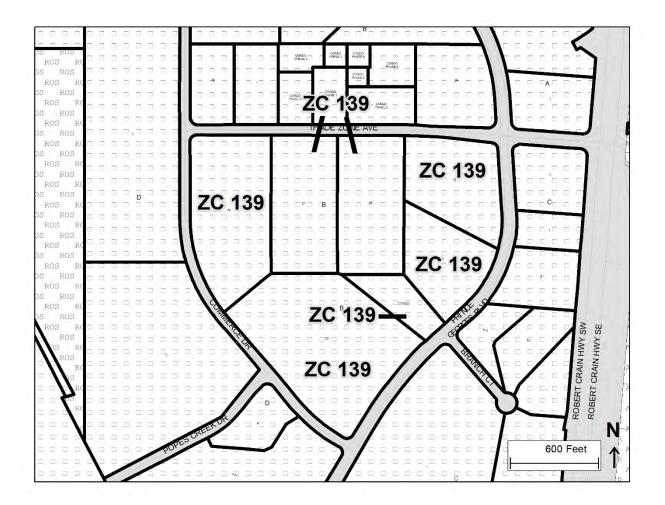
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 138	AG	ROS	151.44	LU 1.1	CZ 1.1	201SE16,
						202SE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by M-NCPPC, measuring over 20 acres. The property is located on floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	18501 Clagett Landing Road	78C2, 78D2, 78C3, 78D3	Parcel 9	0704494



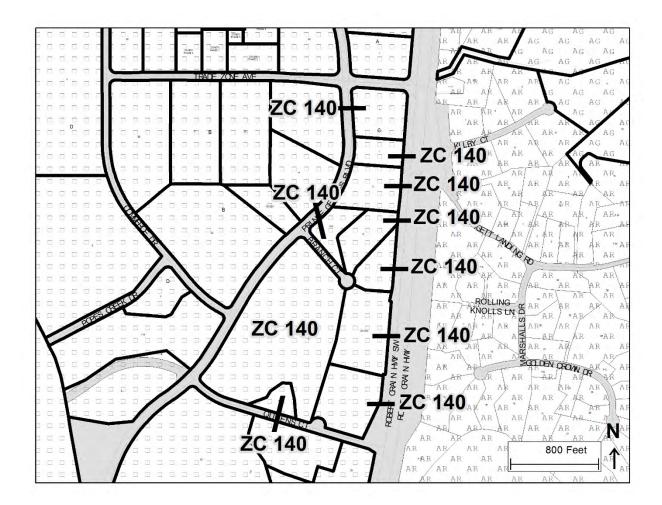
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 139	LCD	IH	71.68	LU 12.1,	CZ 7.1	201SE14,
				LU 12.2,		202SE14
				LU 13.2		
			s to IH is consiste			
			le Land Use strat			
ç	-	•	s. The proposed			-
· ·	~ ~	0.	l the plan's future		· · ·	
	_				-	ring properties to
			val process, expa		f uses and a	menities that
		e place to work a	nd to locate a bu			
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)
		~ '	Grid			
Industrial	1001 Prince	George's	77C2, 77D2	Condo		3836954,
	Boulevard					3812229,
						3812310,
						3812328,
						3812336, 3812344,
						3836947,
						3812237,
						3812245,
						3812252,
						3812260,
						3812278,
						3812286,
						3812294,
						3812302
Industrial	1049 Prince	George's	77C2, 77D2,	Lot 23		0799023
	Boulevard		77C3, 77D3			
Industrial	800 Comme	rce Drive	77C2	Lot 28		0799072
Industrial	16001 Trade	e Zone Avenue	77C2	Lot 21		0798660
Industrial	16155 Trade	e Zone Avenue	77C2, 77D2	Lot 22		0798678
Industrial	16201 Trade	e Zone Avenue	77D2	Lot 13		0798553
Parks and	801 Prince C	George's	77D2	Lot 14		0798561
Open Space	Boulevard					



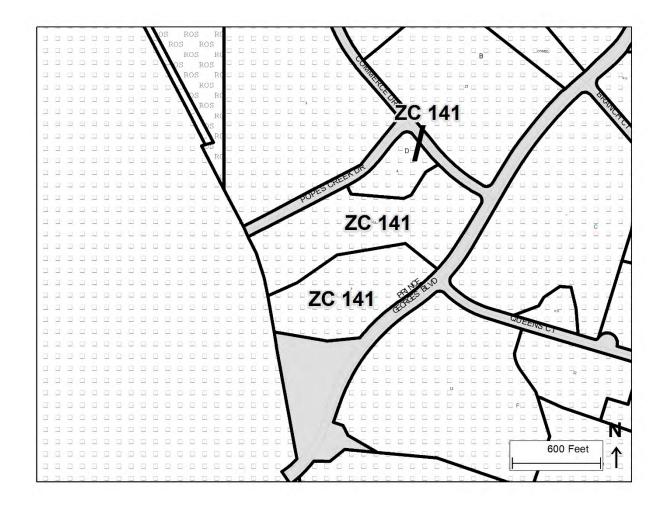
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 140	LCD	IH	66.68	LU 12.1,	CZ 7.1	201SE14,
				LU 12.2,		202SE14
				LU 13.2		

Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and CZ 7.1. The applicable Land Use strategies (LU 12.1, LU 12.2, and 13.2) designates industrial/employment land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Industrial	700 Prince George's Boulevard	77D2	Lot 4	0795724
Parks and Open Space	750 Prince George's Boulevard	77D2	Lot 1	0798538
Parks and Open Space	800 Prince George's Boulevard	77D2	Lot 2	0798546
Parks and Open Space	16100 Queens Court	77C3, 77D3	Parcel C	0799122
Parks and Open Space	16100 Branch Court	77D2, 77D3	Parcel G	0799262
Industrial	16200 Queens Court	77D3	Lot 21	3526910
Industrial	16230 Branch Court	77D2, 77D3	Lot 14	3276946
Industrial	16200 Branch Court	77D2, 77D3	Lot 12	0799247
Industrial	1000 Prince George's Boulevard	77C3, 77D3	Lot 19	3312089
Industrial	16201-16205 Branch Court	77D3	Condo	3950946, 3950953, 3950961



Change	Current Proposed Acres of Applicable Strategy 200				200' Scale				
Number	Zone	Zone	Change	LU	CZ	Index Map			
ZC 141	LCD	IH	28.77	LU 12.1,	CZ 7.1	202SE14			
				LU 12.2,					
				LU 13.2					
Discussion: R	Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies								
	LU 12.1, 12.2, 13.2, and CZ 7.1. The applicable Land Use strategies (LU 12.1, LU 12.2, and LU 13.2)								
designates industrial/employment land uses. The proposed zone for the subject properties helps									
implement both the applicable strategy and the plan's future land use map (Map 16. Future Land									
Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to									
the IH Zone to ease the development approval process, expand the mix of uses and amenities that									
would make it an attractive place to work and to locate a business.									
Use	Address Tax Map and Lot/Parcel Tax Account					Tax Account(s)			
	Grid								
Parks and	1200 Popes	Creek Drive	77C3	Parcel A		0799098			
Open Space									
Parks and	1201 Prince George's		77C3	Lot 5		0799080			
Open Space	Boulevard								
Industrial	901 Comme	rce Drive	77C3	Lot 4		0798918			



Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 142	AR	AG	20.39	LU 2.1	CZ 2.1	202SE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains a dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and	1215 Heritage Hills Drive	77F3, 78A3,	Lot 15	0718684
Agricultural		77F4, 78A4		

AR AR AR AR AT AR 22 AR ΛR AR AR ΛR AR AR AR AR AI AR AR AR AR AR AR AR AF AR, AR AR AR R AR AR AR AR AR AR AR AR AR Α AR AR AR AF AR 8 AR₈ AR Λ AF SAY HULS AR TAGE AR AR AR AR AR AR ÅR/ AR AR AR AR AR AR AR AR - ADA AR AR AR AR AR-AR AR ÁR AR AR AR AR MR AR . AR AR AR AL AR AR AR AR AR AR AR ÅR AR AI ٨R AR AR AR AR AR AR 8 AR AR AR 4104 AR AR AR AR AR AR AR AG AR AR AR AG AI AR AR AR AR AR AR AR AR AR AG AG AG AG AR AB AR AG AG AG A AR AR AR AR AR AR AR AG AG AF AG AG AR ARB A AR AR AR AG AR AR AG 7.12 AR AG AR AG AR AF 142 AR AR AR AR AR AR ÅR AR AG AR AR AR AR AR AR AG AG ELEANORLN R AR AR AR AR AR AR AR AR AG AG AG AR AR AG AF AR AR AR AB AR AR AR AG AG AG AR AG AR AR AR AR AR AR AR AR AG AG AG AR AR AR AR AR AR AR AR AR AG AG AR AR AR AR AR AR AR AR AG AG ΔE AR ΔR AR AR AR AR AR AR AR AR ÁR AR AG AR AG AG AG AR AG AG AG AG AG AR AR A.R AR AR AR AR AR AR AR AH AG AG AG AG AG AR AR AF AR AR AG AG AR ĄR AR AR AR AR AG AG AG AG AG AR AG AG AR AR AR AR AR AB AR AG AR AR AR AR AR AR AG AG A.G AG AG AG AG AG AG AG AR AR AR AR AR ÅG AG AG AG AG ÅG AG AG AG P40 AG AG AG AG AR AR AR AR AR AG AG AG AG AG AG AR AR AG AG R AR AR Ν AR AR AR AG AR AG AG AG AG ROS AG AG AG AR AR AR AG AR AR AG AG AR AR AG AG ROS ROS AR AR AR AG 600 Feet AR AR AR AR AR AG AG AG ROS ROS AG AR AR AR AR AR AG AG AG AG ROS ROS ROS AR A AR AR AR AR AG AG AR AG AG AG ROS ROS ROS

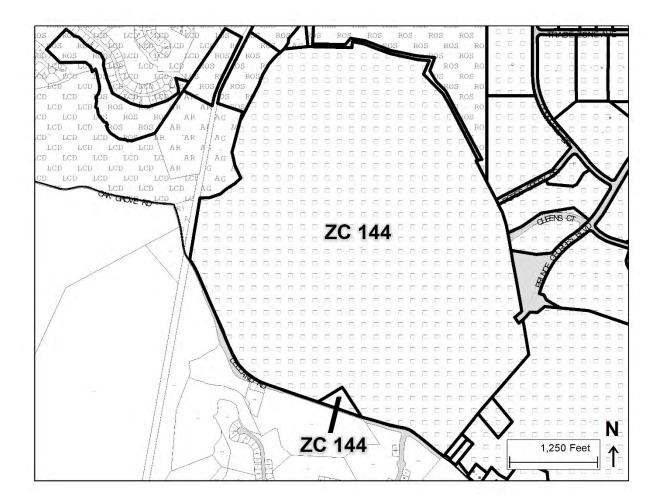
Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 143	AR	AG	7.75	LU 2.1	CZ 2.1	202SE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains a dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17701 Clagett Landing Road	78B3, 78A4, 78B4	Lot 1	3238870

ΔR AR AR AR AR ΔR AR AG AG A AR AG AG AG AG AR AR AR AR AR AG AR AR AR AR AG AG AG AR AR_ AR AR AR AR AR AG AG AG AG AR AG AG AG AR AR P 83 AR AR AR AR AG AG AG AR AR AF AR AR AR AR AG AG AR A D AR AR AR AR AR AG AG AR AR AR AR AR AR AR AC AG AR AR AR AR AR AF AG AG AF AR AR AG AR AR AR AR AR AR AG ΔR AD AR AG AG ÅR AR AR AR AG AR AR AR AR ΛG AR AR AF AR AR AG AG AR ÁR AG AG AB AF AR AR AR AR ΛR AG AF AI AG AG AG AR AG AR AR ΛR AR AR AR AG. AG $\Lambda_{\rm G}$ AG A V AR AR AR AG AR AR AR AR AR AG AG AG AR AR MR D ΛG AR AR ΛF AR ΛG ΛG ΛG AR AR AR AR AR AR AF AG ΔG AG ΔG ΛG ABA ΛG AR AR AG AG AG AG AG AR . AR ΛR AR AR AR ΛG AG AG AG AG ΔG AG AG AR AR AG AG ΛG AG AR AG AG ĀG ÅR AR AR AR. AG AG AG AG AG AR AR AR AG ZC 143 AR AR AR AR 1XR AR AG AG AG AG AG AG AC ELEANOR LN KR AB AR AR AG AG AG AG AG AG AG AR AR AG AR AR AR AG AG AG AG AG AG AR AR AR "AR AG AG AG AG AG AG ΛG AR AR AR AG AG AG KG AG AG AG AG AR AR AR AG AG AG AG AG AG AG AG AR AR AR AR AG AG AG AG AG AG AC AC AC AAB AR AR AR AG AR AR AG AG AG AG AG AG AG AR AR AG AG AR AR AR AG AG AG AG AG AC AR AR AR AG AG AR AR AG AG AG AG AG AG AR AG AR A.R ÁR AR AR AG AG AG AG AG AG AG AG AG --- A.R. AB AR AR AR AR AR AG ÀR AR AG AG AG AC AG ÅG AG A GP.59 Ν APC. AG AG AG AG AG AG ÅG ROS ÅG AG AG AG AG AC AG AG AG AG AG AG AG ROS AG AG AG RO A ROS AG 500 Feet AG AG AG AG AG ROS ROS AG ROS RC AG AG AG AG AG AG AG AG AG ROS ROS ROS AG AG R ROS ROS AG ROS AG AG AG AG AG ROS AG

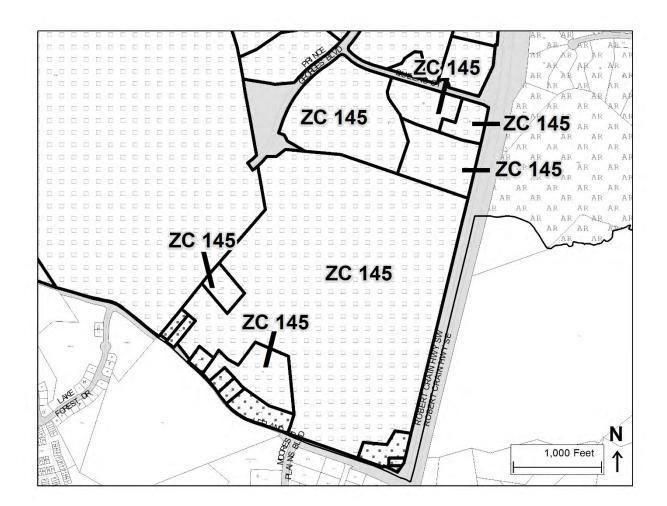
Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale		
Number	Zone	Zone	Change	LU	CZ	Index Map		
ZC 144	LCD/IE	IH	442.04	LU 12.1,	CZ 7.1	201SE13,		
				LU 12.2,		202SE13,		
				LU 13.2		202SE14,		
						203SE13,		
						203SE14		
	-	ubject properties			-	-		
		7.1. The applicabl						
		oyment land use						
*	implement both the applicable strategy and the plan's future land use map (Map 16. Future Land							
						ing properties to		
	the IH Zone to ease the development approval process, expand the mix of uses and amenities that							
would make		e place to work a						
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)		
			Grid					
Parks and	15000 Leeland Road		77A2, 77B2,	Lot 30		0670737		
Open			76F3, 77A3,					
Space			77B3, 77C3,					
			76F4, 77A4,					
			77B4, 77C4,					
			85B1					
Parks and	Leeland Road		77A4, 77B4,	Part Parcel 36		5570123		
Open			85B1					
Space								



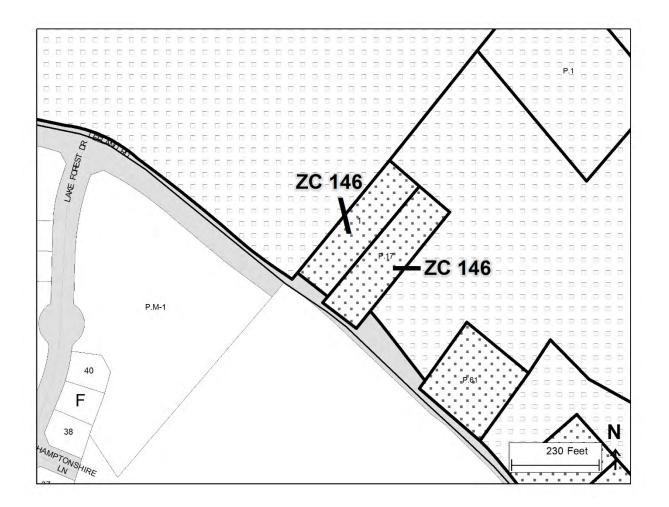
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 145	LCD	IH	221.35	LU 12.1,	CZ 7.1	202SE14,
				LU 12.2,		203SE14
				LU 13.2		

Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and CZ 7.1. The applicable Land Use strategies (LU 12.1, LU 12.2, and LU 13.2) designates industrial/employment land uses. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

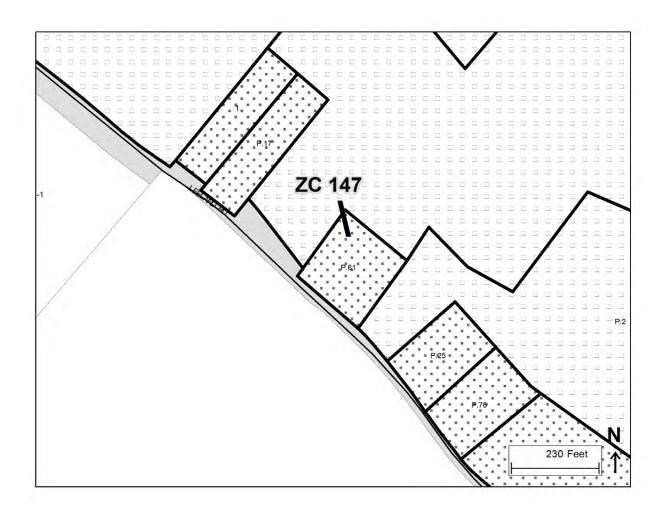
Use	Address	Tax Map and	Lot/Parcel	Tax Account(s)
		Grid		
Industrial	16001 Queens Court	77C3, 77C4,	Lot 12	5524844
		77D4		
Parks and	16103 Queens Court	77C3, 77D3,	Lot 22	5631426
Open Space		77C4, 77D4		
Industrial	16101 Queens Court	77C4, 77D4	Lot 21	5631448
Parks and	16109 Queens Court	77D3, 77D4	Lot 23	5631437
Open Space				
Industrial	15900 Leeland Road	77B4, 77C4,	Parcel 4	5509894
		77D4, 85B1,		
		85C1, 85D1		
Parks and	15650 Leeland Road	85B1, 85C1	Parcel 2	3111630
Open Space				
Institutional	15900 Leeland Road	77B4, 77C4,	Part Parcel 1	3532595
		85B1, 85C1		



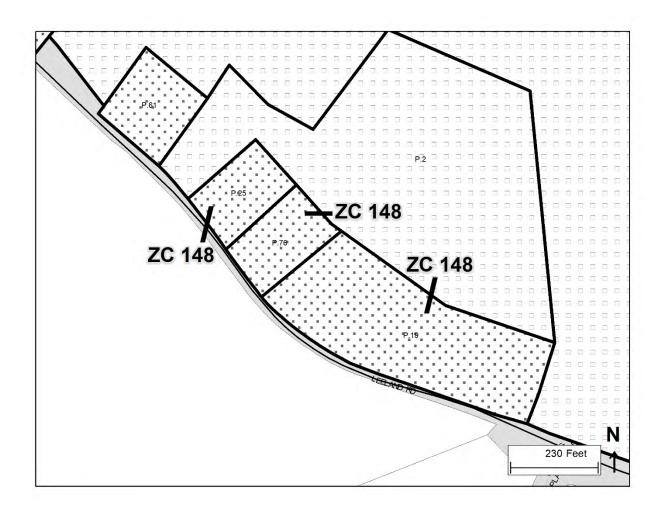
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale	
Number	Zone	Zone	Change	LU	CZ	Index Map	
ZC 146	RR	IE	1.87	LU 13.3	CZ 9.1	203SE14	
Discussion: R	Discussion: Rezoning the subject properties to Industrial, Employment (IE) is consistent with the						
master plan a	and strategies I	LU 13.3, and CZ 9	.1. The applicabl	e Land Use s	trategies (L	U 13.3)	
designates In	dustrial/Emplo	oyment uses. The	e proposed zone :	for the subje	ct propertie	s helps	
implement bo	oth the applica	ble strategy and	the plan's future	land use ma	p (Map 16. l	Future Land	
Use). The app	licable Compr	ehensive Zoning	strategy (CZ 9.1)) recommend	ls reclassify	ing subject	
properties list	ted in Table 26	. CZ 9.1 Zoning H	Recommendatior	ns—Leeland	Road to the	IE Zone.	
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)	
			Grid				
Rural and	15520 Leelan	d Road	85B1	Lot 1		0818450	
Agricultural							
Rural and	15524 Leelan	d Road	85B1	Parcel 17		0743542	
Agricultural							



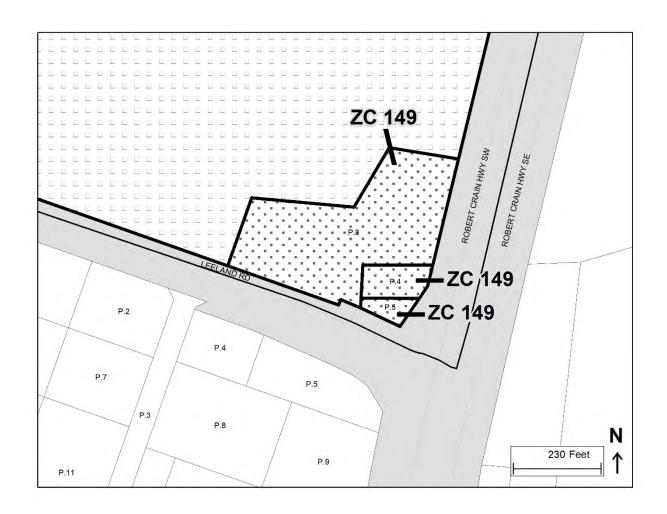
Change	Current	Proposed	Acres of	Applicable Strategy 200		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 147	RR	IE	1.04	LU 13.3	CZ 9.1	203SE14
Discussion: R	ezoning the su	bject properties	to IE is consister	nt with the m	aster plan a	and strategies LU
13.3, and CZ 9	9.1. The applica	able Land Use str	ategies (LU 13.3)	designates l	Industrial, E	Imployment
uses. The pro	posed zone for	the subject prop	erty helps imple	ment both tl	ne applicabl	e strategy and
the plan's fut	ure land use m	ap (Map 16. Futu	ire Land Use). Th	ie applicable	Comprehen	nsive Zoning
strategy (CZ 9	9.1) recommen	ds reclassifying s	subject propertie	s to the IE Z	one.	
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)
			Grid			
Rural and	15620 Leelan	d Road	85B1	Parcel 61		0824805
Agricultural						



Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale	
Number	Zone	Zone	Change	LU	CZ	Index Map	
ZC 148	LCD/RR	IE	5.93	LU 13.3	CZ 9.1	203SE14	
Discussion: R	Discussion: Rezoning the subject properties to IE is consistent with the master plan and strategies LU						
13.3, and CZ 9	9.1. The applica	able Land Use sti	ategies (LU 13.3)	designates l	Industrial, E	Employment	
uses. The pro	posed zone for	the subject prop	perties helps imp	lement both	the applica	ble strategy and	
*		* * *	ure Land Use). Th		*	nsive Zoning	
strategy (CZ 9	9.1) recommen	ds reclassifying s	subject propertie	s to the IE Z	one.		
Use	Address	Address		Lot/Parcel		Tax Account(s)	
			Grid				
Rural and	Leeland Road	1	85C1	Part Parcel	19	3466240	
Agricultural							
Rural and	15800 Leelan	d Road	85C1	Part Parcel	19	0713990	
Agricultural							
Rural and	15700 Leelan	15700 Leeland Road		Parcel 25		0713966	
Agricultural							
Rural and	15720 Leelan	d Road	85B1, 85C1	Parcel 76		0739730	
Agricultural							



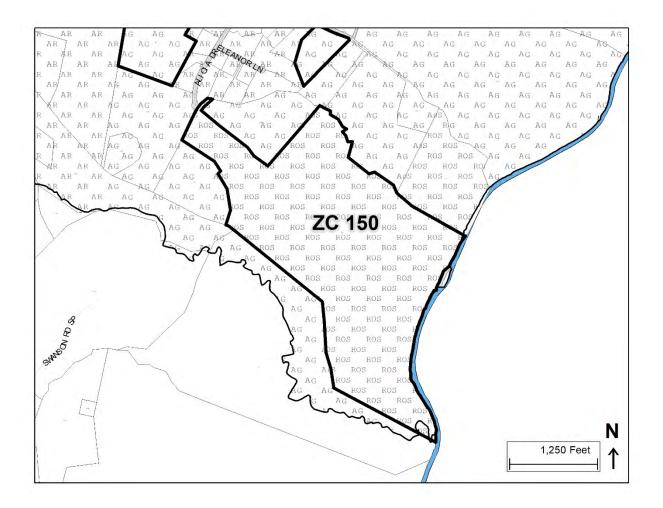
Change	Current	Proposed	Acres of	Applicable	Strategy	200' Scale	
Number	Zone	Zone	Change	LU	CZ	Index Map	
ZC 149	LCD/RR	IE	3.64	LU 13.3	CZ 9.1	203SE14	
Discussion: R	Discussion: Rezoning the subject properties to IE is consistent with the master plan and strategies LU						
13.3, and CZ 9	9.1. The applica	able Land Use str	ategies (LU 13.3)	designates l	Industrial, E	Employment	
uses. The pro	posed zone for	the subject prop	perties helps imp	lement both	the applica	ble strategy and	
			ure Land Use). Th			nsive Zoning	
strategy (CZ 9	9.1) recommen	ds reclassifying s	subject propertie	s to the IE Z	one.		
Use	Address		Tax Map and	Lot/Parcel		Tax Account(s)	
			Grid				
Parks and	16012 Leelan	d Road	85C1, 85D1,	Parcel 4		0800144	
Open Space			85C2, 85D2				
Parks and	16000 Leelan	d Road	85C1, 85D1,	Parcel 3		3111648	
Open Space			85C2				
Parks and	16014 Leelan	d Road	85C2, 85D2	Parcel 5		0800110	
Open Space							



Change	Current	Proposed	Acres of	Applicab	le Strategy	200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 150	AG	ROS	180.99	LU 1.1	CZ 1.1	202SE15,
						203SE15,
						203SE16,
						204SE15,
						204SE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The property meets these criteria as it is owned by M-NCPPC, measuring over 20 acres. The property is located on floodplain and Marlboro clay. The property is also within the regulated and evaluation area of the Green Infrastructure Network (2017), undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and	1600 Alicia Drive	78A4, 78B4,	Parcel 2	0666826
Open Space		86A1, 86B1,		
		86C1, 86B2		



PGCPB 2023-68

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772 www.pgplanning.org

PGCPB No. 2023-68

$\underline{R} \underline{E} \underline{S} \underline{O} \underline{L} \underline{U} \underline{T} \underline{I} \underline{O} \underline{N}$

WHEREAS, the Prince George's County Zoning Ordinance provides procedures for the comprehensive rezoning for all planning areas in Prince George's County by adoption of a Sectional Map Amendment; and

WHEREAS, this Sectional Map Amendment was initiated under the regulations of the Zoning Ordinance in effect on April 1, 2022; and

WHEREAS, pursuant to Section 27-3503(a)(1) of the Zoning Ordinance, a Sectional Map Amendment shall be initiated to comprehensively rezone land within Prince George's County; and

WHEREAS, on July 12, 2022, the County Council of Prince George's County, Maryland sitting as the District Council, pursuant to Section 27-3503(b)(1) of the Zoning Ordinance, adopted CR-089-2022, thereby authorizing initiation of the *Bowie-Mitchellville and Vicinity Sectional Map Amendment*; and

WHEREAS, the boundaries of this Sectional Map Amendment are congruent to those of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* and are depicted on Map 1 of this Resolution; and

WHEREAS, this Sectional Map Amendment covers portion of Prince George's County Zoning Map identified in Map 1 of this Resolution within Planning Areas 71A (Bowie and Vicinity), 71B (City of Bowie), 74A (Mitchellville and Vicinity), and 74B (Collington and Vicinity); and

WHEREAS, comprehensive rezoning of the entirety of the plan area last occurred on April 1, 2022, pursuant to approval of Council Resolution CR-136-2021, the Countywide Map Amendment, on November 29, 2021; and

WHEREAS, comprehensive rezoning of portions of the plan area previously occurred on February 7, 2006, pursuant to approval of CR-011-2006, the *Approved Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B;* and on January 26, 2010, pursuant to approval of CR-006-2010, the *Approved Bowie State MARC Station Sectional Map Amendment*; and

WHEREAS, amendments of the Zoning Map are necessary to implement and bring the zoning of the Bowie-Mitchellville and vicinity master plan area into conformance with the master plan; and

WHEREAS, pursuant to Section 27-3407(b) of the Zoning Ordinance, the Planning Board notified all owners of land within the boundaries of this Sectional Map Amendment for which a change in zoning is proposed of the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, pursuant to Sections 27-3407(b) of the Zoning Ordinance, the Planning Board notified all municipalities lying, wholly or in part, within, or within 1 mile of, the boundaries of the land subject to this Sectional Map Amendment of the joint public hearing to receive testimony on this proposed Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3503(a)(5)(A) of the Zoning Ordinance, no properties zoned to a less intense category were zoned by zoning map amendment within five years prior to the initiation of this SMA; and

WHEREAS, Section 27-3503(a)(5)(B) of the Zoning Ordinance provides that no property may be zoned to a less intense category if, based on existing physical development at the time of adoption of the sectional map amendment, the zoning would create a nonconforming use, but this zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood, and in recommending the zoning, the Planning Board shall identify these properties and provide written justification supporting the zoning at the time of transmittal; and

WHEREAS, the property at 7704 Laurel Bowie Road, Tax Account 1578863, Parcel 36, Tax Map and Grid 29D4, 29E4, 37D1, 37E1, 37D2, and 37E2, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting the zoning recommendation under Zoning Change 21; and

WHEREAS, the properties at Zug Road, Tax Account 1658145, Parcel 218; 12950 Railroad Avenue, Tax Account 1652965, Parcel 251; and 8333 Zug Road, Tax Account 1667997, Parcel 271, Tax Map and Grid 29A3, 29B3, 29A4, and 29B4, are being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting the zoning recommendation under Zoning Change 23; and

WHEREAS, the property at 18509 Central Avenue, Tax Account 0725820, Parcel 20, Tax Map and Grid 71C2, 71C1, 71D1, and 71D2, is being recommended for a less-intense zone resulting in the creation of a nonconforming use and, pursuant to Section 27-3503(a)(5)(B) of the Zoning Ordinance, the Planning Board will provide written justification supporting the zoning recommendation under Zoning Change 115; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(i) of the Zoning Ordinance, the acceptance and processing of Zoning Map Amendment applications within the subject planning area shall be postponed until final action on this Sectional Map Amendment by the District Council; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(ii) of the Zoning Ordinance, the Department of Permitting, Inspections and Enforcement shall postpone the processing and issuance of building permits within the area of this Sectional Map Amendment until after final action on this Sectional Map Amendment if the lot or parcel of land on which construction is proposed is in a Nonresidential zone, is

proposed by the Planning Board for a zone in which the proposed use is not permitted, and is undeveloped; and

WHEREAS, pursuant to Section 27-3503(b)(4)(D)(iii) of the Zoning Ordinance, the processing of Zoning Map Amendment applications within the subject planning area by the District Council shall be postponed until final action on this Sectional Map Amendment; and

WHEREAS, pursuant to Section 27-3503(b)(1)(A) of the Zoning Ordinance, the District Council authorized and directed the Planning Director to prepare a proposed sectional map amendment; and

WHEREAS, pursuant to Section 27-3503(b)(2) of the Zoning Ordinance, the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment was released for public review and comment on August 11, 2022; and,

WHEREAS, pursuant to Section 27-3503(b)(4)(C) of the Prince George's County Zoning Ordinance, a copy of this proposed Sectional Map Amendment was transmitted to the District Council and each municipality whose territorial boundaries are within or are located within one mile of the area of this Sectional Map Amendment for their comments; and

WHEREAS, Section 27-3503(b)(6)(C) of the Zoning Ordinance permits the District Council to approve any portion of this Sectional Map Amendment that is contrary to the recommendation of a municipality concerning land within its boundaries by a two-thirds majority vote; and

WHEREAS, on June 22, 2022 the Planning Board held a public work session on the *Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment* to examine the transcript analysis of the joint public hearing and all the exhibits received that constitute the hearing record; and

WHEREAS, the Prince George's County Planning Board agrees to amend the *Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment* based on its review of the record of the joint public hearing, and incorporate the recommended staff changes as outlined;

WHEREAS, the purpose of the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment is to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, approval of this Sectional Map Amendment will result in the revision of the official 1 inch = 200 feet scale Zoning Maps for the Bowie-Mitchellville and Vicinity Sectional Map Amendment area; and

WHEREAS, this Sectional Map Amendment conforms with the applicable requirements of Section 27-3503 of the Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby endorse the Bowie-Mitchellville and Vicinity Sectional Map Amendment by this resolution, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows, and

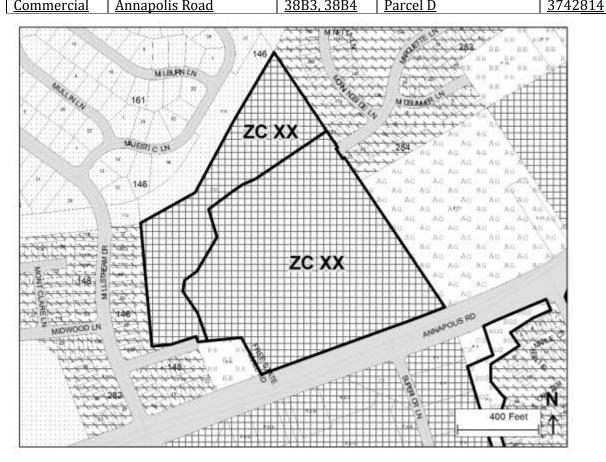
recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County;

<u>Underline</u> indicates language added to the preliminary plan. [Brackets] indicate language deleted from the preliminary plan.

Amend the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment by completing the following amendments, deletions, and additions:

1. Add the following zoning change to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

<u>Change</u>	<u>Current</u>	<u>Proposed</u>	Acres of	Applicable	Strategy	200' Scale
<u>Number</u>	<u>Zone</u>	<u>Zone</u>	<u>Change</u>	LU	<u>CZ</u>	<u>Index Map</u>
ZC XX	<u>RR/CGO</u>	<u>CGO</u>	<u>9.52</u>	<u>LU 16.2</u>	<u>N/A</u>	<u>209NE13</u>
						<u>209NE14</u>
Discussion: Re:	zoning the s	subject propertion	<u>es to CGO is cons</u>	sistent with	<u>the master pla</u>	n and
strategy LU 16	.2. The appl	icable Land Use	strategy (LU 16	.2) recomme	ends redevelor	oing Free
State Shopping	<u>Center into</u>	o an integrated r	<u>nixed-use destin</u>	lation that in	ncludes multifa	amily
dwellings and	townhouses	s. Map 16. Futur	<u>e Land Use reco</u> i	<u>mmends Nei</u>	ghborhood Mi	xed-Use land
use for the sub	<u>ject proper</u>	<u>ties. The propos</u>	ed zone for the s	<u>subject prop</u>	<u>erties helps im</u>	<u>iplement</u>
both the applic	able strateg	gy and the plan's	<u>s future land use</u>	map and he	lp achieve the	master
plan's concept	<u>plan shown</u>	<u>i in Figure 7. Fre</u>	e State Shopping	<u>g Center and</u>	l Bowie Marke	<u>tplace</u>
<u>Concept Plan.</u>						
<u>Use</u>	<u>Address</u>		Tax Map and	Lot/Parcel	<u>.</u>	<u>Tax</u>
			<u>Grid</u>			<u>Account(s)</u>
Commercial	<u>15500 An</u>	<u>napolis Road</u>	<u>38B3, 38B4</u>	Parcel C		<u>3742806</u>
Commercial	Annanolis	Road	38B3 38B4	Parcel D		3742814



2. Add the following zoning change to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

<u>Change</u>	<u>Current</u>	Proposed	Acres of	Applicable	<u>Strategy</u>	<u>200' Scale</u>
<u>Number</u>	<u>Zone</u>	<u>Zone</u>	<u>Change</u>	LU	<u>CZ</u>	<u>Index Map</u>
ZC XX	<u>RMF-48</u>	<u>CGO</u>	<u>3.64</u>	<u>Map 16</u>	<u>N/A</u>	<u>203NE14</u> 202NE14
			es to CGO is cons			
			leighborhood Mi			
	<u>proposed</u>	zone for the Sub	<u>ject properties h</u>	ierps implen	<u>ient the plan s</u>	
<u>use.</u> <u>Use</u>	Address		Tax Map and	Lot/Parcel		Tax
036	Autress		<u>Grid</u>			<u>Account(s)</u>
Commercial	<u>16590 Fif</u>	<u>e Way</u>	<u>63D4, 63E4</u>	Parcel 1		<u>5698454</u>
<u>Commercial</u>	<u>1550 NW</u> <u>Highway</u>	<u>Robert Crain</u>	<u>63D4, 63E4</u>	Parcel 2		<u>5680437</u>
Commercial	<u>Fife Way</u>		<u>63D4, 63E4</u>	Parcel A		<u>5698443</u>
<u>Commercial</u>	<u>1610 NW</u> <u>Highway</u>	<u>Robert Crain</u>	<u>63D4, 63E4</u>	Parcel 1		<u>5680426</u>
Commercial	<u>1620 NW</u> Highway	Robert Crain	<u>63D4, 63E4</u>	Parcel A		<u>5680415</u>



3. Add the following zoning change to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

NumberZoneZoneChangeLUCZIndex MapZC XXRMF-48CGQ15.3943Map 16N/A203NE14Discussion: Rezoning the subject properties to CGO is consistent with the master plan and Map16. Future Land Use which recommends Neighborhood Mixed-Use land use for the subject properties. The proposed zone for the subject properties helps implement the plan's future landUseAddressTax Map and GridLot/ParcelTax Account(s)Residential16529 Fife Way63D4Parcel J5679280Medium16512 Fife Way63D4Parcel B5692003Parks and MediumFife Way63D4Parcel B5692003Parks and MediumFife Way63D4Lot 15678321Residential Medium16578 Fife Way63D4Lot 25678323Residential Medium16576 Fife Way63D4Lot 25678323Residential Medium16576 Fife Way63D4Lot 35678343Residential Medium16576 Fife Way63D4Lot 45678354MediumG3D4Lot 456783545678376MediumG3D4Lot 556783655678376Residential Medium16572 Fife Way63D4Lot 85678376Residential Medium16568 Fife Way63D4Lot 95678376MediumG3D4Lot 956783765678376Medium16562 Fife Way63D4Lot 95678376Medium16562 Fife Way	Change	Current	Proposed	Acres of	Applicabl	e Strategy	200' Scale
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16. Future Land Use which recommends Neighborhood Mixed-Use land use for the subject properties. The proposed zone for the subject properties helps implement the plan's future land use.UseAddressTax Map and GridLot/ParcelTax Account(s)Residential16529 Fife Way63D4Parcel J5679280Residential16512 Fife Way63D4Parcel J5679303Medium16512 Fife Way63D4Parcel V5679303Parks and Open SpaceFife Way63D4Parcel M5692003Residential16578 Fife Way63D4Lot 15678321Residential16578 Fife Way63D4Lot 25678332Residential16578 Fife Way63D4Lot 25678332Residential16574 Fife Way63D4Lot 35678343Residential16574 Fife Way63D4Lot 45678354Medium16574 Fife Way63D4Lot 55678365Residential16574 Fife Way63D4Lot 55678365Residential16568 Fife Way63D4Lot 55678365Medium16568 Fife Way63D4Lot 65678376Medium16568 Fife Way63D4Lot 25678387Residential16562 Fife Way63D4Lot 85678376Residential16562 Fife Way63D4Lot 95678437Residential16562 Fife Way63D4Lot 95678412Residential16562 Fife Way63D4Lot 105678423Residential </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
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MediumImage: Constraint of the second se	<u>Medium</u>						
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Residential Medium16573 Fife Way63D4Lot 265678445		103/3 FII	<u>c vvay</u>				<u> 3070434</u>
Medium		16573 Eif	o Way	63D4	Lot 26		5678445
		<u>10373 FII</u>	<u>c way</u>				5070775
		16571 Fif	e Way	63D4	Lot 27		5678456
<u>Medium</u>		<u>103/11'll</u>	<u>c way</u>				30/0430

<u>Residential</u> Medium	16569 Fife Way	<u>63D4</u>	Lot 28	<u>5678467</u>
Residential Medium	16567 Fife Way	<u>63D4</u>	Lot 29	5678478
Residential Medium	16565 Fife Way	<u>63D4</u>	Lot 30	<u>5678480</u>
<u>Residential</u> Medium	16563 Fife Way	<u>63D4</u>	Lot 31	<u>5678491</u>
<u>Residential</u> <u>Medium</u>	16300 Fife Way	<u>63D4</u>	Lot 152	<u>5678503</u>
<u>Residential</u> <u>Medium</u>	<u>16302 Fife Way</u>	<u>63D4</u>	Lot 153	<u>5678514</u>
<u>Residential</u> <u>Medium</u>	<u>16304 Fife Way</u>	<u>63D4</u>	<u>Lot 154</u>	<u>5678525</u>
<u>Residential</u> <u>Medium</u>	16306 Fife Way	<u>63D4</u>	<u>Lot 155</u>	<u>5678536</u>
<u>Residential</u> <u>Medium</u>	<u>16308 Fife Way</u>	<u>63D4</u>	<u>Lot 156</u>	<u>5678547</u>
<u>Residential</u> <u>Medium</u>	<u>16316 Fife Way</u>	<u>63D4</u>	<u>Lot 157</u>	<u>5678558</u>
<u>Residential</u> <u>Medium</u>	16318 Fife Way	<u>63D4</u>	<u>Lot 158</u>	<u>5678560</u>
<u>Residential</u> <u>Medium</u>	16320 Fife Way	<u>63D4</u>	<u>Lot 159</u>	<u>5678571</u>
<u>Residential</u> <u>Medium</u>	16322 Fife Way	<u>63D4</u>	<u>Lot 160</u>	<u>5678582</u>
<u>Residential</u> <u>Medium</u>	<u>16324 Fife Way</u>	<u>63D4</u>	<u>Lot 161</u>	<u>5678593</u>
<u>Residential</u> <u>Medium</u>	<u>16326 Fife Way</u>	<u>63D4</u>	Lot 162	<u>5678605</u>
<u>Residential</u> <u>Medium</u>	<u>16328 Fife Way</u>	<u>63D4</u>	<u>Lot 163</u>	<u>5678616</u>
<u>Residential</u> <u>Medium</u>	<u>16597 Fife Way</u>	<u>63D4</u>	<u>Lot 178</u>	<u>5678627</u>
<u>Residential</u> <u>Medium</u>	<u>16595 Fife Way</u>	<u>63D4</u>	<u>Lot 179</u>	<u>5678638</u>
<u>Residential</u> <u>Medium</u>	16593 Fife Way	<u>63D4</u>	<u>Lot 180</u>	<u>5678640</u>
<u>Residential</u> <u>Medium</u>	<u>16591 Fife Way</u>	<u>63D4</u>	<u>Lot 181</u>	<u>5678651</u>
<u>Residential</u> <u>Medium</u>	<u>16589 Fife Way</u>	<u>63D4</u>	Lot 182	<u>5678662</u>
<u>Residential</u> Medium	<u>16585 Fife Way</u>	<u>63D4</u>	Lot 183	<u>5678673</u>
<u>Residential</u> <u>Medium</u>	<u>16583 Fife Way</u>	<u>63D4</u>	<u>Lot 184</u>	<u>5678684</u>

<u>Residential</u> Medium	16581 Fife Way	<u>63D4</u>	Lot 185	<u>5678695</u>
<u>Residential</u> <u>Medium</u>	<u>16579 Fife Way</u>	<u>63D4</u>	Lot 186	<u>5678707</u>
Residential Medium	<u>16577 Fife Way</u>	<u>63D4</u>	Lot 187	<u>5678718</u>
Parks and Open Space	Fife Way	<u>63D4</u>	Parcel G	<u>5678720</u>
<u>Residential</u> <u>Medium</u>	<u>16310 Fife Way</u>	<u>63D4</u>	Parcel Q	<u>5678731</u>
<u>Parks and</u> <u>Open Space</u>	<u>Fife Way</u>	<u>63D4</u>	<u>Parcel R</u>	<u>5678742</u>
<u>Parks and</u> <u>Open Space</u>	<u>Fife Way</u>	<u>63D4</u>	Parcel W	<u>5678753</u>
<u>Parks and</u> <u>Open Space</u>	<u>Fife Way</u>	<u>63D4,63E4</u>	Parcel B5	<u>5678764</u>
<u>Residential</u> <u>Medium</u>	<u>16550 Fife Way</u>	<u>63D4</u>	<u>Lot 12</u>	<u>5678775</u>
<u>Residential</u> <u>Medium</u>	<u>16548 Fife Way</u>	<u>63D4</u>	<u>Lot 13</u>	<u>5678786</u>
<u>Residential</u> <u>Medium</u>	<u>16546 Fife Way</u>	<u>63D4</u>	Lot 14	<u>5678797</u>
<u>Residential</u> <u>Medium</u>	<u>16544 Fife Way</u>	<u>63D4</u>	<u>Lot 15</u>	<u>5678800</u>
<u>Residential</u> <u>Medium</u>	16542 Fife Way	<u>63D4</u>	<u>Lot 16</u>	<u>5678811</u>
<u>Residential</u> <u>Medium</u>	<u>16540 Fife Way</u>	<u>63D4</u>	Lot 17	<u>5678822</u>
<u>Residential</u> <u>Medium</u>	<u>16534 Fife Way</u>	<u>63D4</u>	Lot 18	<u>5678833</u>
<u>Residential</u> <u>Medium</u>	<u>16532 Fife Way</u>	<u>63D4</u>	Lot 19	<u>5678844</u>
<u>Residential</u> <u>Medium</u>	<u>16530 Fife Way</u>	<u>63D4</u>	<u>Lot 20</u>	<u>5678855</u>
<u>Residential</u> <u>Medium</u>	<u>16528 Fife Way</u>	<u>63D4</u>	Lot 21	<u>5678866</u>
<u>Residential</u> <u>Medium</u>	<u>16526 Fife Way</u>	<u>63D4</u>	Lot 22	<u>5678877</u>
<u>Residential</u> <u>Medium</u>	<u>16524 Fife Way</u>	<u>63D4</u>	Lot 23	<u>5678888</u>
<u>Residential</u> Medium	<u>16522 Fife Way</u>	<u>63D4</u>	Lot 24	<u>5678890</u>
Residential Medium	<u>16557 Fife Way</u>	<u>63D4</u>	Lot 32	<u>5678902</u>
<u>Residential</u> <u>Medium</u>	<u>16555 Fife Way</u>	<u>63D4</u>	<u>Lot 33</u>	<u>5678913</u>

<u>Residential</u> Medium	<u>16553 Fife Way</u>	<u>63D4</u>	<u>Lot 34</u>	<u>5678924</u>
<u>Residential</u> <u>Medium</u>	<u>16551 Fife Way</u>	<u>63D4</u>	Lot 35	<u>5678935</u>
<u>Residential</u> <u>Medium</u>	<u>16549 Fife Way</u>	<u>63D4</u>	<u>Lot 36</u>	<u>5678946</u>
<u>Residential</u> <u>Medium</u>	<u>16547 Fife Way</u>	<u>63D4</u>	<u>Lot 37</u>	<u>5678957</u>
<u>Residential</u> <u>Medium</u>	<u>16545 Fife Way</u>	<u>63D4</u>	<u>Lot 38</u>	<u>5678968</u>
<u>Residential</u> <u>Medium</u>	<u>16541 Fife Way</u>	<u>63D4</u>	<u>Lot 39</u>	<u>5678970</u>
<u>Residential</u> <u>Medium</u>	<u>16539 Fife Way</u>	<u>63D4</u>	<u>Lot 40</u>	<u>5678981</u>
<u>Residential</u> <u>Medium</u>	<u>16537 Fife Way</u>	<u>63D4</u>	<u>Lot 41</u>	<u>5678992</u>
<u>Residential</u> <u>Medium</u>	<u>16535 Fife Way</u>	<u>63D4</u>	<u>Lot 42</u>	<u>5679006</u>
<u>Residential</u> <u>Medium</u>	<u>16533 Fife Way</u>	<u>63D4</u>	<u>Lot 43</u>	<u>5679017</u>
<u>Residential</u> <u>Medium</u>	16531 Fife Way	<u>63D4</u>	<u>Lot 44</u>	<u>5679028</u>
<u>Residential</u> <u>Medium</u>	<u>16527 Fife Way</u>	<u>63D4</u>	<u>Lot 45</u>	<u>5679030</u>
<u>Residential</u> Medium	<u>16525 Fife Way</u>	<u>63D4</u>	<u>Lot 46</u>	<u>5679041</u>
<u>Residential</u> Medium	<u>16523 Fife Way</u>	<u>63D4</u>	<u>Lot 47</u>	<u>5679052</u>
<u>Residential</u> <u>Medium</u>	<u>16521 Fife Way</u>	<u>63D4</u>	<u>Lot 48</u>	<u>5679063</u>
<u>Residential</u> <u>Medium</u>	<u>16518 Fife Way</u>	<u>63D4</u>	Lot 49	<u>5679074</u>
<u>Residential</u> <u>Medium</u>	<u>16516 Fife Way</u>	<u>63D4</u>	<u>Lot 50</u>	<u>5679085</u>
<u>Residential</u> <u>Medium</u>	<u>16514 Fife Way</u>	<u>63D4</u>	<u>Lot 51</u>	<u>5679096</u>
<u>Residential</u> <u>Medium</u>	16510 Fife Way	<u>63D4</u>	<u>Lot 52</u>	<u>5679108</u>
<u>Residential</u> <u>Medium</u>	<u>16508 Fife Way</u>	<u>63D4</u>	<u>Lot 53</u>	<u>5679110</u>
<u>Residential</u> Medium	<u>16506 Fife Way</u>	<u>63D4</u>	<u>Lot 54</u>	<u>5679121</u>
Residential Medium	16504 Fife Way	<u>63D4</u>	<u>Lot 55</u>	<u>5679132</u>
<u>Residential</u> <u>Medium</u>	16502 Fife Way	<u>63D4</u>	<u>Lot 56</u>	<u>5679143</u>

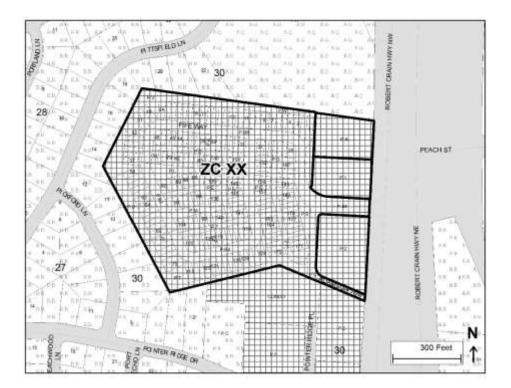
<u>Residential</u> <u>Medium</u>	<u>16500 Fife Way</u>	<u>63D4</u>	<u>Lot 57</u>	<u>5679154</u>
Residential Medium	<u>16499 Fife Way</u>	<u>63D4</u>	<u>Lot 76</u>	<u>5679165</u>
<u>Residential</u> <u>Medium</u>	<u>16497 Fife Way</u>	<u>63D4</u>	<u>Lot 77</u>	<u>5679176</u>
<u>Residential</u> <u>Medium</u>	<u>16495 Fife Way</u>	<u>63D4</u>	<u>Lot 78</u>	<u>5679187</u>
<u>Residential</u> <u>Medium</u>	<u>16493 Fife Way</u>	<u>63D4</u>	<u>Lot 79</u>	<u>5679198</u>
<u>Residential</u> <u>Medium</u>	<u>16491 Fife Way</u>	<u>63D4</u>	<u>Lot 80</u>	<u>5679201</u>
<u>Residential</u> <u>Medium</u>	<u>16489 Fife Way</u>	<u>63D4</u>	<u>Lot 81</u>	<u>5679212</u>
<u>Residential</u> <u>Medium</u>	<u>16487 Fife Way</u>	<u>63D4</u>	<u>Lot 82</u>	<u>5679223</u>
<u>Residential</u> <u>Medium</u>	<u>16485 Fife Way</u>	<u>63D4</u>	<u>Lot 83</u>	<u>5679234</u>
<u>Residential</u> <u>Medium</u>	<u>16483 Fife Way</u>	<u>63D4</u>	Lot 84	<u>5679245</u>
<u>Residential</u> <u>Medium</u>	<u>16481 Fife Way</u>	<u>63D4</u>	<u>Lot 85</u>	<u>5679256</u>
Parks and Open Space	<u>Fife Way</u>	<u>63D4</u>	Parcel B6	<u>5679267</u>
Parks and Open Space	<u>Fife Way</u>	<u>63D4</u>	Parcel D	<u>5679278</u>
<u>Residential</u> <u>Medium</u>	<u>16543 Fife Way</u>	<u>63D4</u>	Parcel K	<u>5679291</u>
<u>Residential</u> <u>Medium</u>	<u>16438 Fife Way</u>	<u>63D4</u>	<u>Lot 58</u>	<u>5679314</u>
<u>Residential</u> <u>Medium</u>	<u>16436 Fife Way</u>	<u>63D4</u>	<u>Lot 59</u>	<u>5679325</u>
<u>Residential</u> <u>Medium</u>	<u>16434 Fife Way</u>	<u>63D4</u>	<u>Lot 60</u>	<u>5679336</u>
<u>Residential</u> <u>Medium</u>	16432 Fife Way	<u>63D4</u>	<u>Lot 61</u>	<u>5679347</u>
<u>Residential</u> <u>Medium</u>	16430 Fife Way	<u>63D4</u>	Lot 62	<u>5679358</u>
<u>Residential</u> <u>Medium</u>	<u>16428 Fife Way</u>	<u>63D4</u>	<u>Lot 63</u>	<u>5679360</u>
Residential Medium	<u>16424 Fife Way</u>	<u>63D4</u>	<u>Lot 64</u>	<u>5679371</u>
Residential Medium	16422 Fife Way	<u>63D4</u>	<u>Lot 65</u>	<u>5679382</u>
Residential Medium	16420 Fife Way	<u>63D4</u>	<u>Lot 66</u>	<u>5679393</u>

<u>Residential</u> Medium	<u>16418 Fife Way</u>	<u>63D4</u>	<u>Lot 67</u>	<u>5679405</u>
<u>Residential</u> <u>Medium</u>	<u>16416 Fife Way</u>	<u>63D4</u>	Lot 68	<u>5679416</u>
<u>Residential</u> <u>Medium</u>	<u>16414 Fife Way</u>	<u>63D4</u>	<u>Lot 69</u>	<u>5679427</u>
<u>Residential</u> <u>Medium</u>	<u>16463 Fife Way</u>	<u>63D4</u>	<u>Lot 86</u>	<u>5679438</u>
<u>Residential</u> <u>Medium</u>	<u>16461 Fife Way</u>	<u>63D4</u>	<u>Lot 87</u>	<u>5679440</u>
<u>Residential</u> <u>Medium</u>	<u>16459 Fife Way</u>	<u>63D4</u>	<u>Lot 88</u>	<u>5679451</u>
<u>Residential</u> <u>Medium</u>	<u>16457 Fife Way</u>	<u>63D4</u>	<u>Lot 89</u>	<u>5679462</u>
<u>Residential</u> <u>Medium</u>	<u>16455 Fife Way</u>	<u>63D4</u>	<u>Lot 90</u>	<u>5679473</u>
<u>Residential</u> <u>Medium</u>	<u>16453 Fife Way</u>	<u>63D4</u>	<u>Lot 91</u>	<u>5679484</u>
<u>Residential</u> <u>Medium</u>	<u>16451 Fife Way</u>	<u>63D4</u>	<u>Lot 92</u>	<u>5679495</u>
<u>Residential</u> <u>Medium</u>	<u>16445 Fife Way</u>	<u>63D4</u>	<u>Lot 93</u>	<u>5679507</u>
<u>Residential</u> <u>Medium</u>	<u>16443 Fife Way</u>	<u>63D4</u>	<u>Lot 94</u>	<u>5679518</u>
<u>Residential</u> <u>Medium</u>	<u>16441 Fife Way</u>	<u>63D4</u>	<u>Lot 95</u>	<u>5679520</u>
<u>Residential</u> Medium	<u>16439 Fife Way</u>	<u>63D4</u>	<u>Lot 96</u>	<u>5679531</u>
<u>Residential</u> Medium	<u>16437 Fife Way</u>	<u>63D4</u>	<u>Lot 97</u>	<u>5679542</u>
<u>Residential</u> <u>Medium</u>	<u>16435 Fife Way</u>	<u>63D4</u>	<u>Lot 98</u>	<u>5679553</u>
<u>Residential</u> <u>Medium</u>	<u>16421 Fife Way</u>	<u>63D4</u>	<u>Lot 99</u>	<u>5679564</u>
<u>Residential</u> <u>Medium</u>	<u>16419 Fife Way</u>	<u>63D4</u>	<u>Lot 100</u>	<u>5679575</u>
<u>Residential</u> <u>Medium</u>	<u>16417 Fife Way</u>	<u>63D4</u>	<u>Lot 101</u>	<u>5679586</u>
Residential Medium	<u>16415 Fife Way</u>	<u>63D4</u>	Lot 102	<u>5679597</u>
Residential Medium	<u>16413 Fife Way</u>	<u>63D4</u>	Lot 103	<u>5679600</u>
Residential Medium	<u>16411 Fife Way</u>	<u>63D4</u>	Lot 104	<u>5679611</u>
Residential Medium	<u>16477 Fife Way</u>	<u>63D4</u>	Lot 130	<u>5679622</u>

<u>Residential</u> Medium	<u>16475 Fife Way</u>	<u>63D4</u>	Lot 131	<u>5679633</u>
<u>Residential</u> <u>Medium</u>	<u>16473 Fife Way</u>	<u>63D4</u>	Lot 132	<u>5679644</u>
<u>Residential</u> <u>Medium</u>	<u>16471 Fife Way</u>	<u>63D4</u>	Lot 133	<u>5679655</u>
<u>Residential</u> <u>Medium</u>	<u>16469 Fife Way</u>	<u>63D4</u>	Lot 134	<u>5679666</u>
<u>Residential</u> <u>Medium</u>	<u>16467 Fife Way</u>	<u>63D4</u>	Lot 135	<u>5679677</u>
<u>Residential</u> <u>Medium</u>	<u>16433 Fife Way</u>	<u>63D4</u>	<u>Lot 136</u>	<u>5679688</u>
<u>Residential</u> <u>Medium</u>	<u>16431 Fife Way</u>	<u>63D4</u>	<u>Lot 137</u>	<u>5679690</u>
<u>Residential</u> <u>Medium</u>	<u>16429 Fife Way</u>	<u>63D4</u>	Lot 138	<u>5679702</u>
<u>Residential</u> <u>Medium</u>	<u>16427 Fife Way</u>	<u>63D4</u>	<u>Lot 139</u>	<u>5679713</u>
<u>Residential</u> <u>Medium</u>	<u>16425 Fife Way</u>	<u>63D4</u>	<u>Lot 140</u>	<u>5679724</u>
<u>Residential</u> <u>Medium</u>	<u>16323 Fife Way</u>	<u>63D4</u>	<u>Lot 141</u>	<u>5679735</u>
<u>Residential</u> <u>Medium</u>	<u>16321 Fife Way</u>	<u>63D4</u>	<u>Lot 142</u>	<u>5679746</u>
<u>Residential</u> <u>Medium</u>	<u>16319 Fife Way</u>	<u>63D4</u>	<u>Lot 143</u>	<u>5679757</u>
<u>Residential</u> <u>Medium</u>	<u>16317 Fife Way</u>	<u>63D4</u>	<u>Lot 144</u>	<u>5679768</u>
<u>Residential</u> <u>Medium</u>	<u>16315 Fife Way</u>	<u>63D4</u>	<u>Lot 145</u>	<u>5679770</u>
<u>Residential</u> <u>Medium</u>	<u>16311 Fife Way</u>	<u>63D4</u>	<u>Lot 146</u>	<u>5679781</u>
<u>Residential</u> <u>Medium</u>	<u>16309 Fife Way</u>	<u>63D4</u>	<u>Lot 147</u>	<u>5679792</u>
<u>Residential</u> <u>Medium</u>	16307 Fife Way	<u>63D4</u>	<u>Lot 148</u>	<u>5679804</u>
<u>Residential</u> <u>Medium</u>	<u>16305 Fife Way</u>	<u>63D4</u>	Lot 149	<u>5679815</u>
<u>Residential</u> <u>Medium</u>	<u>16303 Fife Way</u>	<u>63D4</u>	Lot 150	<u>5679826</u>
<u>Residential</u> Medium	<u>16301 Fife Way</u>	<u>63D4</u>	Lot 151	<u>5679837</u>
Parks and Open Space	Fife Way	<u>63D4</u>	Parcel B3	<u>5679848</u>
Parks and Open Space	Fife Way	<u>63D4</u>	<u>Parcel E</u>	<u>5679850</u>

<u>Residential</u> Medium	<u>16465 Fife Way</u>	<u>63D4</u>	Parcel L	<u>5679861</u>
Residential Medium	16447 Fife Way	<u>63D4</u>	Parcel M	<u>5679872</u>
<u>Residential</u> <u>Medium</u>	16313 Fife Way	<u>63D4</u>	Parcel N	<u>5679883</u>
<u>Residential</u> <u>Medium</u>	<u>16426 Fife Way</u>	<u>63D4</u>	Parcel U	<u>5679894</u>
<u>Residential</u> <u>Medium</u>	<u>16410 Fife Way</u>	<u>63D4</u>	<u>Lot 70</u>	<u>5679906</u>
<u>Residential</u> <u>Medium</u>	<u>16408 Fife Way</u>	<u>63D4</u>	<u>Lot 71</u>	<u>5679917</u>
<u>Residential</u> <u>Medium</u>	<u>16406 Fife Way</u>	<u>63D4</u>	Lot 72	<u>5679928</u>
<u>Residential</u> <u>Medium</u>	16404 Fife Way	<u>63D4</u>	Lot 73	<u>5679930</u>
<u>Residential</u> <u>Medium</u>	<u>16402 Fife Way</u>	<u>63D4</u>	<u>Lot 74</u>	<u>5679941</u>
<u>Residential</u> <u>Medium</u>	<u>16400 Fife Way</u>	<u>63D4</u>	Lot 75	<u>5679952</u>
<u>Residential</u> <u>Medium</u>	<u>16377 Fife Way</u>	<u>63D4</u>	Lot 105	<u>5679963</u>
<u>Residential</u> <u>Medium</u>	<u>16375 Fife Way</u>	<u>63D4</u>	<u>Lot 106</u>	<u>5679974</u>
<u>Residential</u> <u>Medium</u>	<u>16373 Fife Way</u>	<u>63D4</u>	<u>Lot 107</u>	<u>5679985</u>
<u>Residential</u> <u>Medium</u>	<u>16371 Fife Way</u>	<u>63D4</u>	<u>Lot 108</u>	<u>5679996</u>
<u>Residential</u> <u>Medium</u>	<u>16369 Fife Way</u>	<u>63D4</u>	<u>Lot 109</u>	<u>5680005</u>
<u>Residential</u> <u>Medium</u>	<u>16365 Fife Way</u>	<u>63D4</u>	<u>Lot 110</u>	<u>5680016</u>
<u>Residential</u> <u>Medium</u>	<u>16363 Fife Way</u>	<u>63D4</u>	Lot 111	<u>5680027</u>
<u>Residential</u> <u>Medium</u>	<u>16361 Fife Way</u>	<u>63D4</u>	Lot 112	<u>5680038</u>
<u>Residential</u> <u>Medium</u>	<u>16359 Fife Way</u>	<u>63D4</u>	Lot 113	<u>5680040</u>
<u>Residential</u> <u>Medium</u>	<u>16357 Fife Way</u>	<u>63D4</u>	<u>Lot 114</u>	<u>5680051</u>
<u>Residential</u> <u>Medium</u>	<u>16355 Fife Way</u>	<u>63D4</u>	<u>Lot 115</u>	<u>5680062</u>
<u>Residential</u> <u>Medium</u>	<u>16353 Fife Way</u>	<u>63D4</u>	Lot 116	<u>5680073</u>
Residential Medium	<u>16380 Fife Way</u>	<u>63D4</u>	Lot 117	<u>5680084</u>

<u>Residential</u> Medium	<u>16378 Fife Way</u>	<u>63D4</u>	Lot 118	<u>5680095</u>
<u>Residential</u> Medium	16376 Fife Way	<u>63D4</u>	Lot 119	5680107
Residential Medium	<u>16374 Fife Way</u>	<u>63D4</u>	Lot 120	<u>5680118</u>
<u>Residential</u> Medium	16368 Fife Way	<u>63D4</u>	Lot 121	<u>5680120</u>
Residential Medium	16366 Fife Way	<u>63D4</u>	Lot 122	<u>5680131</u>
<u>Residential</u> <u>Medium</u>	<u>16364 Fife Way</u>	<u>63D4</u>	Lot 123	<u>5680142</u>
<u>Residential</u> <u>Medium</u>	16362 Fife Way	<u>63D4</u>	Lot 124	<u>5680153</u>
<u>Residential</u> <u>Medium</u>	<u>16360 Fife Way</u>	<u>63D4</u>	Lot 125	<u>5680164</u>
<u>Residential</u> <u>Medium</u>	<u>16356 Fife Way</u>	<u>63D4</u>	Lot 126	<u>5680175</u>
<u>Residential</u> <u>Medium</u>	<u>16354 Fife Way</u>	<u>63D4</u>	Lot 127	<u>5680186</u>
<u>Residential</u> <u>Medium</u>	<u>16352 Fife Way</u>	<u>63D4</u>	Lot 128	<u>5680197</u>
<u>Residential</u> <u>Medium</u>	<u>16350 Fife Way</u>	<u>63D4</u>	Lot 129	<u>5680200</u>
<u>Residential</u> <u>Medium</u>	<u>16330 Fife Way</u>	<u>63D4</u>	Lot 164	<u>5680211</u>
<u>Parks and</u> <u>Open Space</u>	Adamson Way	<u>63D4, 63E4</u>	Parcel C	<u>5680448</u>



4. Add the following zoning change to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment. Combine with Zoning Change 106.

<u>Change</u>	<u>Current</u>	<u>Proposed</u>	Acres of	Applicable Strategy		200' Scale
<u>Number</u>	<u>Zone</u>	<u>Zone</u>	<u>Change</u>	LU	<u>CZ</u>	<u>Index Map</u>
<u>ZC XX</u>	<u>RE</u>	<u>CS</u>	<u>2.13</u>	<u>N/A</u>	<u>CZ 3.2</u>	<u>201NE14</u>
Discussion: Rez	zoning the s	subject propertie	es to CS is consis	stent with th	e master plan	and strategy
			eclassifying the p			
Highway (Tax I	Ds 073137	2, 0731380) as (Commercial Serv	vice (CS) to s	support the rea	<u>commended</u>
			<u>n the master pla</u>		•	
		•••	<u>ax ID 0728675),</u>		<u>h it is under co</u>	<u>mmon</u>
ownership and	is function	<u>ally a part of the</u>	<u>e other two prop</u>	<u>erties.</u>		
<u>Use</u>	<u>Address</u>		<u>Tax Map and</u>	Lot/Parcel	<u> </u>	<u>Tax</u>
			<u>Grid</u>			<u>Account(s)</u>
<u>Commercial</u>	<u>1 SE Robe</u>	<u>rt Crain</u>	<u>70D3</u>	Parcel 22		<u>0728675</u>
	<u>Highway</u>					



Open Space

5. Add the following zoning change to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment. Combine with Zoning Change 10.

<u>Change</u>	<u>Current</u>	<u>Proposed</u>	Acres of	Applicable	Strategy	<u>200' Scale</u>
<u>Number</u>	<u>Zone</u>	<u>Zone</u>	<u>Change</u>	LU	<u>CZ</u>	<u>Index Map</u>
<u>ZC XX</u>	AR	AG	<u>14.27</u>	<u>N/A</u>	<u>CZ 2.1</u>	<u>212NE12</u>
Discussion: Rez	zoning the s	subject property	to AG is consist	<u>ent with the</u>	master plan a	nd strategies
LU 2.1 and CZ 2	2.1. The app	licable Land Use	<u>e strategy (LU 2.</u>	<u>1) designate</u>	es rural and ag	ricultural
land uses for al	l propertie:	<u>s in the Rural an</u>	d Agricultural A	<u>rea. The pro</u>	posed zone for	r the subject
property helps	implement	both the applic	able strategy and	d the plan's :	<u>future land use</u>	e map (Map
16. Future Land	<u>d Use). The</u>	applicable Com	prehensive Zoni	ng strategy	(<u>CZ 2.1) recom</u>	<u>mends</u>
reclassifying ar	<u>eas in the F</u>	<u>Rural and Agricu</u>	ltural Area to th	e AG Zone ir	<u>ncluding all co</u> r	ntiguous
non-public par	cels in com	<u>mon ownership</u>	that are greater	than or equ	<u>al to five acres</u>	in size. The
subject proper	<u>ty mostly m</u>	eets these criter	<u>ria since propert</u>	y measures	over five acres	<u>s. However, it</u>
is owned by a p	<u>oublic entity</u>	(City of Bowie)	<u>. However, the p</u>	ublic entity	has requested	to rezone
the property to	AG. Rezoni	ing to AG will lin	<u>nit development</u>	in the Rura	<u>l and Agricultu</u>	ral Area to
uses consistent with the master plan.						
<u>Use</u>	<u>Address</u>		Tax Map and	Lot/Parcel	_	<u>Tax</u>
			<u>Grid</u>			<u>Account(s)</u>
Parks and	Lemons B	<u>ridge Road</u>	<u>22C4, 29B1,</u>	Parcel 185		<u>1657279</u>

<u>29C1</u>

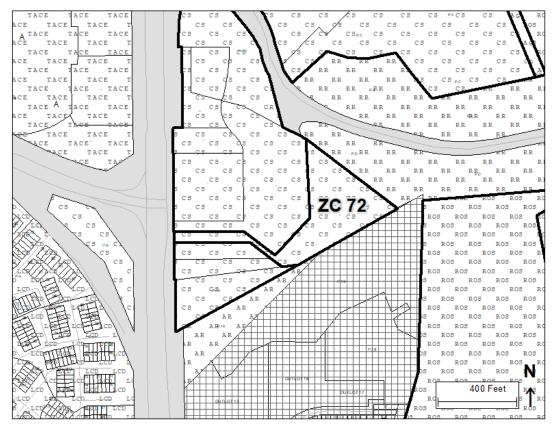
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6. Edit Zoning Change 72 of the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

Change	Current	Proposed	Acres of	Applicable Strategy		200' Scale
Number	Zone	Zone	Change	LU	CZ	Index Map
ZC 72	TAC-	[AG] <u>CS</u>	4.21	LU 4.4,	[CZ 4.3]	205NE14,
	E/RR			LU 4.5	<u>CZ 4.1</u>	205NE15
Disquestion: Depending the subject properties to AC is consistent with the master plan and						

Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 4.4, LU 4.5, and [CZ 4.3] <u>CZ 4.1</u>. The applicable Land Use strategies (LU 4.4 and LU 4.5) recommended removing certain properties from the Bowie Local Town Center to limit mixed-use development outside of the center [and recommends residential low land uses]. The proposed zone for the subject property helps implement [both] the applicable strategy [and the plan's future land use map (Map 16. Future Land Use)]. The applicable Comprehensive Zoning strategy [(CZ 4.3)] (CZ 4.1) recommends reclassifying subject properties into the [AG] <u>CS</u> Zone to discourage mixed-use development [and preserve open space] outside of the Bowie Local Town Center. <u>This property was not included in the original proposal because it was considered undeveloped, however, it is functionally part of the adjacent Commercial properties. The proposed zoning also corrects a split zoning.</u>

Use	Address	Tax Map and	Lot/Parcel	Tax
		Grid		Account(s)
Parks and	3851 NE Robert Crain	55E2, 55E3	Lot 6	3322435
Open Space	Highway			



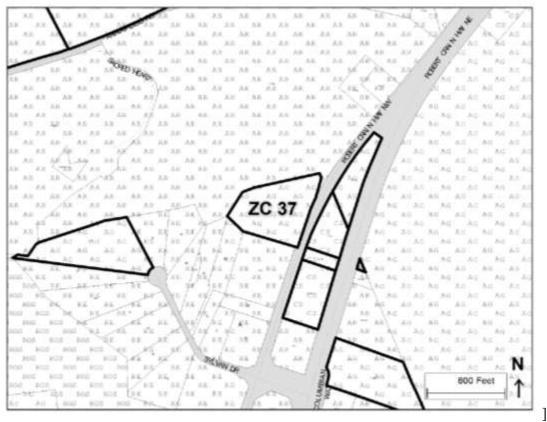
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7. Delete the following zoning change from the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

[Change	[Current	[Proposed	[Acres of	[Applicable Strategy]		[200' Scale
Number]	Zone]	Zone]	Change]	[LU]	[CZ]	Index Map]
[ZC 37]	[RE]	[AG]	[5.76]	[LU 2.1]	[CZ 2.1]	[209NE14, 209NE15]
[Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and						

strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 2.1) recommends reclassifying areas in the Rural and Agricultural Area to the AG Zone including 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. The subject property meets these criteria as it is owned by a private entity, and the property measures over five acres and contains one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.]

[Use]	[Address]	[Tax Map and Grid]	[Lot/Parcel]	[Tax Account(s)]
[Rural and Agricultural]	[6610 Robert Crain Highway]	[38E3, 38E4]	[Lot 1]	[0692806, 0728527]



8. Delete the following zoning change from the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment - Errata Sheet.

Tax ID	EXISTING ZONE	PROPOSED ZONE	PREMISE STREET	PREMISE CITY	PREMISE ZIP
[0800680]	[IE (Industrial, Employment)]	[AG (Agricultural and Preservation)]	[18911 Central Avenue]	[Upper Marlboro]	[20772]

BE IT FURTHER RESOLVED that the endorsed sectional map amendment comprises the *Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment* document as amended by this resolution; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3503(b)(4)(C) of the Prince George's County Zoning Ordinance, a copy of the endorsed sectional map amendment, consisting of this resolution to be used in conjunction with the *Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment* and Errata Sheet, will be transmitted to the District Council and to each municipality within one mile of the area of the sectional map amendment; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the Sectional Map Amendment has been prepared in accordance with the requirements of Section 27-3503 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Department is hereby authorized to make appropriate textual and graphical revisions to the sectional map amendment to correct identified errors, reflect updated information and revisions, and otherwise incorporate the changes reflected in this Resolution; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission finds that this Sectional Map Amendment, as heretofore described, is in conformance with the principles of orderly comprehensive land use planning and staged development being consistent with the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Vice Chair Bailey, seconded by Commissioner Doerner, with Chair Shapiro, Vice Chair Bailey, and Commissioner Doerner voting in favor of the motion at its regular meeting held on June 22, 2023, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 22 day of June 2023.

> Peter A. Shapiro Chair

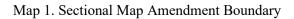
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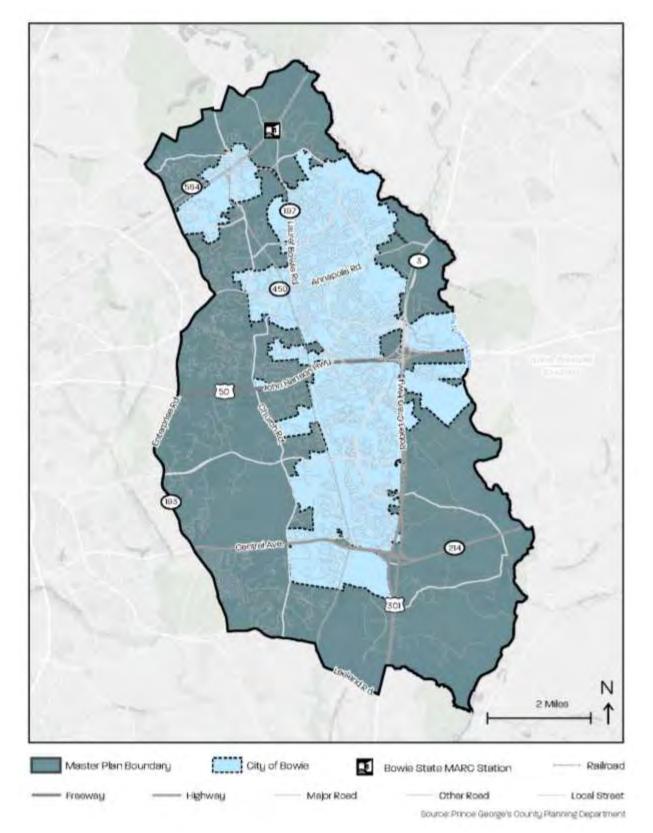
By Jessica Jones Planning Board Administrator



Approved for Legal Sufficiency M-SCIPIC Office of General Connect

Dated 6/22/23





Errata Sheet

Correction No.	Error	Correction	Page #
1	Spelling error	[Fleming] <u>Flemming</u> Road	33
2	ZC 15 refers to the property identified by tax ID 1646090. However, the accompanying map fails to show the entire property.	Replace the map for ZC 15 to include all the properties identified by ZC 15. Recalculate the acreage being rezoned.	33
3	Incomplete address	6309 <u>NE</u> Robert Crain Highway	63
4	Street address typo	[NE] Robert Crain Highway	66
5	The recommended CS (Commercial Service) Zone would create a nonconforming use for the existing land use of Combination Retail on the property located at 16520 Ballpark Road (tax ID 3149242). The intention of the master plan when removing properties from the Bowie Local Town Center was to recommend a zone that allows for the existing use. At the time of the master plan, it was wrongly assumed that the existing use was a Grocery Store which is permitted in the CS Zone. However, it was more recently determined that the use is Combination Retail. Therefore, the best zone for the existing land use is the CGO (Commercial, General, Office) Zone.	Add ZC 68A for the property located at 16520 Ballpark Road (tax ID 3149242). Remove the property from ZC 68. Rezone the subject property to CGO.	104
6	Incomplete address	<u>17101</u> Queen Anne Bridge Road	141

Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment Errata Sheet (Updated)

Correction No.	Error	Correction	Page #
7	The property located at 15000 Leeland Road has been subdivided and received a new tax ID for the portion that is recommended for rezoning. The other portion of the property is outside of the SMA area.	[0670737] 5687143	214
8	Incorrect street number for the property with tax ID 3532595.	[15900] <u>15636</u> Leeland Road	216
9	The final criteria described in CZ 2.1 in the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan was incorrectly applied to properties in the Rural and Agricultural Area, resulting in 69 properties not being included in the Sectional Map Amendment that met the criteria that should have been included.	To fully and fairly implement CZ 2.1 of the master plan as intended, add the properties listed in Attachment A of the Errata Sheet to the Sectional Map Amendment. Rezone these properties to AG (Agricultural and Preservation). Additional notifications to the affected owners were mailed on April 7, 2023, at least 30 days before the Joint Public Hearing, as is required by the Prince George's County Zoning Ordinance.	N/A
10	ZC 50 incorrectly lists the address for property with Tax 0818872 as 5511 Park Highway NE. The correct address is 5511 Park Drive.	5511 Park [Highway NE] <u>Drive</u>	76
11			
13			

Attachment A

Tax_ID	EXISTING_ZONE	PROPOSED_ZONE	PREMISE_STREET	PREMISE_CIT Y	PREMISE_ZI P
0800680	IE (Industrial, Employment)	AG (Agricultural and Preservation)	18911 Central Avenue	Upper Marlboro	20772
1577212	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	9425 Merkel Farms Road	Bowie	20715
0741025	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17211 Queen Anne Bridge Road	Bowie	20716
0800771	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Central Avenue	Bowie	20716
0815654	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Central Avenue	Upper Marlboro	20774
0766899	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	221 King James Road	Upper Marlboro	20774
1624949	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Thompkins Lane	Bowie	20715
1618313	RE (Residential Estate)	AG (Agricultural and Preservation)	Laurel Bowie Road	Bowie	20715
0719120	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Robert Crain Highway NE	Bowie	20715
1593771	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Jericho Park Road	Bowie	20715
0815381	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Queen Anne Bridge Road	Bowie	20716
5544988	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Mill Branch Place	Bowie	20716
0795955	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Robert Crain Highway SE	Upper Marlboro	20774
0735605	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Central Avenue	Bowie	20716
0705194	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	2001 Robert Crain Highway NE	Bowie	20716
0728220	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Hideout Lane	Bowie	20716

0816611	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Queen Anne Bridge Road	Bowie	20716
0739755	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Robert Crain Highway	Upper Marlboro	20774
0766816	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	207 King James Road	Upper Marlboro	20774
3918000	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	16709 Golden Crown Drive	Upper Marlboro	20774
3918018	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	16710 Golden Crown Drive	Upper Marlboro	20774
3918042	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	16704 Golden Crown Drive	Upper Marlboro	20774
3917846	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	16604 Golden Crown Drive	Upper Marlboro	20774
3631207	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Pleasant Colony Drive	Upper Marlboro	20774
3507613	LCD (Legacy Comprehensive Design)	AG (Agricultural and Preservation)	9001 Normal School Road	Bowie	20715
0818526	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	3001 Mill Branch Road	Bowie	20716
0699389	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	16940 Swanson Road Spur	Upper Marlboro	20774
0797753	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
0797845	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
0797860	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
0797746	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Queen Anne Road	Upper Marlboro	20774
3951084	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17436 Clagett Landing Road	Upper Marlboro	20774
0788109	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Mill Branch Road	Bowie	20716
3763455	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Anne Rogers Way	Upper Marlboro	20774

0815373	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17400 Queen Anne Bridge Road	Bowie	20716
0795716	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17301 Central Avenue	Upper Marlboro	20774
3507639	LCD (Legacy Comprehensive Design)	AG (Agricultural and Preservation)	8821 Normal School Road	Bowie	20715
0718874	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17500 Clagett Landing Road	Upper Marlboro	20774
4006078	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
5509815	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
0703298	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17004 Clagett Landing Road	Upper Marlboro	20774
4048146	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
4048153	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
4048161	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
5501481	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
1633163	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	9700 Laurel Bowie Road	Bowie	20720
0797837	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Clagett Landing Road	Upper Marlboro	20774
0662015	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	165 Robert Crain Highway	Bowie	20716
1650399	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	9011 Normal School Road	Bowie	20715
0797969	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17210 Clagett Landing Road	Upper Marlboro	20774
0795559	RR (Residential, Rural)	AG (Agricultural and Preservation)	Robert Crain Highway	Bowie	20715
0821025	RE (Residential Estate)	AG (Agricultural and Preservation)	12993 Forest Drive	Bowie	20715

0766832	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	304 King James Court	Upper Marlboro	20774
0808410	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17409 Queen Anne Bridge	Upper Marlboro	20772
0741496	RE (Residential Estate)	AG (Agricultural and Preservation)	13000 Forest Drive	Bowie	20715
1573153	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	9350 Merkel Farms	Bowie	20715
0718882	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17500 Clagett Landing Road	Upper Marlboro	20774
4061396	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	2600 Weary Creek	Bowie	20716
3240298	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	200 Stan Fey Drive	Upper Marlboro	20774
3951837	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	16902 Clagett Landing Road	Upper Marlboro	20774
0797878	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	17400 Clagett Landing Road	Upper Marlboro	20772
0796250	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	Old Mitchellville Road	Bowie	20716
5526034	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	2233 NE Robert Crain Highway	Bowie	20716
0796235	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	1121 Old Mitchellville Road	Bowie	20716
0732776	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	222 SE Robert Crain Highway	Upper Marlboro	20774
0720425	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	500 SE Robert Crain Highway	Upper Marlboro	20774
0796227	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	1101 Old Mitchellville Road	Bowie	20716
0712570	AR (Agricultural-Residential)	AG (Agricultural and Preservation)	7096 NW Robert Crain Highway	Bowie	20715