

# NOTE

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

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).

JUNE 2023



# 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

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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**

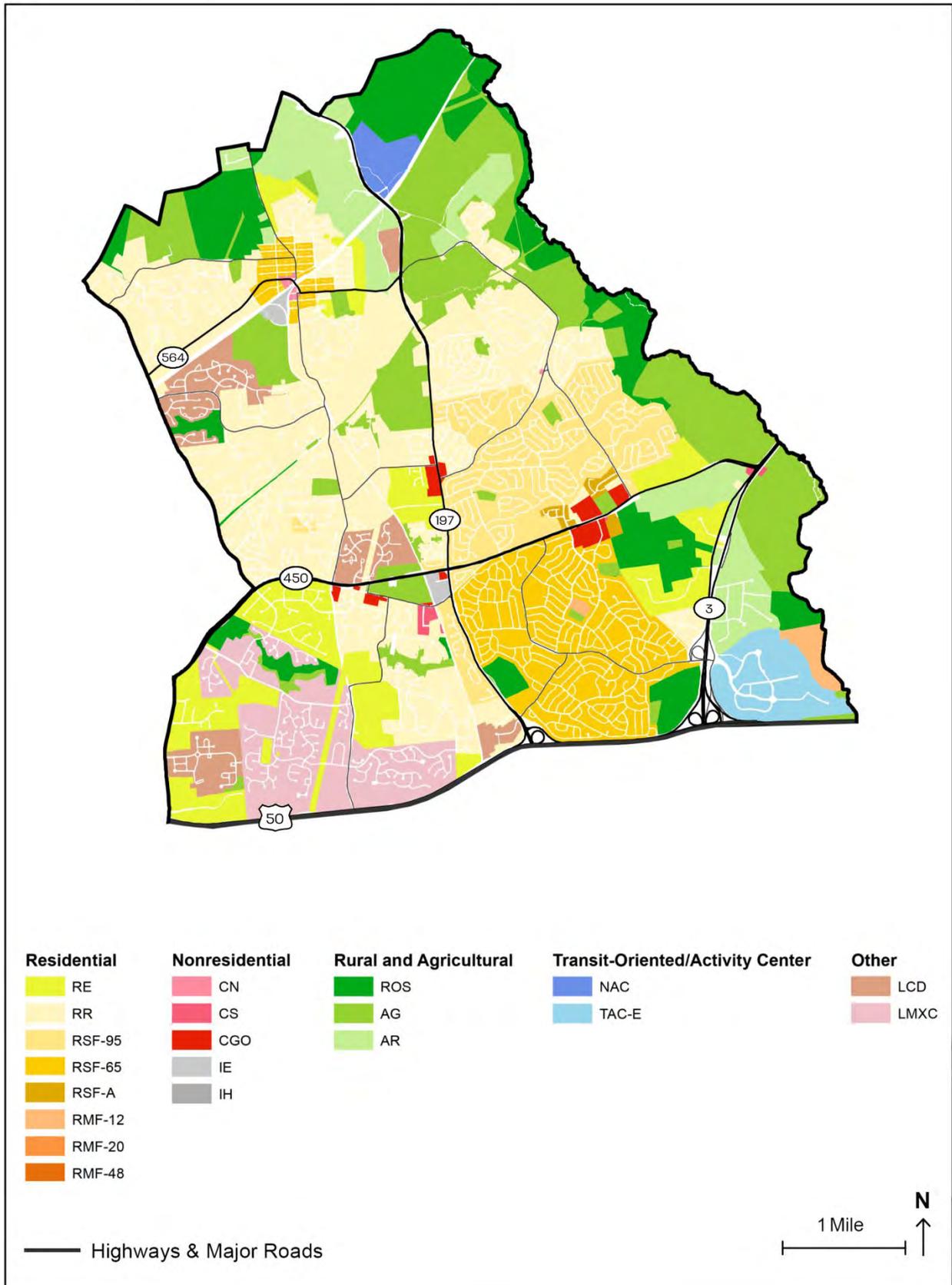
Identified below are all the rezoning proposals and justifications, as well as the existing and proposed zoning inventory for the master plan area.

- 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.

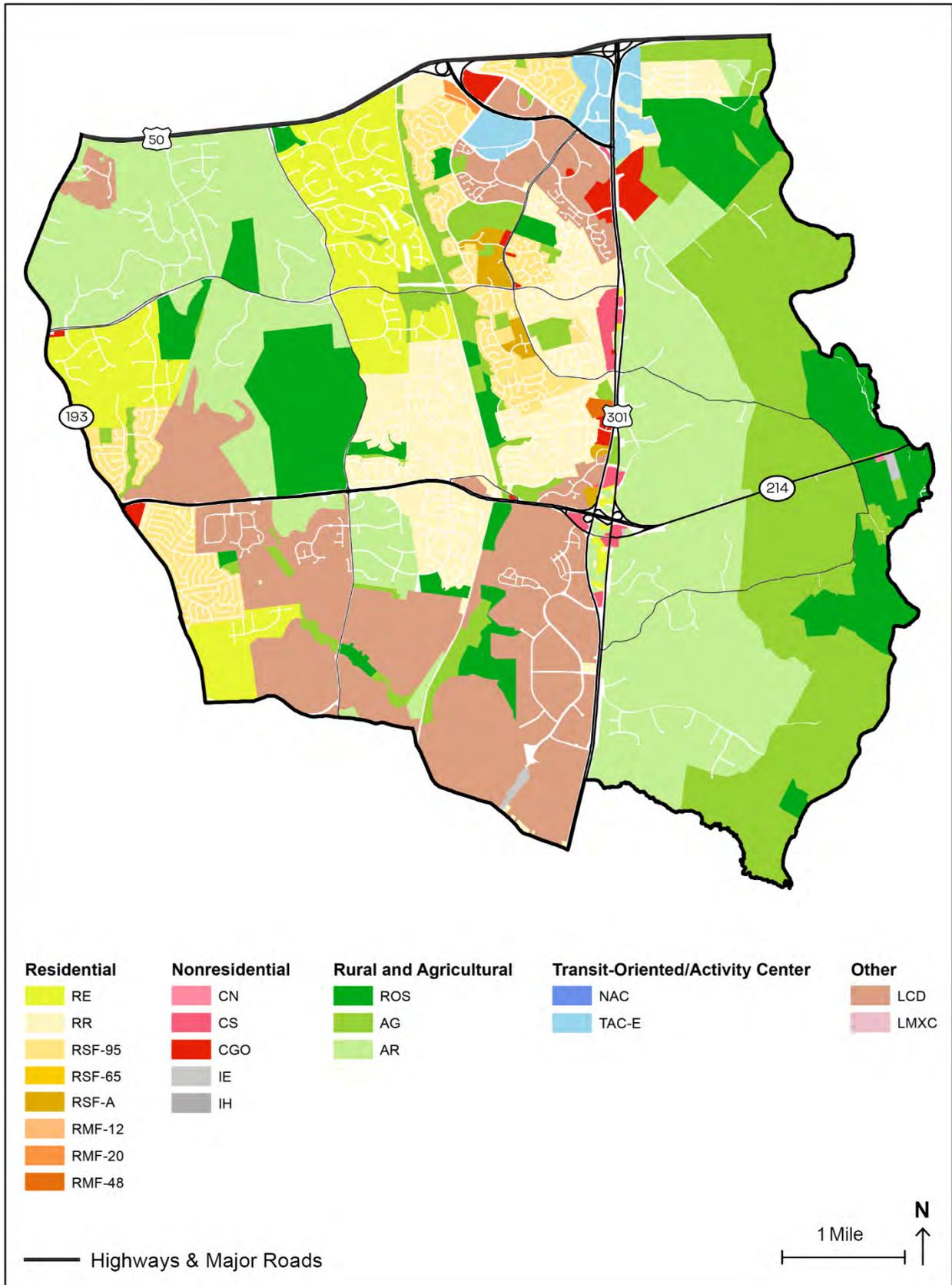
Each zoning change attempts to ensure that future development will be in conformance with County land use plans and development policies, contributing to the County's ability to accommodate

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.

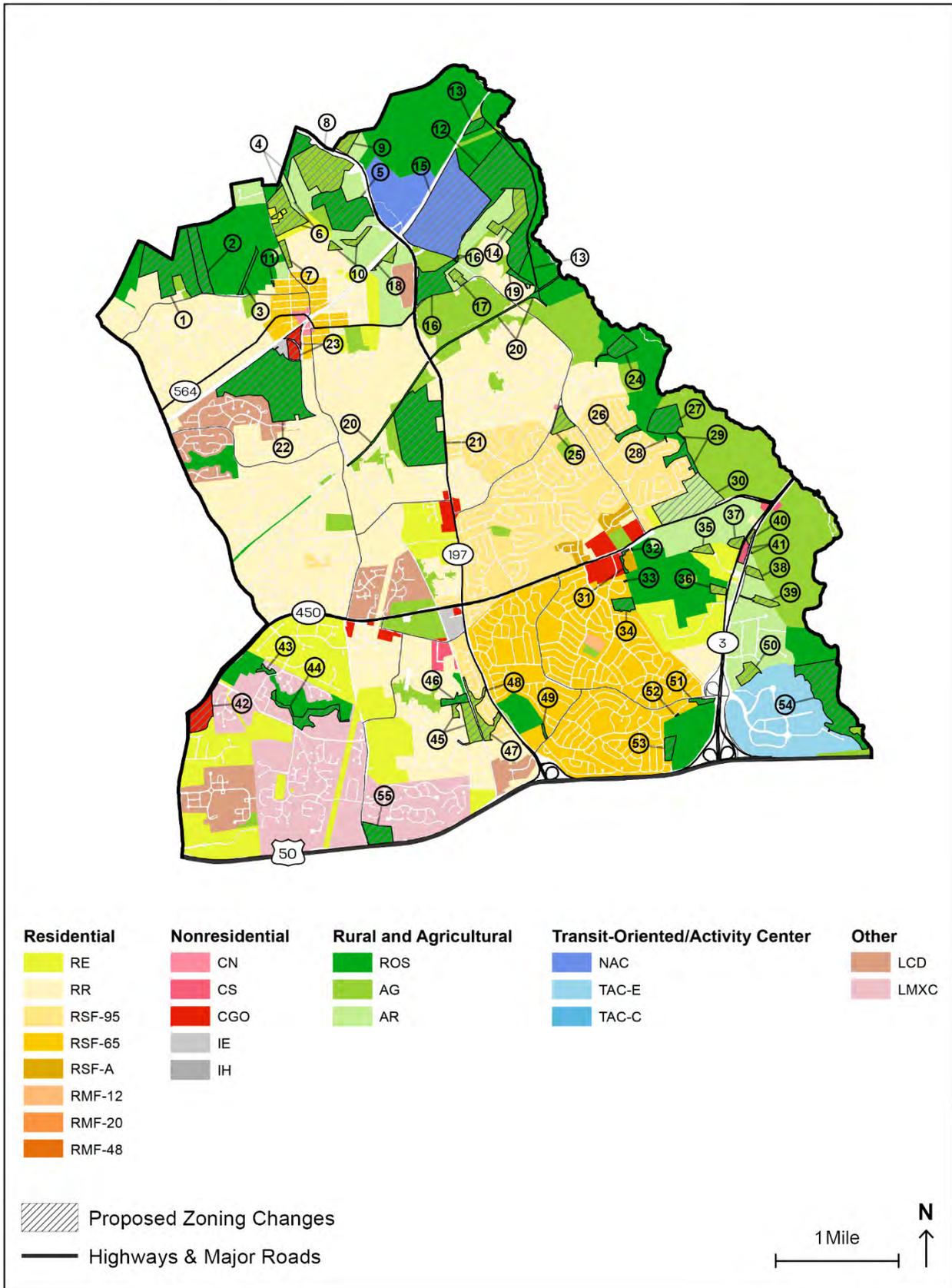
Map 1. Existing Zoning, North



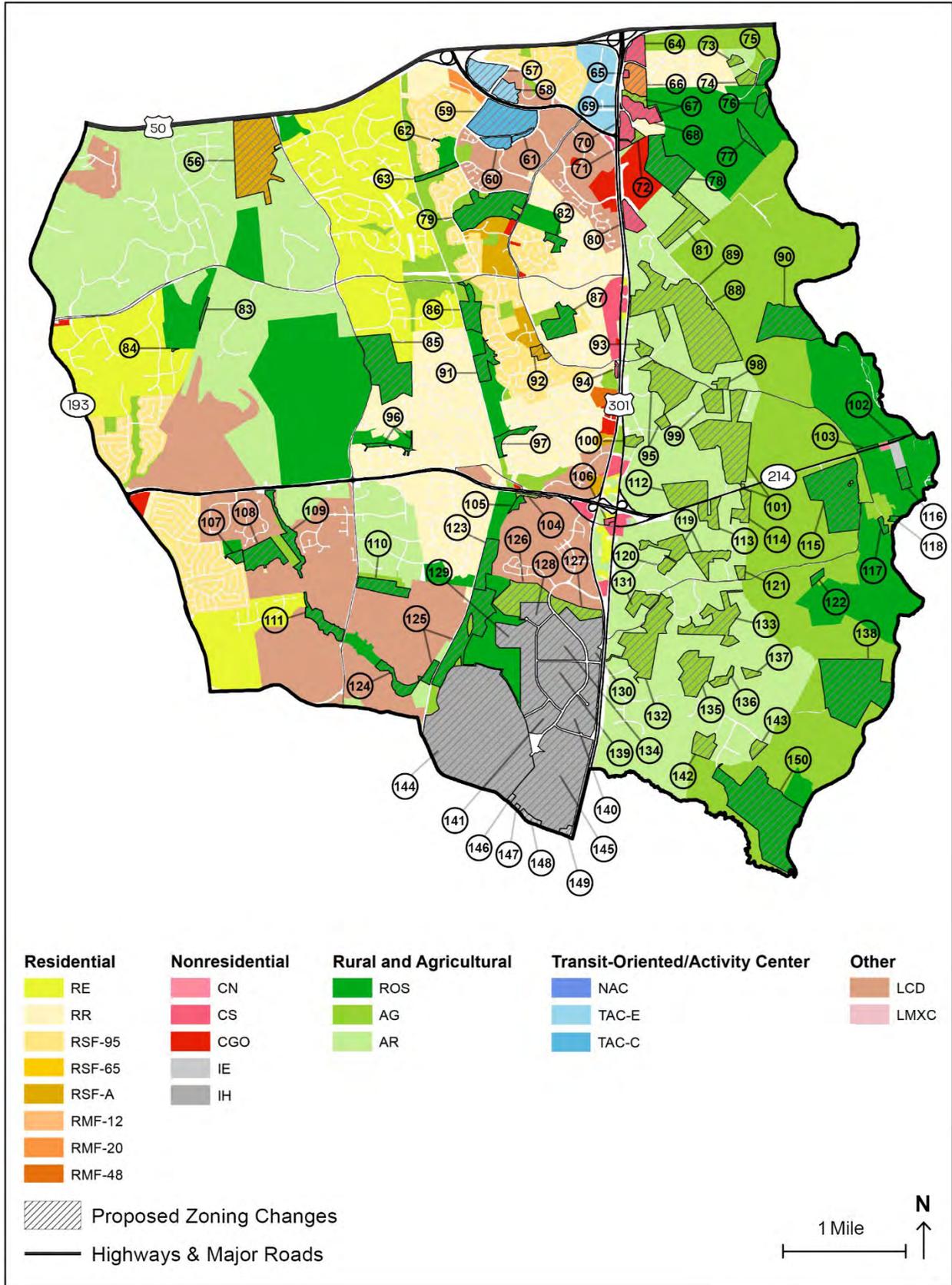
Map 2. Existing Zoning, South



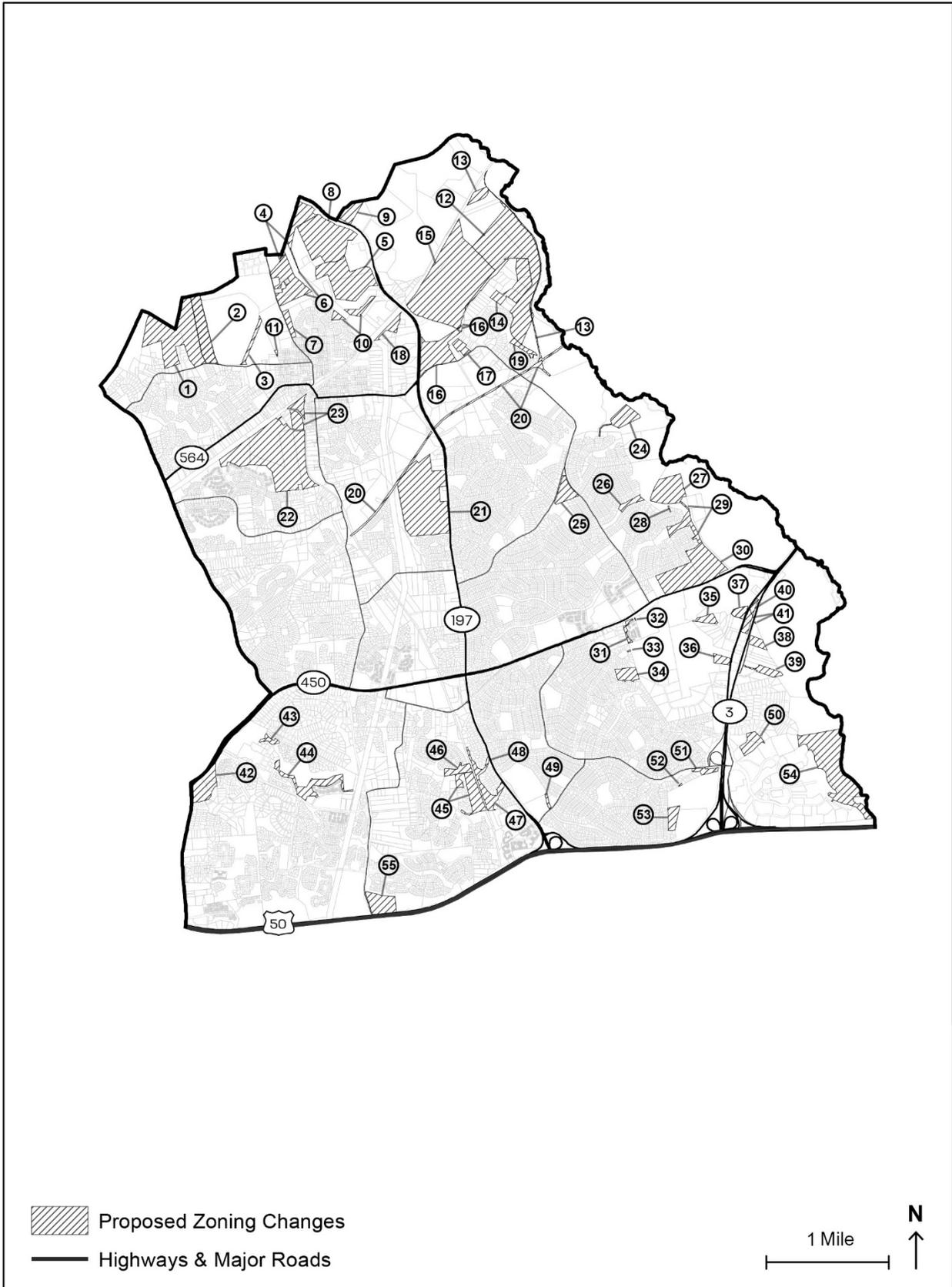
Map 3. Proposed Zoning, North



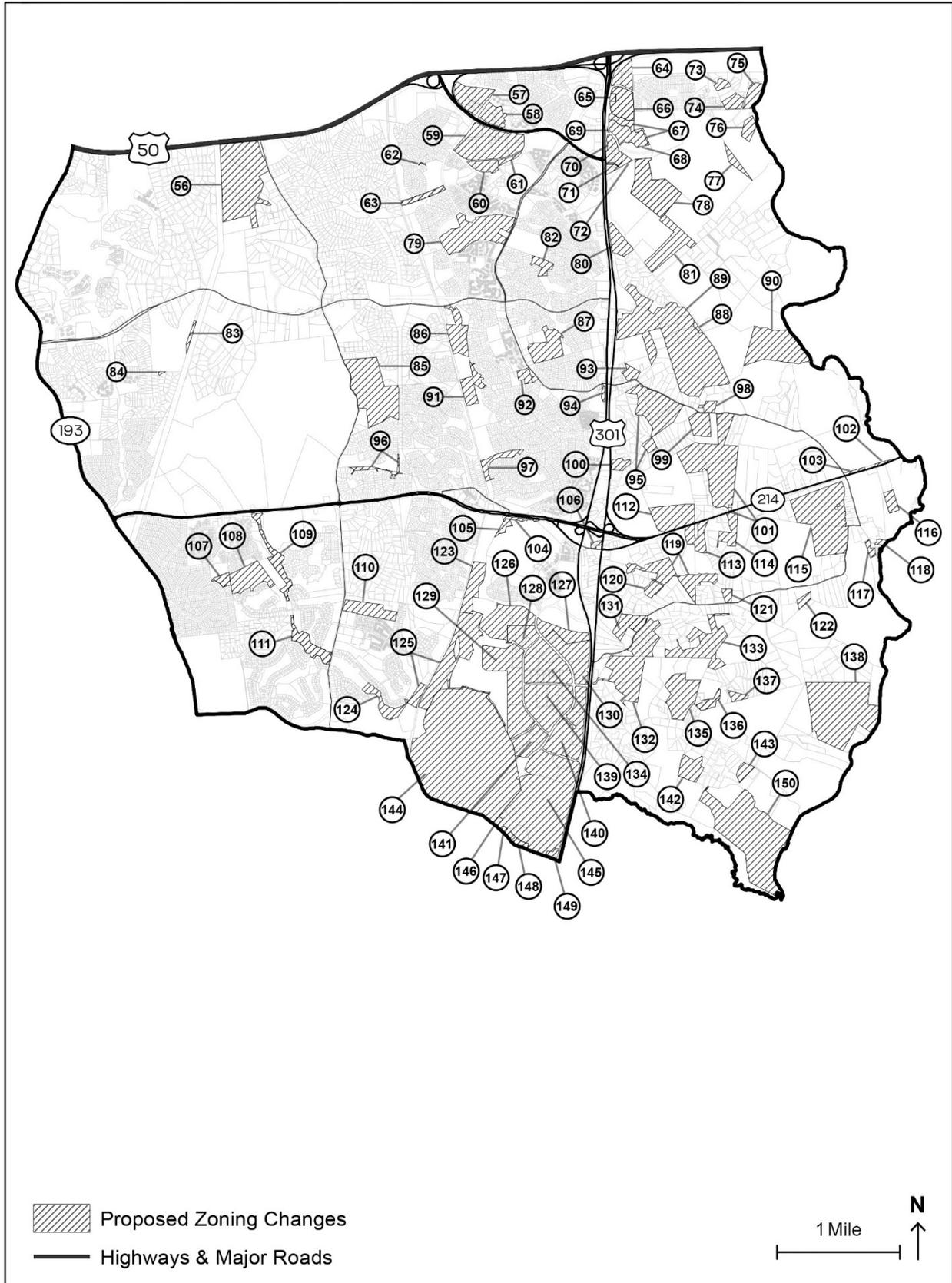
Map 4. Proposed Zoning, South



Map 5. Zoning Change Property Identification, North



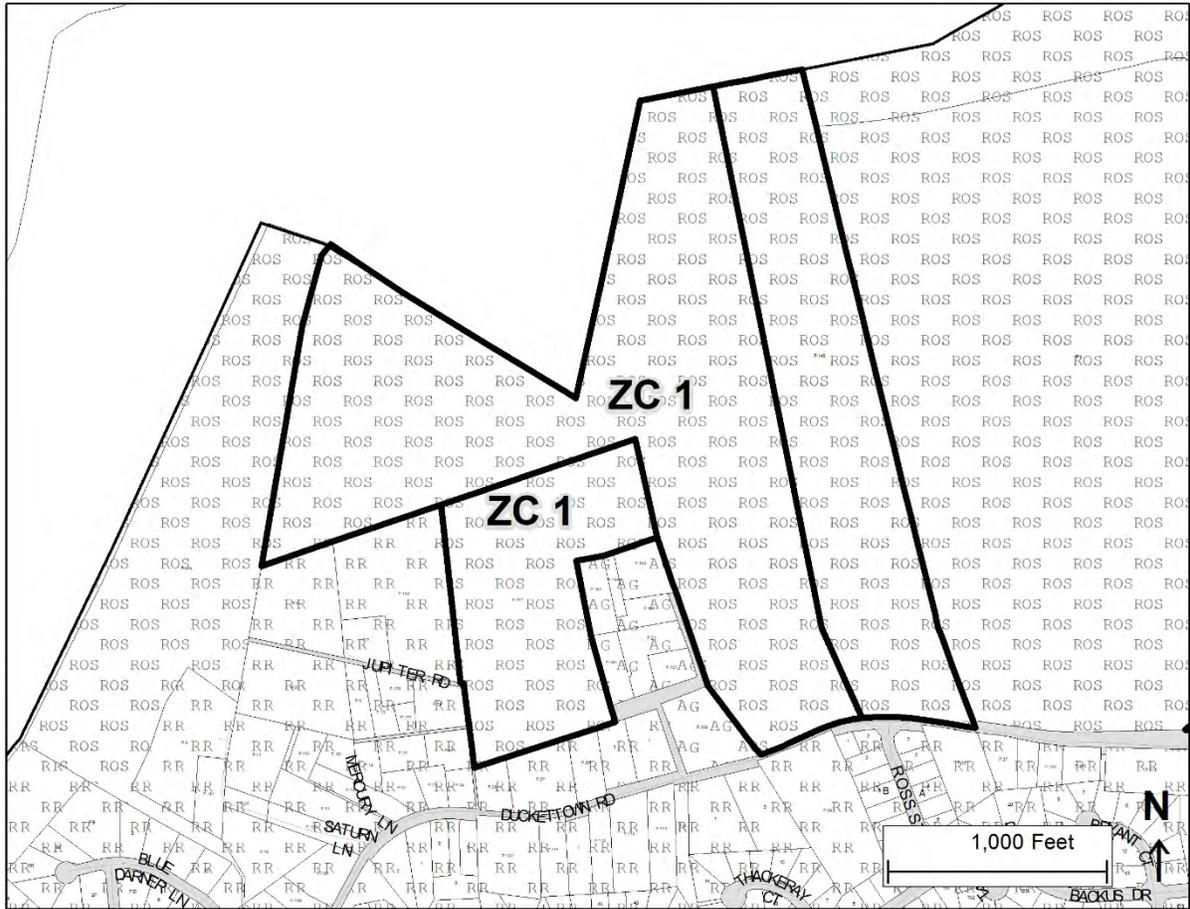
Map 6. Zoning Change Property Identification, South



<b>Table 1: Existing and Proposed Zoning Inventory</b>			
<b>Zone</b>	<b>Existing (acres)</b>	<b>Proposed (acres)</b>	<b>Net Change (+/-) (acres)</b>
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
<b>Total</b>	<b>33,875.56</b>	<b>33,875.56</b>	

<b>Table 2. Future Land Use Categories</b>		
<b>Designation</b>	<b>Description</b>	<b>Density (dwelling units per acre)</b>
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)
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)
Residential Medium	Residential areas between 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached).	(> 3.5 and </= 8)
Residential Low	Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.	(> 0.5 and </= 3.5)
Rural and Agricultural	Agricultural land (cropland, pasture, farm fields), forest, and very low-density residential.	(</= 0.5)
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)

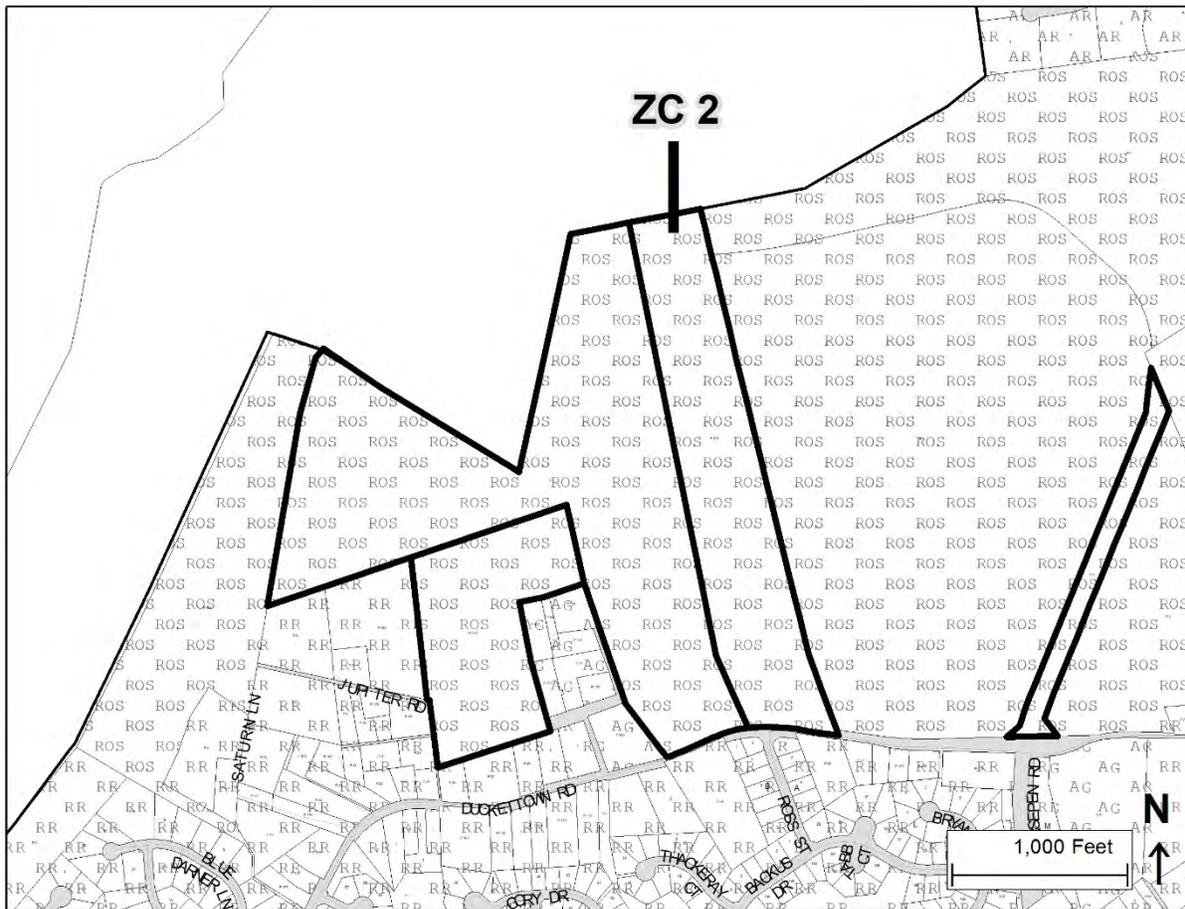
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 1	AG	ROS	91.57	LU 1.1	CZ 1.1	211NE10, 211NE11, 212NE10, 212NE11
<p>Discussion: Rezoning the subject properties to Reserved Open Space (ROS) is consistent with the master plan and strategies 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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Jupiter Road		28E1, 28E2	Parcel 141	1651470	
Parks and Open Space	12200 Duckettown Road		28D1, 28E1, 28D2, 28E2, 28F2	Parcel 1	1656479	



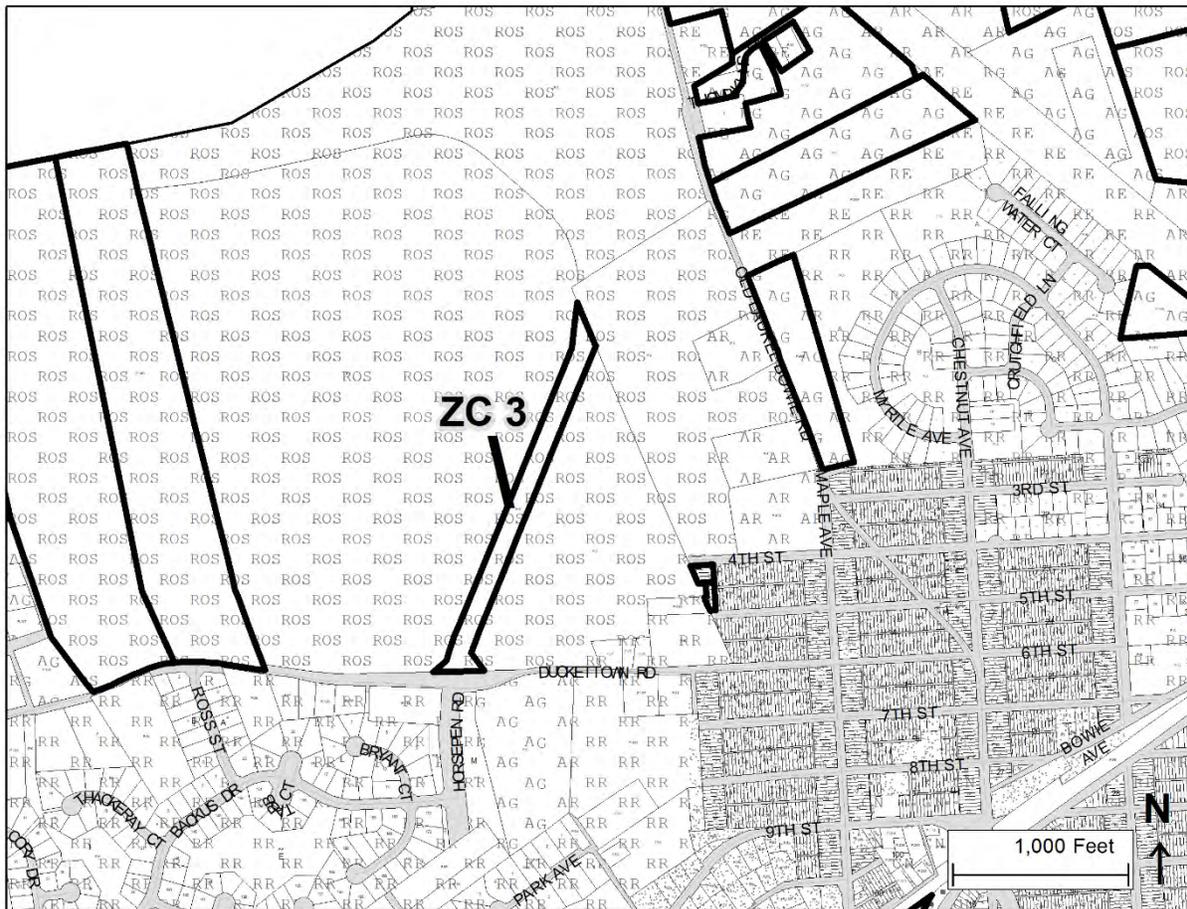
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 2	AG	ROS	32.50	LU 1.1	CZ 1.1, CZ 1.2	212NE11

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 properties that share a 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.

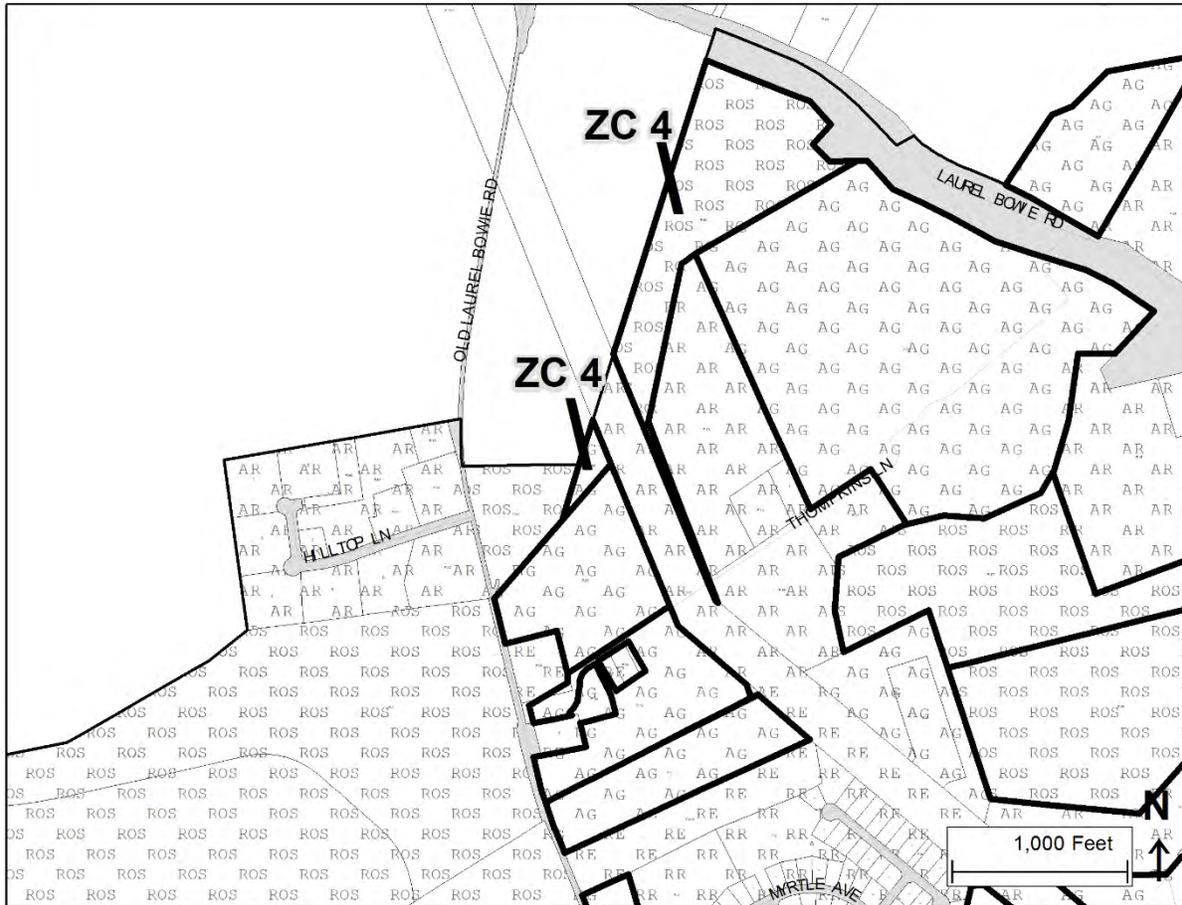
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	12200 Duckettown Road	28E1, 28F1, 28E2, 28F2	Parcel 149	1628353, 1628346



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 3	AG	ROS	6.05	LU 1.1	CZ 1.2	212NE11
<p>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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Duckettown Road		29A1, 28F2, 29A2	Parcel 3	1580158	



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 4	AR	ROS	21.98	LU 1.1	CZ 1.1	213NE11
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Jericho Park Road	22A3, 22A4, 22B3	Parcel 30	1611755		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 5	AR	ROS	64.00	LU 1.1	CZ 1.1	212NE11, 212NE12, 213NE11, 213NE12
<p>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 City of Bowie, and each property measures over 20 acres. Both subject properties include wooded areas, and the northern property includes wetlands. The two properties are within the City of Bowie's Jericho Park. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Jericho Park Road	22B4, 22C4	Parcel 17	1580711		
Parks and Open Space	9510 Laurel Bowie Road	22B4, 22C4, 29B1, 29C1	Parcel 36	1580729		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 6	RE/AR	AG	38.50	LU 2.1	CZ 2.1	213NE11, 212NE11
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	9307 Old Laurel Bowie Road	22A4, 22B4, 29A1, 29B1	Parcel 5	1631571		
Rural and Agricultural	9401 Old Laurel Bowie Road	22A4, 22B4, 29A1	Parcel 12	1650704		
Rural and Agricultural	9513 Old Laurel Bowie Road	22A4	Parcel 69	1650720		



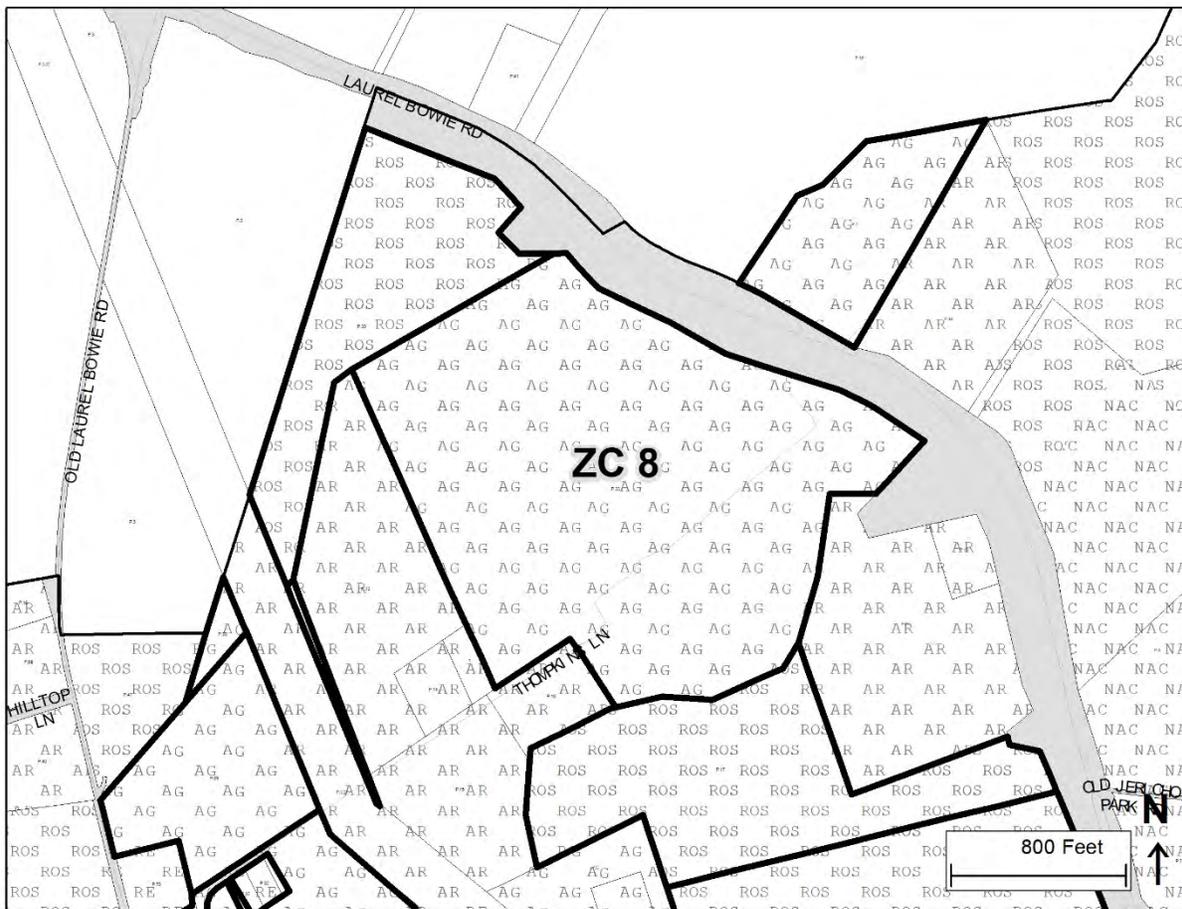
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 7	RE	AG	6.44	LU 2.1	CZ 2.1	212NE11
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	9201 Old Laurel Bowie Road	29A1, 29A2	Parcel 260	1580240		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

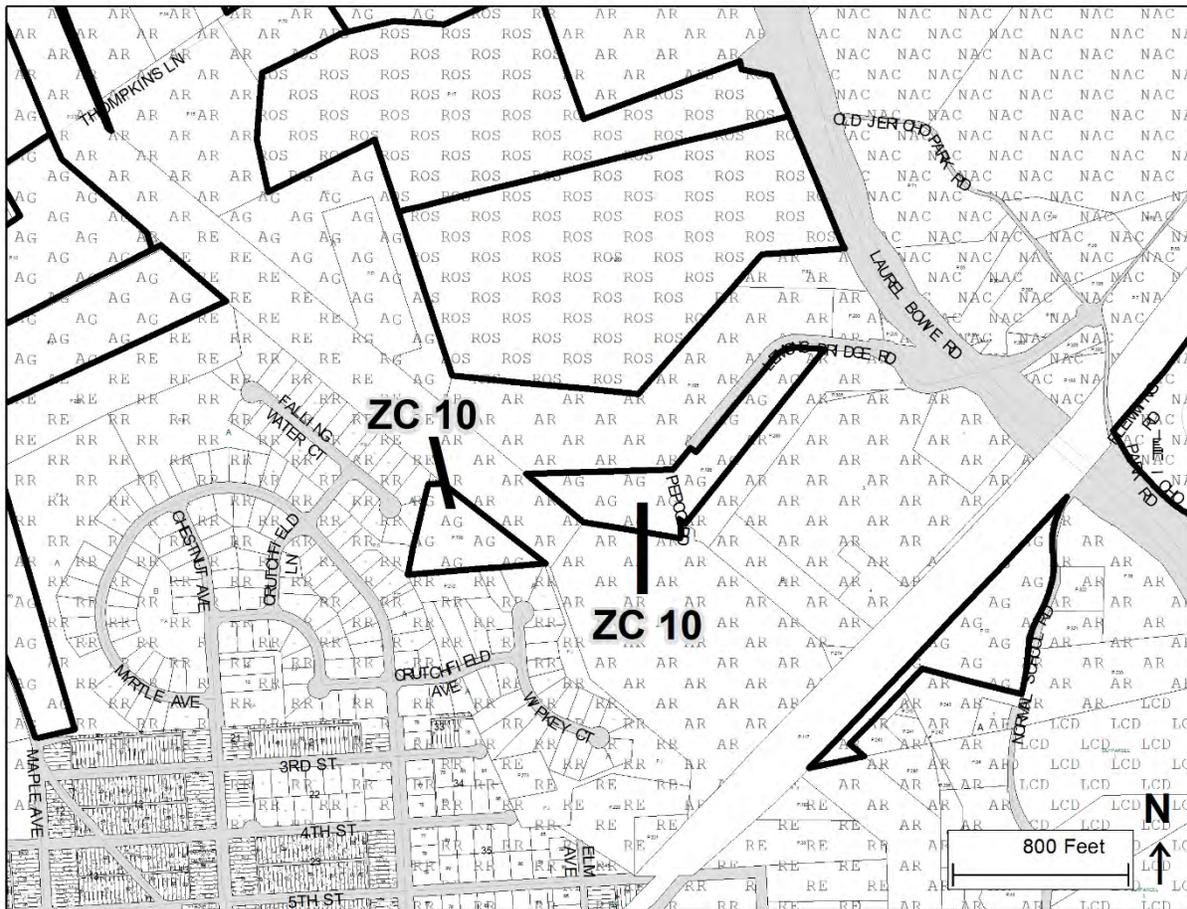
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	13100 Thompkins Lane	22A3, 22B3, 22C3, 22B4, 22C4	Parcel 33	1616770



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 9	AR	AG	12.29	LU 2.1	CZ 2.1	213NE12
<p>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</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	10001 Laurel Bowie Road	22B3, 22C3	Parcel 7	1667906		



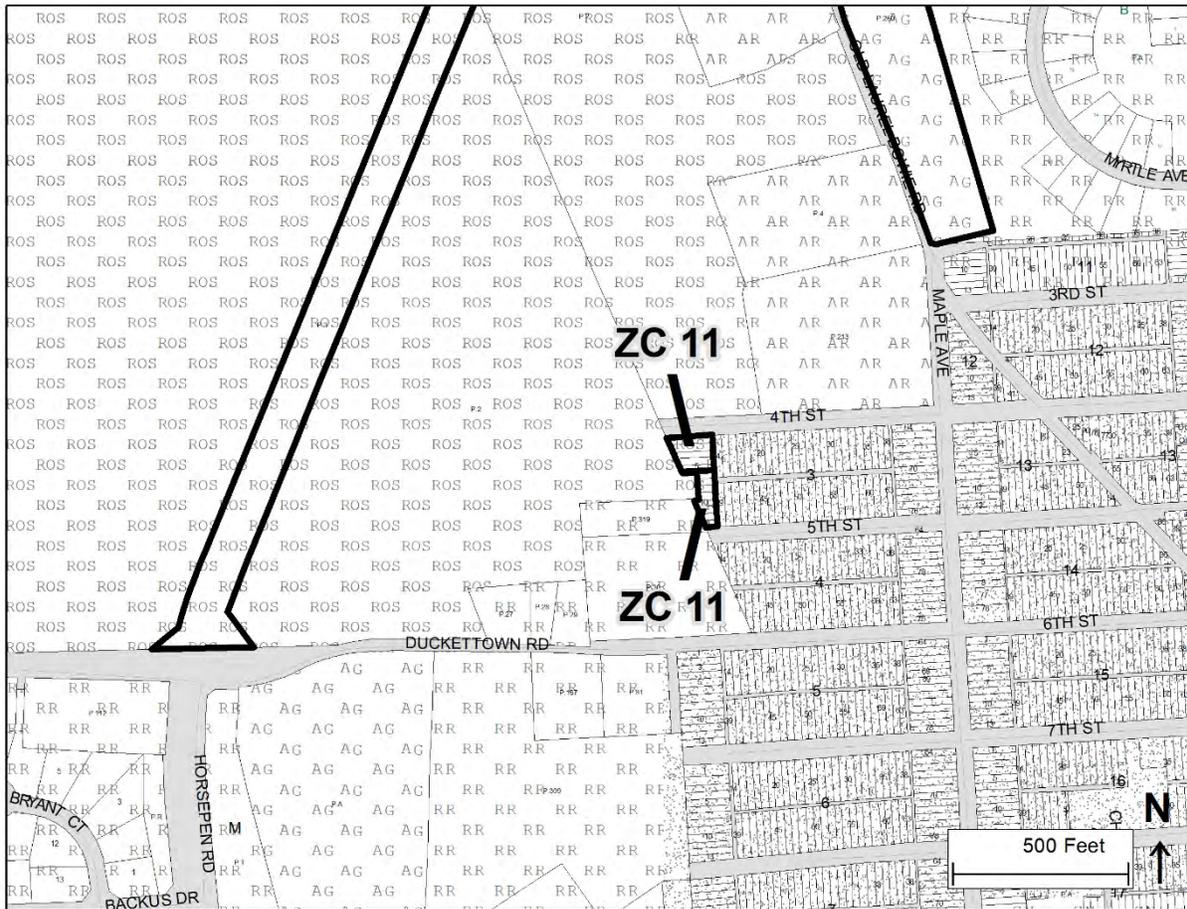
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 10	AR	AG	10.03	LU 2.1	CZ 2.1	212NE12
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (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 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	9301 Lemons Bridge Road	29B1, 29C1	Parcel 186	1659887		



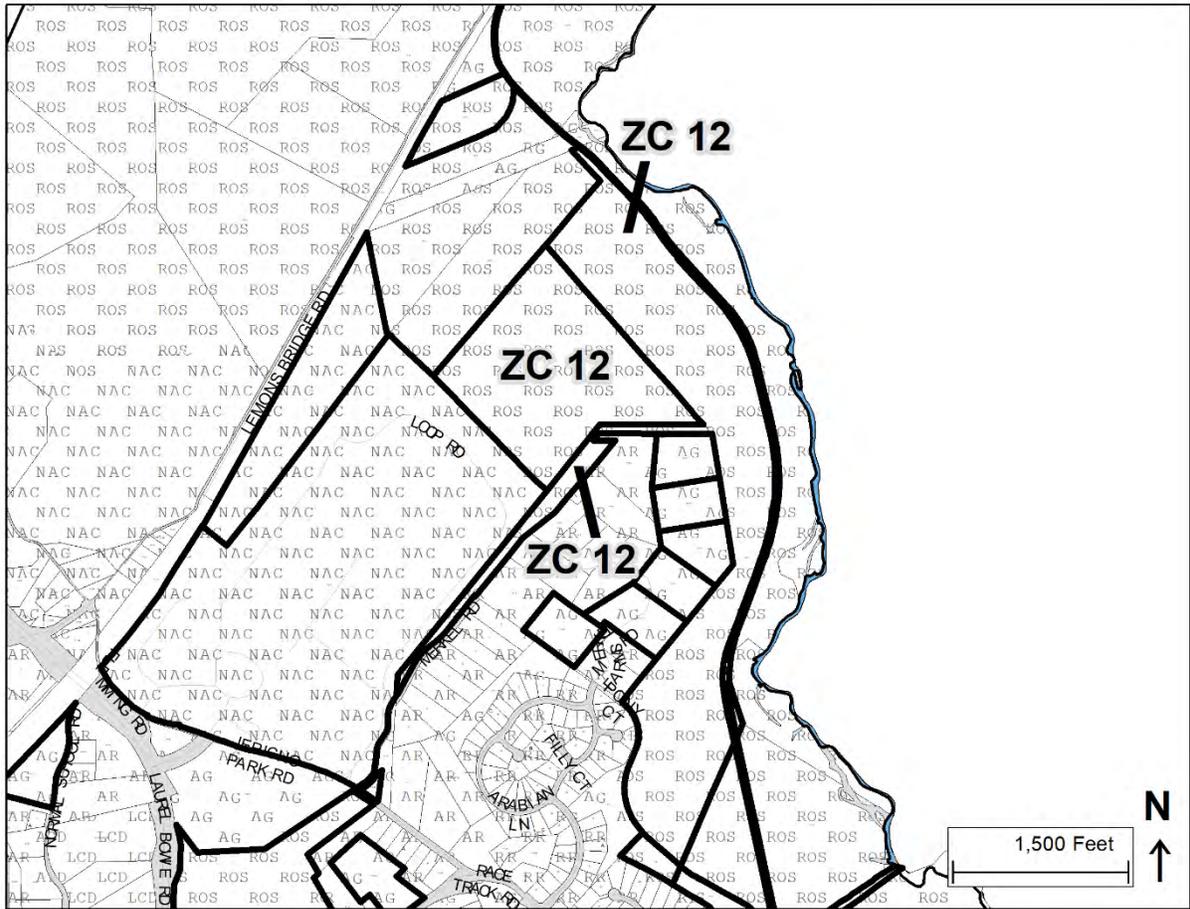
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 11	AG/RSF-65	ROS	0.44	LU 1.1	CZ 1.2	212NE11

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.

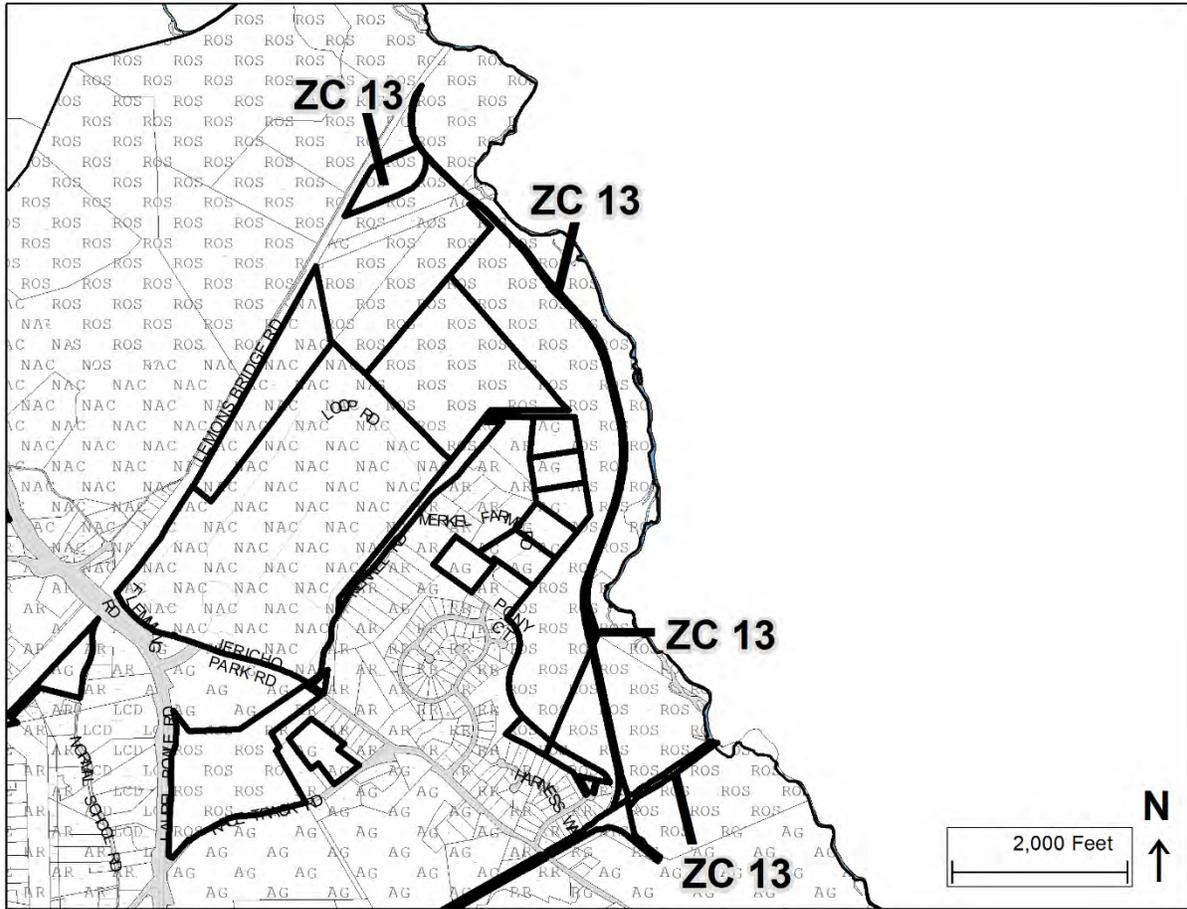
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	4th Street	29A2	Lots 1-5	1699701
Parks and Open Space	4th Street	29A2	Lots 6-13	1580174



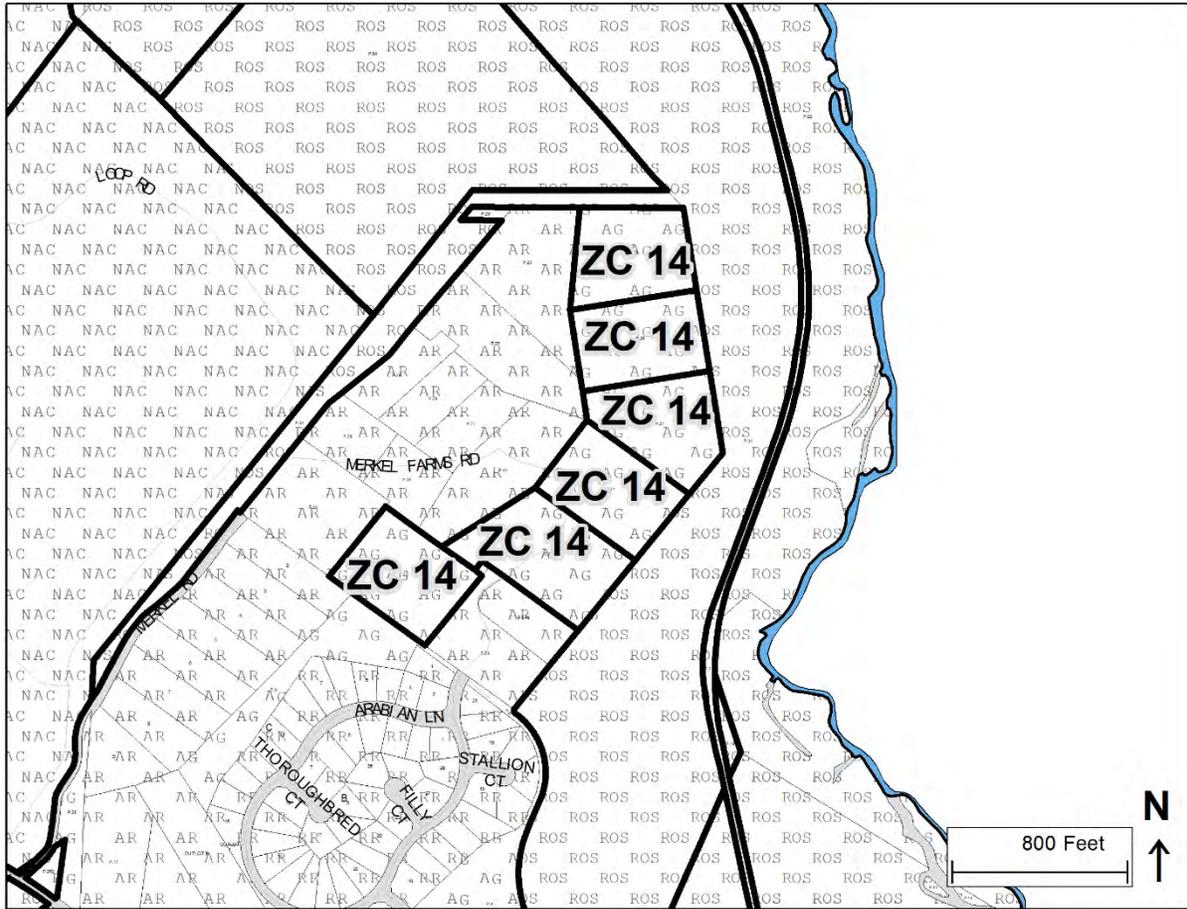
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 12	AG	ROS	145.36	LU 1.1	CZ 1.1	212NE12, 212NE13, 213NE13
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Jericho Park Road	22E3, 22F3, 22E4, 22F4	Parcel 54	1682905		
Parks and Open Space	Jericho Park Road	22F3, 23A3, 22E4, 22F4, 23A4, 29E1, 29F1, 30A1, 29F2	Parcel 31	1682962		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 13	AG	ROS	16.82	LU 1.1	CZ 1.2	214NE13, 213NE13, 212NE13
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	9701 Lemons Bridge Road	22E2, 22F2, 22E3, 22F3	Parcel 64	1621804		
Parks and Open Space	9501 Merkel Farms Road	22F2, 22F3, 23A3, 23A4, 30A1, 30A2	Parcel 11	1658269		
Parks and Open Space	Jericho Park Road	30A1	Parcel 19	1646033		
Parks and Open Space	Race Track Road	30A2	Parcel 18	1700970		



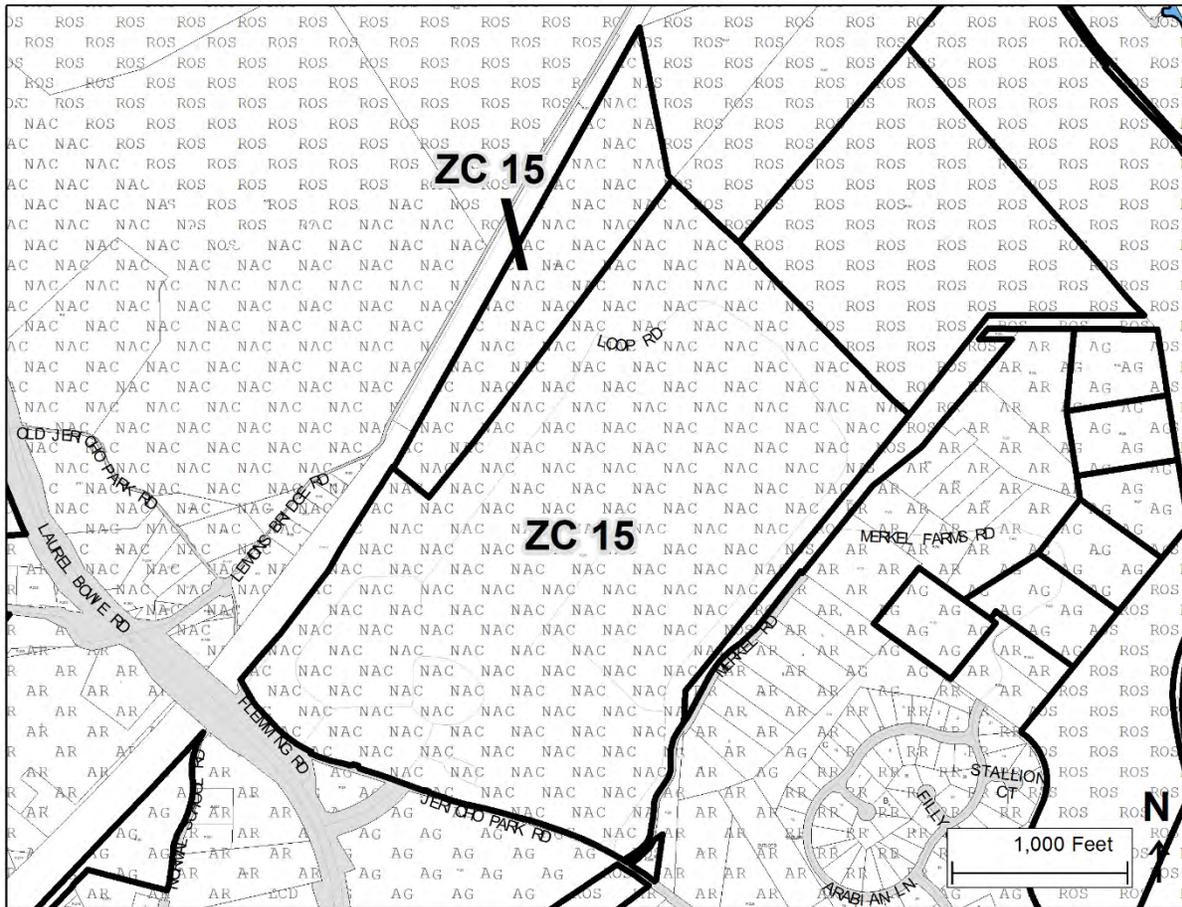
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 14	AR	AG	31.63	LU 2.1	CZ 2.1	213NE13, 212NE13
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	9300 Merkel Farms Road	22F4, 29F1	Parcel 22	1571694		
Rural and Agricultural	9437 Merkel Farms Road	22F4, 23A4	Parcel 26	1626464		
Rural and Agricultural	9435 Merkel Farms Road	22F4, 23A4	Parcel 27	1658798		
Rural and Agricultural	9450 Merkel Farms Road	22F4, 29F1	Parcel 21	1650746		
Rural and Agricultural	9439 Merkel Farms Road	22F4	Parcel 24	1650811		
Rural and Agricultural	9306 Merkel Farms Road	22F4, 29F1	Parcel 20	3253879		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

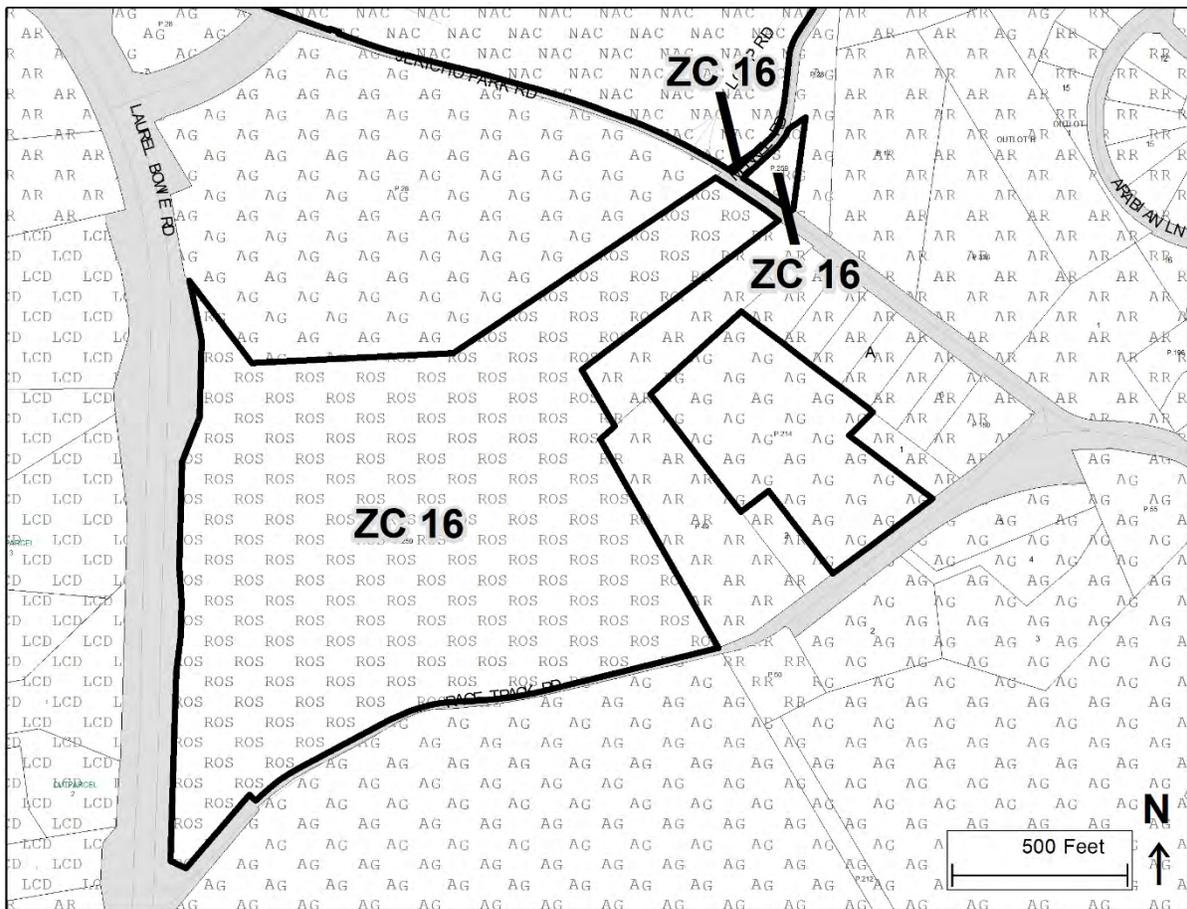
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Institutional	Fleming Road	22E3, 22D4, 22E4	Parcel 50	1615558
Institutional	14000 Jericho Park Road	22E3, 22D4, 22E4, 22F4, 29D1, 29E1	Parcel 28	1646090



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

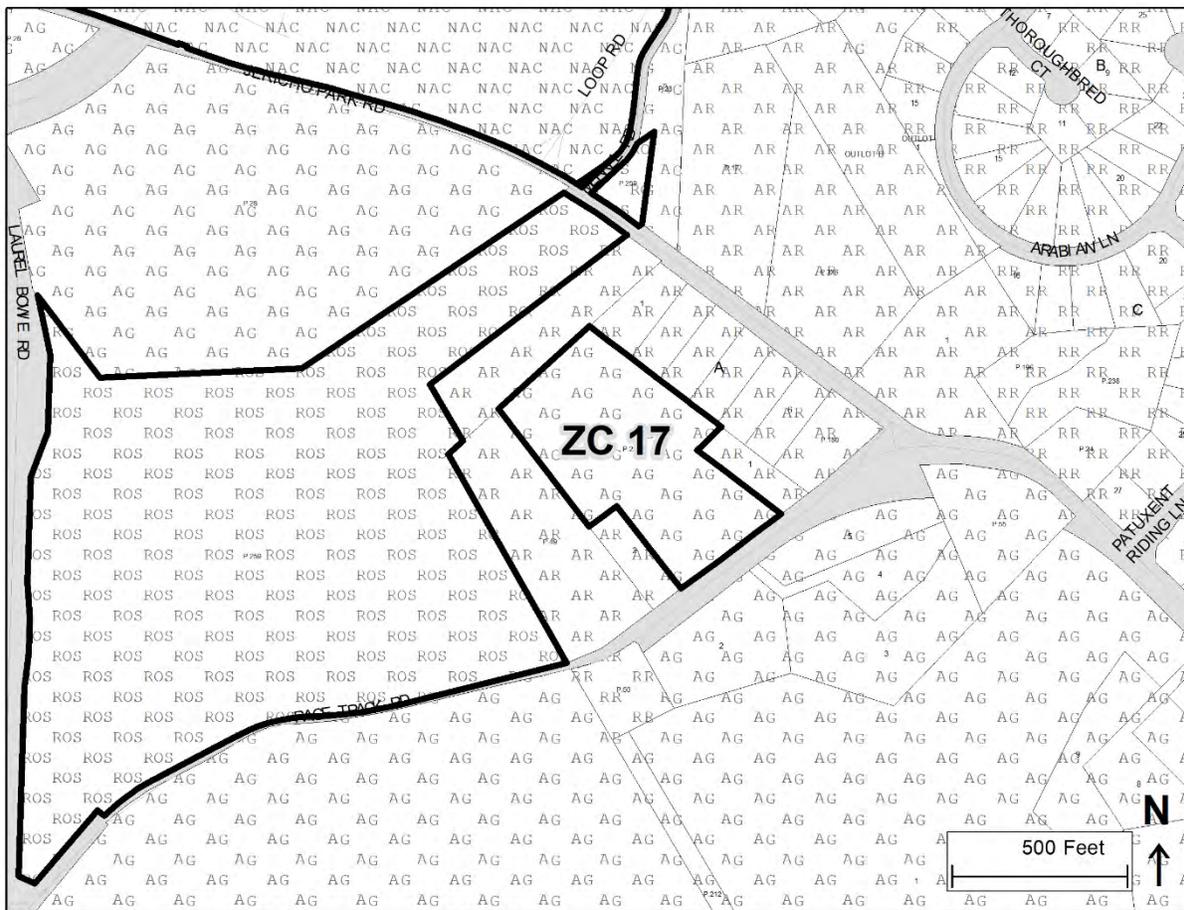
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Race Track Road	29D1, 29E1, 29D2, 29E2	Parcel 259	1682913



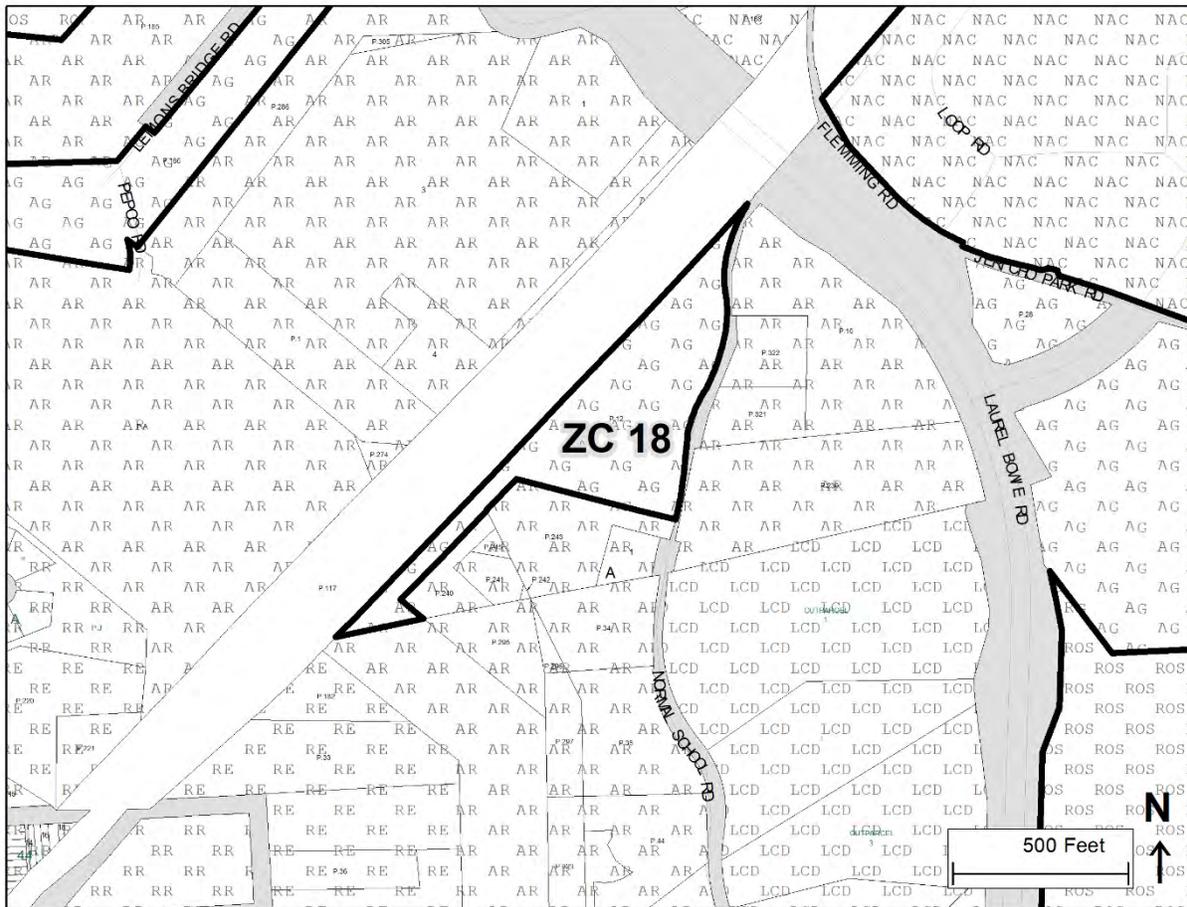
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 17	AR	AG	6.37	LU 2.1	CZ 2.1	212NE12, 212NE13

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.

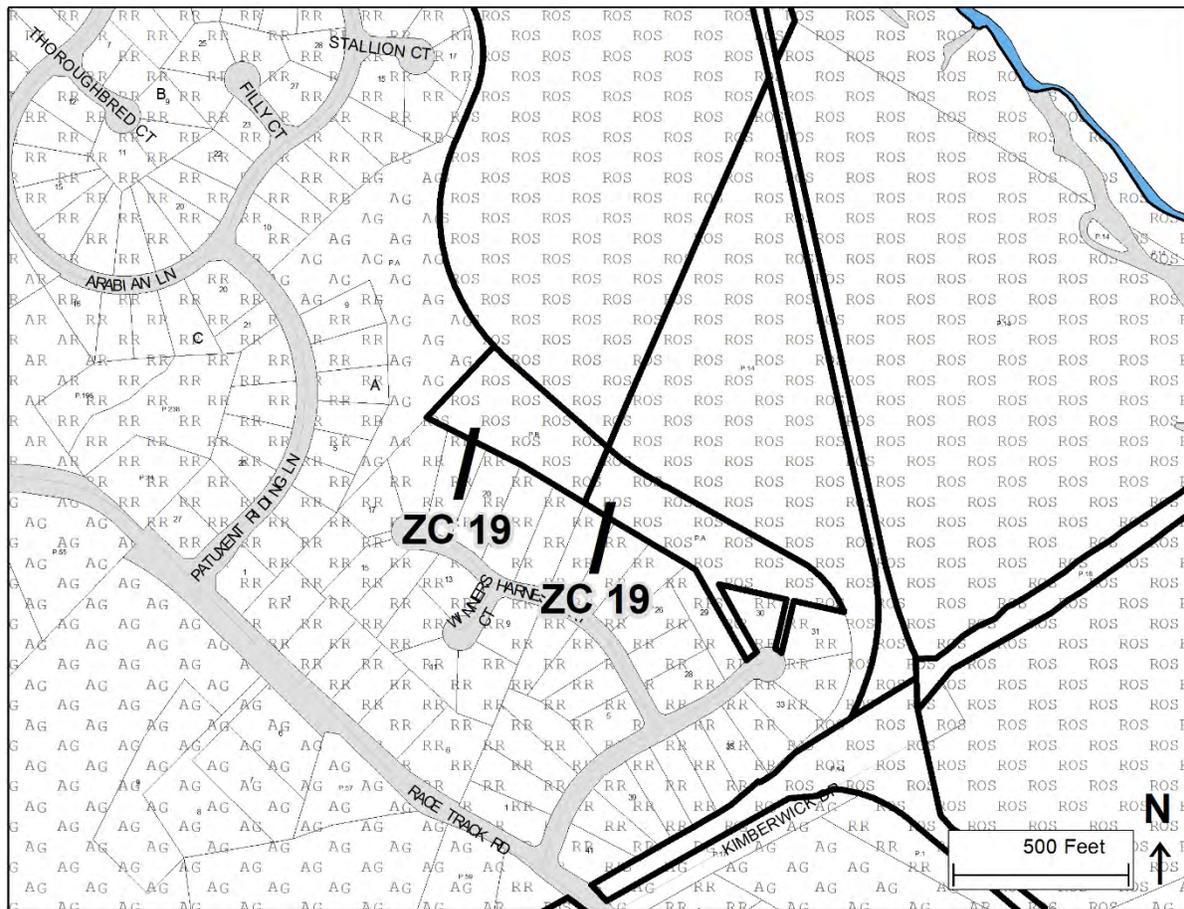
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	9009 Race Track Road	29E2	Parcel 214	1587294



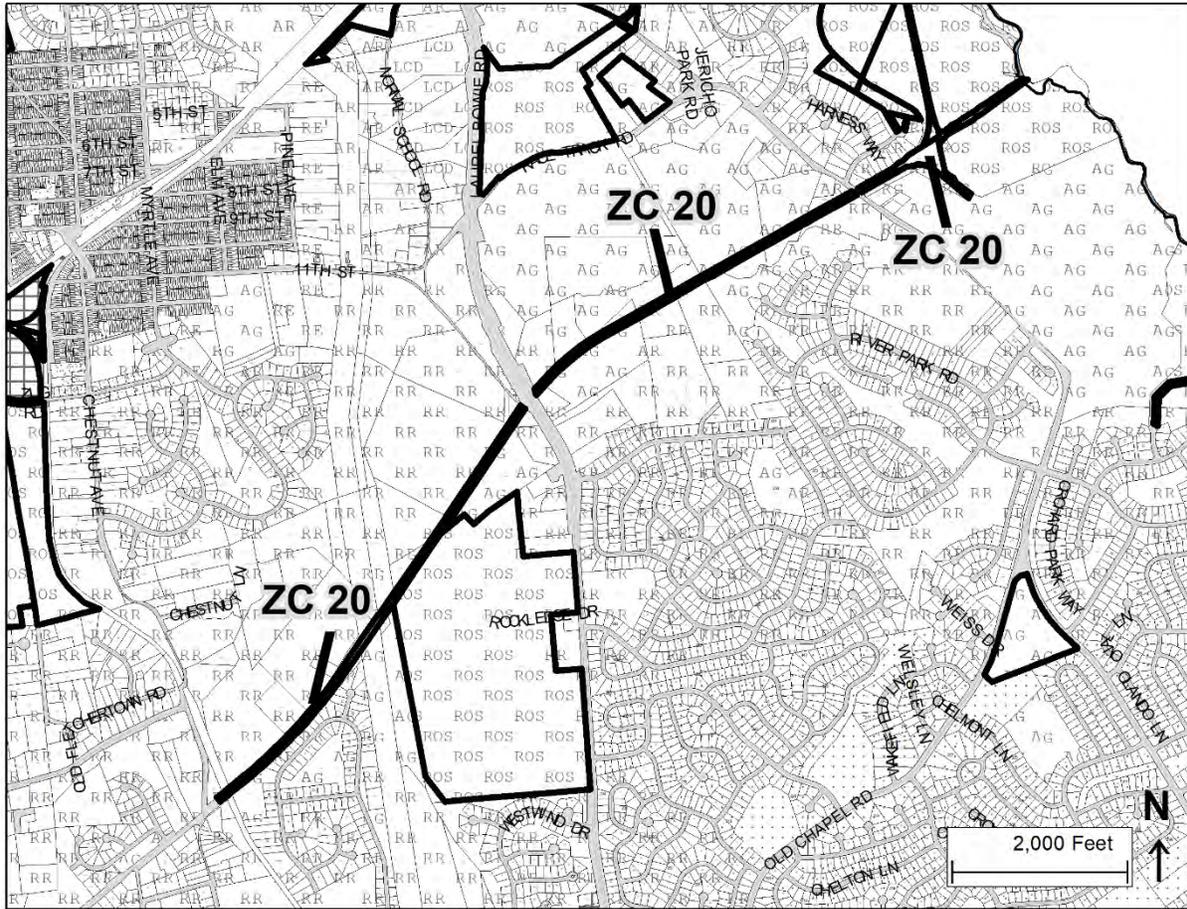
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 18	AR	AG	6.50	LU 2.1	CZ 2.1	212NE12
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	9106 Normal School Road	29C1, 29D1, 29C2	Parcel 12	1672625		



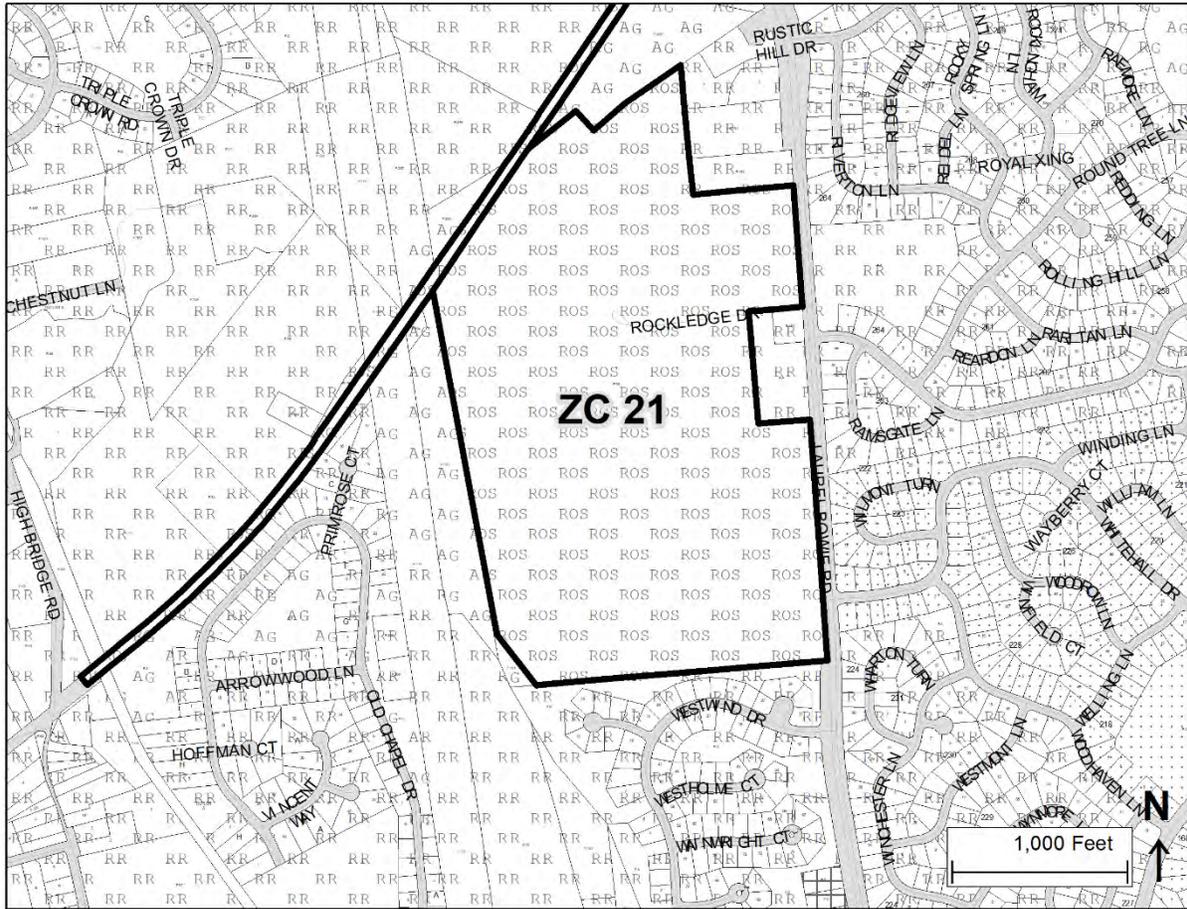
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 19	AG	ROS	5.21	LU 1.1	CZ 1.2	212NE13
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	14818 Kimberwick Drive	29F2, 30A2	Parcel A	1671437		
Parks and Open Space	14822 Kimberwick Drive	29F2	Parcel B	1671718		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 20	AG	ROS	18.95	LU 1.1	CZ 1.2	210NE12, 211NE12, 211NE13
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	8615 Race Track Road	29D3, 29E3, 29F3, 29F2, 30A2, 29D4, 37D1, 37C1, 37C2	Parcel 14	1658277		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 21	AG	ROS	129.22	LU 1.1	CZ 1.1	210NE12, 211NE12
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	7704 Laurel Bowie Road	29D4, 29E4, 37D1, 37E1, 37D2, 37E2	Parcel 36	1578863		



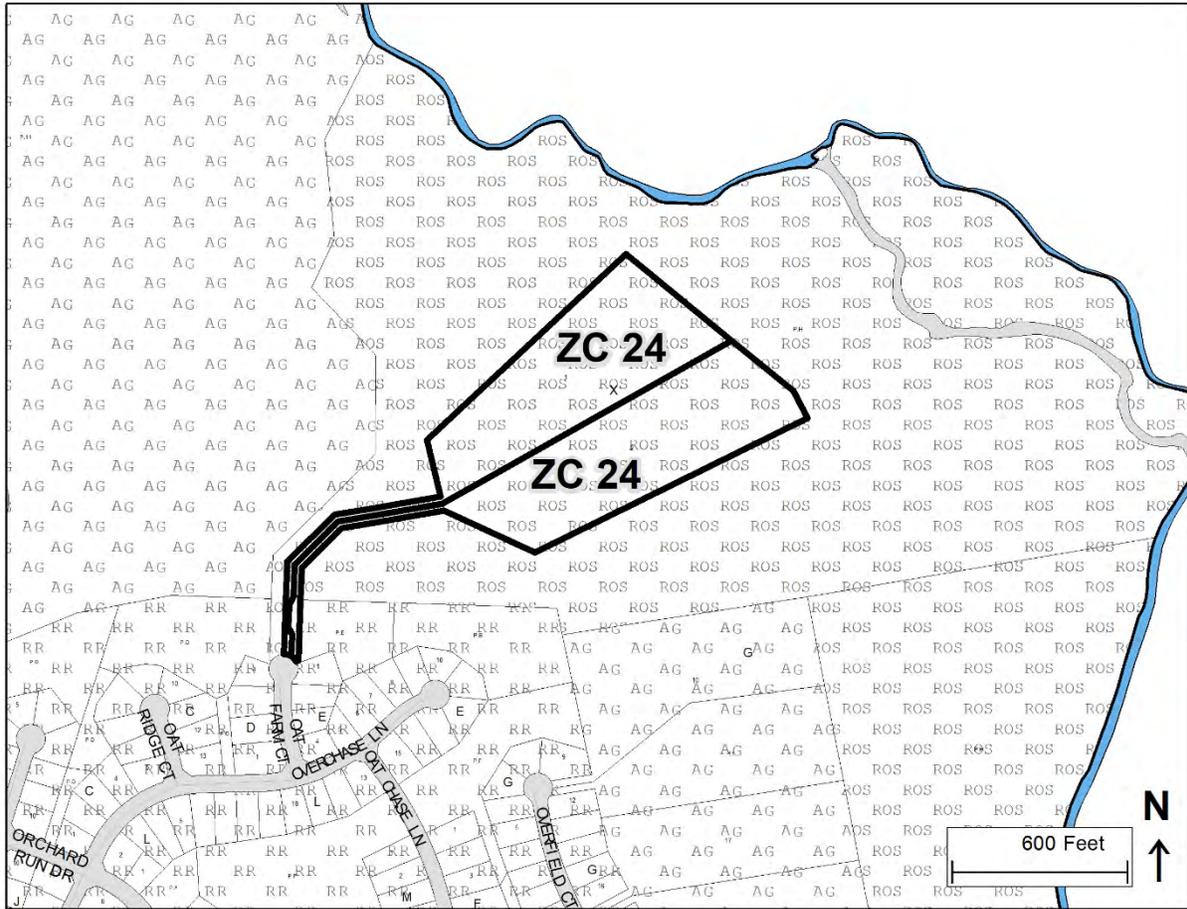
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 22	AG/LCD	ROS	149.02	LU 1.1	CZ 1.1	211NE11, 210NE11
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	8400 Zug Road	29A3, 28F4, 29A4, 29B4, 37A1, 37B1	Parcel 256	1583129		
Parks and Open Space	Zug Road	29A3, 28F4, 29A4	Parcel 143	1583137		
Parks and Open Space	Zug Road	29A3, 29A4, 29B4, 37B1	Parcel 114	1658129		
Parks and Open Space	8060 Quill Point Drive	28F4	Parcel E-20	1582816		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 23	IE	CGO	14.91	LU 15.1	CZ 10.1	211NE11
<p>Discussion: Rezoning the subject properties to Commercial, General and Office (CGO) Zone is consistent with the master plan and strategies LU 15.1, and CZ 10.1. The applicable Land Use strategy (LU 15.1) designates mix of arts-and-entertainment-related uses and makerspaces as is also reflected in Map 16. Future Land Use in the master plan recommends mixed uses. The applicable Comprehensive Zoning strategy (CZ 10.1) recommends reclassifying subject properties into the CGO Zone to support a mix of uses.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Industrial/Employment	Railroad Avenue		29A3, 29B3	Parcel 104	1622547	
Industrial/Employment	Zug Road		29B3	Parcel 218	1658145	
Industrial/Employment	8333 Zug Road		29A3, 29B3, 29A4, 29B4	Parcel 271	1667997	
Industrial/Employment	12950 Railroad Avenue		29B3	Parcel 251	1652965	



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 24	AG	ROS	17.16	LU 1.1	CZ 1.2	211NE13, 211NE14
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	8108 Oat Farm Court	30B3, 30C3, 30B4	Lot 1	2928604		
Parks and Open Space	8109 Oat Farm Court	30B3, 30C3, 30B4	Lot 2	2928612		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 25	RR	AG	13.51	LU 1.1	CZ 1.3	210NE13
<p>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).</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	15101 Old Chapel Road		30A4, 38A1, 38B1	Parcel N	3091683	



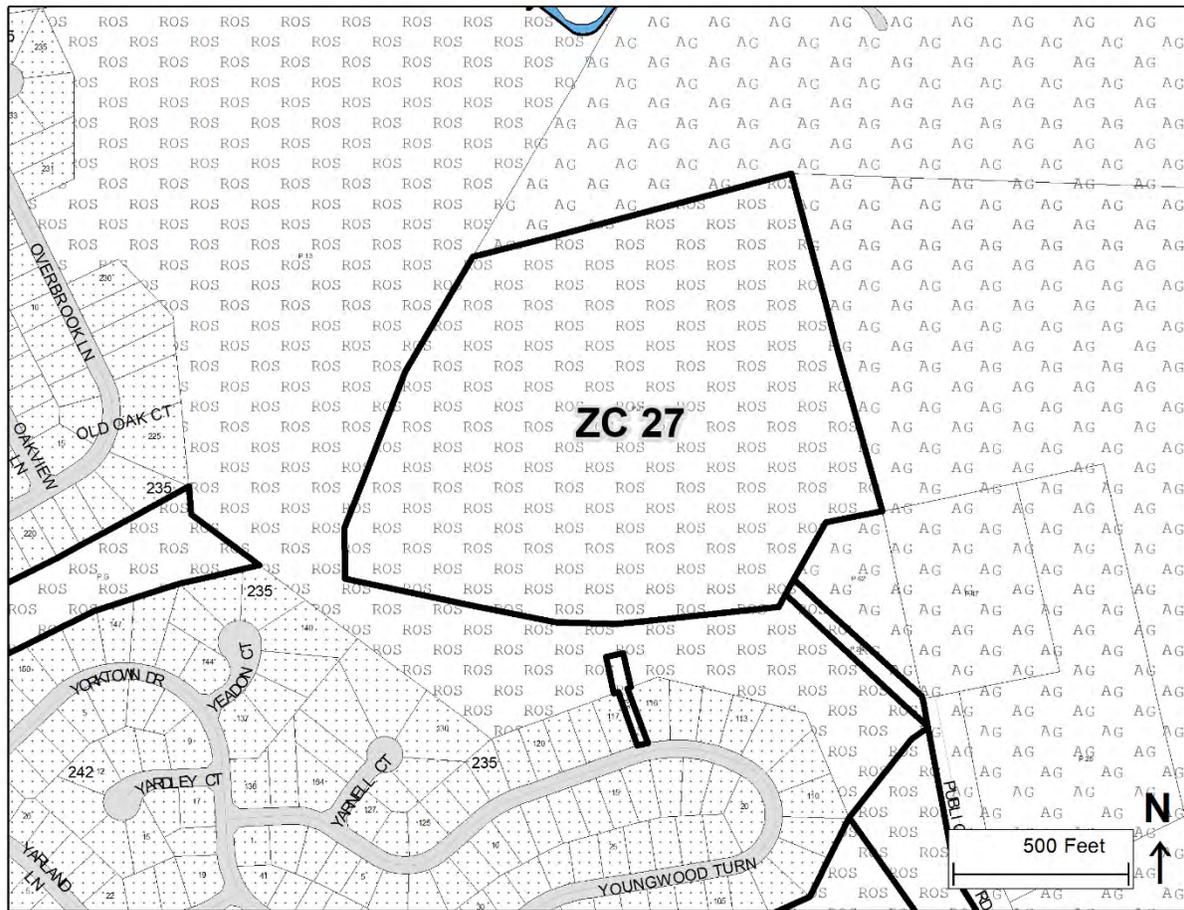
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 26	RSF-95	ROS	5.38	LU 1.1	CZ 1.2	210NE14

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



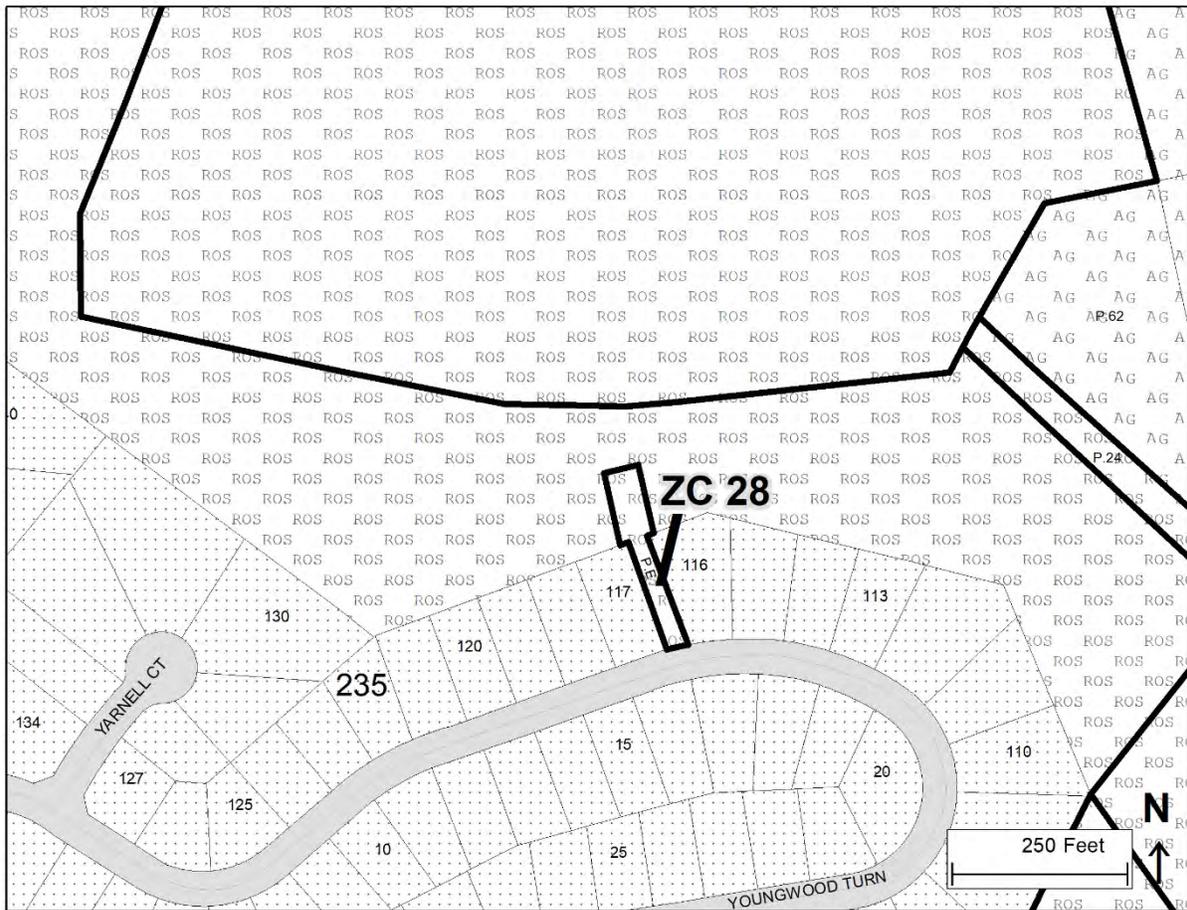
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 27	AG	ROS	32.18	LU 1.1	CZ 1.1	210NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Institutional	13444 Youngwood Turn	30D4, 38C1, 38D1	Parcel 70	1582915		



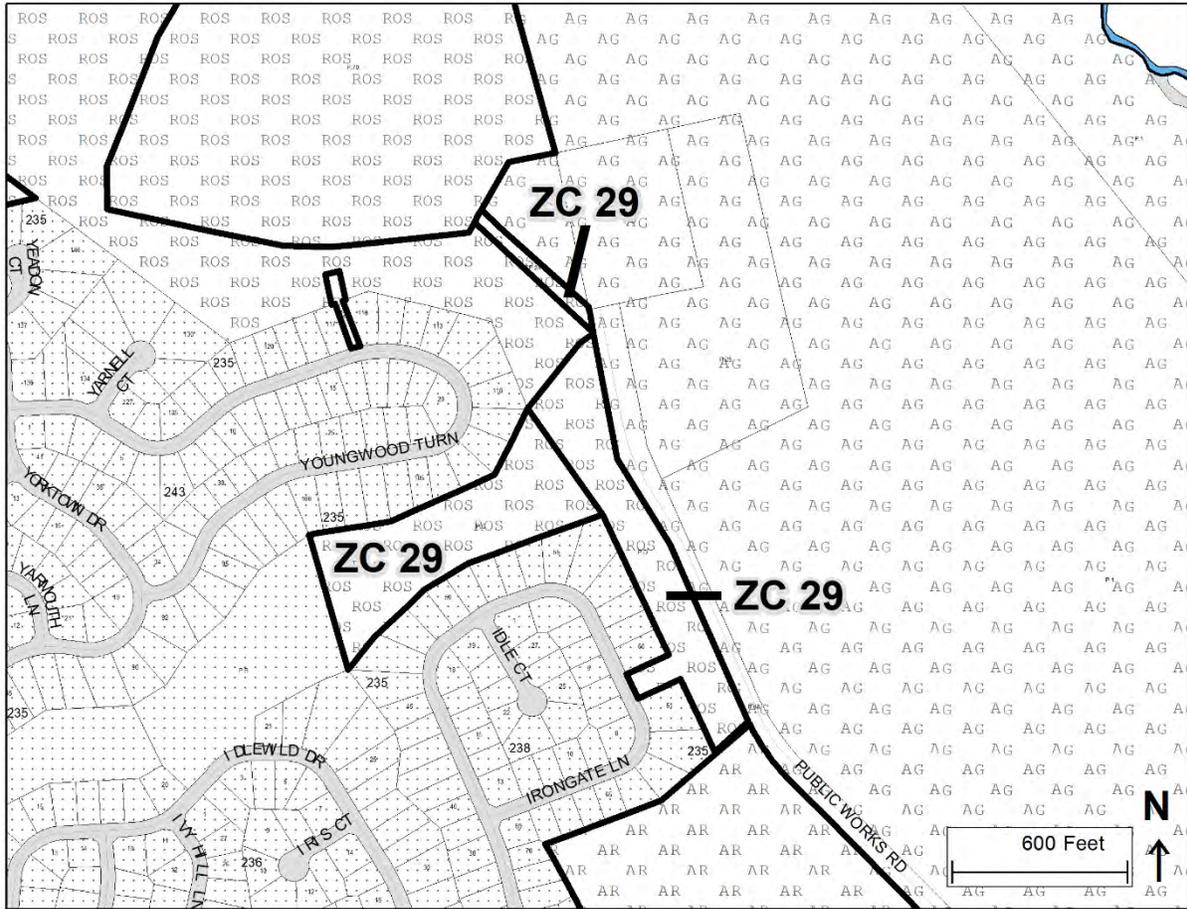
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 28	AG/RSF-95	ROS	0.23	LU 1.1	CZ 1.2	210NE14

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. 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.

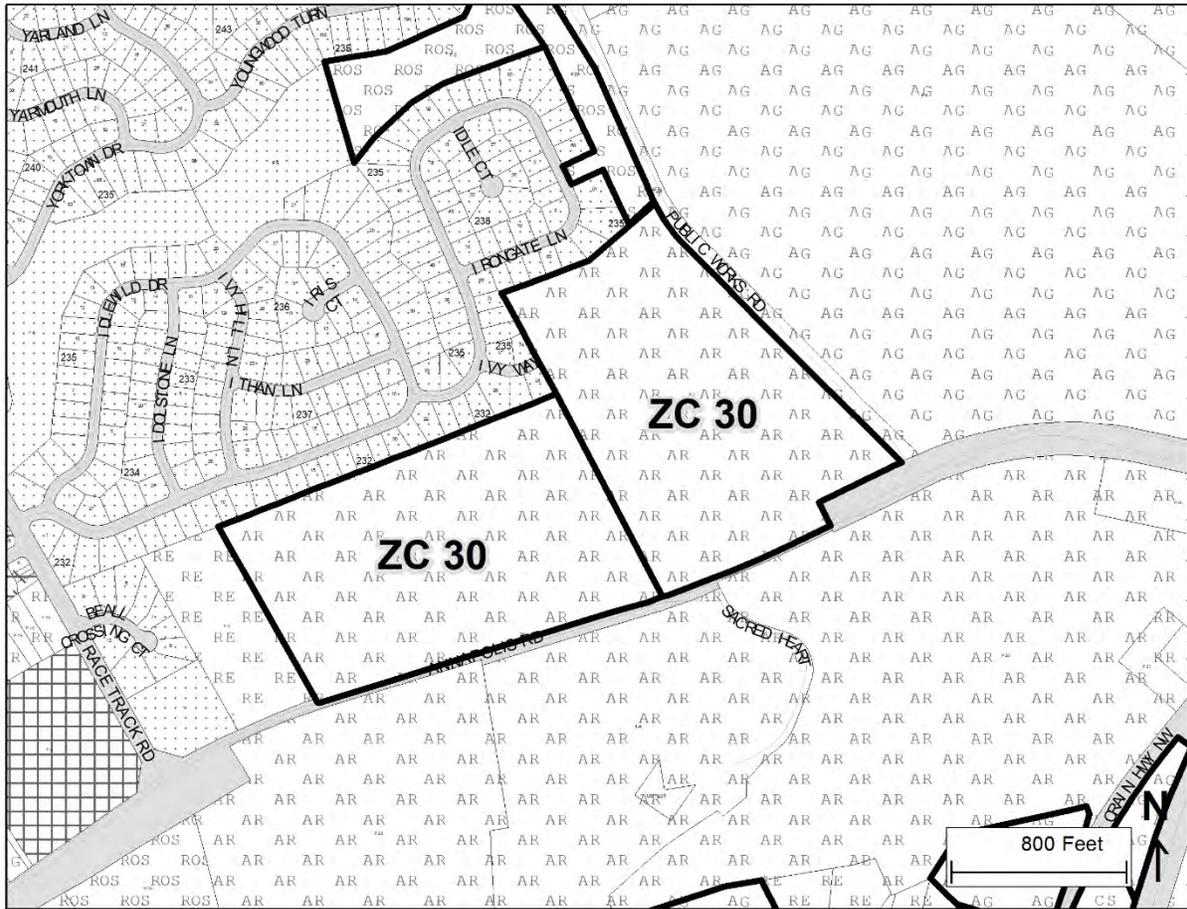
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Youngwood Turn	38C1, 38D1	Parcel E	1594969



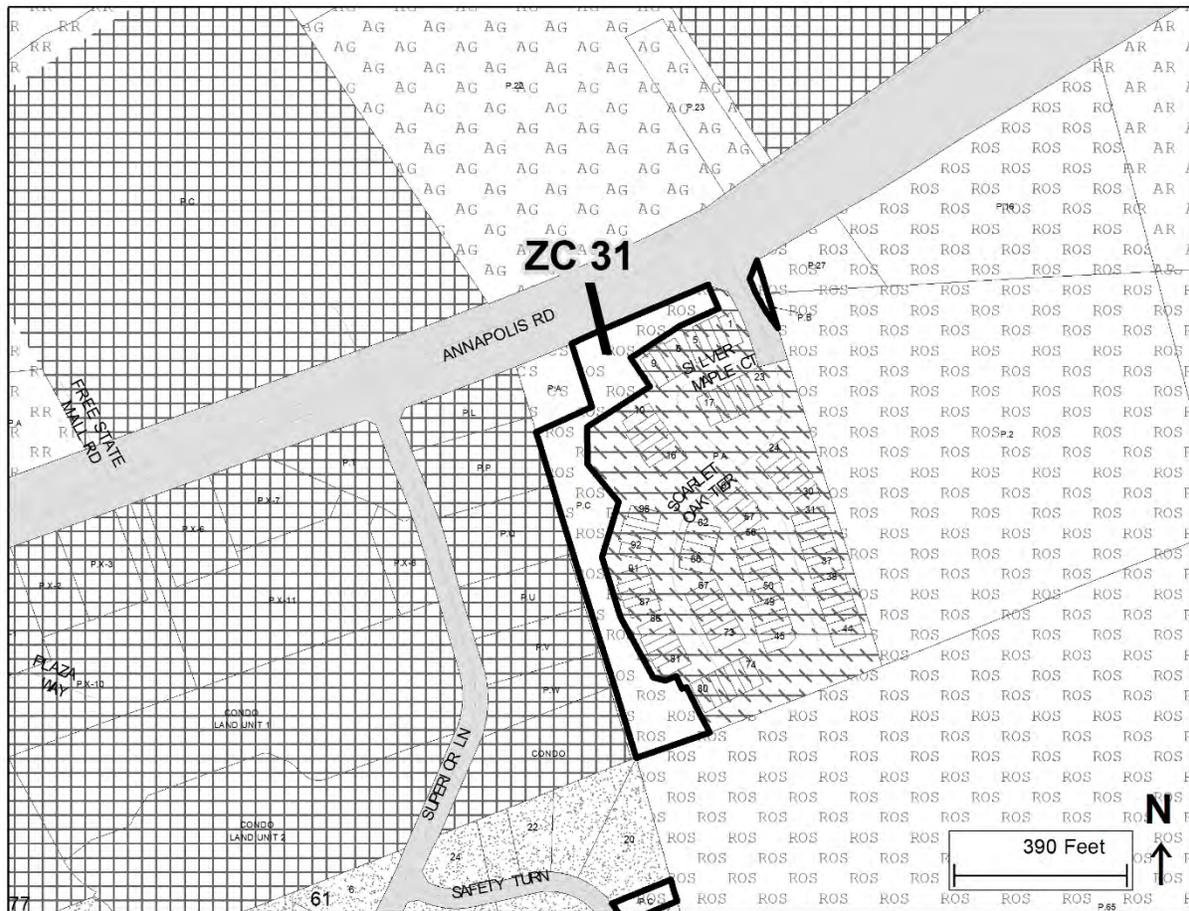
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 29	AG/RSF-95	ROS	13.24	LU 1.1	CZ 1.2	210NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax 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 Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 30	RE	AR	73.72	LU 2.3	CZ 2.2	209NE14, 210NE14
<p>Discussion: Rezoning the subject properties to AR is consistent with the master plan and strategies LU 2.3 and CZ 2.2. The applicable Land Use strategy (LU 2.3) designates the subject properties for Rural and Agricultural 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 2.2) recommends reclassifying the properties at 16200 Annapolis Road and Annapolis Road (Tax IDs 1594761 and 1594753) to the AR Zone to support rural, agricultural, and institutional uses within its existing woodland setting. Both subject properties are undeveloped, wooded properties which are also within the regulated and evaluation area of the Green Infrastructure Network (2017) and include streams. Rezoning to AR will help preserve the recommended land use of Rural and Agricultural land use.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	16200 Annapolis Road	38D2, 38C3, 38D3	Parcel 61	1594761		
Parks and Open Space	Annapolis Road	38D2, 38D3, 38E3, 38E2	Parcel 1	1594753 (Portion)		



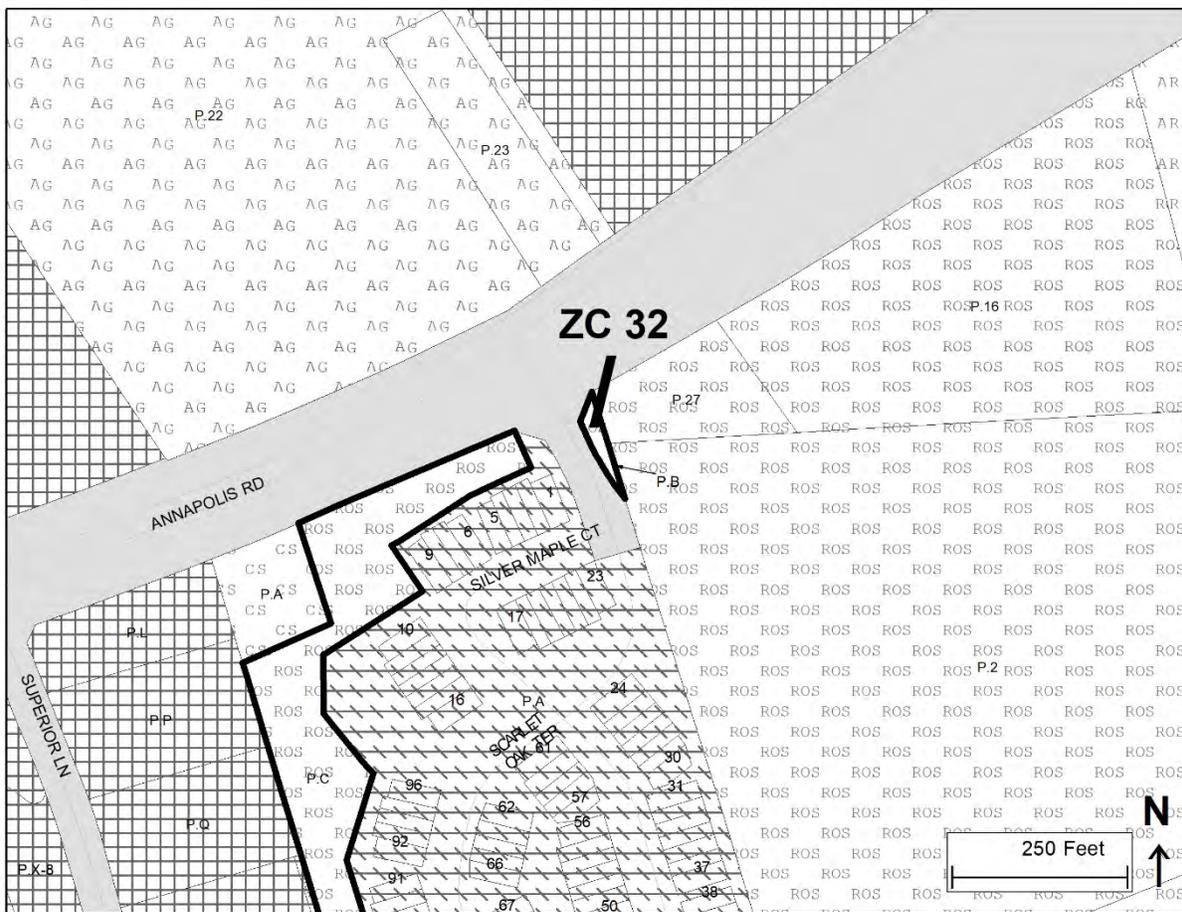
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 31	RSF-A	ROS	2.63	LU 1.1	CZ 1.2	209NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	15721 Annapolis Road		38C4	Parcel C	0727735	



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

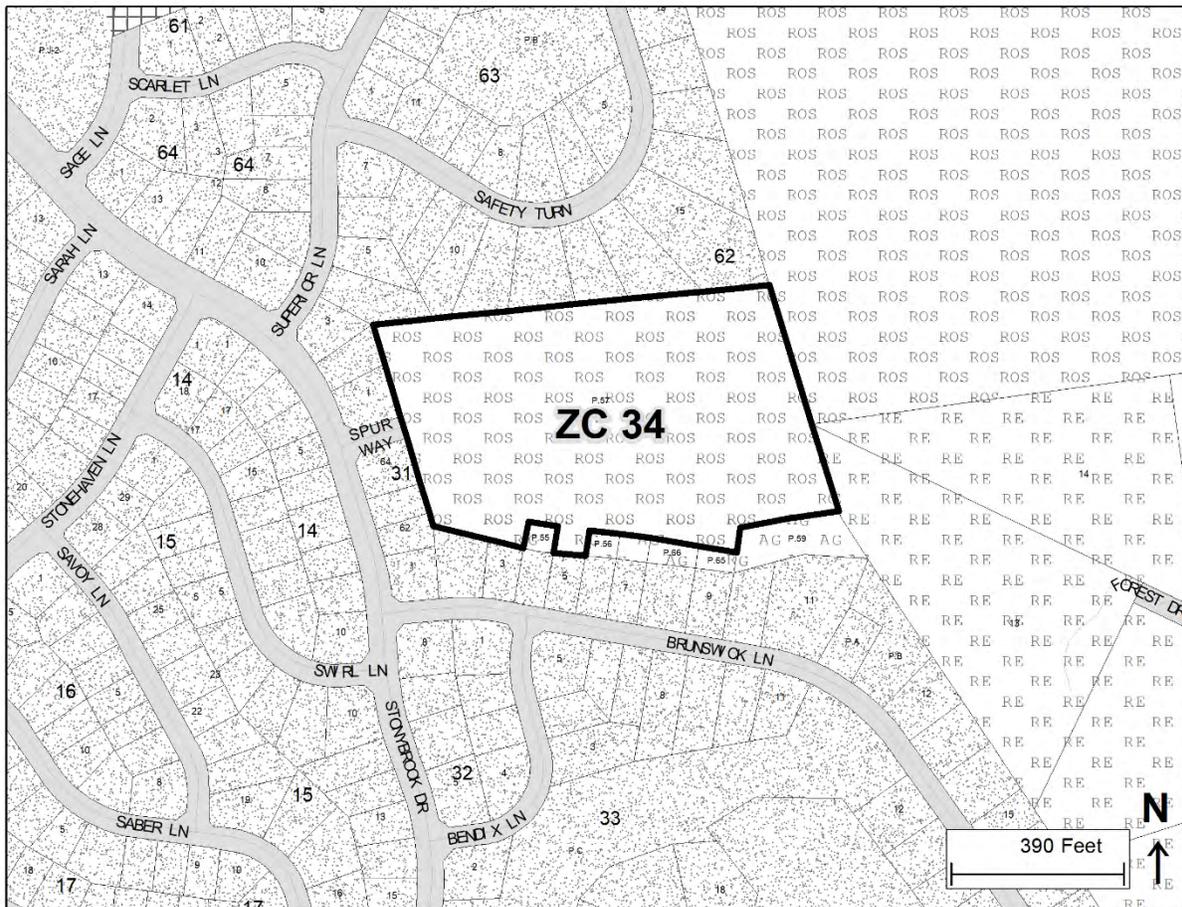
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	3299 Scarlet Oak Terrace	38C4	Parcel B	0727727



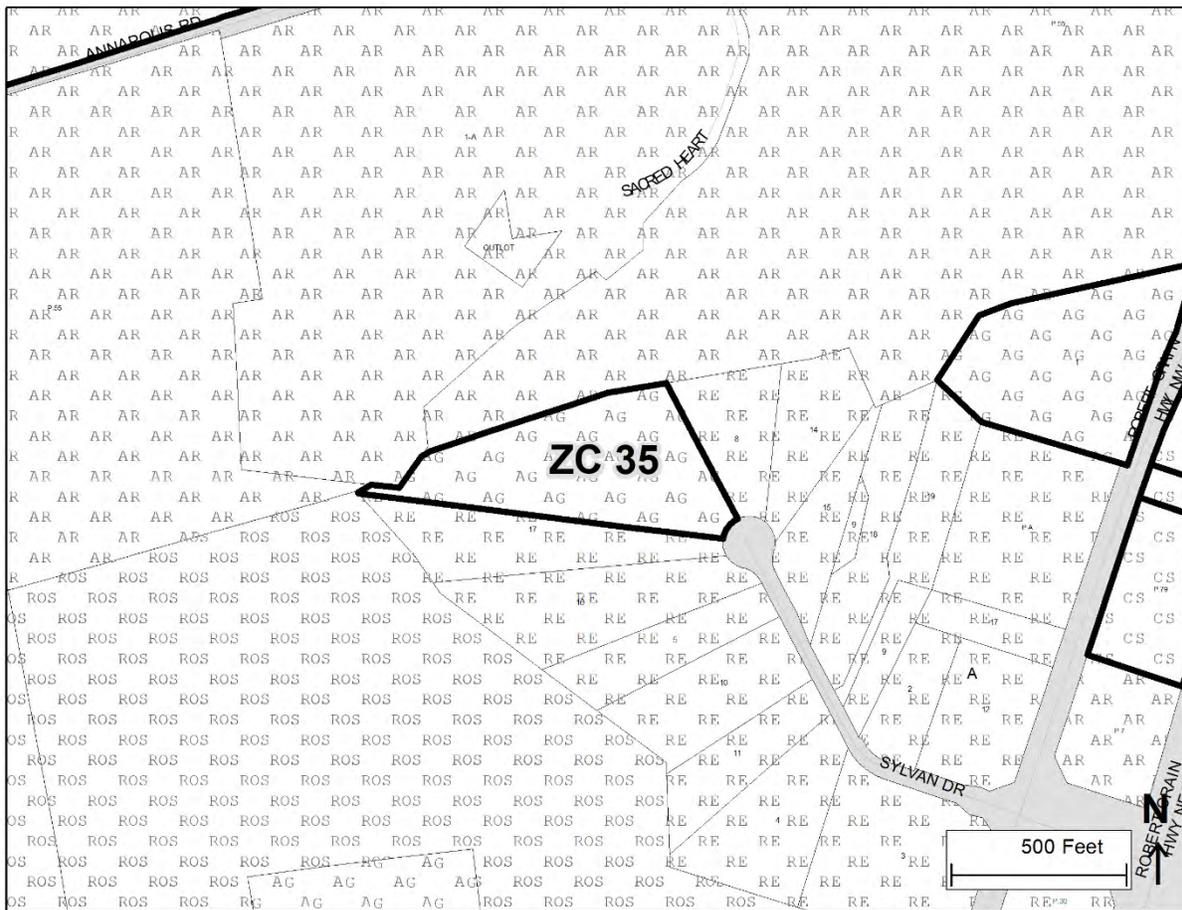
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 33	RSF-65	ROS	0.16	LU 1.1	CZ 1.2	208NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	12627 Safety Turn	38 C4	Parcel C	0662221		



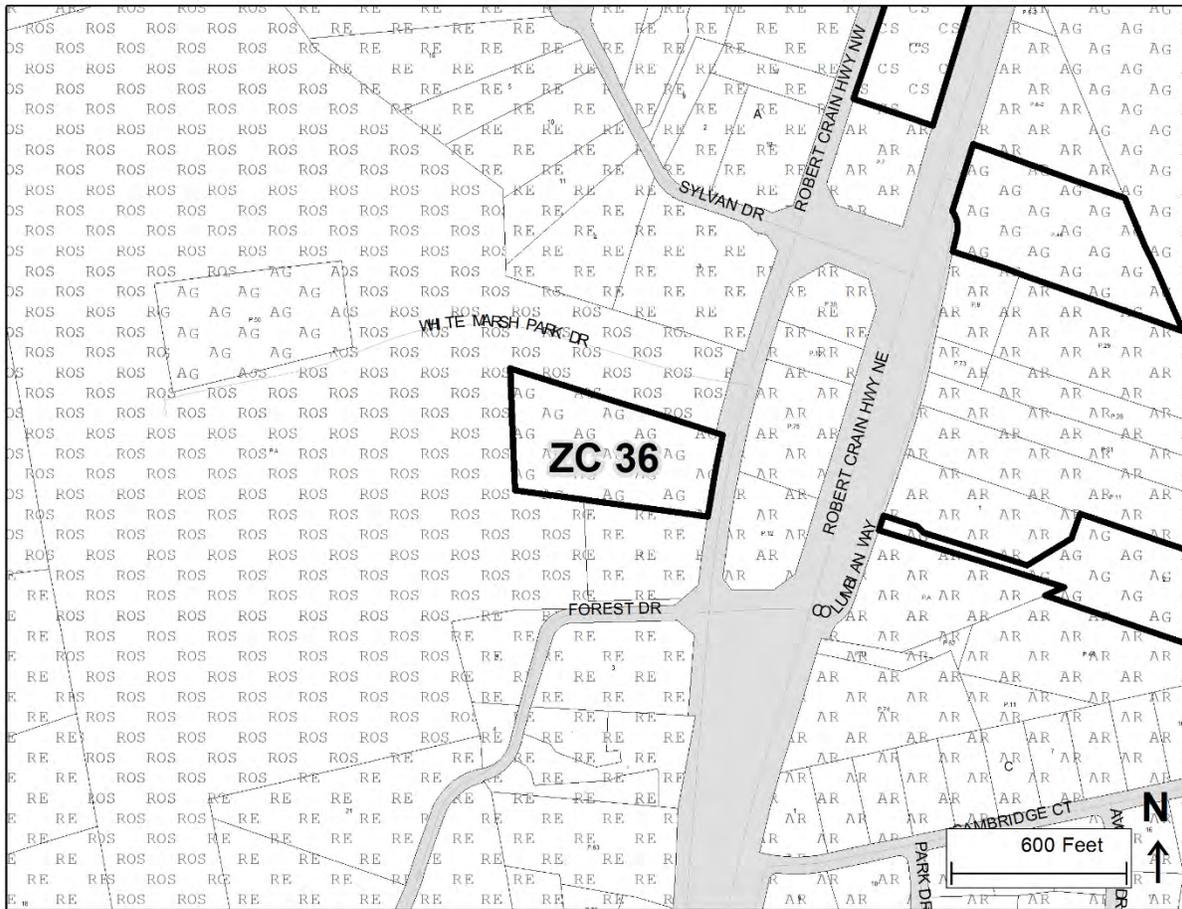
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 34	AG	ROS	10.98	LU 1.1	CZ 1.2	208NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	15700 Spur Way	47B1, 47C1	Parcel 57	0696278		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 35	RE	AG	5.96	LU 2.1	CZ 2.1	209NE14
<p>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 one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Rural and Agricultural	16505 Sylvan Drive		38D3, 38D4, 38E4	Lot 7	0681742	



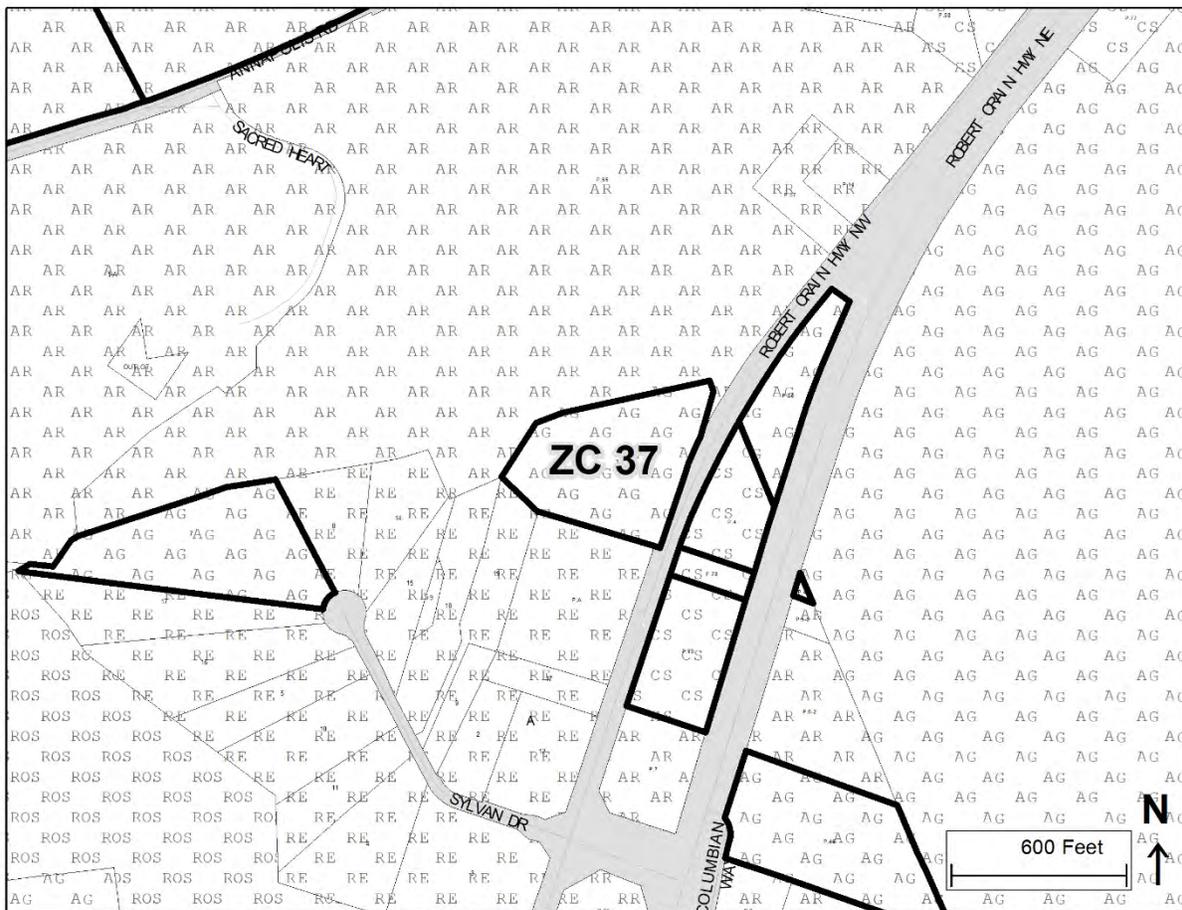
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 36	RE	AG	5.61	LU 2.1	CZ 2.1	208NE14
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (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 one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.</p>						
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		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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 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.

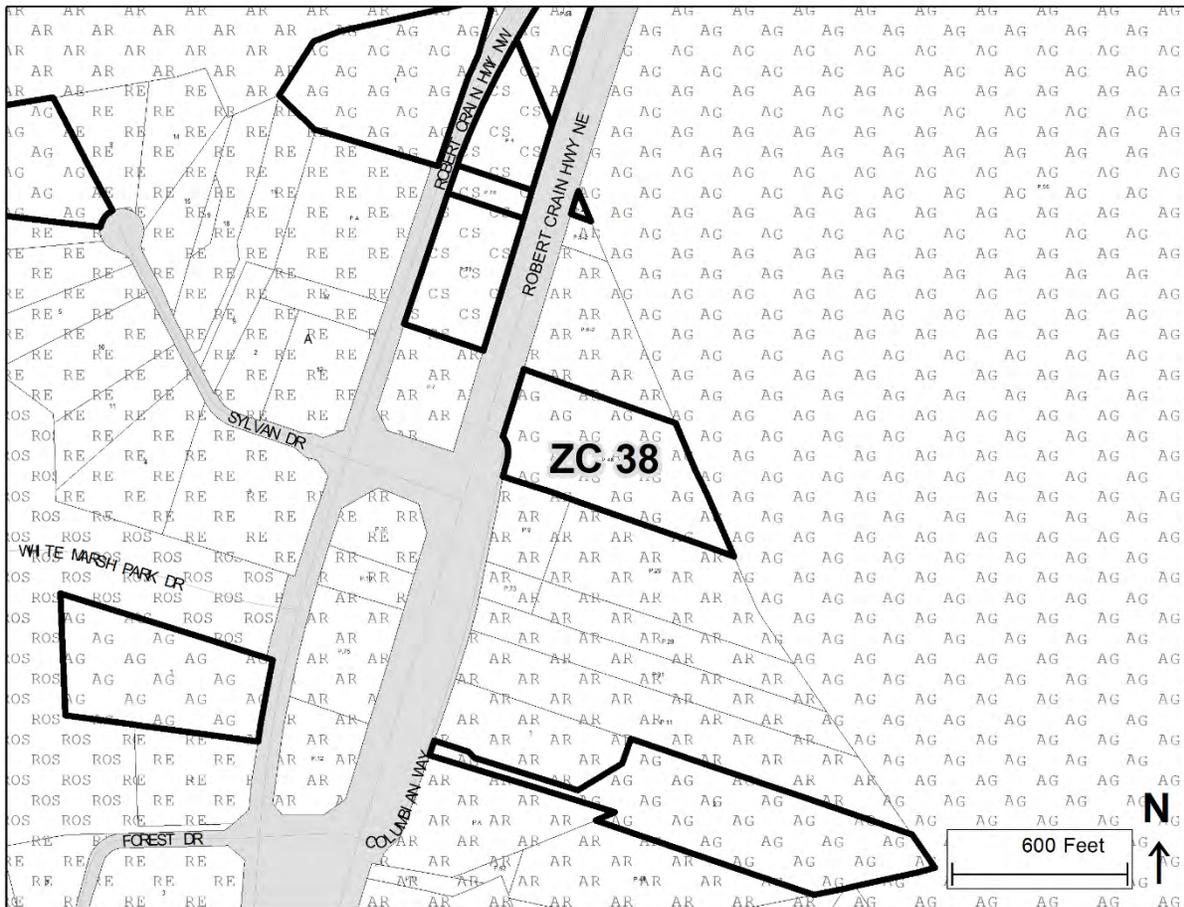
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	6610 Robert Crain Highway	38E3, 38E4	Lot 1	0692806, 0728527



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 38	AR	AG	5.90	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 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.

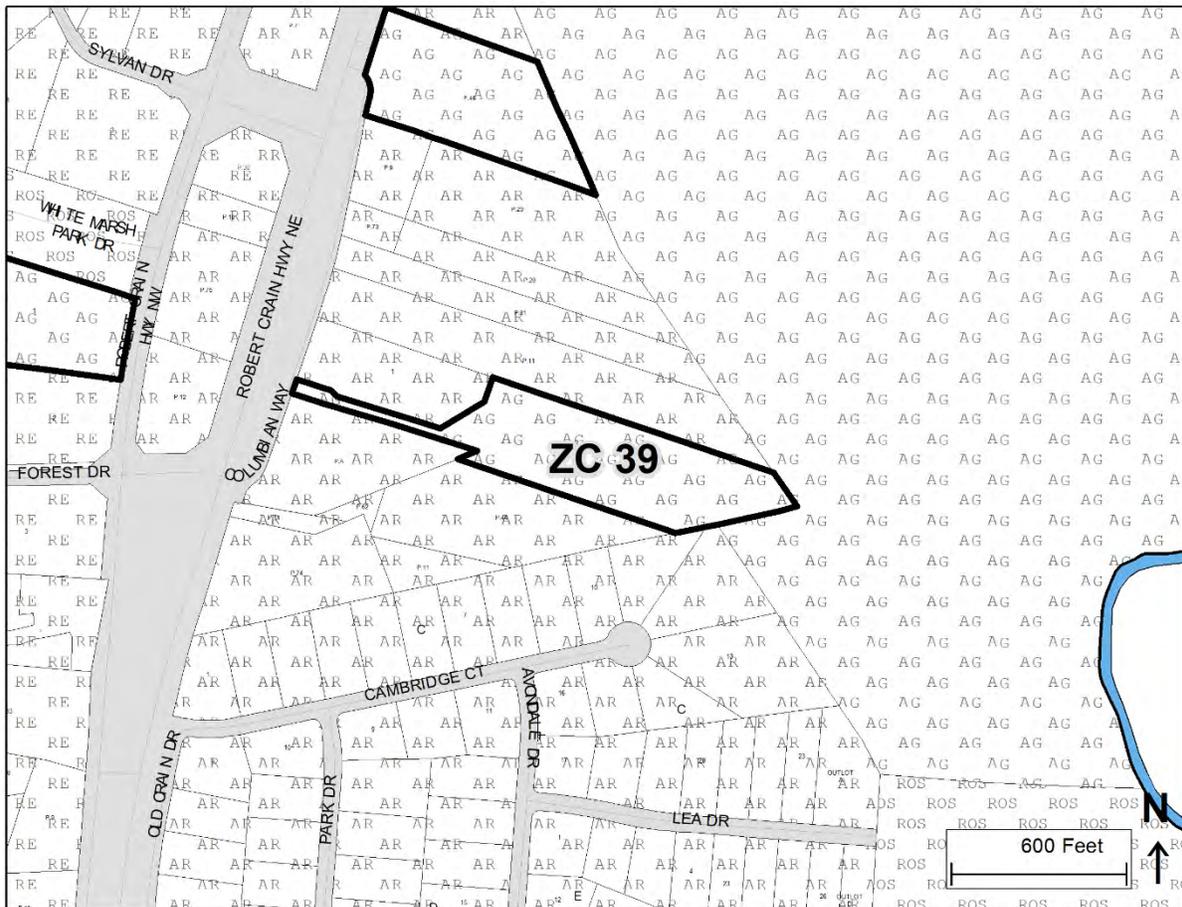
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Commercial	6309 Robert Crain Highway	38E4, 38F4	Parcel 46	0657304



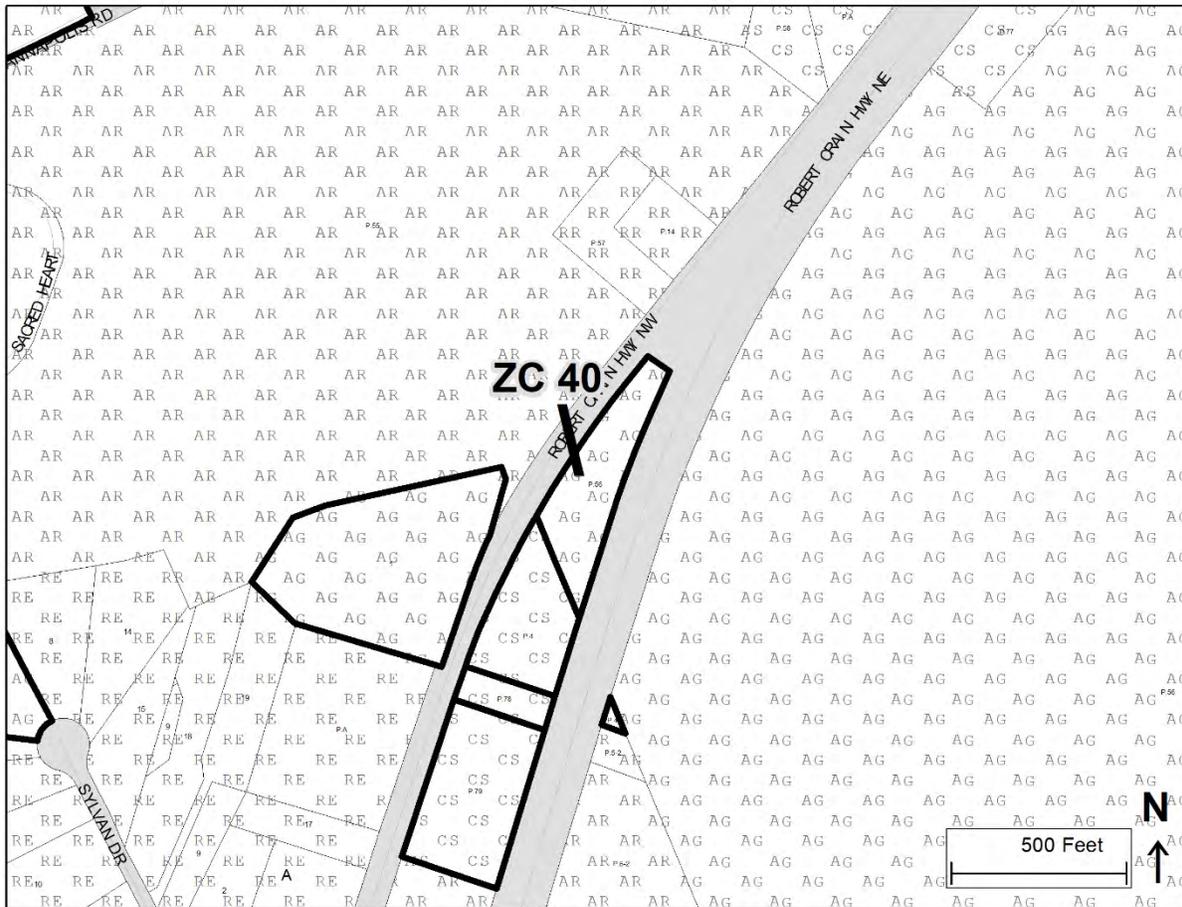
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 39	AR	AG	7.61	LU 2.1	CZ 2.1	208NE14, 208NE15

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 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	6201 Columbian Road	47E1, 47F1	Lot 2	0692848



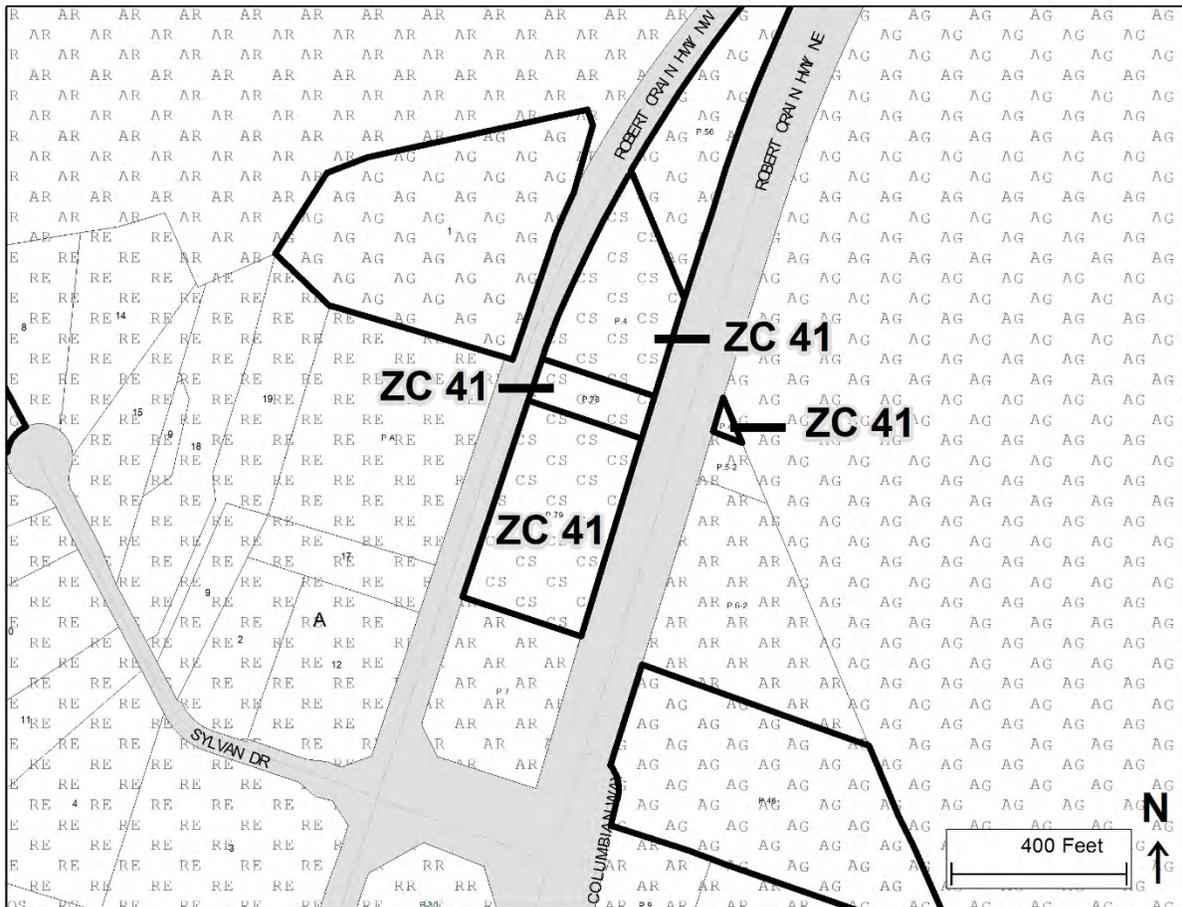
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 40	AR	AG	2.29	LU 2.1	CZ 2.1	209NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	0 Robert Crain Highway	38E3	Parcel 56	0712620 (Portion)		



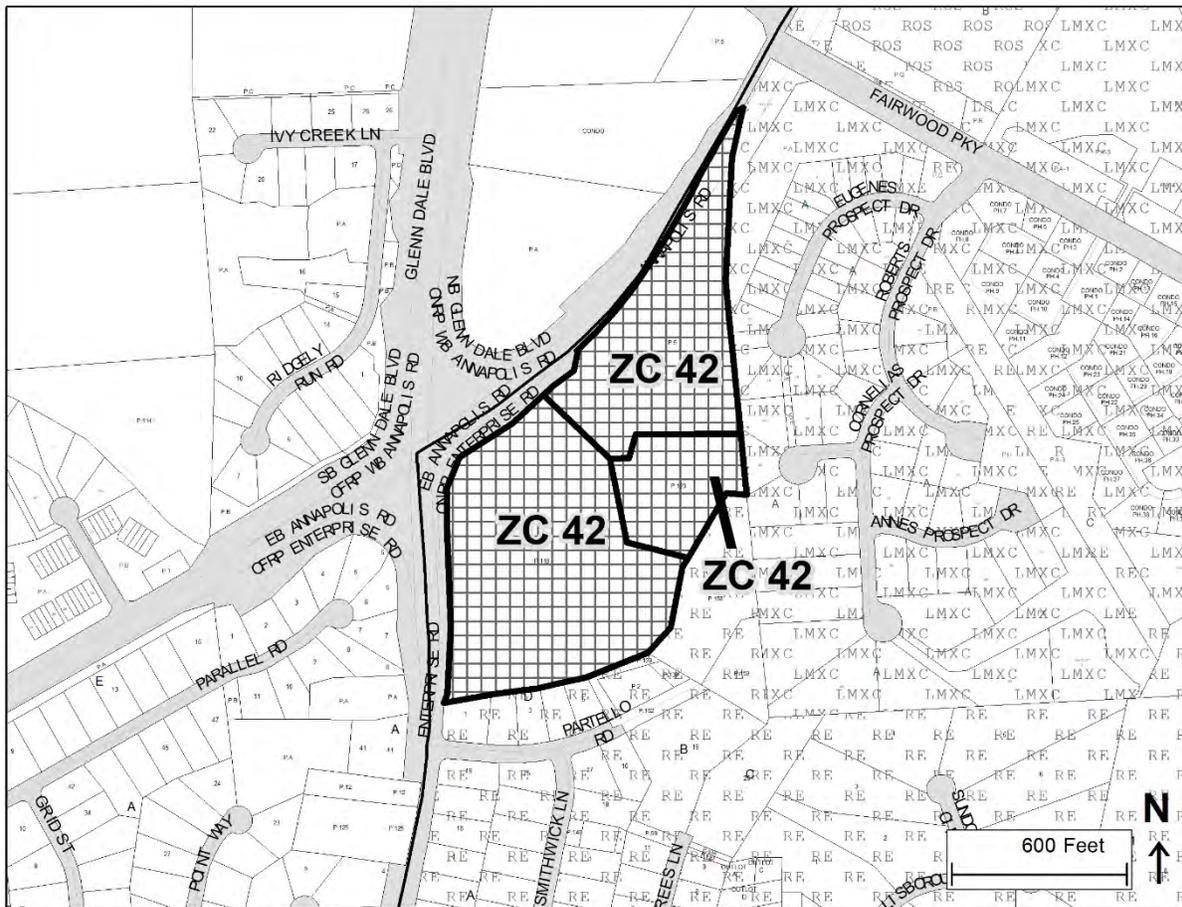
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 41	AR	CS	5.82	LU 2.1	CZ 2.3	209NE15, 209NE14

Discussion: Rezoning the subject properties to Commercial, Service (CS) is consistent with the master plan and strategies LU 2.1 and CZ 2.3. The applicable Land Use strategy (LU 2.1) exempts the subject properties from rural and agricultural land uses even though they are in the rural and agriculture area according to Map 16. Future Land Use in the master plan. The applicable Comprehensive Zoning strategy (CZ 2.3) recommends reclassifying the subject properties at 6513 and 6517 NE Robert Crain Highway (Tax IDs 0822239, 5635696, and 5635708) to the CS Zone to support commercial land use.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	NE Robert Crain Highway	38E3, 38E4	Parcel 4	0822239
Parks and Open Space	6517 NW Robert Crain Highway	38E4	Parcel 78	5635696
Parks and Open Space	6513 NW Robert Crain Highway	38E4	Parcel 79	5635708



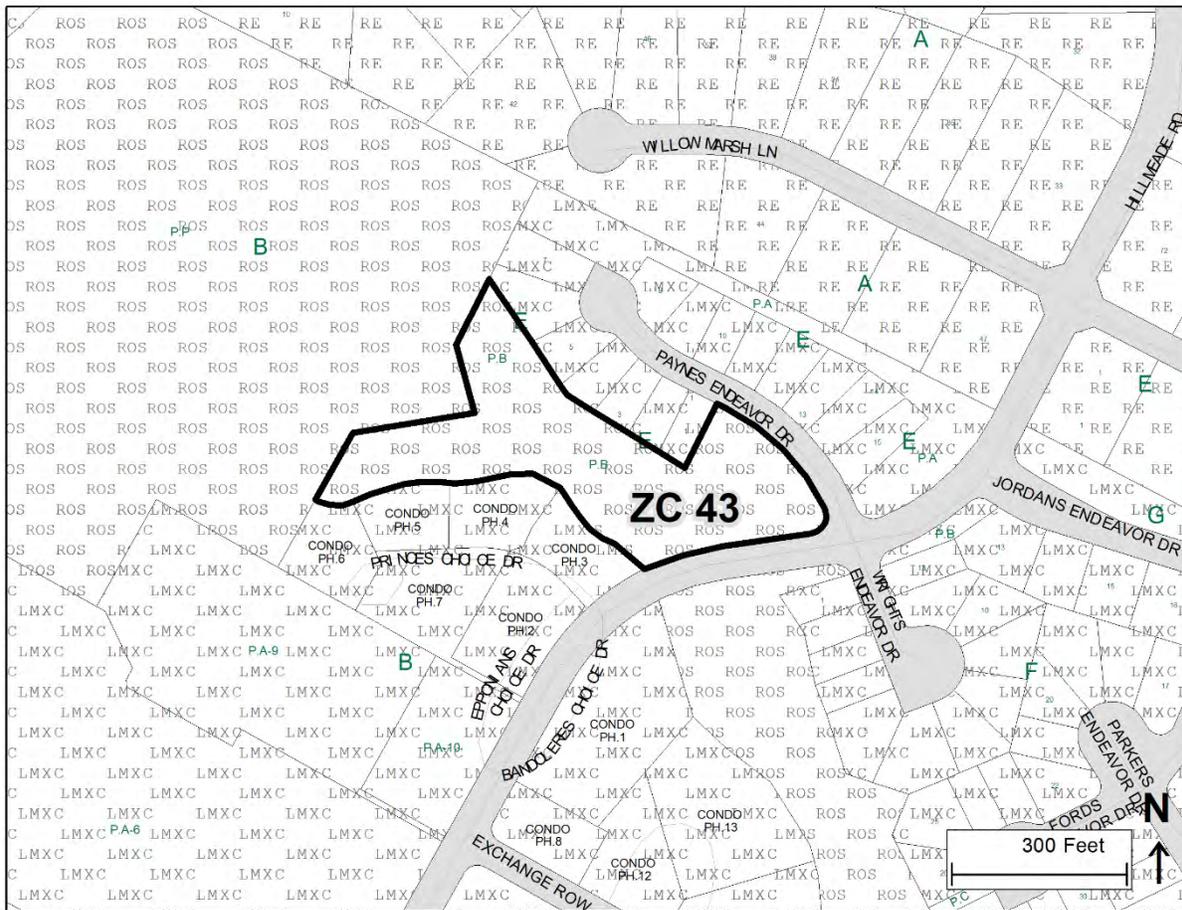
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 42	RE	CGO	24.80	LU 17.1	CZ 11.1	207NE11
<p>Discussion: Rezoning the subject properties to CGO is consistent with the master plan and strategies LU 17.1, and CZ 11.1. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax 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		



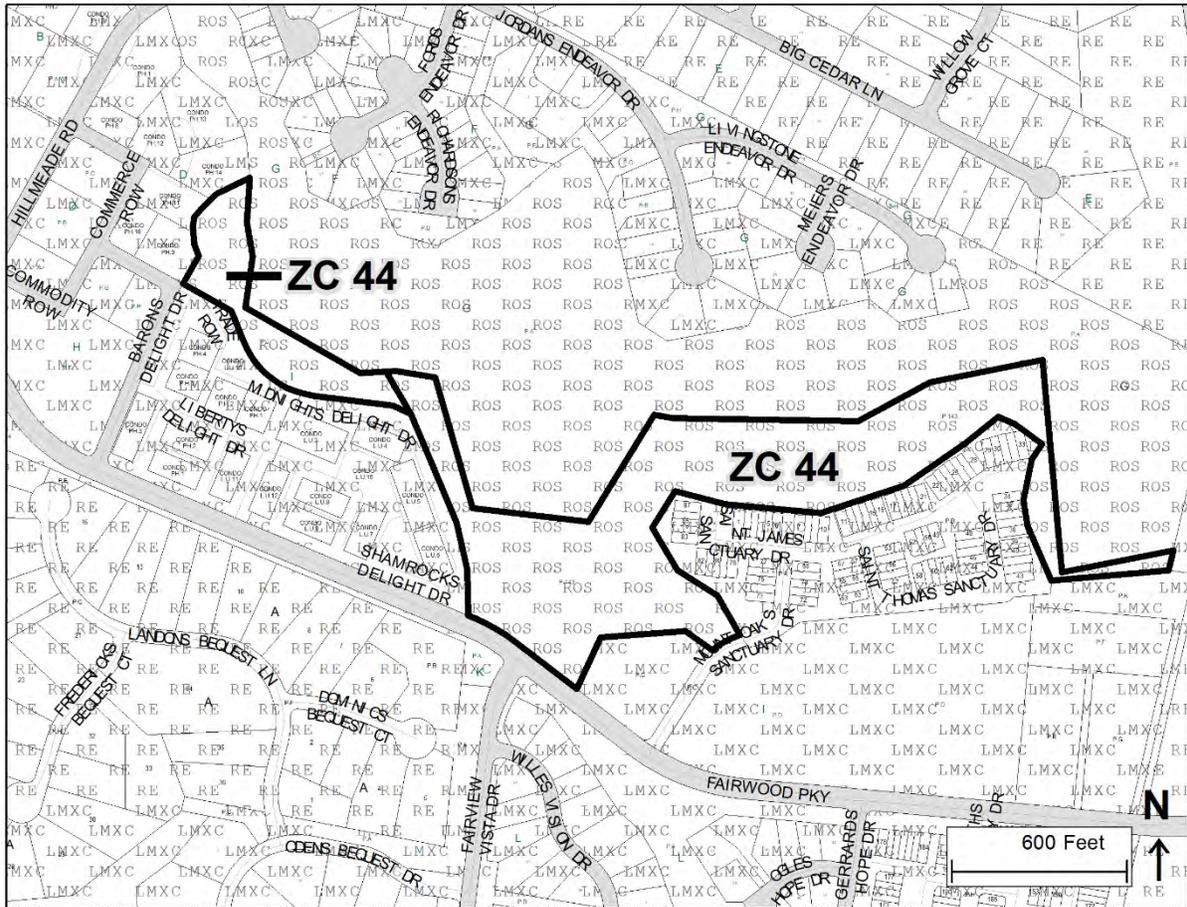
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 43	AG	ROS	3.45	LU 1.1	CZ 1.2	208NE11, 207NE11

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



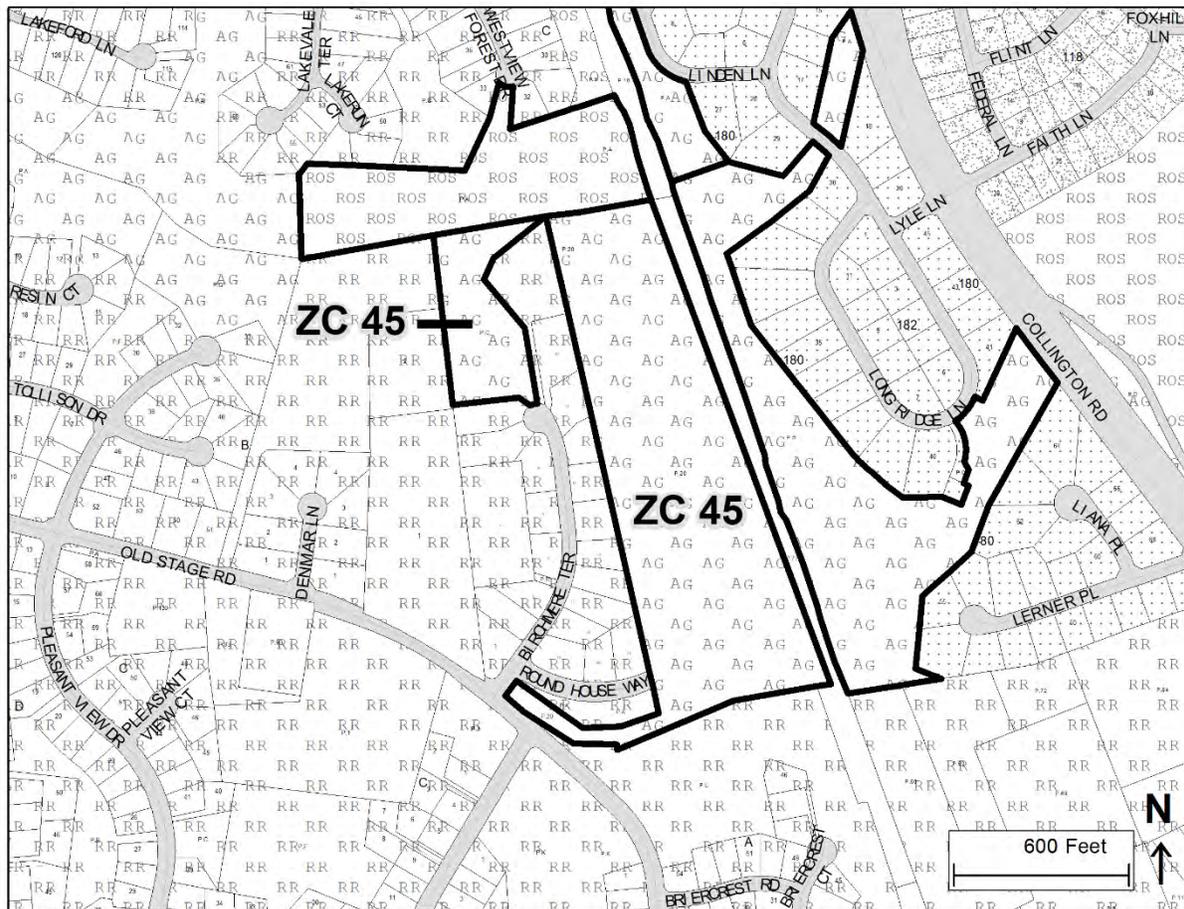
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 44	AG	ROS	23.29	LU 1.1	CZ 1.2	207NE11, 207NE12
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land 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.</p>						
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 Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

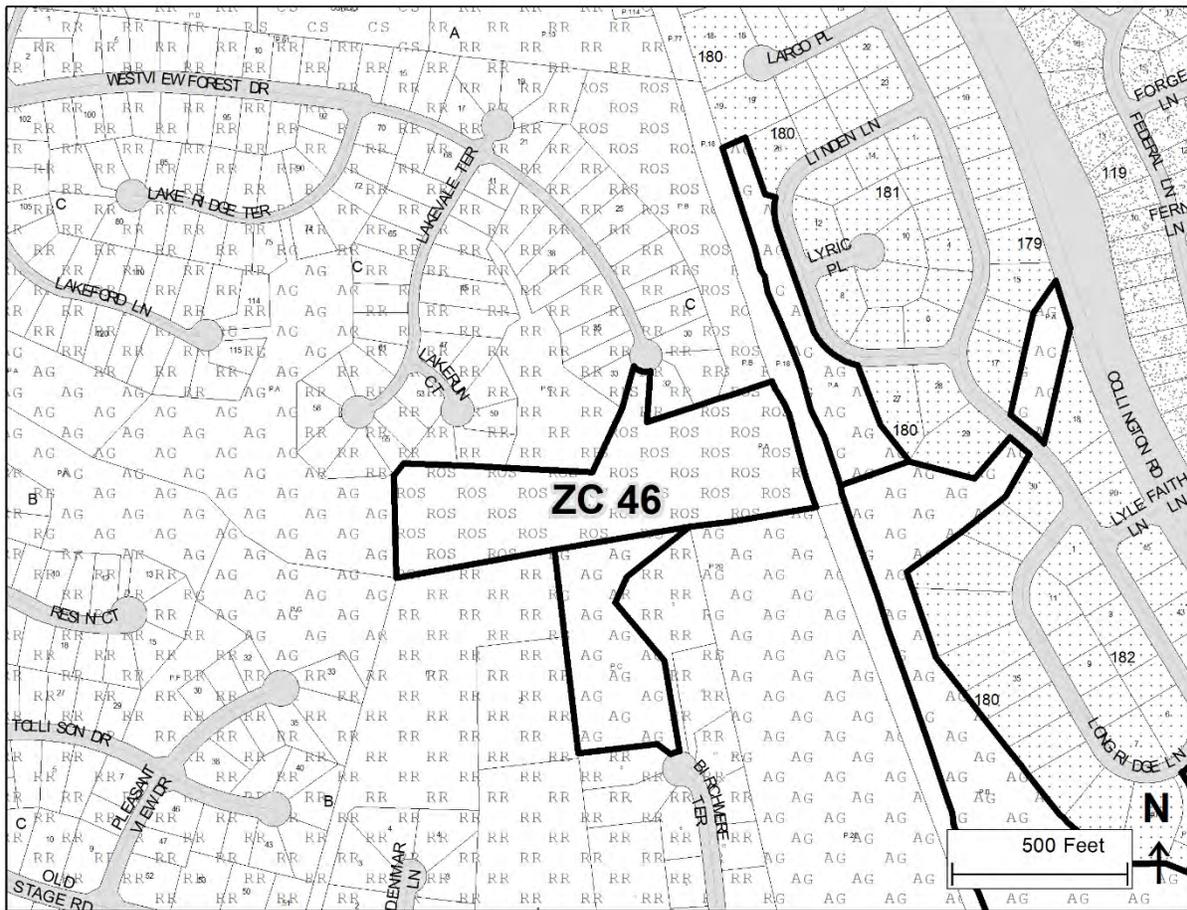
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Old Stage Road	46E3, 46F3, 46E4, 46F4	Parcel 20	0814830
Parks and Open Space	Birchmere Terrace	46E3	Parcel C	3648037



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

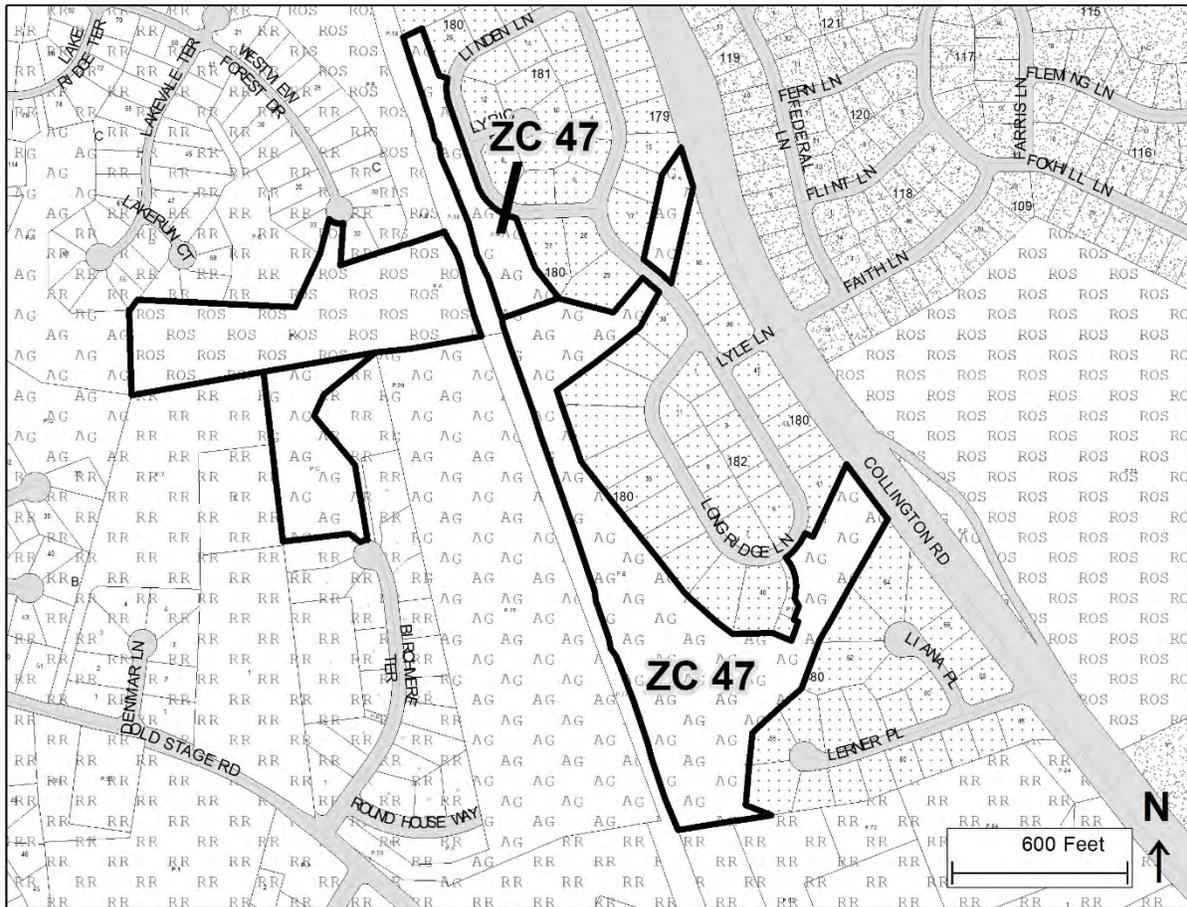
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	14019 Westview Forest Drive	46E3	Parcel A	0804351



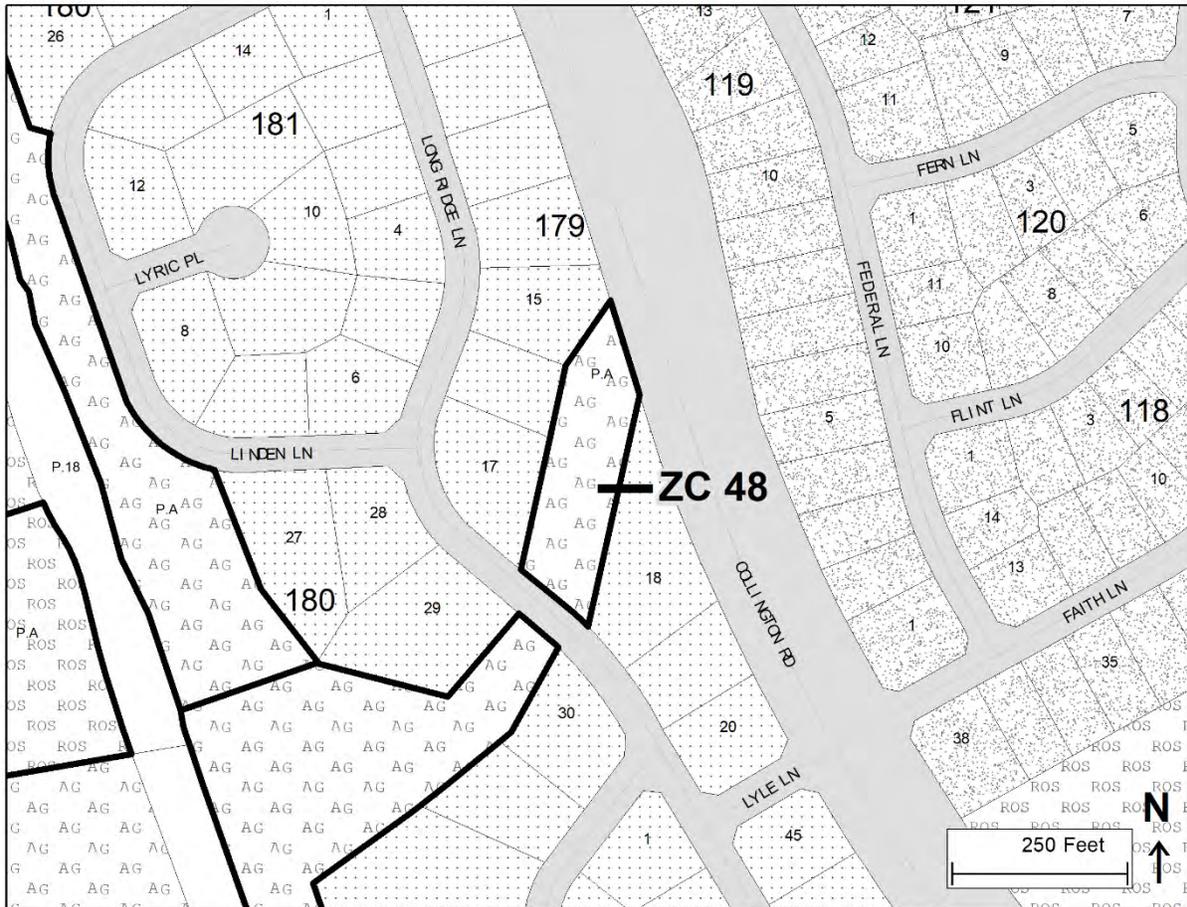
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 47	RSF-95	AG	17.96	LU 1.1	CZ 1.5	207NE12, 207NE13

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.

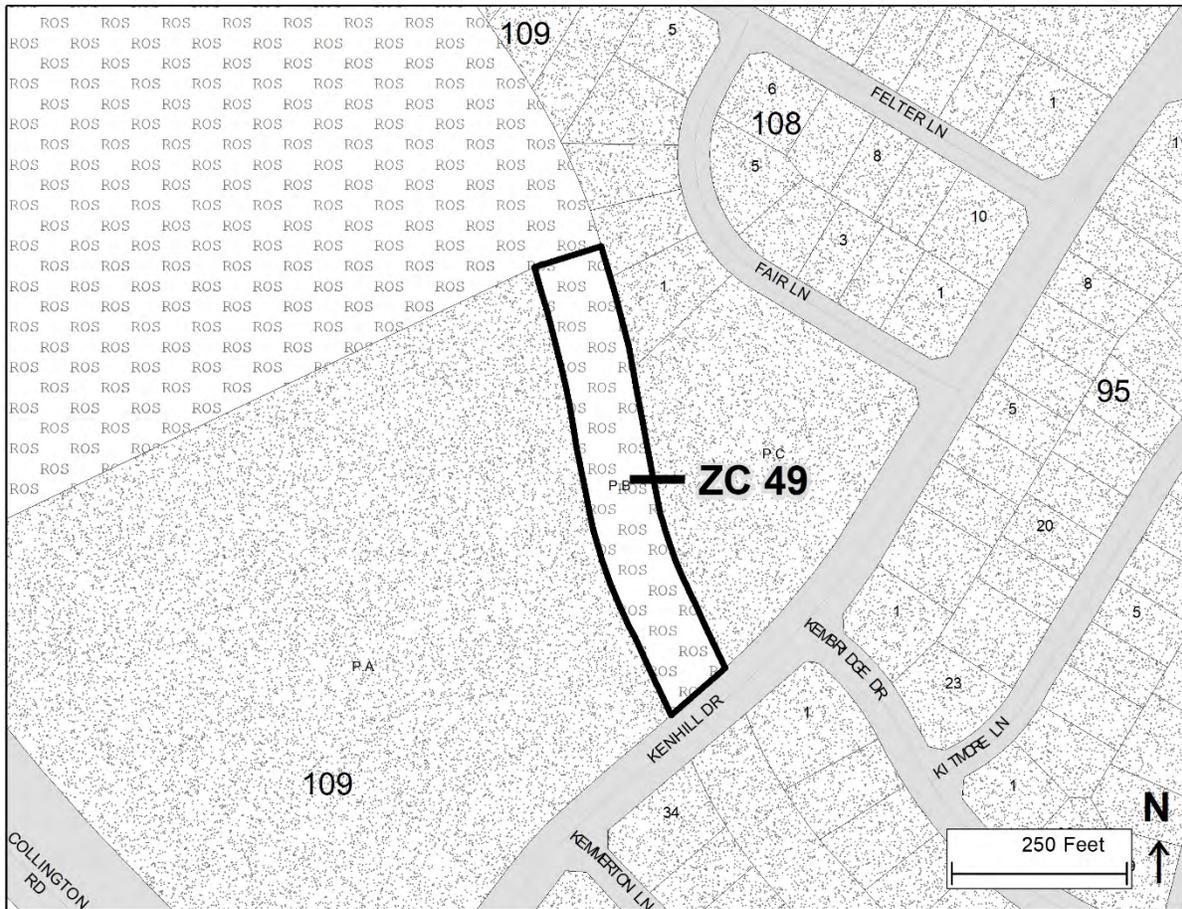
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Collington Road	46E3, 46F3, 46F4	Parcel B	0662304
Parks and Open Space	Linden Lane	46E2, 46E3	Parcel A	0662288



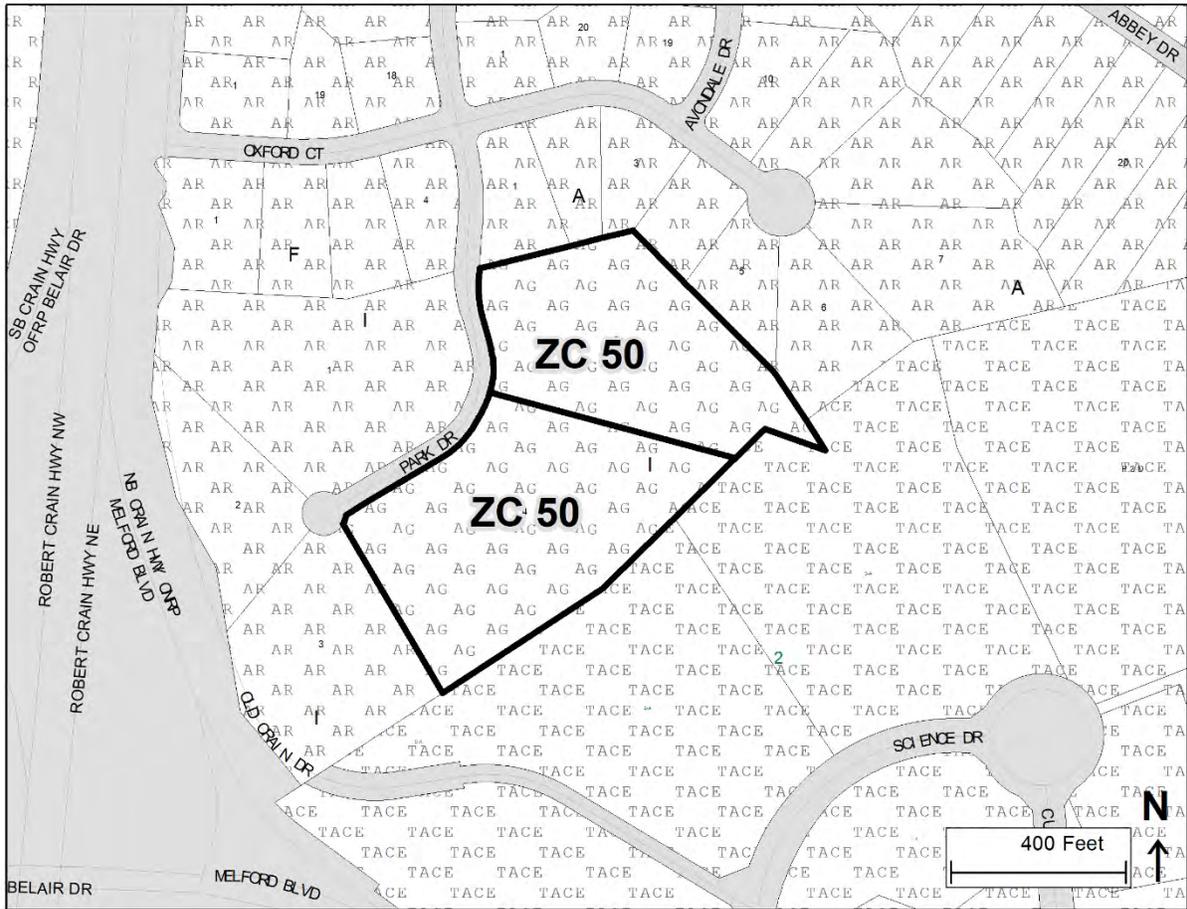
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 48	RSF-95	AG	0.95	LU 1.1	CZ 1.5	207NE13
<p>Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 1.1 and CZ 1.5. The applicable Land Use strategy (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Long Ridge Lane	46F3	Parcel A	0662296, 0662130		



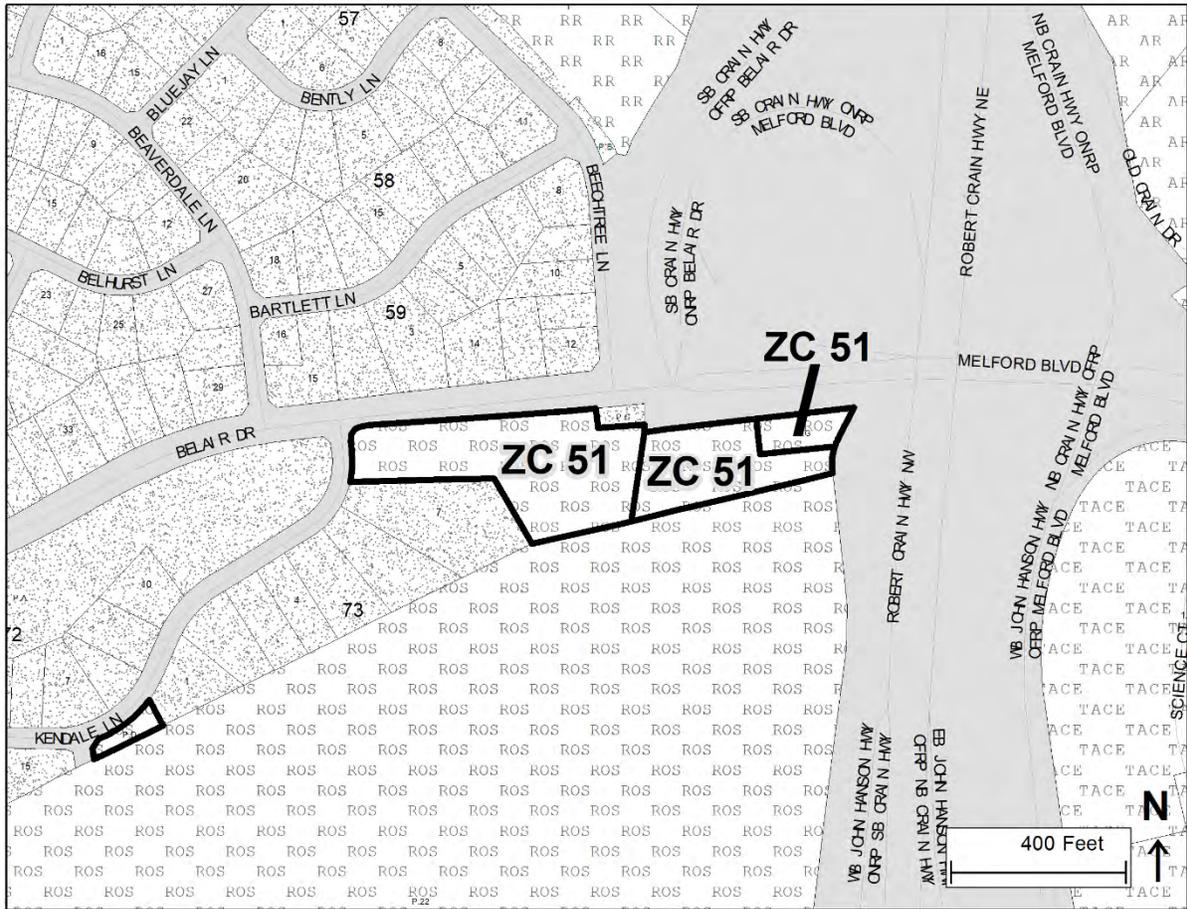
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 49	RSF-65	ROS	1.48	LU 1.1	CZ 1.2	207NE13
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Kenhill Drive	47A3, 47A4	Parcel B	0662270		



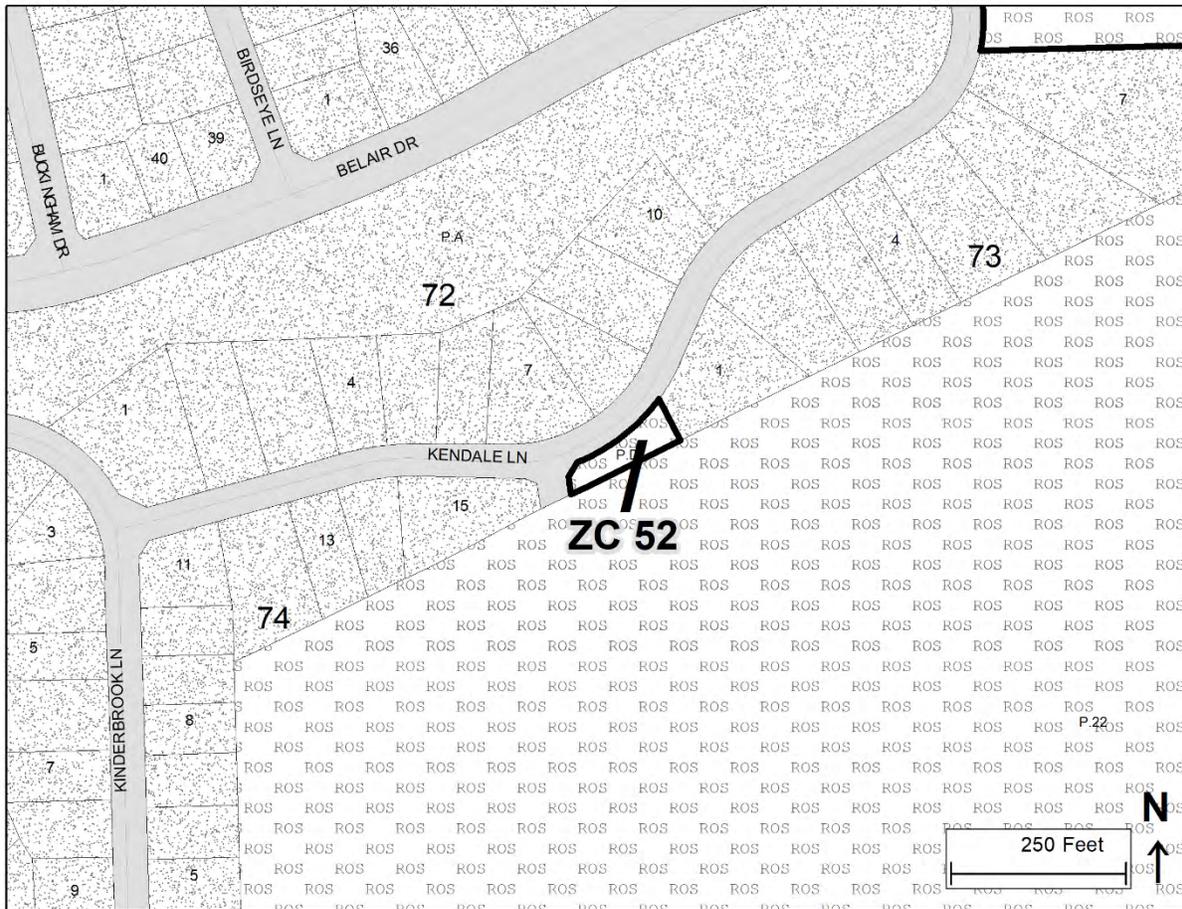
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 50	AR	AG	12.55	LU 2.1	CZ 2.1	207NE14, 207NE15, 208NE15,
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	5511 Park Highway NE	47E2, 47E3	Lot 4	0818872		
Residential Low	5521 Park Drive	47E2, 47F2	Lot 5	0818880		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 51	RSF-65	ROS	4.70	LU 1.1	CZ 1.2	207NE14
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Belair Drive	47D3	Parcel E	0662155		
Parks and Open Space	Robert Crain Highway	47D3, 47E3	Parcel G	0662692		
Parks and Open Space	Belair Drive	47D3, 47E3	Parcel F	0662718		

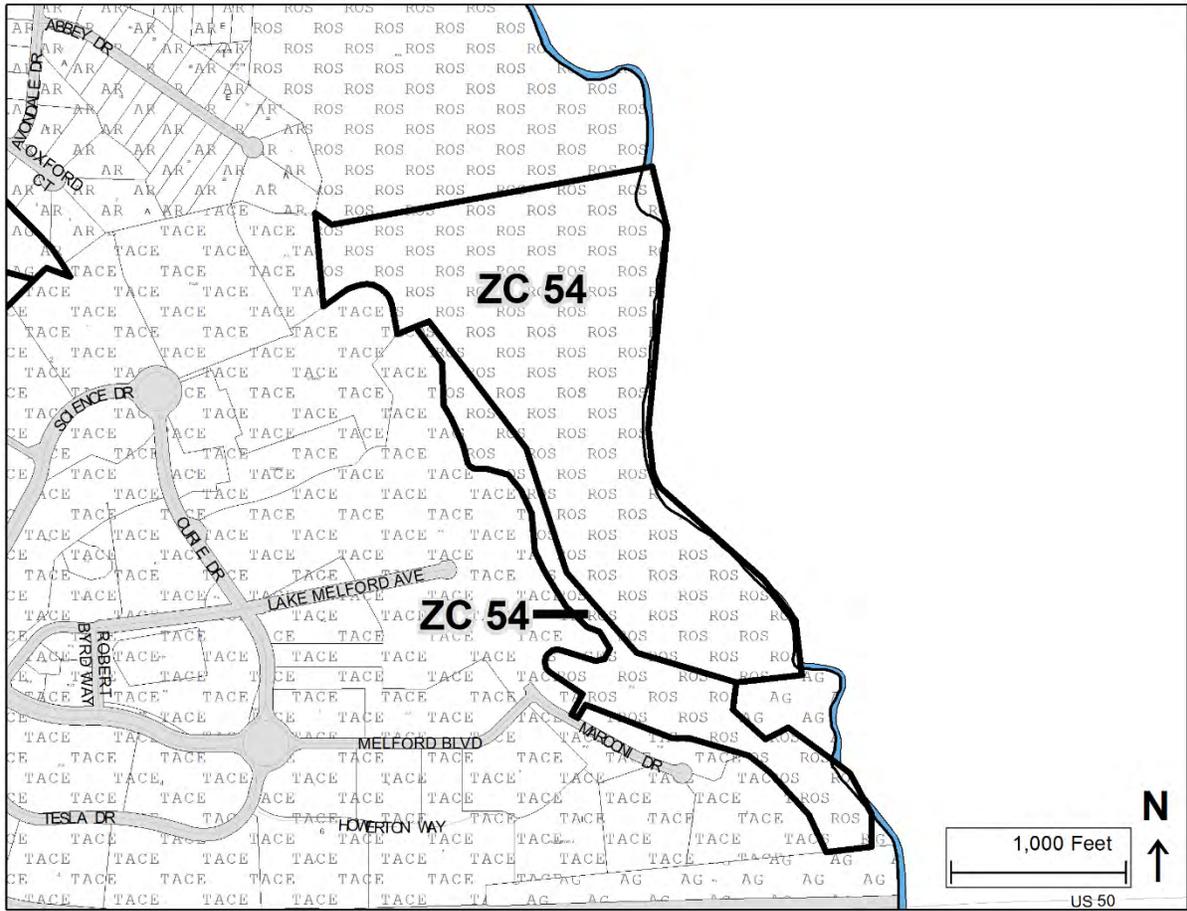


Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 52	RSF-65	ROS	1.67	LU 1.1	CZ 1.2	207NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Belair Drive	47D3	Parcel D	0662395		



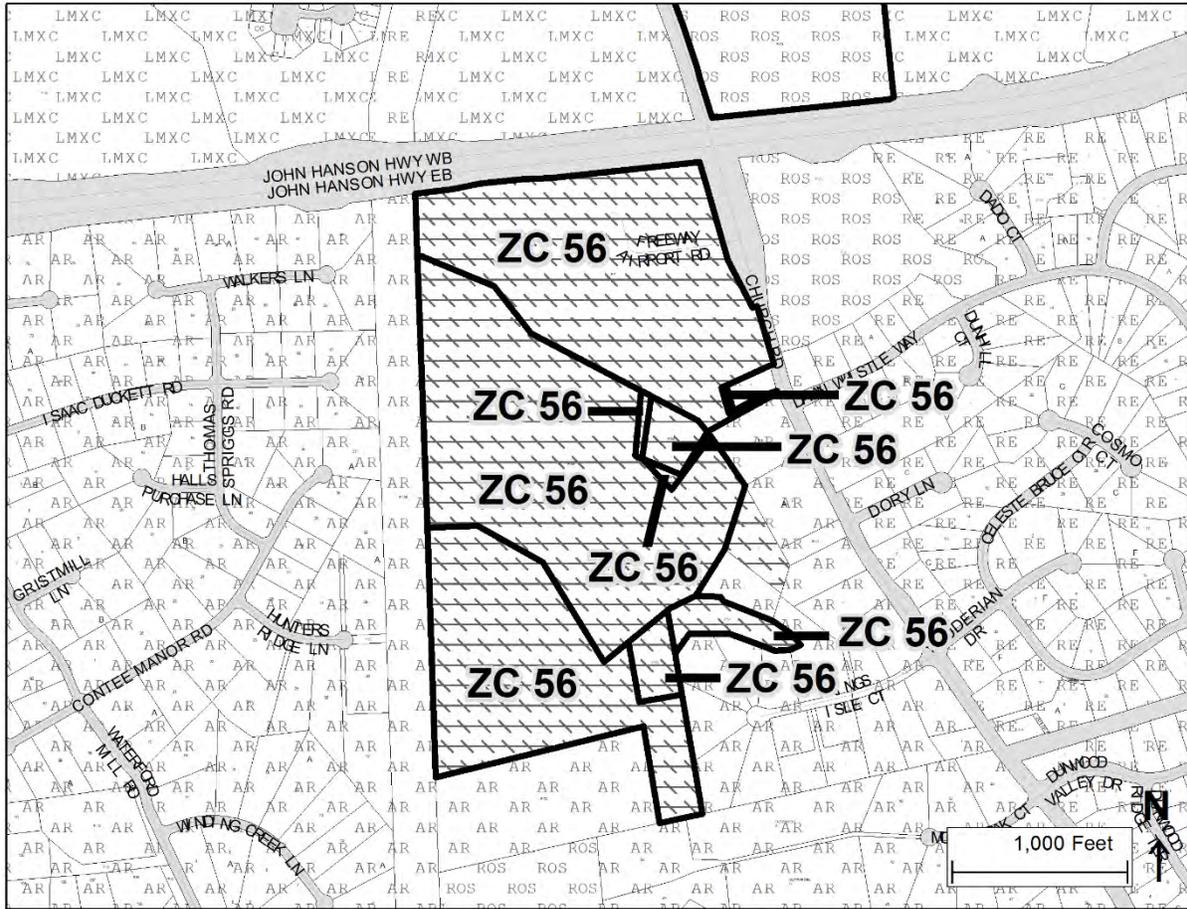


Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 54	RMF-12, TAC-E	ROS	96.46	LU 1.1	CZ 1.1	208NE15, 207NE15
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Melford Boulevard	47F2, 48A2, 48A3, 48B3	Parcel 6	3346327		
Parks and Open Space	4821 Marconi Drive	48A2, 48A3, 48A4, 48B4	Parcel 8	4061800		





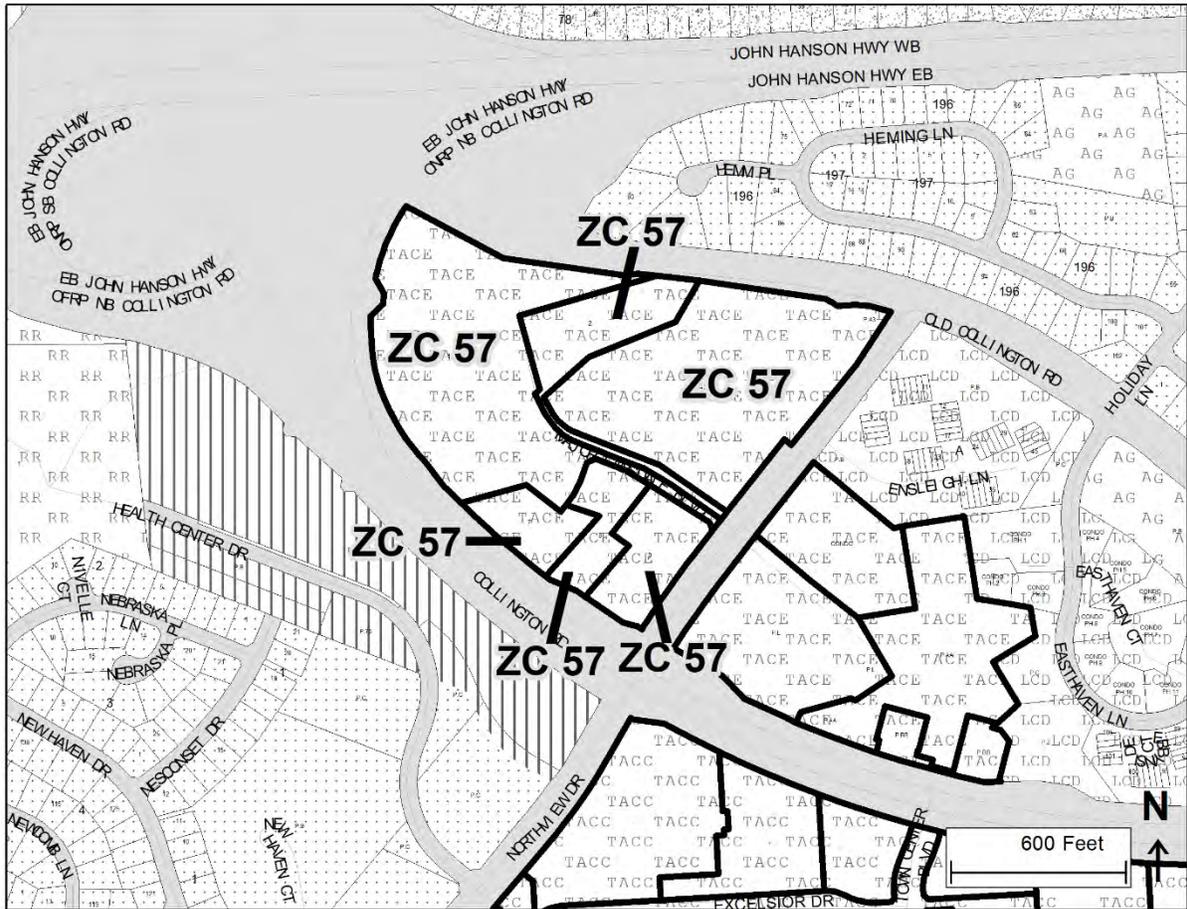
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 56	AR	RSF-A	131.36	LU 3.1	CZ 3.3	205NE12, 206NE12
<p>Discussion: Rezoning the subject properties to Residential, Single-Family-Attached (RSF-A) Zone is consistent with the master plan and strategies LU 3.1 and CZ 3.3. The applicable Land Use strategy (LU 3.1) designates for infill housing 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 3.3) recommends reclassifying the properties located at 3600, 3702, and 3900 Church Road (Tax ID 0801258, 0801357, 0801290, 0801340, 0801241, 0801274, 0801233, 0801282, and 0728741) known as Freeway Airport to the RSF-A Zone.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Institutional	3600 Church Road		54B2, 54C2, 54B3, 54C3	Parcel 59	0801258	
Rural and Agricultural	3702 Church Road		54C3	Parcel 50	0801357	
Institutional	3900 Church Road		54B2, 54C2, 54B3, 54C3	Parcel 7	0801290	
Parks and Open Space	Church Road		54C3	Parcel 58	0801340	
Parks and Open Space	Church Road		54C3	Parcel 57	0801241	
Parks and Open Space	Church Road		54B3, 54C3, 54B4, 54C4	Parcel 49	0801274	
Parks and Open Space	Church Road		54C3, 54C4	Parcel 60	0801233	
Parks and Open Space	Church Road		54C3	Parcel 51	0801282	
Parks and Open Space	Church Road		54C3	Parcel 41	0728741	



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 57	CGO	TAC-E	32.27	LU 4.1, LU 4.3	CZ 5.2	206NE13, 206NE14

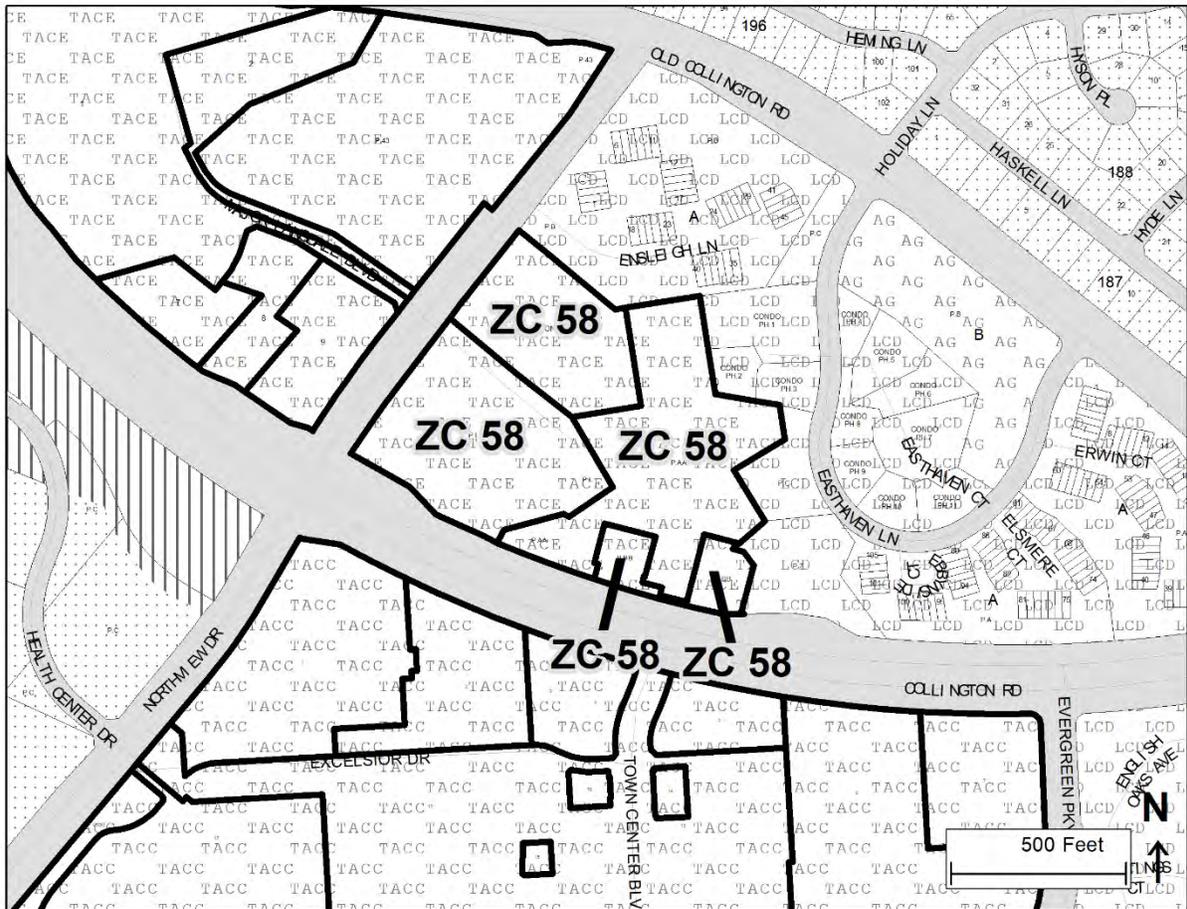
Discussion: Rezoning the subject properties to Town Activity Center (Edge) (TAC-E) is consistent with the master plan and strategies LU 4.1, LU 4.3, and CZ 5.2. The applicable Land Use strategies (LU 4.1 and LU 4.3) designates mixed uses. The proposed zone for the subject properties helps implement both 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 Grid	Lot/Parcel	Tax Account(s)
Commercial	15209 Major Lansdale Boulevard	55B1	Lot 8	3180403
Commercial	15202 Major Lansdale Boulevard	55B1	Lot 2	3131729
Commercial	15207 Major Lansdale Boulevard	55A1, 55B1	Lot 7	3180395
Commercial	15200 Major Lansdale Boulevard	55A1, 55B1	Lot 1	3131711
Institutional	4400 Collington Road	55B1	Parcel 43	0821421
Commercial	15211 Major Lansdale Boulevard	55B1, 55B2	Lot 9	3180411

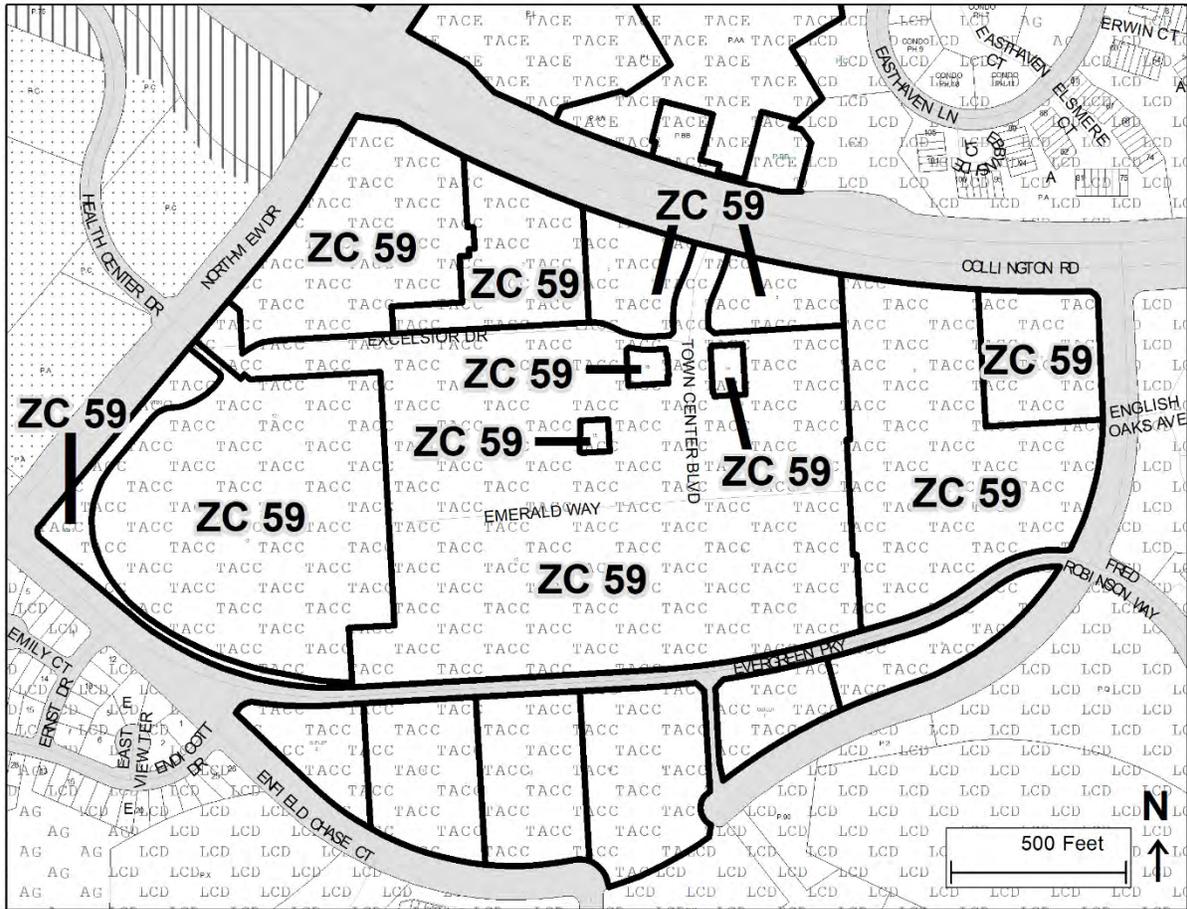


Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 58	LCD	TAC-E	17.75	LU 4.1, LU 4.3	CZ 5.2	206NE13, 206NE14
<p>Discussion: Rezoning the subject properties to TAC-E is consistent with the master plan and strategies LU 4.1, LU 4.3, and CZ 5.2. 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Commercial	4201 Northview Drive	55B1, 55B2	Parcel L	0752212		
Commercial	4321 Collington Road	55B1, 55B2	Part Parcel AA	3666575, 3666609		
Commercial	4319 Collington Road	55B2	Part Parcel BB	3666591		
Commercial	4323 Collington Road	55B2	Part Parcel BB	3666583		
Commercial	4301-4379 Northview 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, 0747709,		

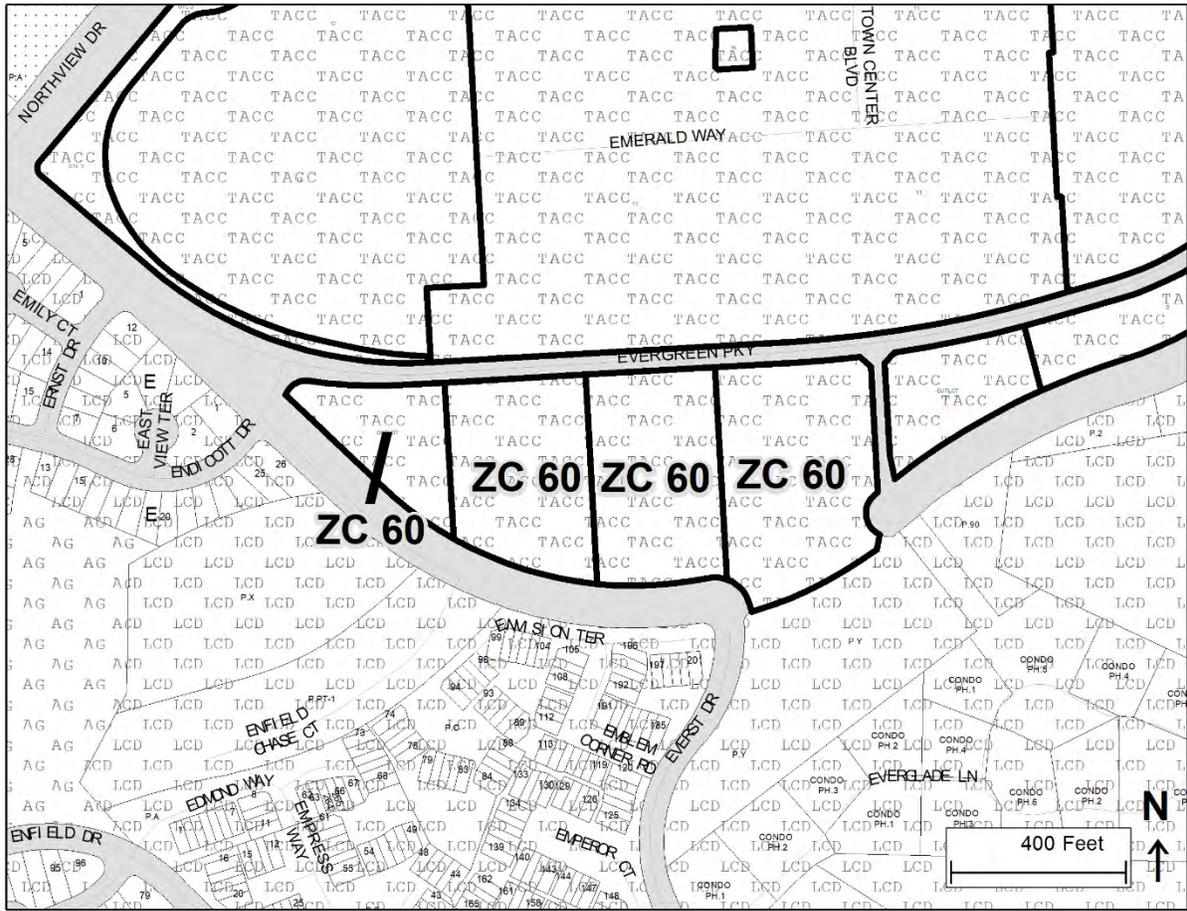
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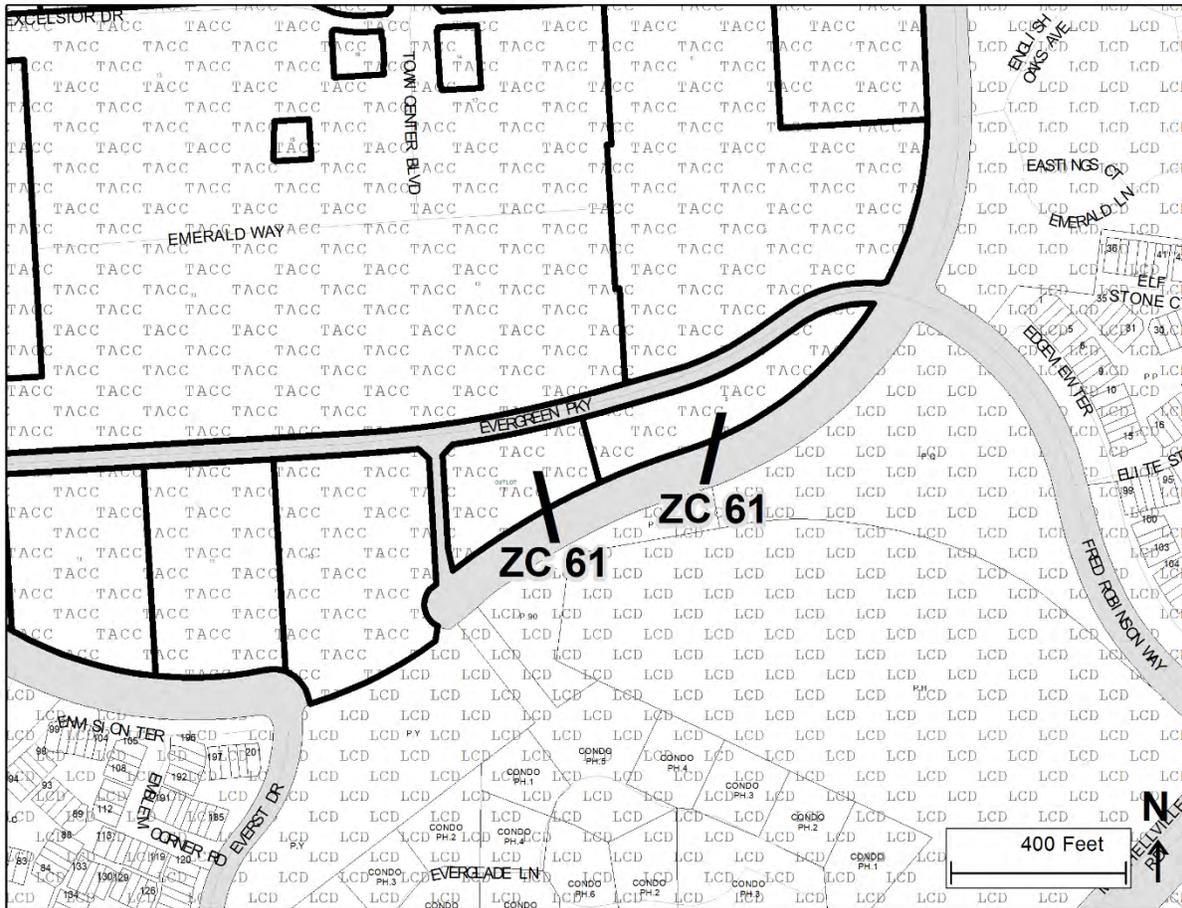
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 59	TAC-E	TAC-C	74.81	LU 4.2	CZ 5.1	206NE13, 206NE14, 205NE13, 205NE14
<p>Discussion: Rezoning the subject properties to Town Activity Center (Core) (TAC-C) is consistent with the master plan and strategies LU 4.2 and CZ 5.1. The applicable Land Use strategy (LU 4.2) 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 5.1) recommends reclassifying subject properties into the TAC-C Zone to create the Core of the Bowie Local Town Center.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	3700 Evergreen Parkway	55A2, 55B2	Outlet 3	3324308		
Commercial	15300 Emerald Way	55A2, 55B2	Lot 12	3324290		
Commercial	15400 Emerald Way	55B2	Lot 13	3631397		
Commercial	4101 Northview Drive	55B2	Lot 1	3324282		
Commercial	15400 Excelsior Drive	55B2	Lot 2	3324258		
Commercial	4101 Town Center Boulevard	55B2	Lot 3	3324266		
Commercial	15500 Excelsior Drive	55B2	Lot 15	3631413		
Commercial	4001 Town Center Boulevard	55B2	Lot 16	3631421		
Commercial	4000 Town Center Boulevard	55B2	Lot 14	3631405		
Commercial	4100 Town Center Boulevard	55B2	Lot 5	3324316		
Commercial	15700 Emerald Way	55B2, 55C2	Lot 6	3324324		
Commercial	4351 Collington Road	55C2	Lot 7	3324332		



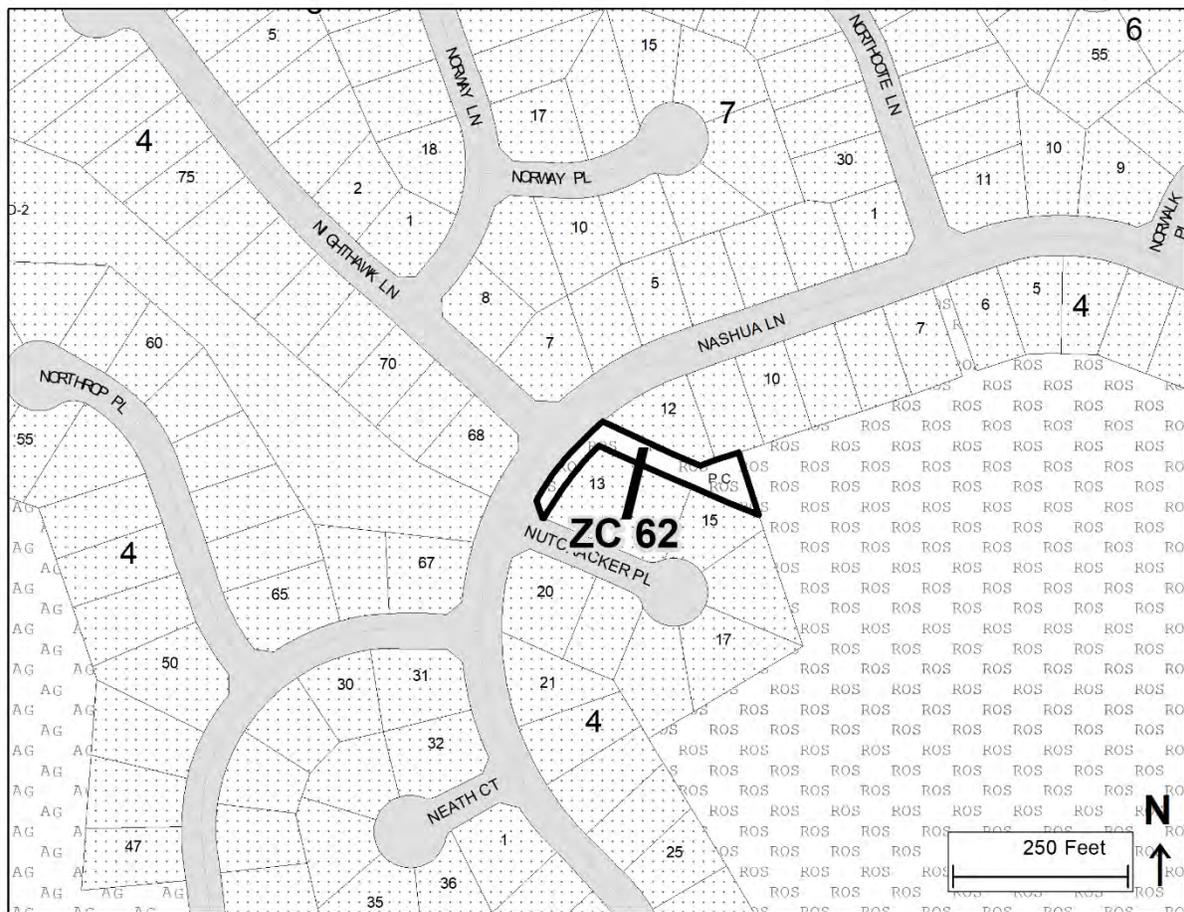
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 60	TAC-E	TAC-C	12.27	LU 4.2	CZ 5.1	205NE13, 205NE14
<p>Discussion: Rezoning the subject properties to TAC-C is consistent with the master plan and strategies LU 4.2 and CZ 5.1. The applicable Land Use strategy (LU 4.2) designates mixed use. 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 5.1) recommends reclassifying subject properties into the TAC-C Zone to create the Core of the Bowie Local Town Center.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	3751 Evergreen Parkway	55B2, 55B3	Outlot 2	3415189		
Commercial	3801 Evergreen Parkway	55B2, 55B3	Lot 11	3415163		
Commercial	3851 Evergreen Parkway	55B2, 55B3	Lot 13	3586344		
Commercial	3901 Evergreen Parkway	55B2, 55B3	Lot 12	3507290		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 61	TAC-E	TAC-C	3.61	LU 4.2	CZ 5.1	205NE14
<p>Discussion: Rezoning the subject properties to TAC-C is consistent with the master plan and strategies LU 4.2 and CZ 5.1. The applicable Land Use strategy (LU 4.2) 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 5.1) recommends reclassifying subject properties into the TAC-C Zone to create the Core of the Bowie Local Town Center.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	3951 Evergreen Parkway	55B2, 55B3	Outlot 1	3415171		
Parks and Open Space	4001 Evergreen Parkway	55B2, 55B3, 55C2	Lot 8	3324340		



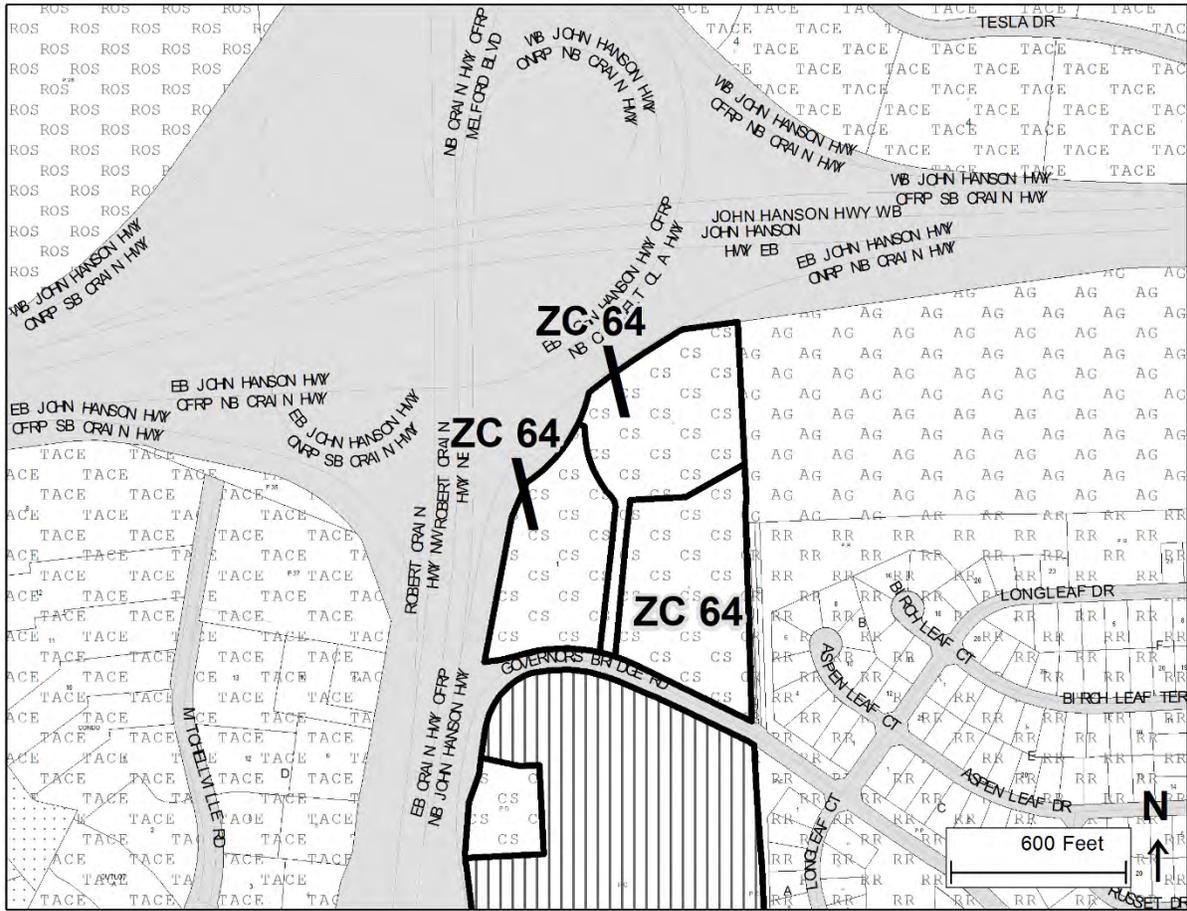
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 62	RSF-95	ROS	0.29	LU 1.1	CZ 1.2	205NE13
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Nashua Lane	55A3	Parcel C	0743708		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 63	AG/RSF-95	ROS	9.05	LU 1.1	CZ 1.2	205NE13
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Northview Drive	54F3, 55A3	Parcel B	0705426		
Parks and Open Space	Northview Drive	54F3, 55A3	Parcel B	0705434		
Parks and Open Space	3600 Northview Drive	54F3, 55A3	Parcel B	0743690		



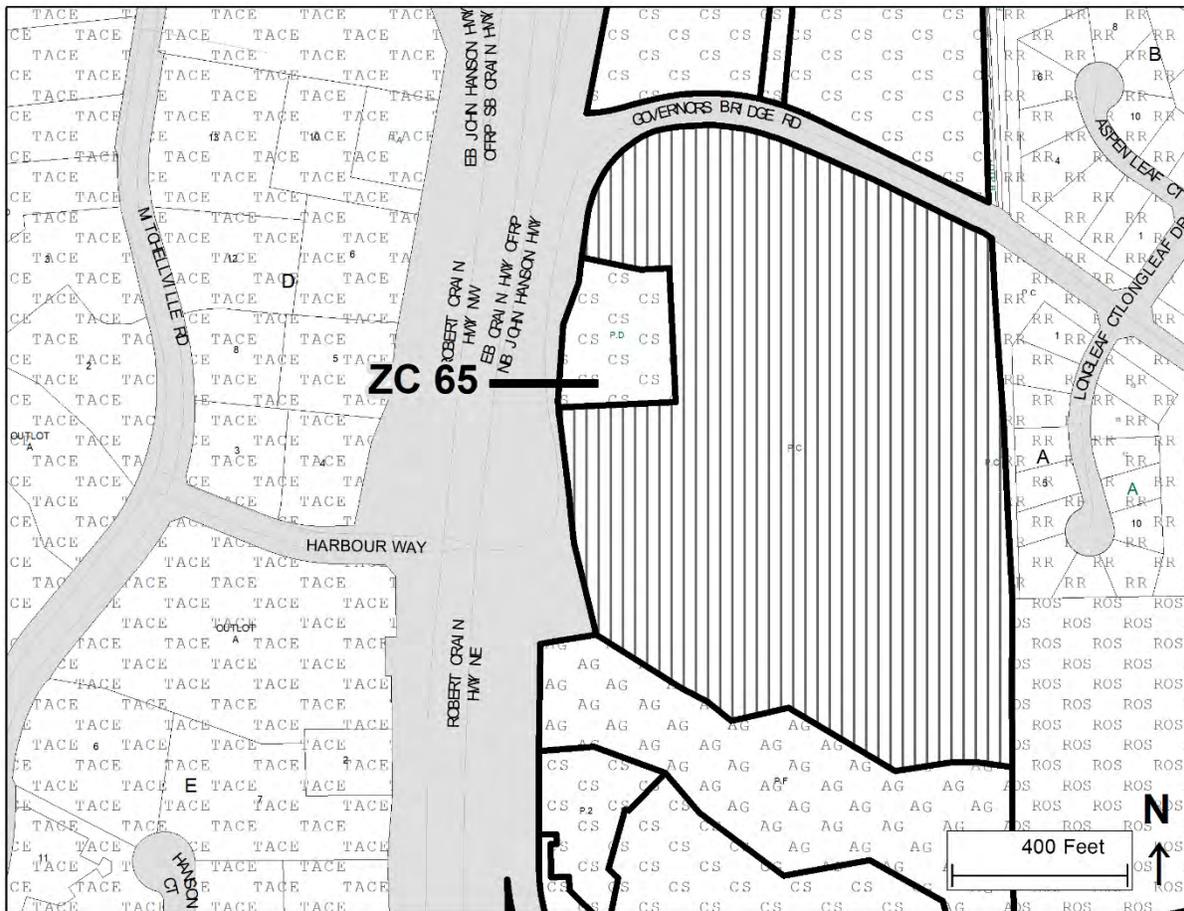
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 64	TAC-E	CS	18.69	LU 4.4, LU 4.5	CZ 4.1	206NE14, 206NE15
<p>Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategies LU 4.4, LU 4.5, and CZ 4.1. 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.</p>						
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 Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 65	TAC-E	CS	1.78	LU 4.4, LU 4.5	CZ 4.1	206NE14

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 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 4.1) recommends reclassifying subject properties into the CS Zone to discourage mixed-use development outside of the Bowie Local Town Center.

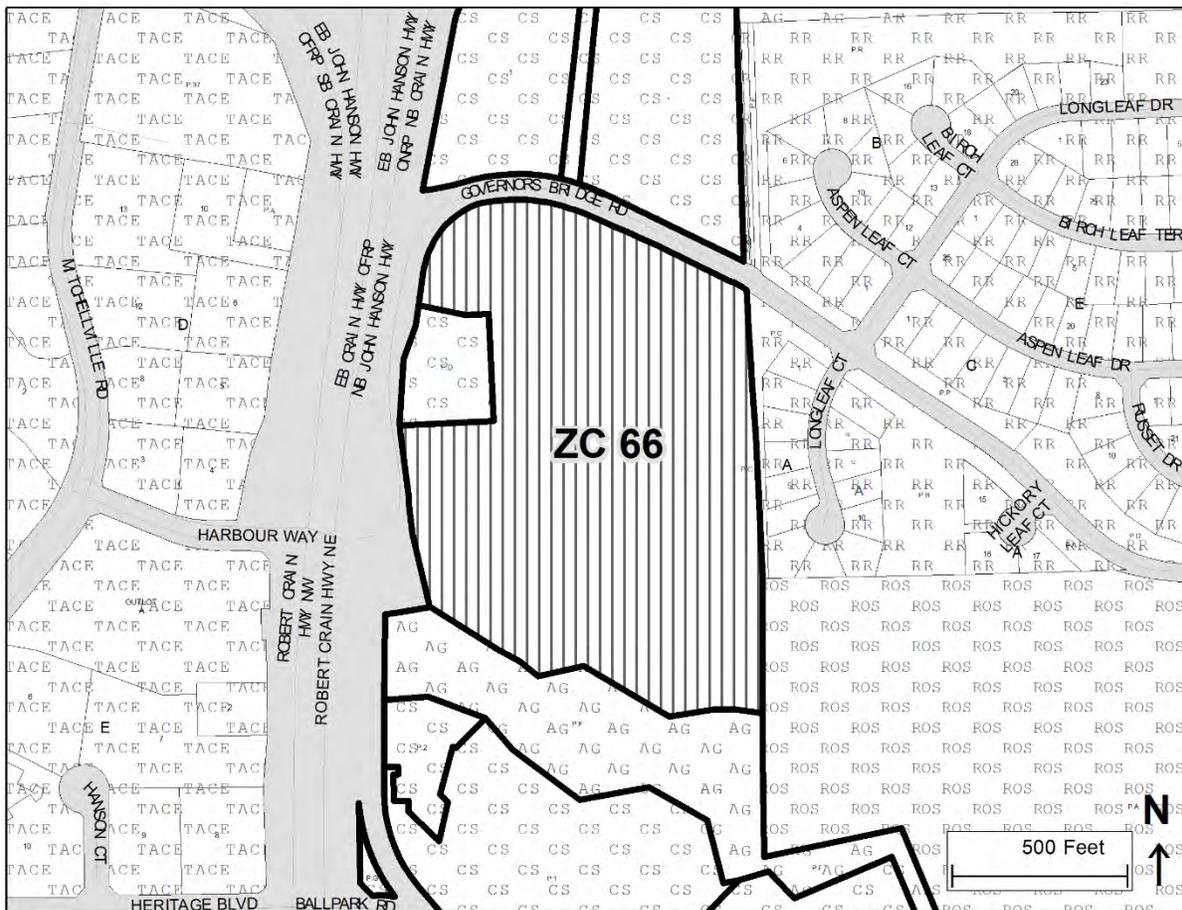
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Commercial	16431 Governors Bridge Road	55E1	Parcel D	3332715



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

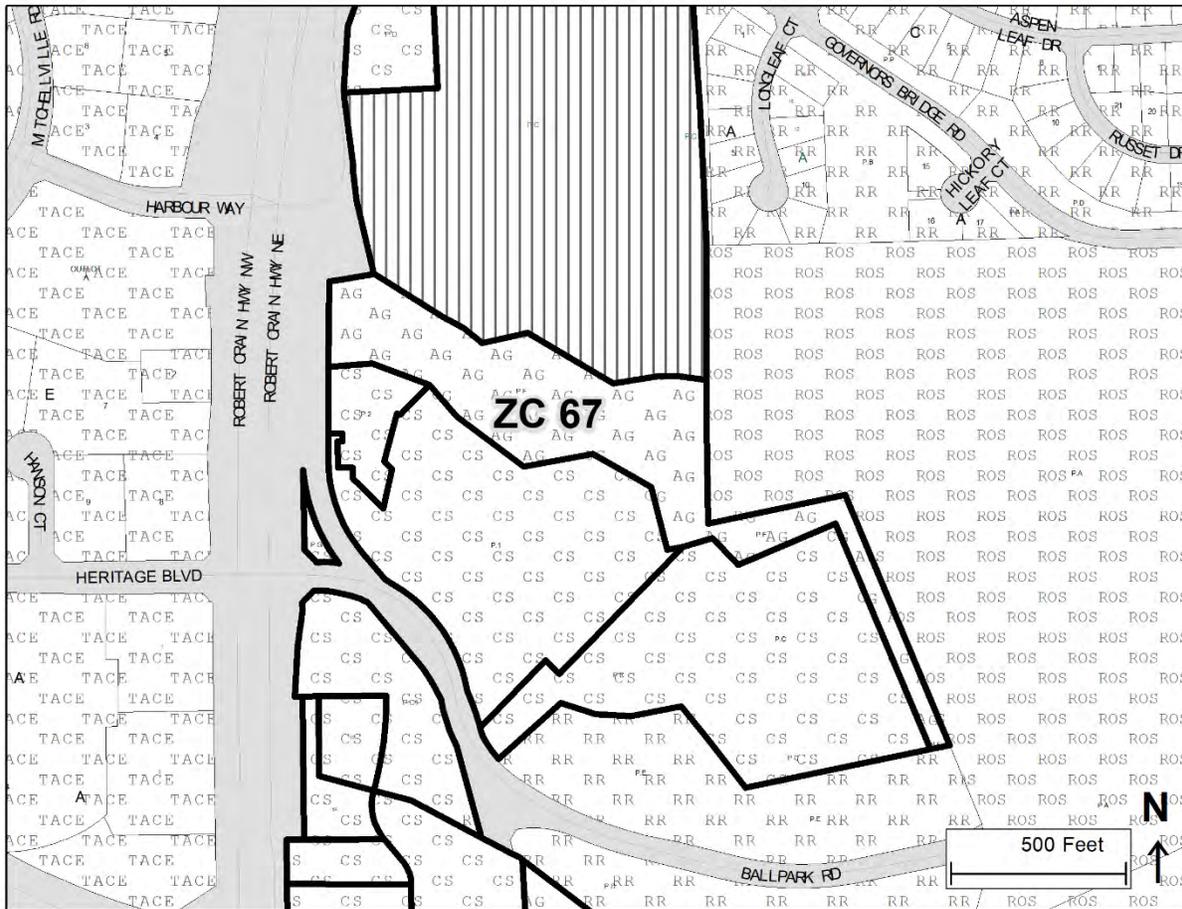
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Residential Medium-High	16799 Governors Bridge Road	55E1, 55E2	Part Parcel C	3332707
Residential Medium-High	16699 Governors Bridge Road	55E1, 55E2	Part Parcel C	3332723



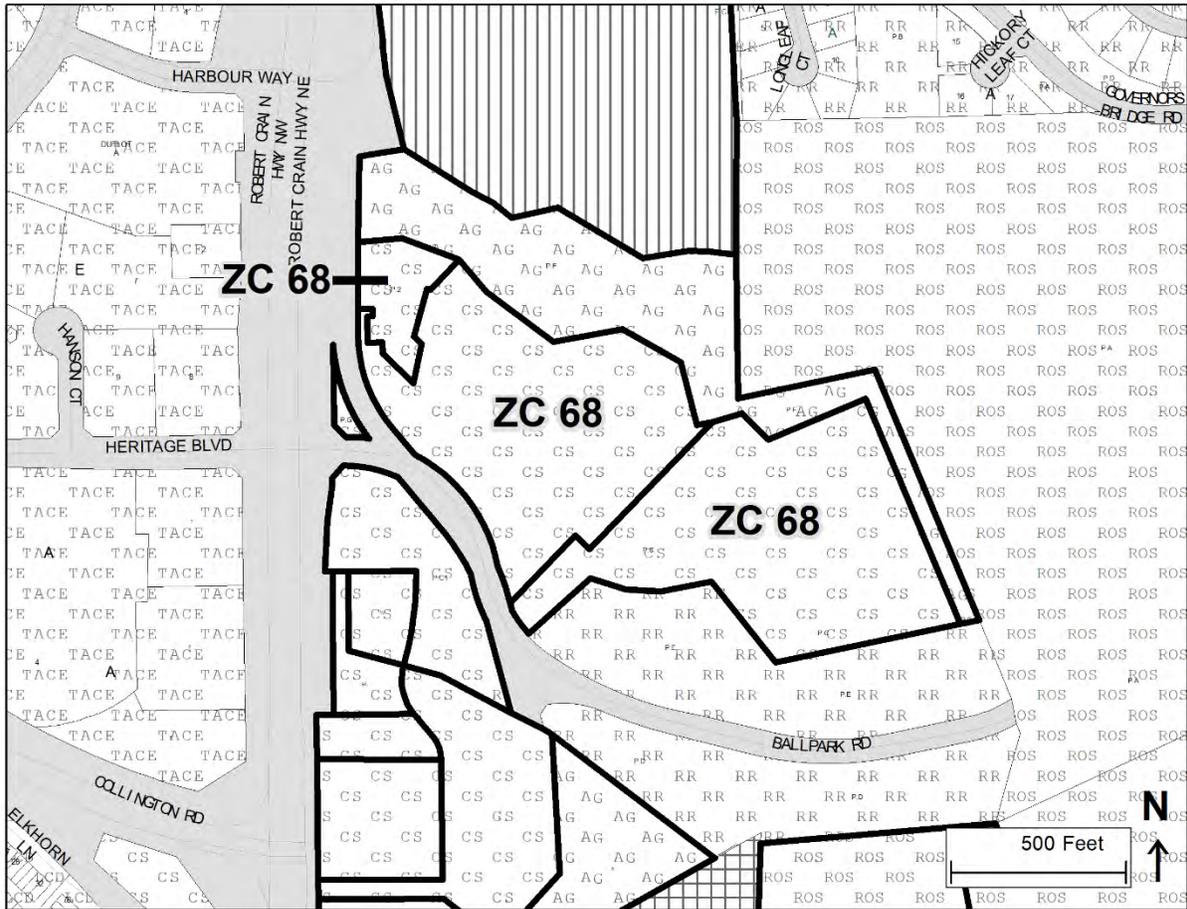
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 67	RR	AG	9.28	LU 4.4, LU 4.5	CZ 4.3	206NE14, 206NE15, 205NE15

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



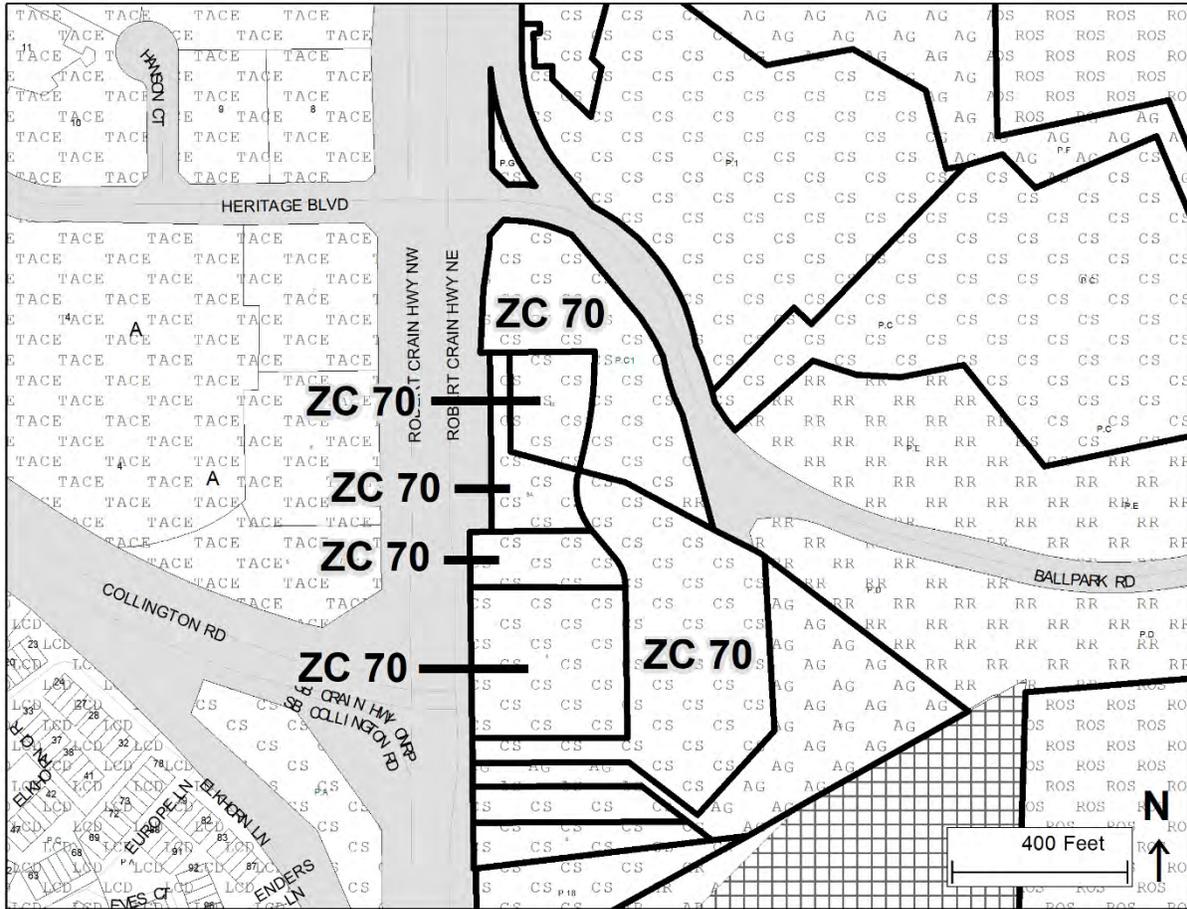
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 68	TAC-E	CS	23.92	LU 4.4, LU 4.5	CZ 4.1	206NE14, 206NE15, 205NE14, 205NE15
<p>Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategies LU 4.4, LU 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Commercial	16520 Ballpark Road	55E2	Parcel C	3149242		
Commercial	16500 Ballpark Road	55E2	Parcel 1	5572805		
Commercial	16400 Ballpark Road	55E2	Parcel 2	5572816		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 69	TAC-E	CS	0.19	LU 4.4, LU 4.5	CZ 4.1	206NE14
<p>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 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 4.1) recommends reclassifying subject properties into the CS Zone to discourage mixed-use development outside of the Bowie Local Town Center.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	15500 Governors Bridge Road	55E2	Parcel G	3149283		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 70	TAC-E/RR	CS	14.73	LU 4.4, LU 4.5	CZ 4.1	206NE14, 205NE14
<p>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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Commercial	3901 NE Robert Crain Highway		55E2	Lot 3	3322401	
Commercial	3809 NE Robert Crain Highway		55E2, 55E3	Lot 4	3322419	
Commercial	3811 NE Robert Crain Highway		55E2, 55E3	Lot 5	3322427	
Commercial	16509 Ballpark Road		55E2	Lot 9A	3324092	
Commercial	16503 Ballpark Road		55E2	Lot 10	3324100	
Commercial	Ballpark Road		55E2	Parcel C1	5600254	



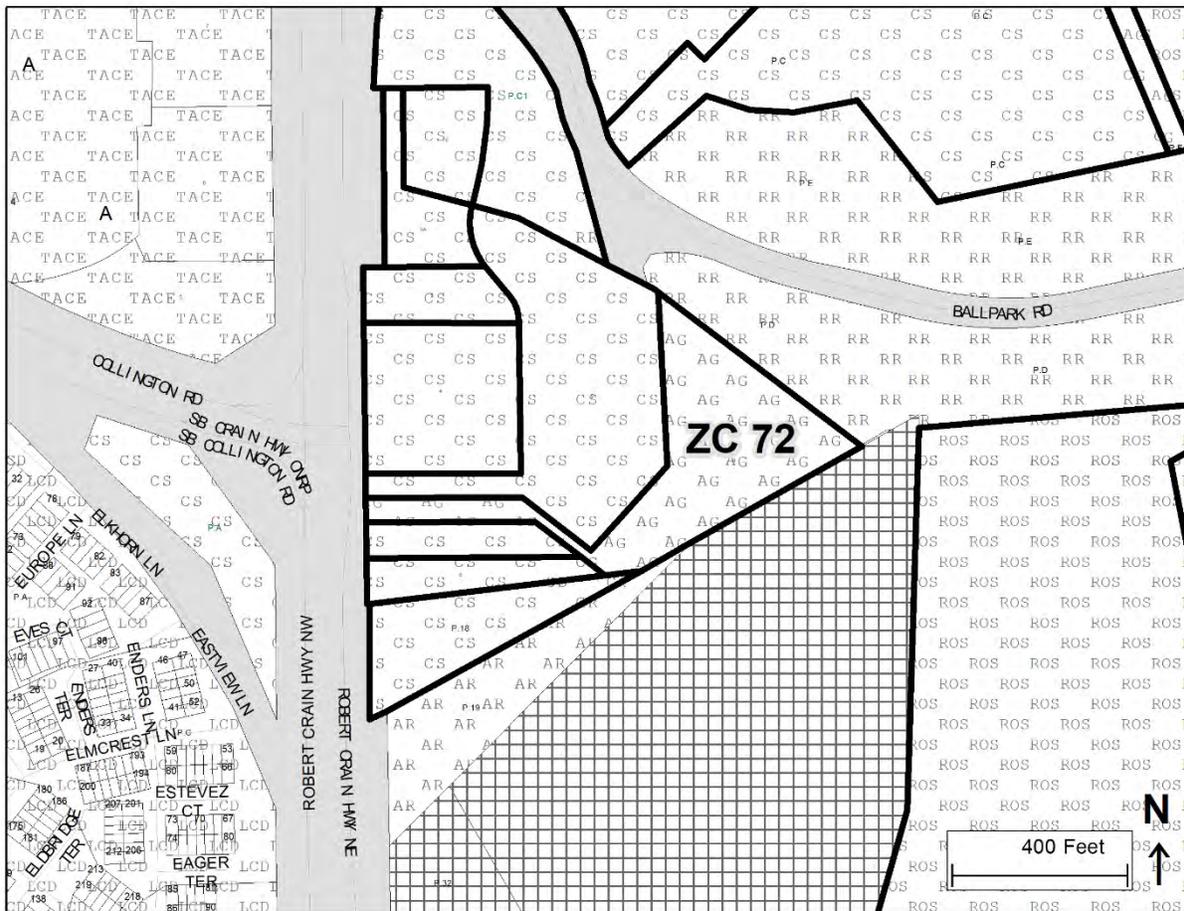
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 71	TAC-E	CS	3.62	LU 4.4, LU 4.5	CZ 4.1	205NE14
<p>Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategies LU 4.4, LU 4.5, and CZ 4.1. The applicable 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	3785 NE Robert Crain Highway	55E3	Lot 7	3322443		
Parks and Open Space	3781 NE Robert Crain Highway	55E3	Lot 8	3322450		
Commercial	3711 NE Robert Crain Highway	55E3	Parcel 18	0735456		



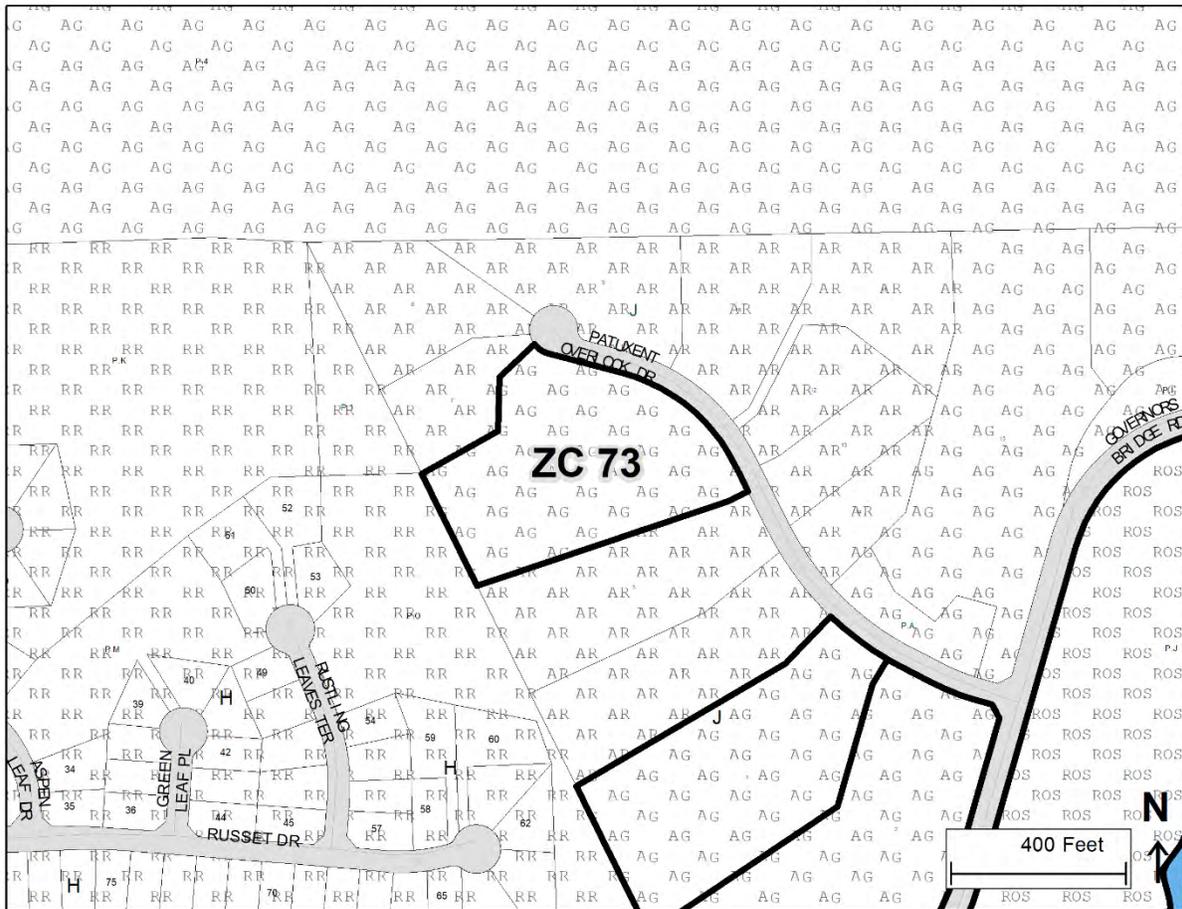
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 72	TAC-E/RR	AG	4.21	LU 4.4, LU 4.5	CZ 4.3	205NE14, 205NE15

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 Open Space	3851 NE Robert Crain Highway	55E2, 55E3	Lot 6	3322435



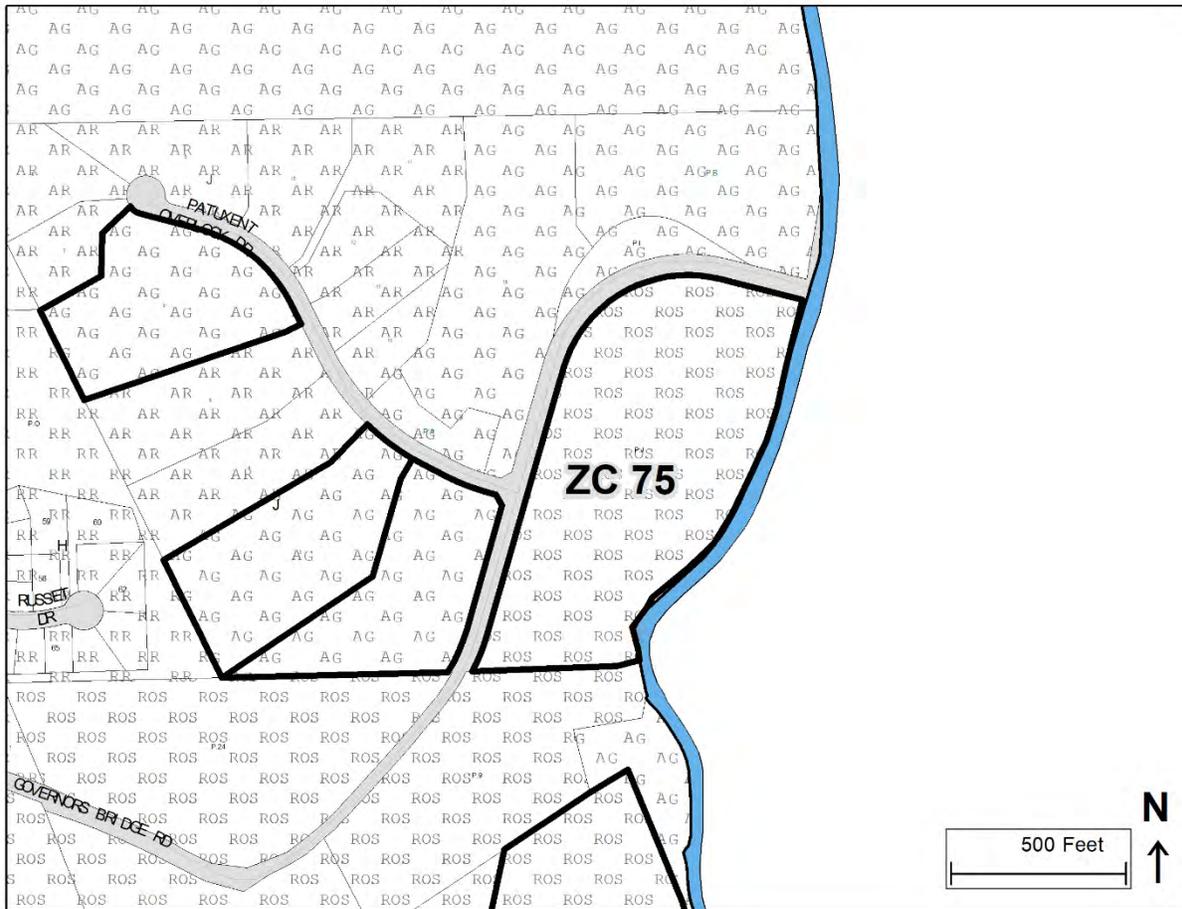
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 73	AR	AG	5.31	LU 2.1	CZ 2.1	206NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	4410 Patuxent Overlook Drive	56A1	Lot 6	3603081		



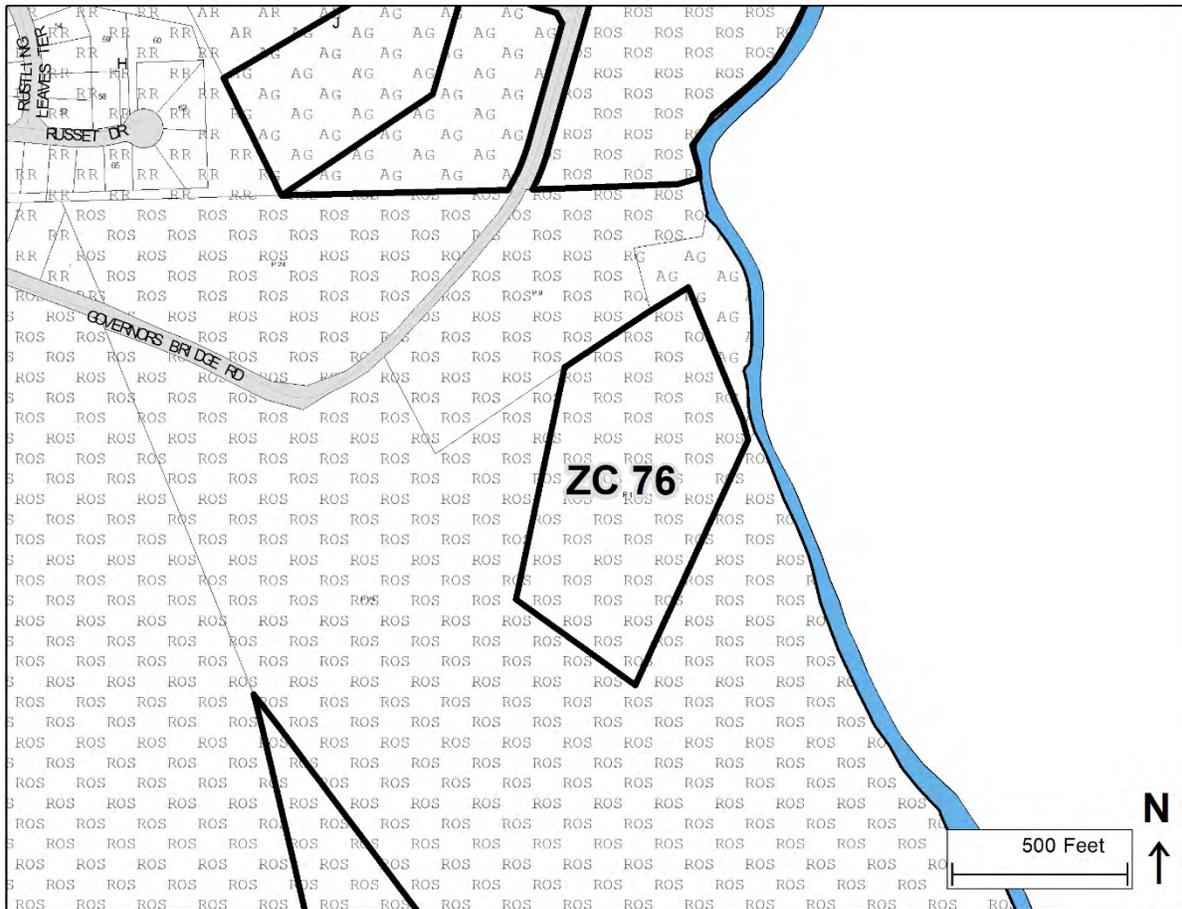
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 74	AR/AG	AG	10.54	LU 2.1	CZ 2.1	206NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	4400 Patuxent Overlook Drive	56A1, 56B1	Lot 2	3602992		
Rural and Agricultural	4402 Patuxent Overlook Drive	56A1	Lot 3	3603008		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 75	AG	ROS	14.22	LU 1.1	CZ 1.2	206NE15
<p>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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Governors Bridge Road		56B1	Parcel J	3007747	



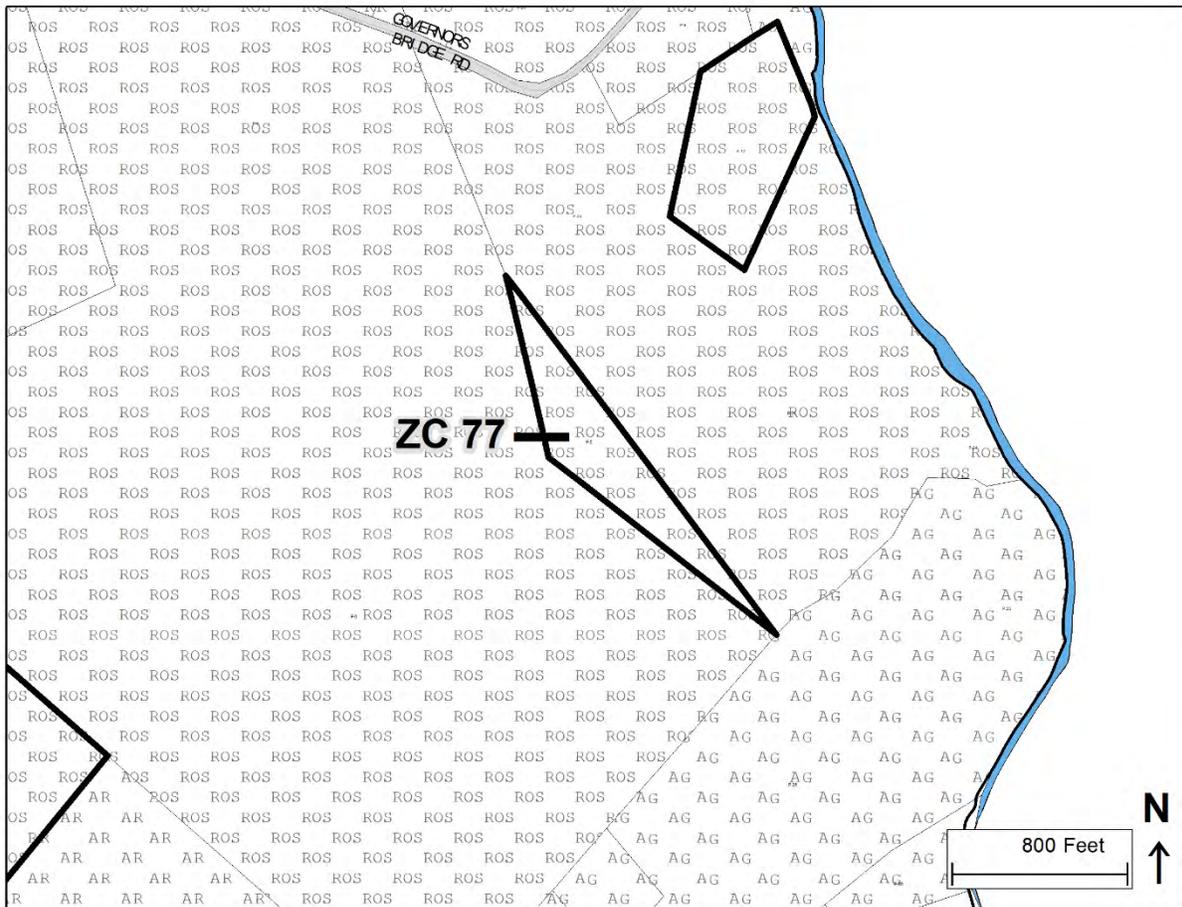
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 76	AG	ROS	10.20	LU 1.1	CZ 1.2	206NE15
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	17731 Governors Bridge Road	56A2, 56B2	Parcel 12	0670984		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

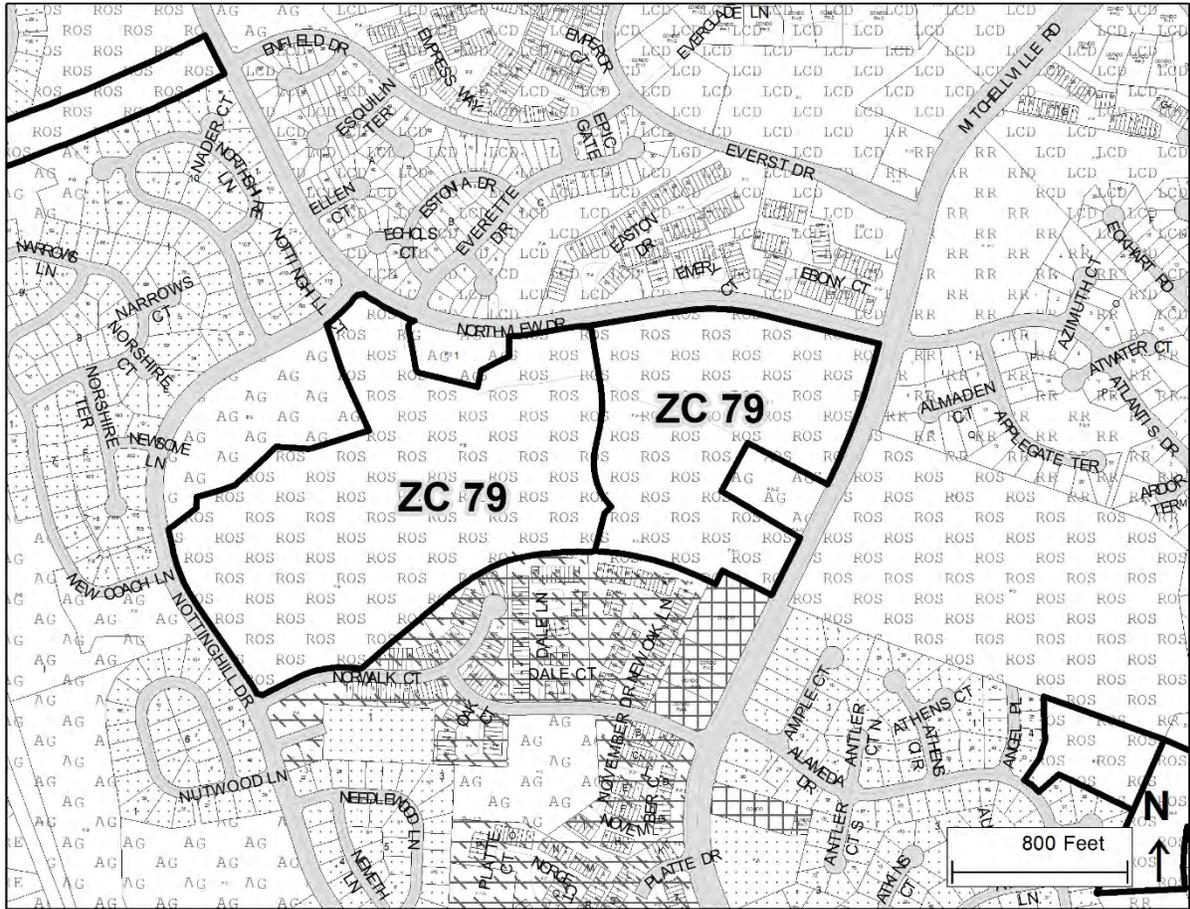
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	17551 Governors Bridge Road	56A2, 56A3, 56B3	Parcel 5	0785329



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 78	AG	ROS	64.86	LU 1.1	CZ 1.1	205NE15, 205NE14
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	3603 NE Robert Crain Highway	55E2, 55F2, 55E3, 55F3, 55E4, 55F4	Parcel 21	0801191		
Parks and Open Space	3107 Mill Branch Road	55E2, 55F2, 55E3, 55F3, 55E4, 55F4	Parcel 21	0801209		



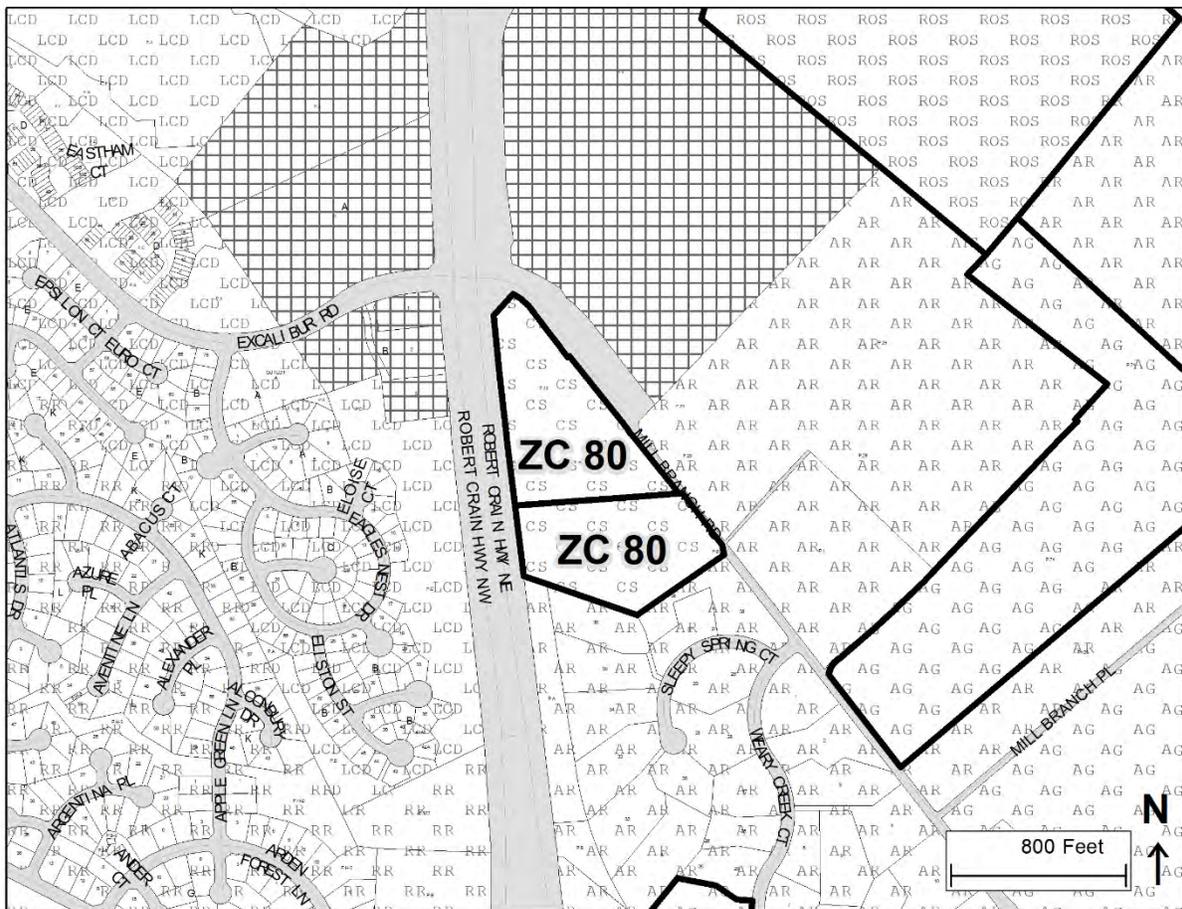
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 79	AG/RSF-A	ROS	72.25	LU 1.1	CZ 1.1	205NE13, 205NE14, 204NE13, 204NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel		Tax Account(s)
Parks and Open Space	Nottingham Drive		55A4, 55B4, 63A1	Parcel B		0662734
Parks and Open Space	3106 Mitchellville Road		55B4, 55C4	Parcel A-1		3833449



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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 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.

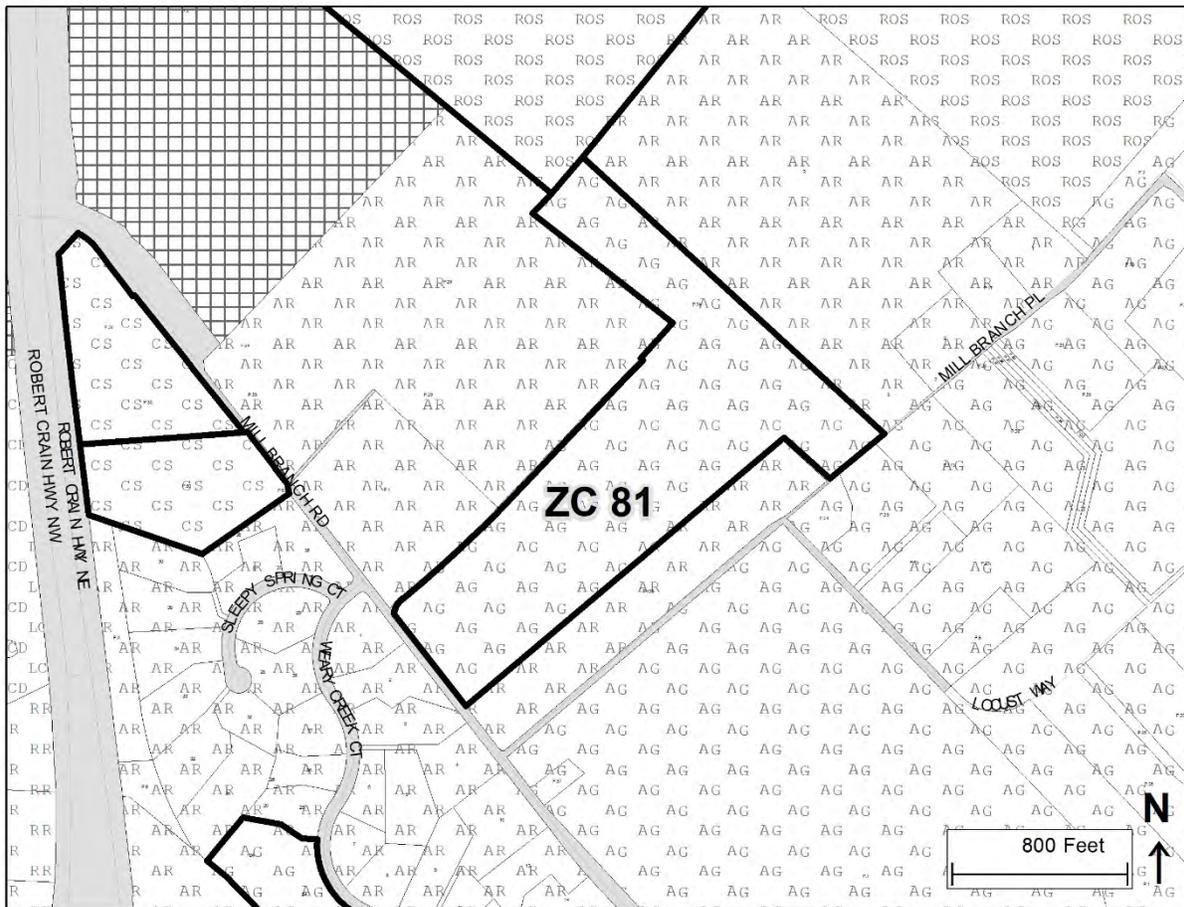
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	3412 NE Robert Crain Highway	55E4,	Parcel 36	0817718
Parks and Open Space	Mill Branch Road	55E4, 63E1	Parcel 60	0817734



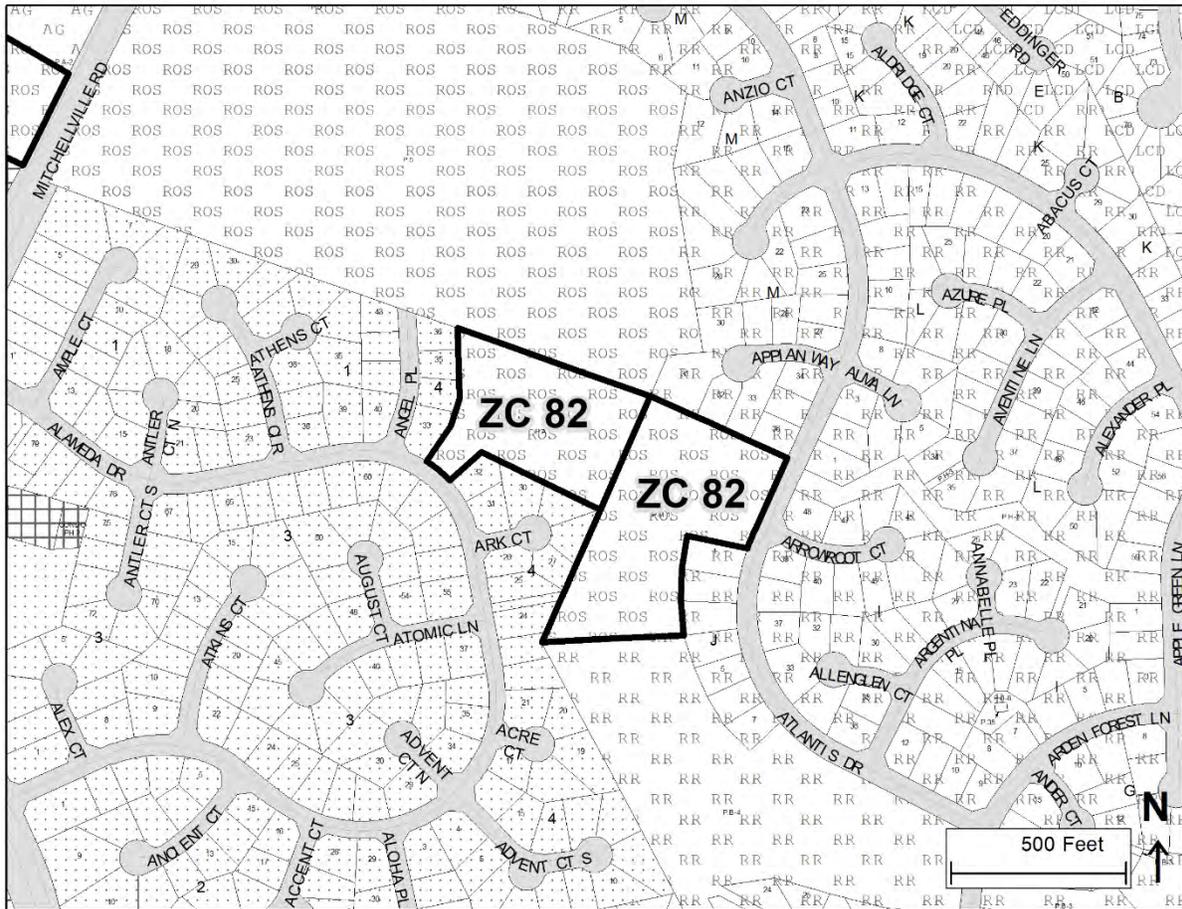
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 81	AR	AG	39.72	LU 2.1	CZ 2.1	205NE15, 204NE15

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 Agricultural	17320 Mill Branch Place	55F4, 56A4, 63E1, 63F1	Parcel 74	0787762



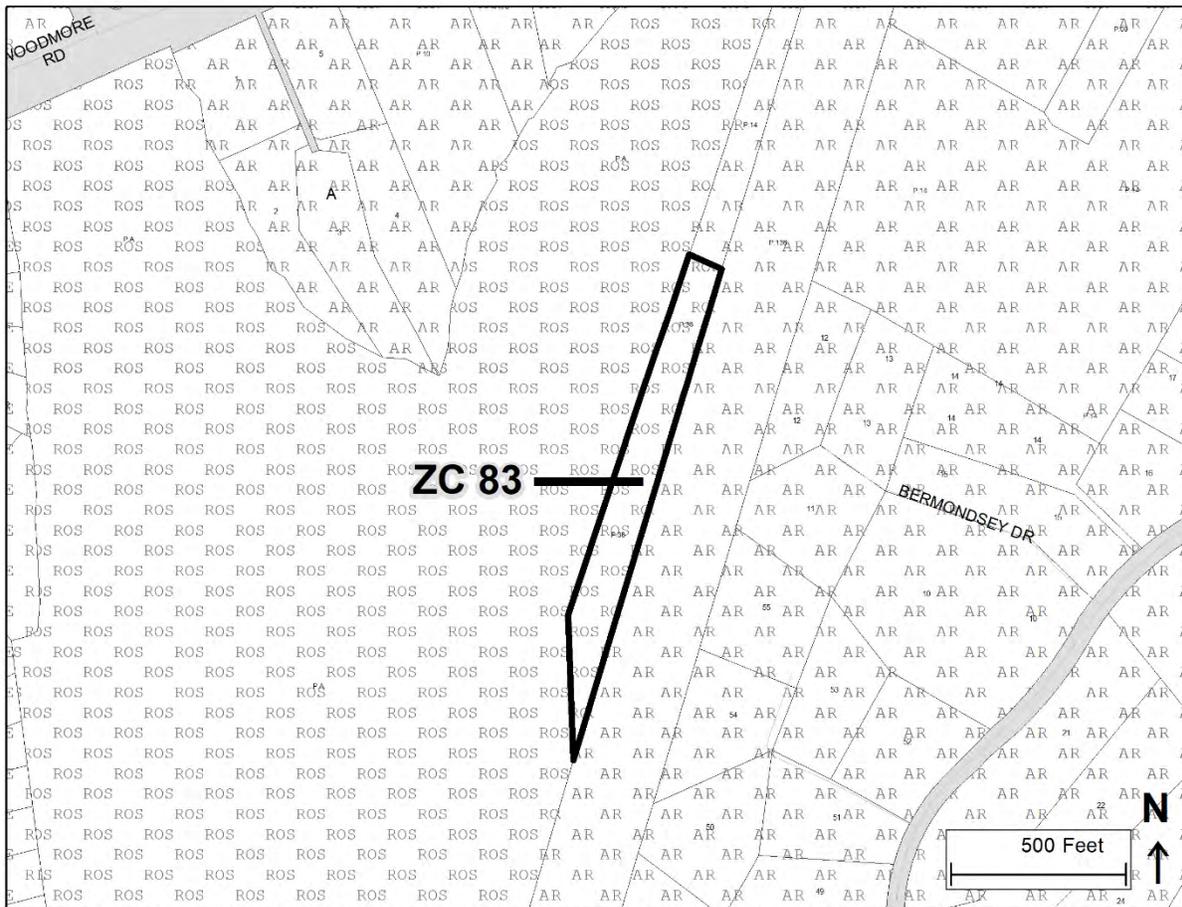
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 82	AG	ROS	9.79	LU 1.1	CZ 1.2	204NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Oaken Drive	63C1	Parcel A	0754408		
Parks and Open Space	Atlantis Drive	63C1	Parcel M-1	0768044		



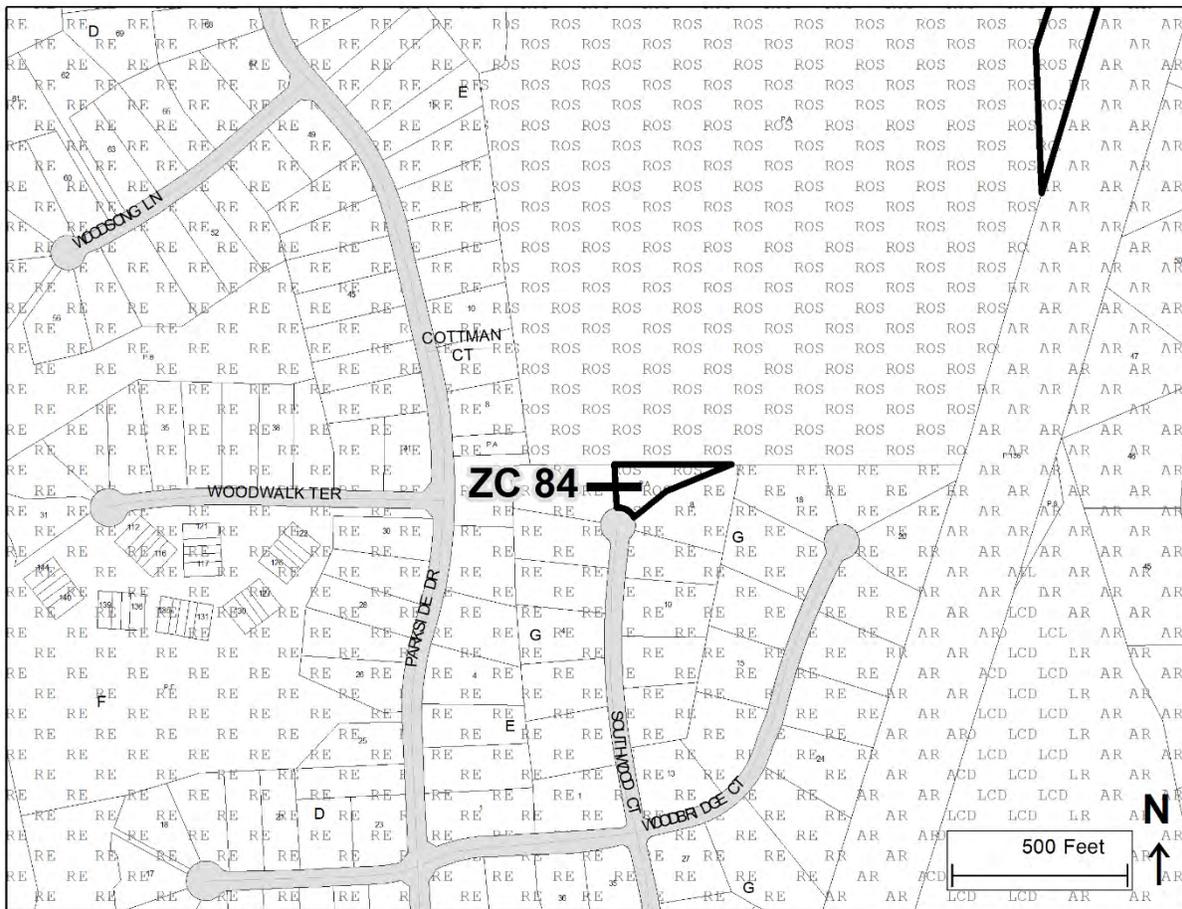
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 83	AG	ROS	3.54	LU 1.1	CZ 1.2	204NE11, 203NE11

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.

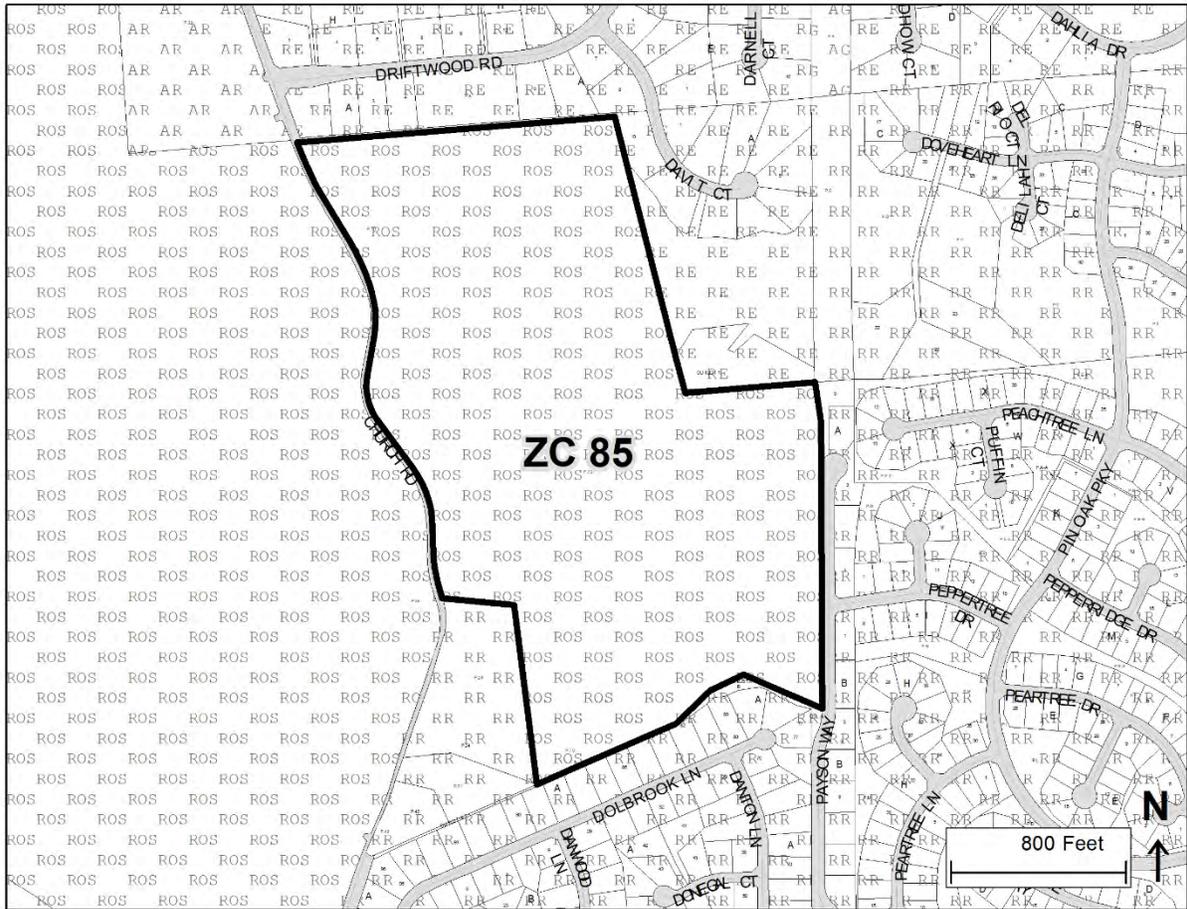
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Woodmore Road	62B2, 62B3	Parcel 38	0741934



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 84	AG	ROS	0.56	LU 1.1	CZ 1.2	203NE11
<p>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 evaluation area of the Green Infrastructure Network (2017). Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	1913 Southwood Court		62A3	Parcel A	2861615	



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 85	RE/RR	ROS	96.91	LU 1.1	CZ 1.1	203NE12, 203NE13, 202NE13
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	2001 Church Road	62E3, 62F3, 62E4, 62F4	Parcel 70	3245008		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 86	AG	ROS	28.38	LU 1.1	CZ 1.2	204NE13, 203NE13
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Mount Oak Road	63A2, 63A3, 63B3	Parcel A	0680694		
Parks and Open Space	Mount Oak Road	63A2, 63B2, 63A3, 63B3	Parcel 14	0785220		

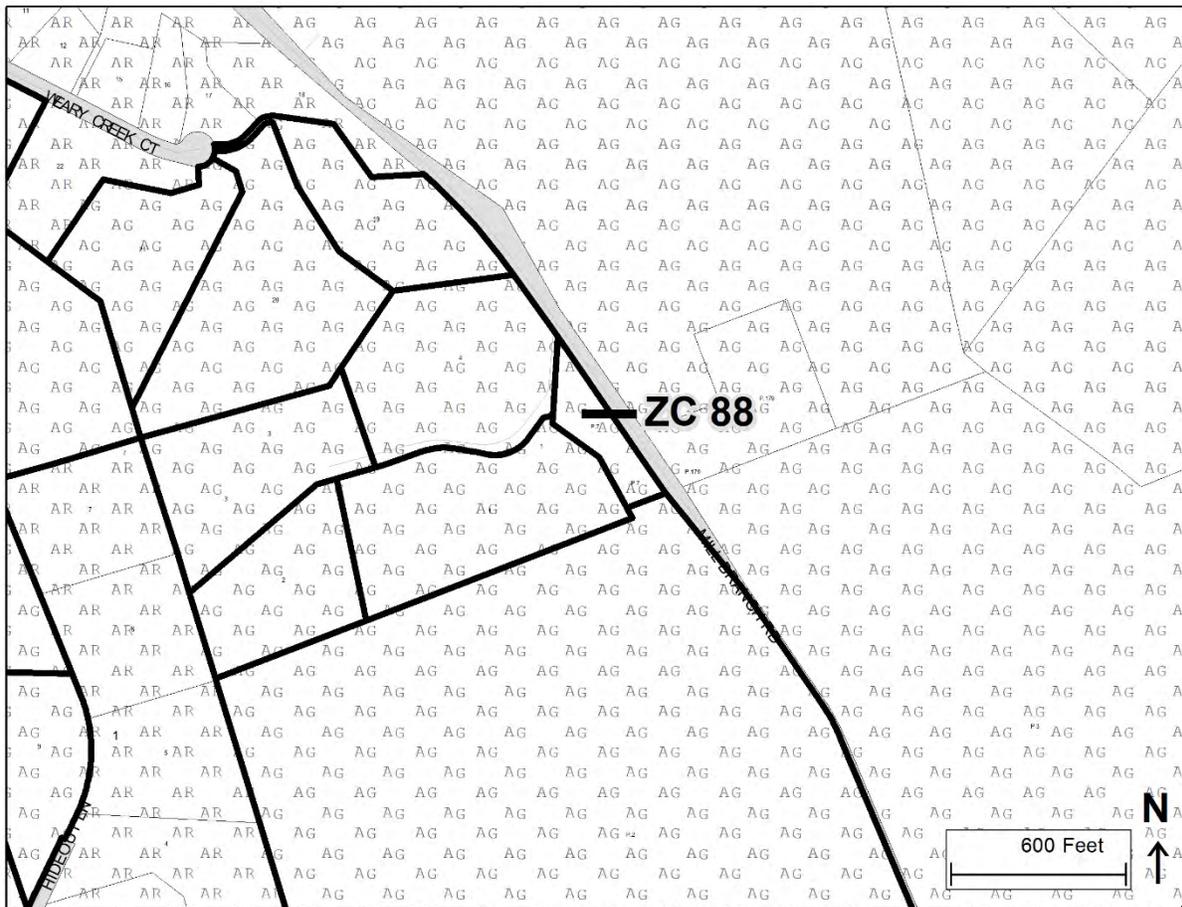




Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 88	AR	AG	1.78	LU 2.1	CZ 2.1	204NE15, 203NE15

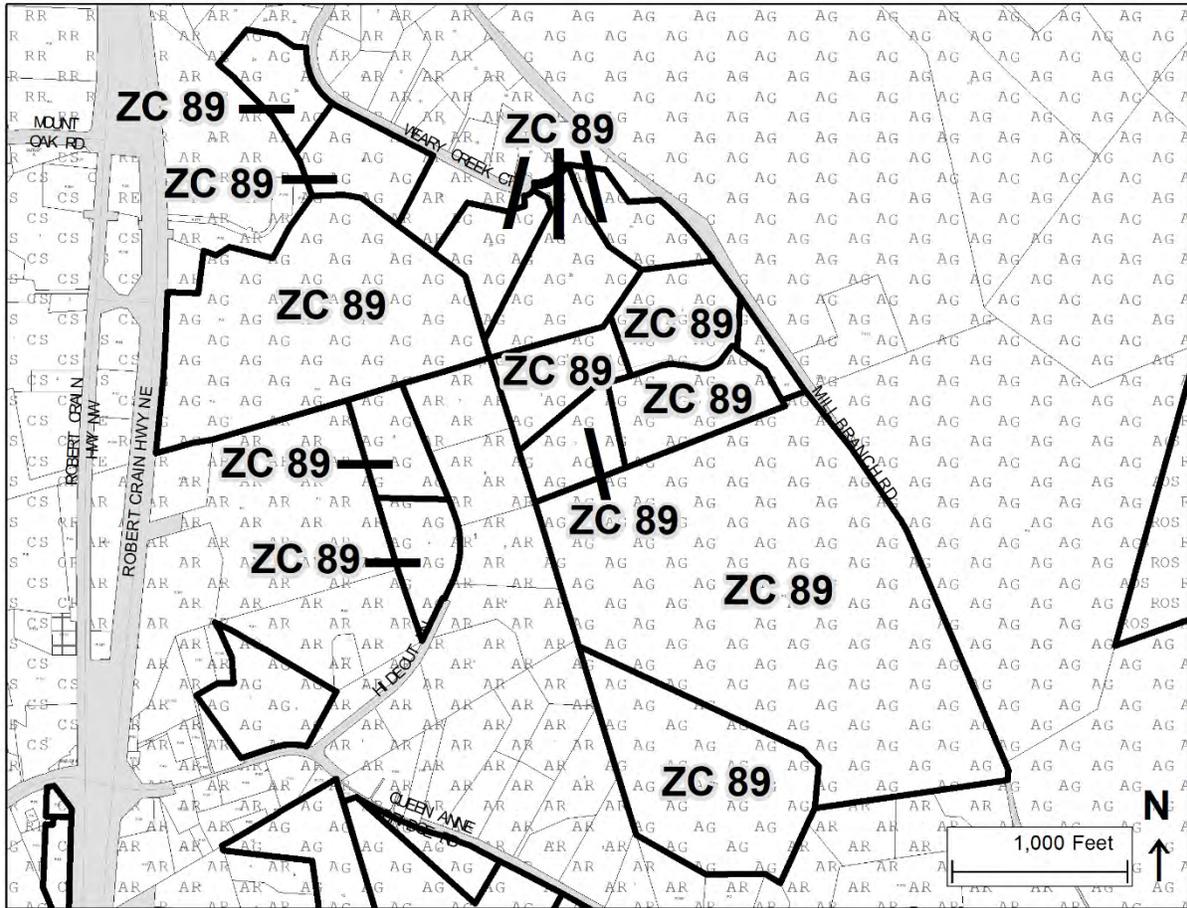
Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The proposed zone for the subject property 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 Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17205 Mill Branch Place	63F2, 64A2	Parcel 7	0699033 (Portion)

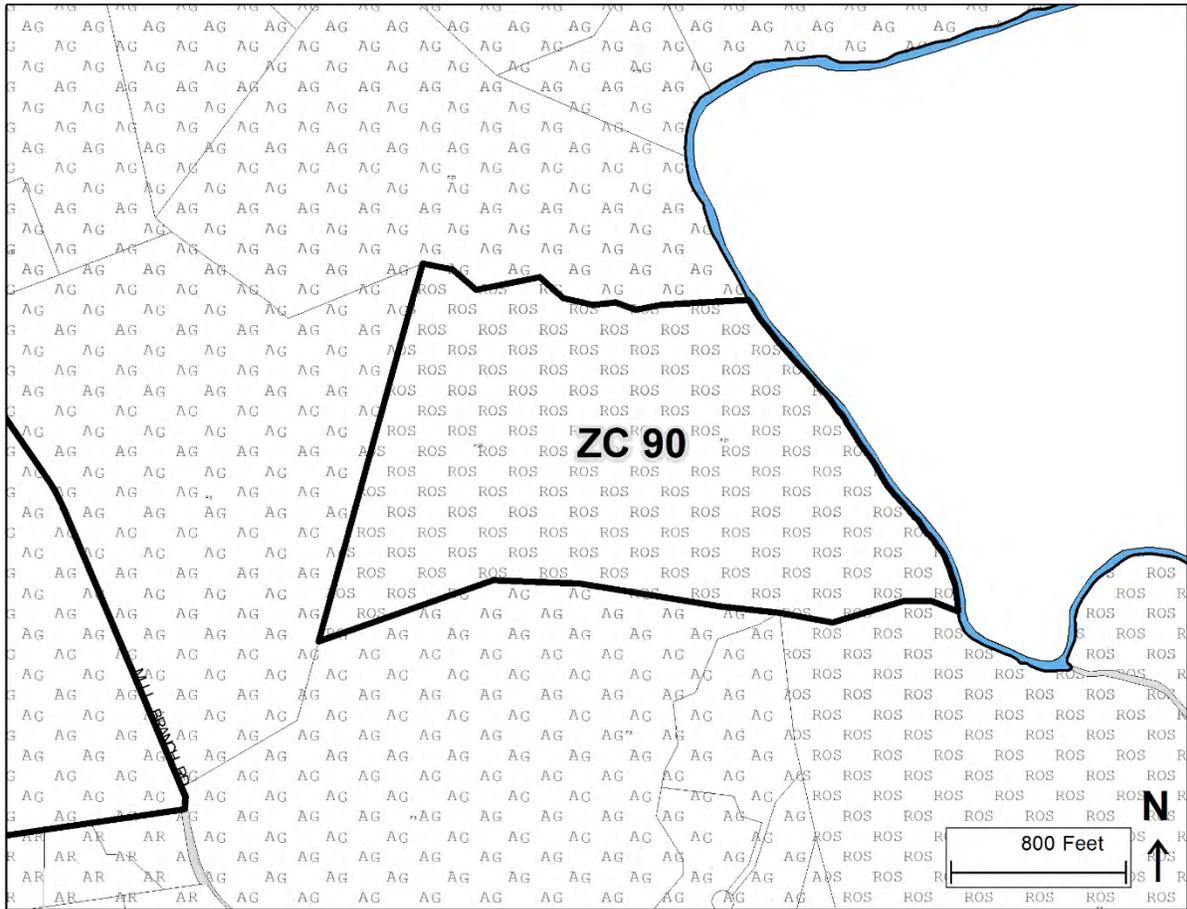


Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 89	AR	AG	218.74	LU 2.1	CZ 2.1	204NE14, 204NE15, 203NE14, 203NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The 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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Rural and Agricultural	2800 Weary Creek Court		63E1, 63E2	Lot 24	4061339	
Rural and Agricultural	2700 Weary Creek Court		63E1, 63F1, 63E2, 63F2	Lot 23	4061321	
Rural and Agricultural	2410 NE Robert Crain Highway		63E3, 63F2	Parcel A	3196243	
Rural and Agricultural	2410 NE Robert Crain Highway		63E3, 63F2	Parcel A	3196268	
Rural and Agricultural	2410 NE Robert Crain Highway		63E3, 63F2	Parcel A	3196250	
Rural and Agricultural	2602 Weary Creek Court		63F2	Lot 21	4061404	
Rural and Agricultural	2600 Weary Creek Court		63F2	Lot 20	4061396	
Rural and Agricultural	2601 Weary Creek Court		63F2	Lot 19	4061388	
Rural and Agricultural	2410 Mill Branch Road		63F2	Lot 4	0665299	
Rural and Agricultural	2408 Mill Branch Road		63F2	Lot 3	0665281	
Rural and Agricultural	2404 Mill Branch Road		63F2, 64A2	Lot 1	0665265	
Rural and Agricultural	17308 Queen Anne Bridge Road		63F2, 64A2, 63F3, 64A3	Parcel 2	0718262	
Rural and Agricultural	17304 Queen Anne Bridge Road		63F3, 64A3, 63F4, 64A4	Parcel 69	0797407	
Rural and Agricultural	2102 Hideout Lane		63E2, 63F2, 63E3, 63F3	Lot 9	0785725	

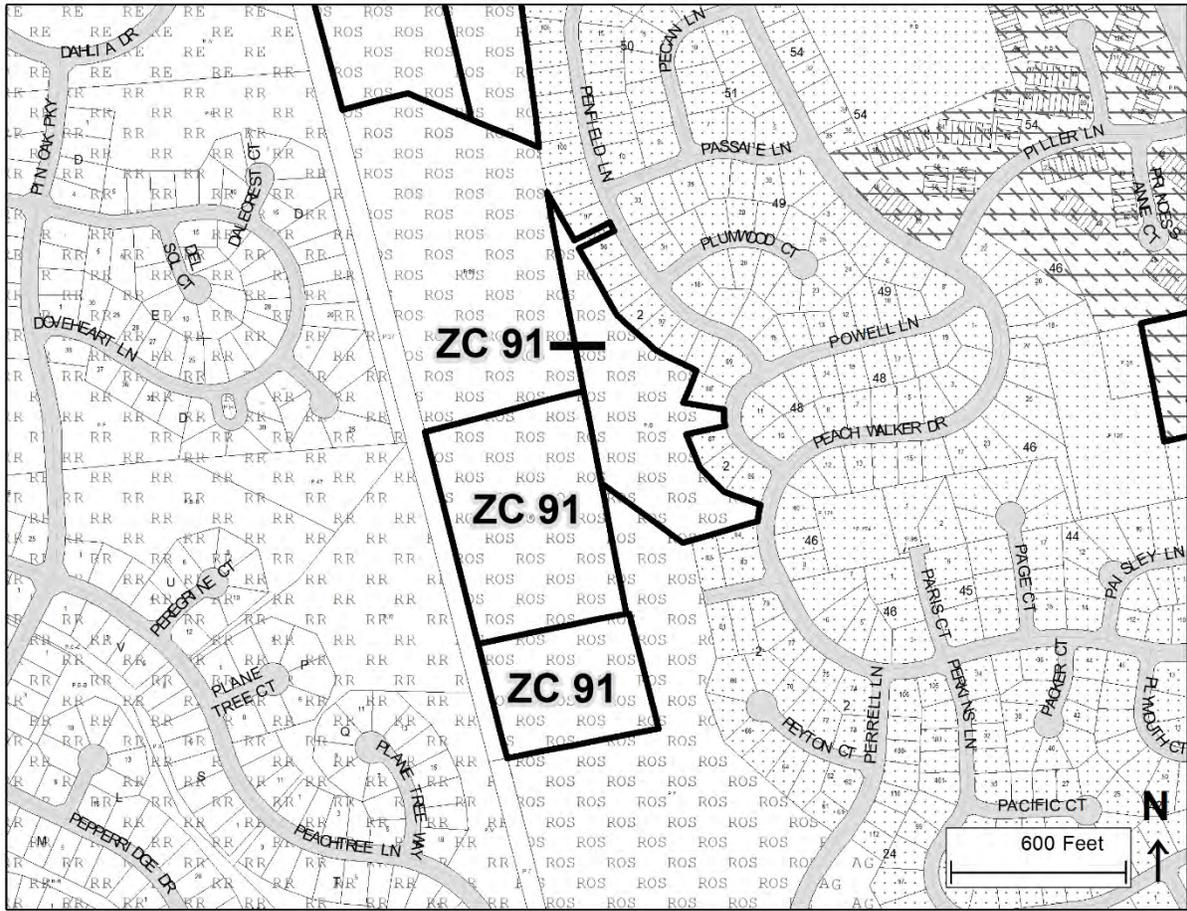
Rural and Agricultural	2208 Hideout Lane	63E2, 63F2	Lot 8	0785717
Rural and Agricultural	2406 Mill Branch Road	63F2, 63F3	Lot 2	0665273



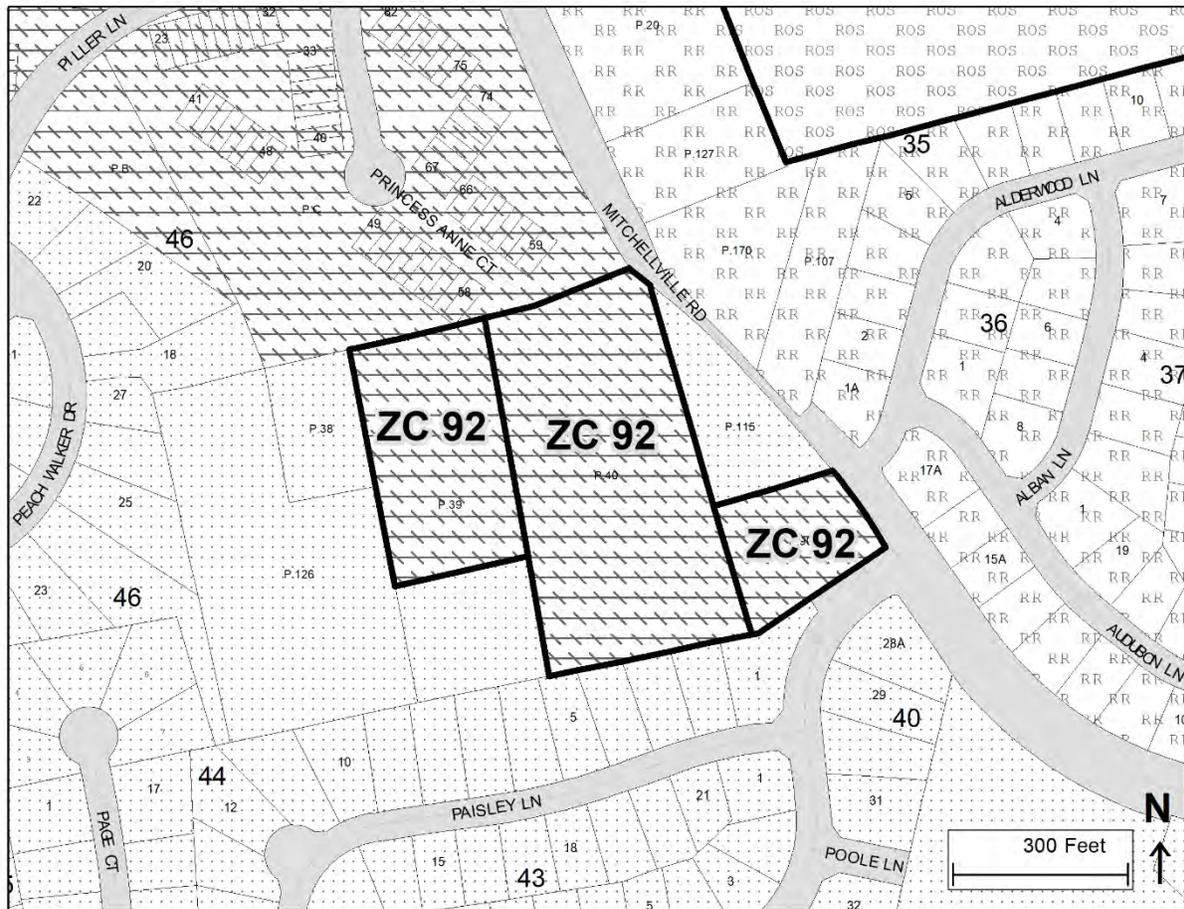
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 90	AG	ROS	72.68	LU 1.1	CZ 1.1	204NE15, 204NE16, 203NE15, 203NE16
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. 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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel		Tax Account(s)
Parks and Open Space	Mill Branch Road		64B2, 64C2, 64B3, 64C3	Parcel 21		0686766



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 91	AG	ROS	21.24	LU 1.1	CZ 1.2	203NE13
<p>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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Peach Walker Drive		63B4	Parcel A	0785212	
Parks and Open Space	Powell Lane		63B3	Parcel G	0785295	
Parks and Open Space	Peach Walker Drive		63A3, 63B3, 63B4	Parcel B	0785378	



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 92	RSF-95	RSF-A	7.99	LU 3.2	CZ 3.1	203NE14
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	0 Mitchellville Road	63C3	Parcel 40	0681619		
Parks and Open Space	1970 Mitchellville Road	63C3	Parcel 90	0733451		
Parks and Open Space	15928 Peach Walker Drive	63C3	Part Parcel 39	0680231		



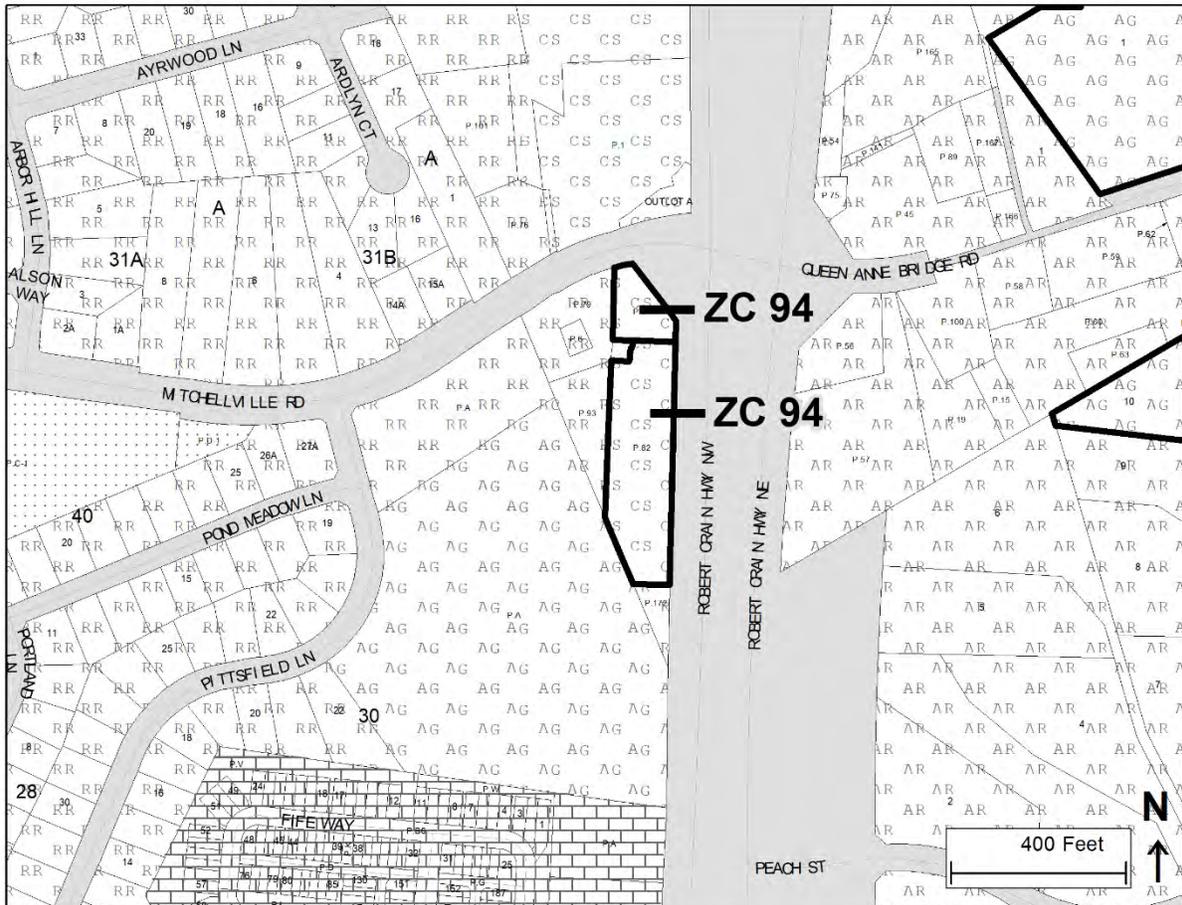
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 93	AR	AG	7.29	LU 2.1	CZ 2.1	203NE14, 203NE15

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.

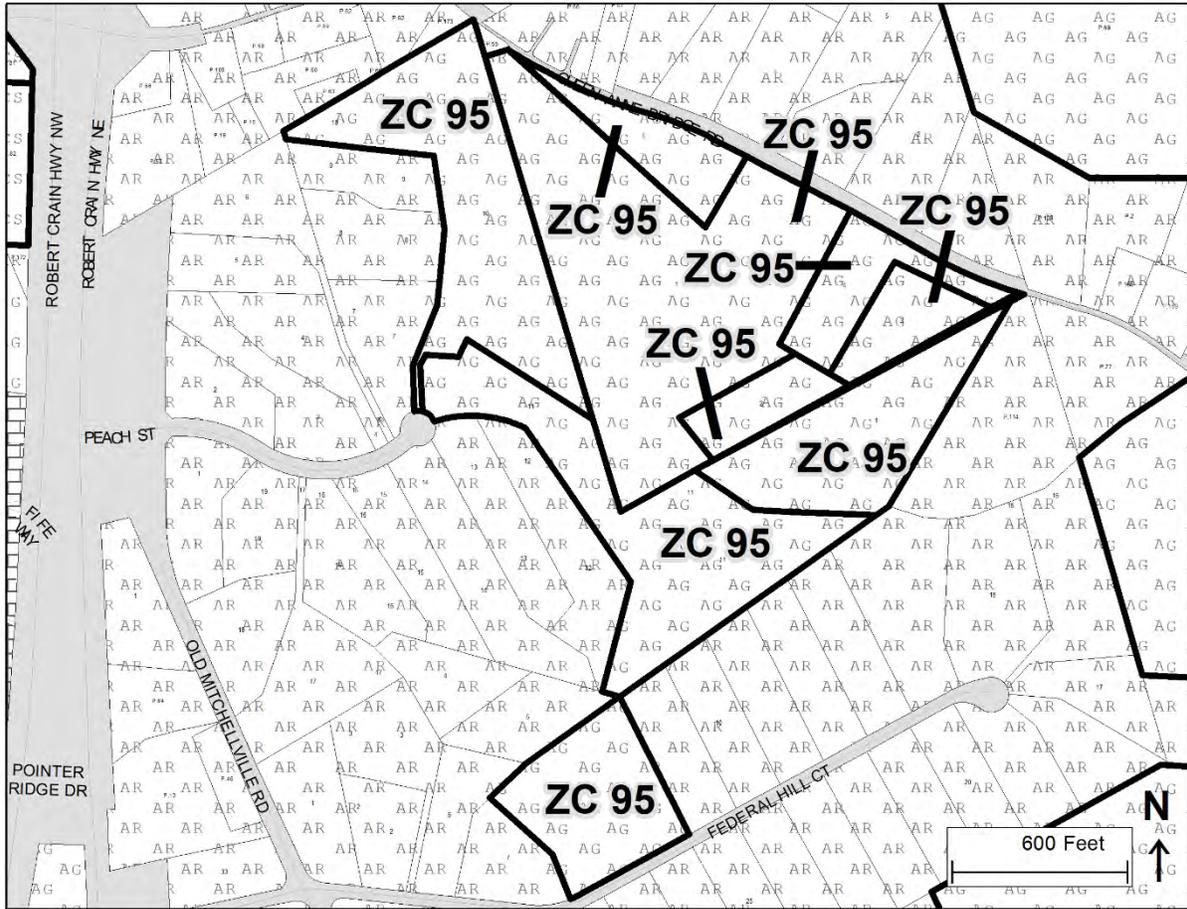
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	16800 Queen Anne Bridge Road	63E3	Lot 1	0729392



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 94	RR	CS	2.17	LU 3.3	CZ 3.5	203NE14
<p>Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategies LU 3.3 and CZ 3.5. The applicable Land Use strategies (LU 3.3) designates commercial use. 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 3.5) recommends reclassifying the subject properties as CS Zone to support the recommended Commercial land use category.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	1800 Mitchellville Road	63D3, 63E3	Parcel 81	0679738		
Rural and Agricultural	1808 NW Robert Crain Highway	63D3, 63E3, 63D4, 63E4	Parcel 82	0679746		



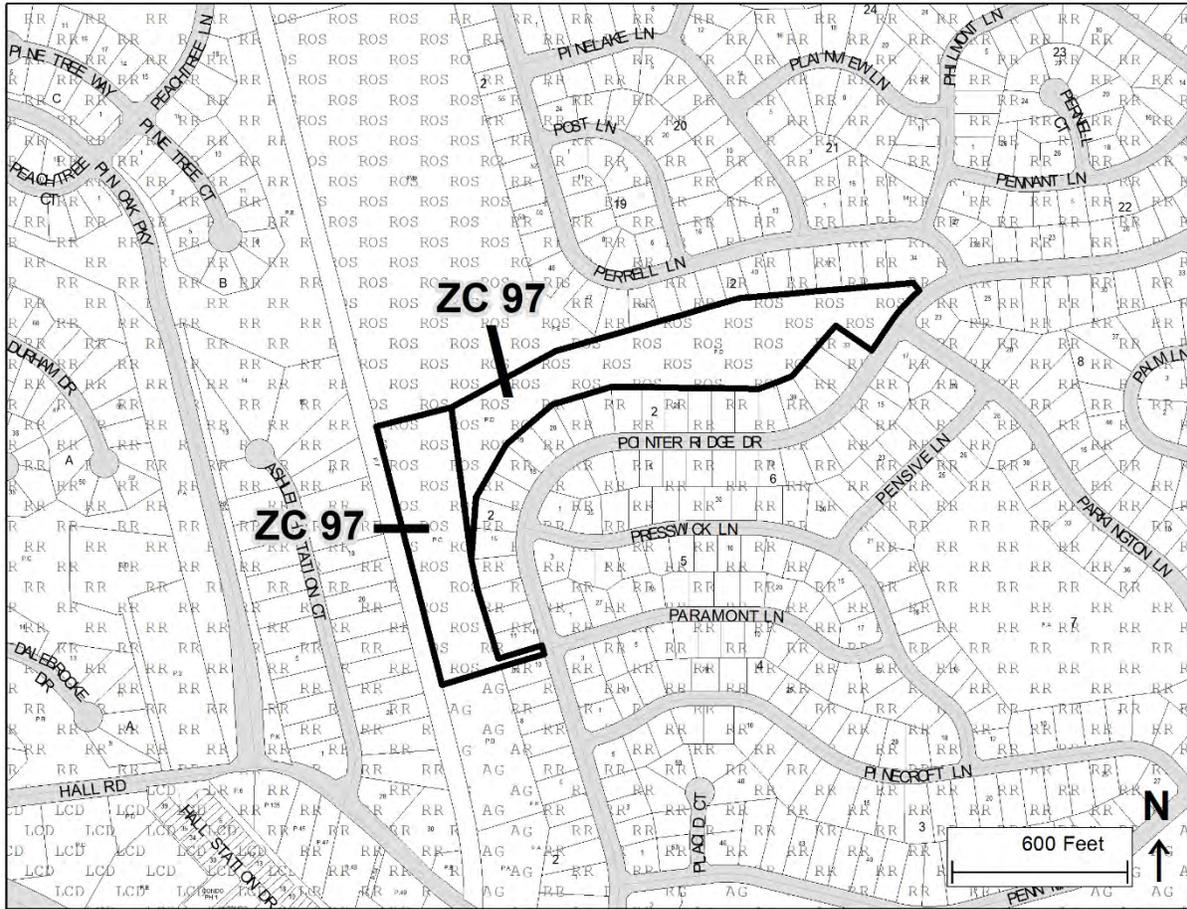
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 95	AR	AG	64.86	LU 2.1	CZ 2.1	202NE15, 203NE14, 203NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	17003 Queen Anne Bridge Road	63E3, 63F3, 63F4	Lot 5	5691852		
Parks and Open Space	17007 Queen Anne Bridge Road	63E3, 63E4, 63F3, 63F4	Lot 1	5691817		
Rural and Agricultural	Queen Anne Bridge Road	63F4	Lot 4	5691841		
Parks and Open Space	17201 Queen Anne Bridge Road	63F4	Lot 3	5691830		
Parks and Open Space	17103 Queen Anne Bridge Road	63F4	Lot 2	5691828		
Rural and Agricultural	16810 Federal Hill Court	63E4, 63F4, 70E1, 70F1	Lot 8	2838415		
Rural and Agricultural	17203 Queen Anne Bridge Road	63F4	Lot 1	2751147		
Rural and Agricultural	16618 Peach Street	63E3, 63E4, 63F4	Lot 10	2858124		
Rural and Agricultural	16619 Peach Street	63E4, 63F4	Lot 11	2858132		



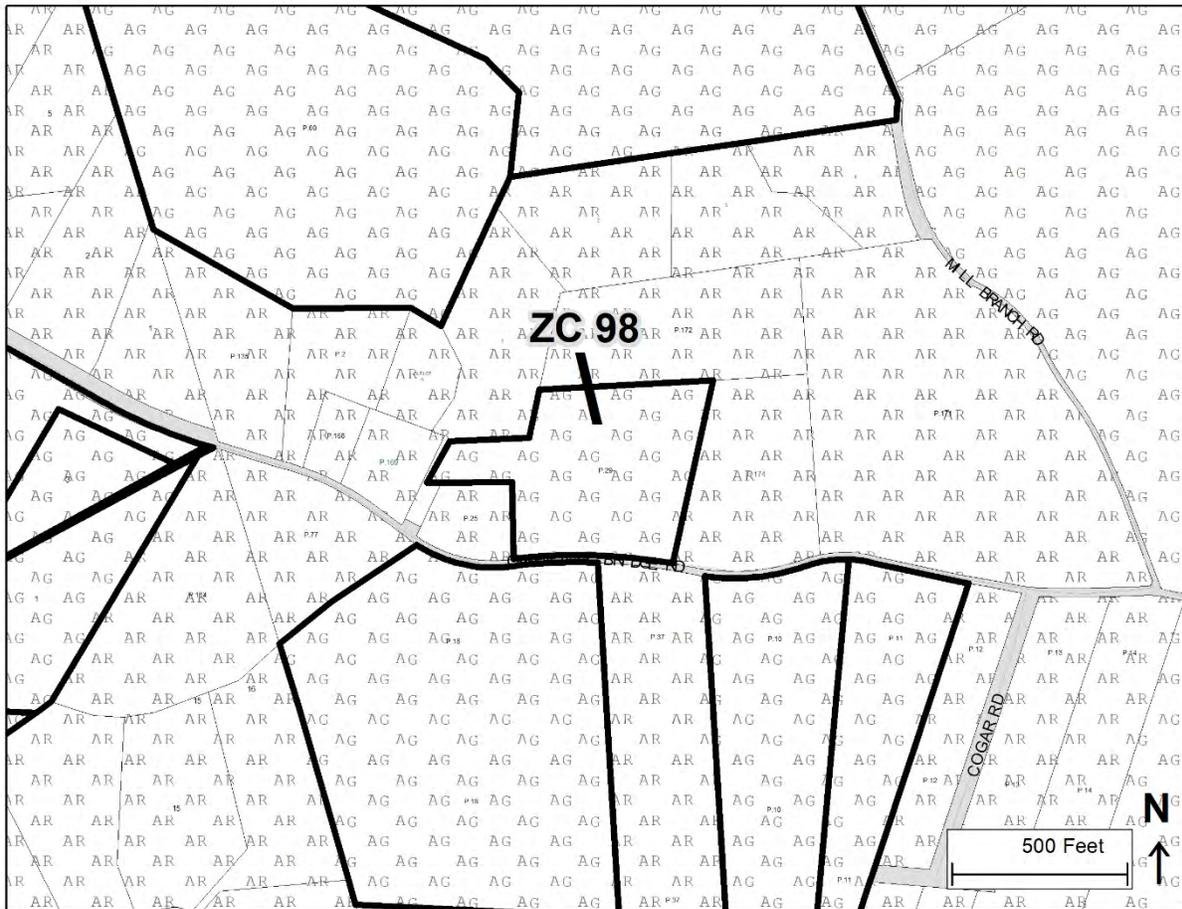
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 96	RR/AG	ROS	6.17	LU 1.1	CZ 1.2	202NE12, 202NE13
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	1501 Danton Lane	69F1	Parcel B	0721720		
Parks and Open Space	Didmarton Drive	69F1	Parcel A	0734947		
Parks and Open Space	Debenham Way	69F1	Parcel A	0734426		
Parks and Open Space	Delcastle Drive	69E1, 69F1	Parcel A	0822957		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 97	AG	ROS	12.91	LU 1.1	CZ 1.2	202NE13, 202NE14
<p>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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Pointer Ridge Drive		70B1	Parcel C	0785352	
Parks and Open Space	15810 Pointer Ridge Drive		70B1, 70C1	Parcel D	0785360	



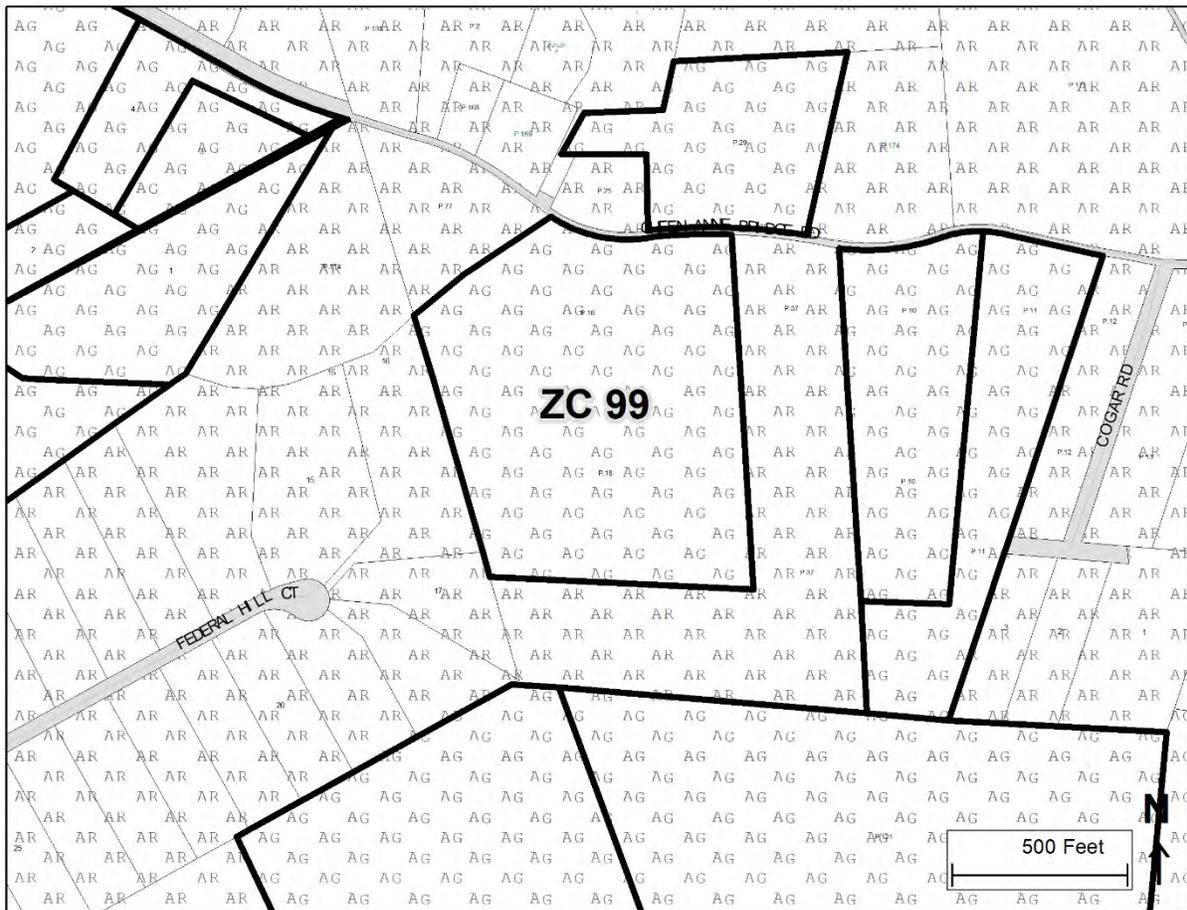
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 98	AR	AG	6.18	LU 2.1	CZ 2.1	203NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	17314 Queen Anne Bridge Road	64A4	Parcel 29	0710228		



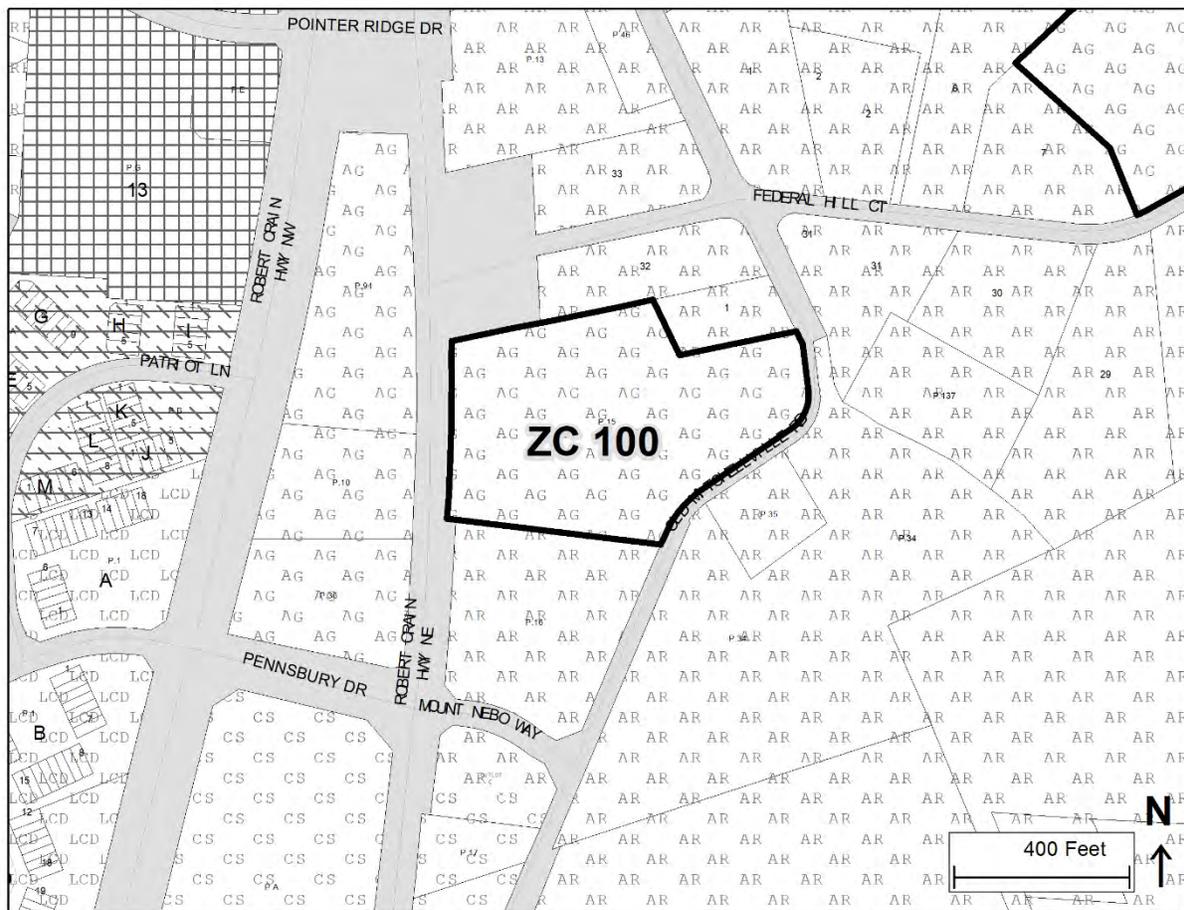
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 99	AR	AG	18.70	LU 2.1	CZ 2.1	203NE15, 202NE15

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.

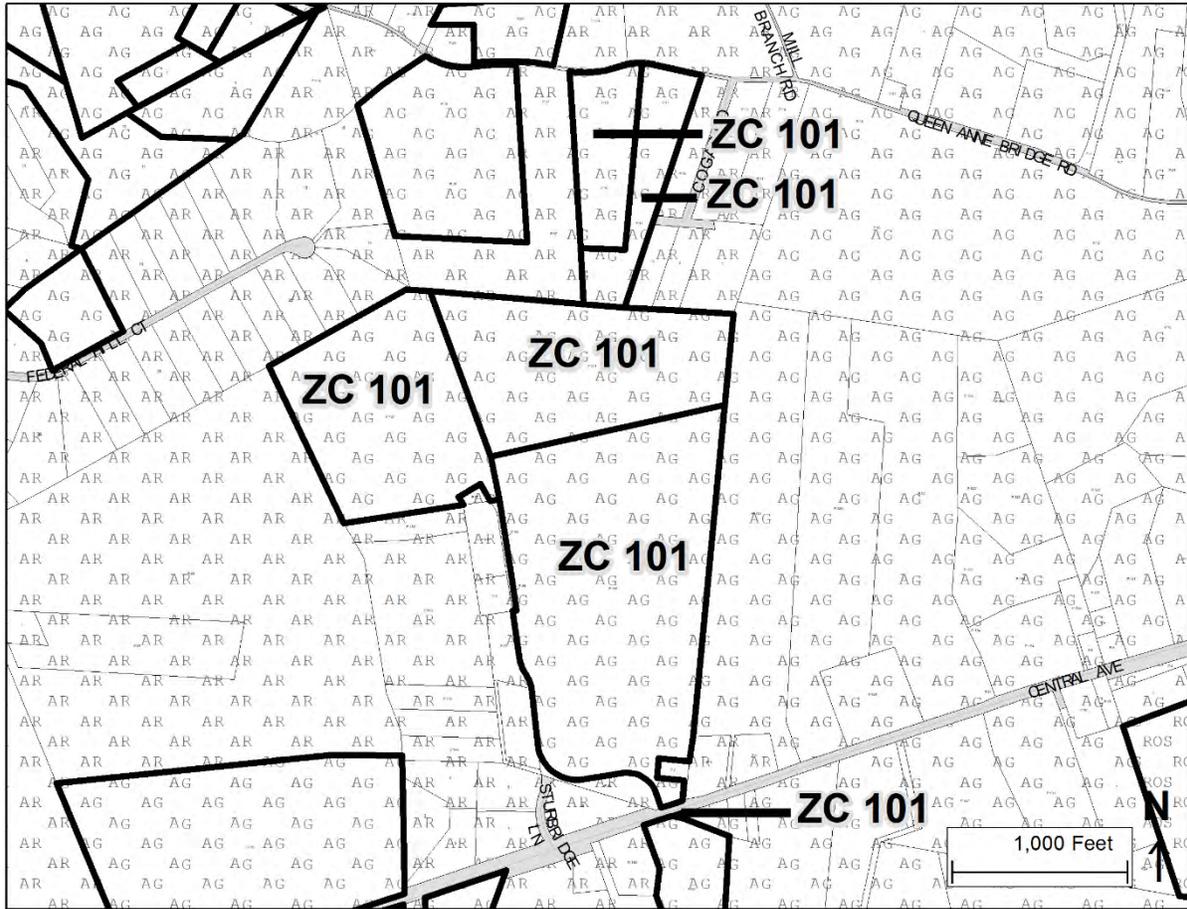
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17409 Queen Anne Bridge Road	63F4, 64A4	Parcel 18	0808410



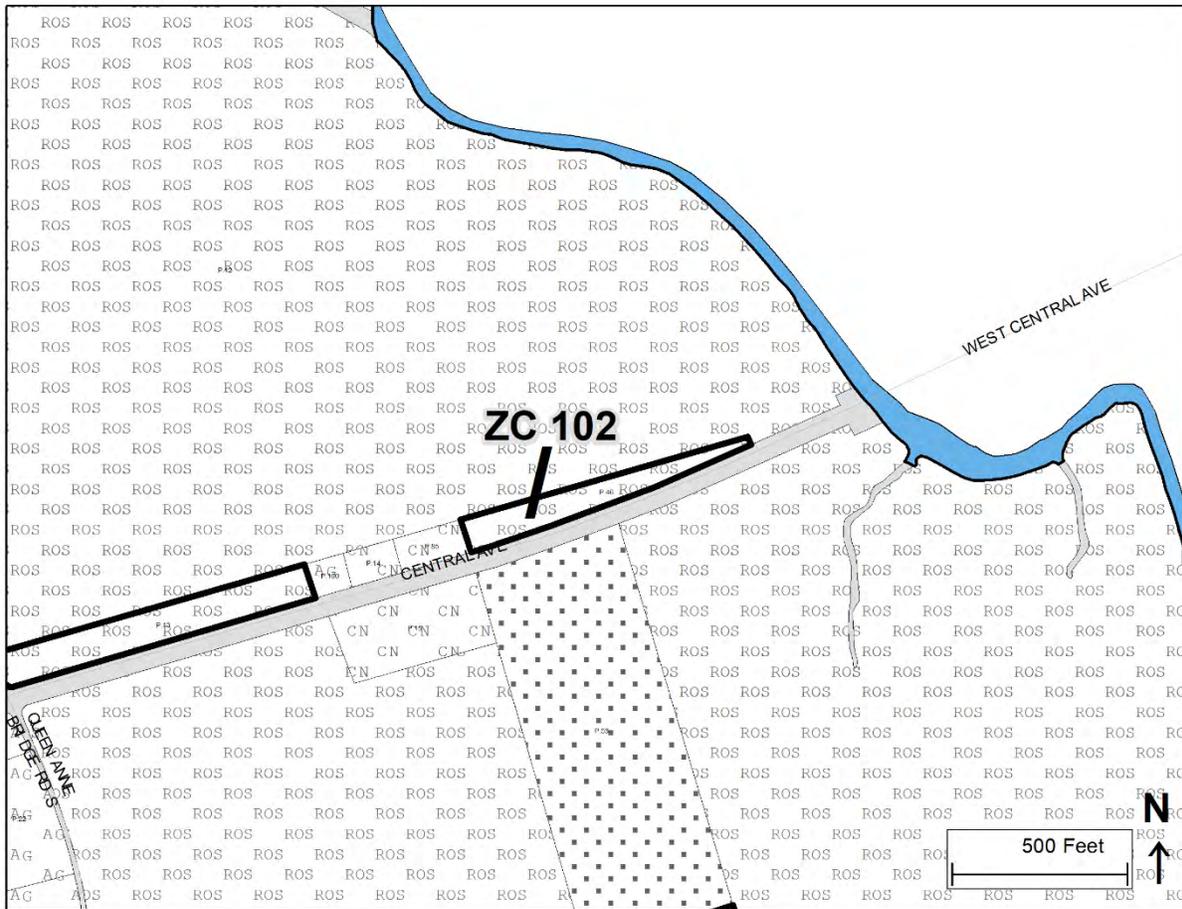
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 100	AR	AG	7.54	LU 2.1	CZ 2.1	202NE14
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	1201 NE Robert Crain Highway	70E1	Parcel 15	0699504		



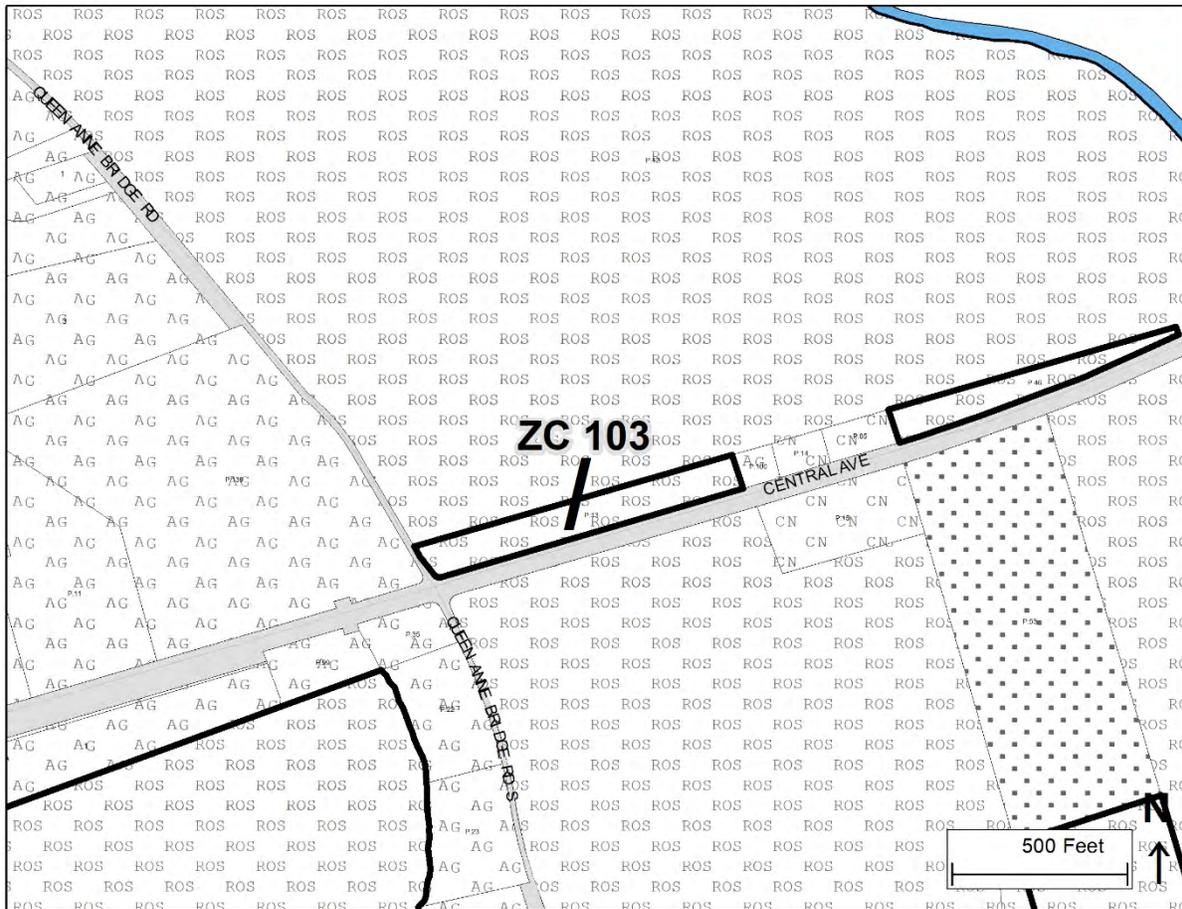
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 101	AR	AG	116.04	LU 2.1	CZ 2.1	203NE15, 202NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	17603 Queen Anne Bridge Road	64A4, 71A1	Parcel 11	0657510		
Rural and Agricultural	17511 Queen Anne Bridge Road	64A4	Parcel 10	0694356		
Rural and Agricultural	17416 Central Avenue	70F1, 71A1	Parcel 107	0725218		
Rural and Agricultural	812 Sturbridge Lane	71A1, 71A2	Parcel 106	0735084		
Rural and Agricultural	17400 Central Avenue	71A1	Parcel 121	0818088		



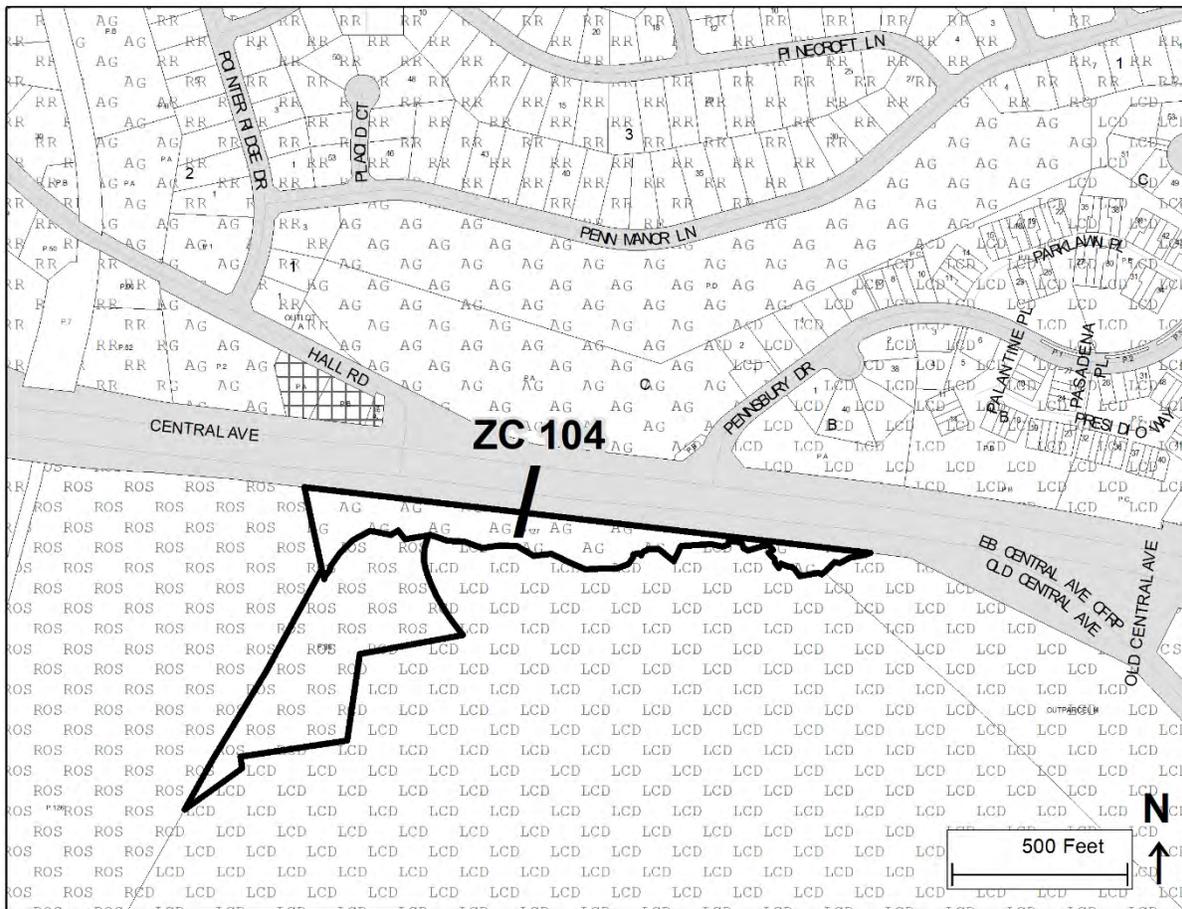
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 102	AG	ROS	1.39	LU 1.1	CZ 1.2	202NE16
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Central Avenue	71D1, 71E1	Parcel 46	0727883		



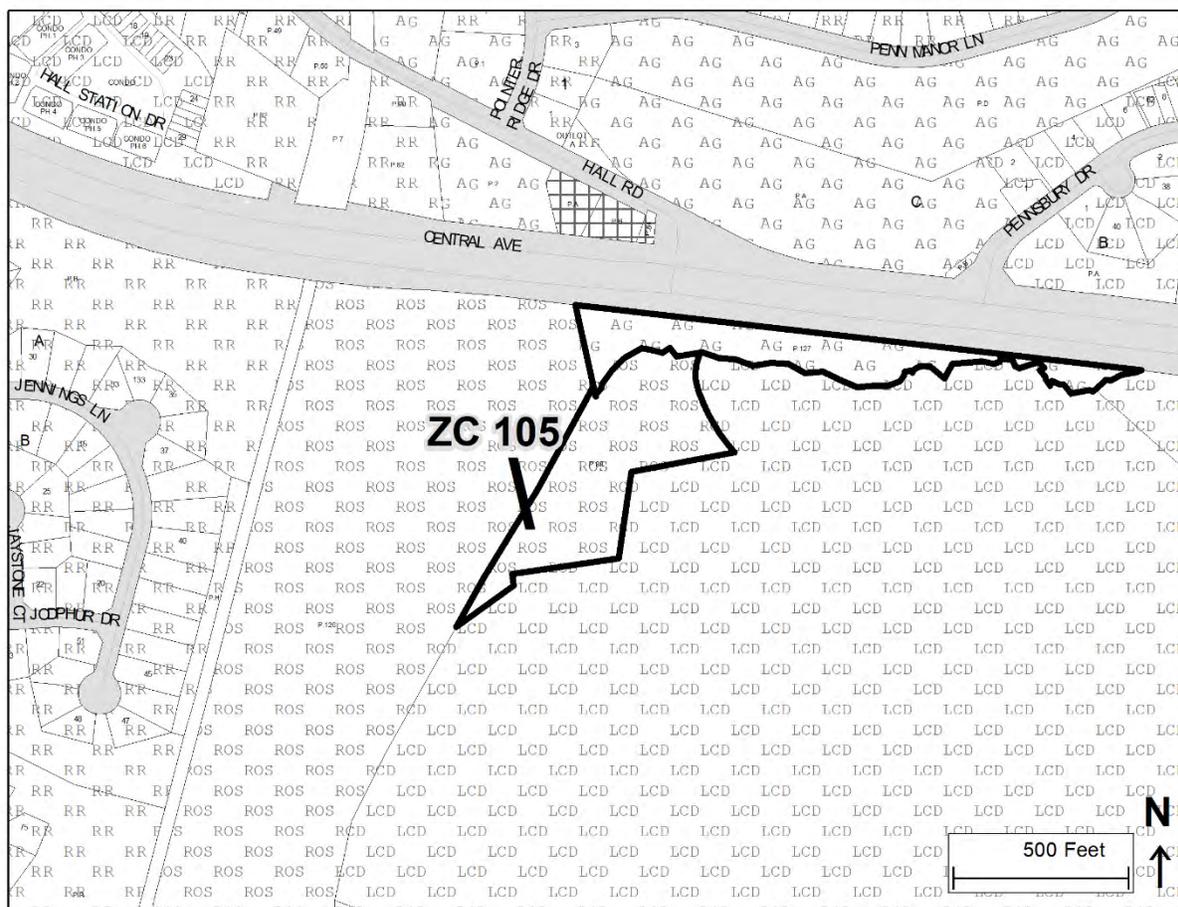
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 103	AG	ROS	2.21	LU 1.1	CZ 1.2	202NE16
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Central Avenue		71D1	Parcel 13	0740704	



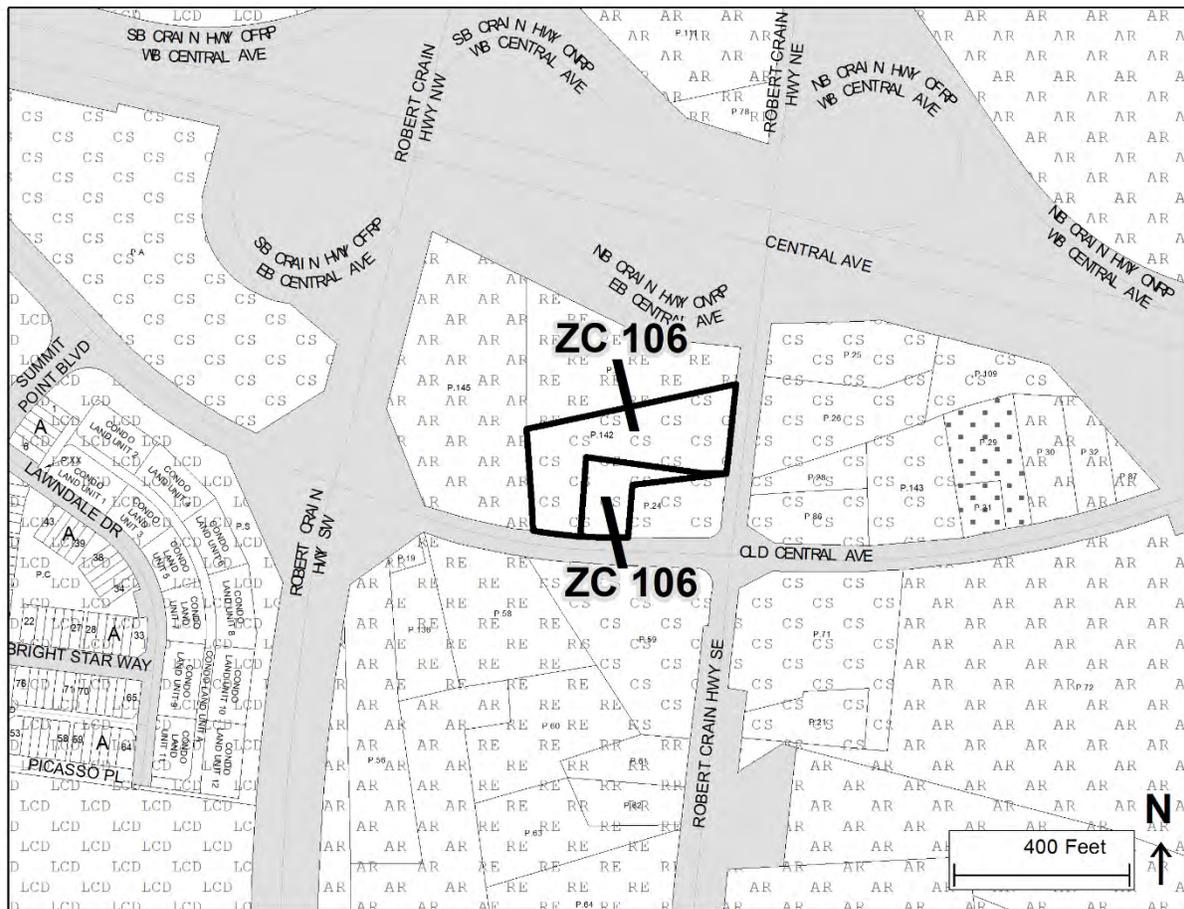
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 104	LCD	AG	3.31	LU 1.1	CZ 1.5	201NE14
<p>Discussion: Rezoning the subject properties to Agricultural and Preservation (AG) is consistent with the master plan and strategies LU 1.1 and CZ 1.5. 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 1.5) recommends reclassifying all sensitive environmental properties to the AG Zone. This undeveloped, wooded property is owned by Prince George's County and within the regulated and evaluation area of the Green Infrastructure Network (2017), includes streams.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Pennsbury Drive		70B2, 70C2	Parcel 127	0798421	



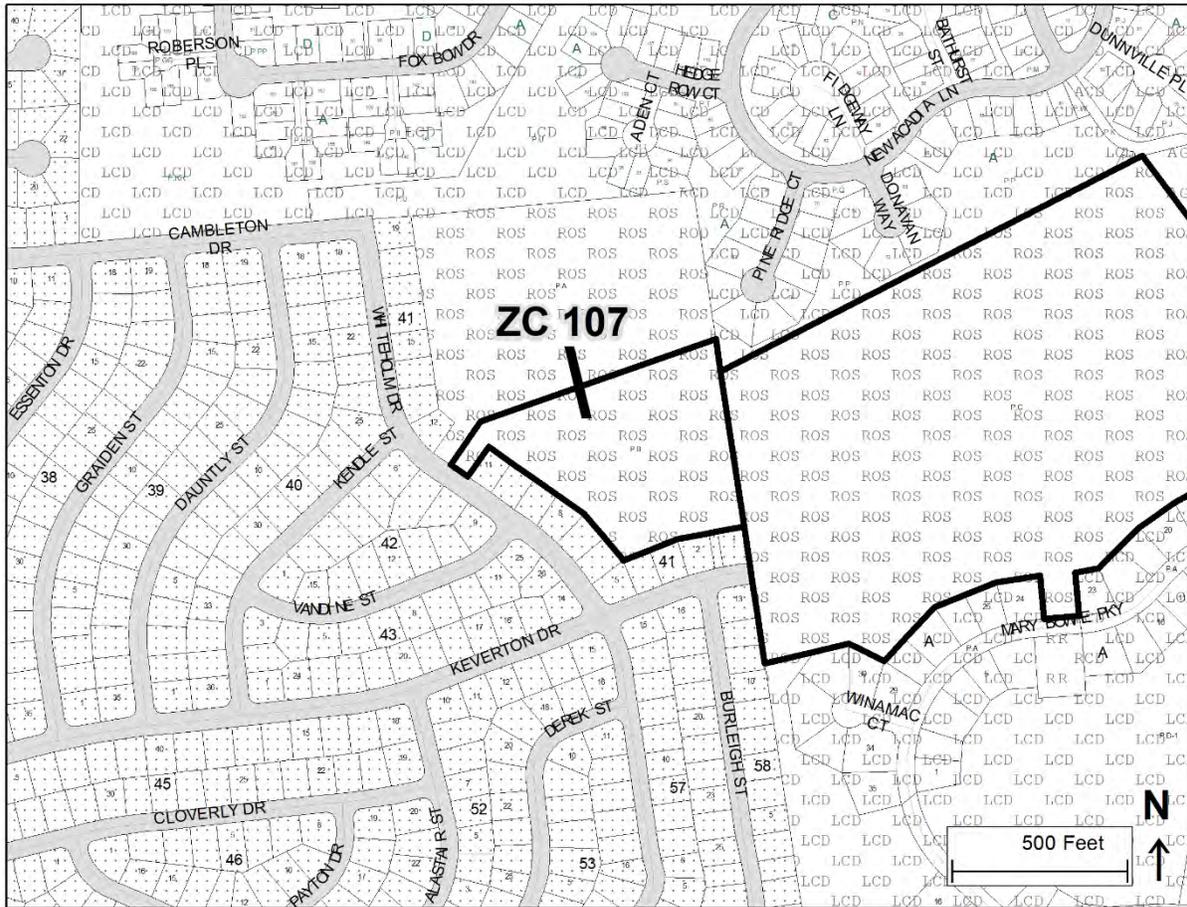
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 105	LCD	ROS	4.78	LU 1.1	CZ 1.2	201NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Karington Center Boulevard		70B2, 70C2, 70B3	Parcel 88	5668550	



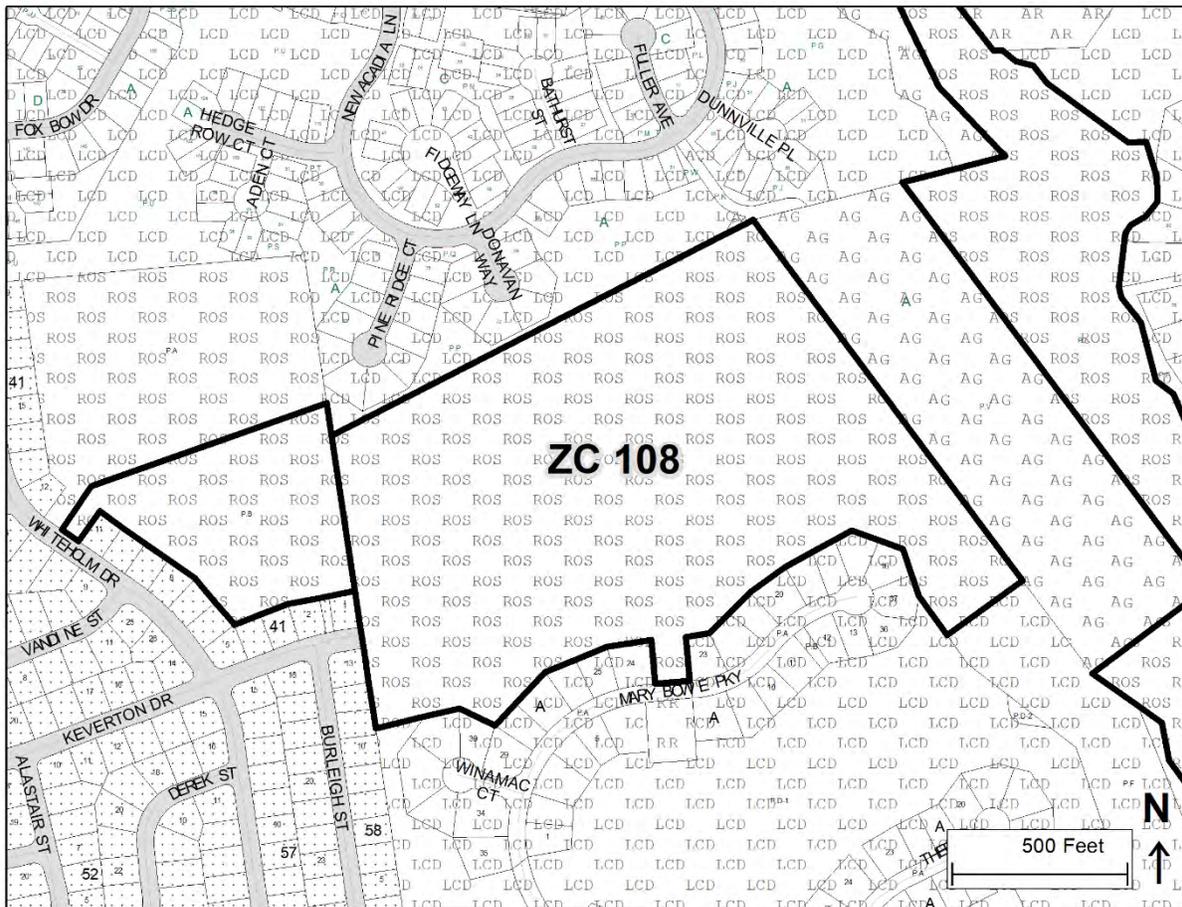
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 106	AR	CS	2.42	N/A	CZ 3.2	201NE14
Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategy CZ 3.5. Map 16. Future Land Use in the master plan recommends 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 Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	7 SE Robert Crain Highway	70D3	Parcel 142	0731372		
Commercial	11 SE Robert Crain Highway	70D3	Parcel 24	0731380 (Portion)		



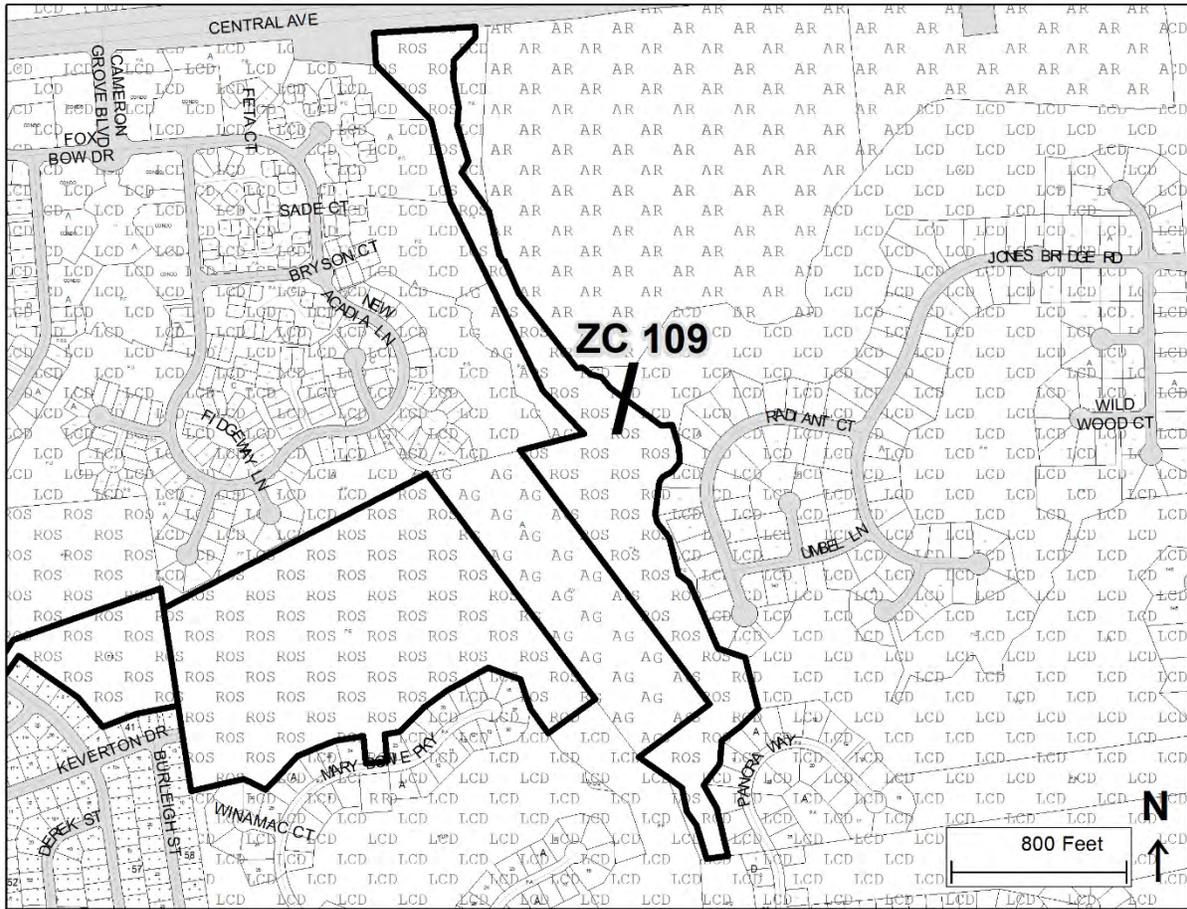
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 107	AG	ROS	6.54	LU 1.1	CZ 1.2	201NE11, 201NE12
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	13204 Whiteholm Drive	69B3, 69B4, 69C4	Parcel B	0785261		
Parks and Open Space	Whiteholm Drive	69B3, 69B4, 69C4	Parcel B	0785253		



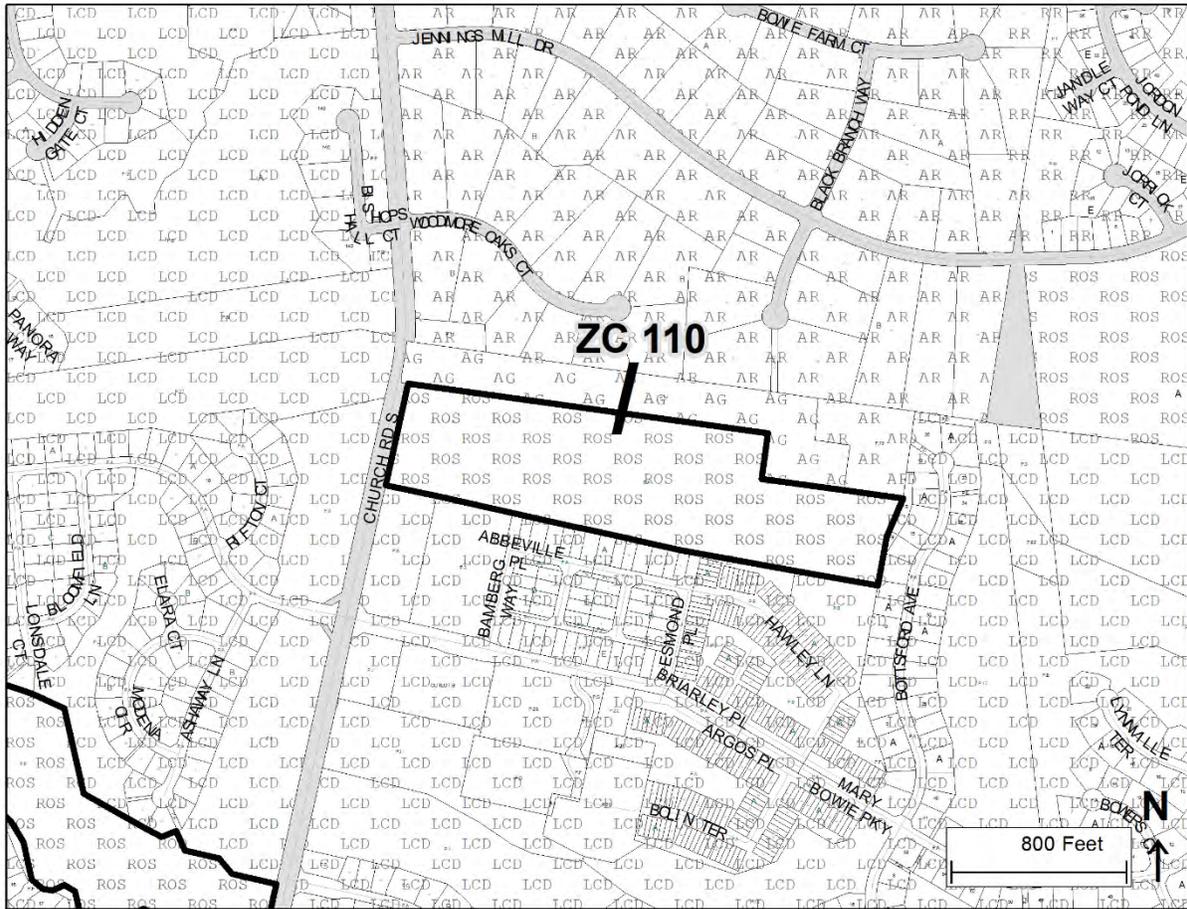
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 108	LCD	ROS	35.57	LU 1.1	CZ 1.1	201NE12
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	13321 Mary Bowie Parkway	69B3, 69C3, 69B4, 69C4	Parcel C	3807435		



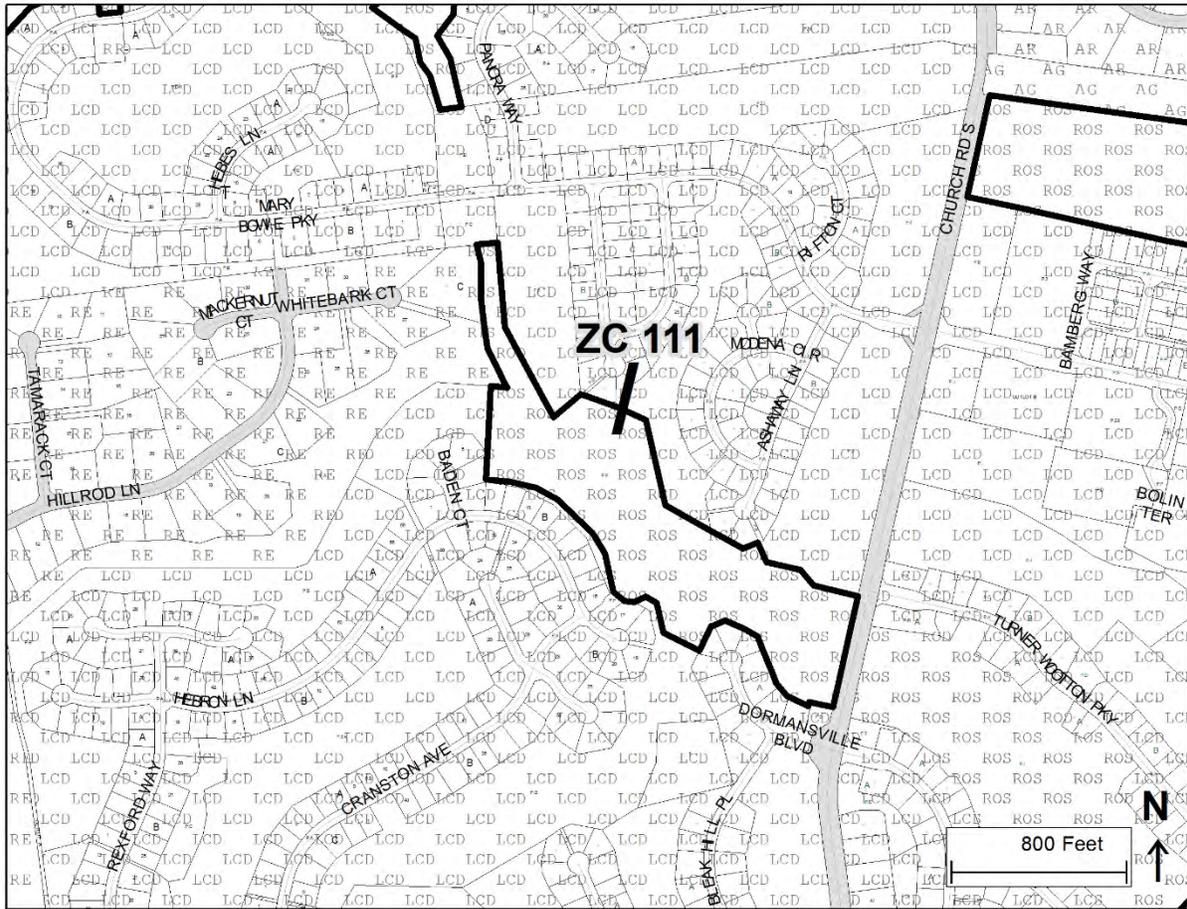
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 109	LCD	ROS	22.54	LU 1.1	CZ 1.1	201NE12, 202NE12
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Central Avenue	69C2, 69C3, 69D3, 69D4	Part Parcel L	3664836		
Parks and Open Space	Central Avenue	69C2, 69C3, 69D3, 69D4	Part Parcel L	3664976		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 110	LCD	ROS	26.45	LU 1.1	CZ 1.1	201NE12, 201NE13, 201SE12, 201SE13
<p>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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel		Tax Account(s)
Parks and Open Space	400 Church Road South		69E4, 69F4	Parcel A		3616398



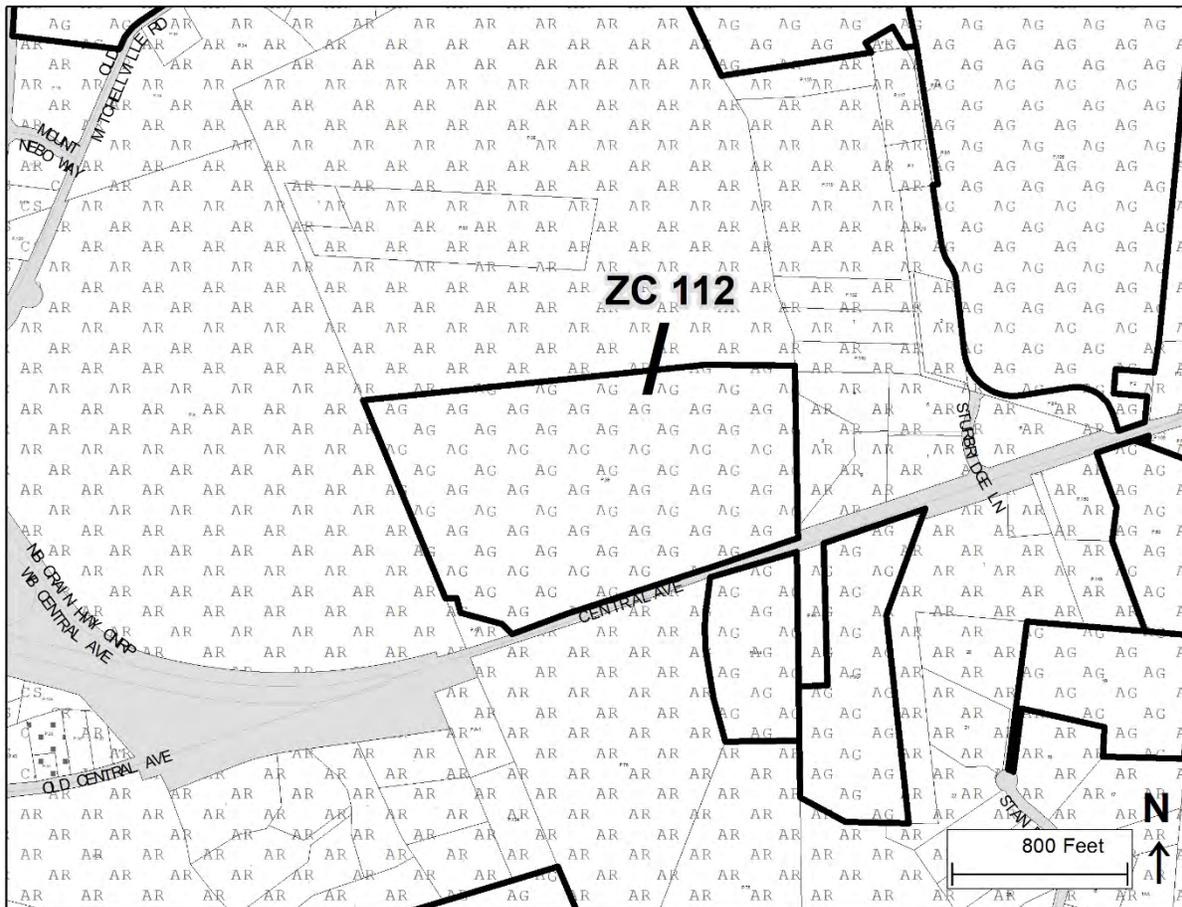
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 111	AG	ROS	22.03	LU 1.1	CZ 1.1	201SE12
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Church Road	69D4, 76D1, 76E1	Part Parcel E	3634110		
Parks and Open Space	601 Church Road South	69D4, 76D1, 76E1	Part Parcel E	3634128		



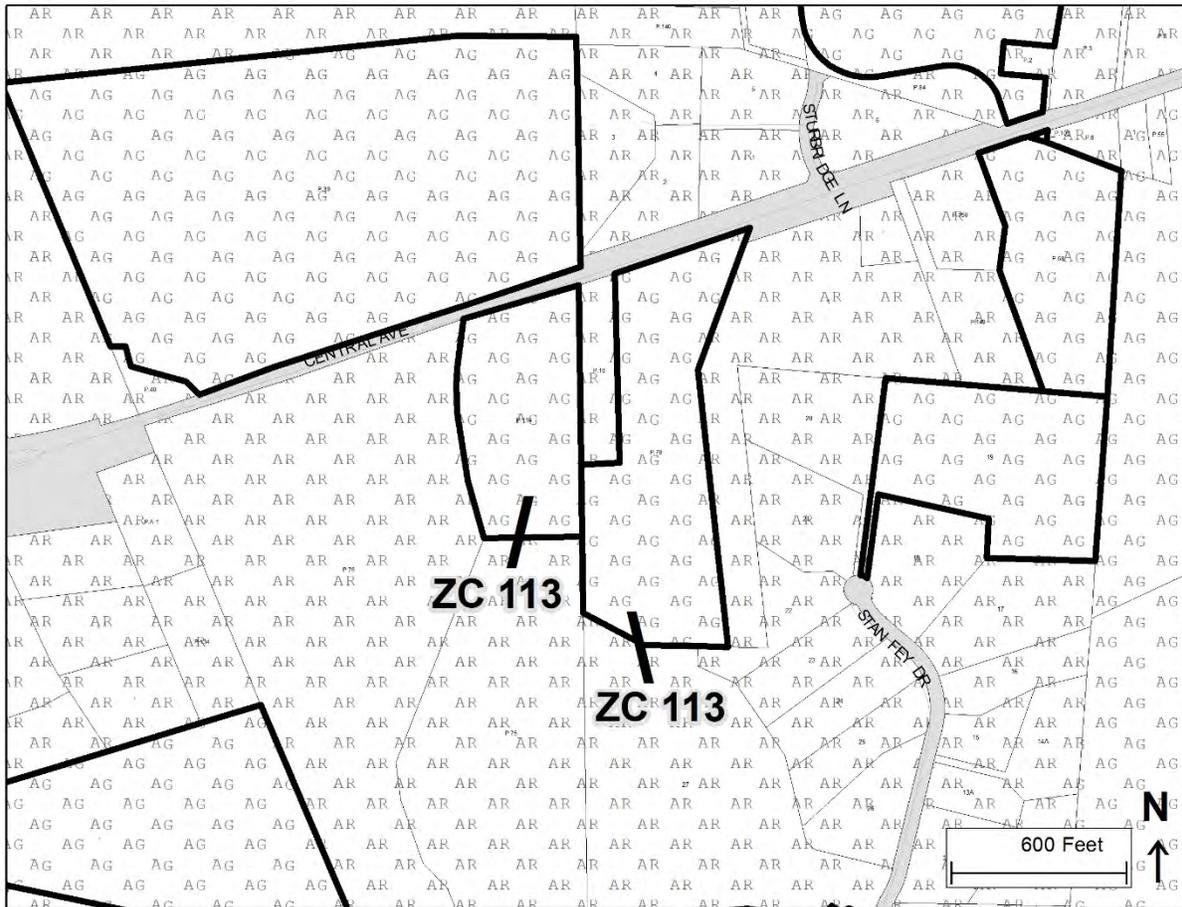
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 112	AR	AG	40.46	LU 2.1	CZ 2.1	202NE15, 201NE15

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.

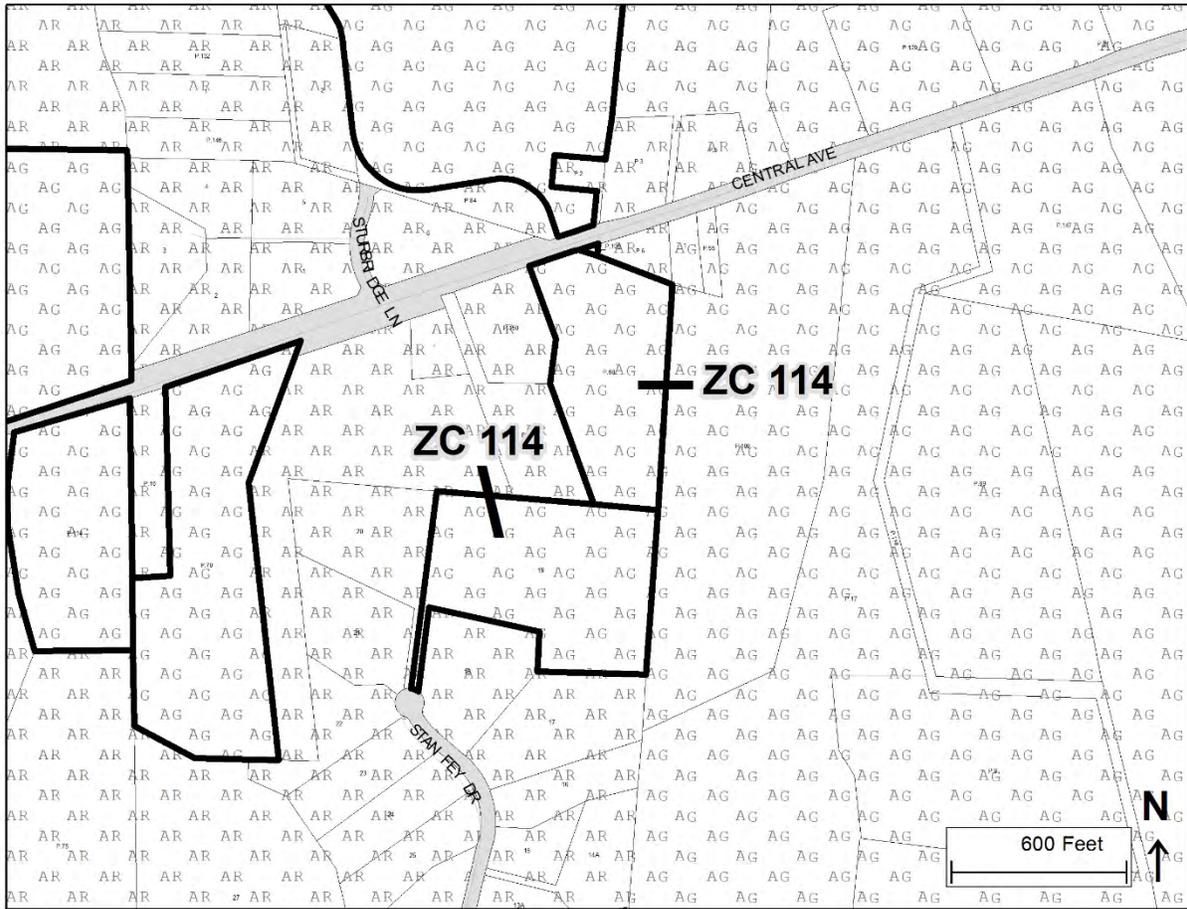
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17200 Central Avenue	70E2, 70F2, 70F3	Parcel 39	0733030



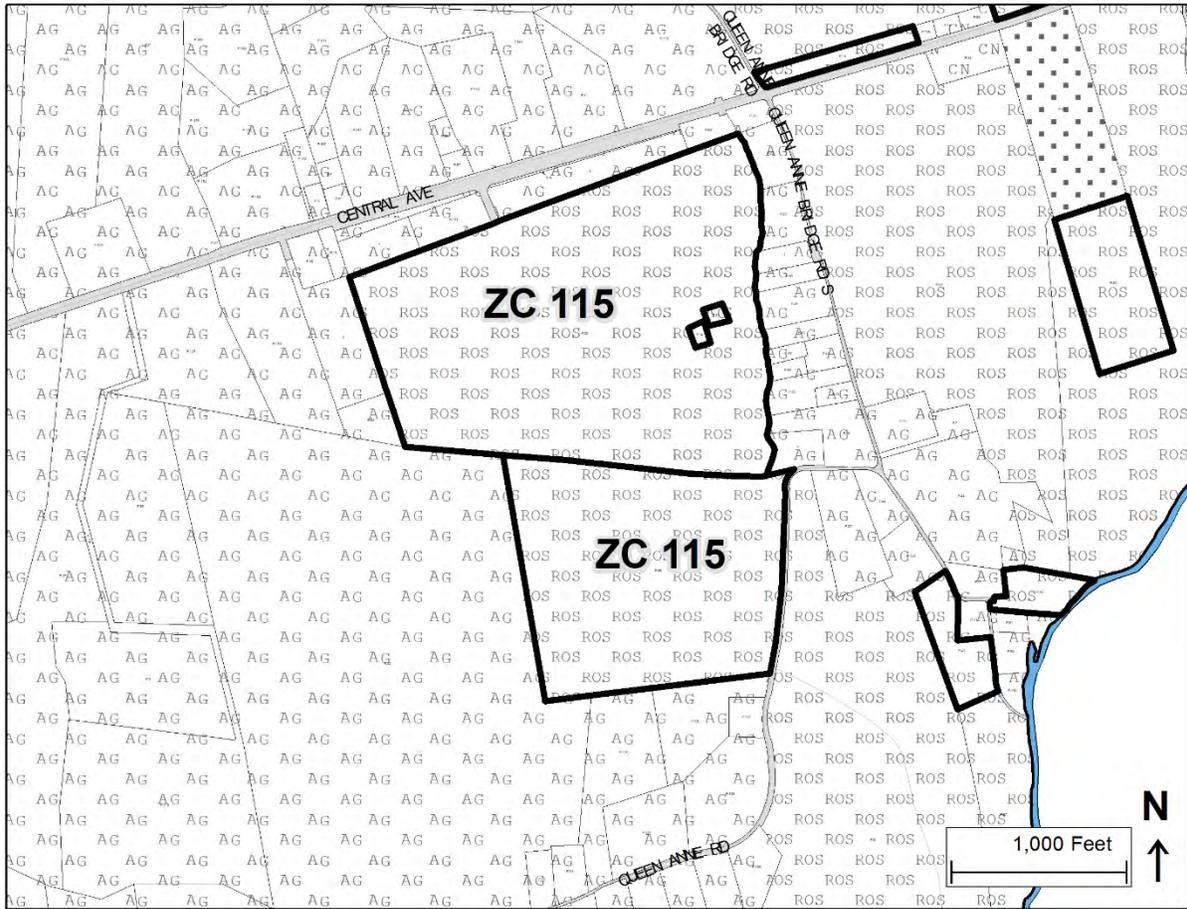
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 113	AR	AG	19.25	LU 2.1	CZ 2.1	201NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	17401 Central Avenue	71A2, 70F3, 71A3	Parcel 70	0821157		
Rural and Agricultural	17305 Central Avenue	70F2, 70F3	Parcel 144	4004230		



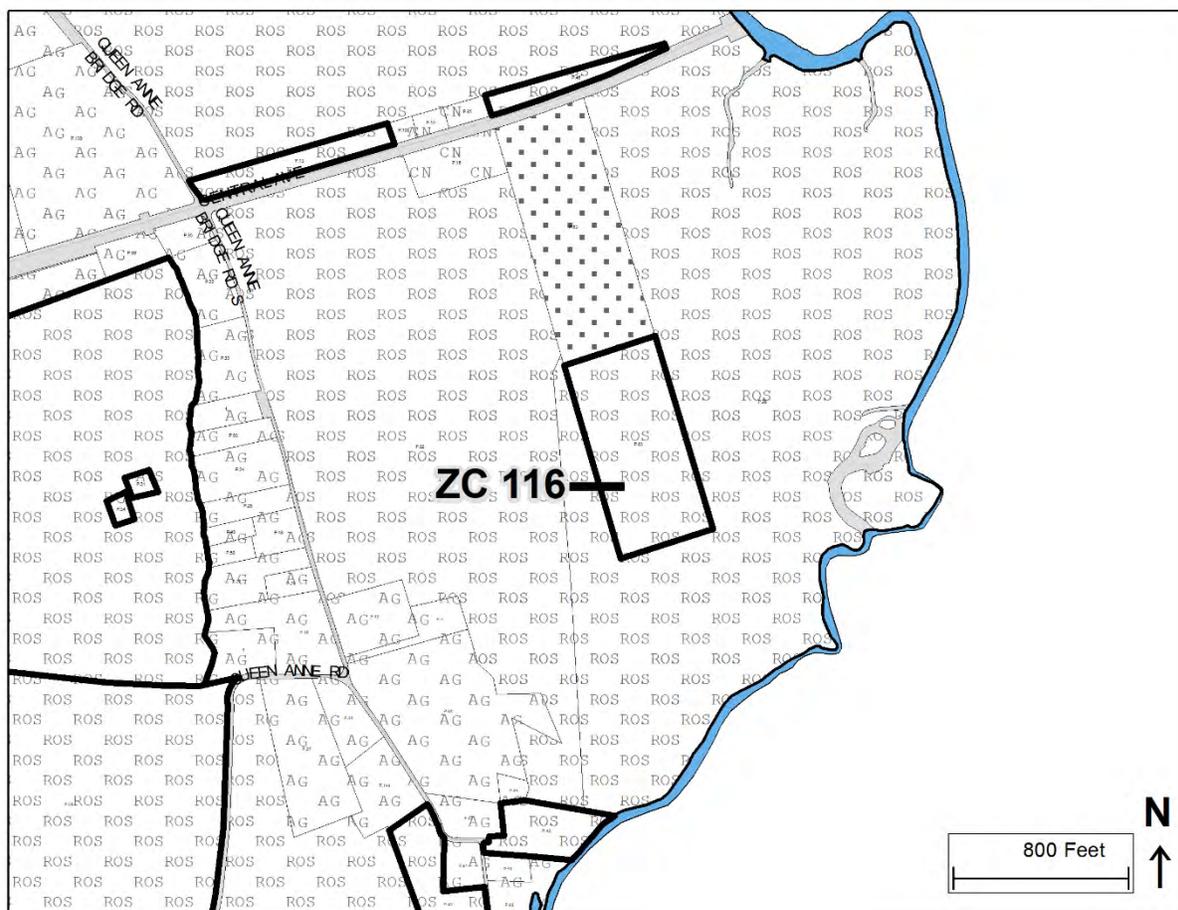
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 114	AR	AG	15.99	LU 2.1	CZ 2.1	202NE15, 201NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	17411 Central Avenue	71A2, 71A3	Parcel 68	0817874		
Rural and Agricultural	17411 Central Avenue	71A2, 71A3	Parcel 68	0817882		
Rural and Agricultural	307 Stan Fey Drive	71A2, 71A3	Lot 19	3240363		



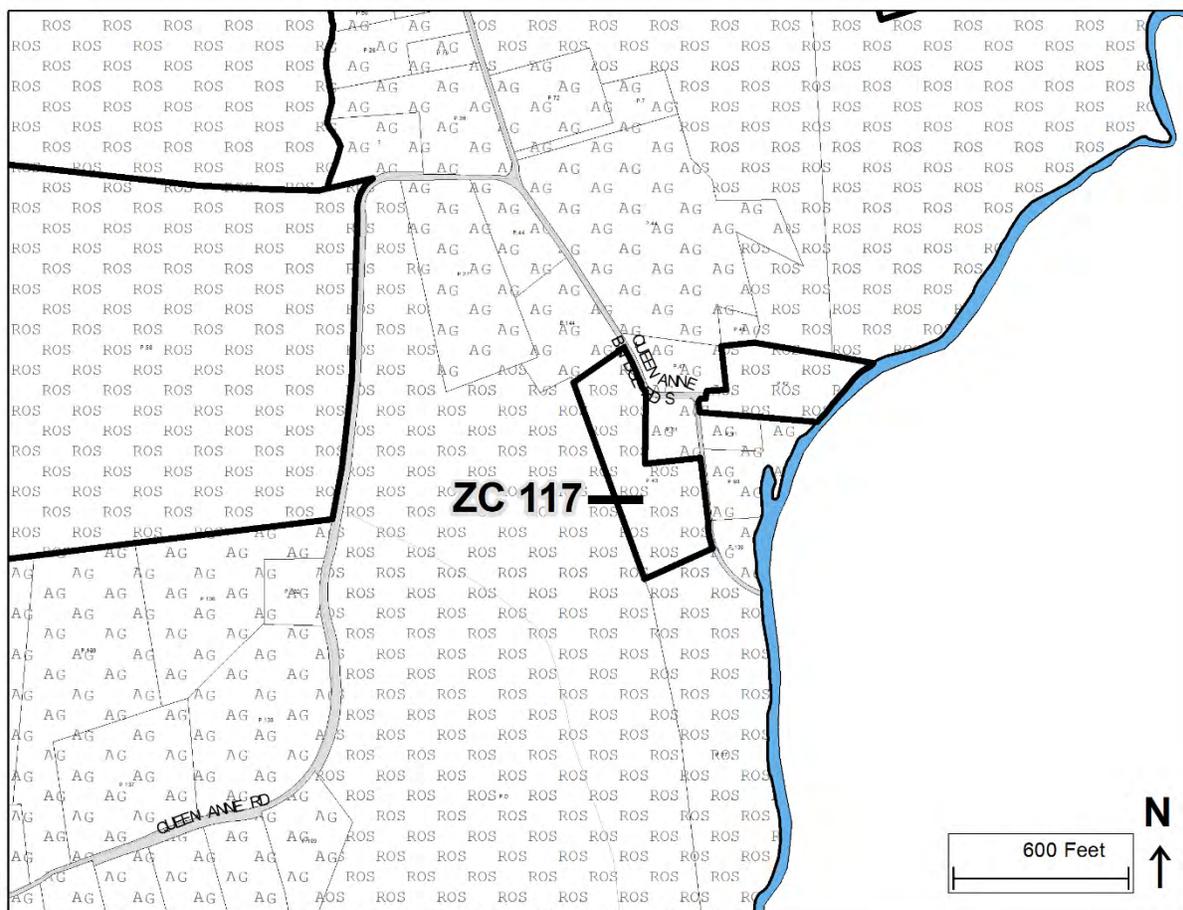
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 115	AG	ROS	118.33	LU 1.1	CZ 1.1	202NE16, 201NE16
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land 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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Institutional	18509 Central Avenue		71C2, 71C1, 71D1, 71D2	Parcel 20	0725820	
Parks and Open Space	Queen Anne Road		71C2, 71D2, 71C3, 71D3	Parcel 58	0726174	



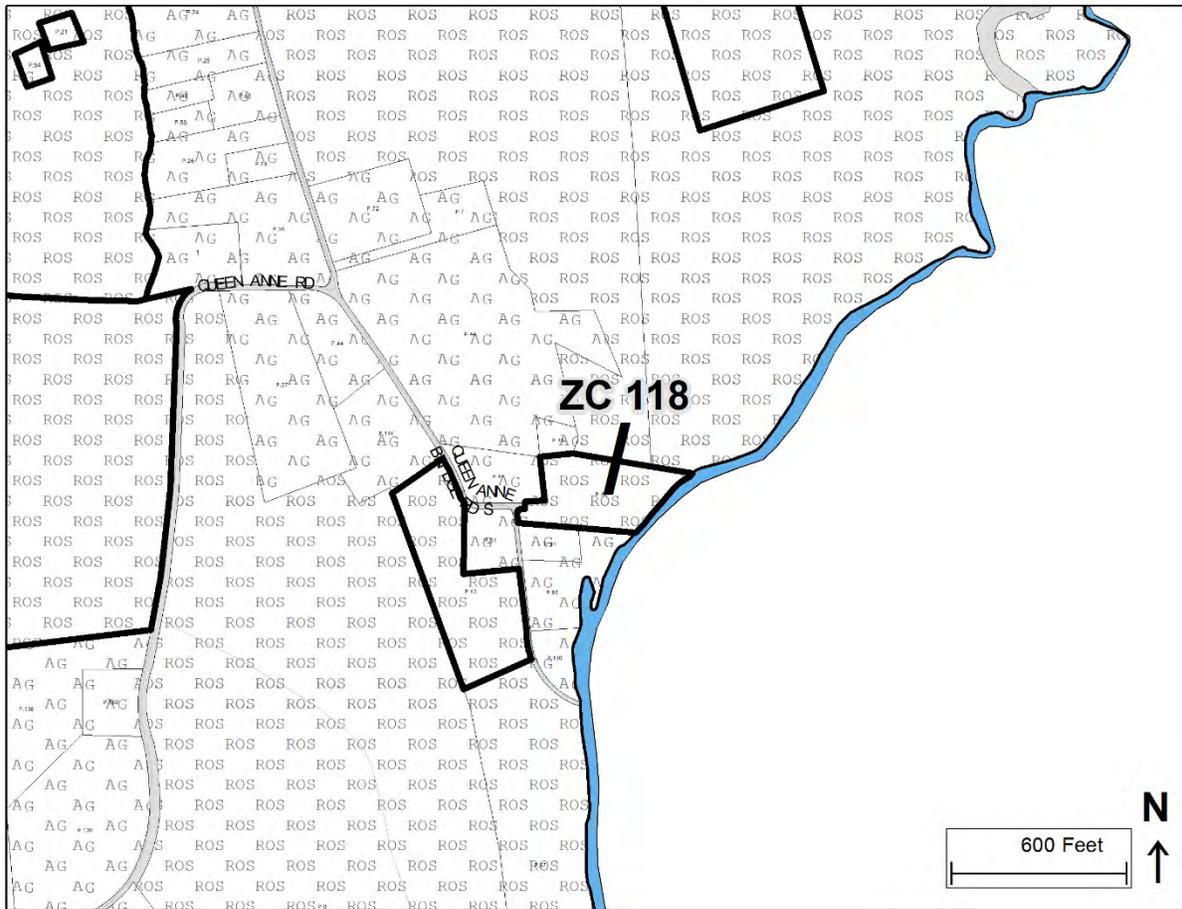
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 116	AG	ROS	9.32	LU 1.1	CZ 1.2	202NE16
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	18925 Central Avenue		71E2	Parcel 83	0785097	



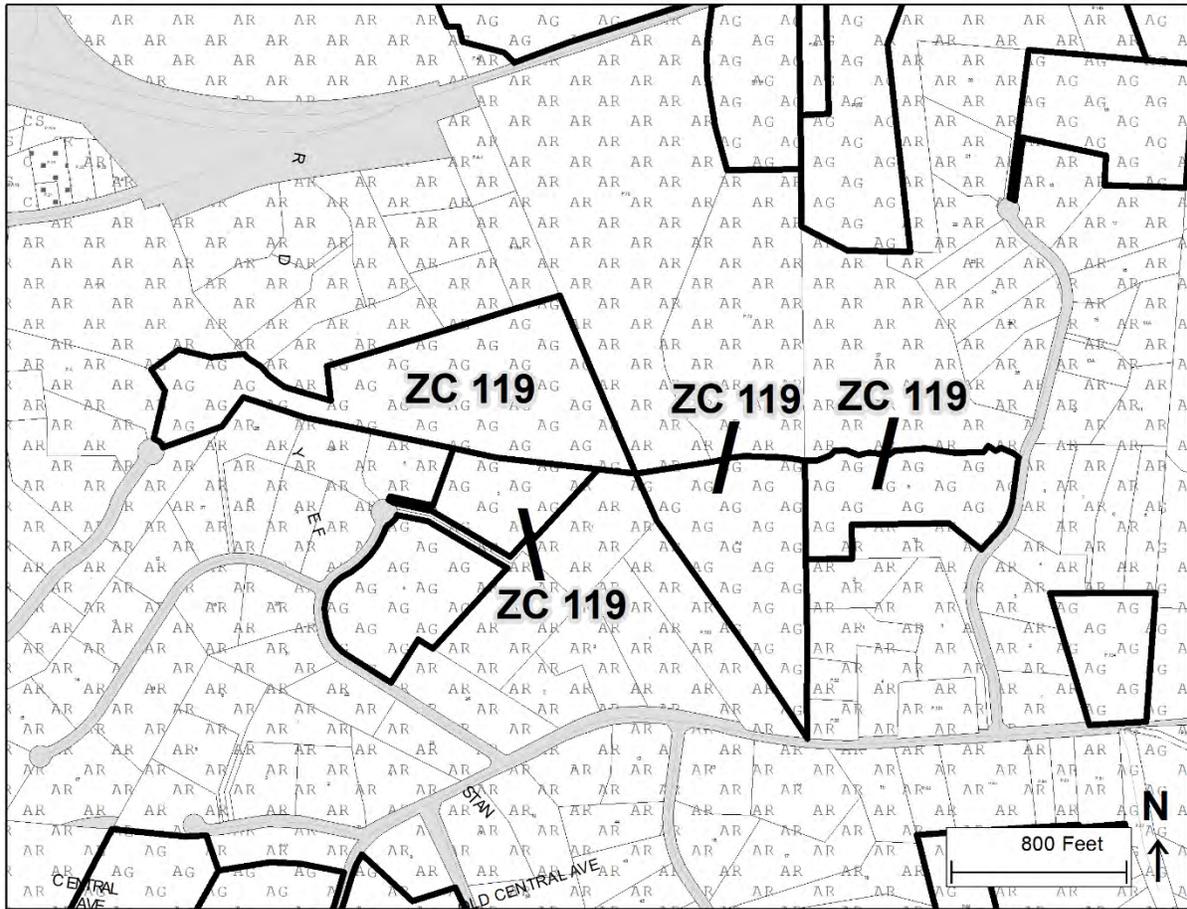
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 117	AG	ROS	3.95	LU 1.1	CZ 1.2	201NE16
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	111 Queen Anne Bridge Road		71D3	Parcel 43	0739060	



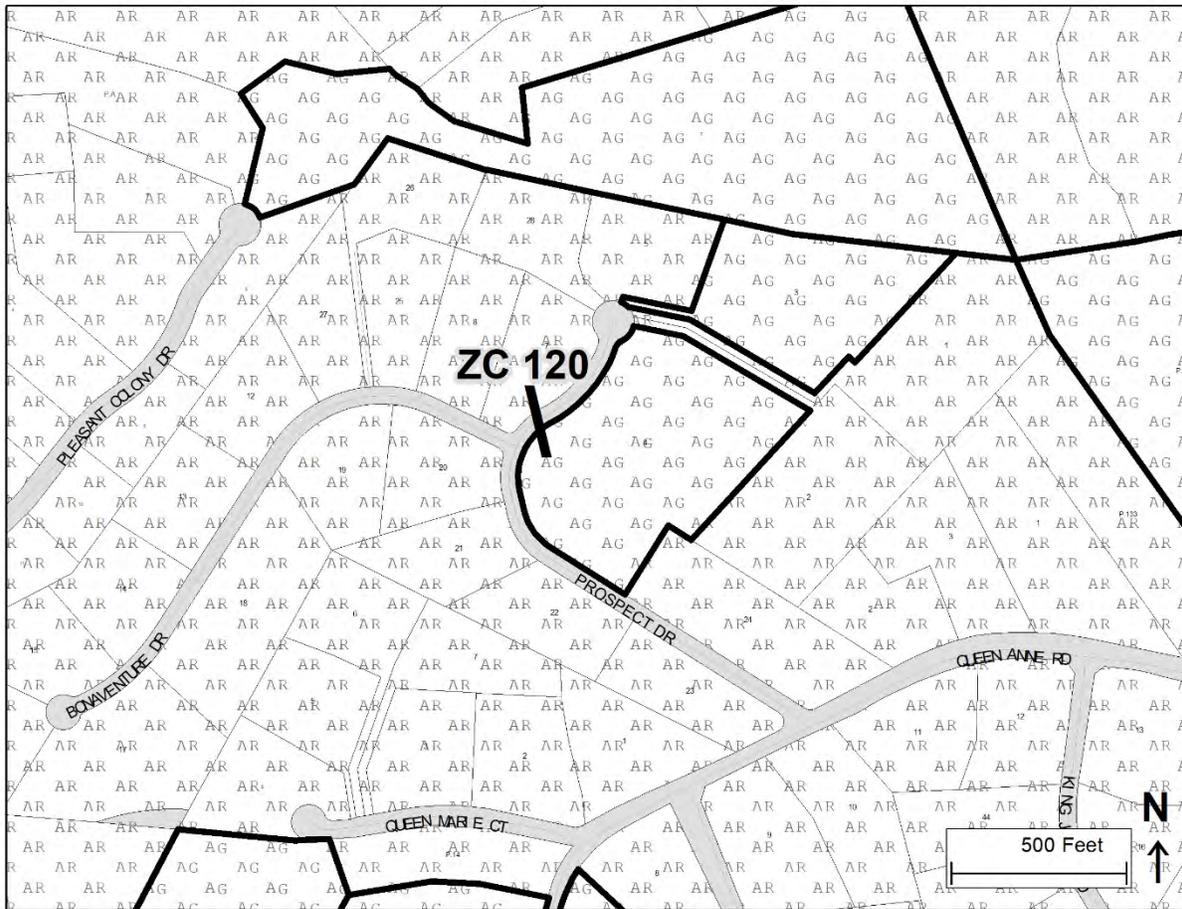
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 118	AG	ROS	2.43	LU 1.1	CZ 1.2	201NE16
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Queen Anne Road		71D3, 71E3	Parcel 42	0821736	



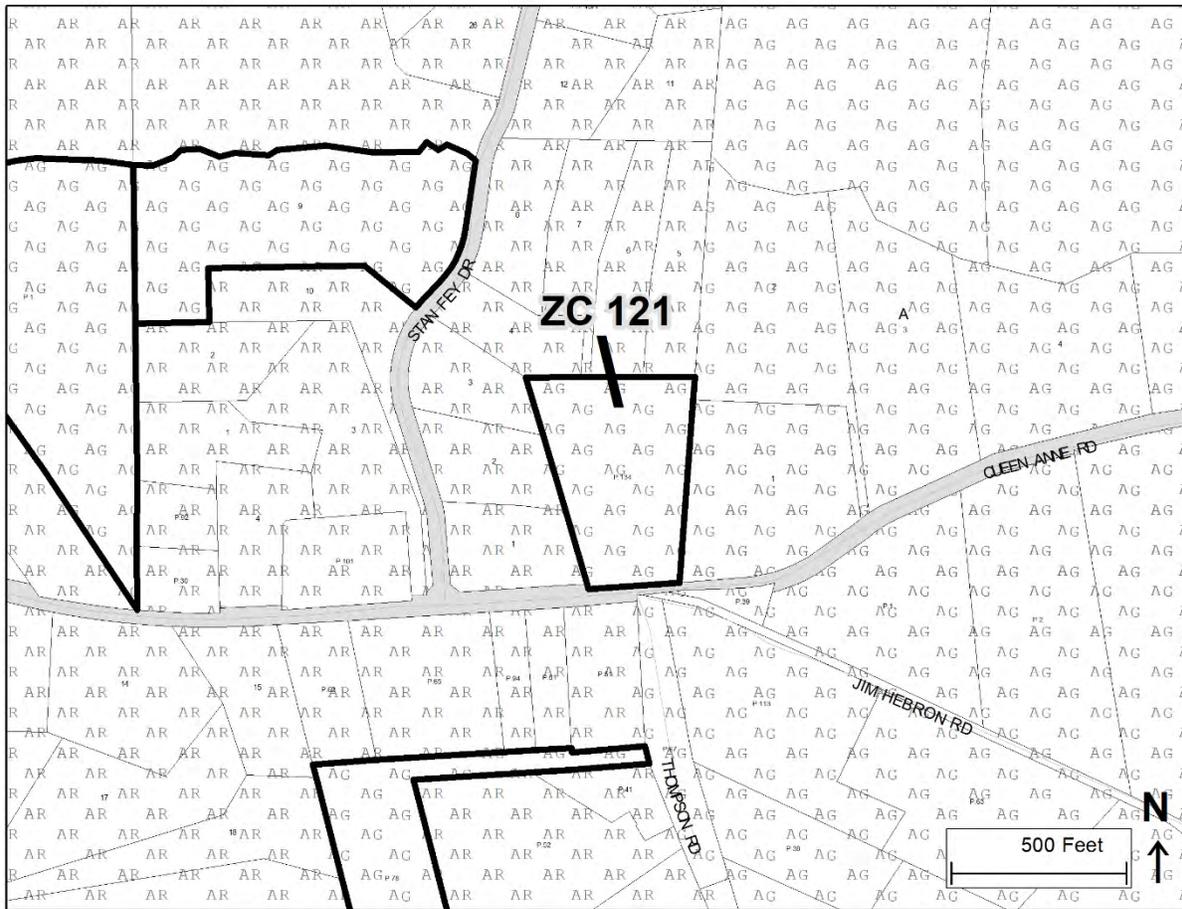
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 119	AR	AG	45.57	LU 2.1	CZ 2.1	201NE14, 201NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	102 Prospect Drive	70F3, 70F4	Lot 3	0802199		
Rural and Agricultural	17300 Queen Anne Road	70F3, 70F4, 71A4	Parcel 1	0681866		
Rural and Agricultural	120 Stan Fey Drive	70F3, 71A3, 70F4, 71A4	Lot 9	3199817		
Rural and Agricultural	16611 Pleasant Colony Drive	70E3, 70F3	Lot 7	3631215		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 120	AR	AG	8.01	LU 2.1	CZ 2.1	201NE15
<p>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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Rural and Agricultural	116 Prospect Road		70E4, 70F4	Lot 4	0802165	



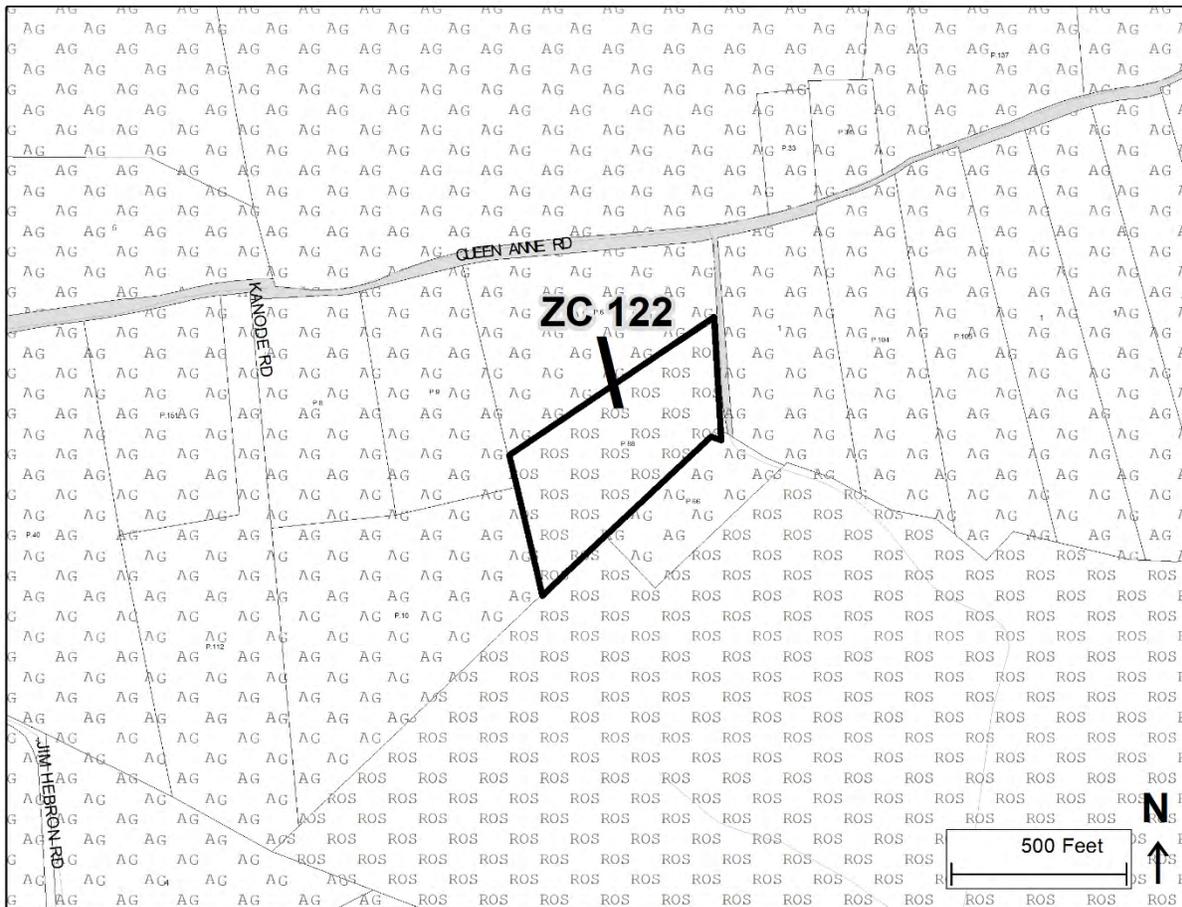
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 121	AR	AG	5.09	LU 2.1	CZ 2.1	201NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	17600 Queen Anne Drive	71A4	Parcel 134	0794362		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

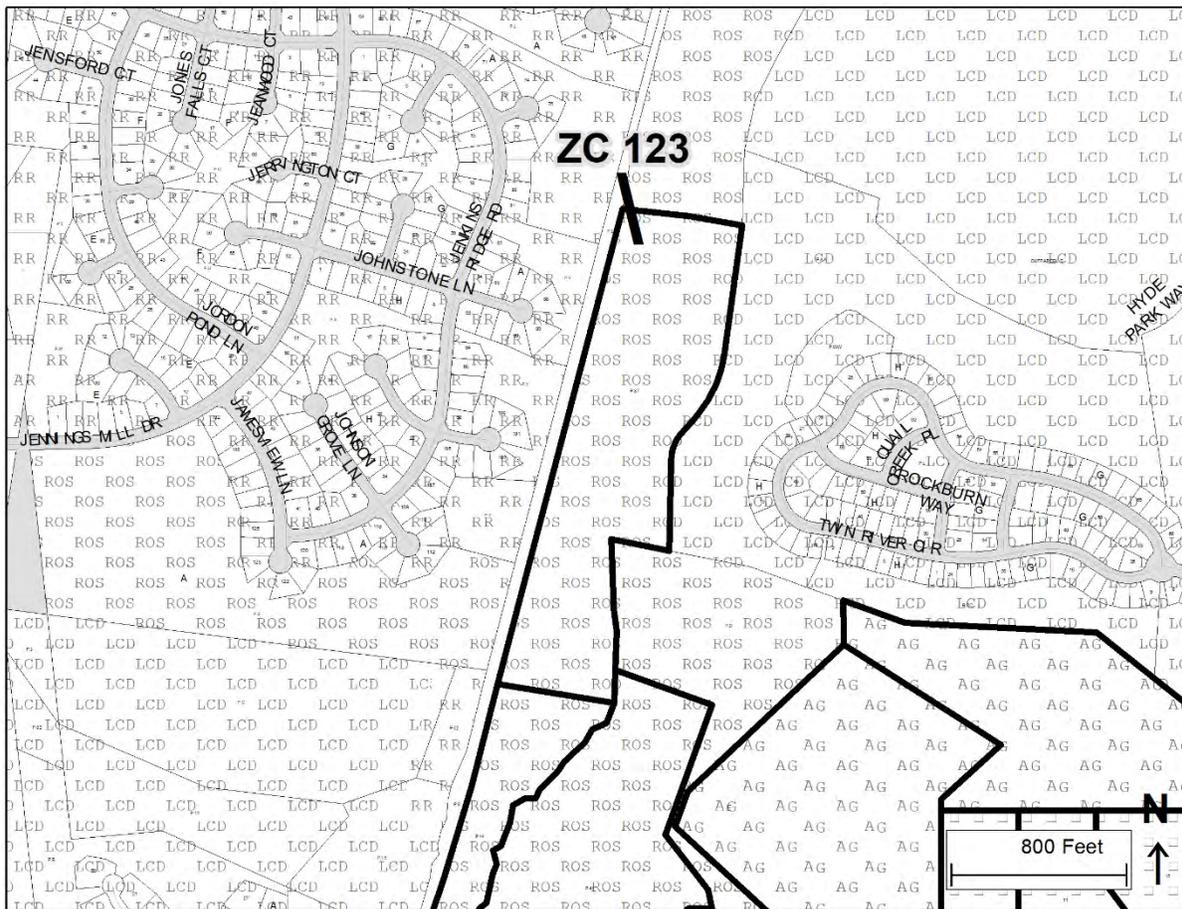
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Queen Anne Road	71C4	Parcel 88	0798140



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

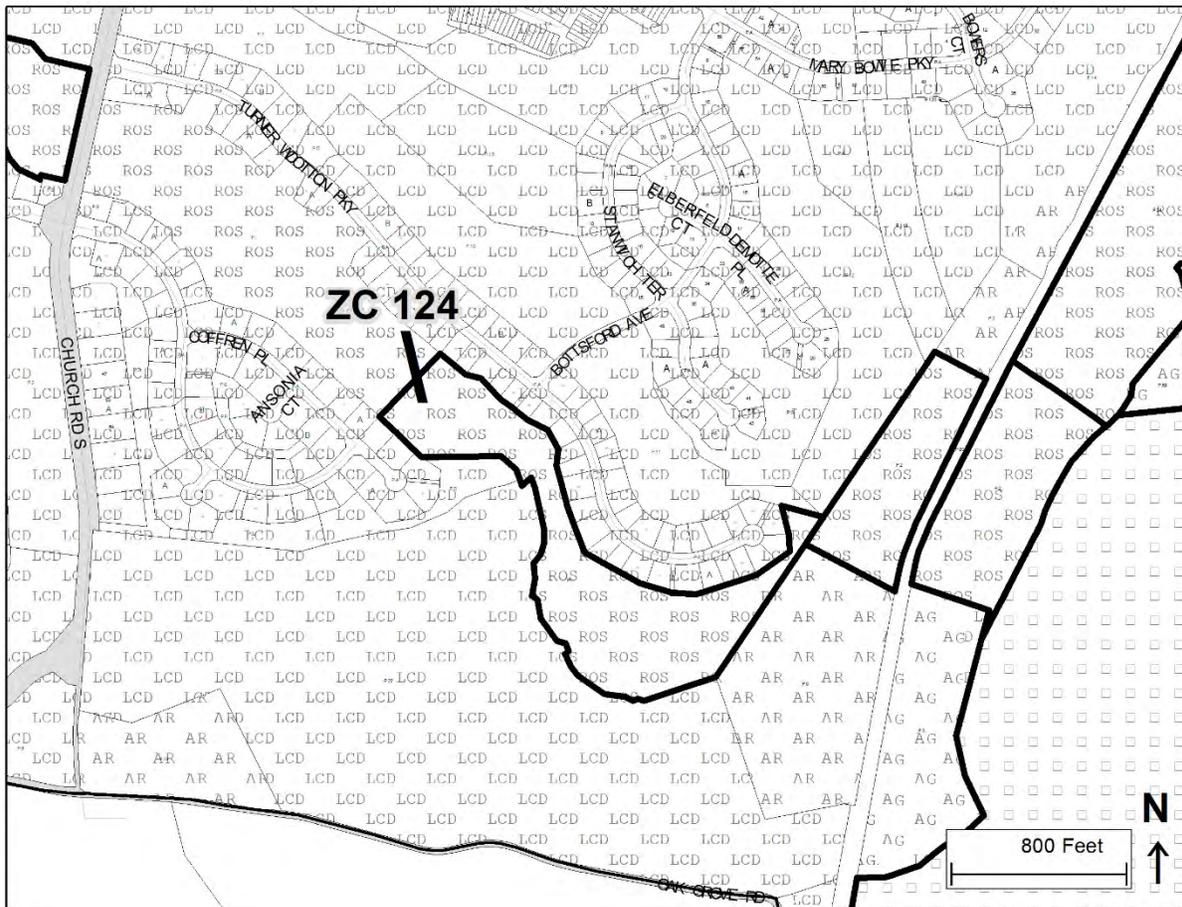
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Karington Center Boulevard	70B3, 70B4, 70A4	Plat 2, Parcel 87	5668548



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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 Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Turner Wootton Parkway	76E2, 76F2, 76F3	Parcel I	3635901



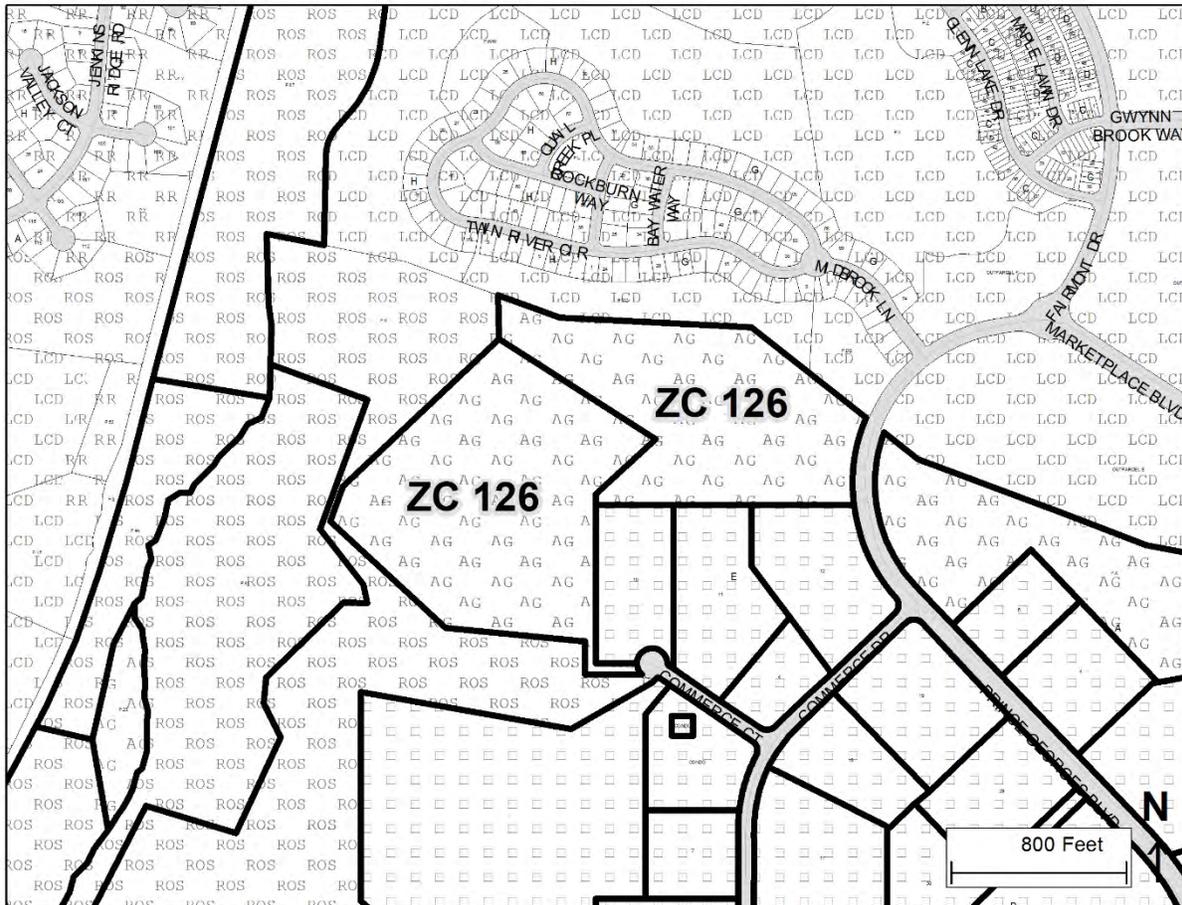
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 125	AG/AR/LCD/RR	ROS	88.70	LU 1.1	CZ 1.4	201SE13, 202SE13, 202SE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.4. 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 1.4) recommends reclassifying all sensitive environmental properties to the ROS Zone to protect them and limit development on them. Among these undeveloped, wooded properties, Parcel 44 is owned by Prince George's County and the rest are privately owned. They are within the regulated and evaluation area of the Green Infrastructure Network (2017), include wetlands and streams.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Queen Anne Road	70A4, 70B4, 77A1	Parcel 44	0798447		
Parks and Open Space	Leeland Road	70A4, 70B4, 77A1, 77B1, 77A2, 77B2, 77B3	Parcel 41	0748509		
Parks and Open Space	14800 Leeland Road	76F2, 77A2	Parcel 2	0771279		
Parks and Open Space	14700 Leeland Road	77A1, 77A2	Parcel 24	0797670		



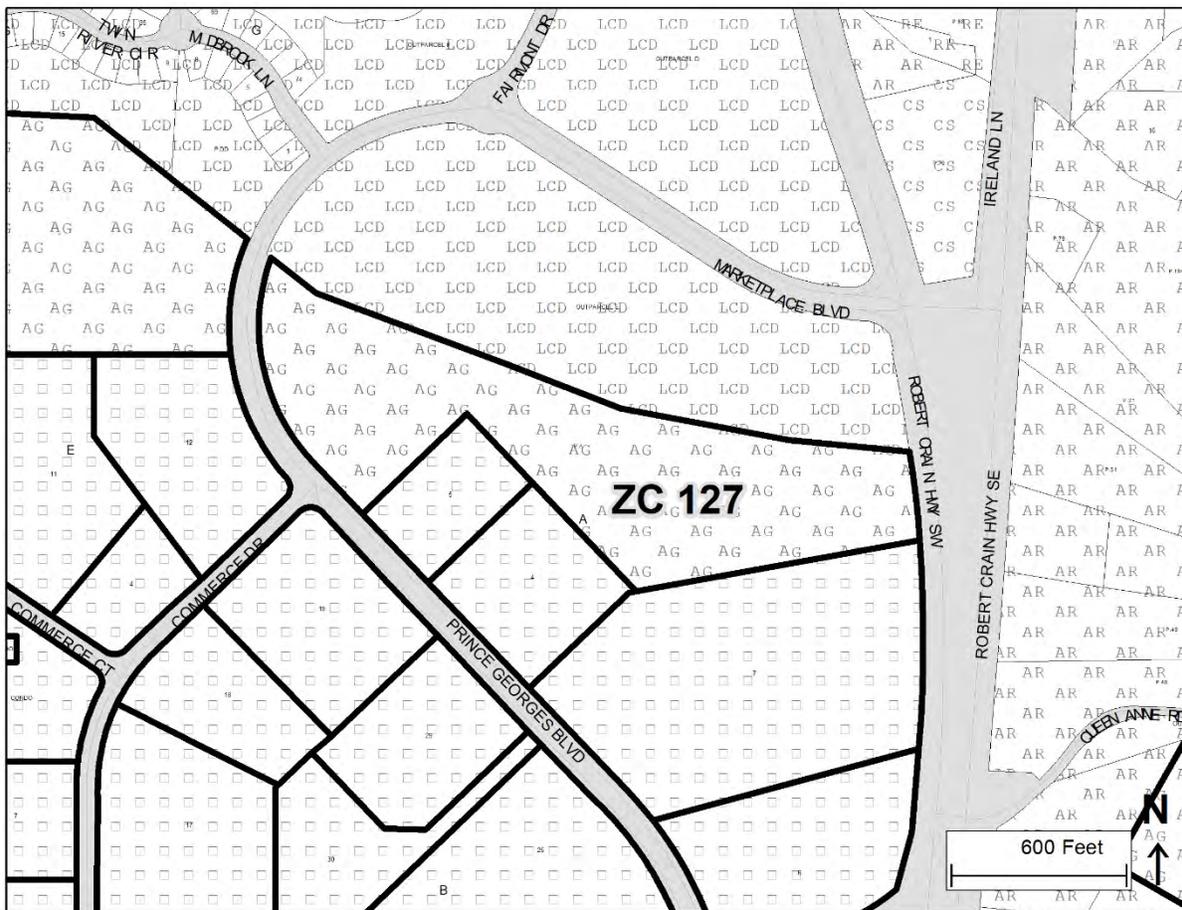
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 126	LCD	AG	49.95	N/A	CZ 8.1	201NE14, 201SE13, 201SE14

Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategy CZ 8.1. Map 16. Future Land Use in the master plan recommends parks and open space. The applicable Comprehensive Zoning strategy (CZ 8.1) recommends reclassifying Liberty Sports Complex into the AG Zone.

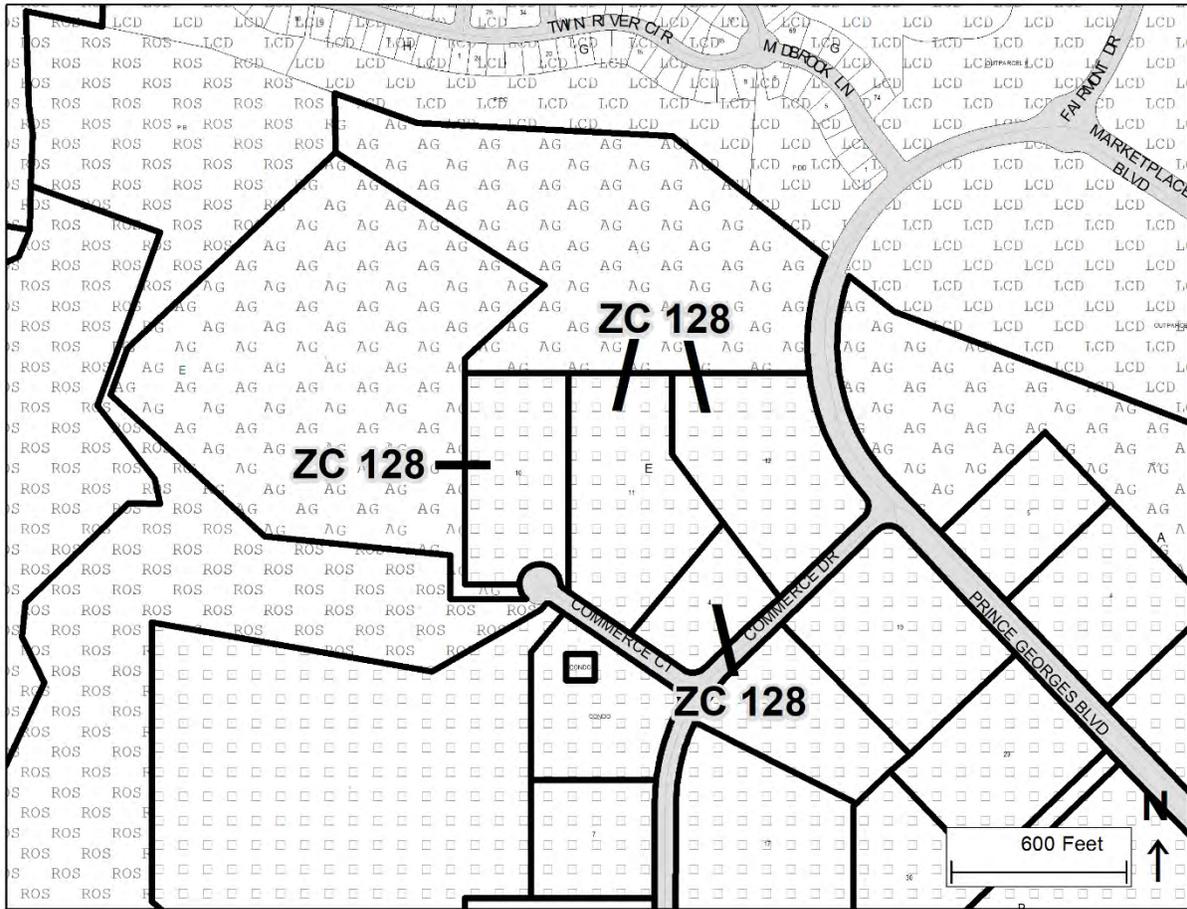
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	201 Prince George's Boulevard	70B4, 70C4, 77B1, 77C1	Lot 9	3422581
Parks and Open Space	15801 Commerce Court	70B4, 70C4, 77B1, 77C1	Lot 5	3422565



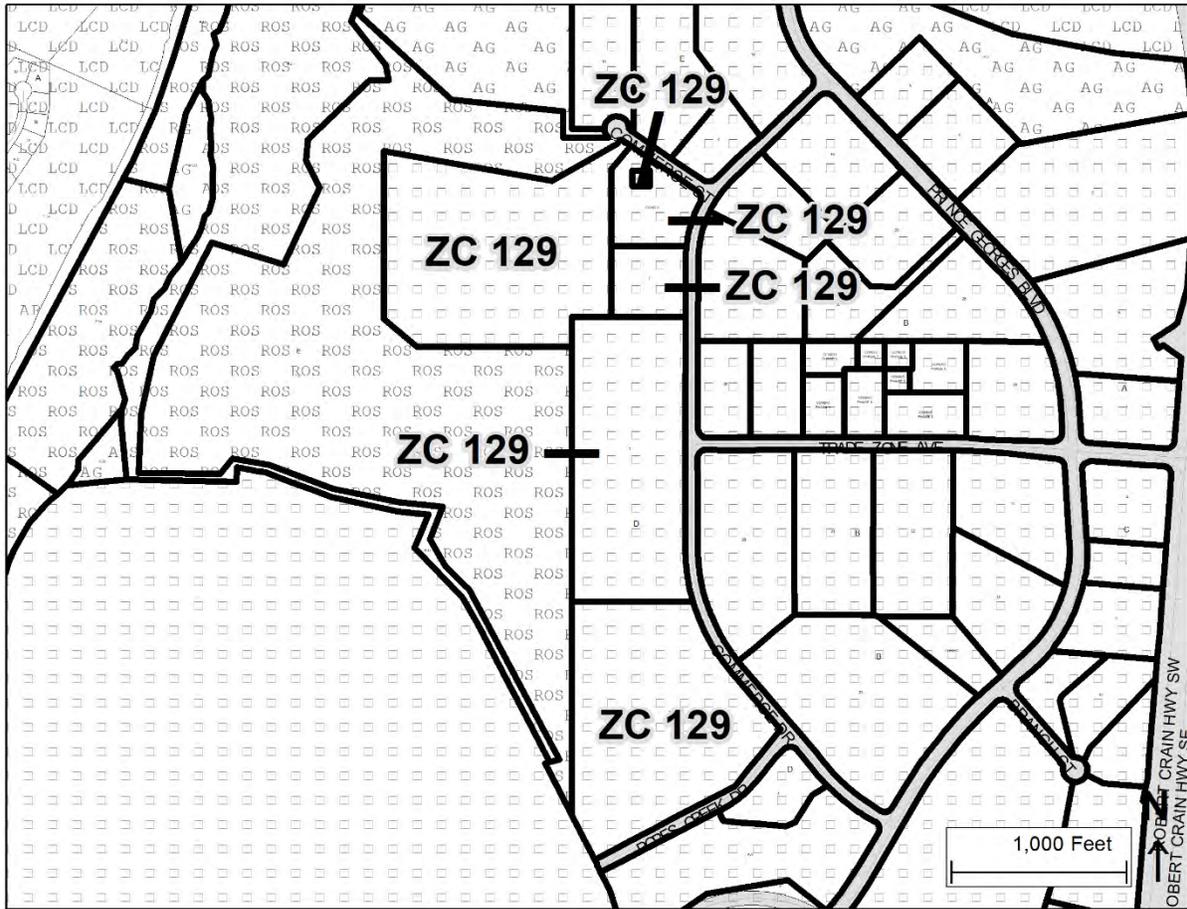
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 127	LCD	AG	23.77	N/A	CZ 8.1	201SE14
<p>Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategy CZ 8.1. Map 16. Future Land Use in the master plan recommends parks and open space. The applicable Comprehensive Zoning strategy (CZ 8.1) recommends reclassifying Liberty Sports Complex into the AG Zone.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	200 Prince George's Boulevard		70C4, 77C1, 77D1	Parcel A	3422557	



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 128	LCD	IH	23.73	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	201SE14
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
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		



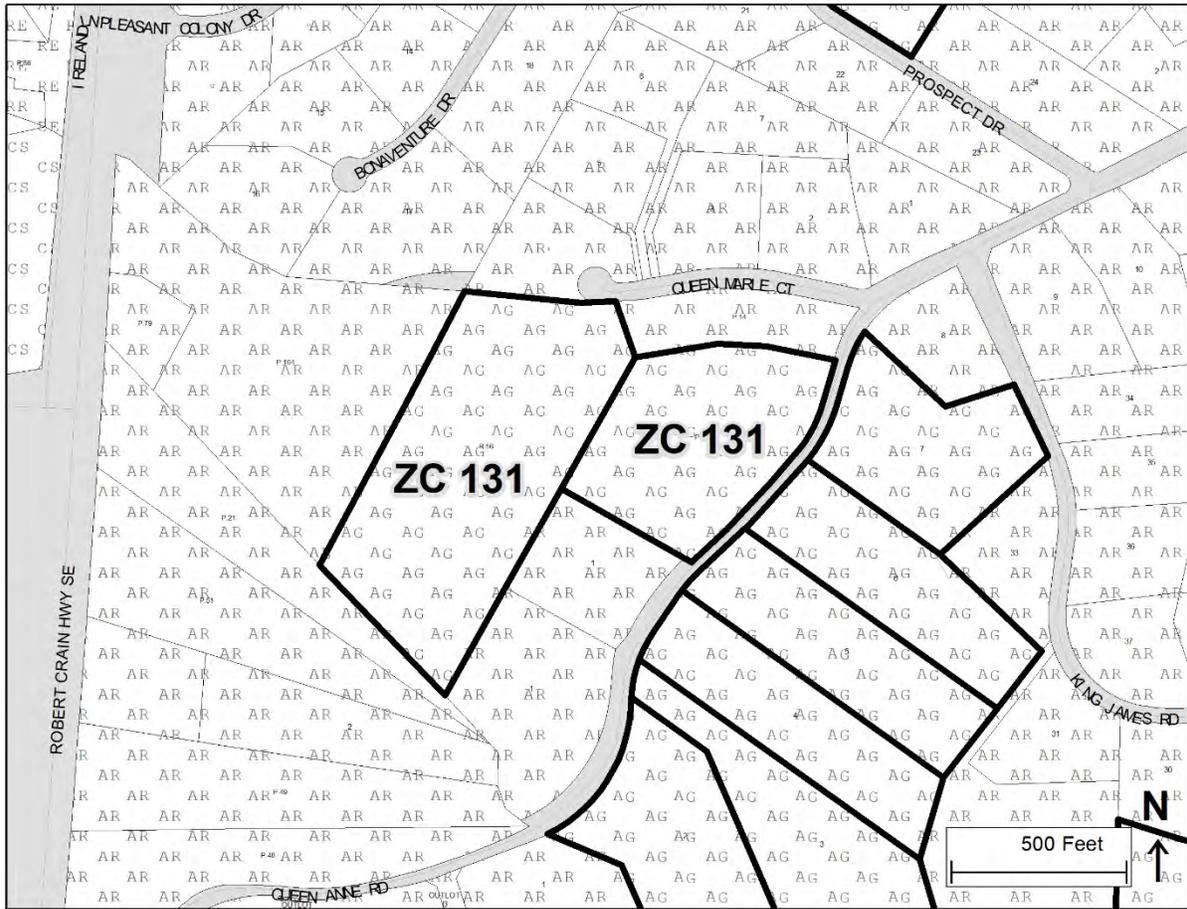
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 129	LCD	IH	90.86	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	201SE13, 201SE14, 202SE14
<p>Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Industrial	15827 Commerce Court	77B1, 77C1	Lot 8	3422573		
Industrial	475 Commerce Drive	77C1	Lot 7	0798892		
Industrial	529 Commerce Drive	77B1, 77C1, 77B2, 77C2	Lot 1	0798686		
Industrial	839 Commerce Drive	77B2, 77C2, 77B3, 77C3	Lot 3	0798579		
Industrial	15851-15887 Commerce Court	77C1	Condo	0798777, 0798819, 0798801, 0798793, 0798785, 0798777, 0798769, 0798751, 0798744, 0798736, 0798728, 0798710, 0798876, 0798868, 0798850, 0799304, 0799296, 0798843, 0798835		



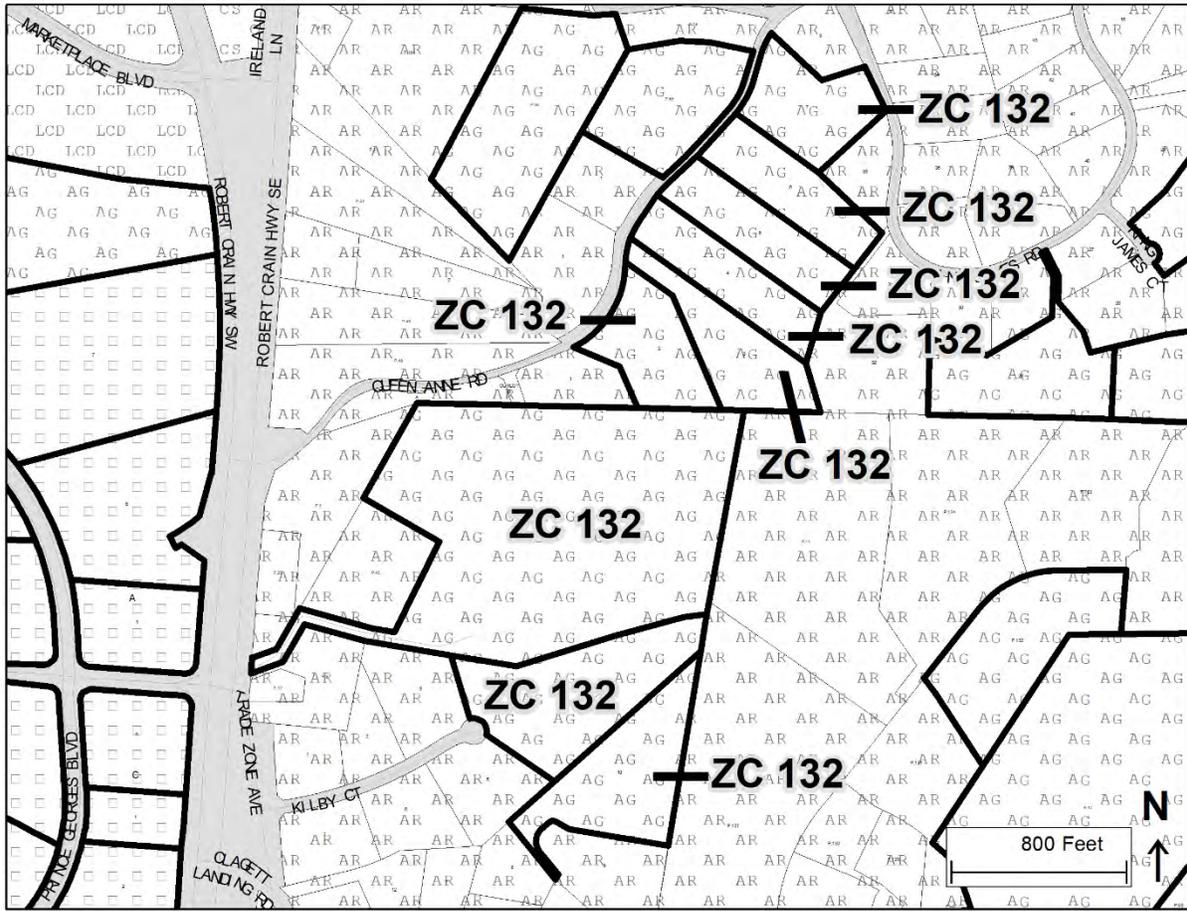
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 130	LCD/RR	IH	45.47	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	201SE14
<p>Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Industrial	300 Prince George's Boulevard	77C1, 77D1	Lot 5	0799031		
Industrial	350 Prince George's Boulevard	77C1, 77D1	Lot 4	0798884		
Industrial	400 Prince George's Boulevard	77D1	Lot 7	0798231		
Industrial	500 Prince George's Boulevard	77D1, 77D2	Lot 6	0798462		
Institutional	601 SW Robert Crain Highway	77D2	Lot 1	0798454		



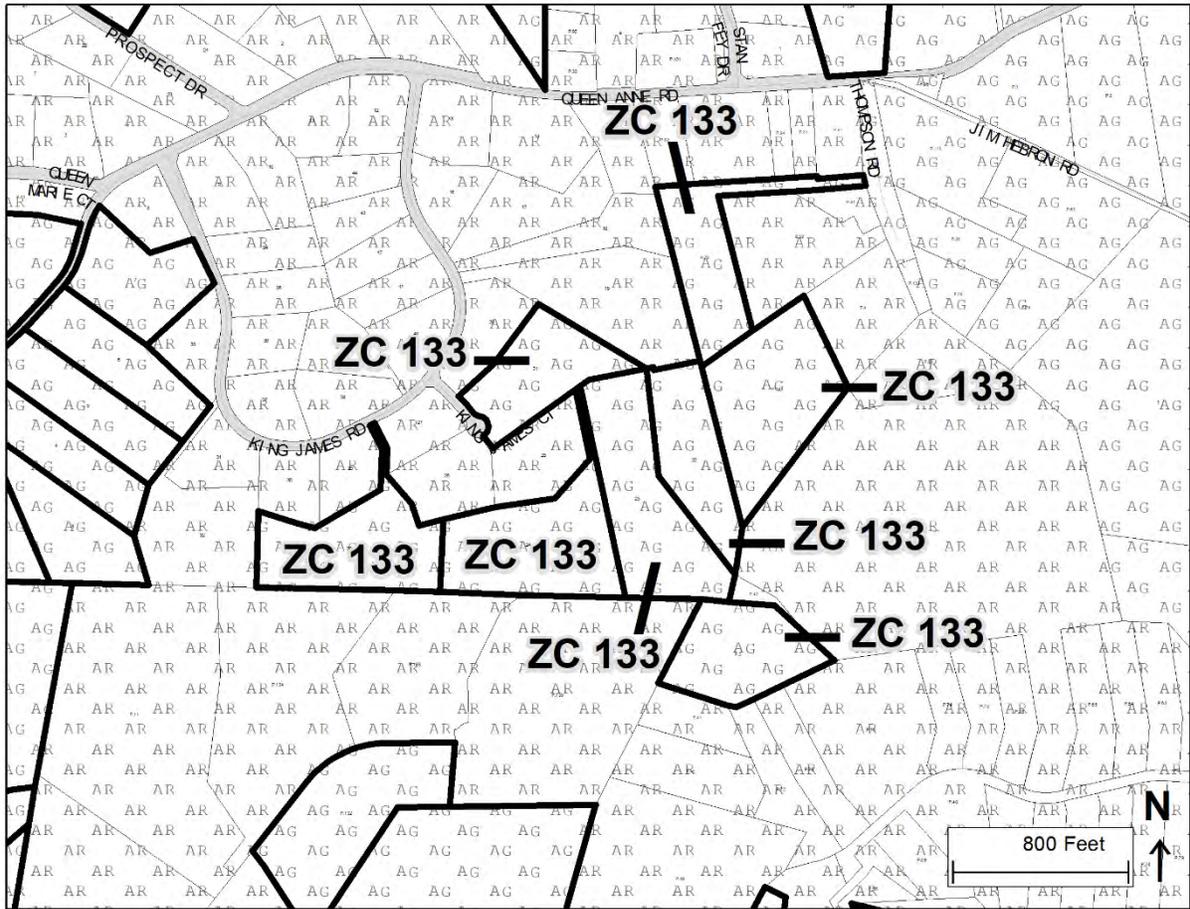
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 131	AR	AG	19.13	LU 2.1	CZ 2.1	201SE14, 201SE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	180 Robert Crain Highway SE	70E4, 77E1	Parcel 56	0804641		
Rural and Agricultural	0 Queen Anne Road	70E4, 77E1	Parcel 55	5572645		
Rural and Agricultural	16800 Queen Anne Court	70E4, 77E1	Parcel 55	0732784		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 132	AR	AG	86.42	LU 2.1	CZ 2.1	201SE14, 201SE15, 202SE14, 202SE15
<p>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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Rural and Agricultural	16512 Kilby Court		77E2	Lot 4	0717397	
Rural and Agricultural	16770 Clagett Landing Road		77E2	Lot 10	0747527	
Rural and Agricultural	16723 Queen Anne Road		77E1	Lot 2	0766105	
Rural and Agricultural	16729 Queen Anne Road		77E1, 77F1	Lot 3	0766113	
Rural and Agricultural	16801 Queen Anne Road		77E1, 77F1	Lot 4	0766121	
Rural and Agricultural	16805 Queen Anne Road		77E1, 77F1	Lot 5	0766139	
Rural and Agricultural	16809 Queen Anne Road		77E1, 77F1	Lot 6	0766147	
Rural and Agricultural	16903 Queen Anne Road		70E4, 70F4, 77E1, 77F1	Lot 7	0766154	
Industrial	600 Robert Crain Highway SE		77E1, 77D2, 77E2	Parcel 34	0818948	

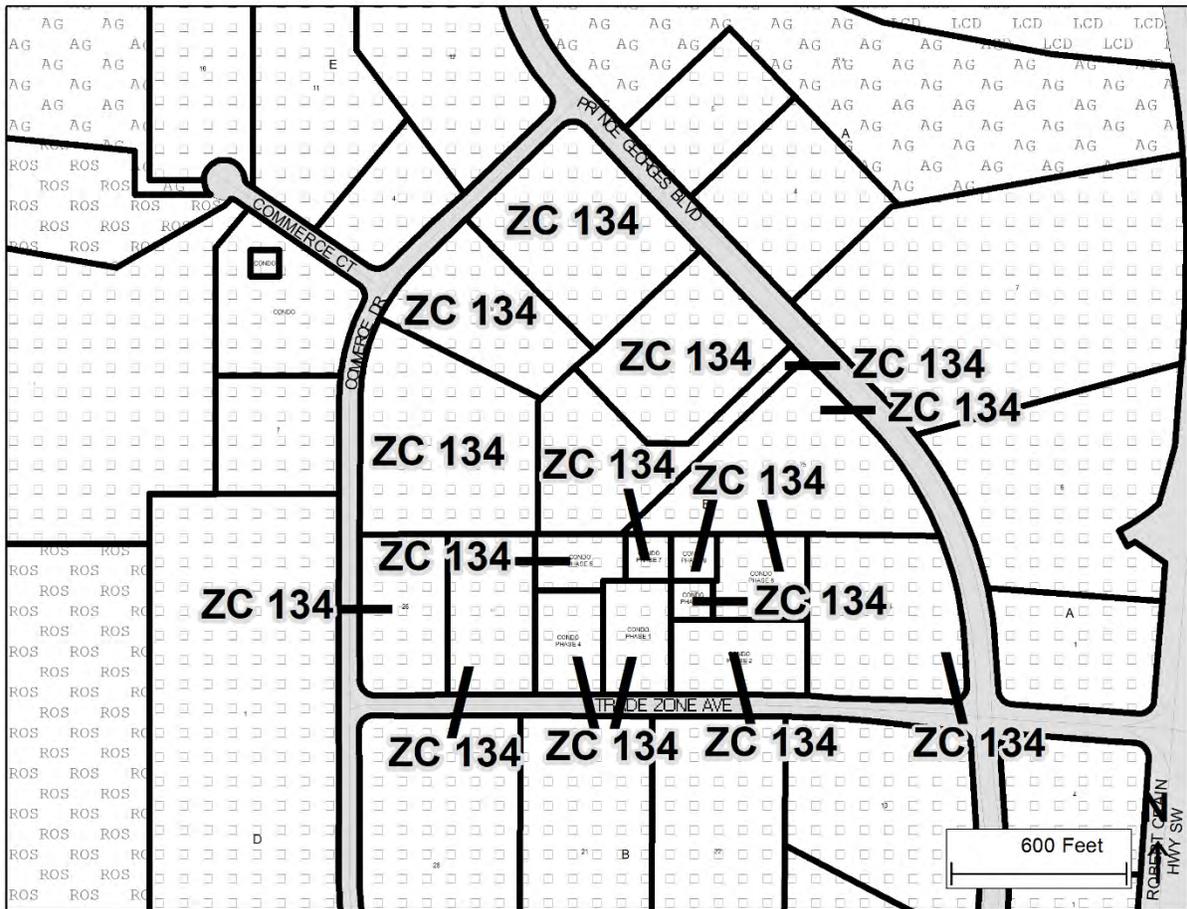


Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 133	AR	AG	54.02	LU 2.1	CZ 2.1	201SE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (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.</p>						
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		

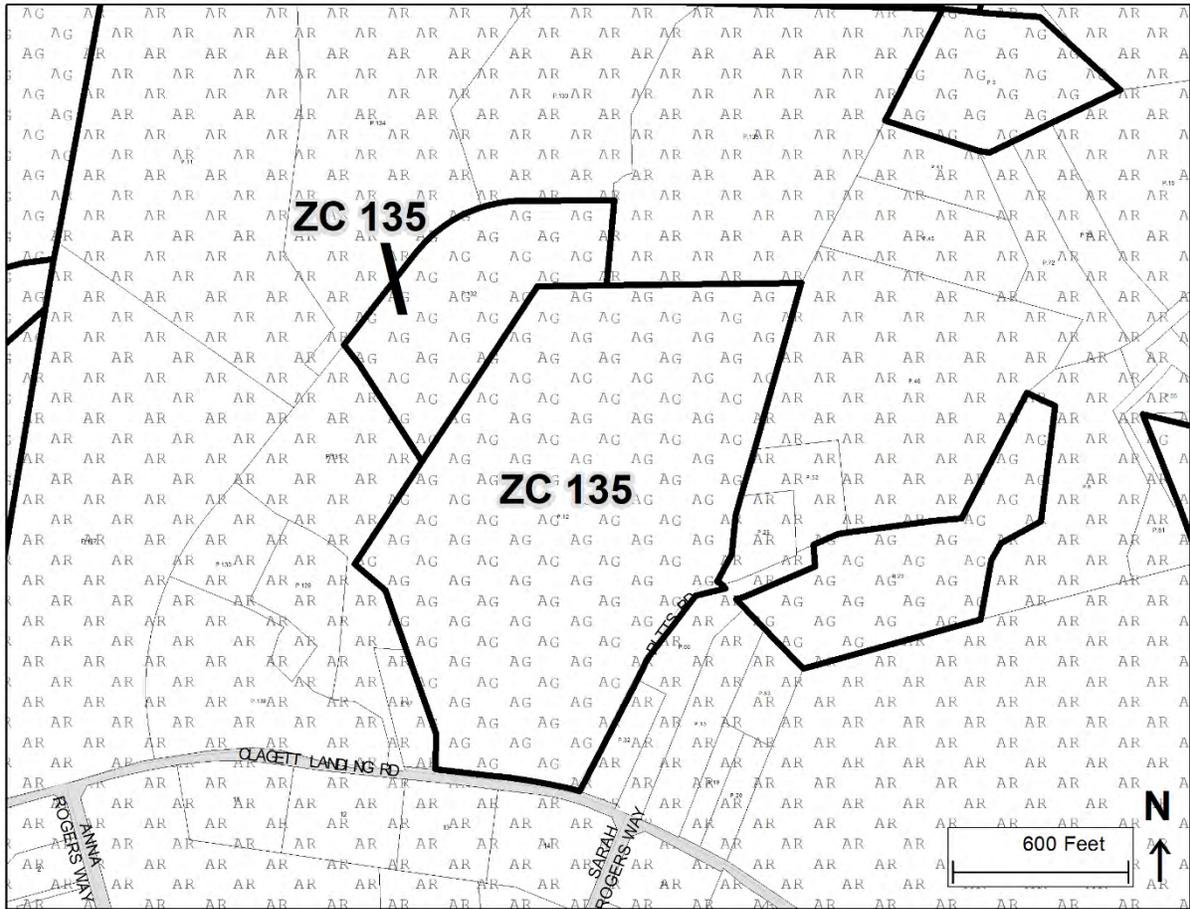


Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 134	LCD	IH	66.14	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	201SE14
<p>Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and CZ 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.</p>						
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		

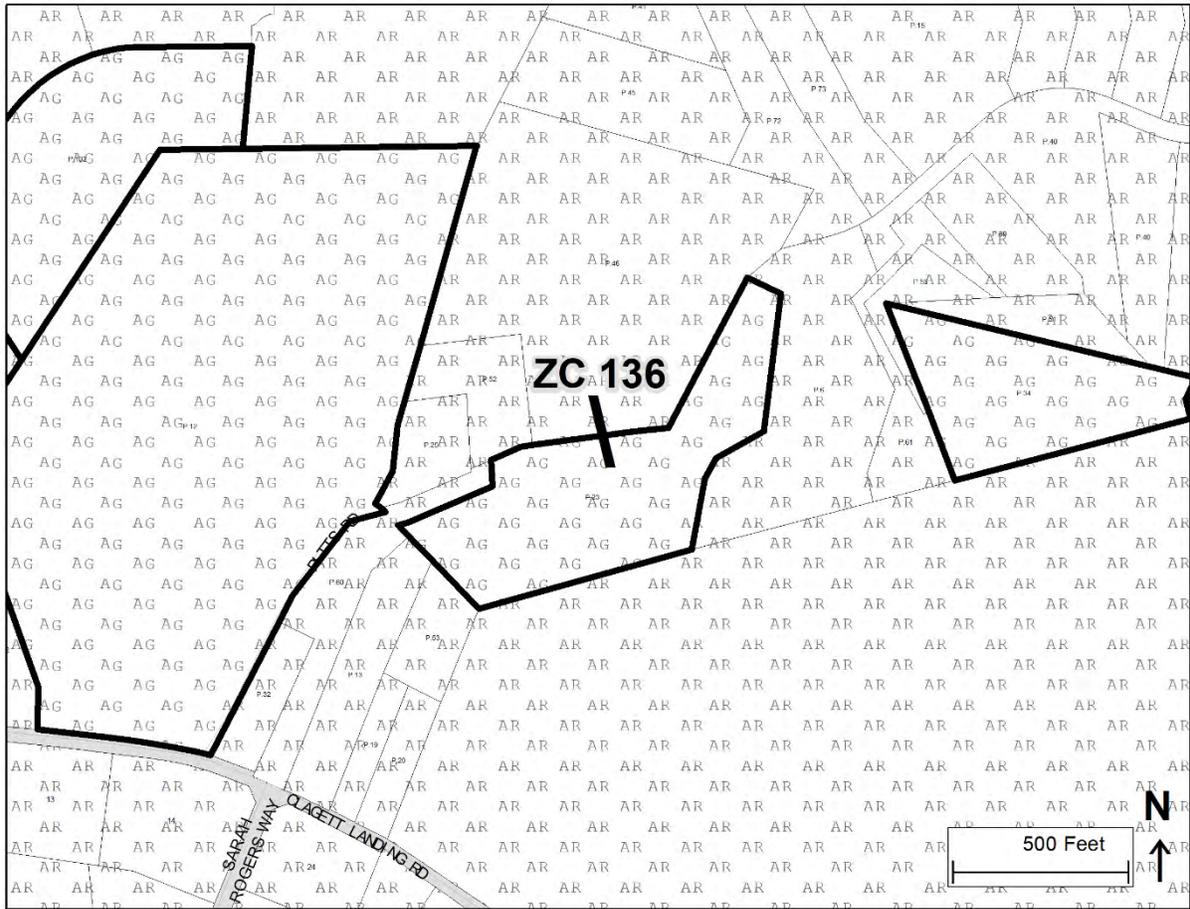
Industrial	16000 Trade Zone Avenue	77C1, 77C2	Condo Phase 5	0798504, 0798512
Industrial	16000 Trade Zone Avenue	77C2	Condo Phase 1	0798587, 0798595
Industrial	16000 Trade Zone Avenue	77C2	Condo Phase 3	0798645, 0798652
Industrial	16000 Trade Zone Avenue	77C2, 77D2	Condo Phase 2	0798603, 0798611, 0798629,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



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 135	AR	AG	46.39	LU 2.1	CZ 2.1	201SE15, 202SE15
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	16900 Clagett Landing Road	77F2	Parcel 132	0703280		
Rural and Agricultural	17200 Clagett Landing Road	77F2, 78A2, 77F3	Parcel 12	0732768		



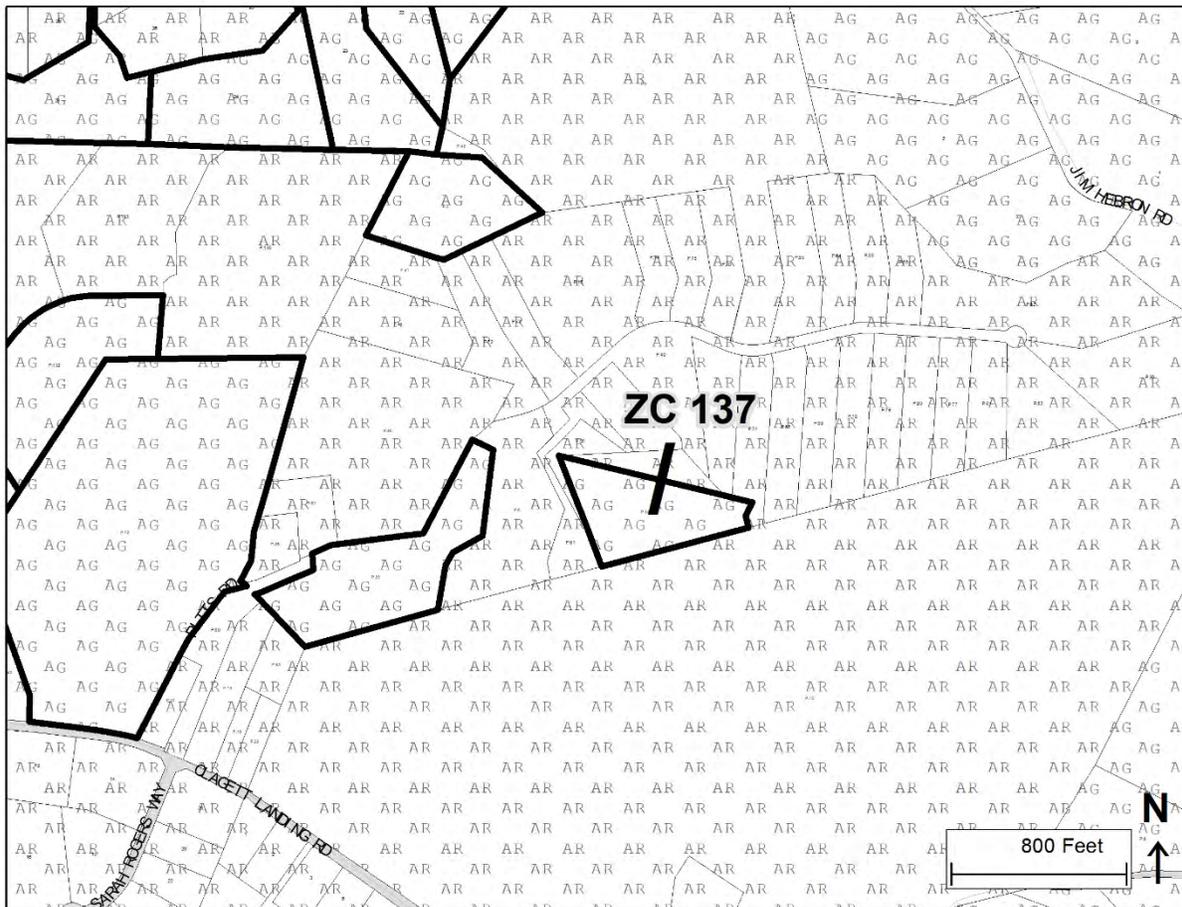
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 136	AR	AG	8.60	LU 2.1	CZ 2.1	201SE15, 202SE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	17400 Clagett Landing Road	78A2	Parcel 23	0797878		
Rural and Agricultural	17400 Clagett Landing Road	78A2	Parcel 23	0797886		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
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.

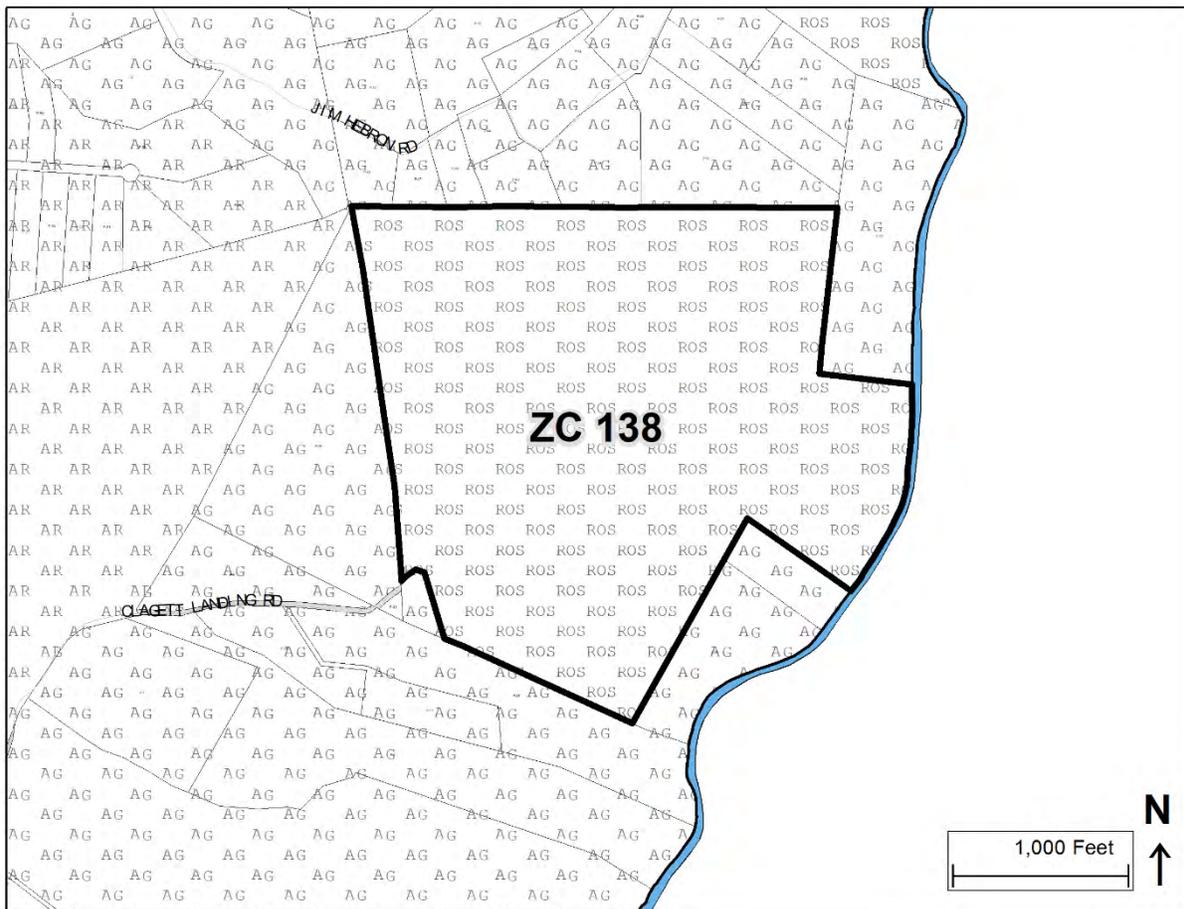
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17410 Clagett Landing Road	78A2, 78B2	Parcel 34	0797779



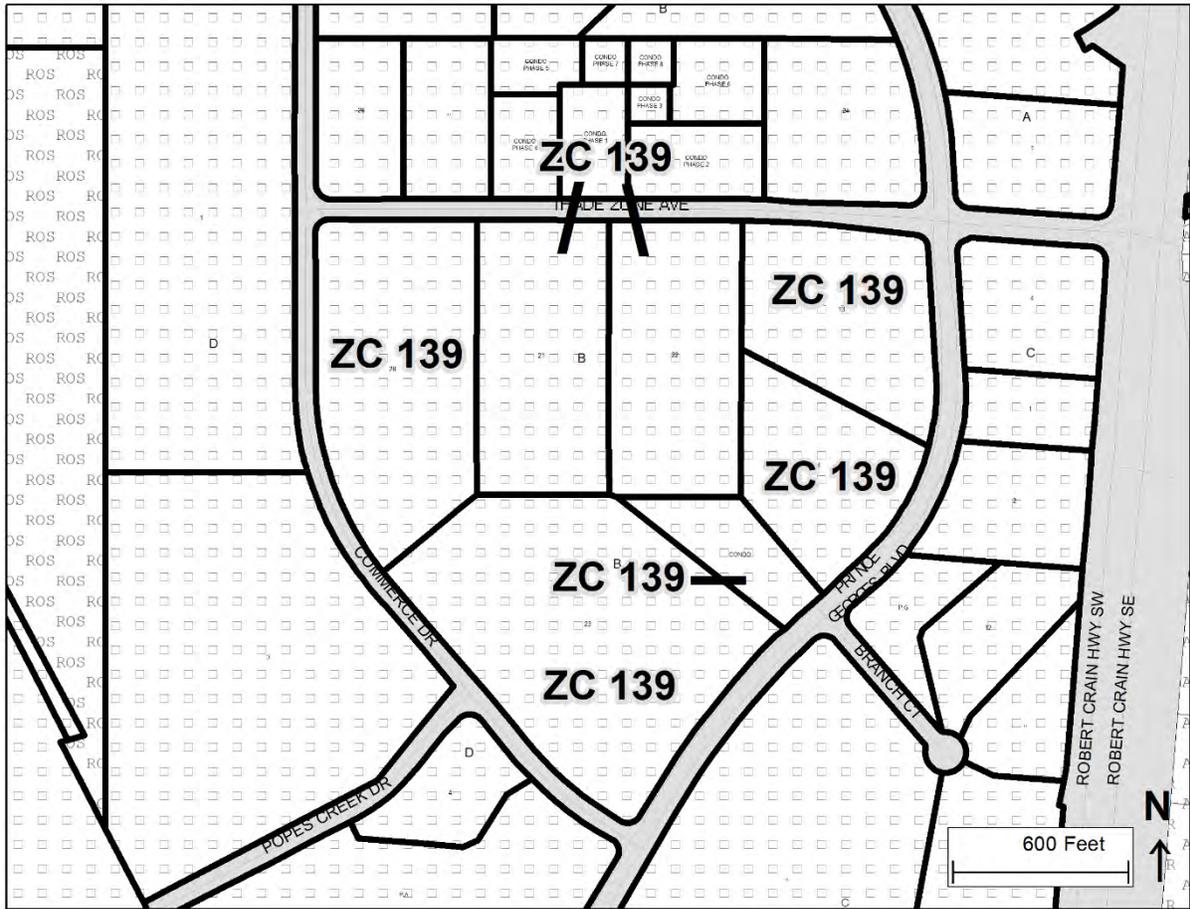
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 138	AG	ROS	151.44	LU 1.1	CZ 1.1	201SE16, 202SE16

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.

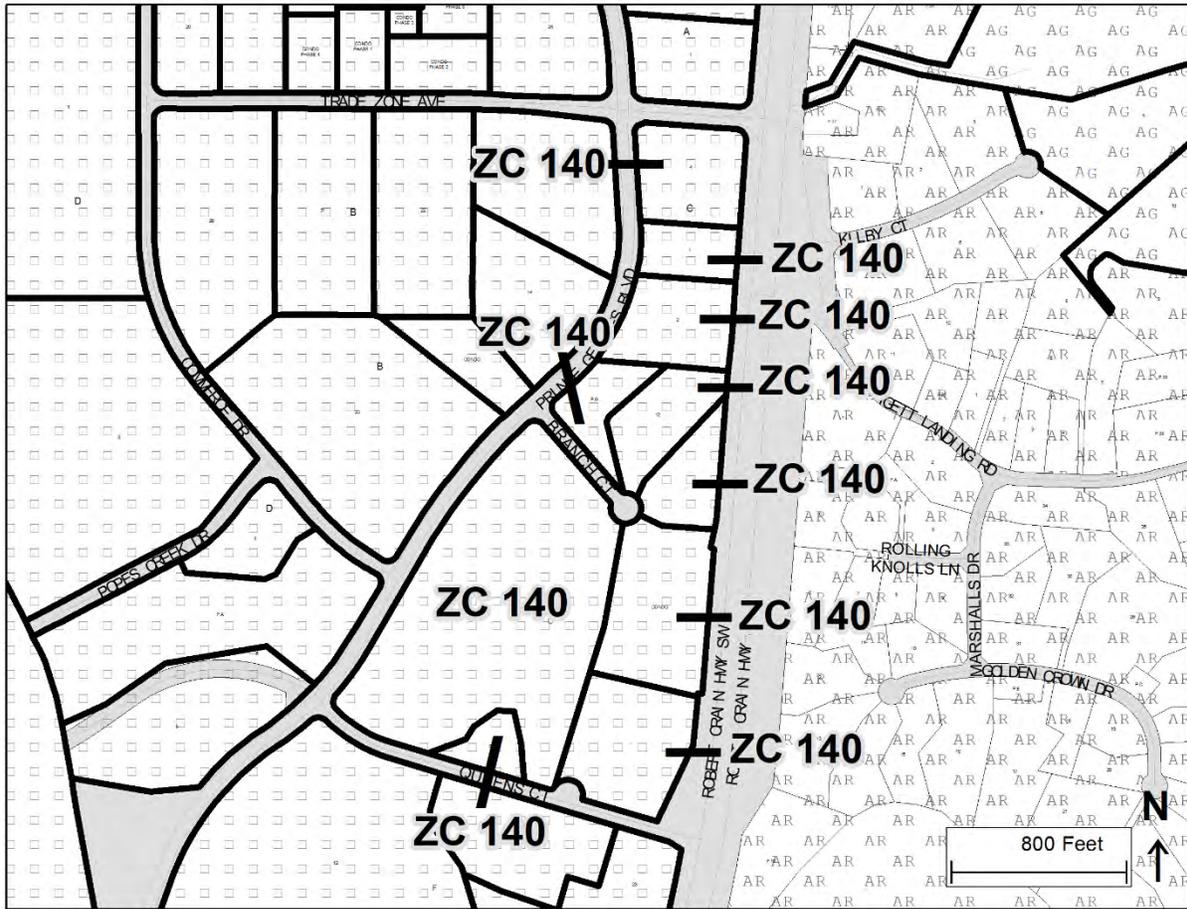
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	18501 Clagett Landing Road	78C2, 78D2, 78C3, 78D3	Parcel 9	0704494



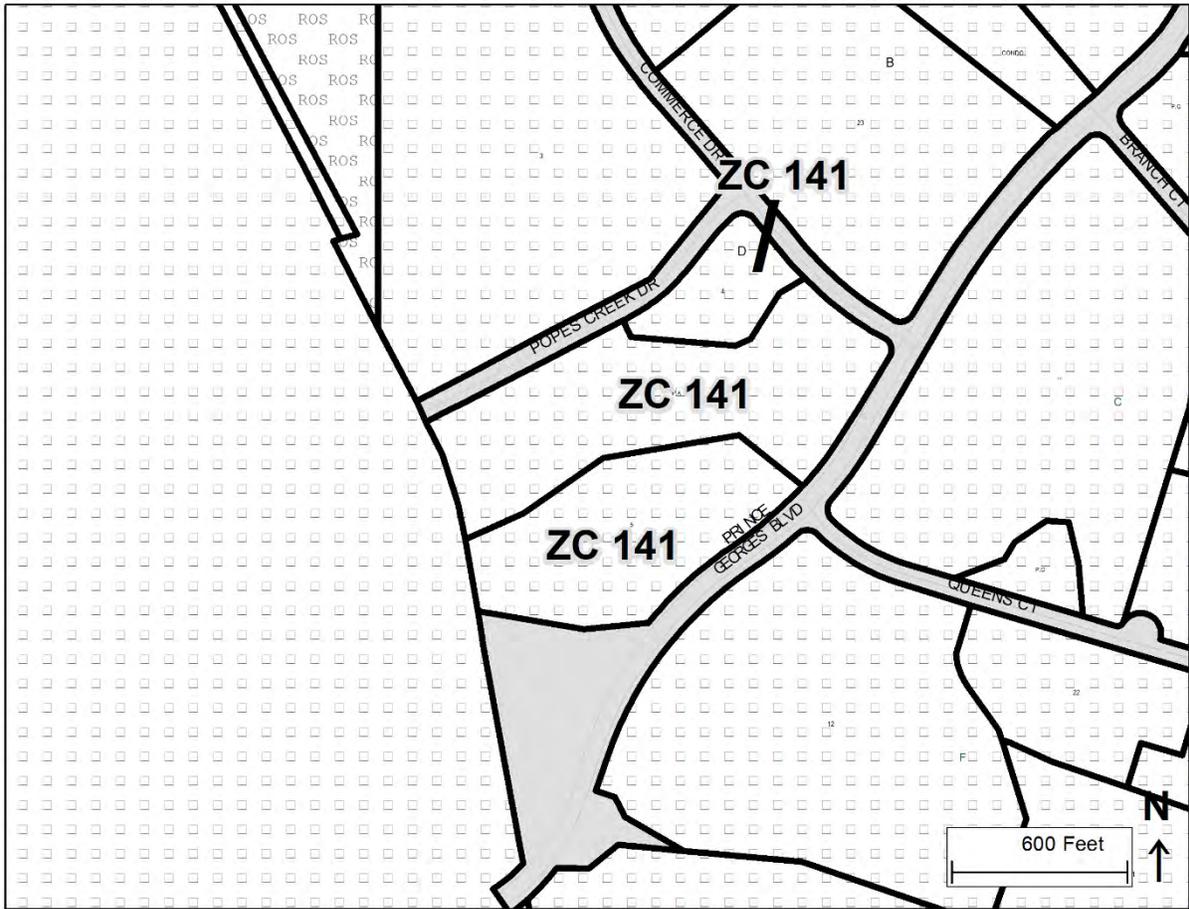
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 139	LCD	IH	71.68	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	201SE14, 202SE14
<p>Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Industrial	1001 Prince George's Boulevard	77C2, 77D2	Condo	3836954, 3812229, 3812310, 3812328, 3812336, 3812344, 3836947, 3812237, 3812245, 3812252, 3812260, 3812278, 3812286, 3812294, 3812302		
Industrial	1049 Prince George's Boulevard	77C2, 77D2, 77C3, 77D3	Lot 23	0799023		
Industrial	800 Commerce Drive	77C2	Lot 28	0799072		
Industrial	16001 Trade Zone Avenue	77C2	Lot 21	0798660		
Industrial	16155 Trade Zone Avenue	77C2, 77D2	Lot 22	0798678		
Industrial	16201 Trade Zone Avenue	77D2	Lot 13	0798553		
Parks and Open Space	801 Prince George's Boulevard	77D2	Lot 14	0798561		



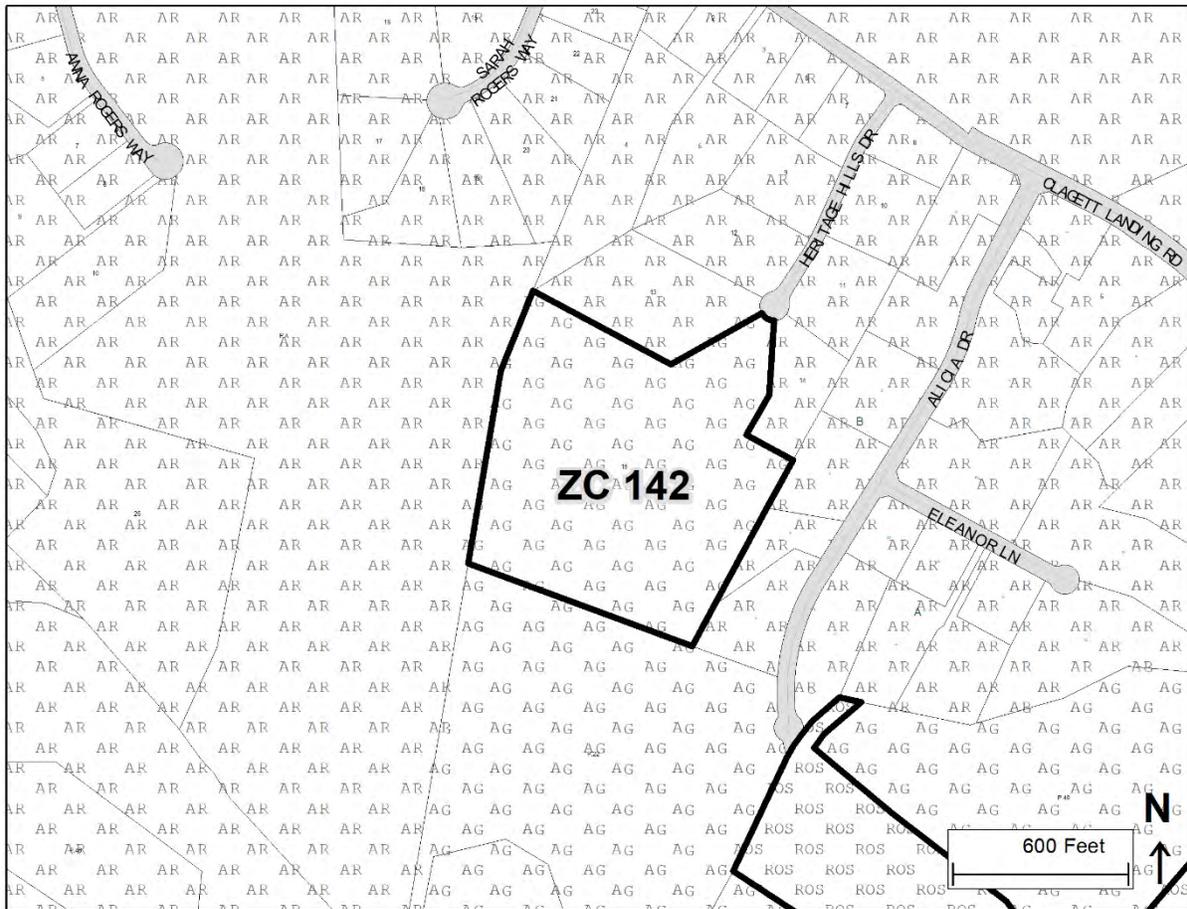
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 140	LCD	IH	66.68	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	201SE14, 202SE14
<p>Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, 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.</p>						
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		



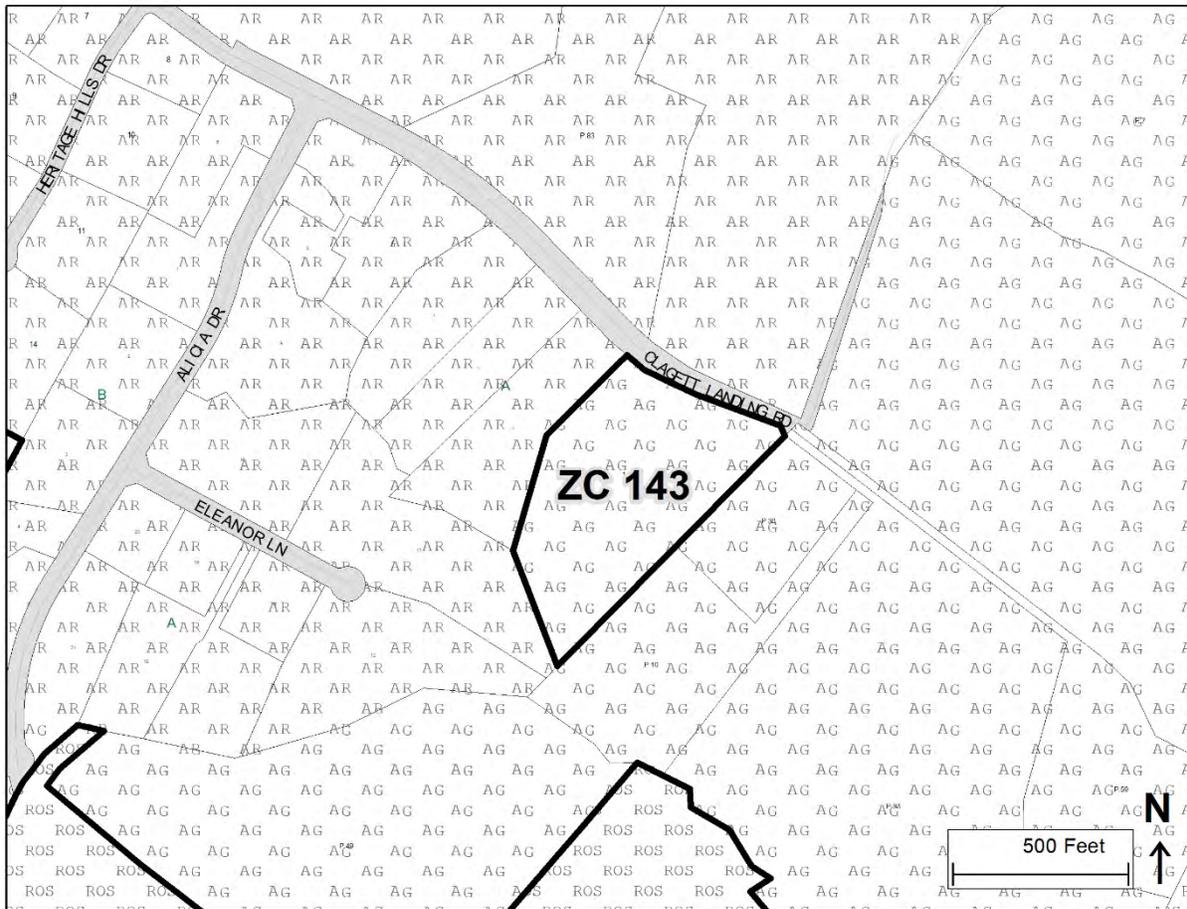
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 141	LCD	IH	28.77	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	202SE14
<p>Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and CZ 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	1200 Popes Creek Drive	77C3	Parcel A	0799098		
Parks and Open Space	1201 Prince George's Boulevard	77C3	Lot 5	0799080		
Industrial	901 Commerce Drive	77C3	Lot 4	0798918		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 142	AR	AG	20.39	LU 2.1	CZ 2.1	202SE15
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	1215 Heritage Hills Drive	77F3, 78A3, 77F4, 78A4	Lot 15	0718684		



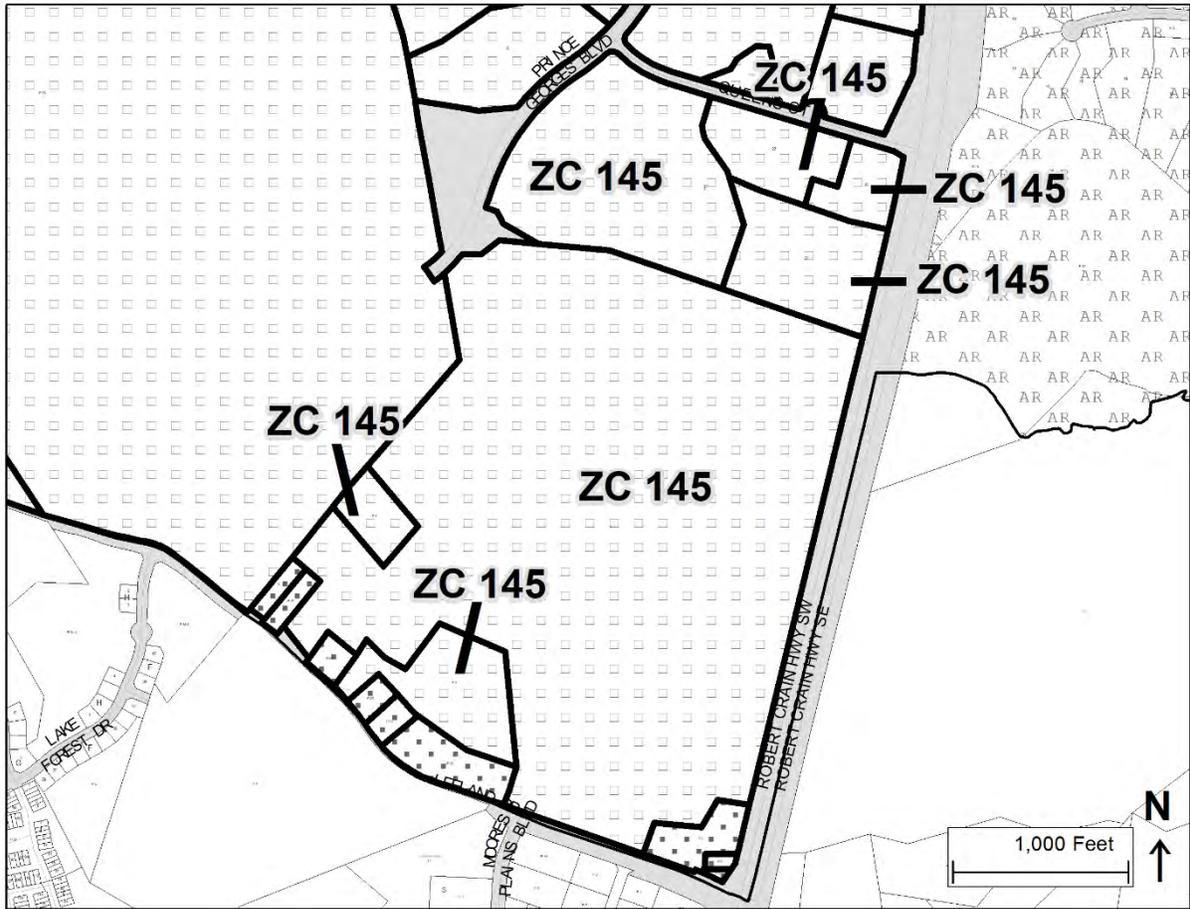
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 143	AR	AG	7.75	LU 2.1	CZ 2.1	202SE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (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.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Rural and Agricultural	17701 Clagett Landing Road		78B3, 78A4, 78B4	Lot 1	3238870	



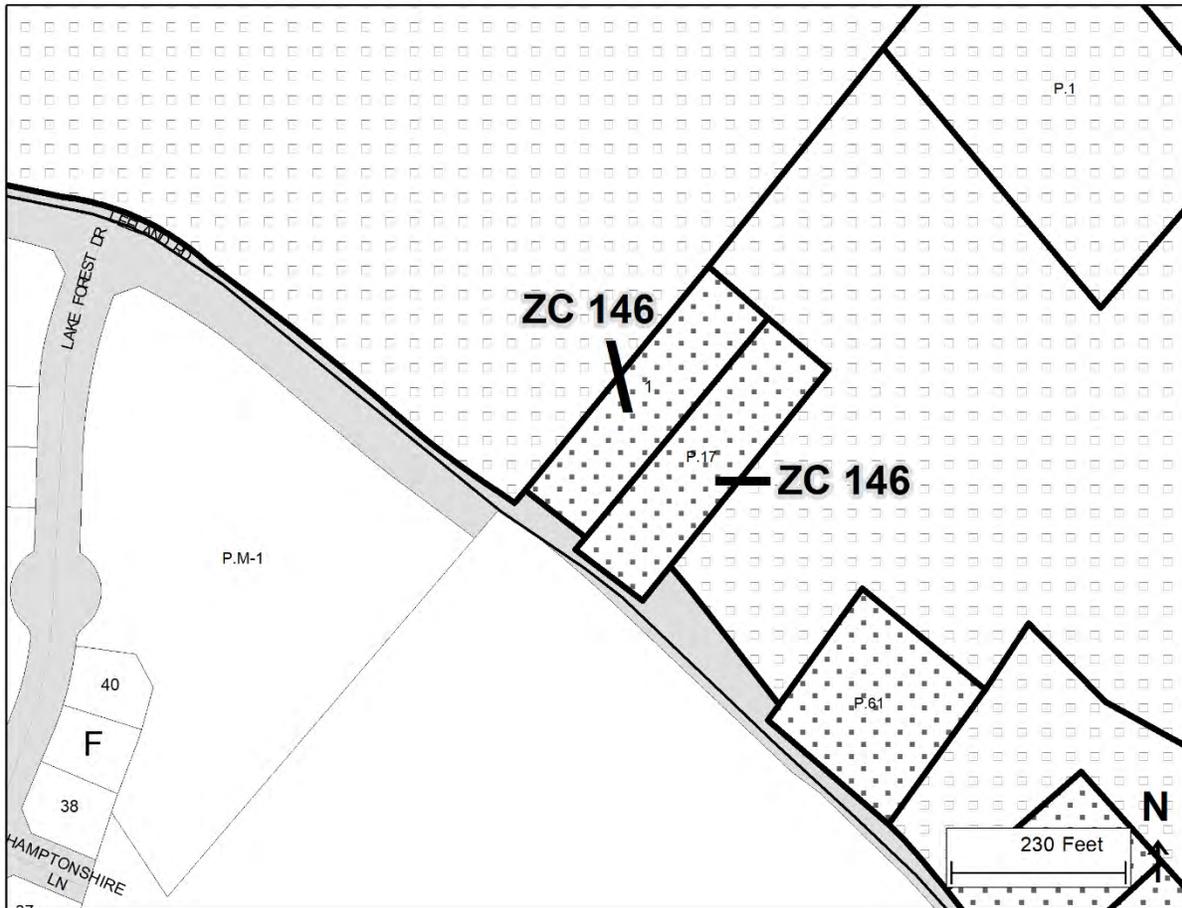
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 144	LCD/IE	IH	442.04	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	201SE13, 202SE13, 202SE14, 203SE13, 203SE14
<p>Discussion: Rezoning the subject properties to IH is consistent with the master plan and 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	15000 Leeland Road	77A2, 77B2, 76F3, 77A3, 77B3, 77C3, 76F4, 77A4, 77B4, 77C4, 85B1	Lot 30	0670737		
Parks and Open Space	Leeland Road	77A4, 77B4, 85B1	Part Parcel 36	5570123		



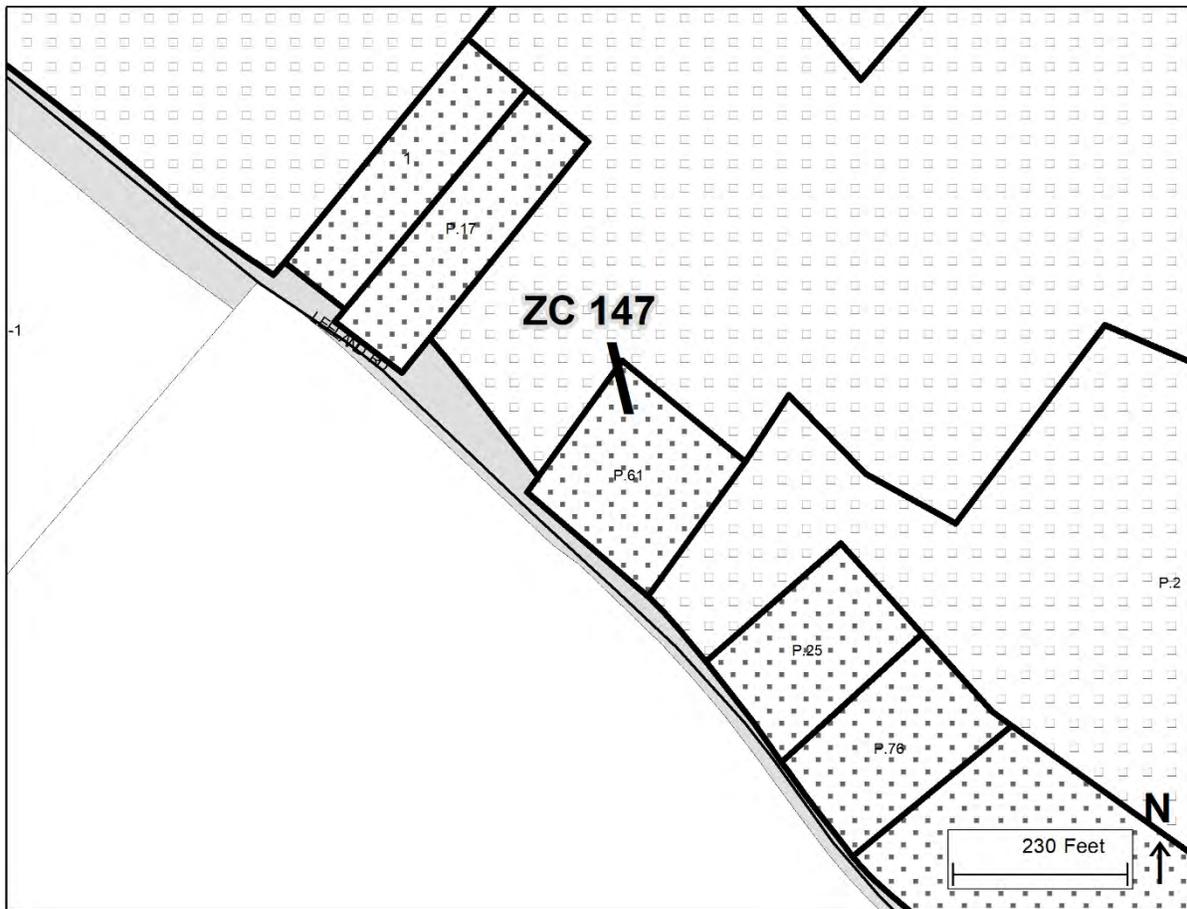
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 145	LCD	IH	221.35	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	202SE14, 203SE14
<p>Discussion: Rezoning the subject properties to IH is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Industrial	16001 Queens Court	77C3, 77C4, 77D4	Lot 12	5524844		
Parks and Open Space	16103 Queens Court	77C3, 77D3, 77C4, 77D4	Lot 22	5631426		
Industrial	16101 Queens Court	77C4, 77D4	Lot 21	5631448		
Parks and Open Space	16109 Queens Court	77D3, 77D4	Lot 23	5631437		
Industrial	15900 Leeland Road	77B4, 77C4, 77D4, 85B1, 85C1, 85D1	Parcel 4	5509894		
Parks and Open Space	15650 Leeland Road	85B1, 85C1	Parcel 2	3111630		
Institutional	15900 Leeland Road	77B4, 77C4, 85B1, 85C1	Part Parcel 1	3532595		



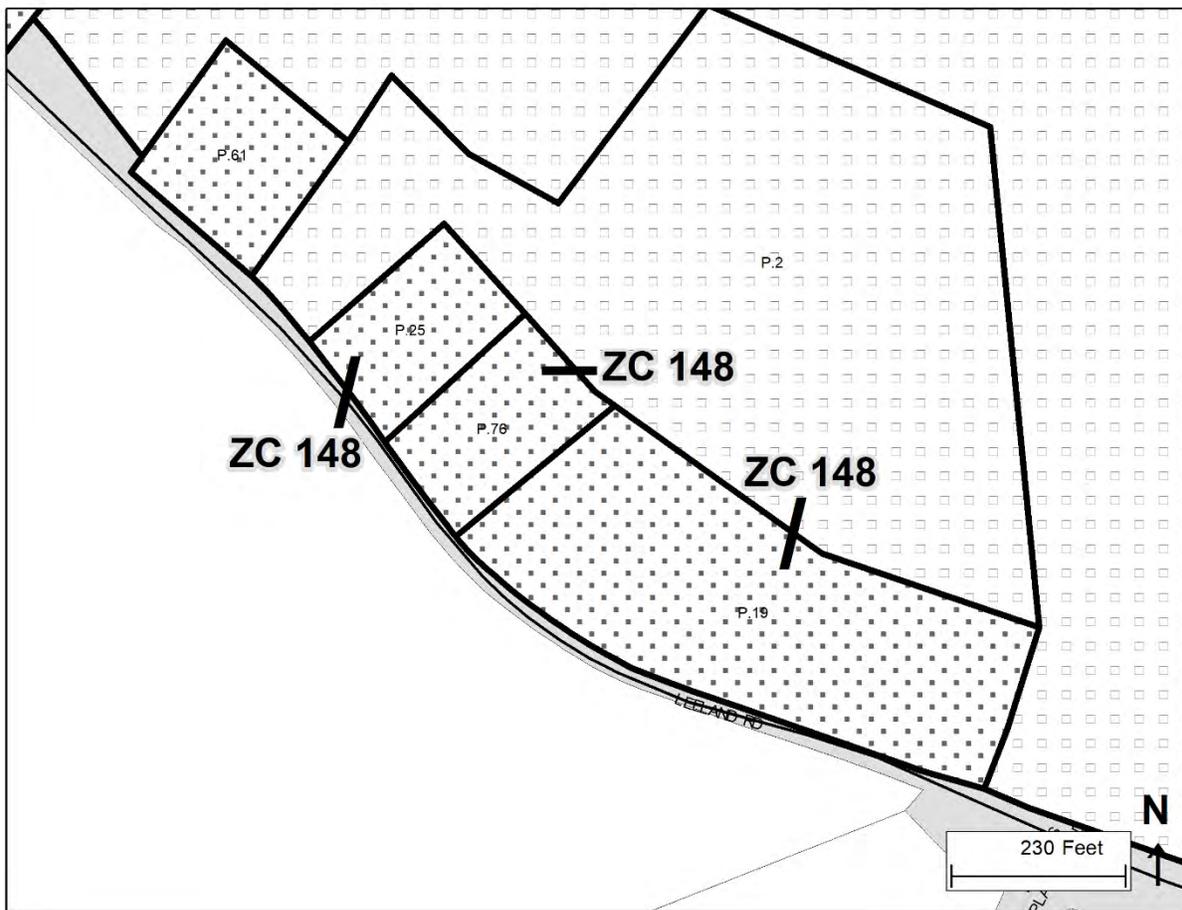
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 146	RR	IE	1.87	LU 13.3	CZ 9.1	203SE14
<p>Discussion: Rezoning the subject properties to Industrial, Employment (IE) is consistent with the master plan and strategies LU 13.3, and CZ 9.1. The applicable Land Use strategies (LU 13.3) designates Industrial/Employment 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 9.1) recommends reclassifying subject properties listed in Table 26. CZ 9.1 Zoning Recommendations—Leeland Road to the IE Zone.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	15520 Leeland Road	85B1	Lot 1	0818450		
Rural and Agricultural	15524 Leeland Road	85B1	Parcel 17	0743542		



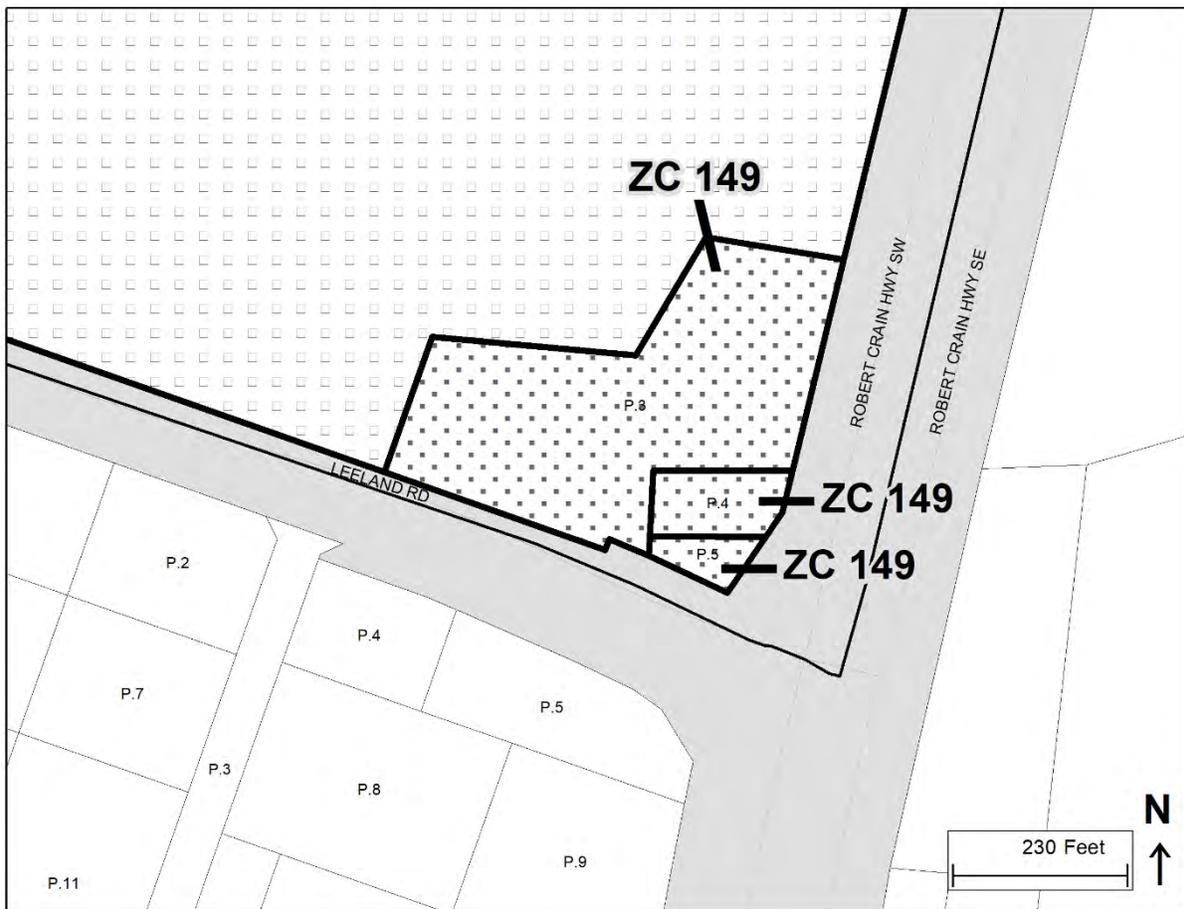
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 147	RR	IE	1.04	LU 13.3	CZ 9.1	203SE14
<p>Discussion: Rezoning the subject properties to IE is consistent with the master plan and strategies LU 13.3, and CZ 9.1. The applicable Land Use strategies (LU 13.3) designates Industrial, Employment 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 9.1) recommends reclassifying subject properties to the IE Zone.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	15620 Leeland Road	85B1	Parcel 61	0824805		



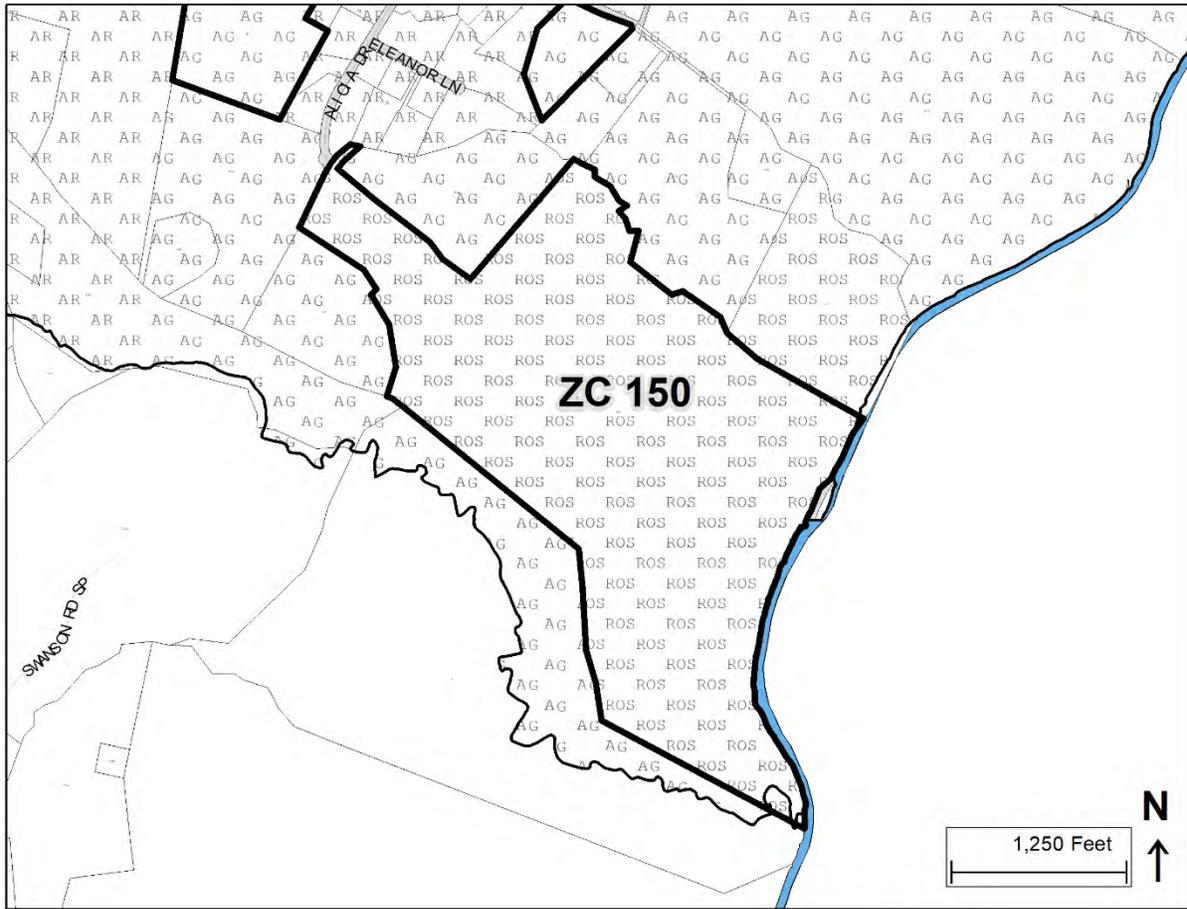
Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 148	LCD/RR	IE	5.93	LU 13.3	CZ 9.1	203SE14
<p>Discussion: Rezoning the subject properties to IE is consistent with the master plan and strategies LU 13.3, and CZ 9.1. The applicable Land Use strategies (LU 13.3) designates Industrial, Employment 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 9.1) recommends reclassifying subject properties to the IE Zone.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	Leeland Road	85C1	Part Parcel 19	3466240		
Rural and Agricultural	15800 Leeland Road	85C1	Part Parcel 19	0713990		
Rural and Agricultural	15700 Leeland Road	85B1, 85C1	Parcel 25	0713966		
Rural and Agricultural	15720 Leeland Road	85B1, 85C1	Parcel 76	0739730		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 149	LCD/RR	IE	3.64	LU 13.3	CZ 9.1	203SE14
<p>Discussion: Rezoning the subject properties to IE is consistent with the master plan and strategies LU 13.3, and CZ 9.1. The applicable Land Use strategies (LU 13.3) designates Industrial, Employment 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 9.1) recommends reclassifying subject properties to the IE Zone.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	16012 Leeland Road	85C1, 85D1, 85C2, 85D2	Parcel 4	0800144		
Parks and Open Space	16000 Leeland Road	85C1, 85D1, 85C2	Parcel 3	3111648		
Parks and Open Space	16014 Leeland Road	85C2, 85D2	Parcel 5	0800110		



Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 150	AG	ROS	180.99	LU 1.1	CZ 1.1	202SE15, 203SE15, 203SE16, 204SE15, 204SE16
<p>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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	1600 Alicia Drive	78A4, 78B4, 86A1, 86B1, 86C1, 86B2	Parcel 2	0666826		



**PGCPB  
2023-68**

PGCPB No. 2023-68

R E S O L U T I O 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;

Underline indicates language added to the preliminary plan.

[Brackets] indicate language deleted from the preliminary plan.

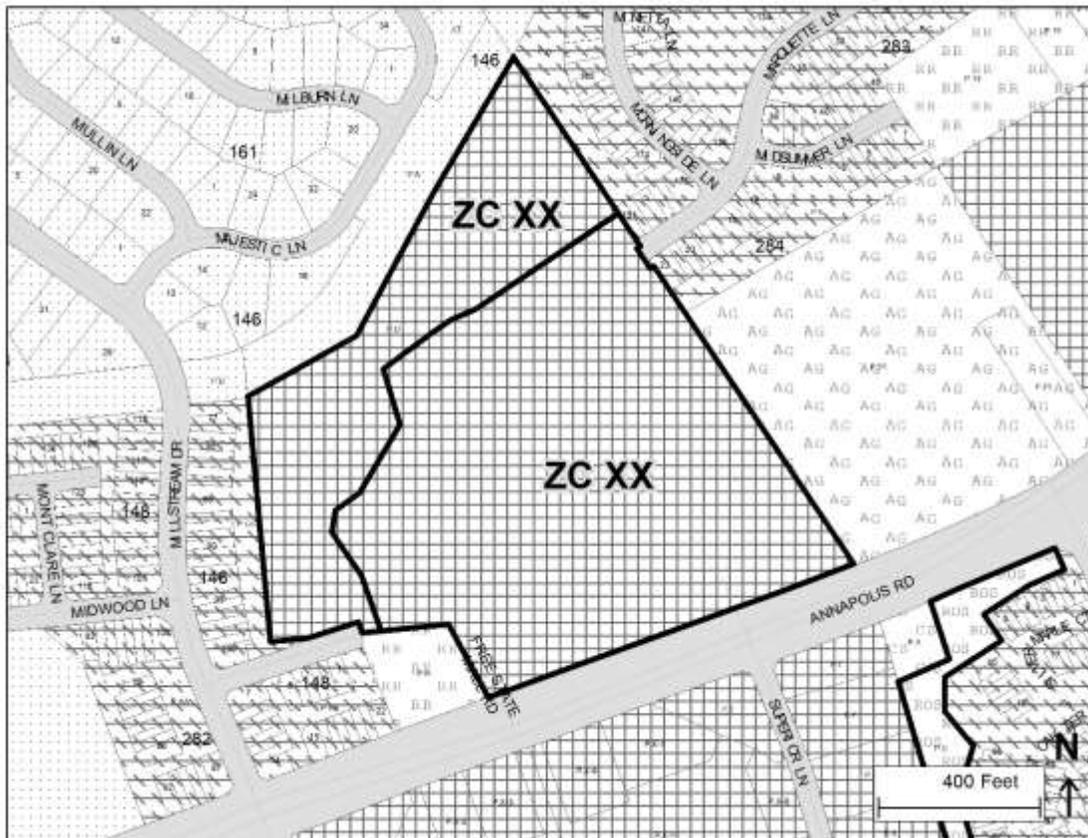
Amend the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment by completing the following amendments, deletions, and additions:

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

Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC XX	RR/CGO	CGO	9.52	LU 16.2	N/A	209NE13 209NE14

Discussion: Rezoning the subject properties to CGO is consistent with the master plan and strategy LU 16.2. The applicable Land Use strategy (LU 16.2) recommends redeveloping Free State Shopping Center into an integrated mixed-use destination that includes multifamily dwellings and townhouses. Map 16. Future Land Use recommends Neighborhood Mixed-Use land use for the subject properties. The proposed zone for the subject properties helps implement both the applicable strategy and the plan's future land use map and help achieve the master plan's concept plan shown in Figure 7. Free State Shopping Center and Bowie Marketplace Concept Plan.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Commercial	15500 Annapolis Road	38B3, 38B4	Parcel C	3742806
Commercial	Annapolis Road	38B3, 38B4	Parcel D	3742814



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

<u>Change Number</u>	<u>Current Zone</u>	<u>Proposed Zone</u>	<u>Acres of Change</u>	<u>Applicable Strategy</u>		<u>200' Scale Index Map</u>
				<u>LU</u>	<u>CZ</u>	
<u>ZC XX</u>	<u>RMF-48</u>	<u>CGO</u>	<u>3.64</u>	<u>Map 16</u>	<u>N/A</u>	<u>203NE14</u> <u>202NE14</u>

Discussion: Rezoning the subject properties to CGO is consistent with the master plan and Map 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.

<u>Use</u>	<u>Address</u>	<u>Tax Map and Grid</u>	<u>Lot/Parcel</u>	<u>Tax Account(s)</u>
<u>Commercial</u>	<u>16590 Fife Way</u>	<u>63D4, 63E4</u>	<u>Parcel 1</u>	<u>5698454</u>
<u>Commercial</u>	<u>1550 NW Robert Crain Highway</u>	<u>63D4, 63E4</u>	<u>Parcel 2</u>	<u>5680437</u>
<u>Commercial</u>	<u>Fife Way</u>	<u>63D4, 63E4</u>	<u>Parcel A</u>	<u>5698443</u>
<u>Commercial</u>	<u>1610 NW Robert Crain Highway</u>	<u>63D4, 63E4</u>	<u>Parcel 1</u>	<u>5680426</u>
<u>Commercial</u>	<u>1620 NW Robert Crain Highway</u>	<u>63D4, 63E4</u>	<u>Parcel A</u>	<u>5680415</u>



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

<u>Change Number</u>	<u>Current Zone</u>	<u>Proposed Zone</u>	<u>Acres of Change</u>	<u>Applicable Strategy</u>		<u>200' Scale Index Map</u>
				<u>LU</u>	<u>CZ</u>	
<u>ZC XX</u>	<u>RMF-48</u>	<u>CGO</u>	<u>15.3943</u>	<u>Map 16</u>	<u>N/A</u>	<u>203NE14</u> <u>202NE14</u>

Discussion: Rezoning the subject properties to CGO is consistent with the master plan and Map 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.

<u>Use</u>	<u>Address</u>	<u>Tax Map and Grid</u>	<u>Lot/Parcel</u>	<u>Tax Account(s)</u>
<u>Residential Medium</u>	<u>16529 Fife Way</u>	<u>63D4</u>	<u>Parcel I</u>	<u>5679280</u>
<u>Residential Medium</u>	<u>16512 Fife Way</u>	<u>63D4</u>	<u>Parcel V</u>	<u>5679303</u>
<u>Parks and Open Space</u>	<u>Fife Way</u>	<u>63D4</u>	<u>Parcel B6</u>	<u>5692003</u>
<u>Residential Medium</u>	<u>16580 Fife Way</u>	<u>63D4</u>	<u>Lot 1</u>	<u>5678321</u>
<u>Residential Medium</u>	<u>16578 Fife Way</u>	<u>63D4</u>	<u>Lot 2</u>	<u>5678332</u>
<u>Residential Medium</u>	<u>16576 Fife Way</u>	<u>63D4</u>	<u>Lot 3</u>	<u>5678343</u>
<u>Residential Medium</u>	<u>16574 Fife Way</u>	<u>63D4</u>	<u>Lot 4</u>	<u>5678354</u>
<u>Residential Medium</u>	<u>16572 Fife Way</u>	<u>63D4</u>	<u>Lot 5</u>	<u>5678365</u>
<u>Residential Medium</u>	<u>16568 Fife Way</u>	<u>63D4</u>	<u>Lot 6</u>	<u>5678376</u>
<u>Residential Medium</u>	<u>16566 Fife Way</u>	<u>63D4</u>	<u>Lot 7</u>	<u>5678387</u>
<u>Residential Medium</u>	<u>16564 Fife Way</u>	<u>63D4</u>	<u>Lot 8</u>	<u>5678398</u>
<u>Residential Medium</u>	<u>16562 Fife Way</u>	<u>63D4</u>	<u>Lot 9</u>	<u>5678401</u>
<u>Residential Medium</u>	<u>16560 Fife Way</u>	<u>63D4</u>	<u>Lot 10</u>	<u>5678412</u>
<u>Residential Medium</u>	<u>16558 Fife Way</u>	<u>63D4</u>	<u>Lot 11</u>	<u>5678423</u>
<u>Residential Medium</u>	<u>16575 Fife Way</u>	<u>63D4</u>	<u>Lot 25</u>	<u>5678434</u>
<u>Residential Medium</u>	<u>16573 Fife Way</u>	<u>63D4</u>	<u>Lot 26</u>	<u>5678445</u>
<u>Residential Medium</u>	<u>16571 Fife Way</u>	<u>63D4</u>	<u>Lot 27</u>	<u>5678456</u>

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

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

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

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

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

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

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

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



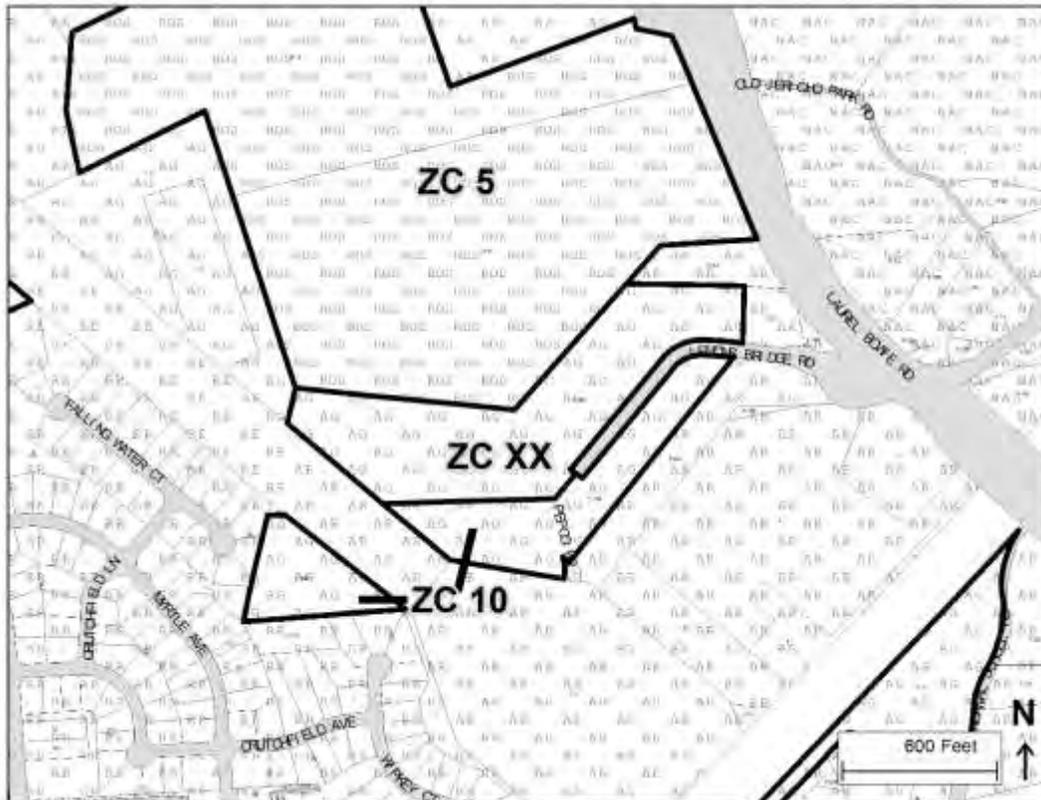
- Add the following zoning change to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment. Combine with Zoning Change 106.

Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC XX	RE	CS	2.13	N/A	CZ 3.2	201NE14
<p>Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategy CZ 3.2. The strategy CZ 3.2 recommends reclassifying the properties at 7 and 11 SE Robert Crain Highway (Tax IDs 0731372, 0731380) as Commercial Service (CS) to support the recommended Commercial land use category. However, in the master plan it accidentally excluded the associated property at 1 SE Robert Crain Highway (Tax ID 0728675), even though it is under common ownership and is functionally a part of the other two properties.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Commercial	1 SE Robert Crain Highway	70D3	Parcel 22	0728675		



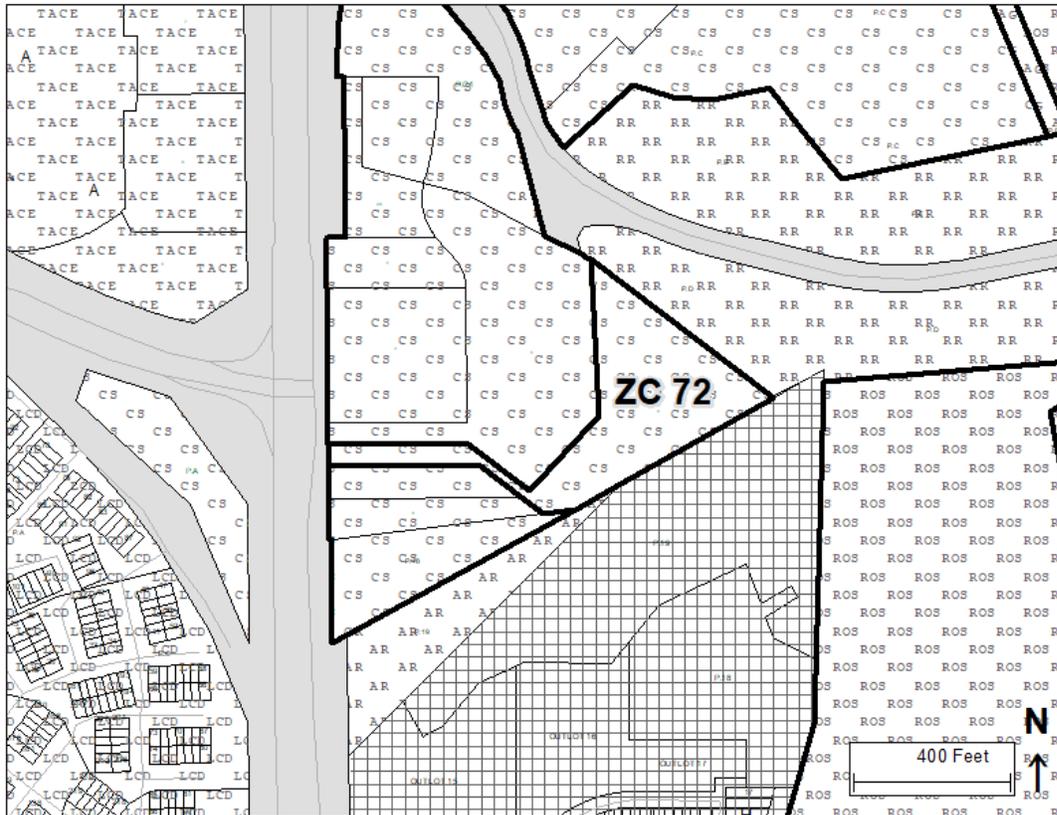
5. Add the following zoning change to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment. Combine with Zoning Change 10.

Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC XX	AR	AG	14.27	N/A	CZ 2.1	212NE12
<p><u>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 contiguous non-public parcels in common ownership that are greater than or equal to five acres in size. The subject property mostly meets these criteria since property measures over five acres. However, it is owned by a public entity (City of Bowie). However, the public entity has requested to rezone the property to AG. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.</u></p>						
Use	Address		Tax Map and Grid	Lot/Parcel		Tax Account(s)
Parks and Open Space	Lemons Bridge Road		22C4, 29B1, 29C1	Parcel 185		1657279



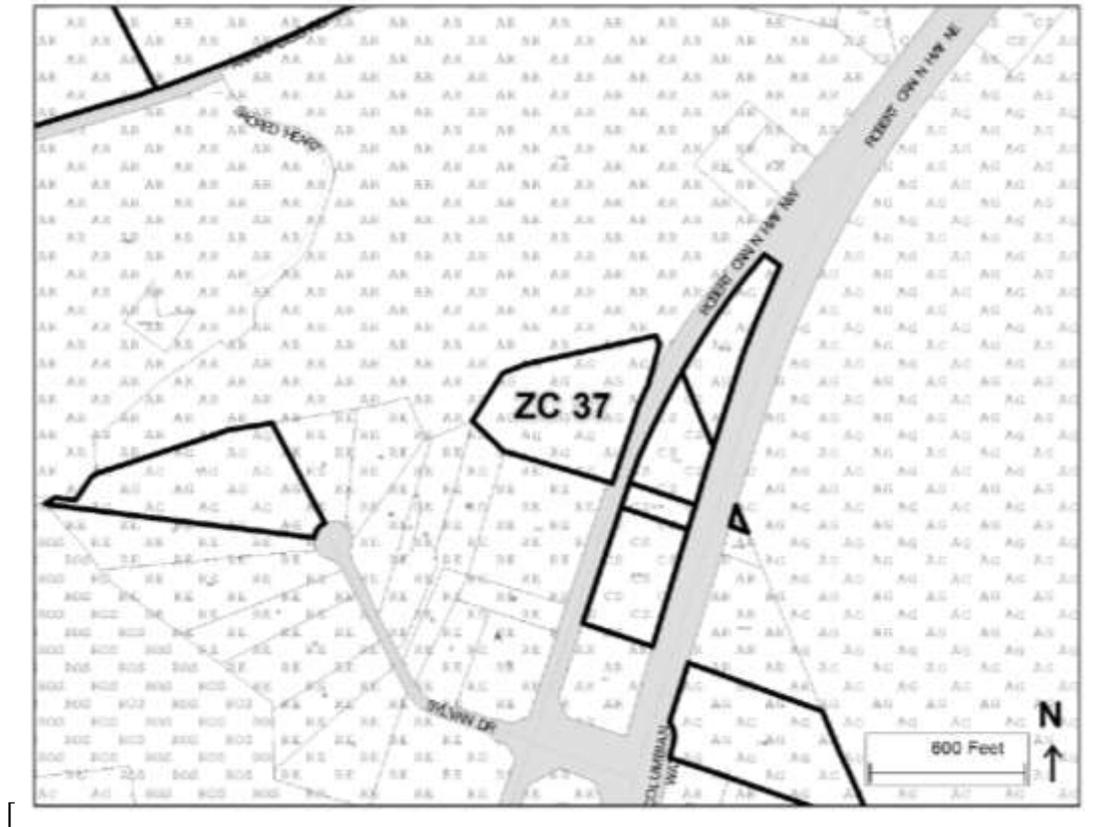
6. Edit Zoning Change 72 of the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

Change Number	Current Zone	Proposed Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 72	TAC-E/RR	[AG] <u>CS</u>	4.21	LU 4.4, LU 4.5	[CZ 4.3] <u>CZ 4.1</u>	205NE14, 205NE15
<p>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></p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	3851 NE Robert Crain Highway		55E2, 55E3	Lot 6	3322435	



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

[Change Number]	[Current Zone]	[Proposed Zone]	[Acres of Change]	[Applicable Strategy]		[200' Scale Index Map]
				[LU]	[CZ]	
[ZC 37]	[RE]	[AG]	[5.76]	[LU 2.1]	[CZ 2.1]	[209NE14, 209NE15]
<p>[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 one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.]</p>						
[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.

<b>Tax ID</b>	<b>EXISTING ZONE</b>	<b>PROPOSED ZONE</b>	<b>PREMISE STREET</b>	<b>PREMISE CITY</b>	<b>PREMISE ZIP</b>
[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.

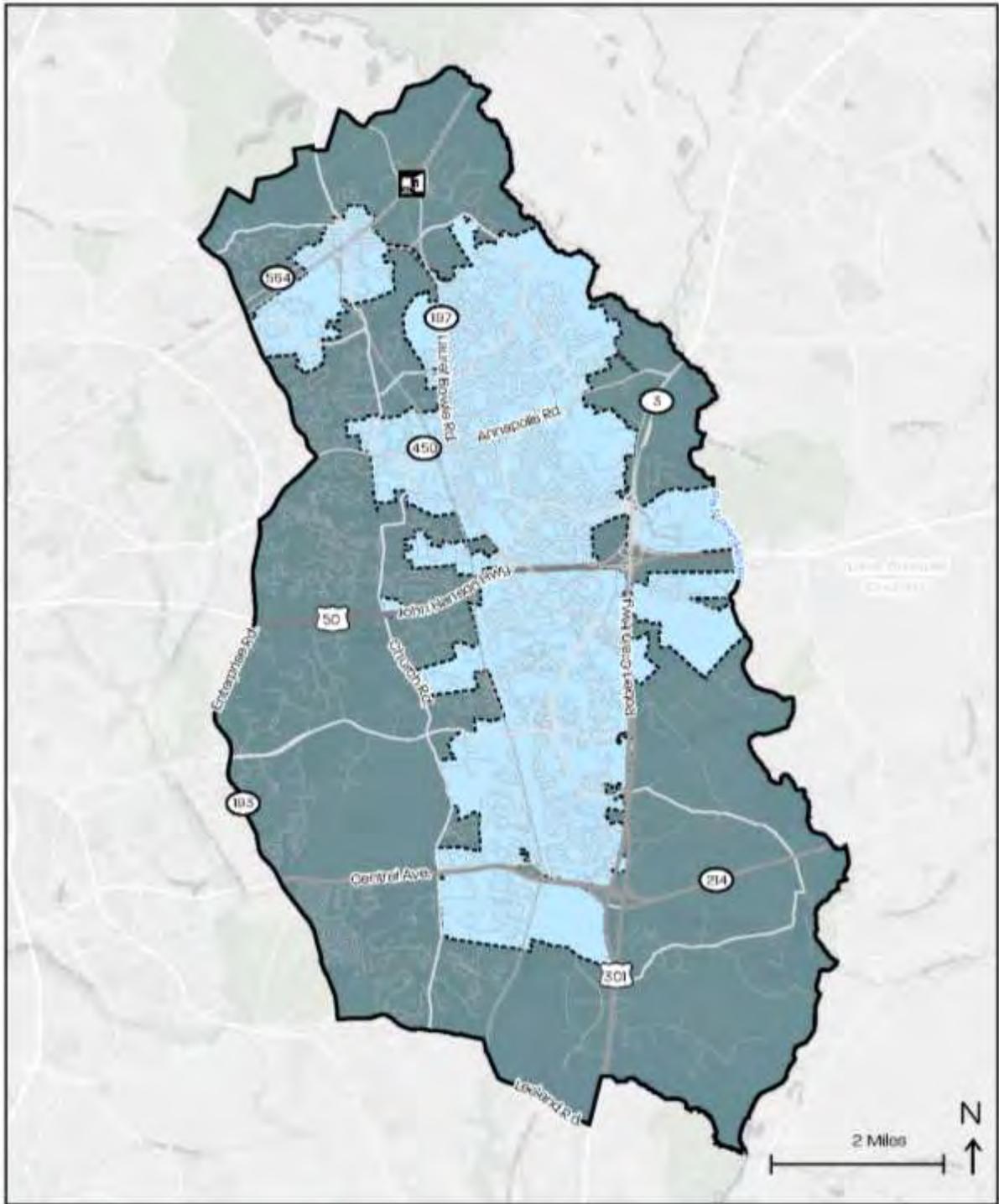
Peter A. Shapiro  
Chair

  
By Jessica Jones  
Planning Board Administrator

  
Approved for Legal Sufficiency  
M-NCPPC Office of General  
Council

Dated 6/22/23

Map 1. Sectional Map Amendment Boundary

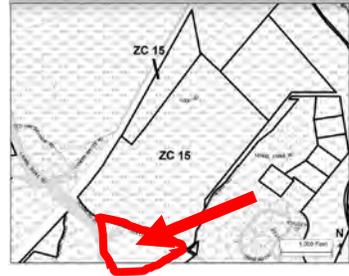


Legend:  
Master Plan Boundary (dark teal fill)  
City of Bowie (light blue fill)  
Bowie State MARC Station (black square with 'MARC' text)  
Railroad (black line with cross-ticks)  
Freeway (thick black line)  
Highway (medium black line)  
Major Road (thin black line)  
Other Road (dashed black line)  
Local Street (thin grey line)

Source: Prince George's County Planning Department

# Errata Sheet

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

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

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 <i>Approved Bowie-Mitchellville and Vicinity Master Plan</i> 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**

<b>Tax_ID</b>	<b>EXISTING_ZONE</b>	<b>PROPOSED_ZONE</b>	<b>PREMISE_STREET</b>	<b>PREMISE_CITY</b>	<b>PREMISE_ZIP</b>
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