

Approved Master Plan & Sectional Map Amendment

BOWIE and VICINITY



The Maryland-National Capital Park and Planning Commission
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Abstract

Title *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*

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Abstract This document contains text and maps of the Approved Master Plan for Bowie and Vicinity and the Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B. This plan amends the 1991 *Approved Master Plan and Adopted Sectional Map Amendment (SMA) for Bowie-Collington-Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A, and 74B*. It also amends the 2002 *Prince George's County Approved General Plan* and other functional master plans. This plan was developed primarily during a community-wide six-day planning charrette after consultation with citizen focus groups. The document provides visions, goals, background, policies and strategies for numerous planning elements. The Development Pattern element encourages the revitalization of Old Town Bowie and redevelopment of Bowie Main Street, West Bowie Village, and Pointer Ridge. These four existing commercial areas are designated as mixed-use activity centers suitable for a wide array of public, commercial, employment, and residential land uses. The plan recommends that flexible zoning regulations be enacted to preserve rural character and sensitive environmental features. The Area-Wide Infrastructure element addresses the environment, transportation, schools, fire, police, library, parks, and trails. The Community Character element addresses economic development, historic preservation, and scenic roads. Rural and Developing Tier boundaries designated in the 2002 General Plan and boundaries of the Bowie Regional Center are redefined. Land use concepts and illustrative sketches are included that encourage development centered on a future transit hub in the Bowie Regional Center. A Development District Overlay Zone (DDOZ) containing a regulating matrix, design standards, and a table of uses are included to facilitate implementation of the plan's land use recommendations for Old Town Bowie. The sectional map amendment implements the land use concepts in the master plan.

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Park and Planning Commission
Prince George's County Planning Department
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The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- The acquisition, development, operation, and maintenance of a public park system; and
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (M-NCPPC):

Our mission is to help preserve, protect and manage the county's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.

Our vision is to be a model planning department comprised of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and approval of zoning and sectional map amendments.

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Approved Master Plan & Sectional Map Amendment



Plan Highlights

In the Bowie and Vicinity Master Plan, policies and strategies are recommended to guide future growth and development. The sectional map amendment brings the zoning into conformance with the land use recommendations of this plan.

The following statistics, based on the information¹ available prior to the master plan being approved, describe the four planning areas of Bowie and Vicinity. These four areas:

- Occupy approximately 59 square miles, approximately 12 percent of the land in Prince George's County.
- Have a population of 68,332 persons representing approximately 8.5 percent of the population of Prince George's County. This population is projected to increase to 89,513 people by 2030.
- Have a population mix of: 54.1 percent white, 38.7 percent black, 3.7 percent Asian, and 3.5 other. The Hispanic/Latino population, which may be of any race, accounts for 2.6 percent of the population.
- Have 24,225 dwelling units and that number is projected to increase to 33,690 by 2030.
- In 2000, Bowie and Vicinity provided employment for 13,657 persons or 4.2 percent of the total employment of Prince George's County. By 2025, 22,164 jobs are projected.

¹ This information comes from the 2000 census and the Round 6.4 Cooperative Forecast.

Plan recommendations for preservation of the Rural Tier character include:

- Enactment of flexible development standards, including conservation subdivision design regulations, that can maintain connectivity between open areas, especially those identified as green infrastructure, and preserve visual characteristics of the rural landscape at the time of land subdivision.
- Implementation of a transfer of development rights (TDR) program.
- Implementation of road improvement guidelines that preserve unique qualities of rural and scenic roads.

Plan recommendations for the Developing Tier include:

- Mixed-use development at specific locations to direct growth where infrastructure exists, where economic conditions warrant, and where there are opportunities for future live/work, pedestrian-oriented development.
- Criteria for future senior citizen housing.
- Guidelines for future development in Comprehensive Design Zones at specific locations.

Plan recommendations for the Bowie Regional Center include:

- Refinement of the boundaries based on 5- to 10-minute walking distances from three possible locations for a future transit hub.
- A future planning effort when designation of the transit hub is imminent.
- Identification of opportunities for increased public transit.

Plan recommendations for Areawide Infrastructure include:

- Protection of sensitive environmental features identified in the Countywide Green Infrastructure Plan.
- Identification of sites for a future library, fire station, and either a middle school or high school.
- Identification of needed road improvements and deletion of certain other roads and a transit facility.
- Provision of parkland in locations needed to serve existing and future residents.

The Community Character component of the plan includes strategies that:

- Address economic development in the mixed-use activity centers.
- Update the inventory of historic places.

- Provide road improvement and development guidelines along scenic roads.

The Sectional Map Amendment (SMA) includes recommendations that:

- Retain and apply 2-, 5-, and 20-acre lot zoning in an expanded Rural Tier.
- Maintain existing zoning for most of the planning area.
- Rezone specific areas, including areas designated in an expanded Rural Tier, to conform to the land use plan.
- Reduce the density of uncommitted land not located in areas planned for more intense development to protect the Rural Tier, provide land use that is compatible with adjoining development, and mitigate impacts on public facilities.
- The Development District Overlay Zone (DDOZ) for Old Town Bowie removes obstacles to revitalization by enacting form-based zoning regulations for new development in the area. This section of the plan contains the vision for Old Town, land use concept, development thresholds and standards with pictures and illustrations, street type hierarchy (which constitute the foundation for the form-based regulations), and a table of uses.

Technical bulletins that provide background information and the data supporting the land use recommendations of the plan are available upon request from the Planning Information Services Office of the Prince George's County Planning Department, Lower Level, County Administration Building, Upper Marlboro, Maryland.

Approved Master Plan & Sectional Map Amendment



Foreword

The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission (M-NCPPC) is pleased to make available the *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B*. This community-based plan/SMA sets land use and development policies for the area, addressing physical and policy changes since the approval of the 1991 Bowie-Collington-Mitchellville and Vicinity Master Plan and Sectional Map Amendment.

Policy guidance for this plan came from the 2002 *Prince George's County Approved General Plan*. A public forum held in May 2003 provided the community with the opportunity to express its concerns on planning issues. The plan's comprehensive "charrette" approach to public participation was a successful collaborative effort and provided an open forum for residents, property owners, business owners, and developers to participate in plan preparation. During the charrette, visions for the planning areas were established, issues were identified, alternative concepts were developed, and a preferred plan that set development policies for the area was produced.

This document contains recommendations for land use, transportation, environment, urban design, public facilities, parks, historic preservation, and other important planning elements. The plan assumes future enhanced transit service within the planning areas. It recommends mixed-use, pedestrian-oriented development at four designated centers and the Bowie Regional Center. It reinforces the existing residential development pattern.

The Prince George's County Planning Board and the District Council held three duly advertised joint public hearings to solicit comments from the property owners and residents. All comments and recommendations presented at the public hearings became a matter of public record. The Bowie and Vicinity Master Plan and SMA was approved by the District Council on February 7, 2006.

Sincerely,

Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board

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Planning Chronology

The first comprehensive land use plan for the Bowie and Vicinity planning areas was the 1970 *Adopted and Approved Master Plan for Bowie-Collington and Vicinity (Planning Areas 71 and 74)*. The plan proposed future development patterns using planning concepts for living areas (neighborhood, village, community, and new town), special treatment areas, and employment areas. Subsequently, the area was comprehensively rezoned by the 1975 *Adopted Sectional Map Amendment (SMA) for Planning Areas 71A, 71B, 74A, and 74B* in order to bring the zoning in line with the land use recommendations of the 1970 master plan. The 1982 General Plan reinforced the zoning approved in the 1975 SMA. The 1991 *Approved Master Plan and Adopted Sectional Map Amendment for Bowie-Collington-Mitchellville and Vicinity, Planning Areas 71A, 71B, 74A, and 74B* refined the policies of the 1982 General Plan by redefining the development pattern that could be supported by the current and proposed public infrastructure. The 2002 *Prince George's County Approved General Plan* set forth new countywide goals, objectives, policies, and strategies. The General Plan designated parts of Bowie and Vicinity in three policy areas: the Rural Tier (generally east of US 301), the Developing Tier (generally between MD 193 on the west to US 301 on the east, and from Lanham-Severn Road on the north to Leeland Road on the south), and a Regional Center (near the US 50/US 301 interchange). This master plan implements and amends the 2002 General Plan and updates the 1991 master plan and SMA.

