

Change Number	Zoning Change (Jesuit/Sacred Heart)	Area of Change	200' Scale Index Map
1 A	R-R to R-A	115.28± acres	209NE14L
1 B	R-R to R-E	30.52± acres	209NE14R
1 C	R-R to O-S	1.36± acres	209NE15L
1 D	O-S to R-E	6.36± acres	210NE14R

Use and Location: The historic Sacred Heart Church and undeveloped properties; located north and south of MD 450, and a small triangular-shaped piece of land, located north of MD 450 and generally on the east side of the City of Bowie Department of Public Works access road (Tax Map 38, Grids C2, C3, D2, D3, E3, Parcel 1, 60, 61, 55, 1-A).

Discussion: Rezoning of properties south of MD 450 is to protect the historic church and environmentally sensitive areas and provide for a gradual residential transition. The rezoning of properties north of MD 450 is to transition between residential development to the north and the Rural Tier the south. The rezoning of these properties is consistent with the plan's goals, policies and strategies.



Change Number	Zoning Change (Melford)	Area of Change	200' Scale Index Map
2	E-I-A to M-X-T	466± acres	207NE14R 207NE15L 207NE15R

Use and Location: Research and development office buildings; located in the northeast quadrant of US 50 and east of MD 3. For legal descriptions of the properties affected see Appendix 1.

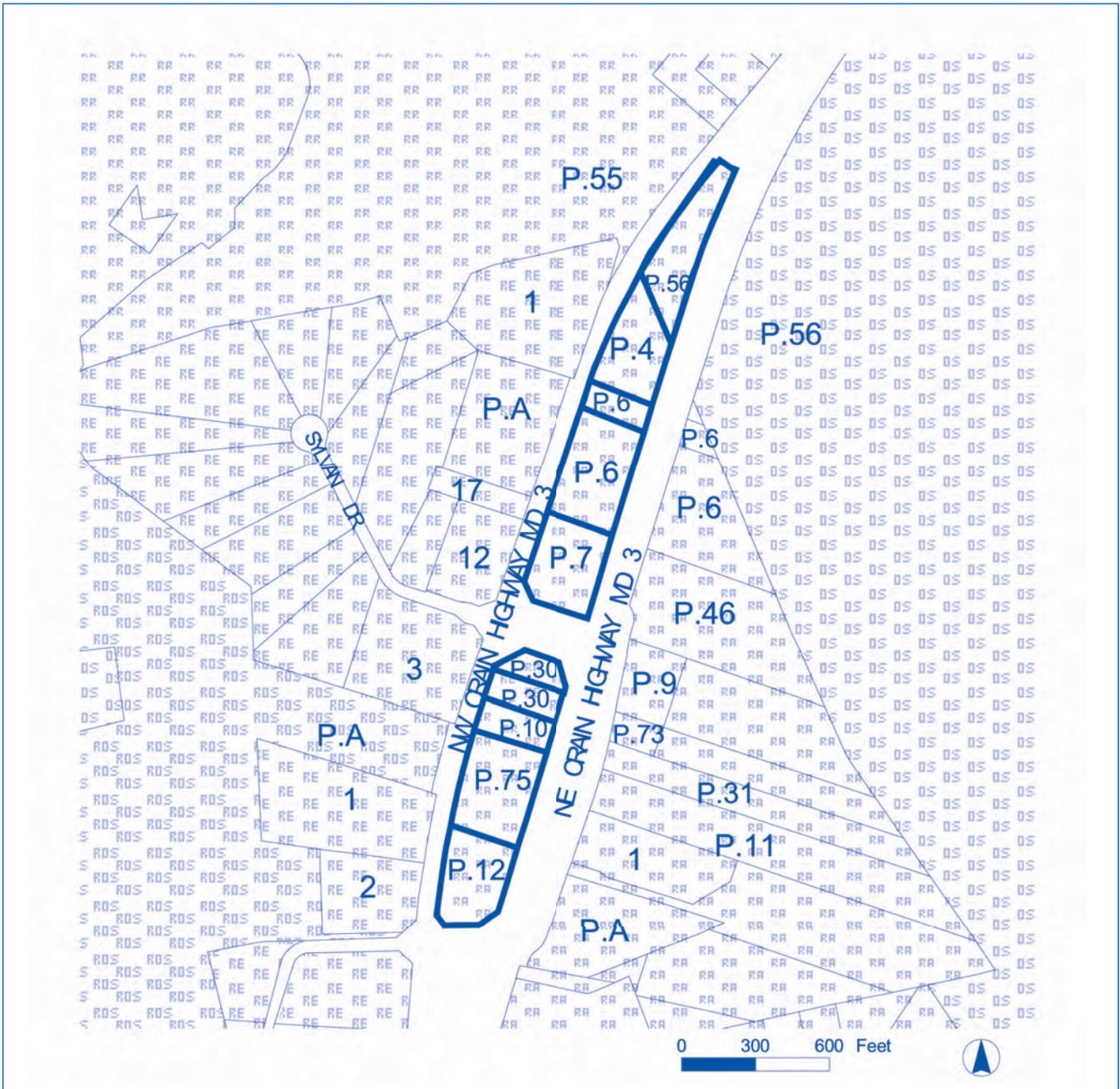
Discussion: The M-X-T (Mixed Use-Transportation Oriented) Zone is recommended for this property to promote development and redevelopment of land in the vicinity of a major interchange (US 50 and US 301), with an emphasis on a moderate- to high-density mix of office/employment/retail/hotel, residential, and parkland/open space uses. The M-X-T Zone will permit a flexible response to the market by allowing for and encouraging a diversity of land uses, provide a source of desirable employment opportunities, and foster a live/work environment that conforms to policies of the 2002 General Plan.



Change Number	Zoning Change (US 301 Median)	Area of Change	200' Scale Index Map
4A	R-R to R-A R-R to R-E	18.80± acres 1.00± acres	208NE14R 209NE15L 209NE14R

Use and Location: Properties located within the US 301 median area between MD 450 and Queen Anne Road. For legal descriptions of the properties affected see Appendix 2.

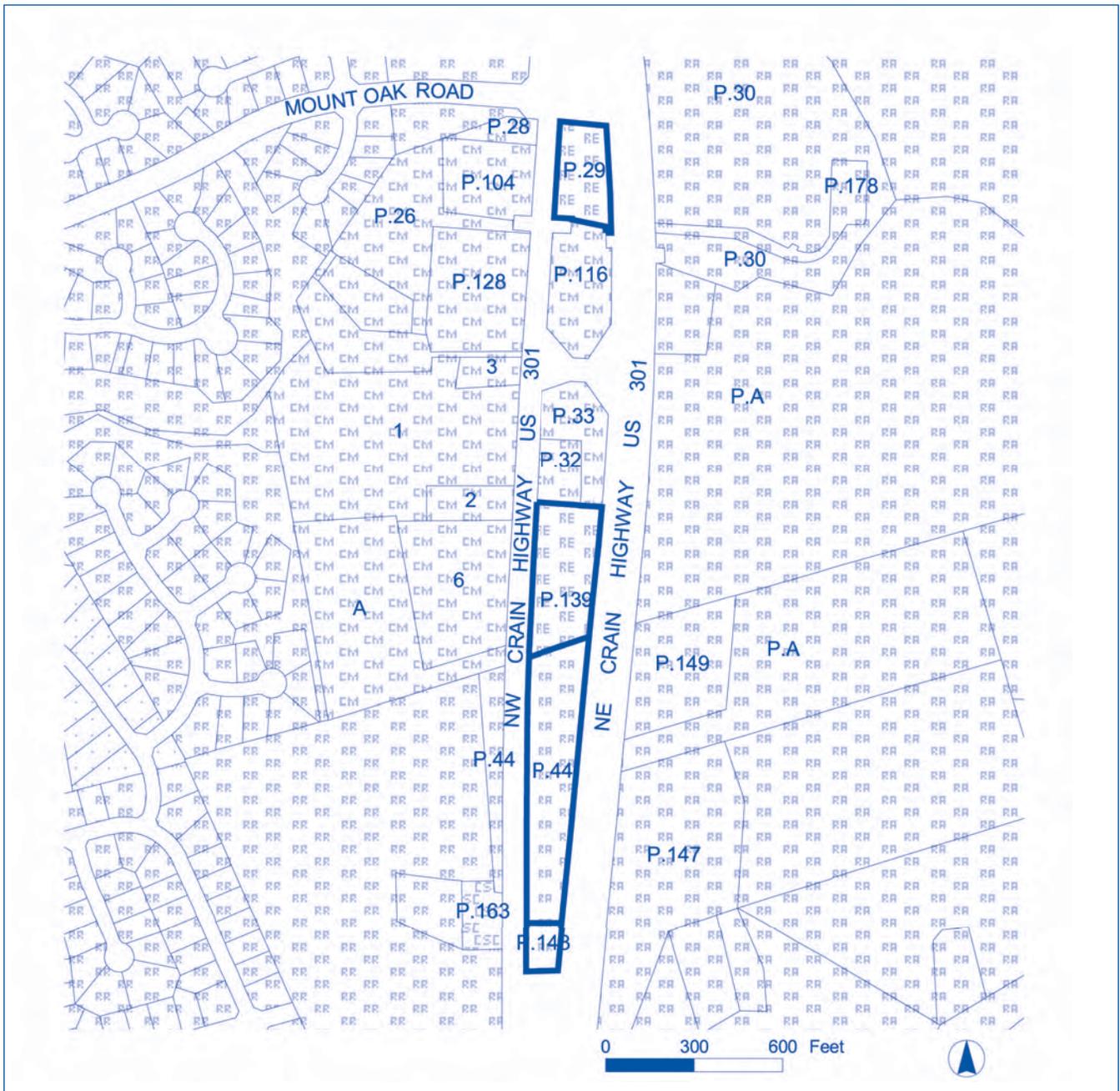
Discussion: The rezoning from the R-R Zone to the R-A Zone and the R-E Zone is consistent with the plan goals, policies, and strategies to provide for the lowest residential density allowable based on acreage.



Change Number	Zoning Change (US 301 Median)	Area of Change	200' Scale Index Map
4B	R-R to R-A R-R to R-E	4.80± acres 4.40± acres	204NE14R 203NE13R

Use and Location: Properties located within the US 301 median area between MD 450 and Queen Anne Road. For legal descriptions of the properties affected see Appendix 2.

Discussion: The rezoning from the R-R Zone to the R-A Zone and the R-E Zone is consistent with the plan goals, policies, and strategies to provide for the lowest residential density allowable based on acreage.



Change Number	Zoning Change (US 301 Median)	Area of Change	200' Scale Index Map
4C	R-R to R-A R-R to R-E	45.43± acres 18.22± acres	202NE14R 201NE14R

Use and Location: Properties located within the US 301 median area between MD 450 and Queen Anne Road. For legal descriptions of the properties affected see Appendix 2.

Discussion: The rezoning from the R-R Zone to the R-A Zone and the R-E Zone is consistent with the plan goals, policies, and strategies to provide for the lowest residential density allowable based on acreage.



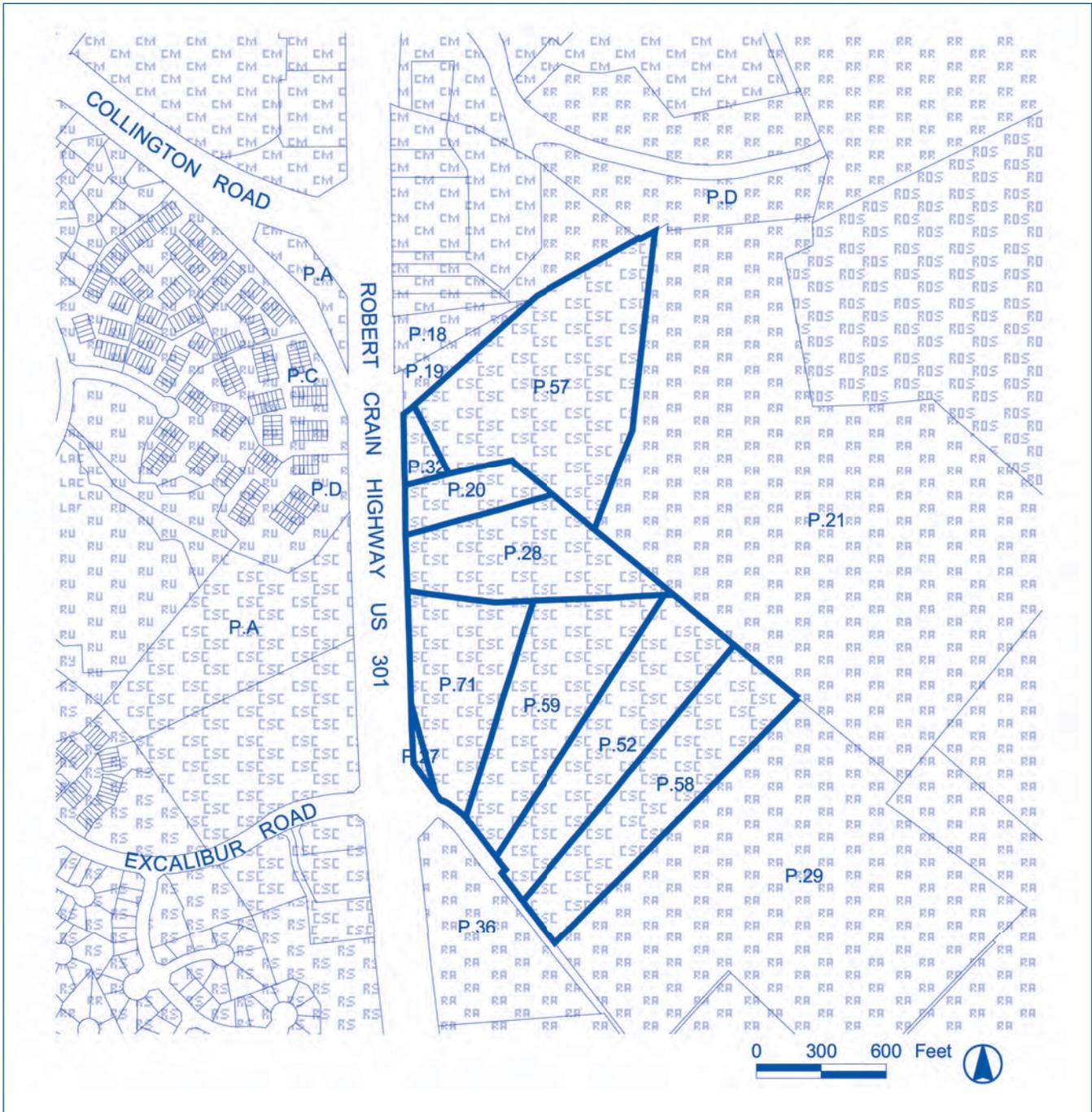
Change Number	Zoning Change (MNCPPC Parkland)	Area of Change	200' Scale Index Map
5	Properties either rezoned to the O-S Zone or the R-O-S Zone based on their acreage	483± acres zoned O-S 494± acres zoned R-O-S	Various 200' scale maps
<p><i>Use and Location:</i> All M-NCPPC parkland and recreational facilities five acres or larger. For legal descriptions of the properties affected see Appendix 3.</p> <p><i>Discussion:</i> The rezoning of M-NCPPC properties from the O-S Zone and the R-O-S Zone is consistent with the public lands policy as stated in this sectional map amendment.</p>			



Change Number	Zoning Change (Chesley)	Area of Change	200' Scale Index Map
6	R-A to C-S-C	75.5± acres	201NE14R

Use and Location: Single-family dwelling unit, barns and undeveloped land, located in the northeast quadrant of US 301 and Mill Branch Road (Tax Map 55, Grids E2, F4, Parcels 57, 27, 59, 52, 71, 20, 28, 58, and 32).

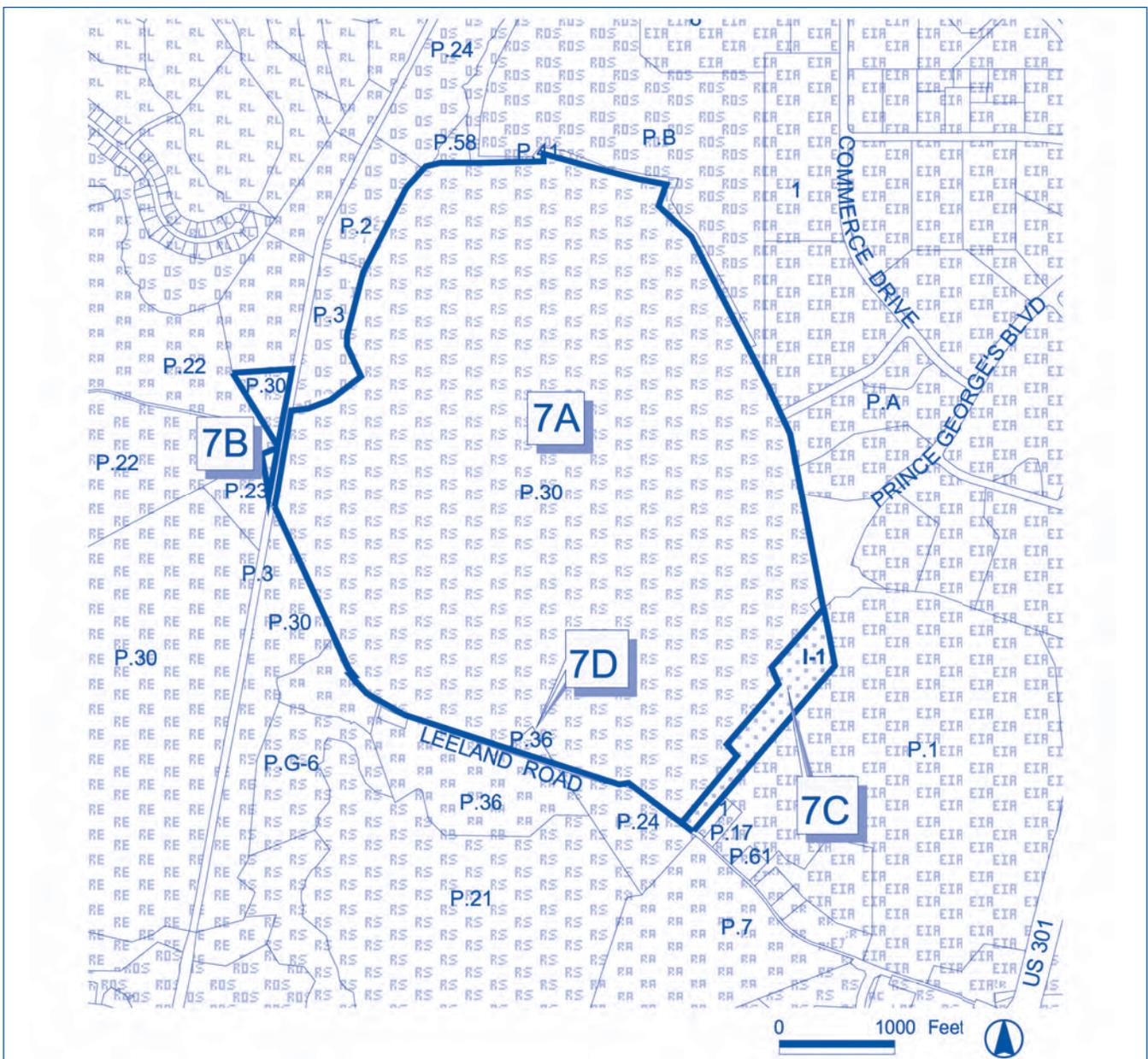
Discussion: The rezoning from the R-A Zone to the C-S-C Zone is consistent with plan goals, policies, and strategies for commercial development on the east side of US 301 between Mill Branch Road and the existing commercial development to the north.



Change Number	Zoning Change (Willowbrook)	Area of Change	200' Scale Index Map
7 A	E-I-A to R-S	426.7± acres	201SE13
7 B	R-A TO R-S	4.5± acres	201SE14
7 C	E-I-A to I-1	15.9± acres	202SE13
7 D	R-R to R-S	1.5± acres	202SE14 203SE13 203SE14

Use and Location: Undeveloped land, located east of the Popes Creek Railroad tracks, north of Leeland Road, and west of Collington Business Center (Tax Map 77, Grids A3, A4, B3 and B4, Parcel 30, and part of Parcel 36).

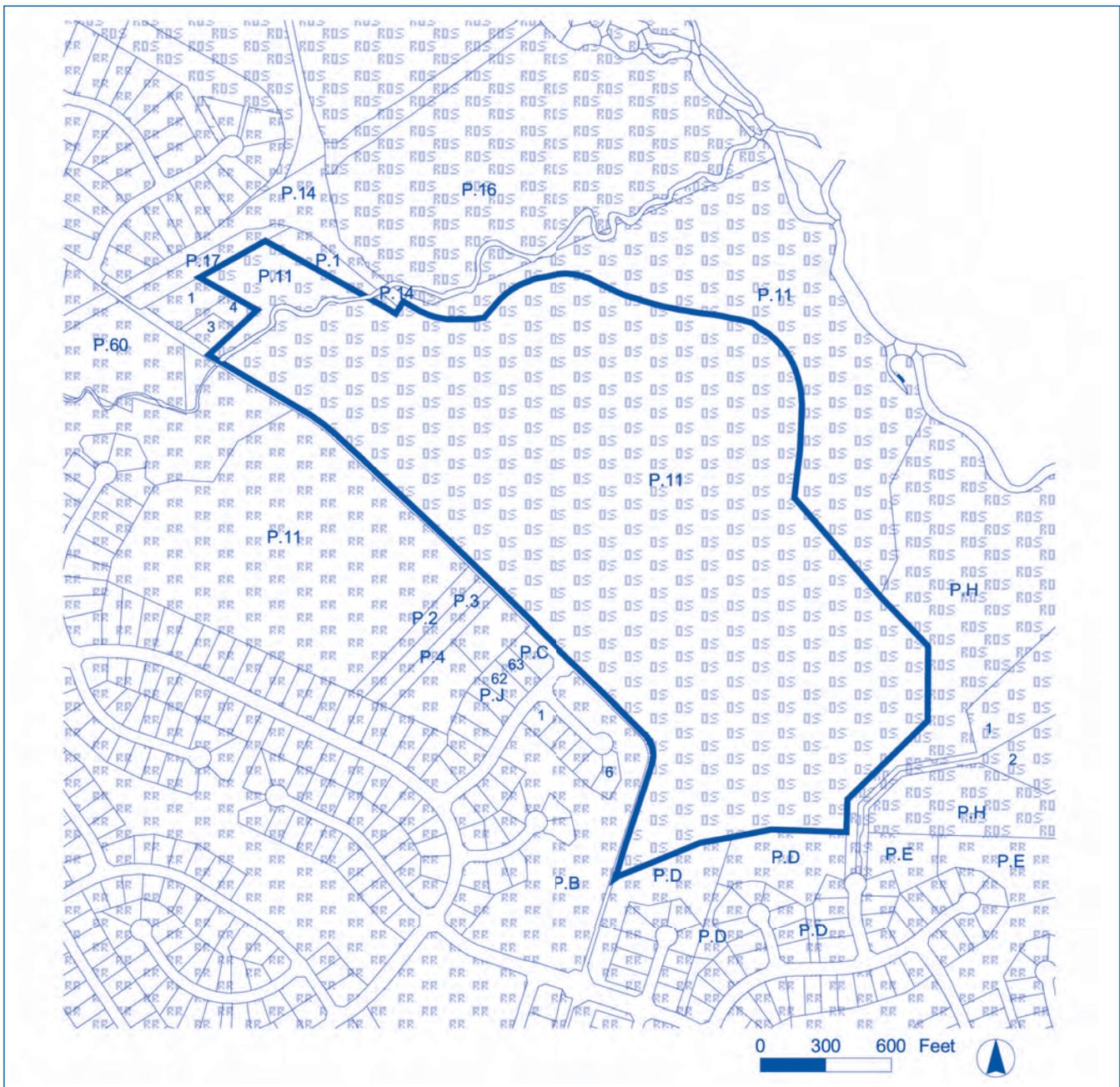
Discussion: The rezoning from E-I-A/R-A/R-R Zones to the R-S/I-1 Zones (A-9968) is consistent with Planning Board Resolution PGCPCB No. 05-178 (Willowbrook) to allow for residential suburban development with lot layout flexibility while protecting open space and environmentally sensitive areas.



Change Number	Zoning Change (Race Track)	Area of Change	200' Scale Index Map
8	R-R to O-S	32.6± acres	211NE13R

Use and Location: Bowie Race Track training facility, located east of Race Track Road and Old Chapel Road (Tax Map 30, part of Parcel 11).

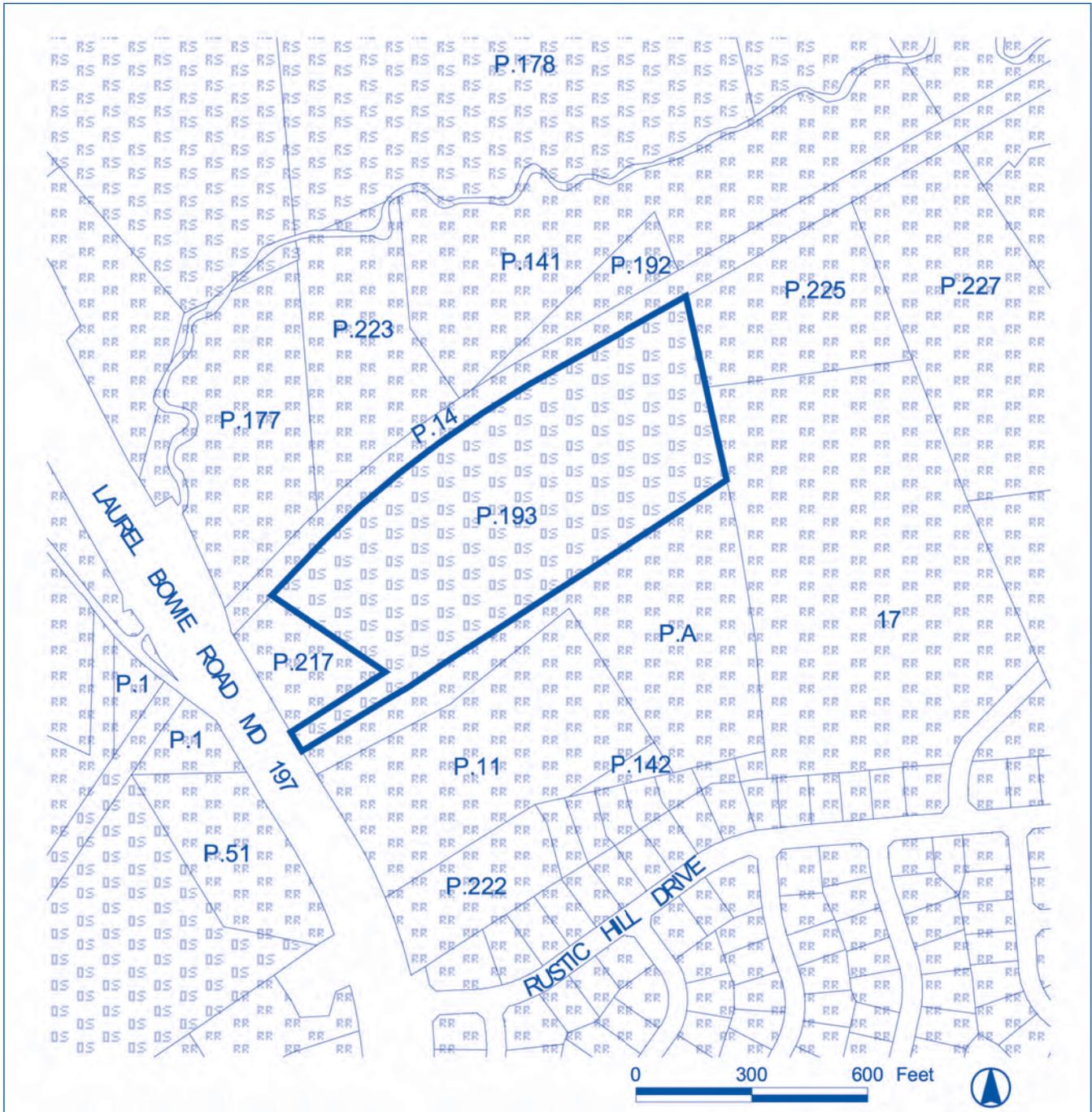
Discussion: The rezoning from the R-R Zone to the O-S Zone is consistent with plan recommendations for open space land use in the Rural Tier. The O-S Zone will allow for the preservation of the primary corridor along the Patuxent River that is part of the Green Infrastructure Network. It will assist in the restoration and enhancement of environmental features and habitat along this corridor by minimizing the intensity of future development. The Race Track training facility has only portions of its site covered by the Green Infrastructure. It is important that the site be designated from the Developing Tier to the Rural Tier to protect the Patuxent River Corridor, because it is the narrowest part of the corridor.



Change Number	Zoning Change (McLaughlin)	Area of Change	200' Scale Index Map
9	R-R to O-S	12.8± acres	201NE14R

Use and Location: Single-family dwelling unit and undeveloped land (Tax Map 29, Grid B3, Parcel 193).

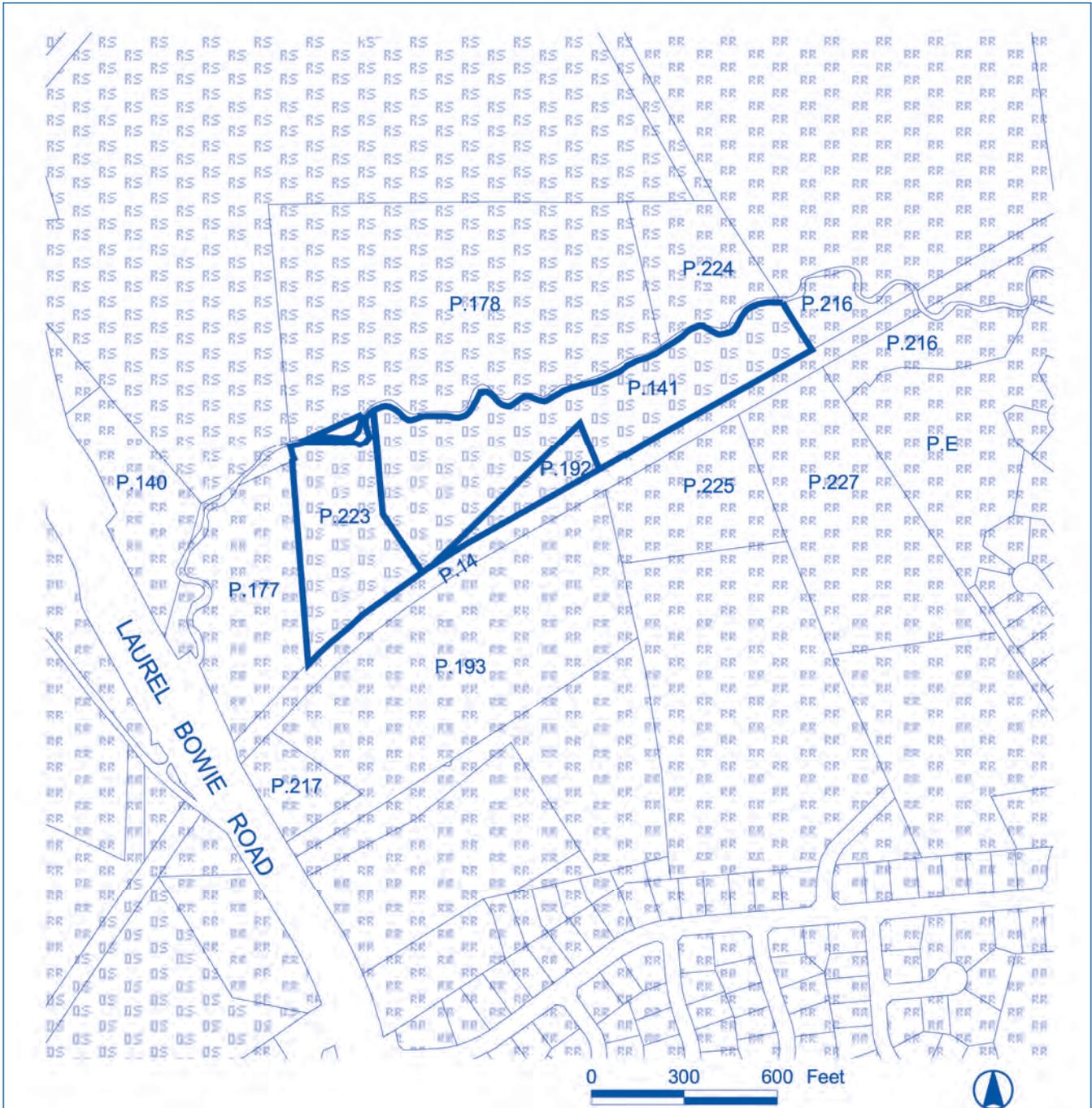
Discussion: The rezoning from R-R Zone to the O-S Zone is consistent with plan goals, policies, and strategies for preservation of Horsepen Branch, which is a secondary corridor identified in the Green Infrastructure Network to restore and enhance environmental habitat.



Change Number	Zoning Change (Berwyn Rod and Gun Club)	Area of Change	200' Scale Index Map
10	R-R to O-S	15.44± acres	264NE14R

Use and Location: Single-family dwelling unit and undeveloped land (Tax Map 29, Grid E-3, Parcel 192, 141, 223).

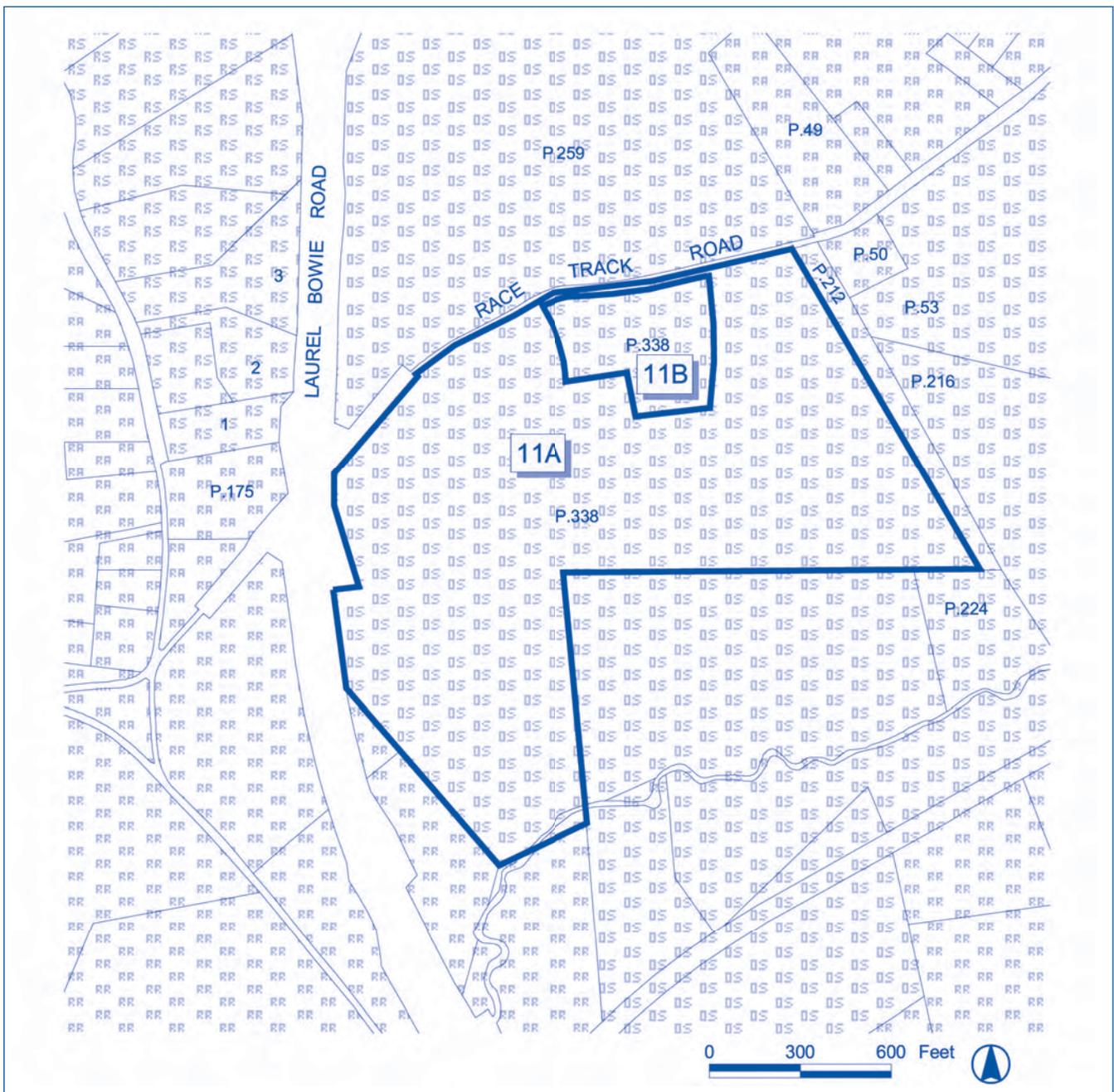
Discussion: The rezoning from the R-R Zone to the O-S Zone is consistent with plan goals, policies, and strategies for preservation of secondary corridors identified in the Green Infrastructure Network to restore and enhance environmental habitat.



Change Number	Zoning Change (Northpeake)	Area of Change	200' Scale Index Map
11 A	R-S to O-S	47.3± acres	264NE14R
11 B	C-D-Z/L-A-C to O-S	4.13± acres	

Use and Location: Undeveloped land; located southeast of Race Track Road and Laurel Bowie Road (Tax Map 29, Grid E-3, Parcel 338).

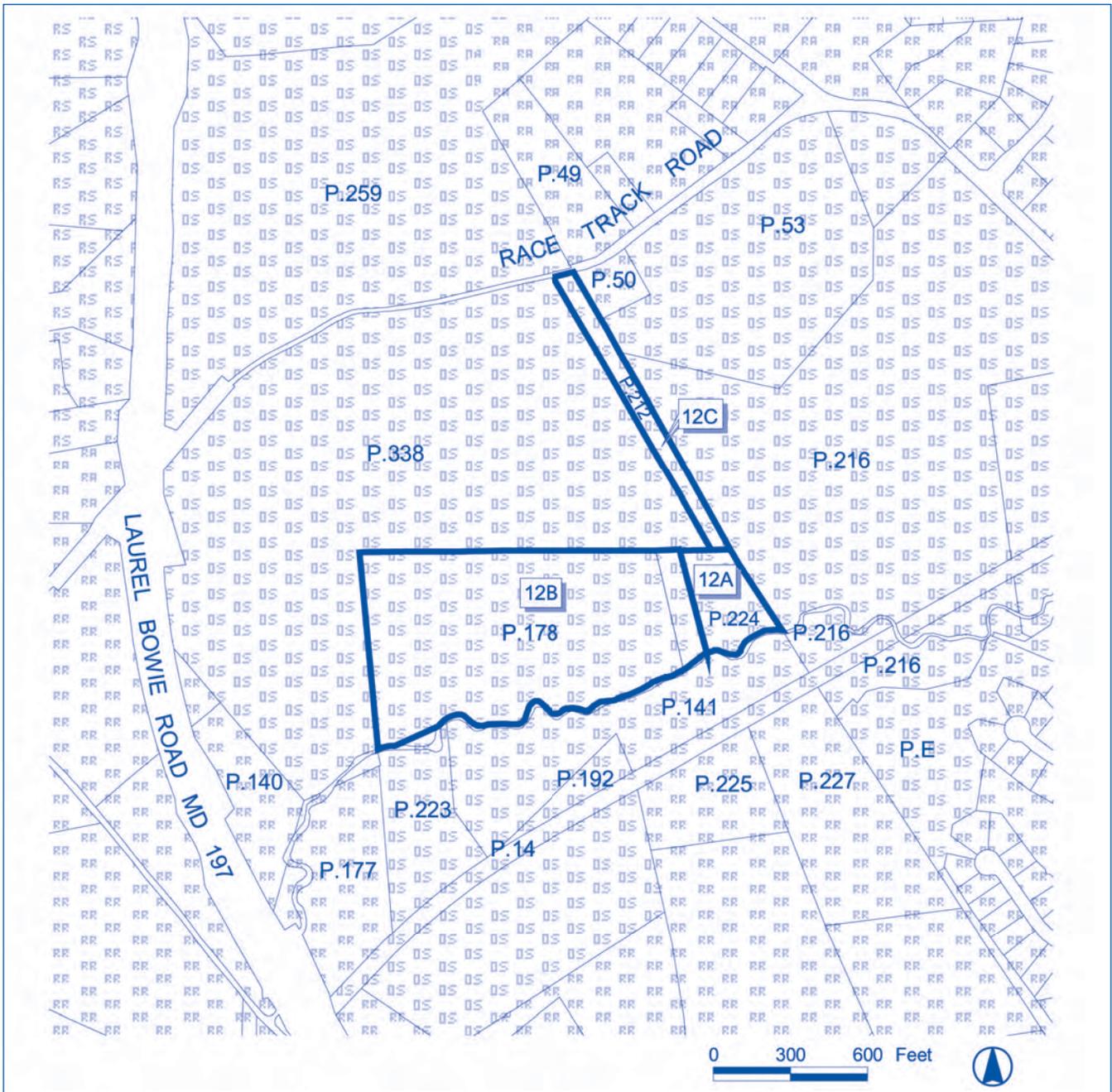
Discussion: The rezoning from C-D-Z/L-A-C Zone to the O-S Zone is consistent with plan goals, policies and strategies for preservation of secondary corridors identified in the Green Infrastructure Network to restore and enhance environmental habitat and to direct future mixed-use development to the designated mixed-use activity centers. Although the site is not completely located within the Green Infrastructure, it is surrounded by the O-S Zone on three sides and the remaining side abuts MD 197.



Change Number	Zoning Change (Northpeake/Kay)	Area of Change	200' Scale Index Map
12 A	R-R to O-S	2.0± acres	212NE13L
12 B	R-S to O-S	17.0± acres	212NE12R
12 C	R-S to O-S	1.9± acres	211NE12R 211NE13L

Use and Location: Undeveloped land; located northeast of the abandoned Washington, Baltimore, and Annapolis Railroad right-of-way and east of Laurel Bowie Road (Tax Map 29, Grid E-3, Parcels 212, 224, and 178).

Discussion: The rezoning from the R-R Zone to the O-S Zone is consistent with plan goals, policies, and strategies for preservation of secondary corridors identified in the Green Infrastructure Network to restore and enhance environmental habitat.



Change Number	Zoning Change (Race Track Road/Colt's Neck)	Area of Change	200' Scale Index Map
13	R-R to O-S	65.5± acres	211NE3L 212NE13L

Use and Location: Undeveloped land, located in the southwest quadrant of Race Track Road and Jericho Park Road (Tax Map 29, E2, F2, Parcels 58, 59, 53, 216, and 55).

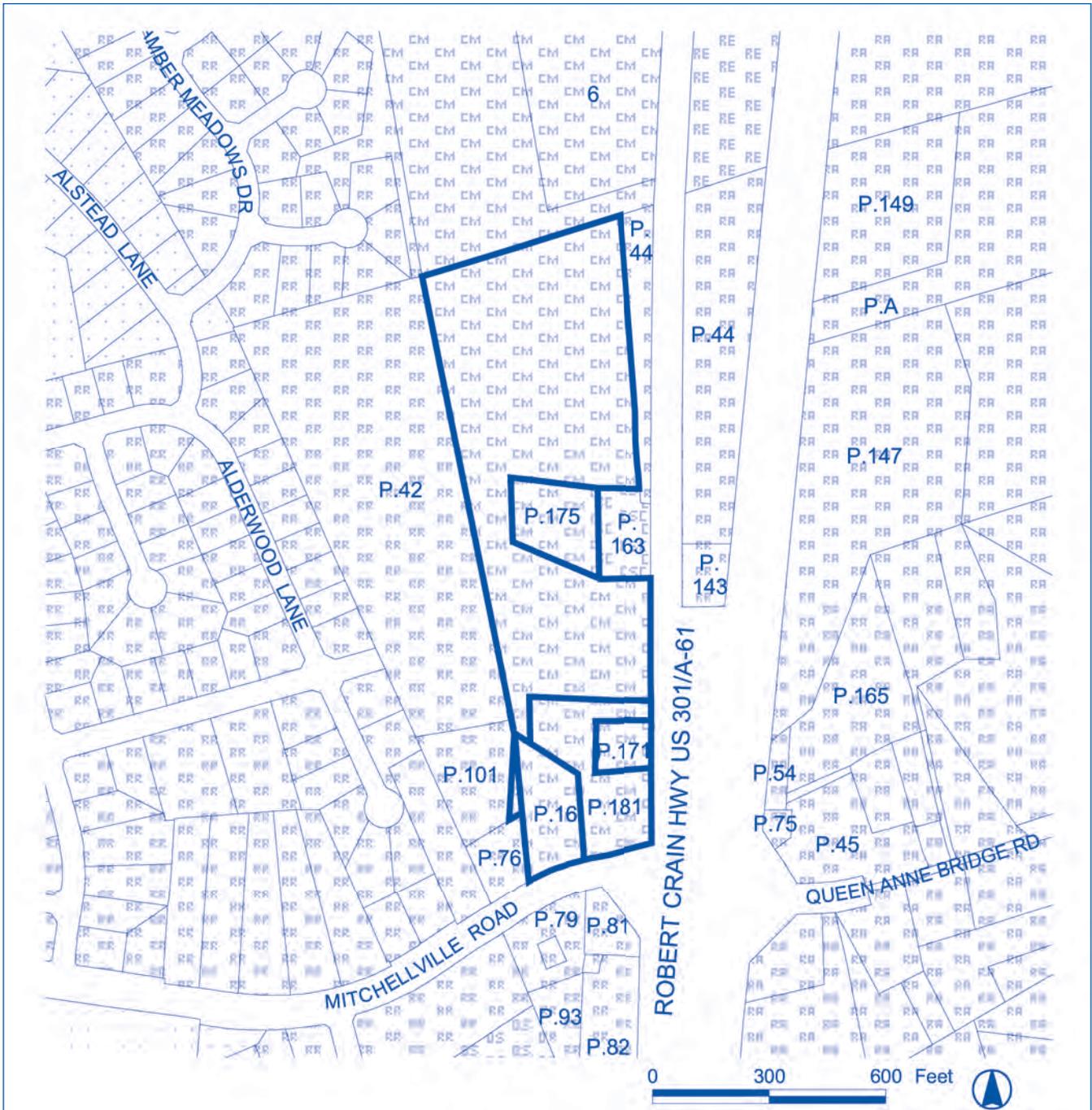
Discussion: The rezoning from the R-R Zone to the O-S Zone is consistent with plan goals, policies and strategies for preservation of secondary corridors identified in the Green Infrastructure Network to restore and enhance environmental habitat. The property is partially surrounded by the O-S Zone.



Change Number	Zoning Change (Spriggs/Mills)	Area of Change	200' Scale Index Map
14	R-R to C-M	25.4± acres	203NE14R

Use and Location: Undeveloped land; located on the west side of US 301, approximately 1,000 feet north of its intersection with Mitchellville Road (Tax Map 63, Grids D2 and F-3, Parcels 171, 175, 181, 16, and p/o 42).

Discussion: The rezoning from the R-R Zone to the C-M Zone is consistent with plan goals, policies, and strategies to direct auto-related service commercial uses to this limited commercial area along US 301.



Change Number	Zoning Change (Zehner)	Area of Change	200' Scale Index Map
15	V-L to O-S	110.9± acres	206NE15L 206NE15R

Use and Location: Undeveloped land; located east of the southeast quadrant of US 50 and US 301 (Tax Map 48, Grid A-4, and p/o Parcel 4).

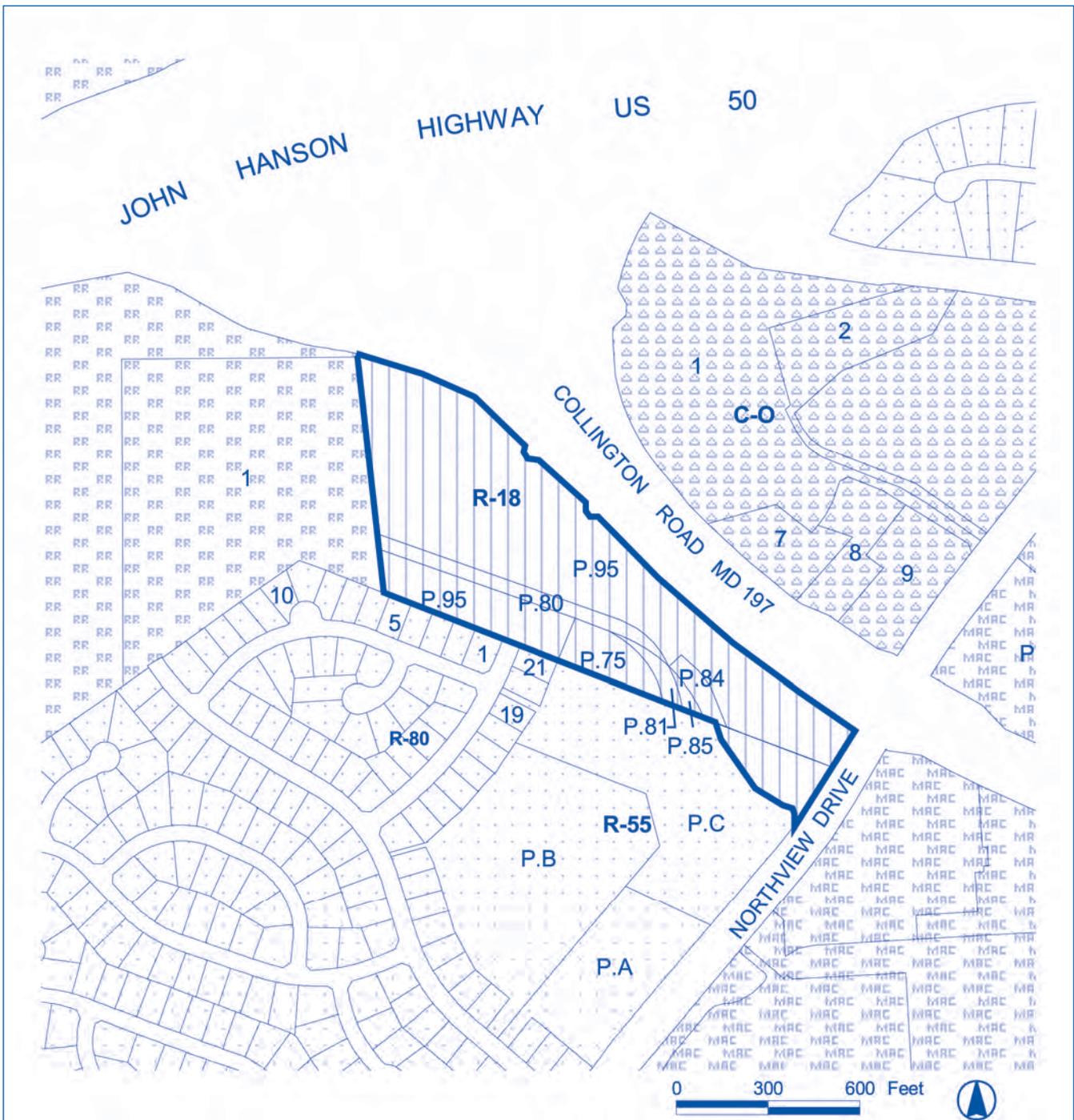
Discussion: The rezoning from the V-L Zone to the O-S Zone is consistent with plan goals, policies and strategies for open space land use.



Change Number	Zoning Change (Dimensions)	Area of Change	200' Scale Index Map
16	C-O to R-18	13.08± acres	206NE13R

Use and Location: Undeveloped land; located at the southwest quadrant of the MD 197/US 50 interchange (Tax Map 55, Grids A-1, A-2, B-2, and C-2, Parcels 95, 80, 75, 81, 84, and 85).

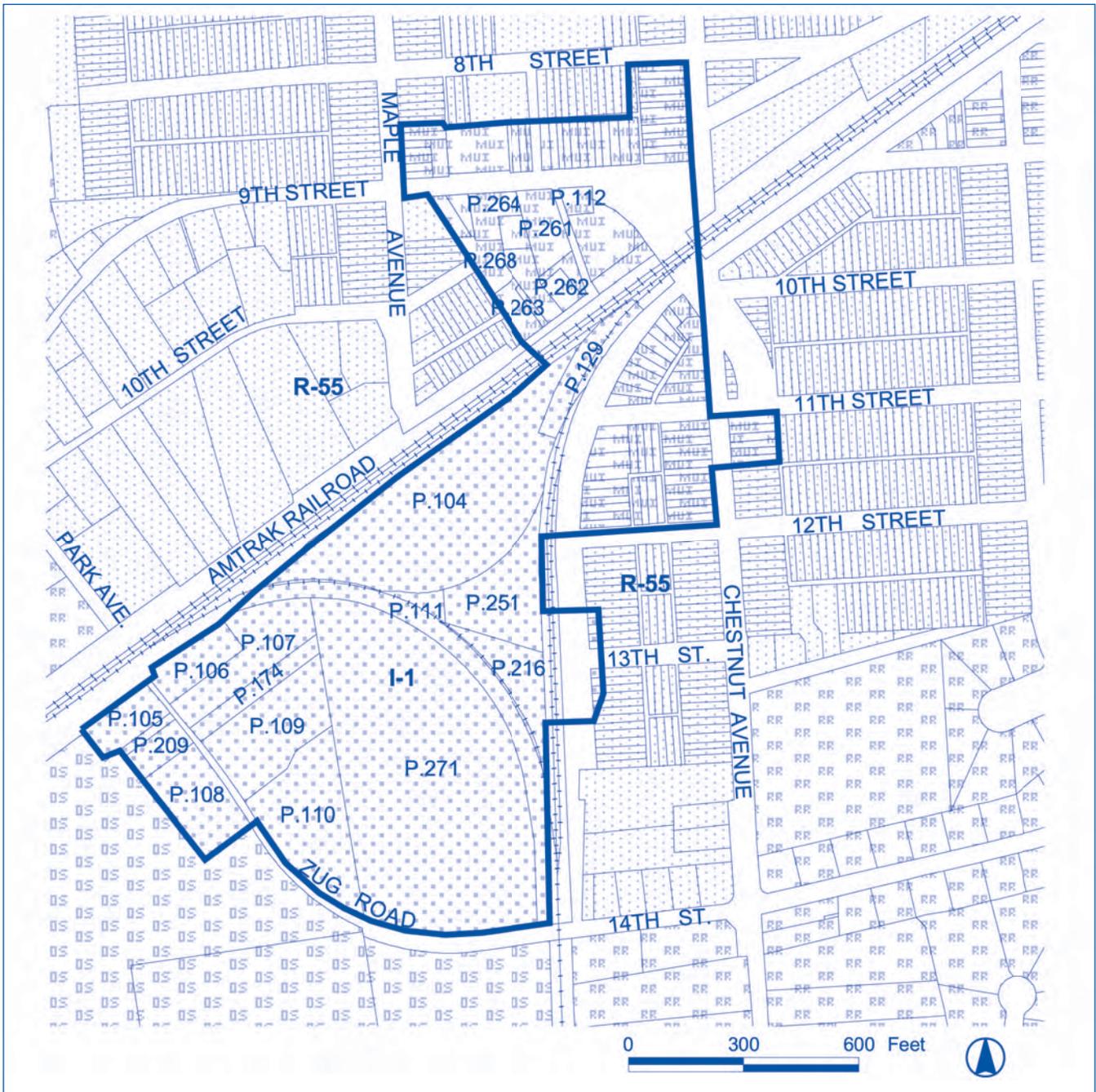
Discussion: Rezoning from the C-O Zone to the R-18 Zone is recommended in accordance with the plan's recommendation for high-density residential development. Detailed site plan review is recommended for the development of this site. (See plan, Developing Tier chapter, for details.)



Change Number	Zoning Change (Old Town Bowie)	Area of Change	200' Scale Index Map
17	Superimpose a DDOZ	62.61± acres	211NE11R 212NE11R 211NE12L 212NE12L

Use and Location: Commercial and industrial properties within the Old Town Bowie Core Area. For legal descriptions of the properties affected see Appendix 4.

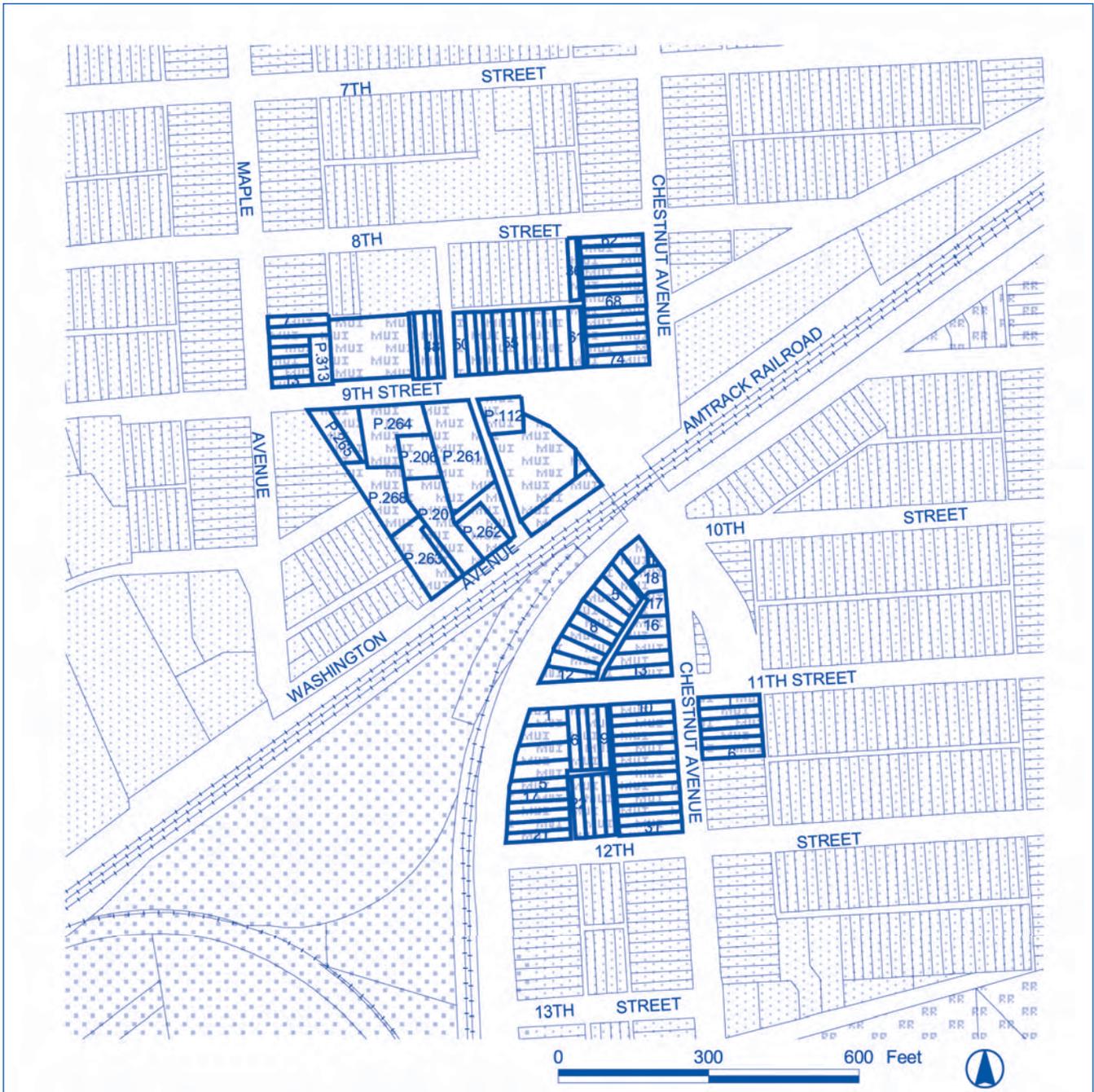
Discussion: A Development District Overlay Zone (DDOZ) is recommended to implement the plan's vision, goals, policies, and strategies for Old Town Bowie. (See plan, Mixed-Use Activity Centers and Old Town Bowie DDOZ for details.)



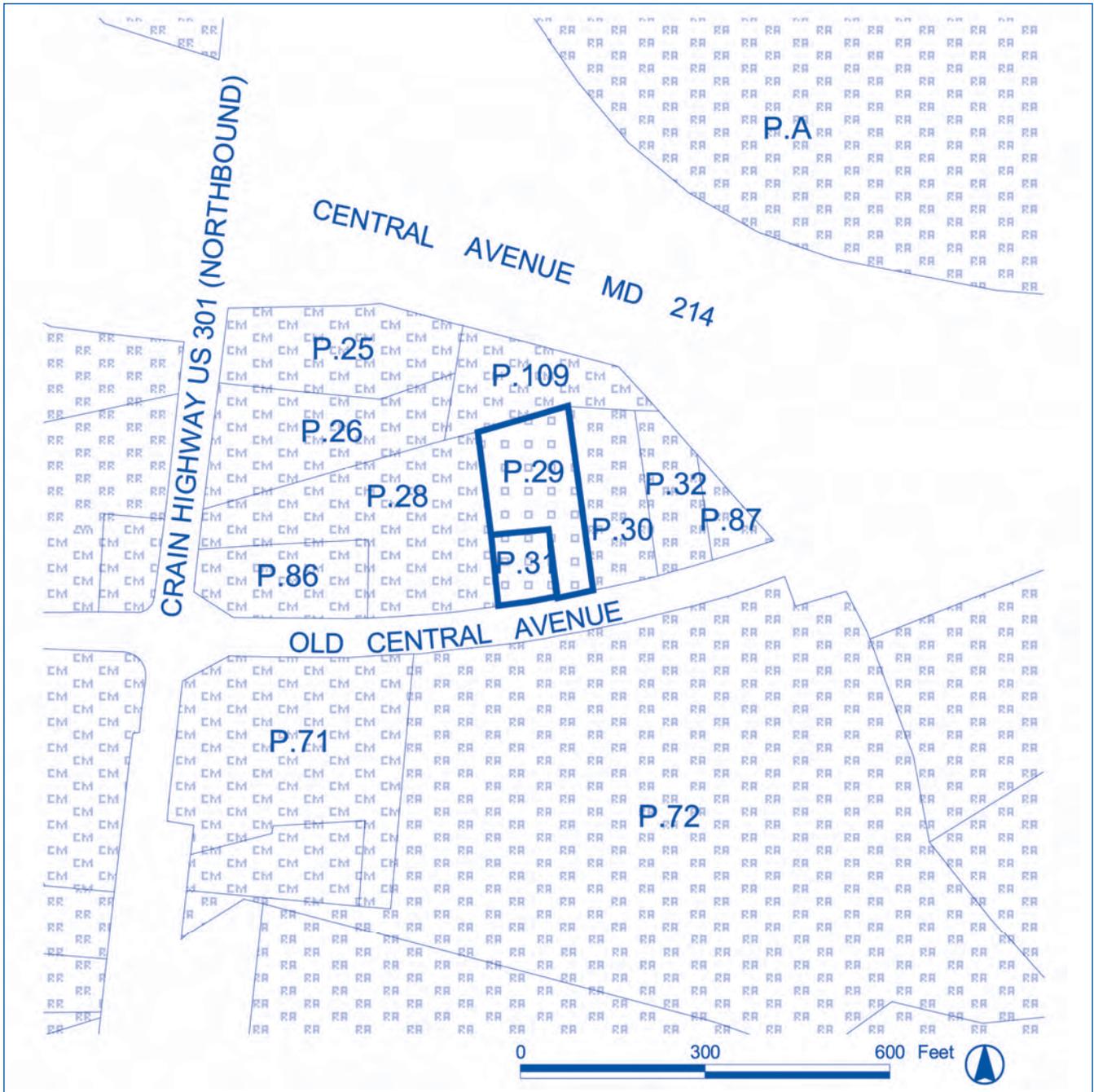
Change Number	Zoning Change (Old Town Bowie)	Area of Change	200' Scale Index Map
18	C-S-C- to M-U-I	8.70± acres	211NE11R 212NE11R 211NE12L 212NE12L

Use and Location: All commercial properties within the Old Town Bowie area. For legal descriptions of the properties affected see Appendix 5.

Discussion: The Mixed-Use Infill Zone (M-U-I) is recommended to implement the master plan vision, goals, policies, and strategies for Old Town Bowie. (See plan text: Mixed-Use Activity Centers and Old Town Bowie Development District Overlay Zone for details.)



Change Number	Zoning Change (Hopkins)	Area of Change	200' Scale Index Map
19	R-A to I-4	.99± acres	206NE13R
<p><i>Use and Location:</i> Undeveloped land; located on the northeast quadrant of Old Central Avenue and US 301 (Tax Map 70, Grid E-3, Parcels 29 and 31).</p>			
<p><i>Discussion:</i> The land use map designates this property for future right-of-way.</p>			



Change Number	Zoning Change (Old Town Bowie, Perimeter)	Area of Change	200' Scale Index Map
20	R-R to R-E	96.72± acres	211NE11 211NE12 212NE12 212NE12

Use and Location: Scattered dwellings, undeveloped or underdeveloped land, and p/o the PEPCO power lines, located on the perimeter of the historic grid street in Old Town Bowie (Tax Map 22, Grid B-4, Block "A", Adnell Subdivision, p/o Parcel 337; Tax Map 29, Grid A-1, Parcels, 255, 5, 260, 32, 37, 70, p/o 12 and 337, Tax Map 29, Grid C-2, Parcels 182, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 120, and 121; Tax Map 29, Grid C-3, Parcels 120, 121, 122, 283, 126, 128, 199, 119, 198, A, B, A, D, Block 56, Lots 43 to 45, Block D, Lots 1 to 3, Bowie Subdivision, Lots 2, 3, Utterback Subdivision).

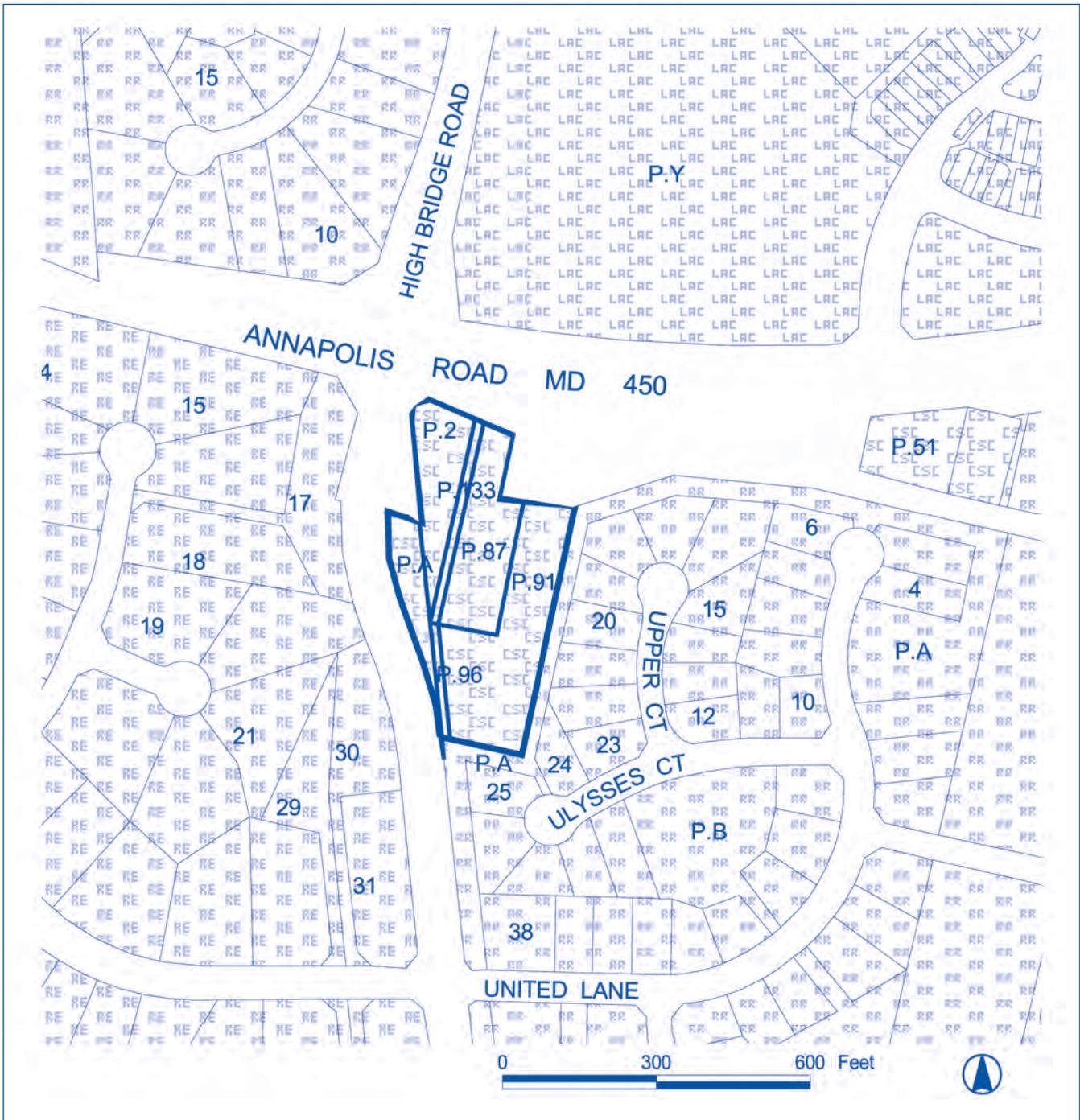
Discussion: The R-E Zone is consistent with the plan recommendation for land in the Developing Tier to provide a density gradation from historic Old Town Bowie (R-55 Zone) to the Rural Tier (R-A and O-S Zones).



Change Number	Zoning Change (Melvin Motors)	Area of Change	200' Scale Index Map
21	C-M to C-S-C	4.48± acres	208NE12R

Use and Location: Undeveloped land, used auto business sale, and office; located on the south side of MD 450 at its intersection with High Bridge Road (Tax Map 46, Grid C-1, Parcel 2, Parcels 133, 87, 91, 96, and p/o Parcel A).

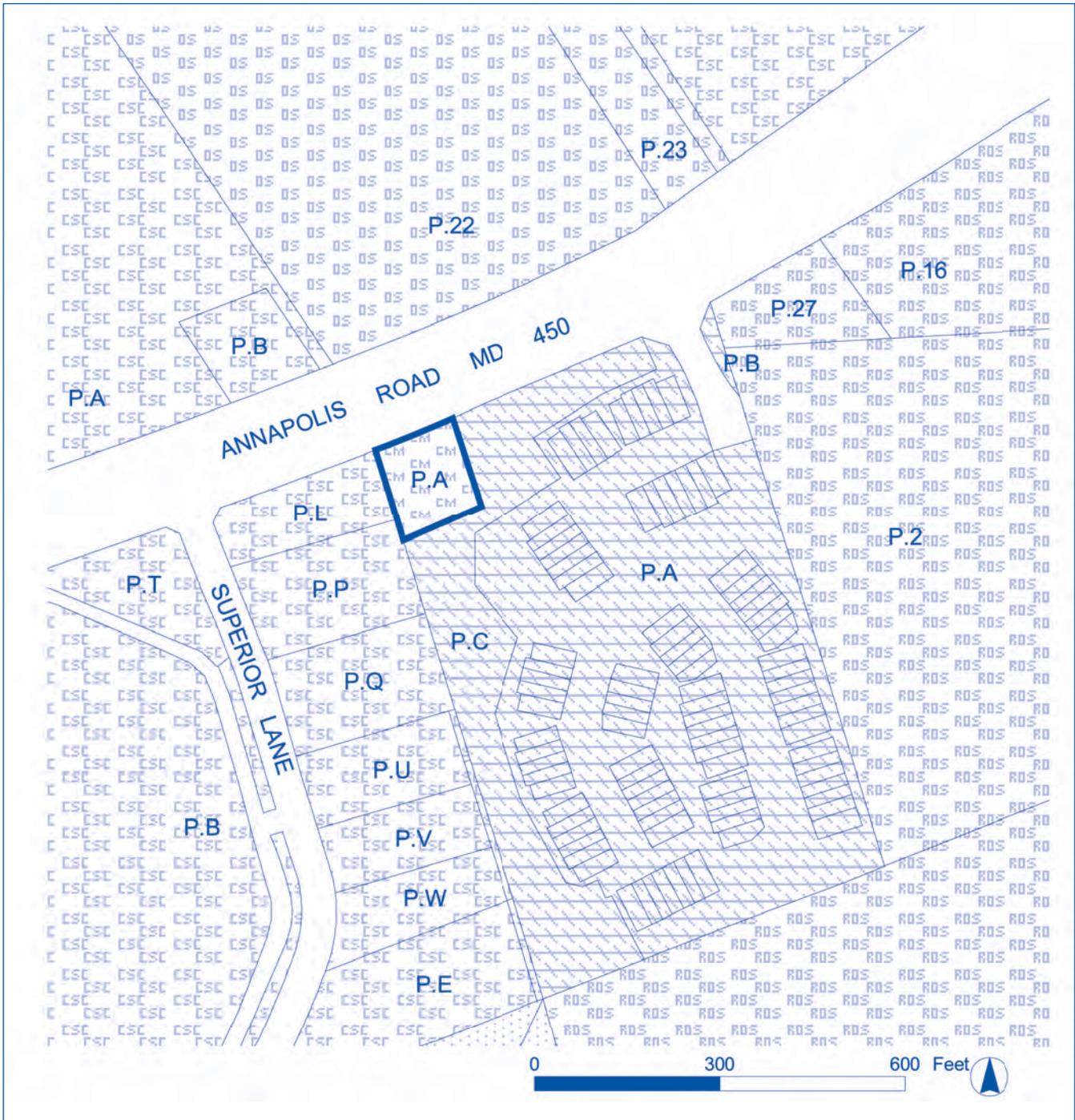
Discussion: This is one of the gateway properties to the West Bowie Village at the intersection of High Bridge Road and MD 450. The C-S-C Zone is consistent with the retail commercial development at the northeast quadrant of the High Bridge Road/MD 450 intersection.



Change Number	Zoning Change (Autotech)	Area of Change	200' Scale Index Map
22	C-S-C to C-M	0.49± acres	209NE14L

Use and Location: Auto Repair; located on the south side of MD 450 and east of Superior Lane (Tax Map 38, Grids C4, Parcel A).

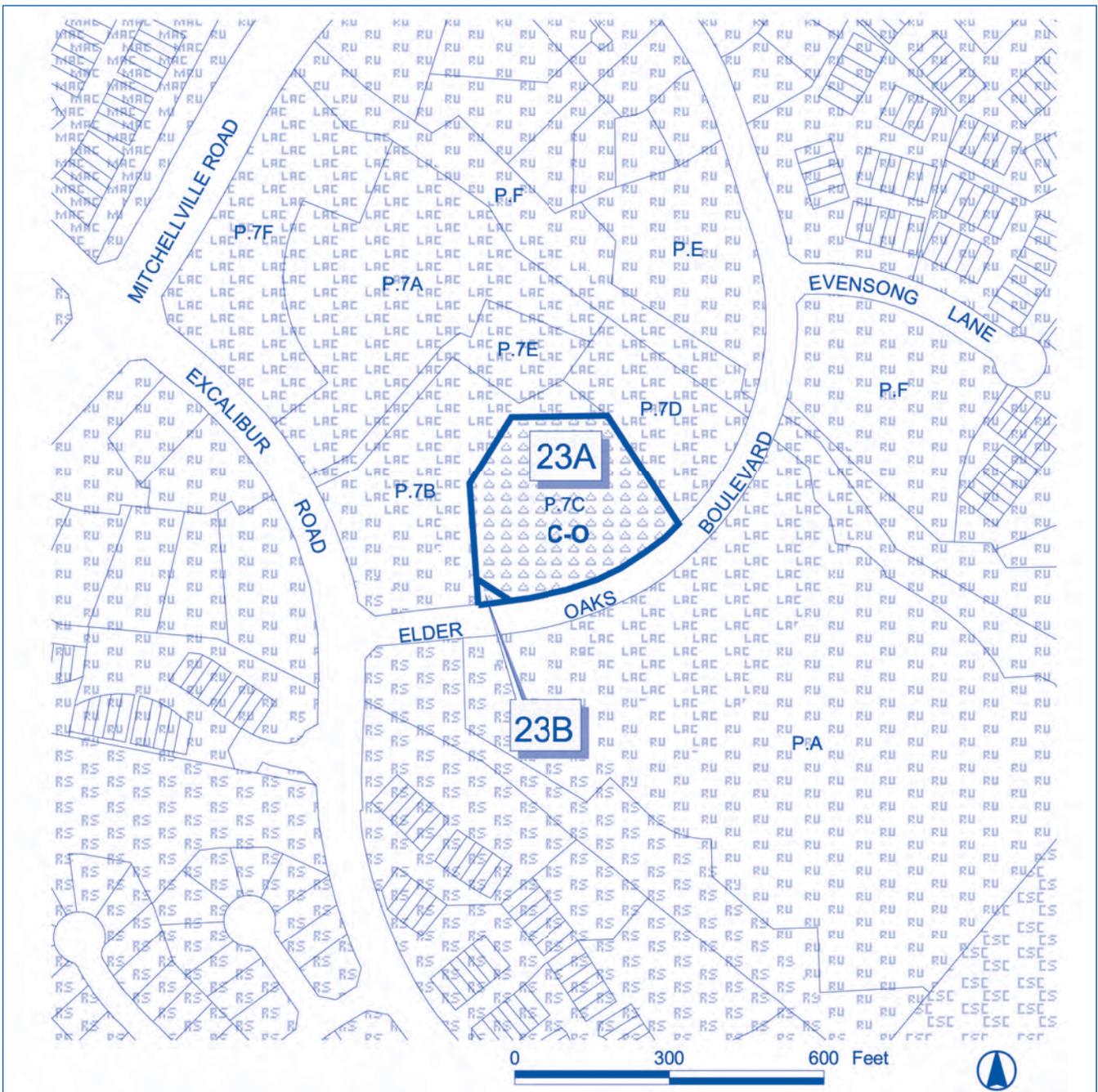
Discussion: Rezoning from the C-S-C Zone to the C-M Zone implements the commercial designation on the plan's land use map.



Change Number	Zoning Change (Pin Oak)	Area of Change	200' Scale Index Map
23 A	L-A-C to C-O	2.4± acres	205NE14R
23 B	R-U to C-O	0.04± acres	

Use and Location: Undeveloped land, located northeast of Elder Oaks Boulevard and Excalibur Road (Tax Map 55, Grid A-2, Parcel 7C).

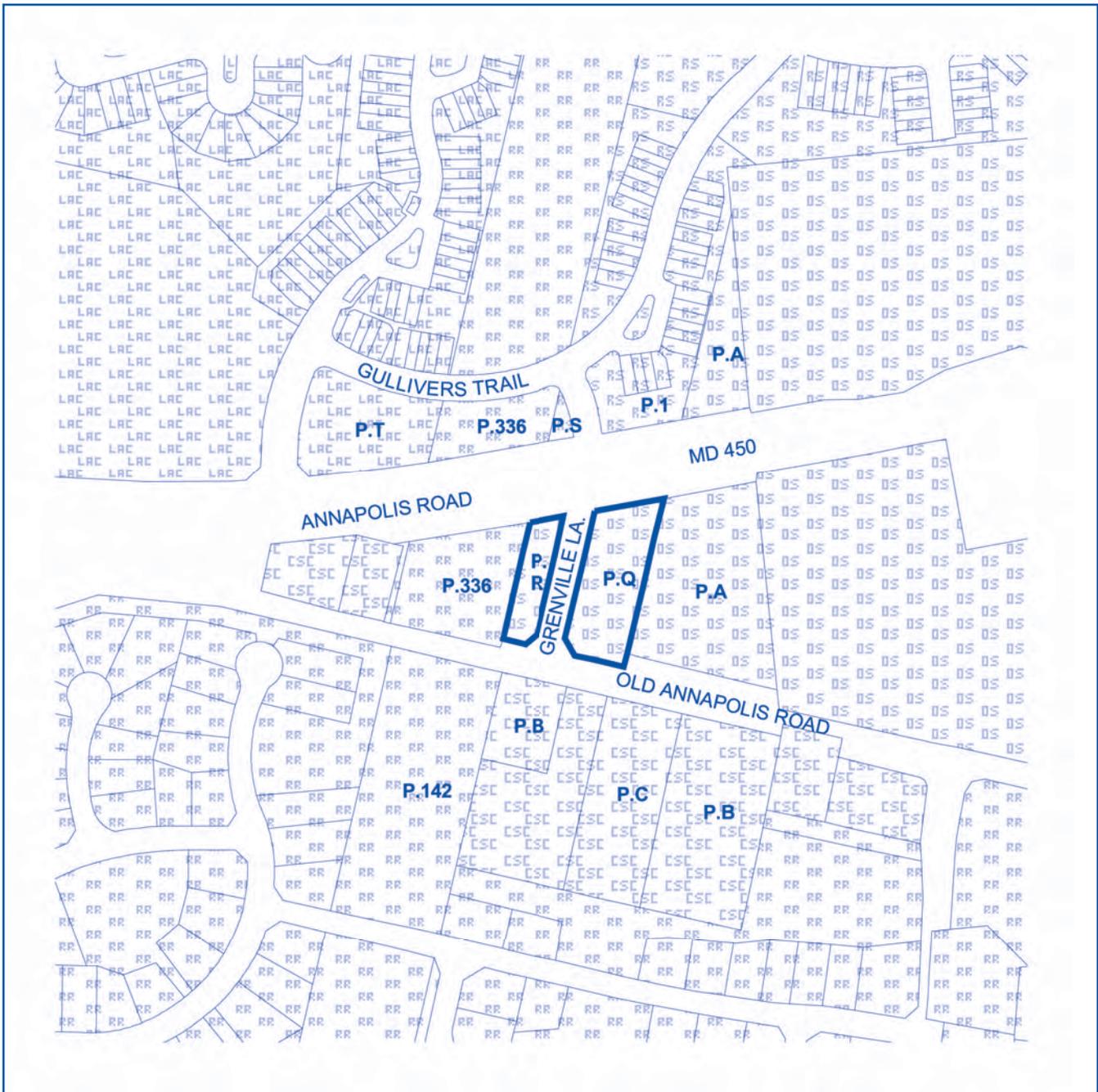
Discussion: The rezoning of this property from the L-A-C (Local Activity Center) Zone to the C-O (Commercial Office) Zone is consistent with the plan goals, policies, and strategies to concentrate mixed-use land uses at the Bowie Regional Center and the mixed-use activity centers designated by the plan. This property is appropriate for the C-O Zone to boost economic development in the area.



Change Number	Zoning Change (Grenville Lane)	Area of Change	200' Scale Index Map
24	R-S to O-S	1.62± acres	208NE12R

Use and Location: Undeveloped land; located between old MD 450 and new MD 450 (Tax Map 46, Grid C-1, Parcels R and Q).

Discussion: The O-S Zone is consistent with the plan's land use recommendation. These properties function as a gateway to West Bowie Village at the intersection of Grenville Lane and MD 450. The properties are too small and too close to a major roadway for successful housing opportunities, are under the ownership of the State of Maryland as part of right-of-way acquisition, and are too narrow to allow for the kind of high-quality development envisioned for West Bowie Village. The O-S (Open Space) Zone is recommended for the property in accordance with the public land policy in the sectional map amendment.



Change Number	Zoning Change (Woodcliff Road)	Area of Change	200' Scale Index Map
25	R-R to C-M	2.82± acres	207NE12R 208NE12R

Use and Location: Undeveloped land, located east of Woodcliff Road and west of the Popes Creek Railroad tracks (Tax Map 46, Grid E2, Blocks 4, 5, Parcel 114, and part of Lot 5).

Discussion: The rezoning from the R-R Zone to the C-M Zone is consistent with plan goals, policies, and strategies to provide for limited commercial development in the Woodcliff Road area.

