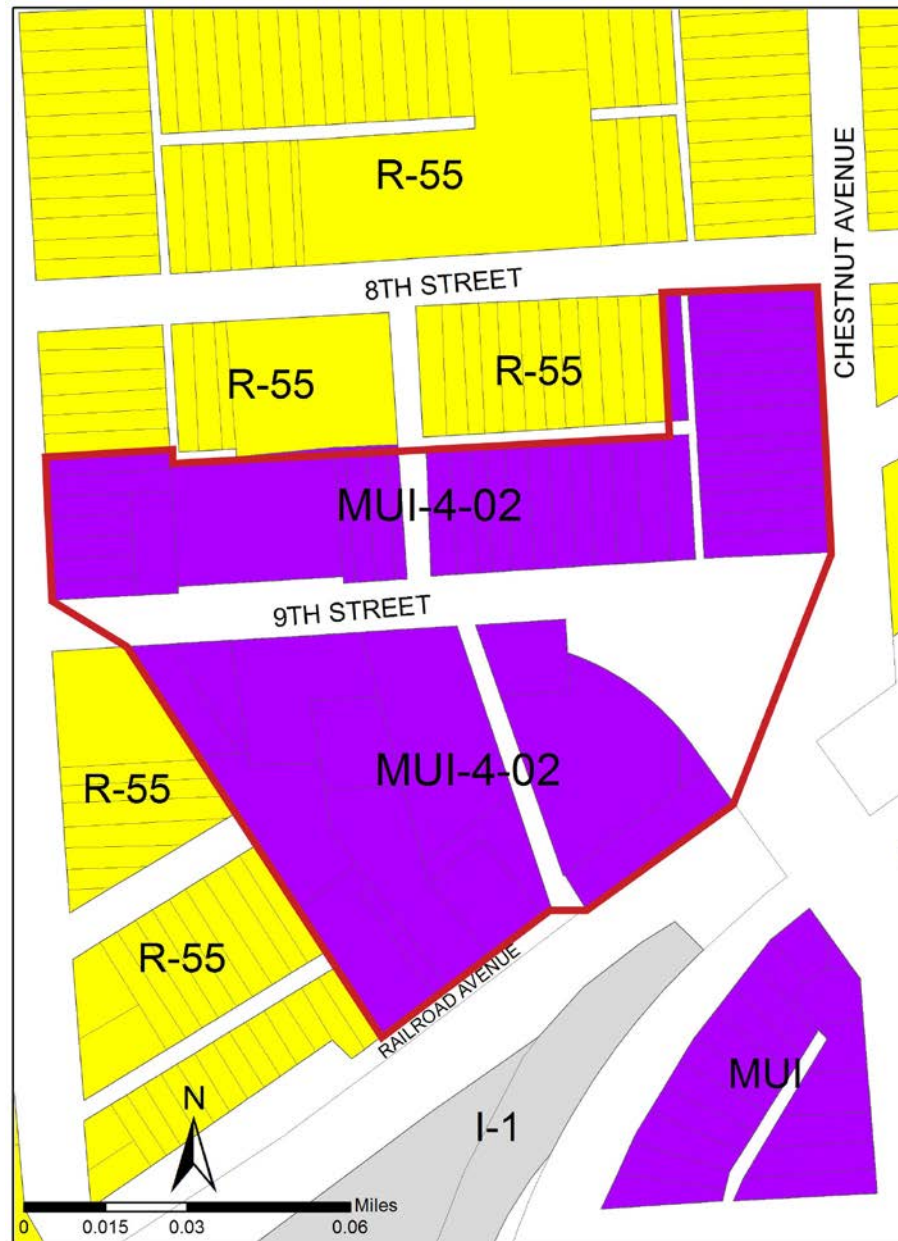


Decision Matrix Report for Property Group MUI-4-02

General Property Information

Property Group ID	MUI-4-02	Location	The property group is split in between by 9th St. The property group north of 9th St is bounded by 8th St to the north, Chestnut Ave to the east, 9th St to the south, and Maple Ave to the west. It is intersected by Chapel Ave. The property group south of 9th St is bounded by 9th St. to the north, 9th St and Old Laurel Bowie Rd to the east, railroad tracks to the south, and Maple Ave to the west. It is intersected by Railroad Ave.
Current Zone	MUI	Master Plan Title	Approved Plan Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B
Total Acreage	6.317	Councilmanic District	4
Property Group Tax Account Numbers	1571751; 1586262; 1586312; 1586312; 1586346; 1586346; 1586403; 1587948; 1592476; 1593649; 1594001; 1594027; 1594035; 1594043; 1594423; 1594431; 1607142; 1616705; 1618545; 1627538; 1627553; 1655620; 1656552; 1656560; 1671981; 1671999; 1672005; 1692466		
New Zone	Commercial Neighborhood (CN)		

Map of Area



Decision Matrix Questions

❖ Is the Property Group within the Plan 2035 Innovation Corridor and/or along the US Route 1 Corridor?	No
❖ Is the Property Group within 500' of the Rural and Agricultural area with no major road between?	No
❖ Are there any approved entitlements (DSP, CSP, 4-) in the Property Group	No
CSP: DSP: Preliminary Plans of Subdivision:	
<ul style="list-style-type: none"> • Total amount of nonresidential square footage: • Total amount of residential dwelling units: • Total nonresidential and residential square footage: • Percentage Nonresidential: • Percentage Residential: • Are the total approved entitlements predominately nonresidential or residential? 	
❖ Is there any Master Plan guidance for this Property Group?	Yes
<ul style="list-style-type: none"> • Policy 1: Encourage low-to moderate-density, pedestrian-oriented, mixed-use development in the core and appropriate, compatible development in other areas. • Strategies: • 1. Develop zoning regulations, standards, and guidelines to achieve the vision for Old Town Bowie and ensure compatible development. • a. Approve a Development District Overlay Zone (DDOZ) for properties within the Old Town Bowie mixed-use activity center that achieves the planning objectives and implementation recommendation. (See Implementation chapter, Old Towne Bowie DDOZ, for further details.) • b. Promote a pedestrian-friendly village center that allows for a horizontal and vertical mix of uses, encourages redevelopment, and provides additional opportunities for reinvestment in Old Town Bowie by rezoning its core (those properties previously classified in the C-S-C Zone) to the M-U-I Zone. 	

- c. Create a boundary around Old Town Bowie by clearly differentiating the land uses in Old Town and the surrounding Rural Tier. Implement this concept by retaining or rezoning residential properties outside the historic street grid in the R-R (Rural Residential), R-E (Residential-Estate), R-A (Residential-Agricultural) and O-S (Open Space) Zones.
- d. Designate the industrial area on Zug Road for light industrial employment land use. Development in this area should be attractive and minimize noise, traffic, and environmental impacts.
- Promote a greater mix of uses and housing choices in Old Town and encourage a variety of housing products marketed for a broad range of income levels.
- Provide infill and new development that maintains or enhances the character of Old Town Bowie. Reduce yard and setback requirements for properties within the Development District Overlay Zone to allow for development compatible with the historic pattern.
- **Are the Master Plan policies predominately nonresidential or residential?**
Nonresidential

❖ **Is the Property Group vacant or undeveloped?**

No.

• Total amount of nonresidential square footage:	36,994
• Total amount of residential dwelling units:	2
• Total nonresidential and residential square footage:	38,994
• Percentage Nonresidential:	95%
• Percentage Residential:	5%
• Is the total existing development nonresidential or residential?	Nonresidential

❖ **What is the highest intensity abutting zone?**

R-55: One-Family Detached Residential

❖ **Is the property on a major or minor road?**

Road Name:

Road Classification:

Decision Matrix Outcome

Based on the Decision Matrix, the new Zone will be **Commercial Neighborhood (CN)**

Zone Description: Commercial Neighborhood (CN): The purpose of the Commercial Neighborhood (CN) Zone is to provide lands for a diverse range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods. Zone standards are intended to ensure uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and do not attract significant traffic from outside the surrounding neighborhoods. Development allowed in the CN Zone includes retail sales and services, personal services, eating establishments, recreation and entertainment, offices, very limited vehicle sales and services, institutional uses, and supporting public facilities. Medium-density residential development is encouraged on the upper floors of nonresidential establishments, and may exist as stand-alone buildings when integrated into a horizontal mixed-use development.

Notes

Buildings associated with tax account numbers 1594431, 159407, and 1672005 are all classified as "standard dwelling" under the type section in the SDAT: Real Property Search system. The SDAT system says that the buildings associated with tax account numbers 1594431 and 159407 are designated for commercial use. This was verified via Google Maps (as of December 13, 2017) which lists the building associated with tax account number 1594431 as Shop Mint Chic (address: 13005 9th Street, Bowie, MD 20720); and the building associated with tax account number 159407 as Al's Auto Services (address: 13007 9th Street, Bowie, MD 20720). Therefore, tax account numbers 1594431 and 159407 were used to calculate non-residential square footage. The SDAT system says that the building associated with tax account number 1672005 is designated commercial/residential. Google Maps (as of December 13, 2017) shows a residential house on the edge of a commercial street. Google Maps also shows that the building across the street are residential houses as well. PG Atlas (Internal) (as of December 13, 2017) shows that these buildings are in the R-55 zone across the street from the property (and building) under tax account number 1672005. Therefore, tax account number 1672005 was used to calculate the number of residential dwelling units.



View east along 9th Street. The photo shows a variety of commercial properties that are located within the property group.



View southeast from 9th Street, showing at least one residential property and other commercial properties within the property group.



View northwest along 9th Street. The Bowie Station of the Prince George's County Fire Department is within the property group.



View northwest along 9th street, showing a few more commercial properties within the property group.



View northeast from 9th Street. This photo highlights the park/open space that is included in the property group.



View north from within the property group on the north side of 9th Street. The property group includes these two residential and institutional buildings.



View northeast from close to the corner of 9th Street and Chestnut Avenue.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

MEMORANDUM

TO:
VIA:

FROM:
SUBJECT: Property group **MUI-4-02**

BACKGROUND

Location: The property group is split in between by 9th St. The property group north of 9th St is bounded by 8th St to the north, Chestnut Ave to the east, 9th St to the south, and Maple Ave to the west. It is intersected by Chapel Ave. The property group south of 9th St is bounded by 9th St. to the north, 9th St and Old Laurel Bowie Rd to the east, railroad tracks to the south, and Maple Ave to the west. It is intersected by Railroad Ave.

Councilmanic District: 4

Applicable Master Plans: *Approved Plan Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B*

Size: 6.317 Acres

Number of tax IDs within group: 28

Existing land use: The property group is developed and consists of mainly commercial properties, but does include open space and a residential building.

Existing Zone: MUI
Proposed Zone: CN

DETERMINATIONS

This property group is not within the Plan 2035 Innovation Corridor and/or along the US Route 1 Corridor, and not within 500 feet of the Rural and Agricultural Area with no major road in-between. There are no approved entitlements (DSP, CSP, 4-) but there is clear master plan guidance that was used:

- Approve a Development District Overlay Zone (DDOZ) for properties within the Old Town Bowie mixed-use activity center that achieves the planning objectives and

implementation recommendation. (See Implementation chapter, Old Towne Bowie DDOZ, for further details.)

- Promote a pedestrian-friendly village center that allows for a horizontal and vertical mix of uses, encourages redevelopment, and provides additional opportunities for reinvestment in Old Town Bowie by rezoning its core (those properties previously classified in the C-S-C Zone) to the M-U-I Zone.
- Create a boundary around Old Town Bowie by clearly differentiating the land uses in Old Town and the surrounding Rural Tier. Implement this concept by retaining or rezoning residential properties outside the historic street grid in the R-R (Rural Residential), R-E (Residential-Estate), R-A (Residential-Agricultural) and O-S (Open Space) Zones.

Based on these criteria, the new zone for this Property Group is determined to be Commercial Neighborhood (CN).

Map of Property Group

