

APPROVED

BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT

June 4, 2024



Abstract

Date	June 4, 2024
Title	2024 <i>Approved Bowie-Mitchellville and Vicinity Sectional Map Amendment</i>
Author	The Maryland-National Capital Park and Planning Commission
Subject	Bowie-Mitchellville and Vicinity Sectional Map Amendment
Source of copies	The Maryland-National Capital Park and Planning Commission 1616 McCormick Drive Largo, MD 20774
Series number	328222306
Number of pages	188

The 2024 *Approved Bowie-Mitchellville and Vicinity Sectional Map Amendment* (SMA) is the approved 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 implements the goals, policies, and strategies within the Comprehensive Zoning chapter of the master plan to reach the community's vision for the Bowie-Mitchellville and Vicinity over the next 25 years. The approval of the SMA updates the Prince George's County official zoning map for the affected properties in the SMA area. The District Council initiated this SMA on July 12, 2022, through Council Resolution CR-089-2022 and approved the SMA through Council Resolution CR-052-2024. The procedure followed was in accordance with Sections 27-3503(b) of the Prince George's County Zoning Ordinance.

APPROVED

BOWIE-MITCHELLVILLE AND VICINITY SECTIONAL MAP AMENDMENT

June 4, 2024



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

June 4, 2024

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

www.pgplanning.org

Prince George's County



Angela Alsobrooks
County Executive

County Council

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

Council Members

Jolene Ivey, Chair, 5th District

Sydney J. Harrison, Vice Chair, 9th District

Thomas E. Dernoga, 1st District

Wanika B. Fisher, 2nd District

Eric C. Olson, 3rd District

Ingrid S. Watson, 4th District

Wala Blegay, 6th District

Krystal Oriadha, 7th District

Edward P. Burroughs III, 8th District

Calvin S. Hawkins II, At-large

Clerk of the Council: Donna J. Brown

The Maryland-National Capital Park and Planning Commission

Peter A. Shapiro, Chair

Artie L. Harris Jr., Vice Chair

Officers

William Spencer, Acting Executive Director

Gavin Cohen, Secretary-Treasurer

Debra Borden, General Counsel

The Maryland-National Capital Park and Planning Commission (M-NCPPC) is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

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

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

The Prince George's County Planning Department:

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens, and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

Prince George's County Planning Board



Peter A. Shapiro,
Chair



Dorothy F. Bailey,
Vice Chair



Manuel R. Geraldo, Esq.



William Doerner



A. Shuanise Washington

Montgomery County Planning Board



Artie L. Harris Jr.,
Chair



Mitra Pedoeem,
Vice Chair



Shawn Bartley



James Hedrick



Josh Linden

Table of Contents

Introduction	1
Comprehensive Rezoning Changes	2
Map 1. Prior Zoning, North.....	3
Map 2. Prior Zoning, South	4
Map 3. Approved Zoning, North.....	5
Map 4. Approved Zoning, South	6
Map 5. Zoning Change Property Identification, North	7
Map 6. Zoning Change Property Identification, South.....	8
Table 1. Prior and Approved Zoning Inventory ...	9
Table 2. Future Land Use Categories	10
Figure 1. Zoning Change Legend	11
Discussions & Maps	12

Foreword

The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission is pleased to make available the 2024 *Approved Bowie-Mitchellville and Vicinity Sectional Map Amendment* (SMA).

This Sectional Map Amendment for the Bowie-Mitchellville and vicinity area represents a significant step in our ongoing efforts to implement the policies and strategies of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. Through careful consideration of input from stakeholders, including residents, businesses, and government agencies, the master plan outlined a vision for the City of Bowie, greater Bowie and surrounding Mitchellville and Collington areas, detailing growth and evolution over the next 25 years. It proposed the development of a university-focused, mixed-use community at the Bowie State University MARC Campus Center and suggested strategies to enhance economic success in Prince George's County by diversifying land uses at key locations like the Bowie Local Town Center and Free State Shopping Center. Based on many of these goals, the master plan proposed zoning changes that have gone into effect with the approval of this SMA.

The Prince George's County Planning Board and the District Council held a two duly advertised joint public hearings on May 9, 2023, and February 12, 2024, to solicit comments from property owners and residents. All comments and recommendations presented at the public hearings became a matter of public record. The Bowie-Mitchellville and Vicinity Sectional Map Amendment was approved by the District Council on June 4, 2024. .

Sincerely,



Peter A. Shapiro, Chair
Prince George's County Planning Board



Introduction

The comprehensive rezoning process, also known as the sectional map amendment (SMA) process, allows for the rezoning of a section of the overall Prince George's County zoning map and brings an area into conformance with approved County plans and policies. This SMA encompasses the area included in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* and implements 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 conform to County land use plans and development policies.

The last comprehensive rezoning for most 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 districts recommended by the master plan and implemented by the SMA allows for greater conformity with the County's land use goals and policies for the Bowie-Mitchellville and vicinity area, thereby enhancing the health, safety, general welfare and overall quality of life of the County's residents.

Prince George's County District Council initiated this SMA on July 12, 2022, through Council Resolution CR-089-2022, in accordance with Sections 27-3503(b) of the 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. This effort also included reviewing the environmental and economic impact of the land use and zoning proposals and zoning requests by property owners.



Photos by M-NCPPC

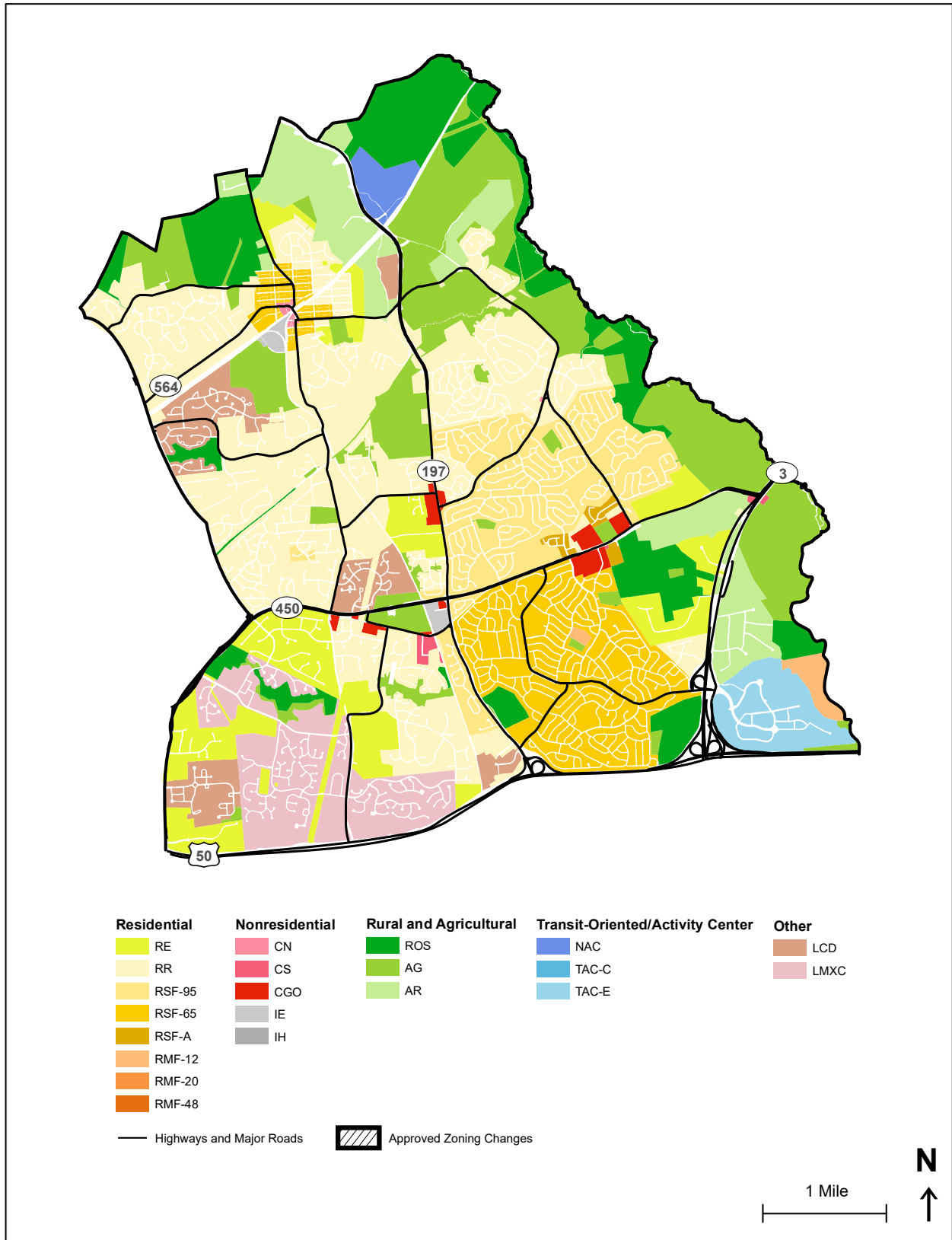
Comprehensive Rezoning Changes

The approved comprehensive rezoning changes are identified in the maps listed below. Justifications for each rezoning are included in the discussion section of each zoning change. The zoning inventory for the master plan area prior to approval and post approval of this SMA is shown in Table 1. Prior and Approved Zoning Inventory (see pg. 9).

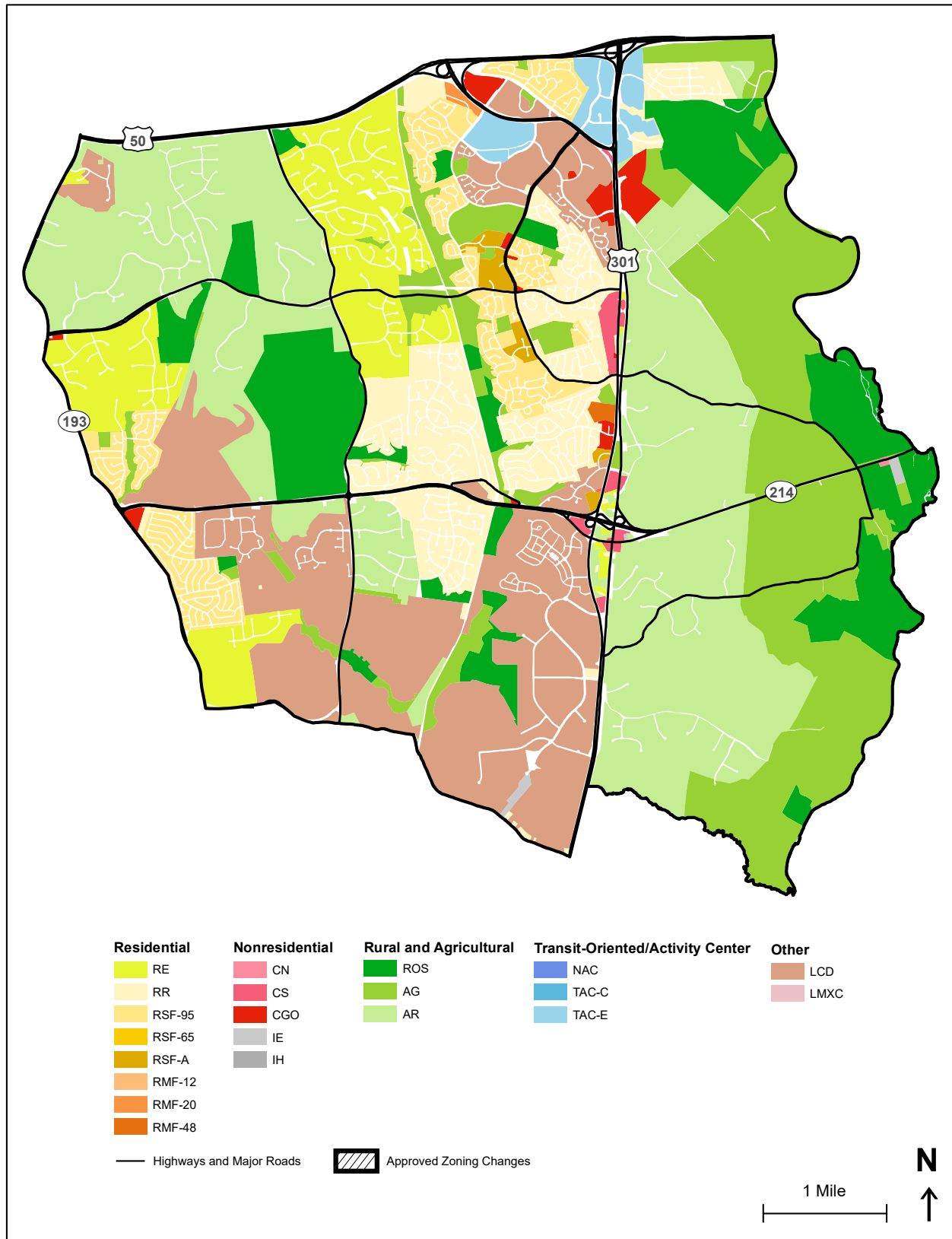
- Map 1. Prior Zoning, North (see pg. 3) and Map 2. Prior Zoning, South (see pg. 4) shows the current zoning as it exists prior to the approval of this SMA.
- Map 3. Approved Zoning, North (see pg. 5) and Map 4. Approved Zoning, South (see pg. 6) shows the zoning as approved by this SMA.
- Map 5. Zoning Change Property Identification, North (see pg. 7) and Map 6. Zoning Change Property Identification, South (see pg. 8) shows the location of each of the approved zoning changes.
- Table 1. Prior and Approved Zoning Inventory (see pg. 9) calculates the acreage of each zone before and after the SMA was approved and calculates the percent change.
- Table 2. Future Land Use Categories (see pg. 10) defines each land use category.
- Figure 1. Zoning Change Legend (see pg. 11) shows the symbology for each zoning category as is reflected in each zoning change map.

The zoning updates conform with County land use plans and development policies, contributing to the County's ability to accommodate development in the immediate and foreseeable future. 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. Prior Zoning, North

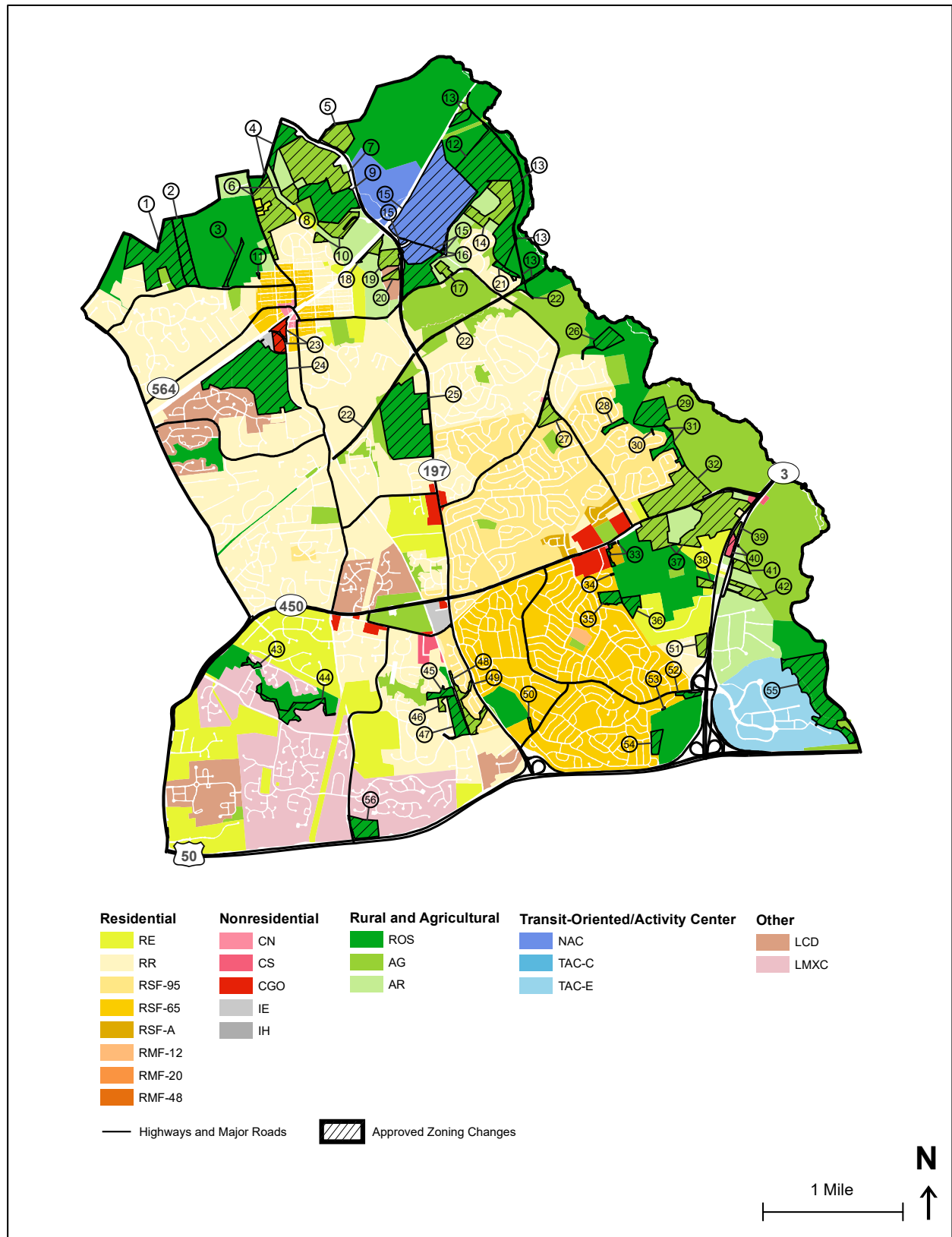


Map 2. Prior Zoning, South



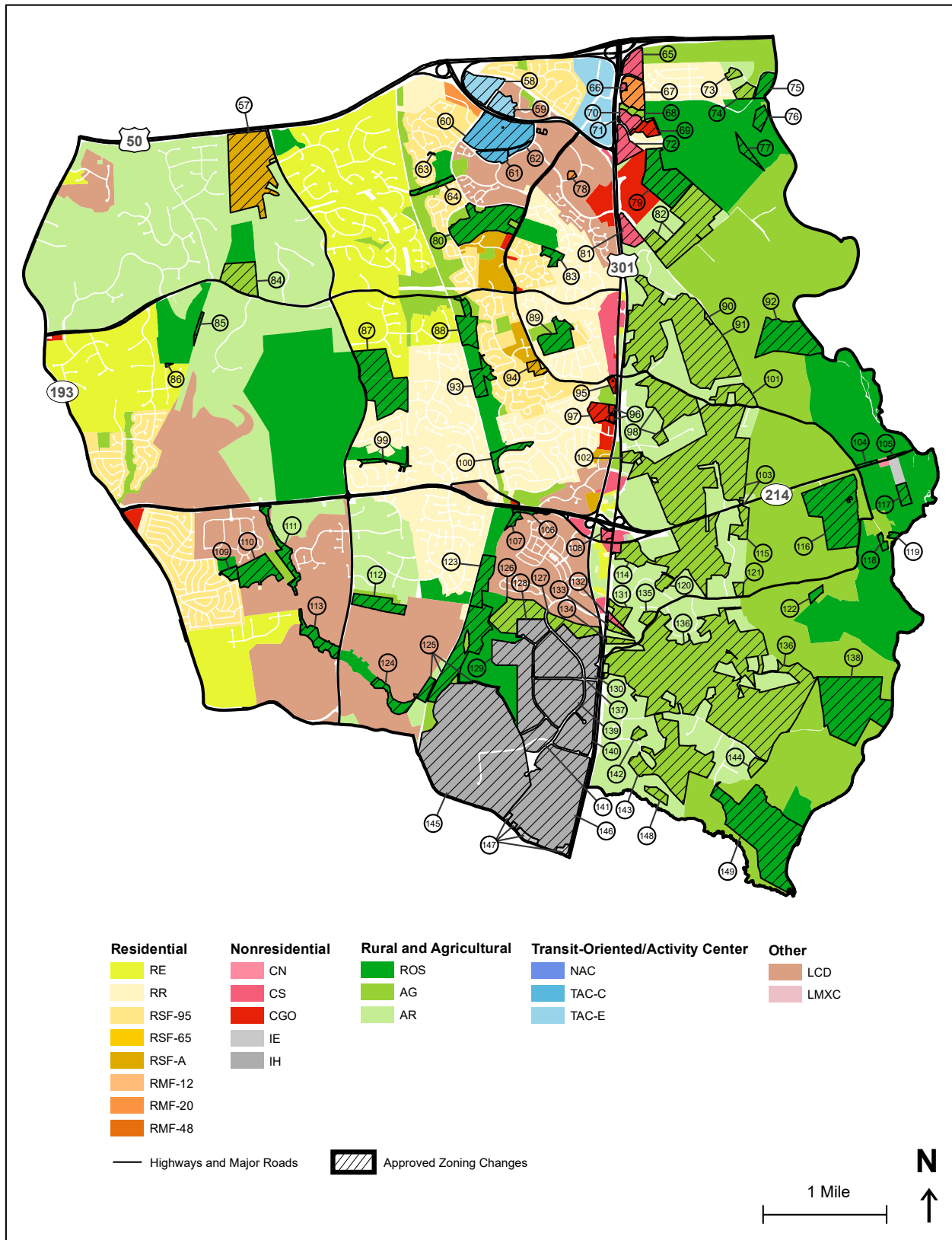
Source: Prince George's County Planning Department

Map 3. Approved Zoning, North



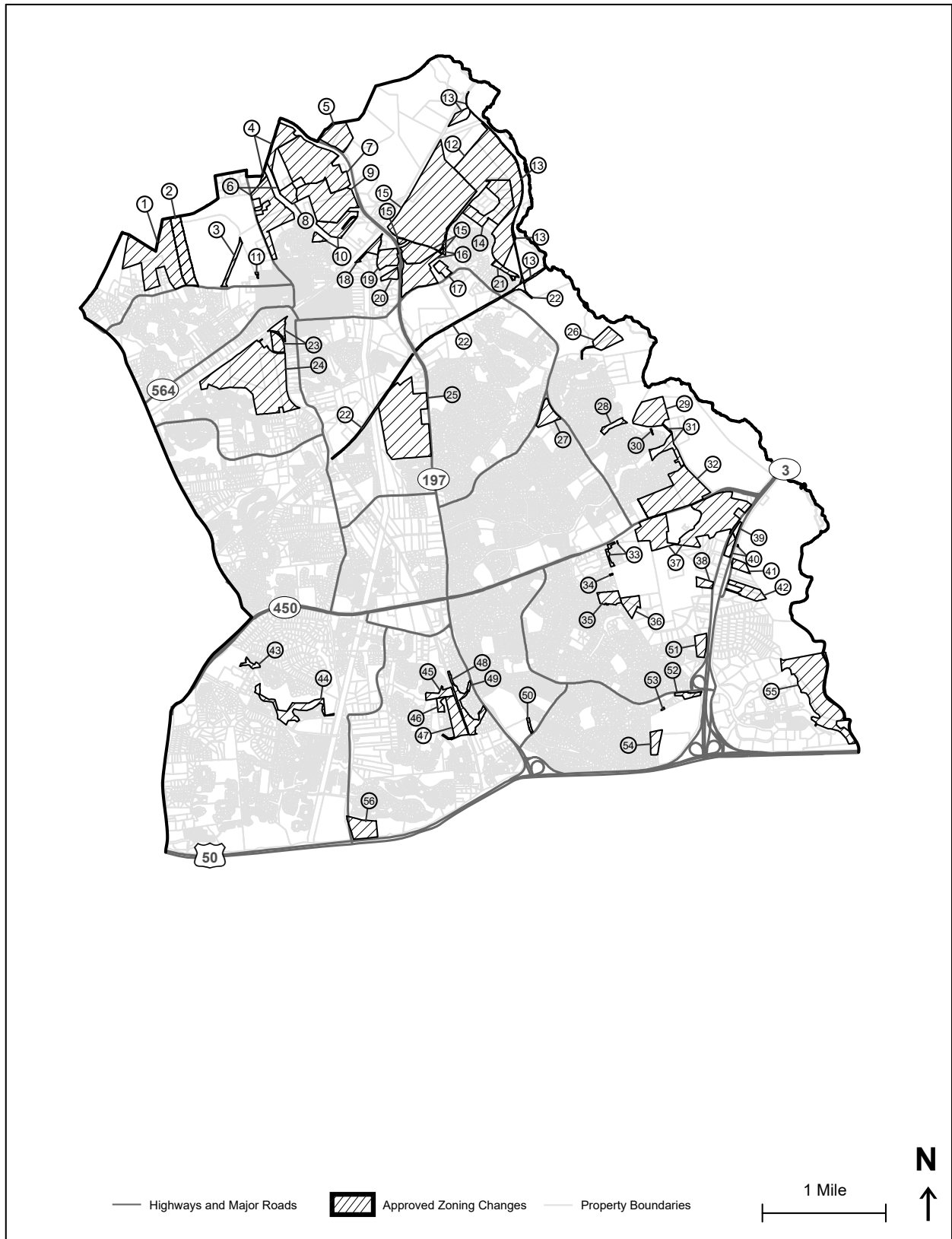
Source: Prince George's County Planning Department

Map 4. Approved Zoning, South



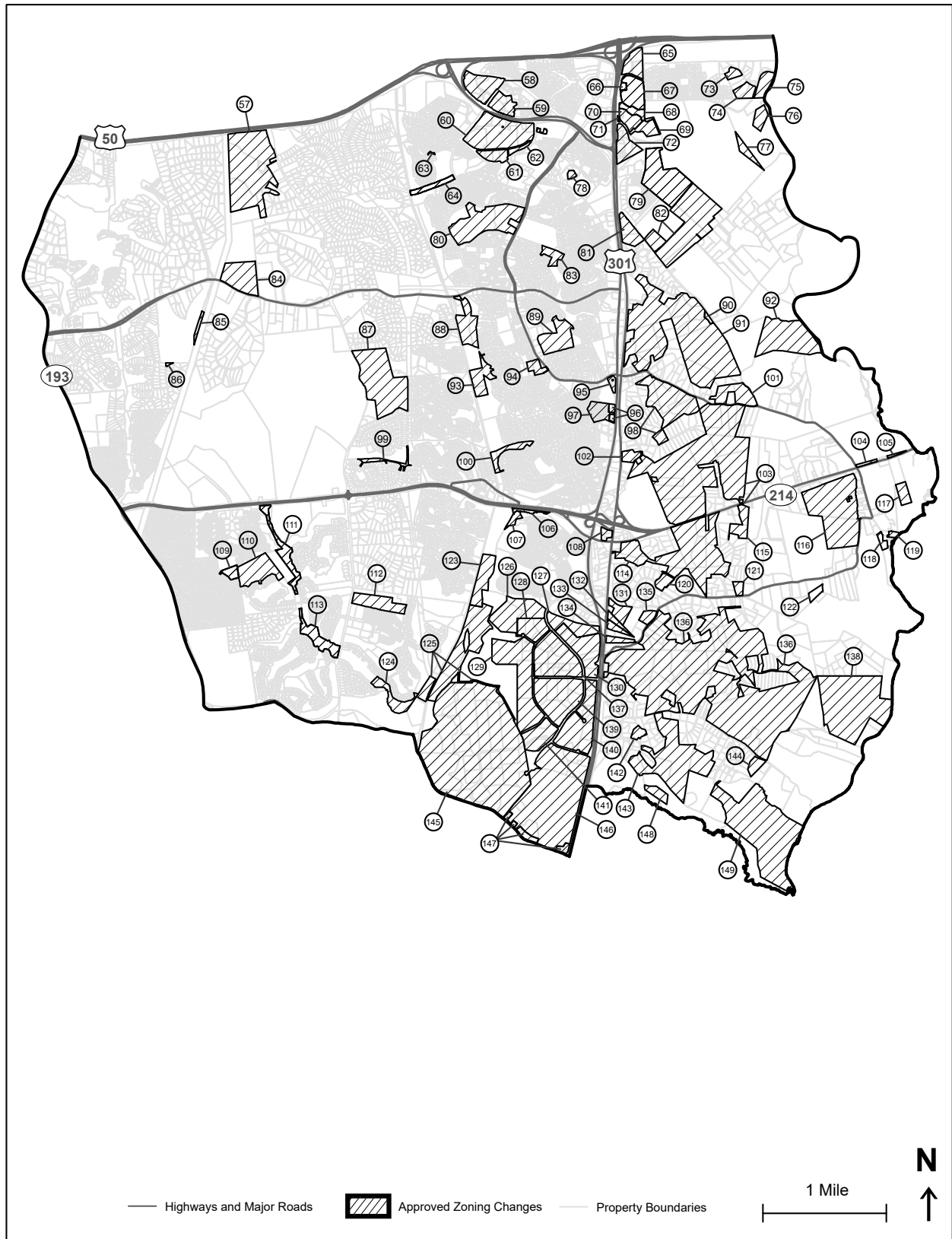
Source: Prince George's County Planning Department

Map 5. Zoning Change Property Identification, North



Source: Prince George's County Planning Department

Map 6. Zoning Change Property Identification, South



Source: Prince George's County Planning Department

Table 1. Prior and Approved Zoning Inventory

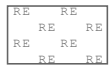
Zone	Prior (acres)	Approved (acres)	Net Change (+/-) (acres)
RE (Residential Estate)	2,786.25	2,614.02	-172.23
RR (Residential, Rural)	5,017.67	4,879.17	-138.50
RSF-95 (Residential, Single-Family - 95)	2,018.64	1,972.10	-46.54
RSF-65 (Residential, Single-Family - 65)	1,185.15	1,176.88	-8.27
RSF-A (Residential, Single-Family - Attached)	149.71	286.26	+136.55
RMF-12 (Residential, Multifamily - 12)	84.49	10.15	-74.34
RMF-20 (Residential, Multifamily - 20)	17.40	46.57	+29.17
RMF-48 (Residential, Multifamily - 48)	19.03	0.00	-19.03
CN (Commercial, Neighborhood)	12.22	12.22	0.00
CS (Commercial, Service)	111.51	200.58	+89.07
CGO (Commercial, General and Office)	277.79	291.92	+14.13
IE (Industrial, Employment)	69.49	51.62	+17.87
IH (Industrial, Heavy)	0.00	1,056.72	+1,056.72
ROS (Reserved Open Space)	3,826.88	5,972.49	+2,145.61
AG (Agriculture and Preservation)	5,992.38	6,529.66	+537.28
AR (Agricultural-Residential)	6,564.32	4,209.41	-2,354.91
NAC (Neighborhood Activity Center)	118.29	331.98	+213.69
TAC-E (Town Activity Center [Edge])	606.91	454.20	-152.71
TAC-C (Town Activity Center [Core])	0.00	90.69	+90.69
LCD (Legacy Comprehensive Design)	4,177.77	2,870.63	-1,307.14
LMXC (Legacy Mixed-Use Community)	839.65	818.28	-21.37
Total	33,875.56	33,875.56	

Table 2. Future Land Use Categories

Designation	Description	Density (dwelling units per acre)
Mixed-Use	Areas of various residential, commercial, employment, and institutional uses. Residential uses may include a range of unit types. Mixed-use areas may vary with respect to their dominant land uses, i.e., commercial uses may dominate in one mixed-use area, whereas residential uses may dominate in another. Large-scale mixed-use development should be limited to designated Centers and other areas where it currently exists.	Based on Center
Neighborhood Mixed-Use	Traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating and drinking, and other neighborhood-serving amenities. Neighborhood Mixed-Use areas are located outside of designated Centers, often along arterial roadways and at key intersections and interchanges.	(≤ 48)
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)

Figure 1. Zoning Change Legend

Residential



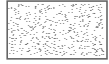
RE



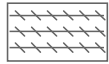
RR



RSF-95



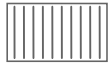
RSF-65



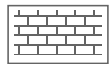
RSF-A



RMF-12

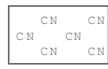


RMF-20



RMF-48

Nonresidential



CN



CS



CGO



IE

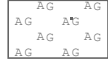


IH

Rural and Agricultural



ROS



AG



AR

Transit-Oriented/Activity Center



NAC

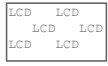


TAC-E

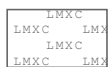


TAC-C

Other



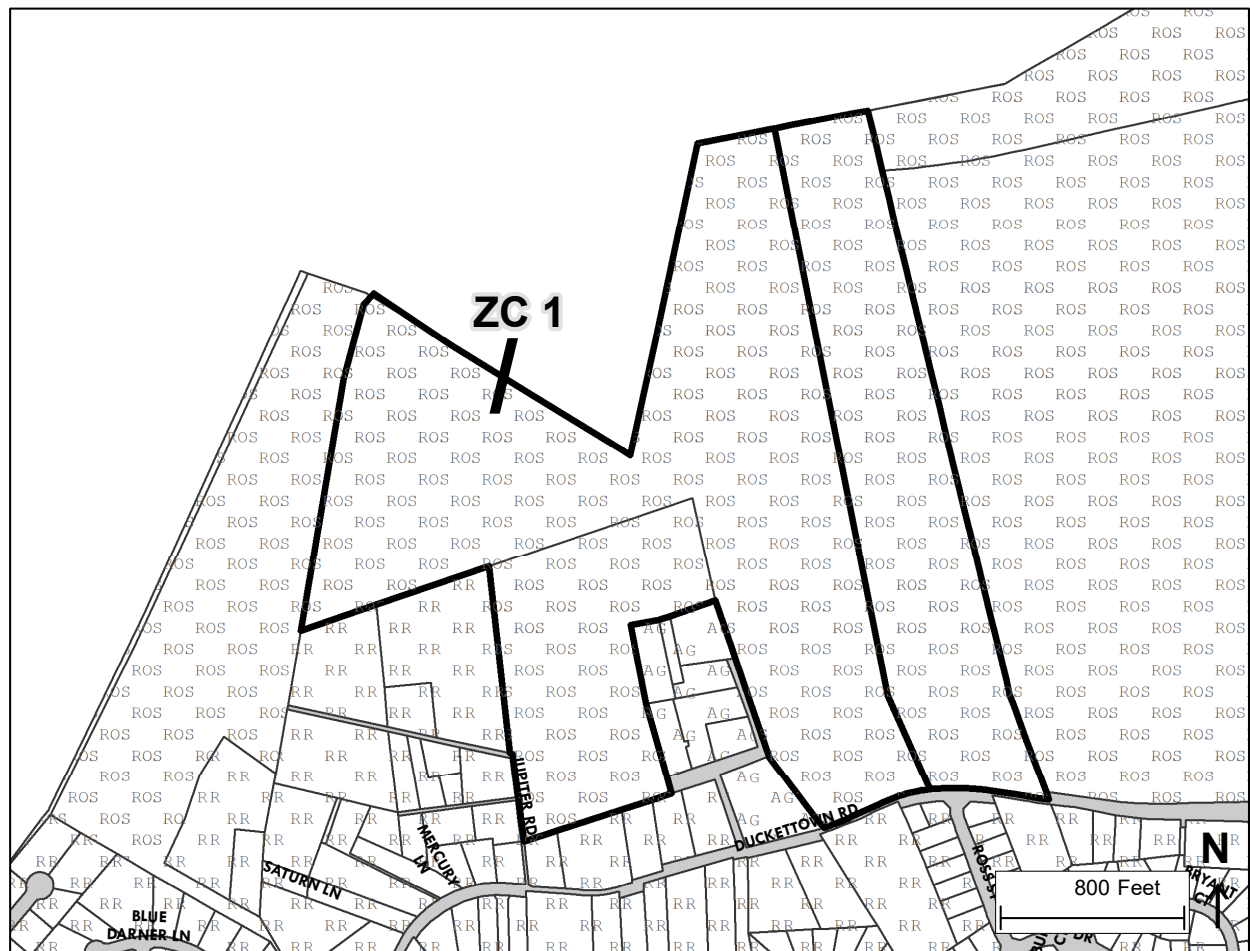
LCD



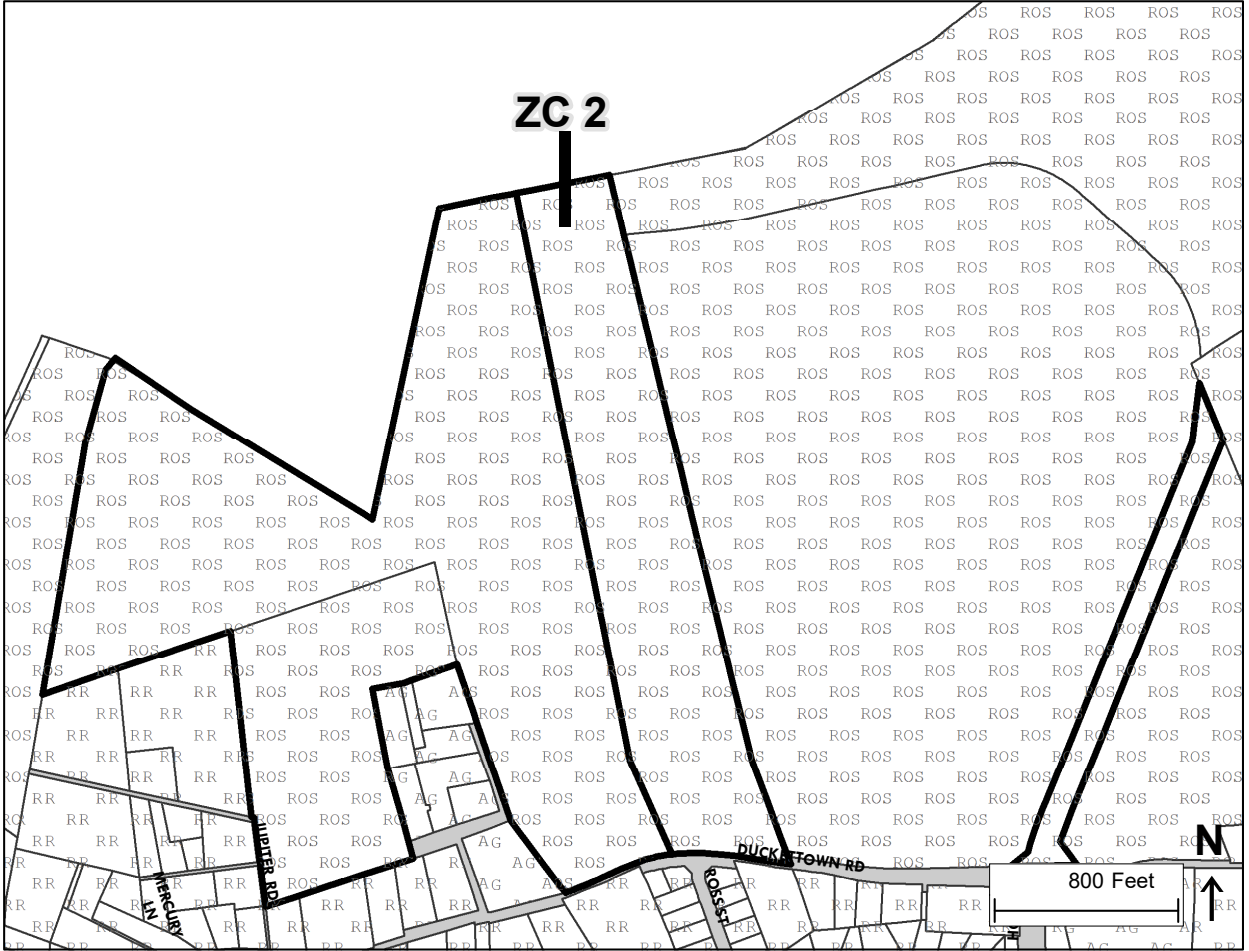
LMXC

Discussions & Maps

Change Number	Prior Zone	Approved 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
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 approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.1) recommends reclassifying all public properties that are at least 20 acres in size into the ROS Zone. The subject properties meet these criteria as they are owned by Prince George's County, and each property measures over 20 acres. Both subject properties are undeveloped, fully wooded and include water features. Rezoning to ROS will help preserve the recommends land use of Parks and Open Space and the sensitive environmental features.						
Use	Address	Tax Map and 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		



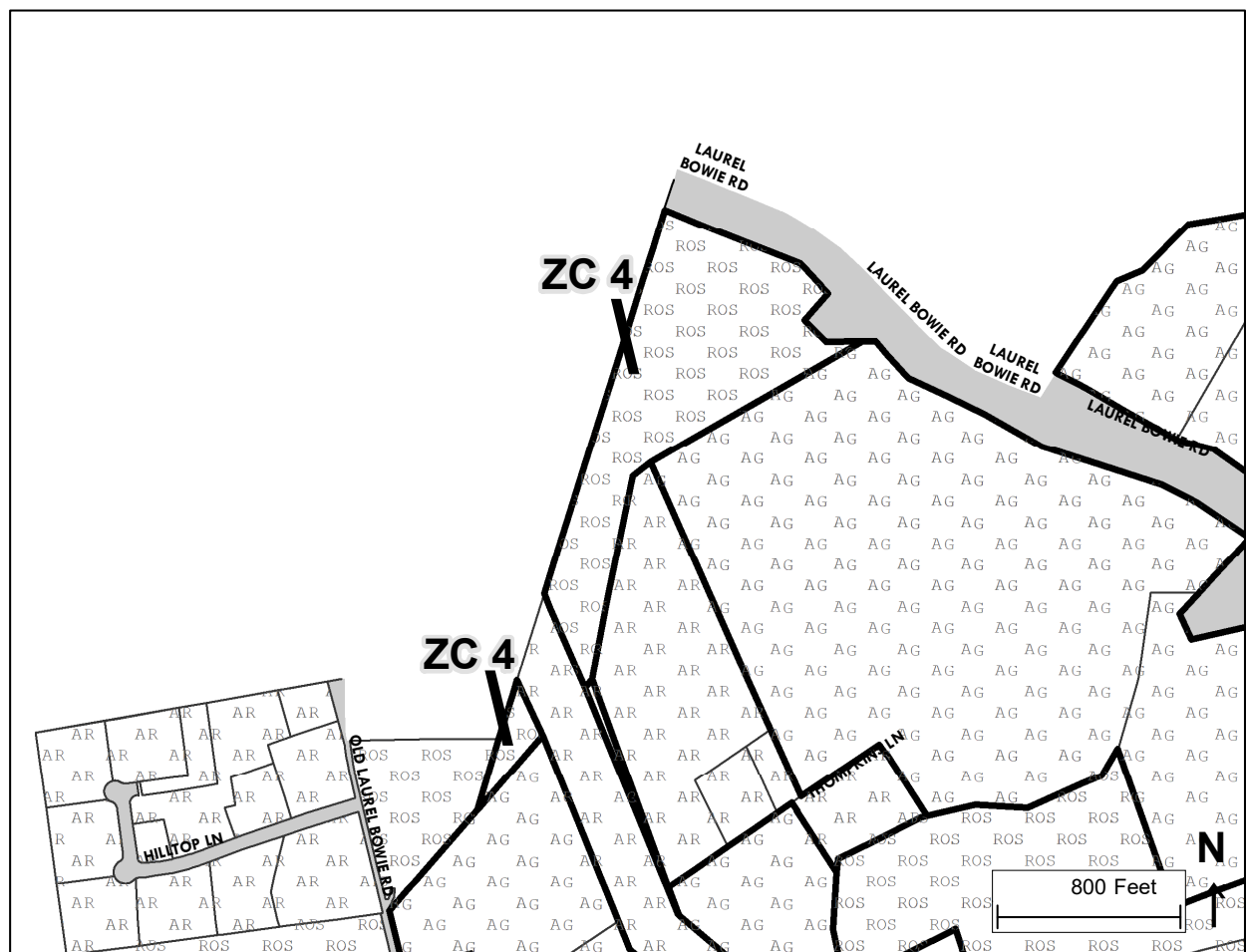
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 2	AG	ROS	32.50	LU 1.1	CZ 1.1, CZ 1.2	212NE11
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1, CZ 1.1, and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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.</p>						
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		



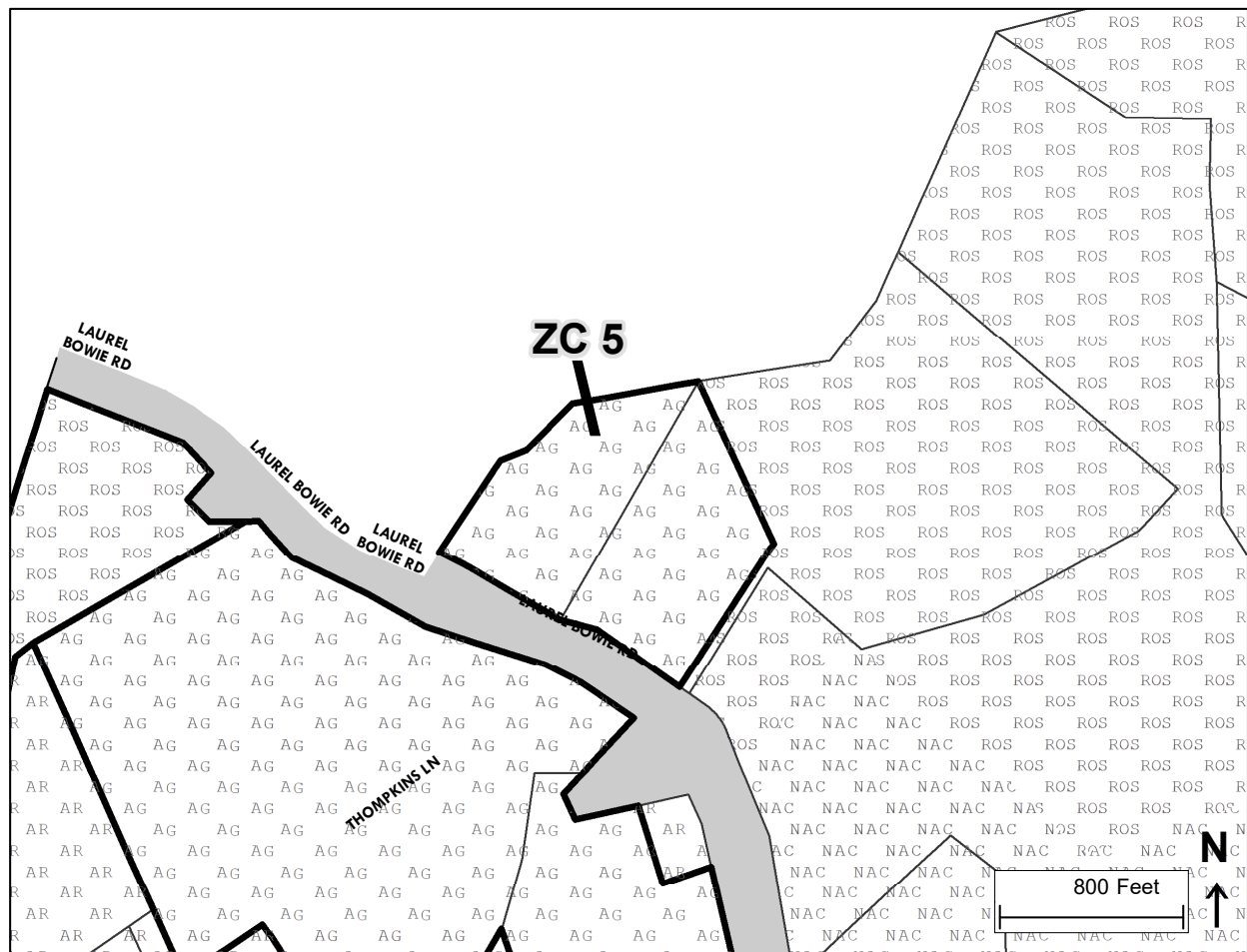
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 3	AG	ROS	6.05	LU 1.1	CZ 1.2	212NE11
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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		



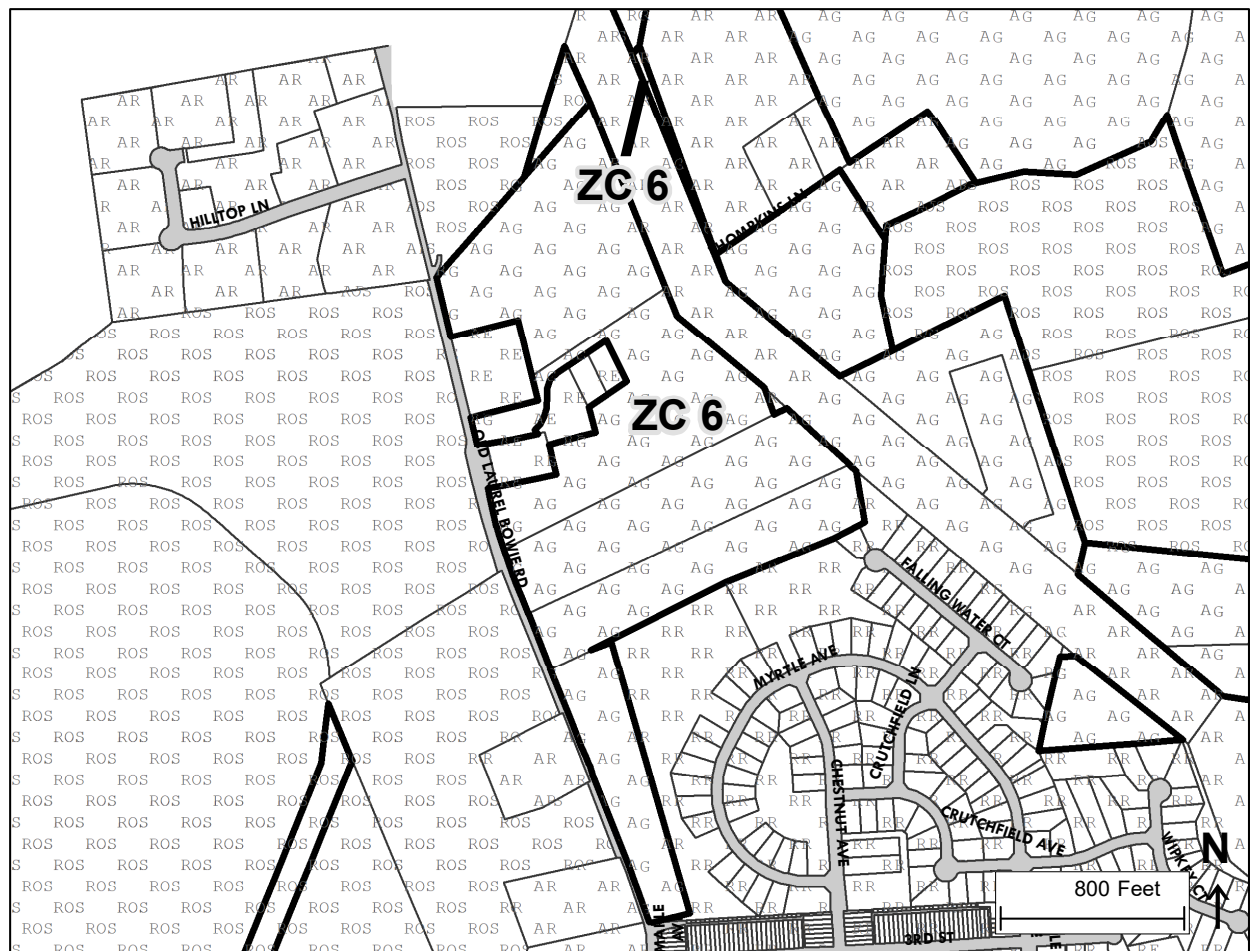
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 4	AR	ROS	21.98	LU 1.1	CZ 1.1	213NE11
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 subject 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		



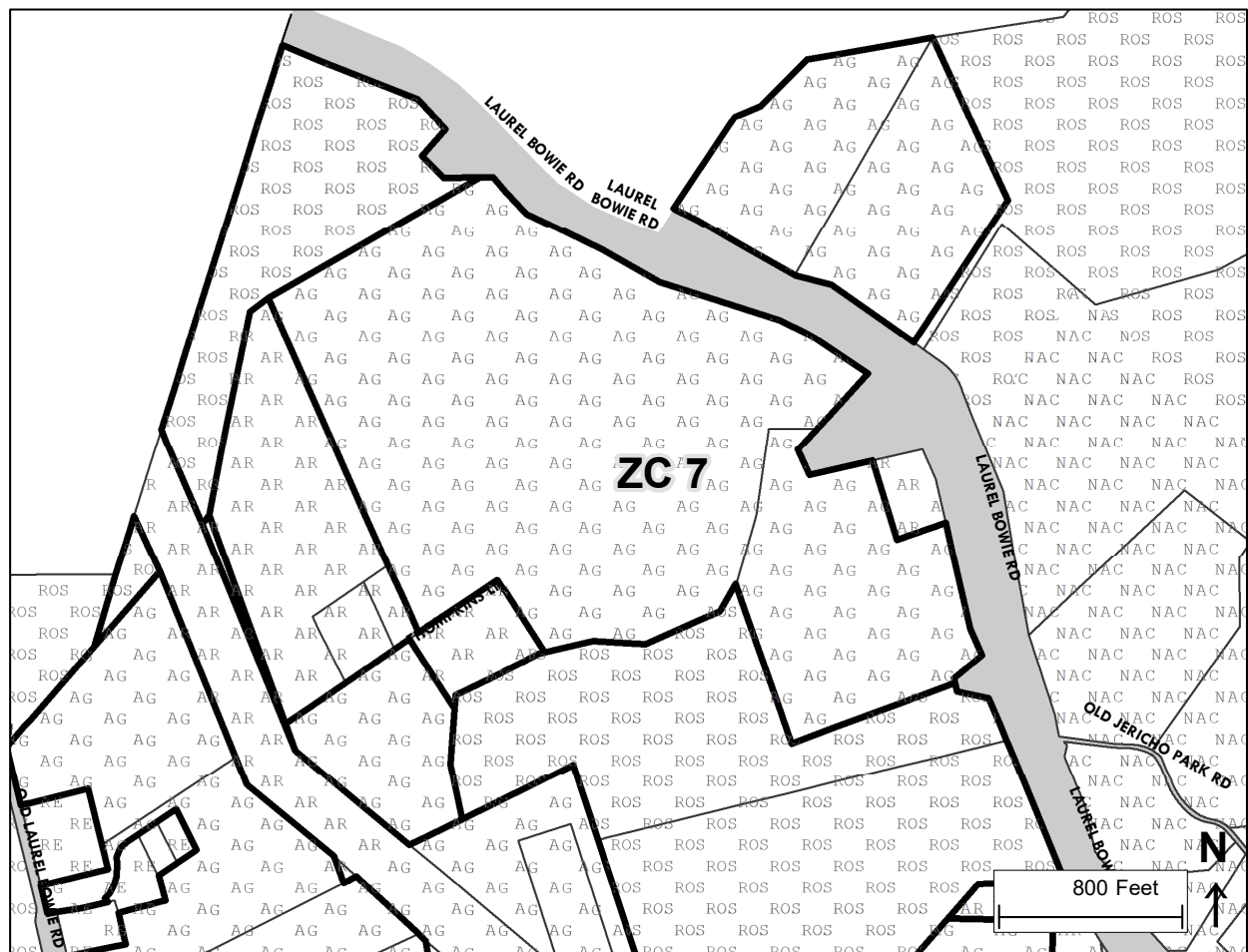
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 5	AR	AG	25.88	LU 2.1	CZ 2.1	213NE12
<p>Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the properties measure over five acres, and contain zero to one 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		
Rural and Agricultural	Jericho Park Road	22C3	Parcel 34	1593771		



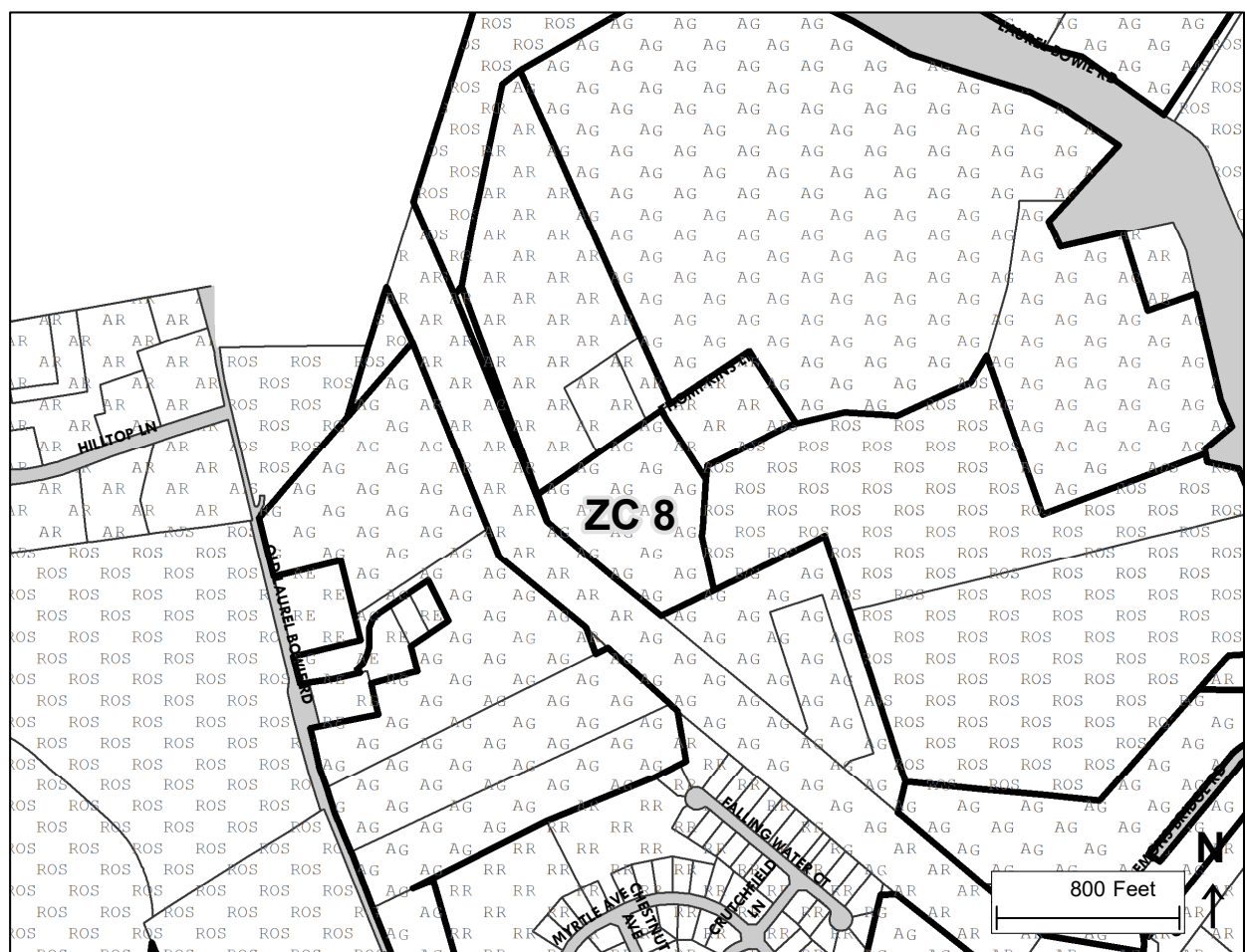
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 6	RE/AR	AG	53.87	LU 2.1	CZ 2.1	213NE11, 212NE11
Discussion: Rezoning the subject properties to Agricultural and Preservation (AG) is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, each property measures over five acres and contains zero to 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	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		
Rural and Agricultural	9201 Old Laurel Bowie Road	29A1, 29A2	Parcel 260	1580240		
Rural and Agricultural	Laurel Bowie Road	29A1, 29B1	Parcel 255	1618313		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 7	AR	AG	94.19	LU 2.1	CZ 2.1	213NE11, 213NE12
Discussion: Rezoning the subject properties 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 approved 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, the properties measure over five acres, and contain zero to 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	13100 Thompkins Lane	22A3, 22B3, 22C3, 22B4, 22C4	Parcel 33	1616770		
Rural and Agricultural	9700 Laurel Bowie Road	22C3, 22C4	Parcel 18	1633163		



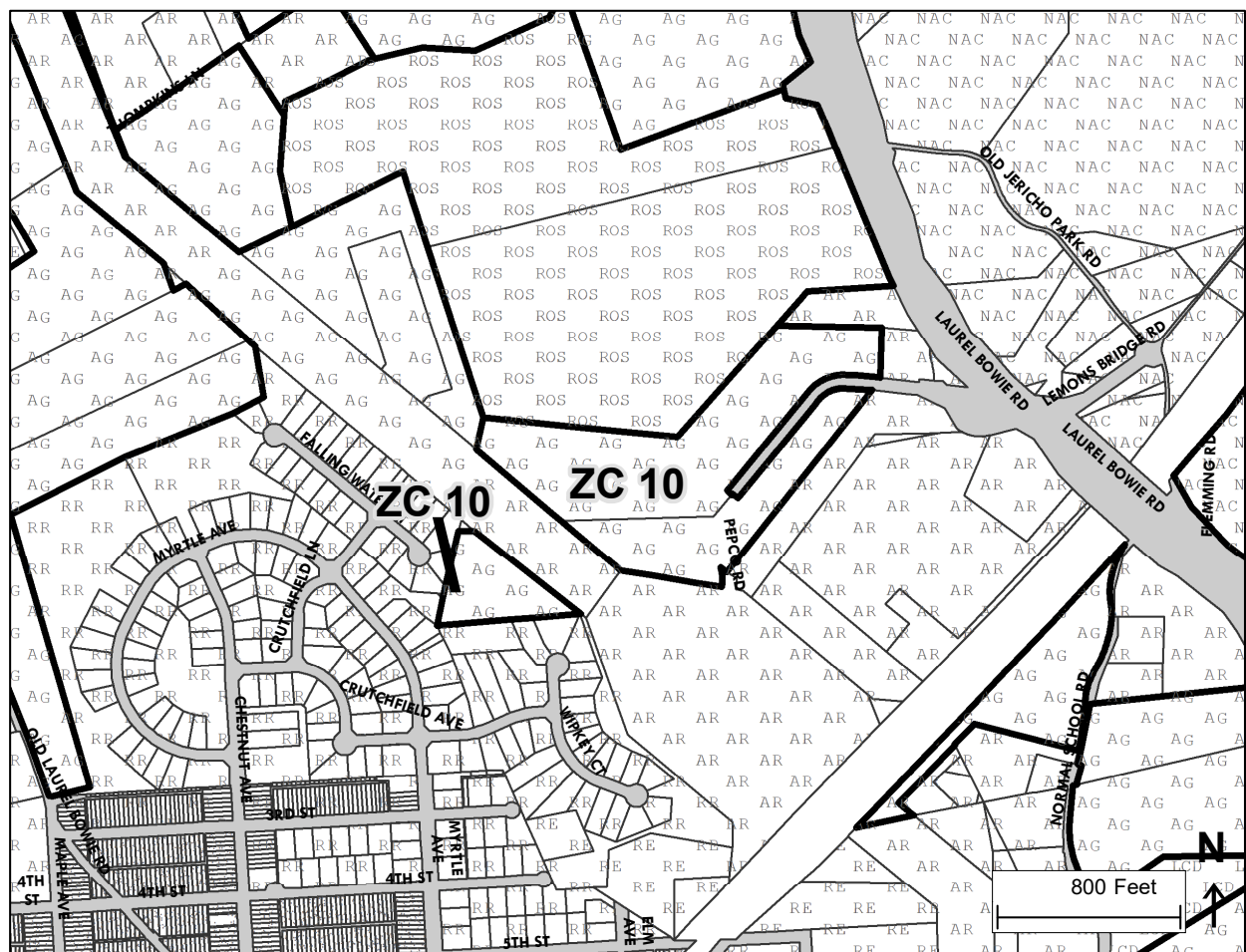
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 8	AR	AG	9.23	LU 2.1	CZ 2.1	213NE11, 212NE11
Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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 this criterion as it is owned by a private entity, measures over five acres and contains zero to 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	Thompkins Lane	22B4	Parcel 15	1624949		



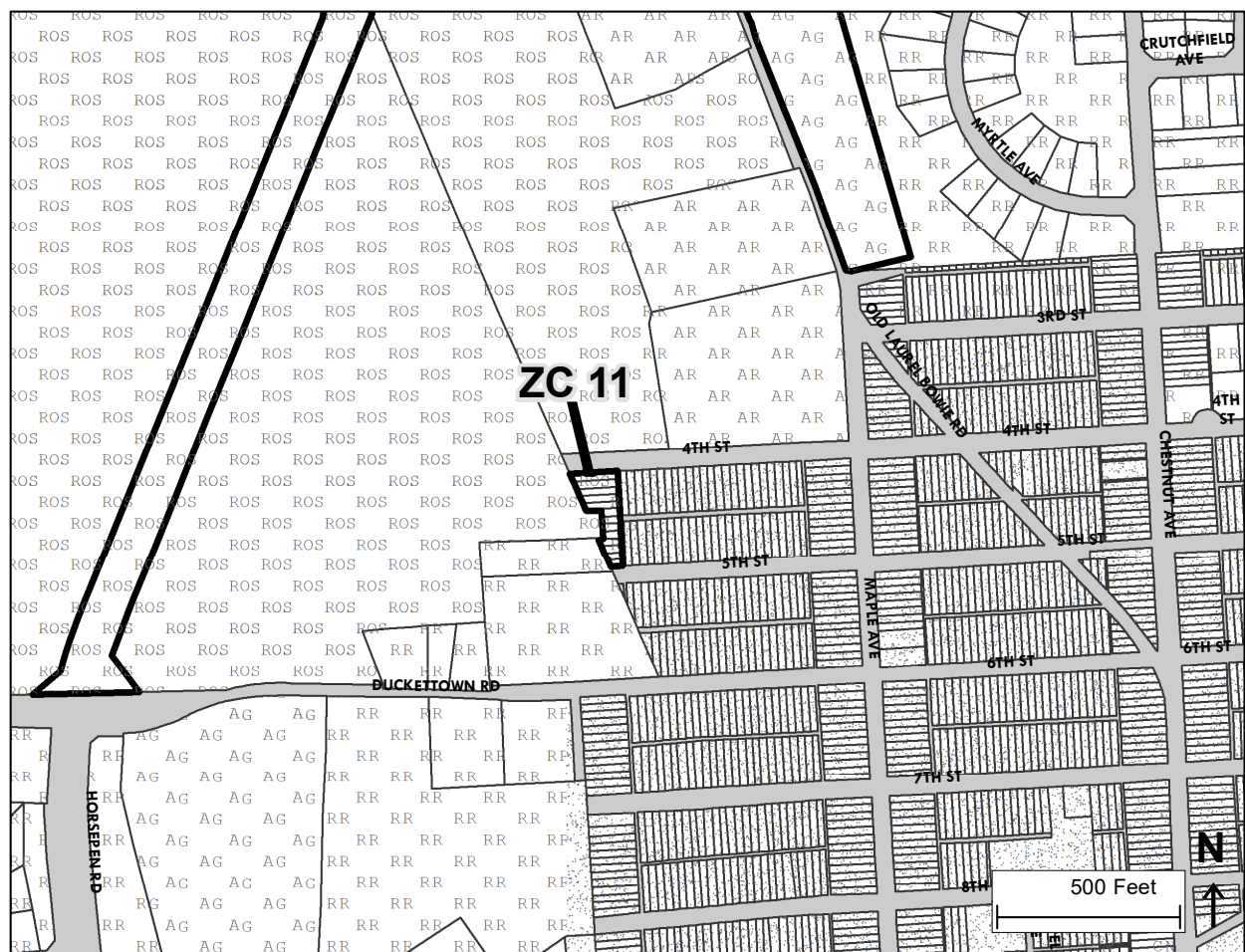
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 9	AR	ROS	64.00	LU 1.1	CZ 1.1	212NE11, 212NE12, 213NE11, 213NE12

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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 10	AR	AG	24.30	LU 2.1	CZ 2.1	212NE12
<p>Discussion: Rezoning the subject properties 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 approved 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 contiguous non-public parcels in common ownership that are greater than or equal to five acres in size. The subject properties mostly meet these criteria since the properties measure over five acres. However, parcel 185 is owned by a public entity (City of Bowie), but 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.</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		
Parks and Open Space	Lemons Bridge Road	22C4, 29B1, 29C1	Parcel 185	1657279		



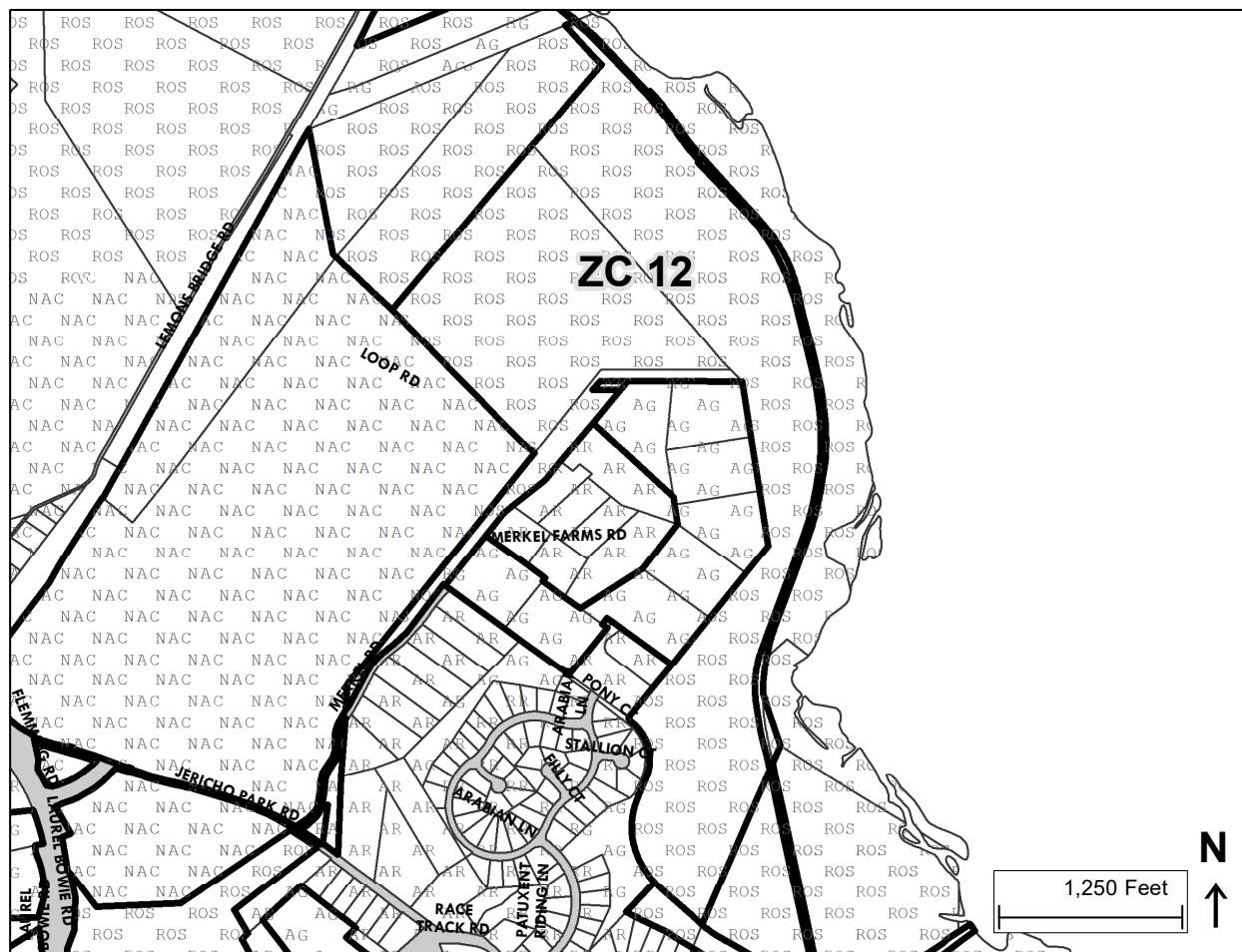
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 11	AG/RSF-65	ROS	0.44	LU 1.1	CZ 1.2	212NE11
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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.</p>						
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	Prior Zone	Approved 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

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

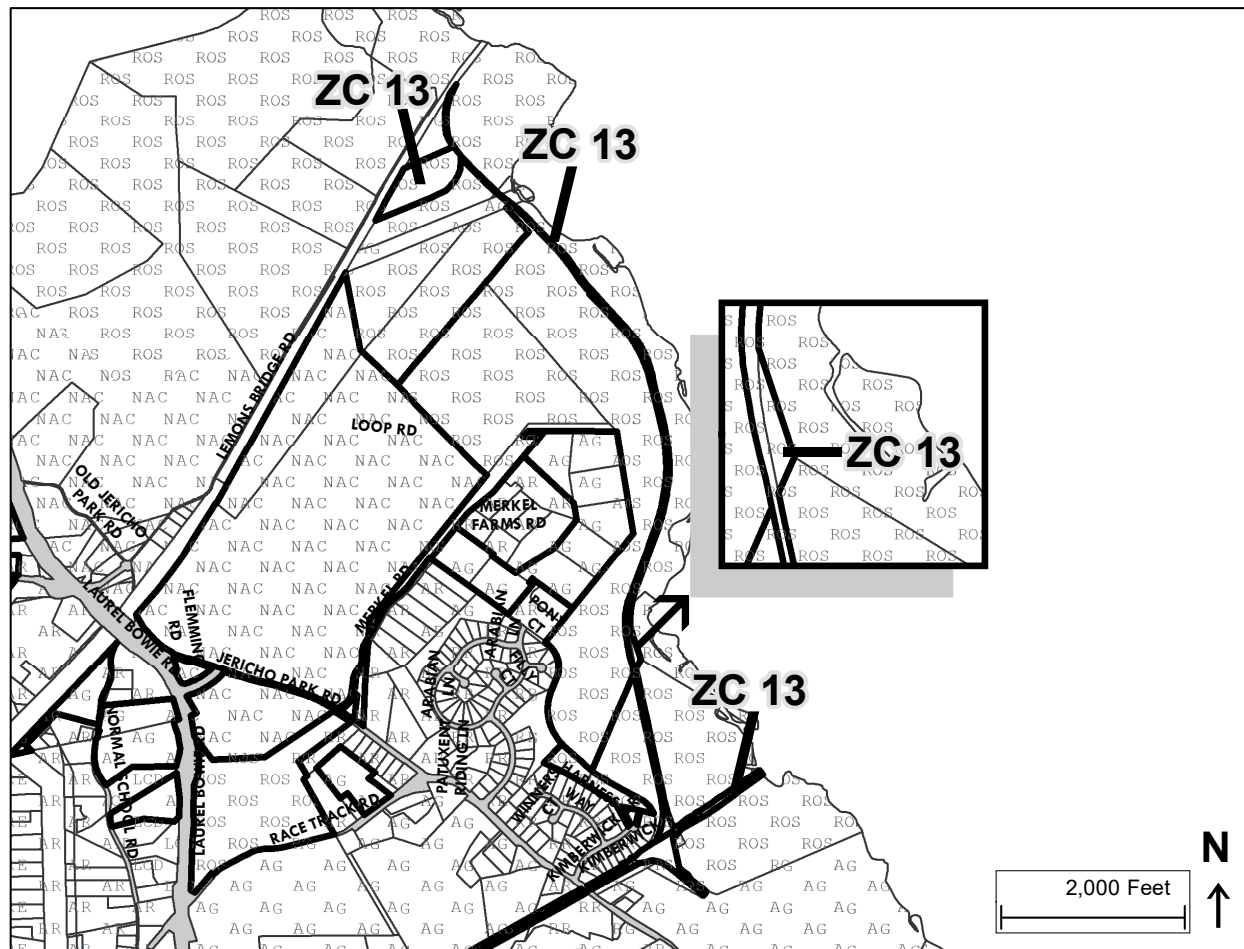
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Jericho Park Road	22E3, 22F3, 22E4, 22F4	Parcel 54	1682905
Parks and Open Space	Jericho Park Road	22F3, 23A3, 22E4, 22F4, 23A4, 29E1, 29F1, 30A1, 29F2	Parcel 31	1682962



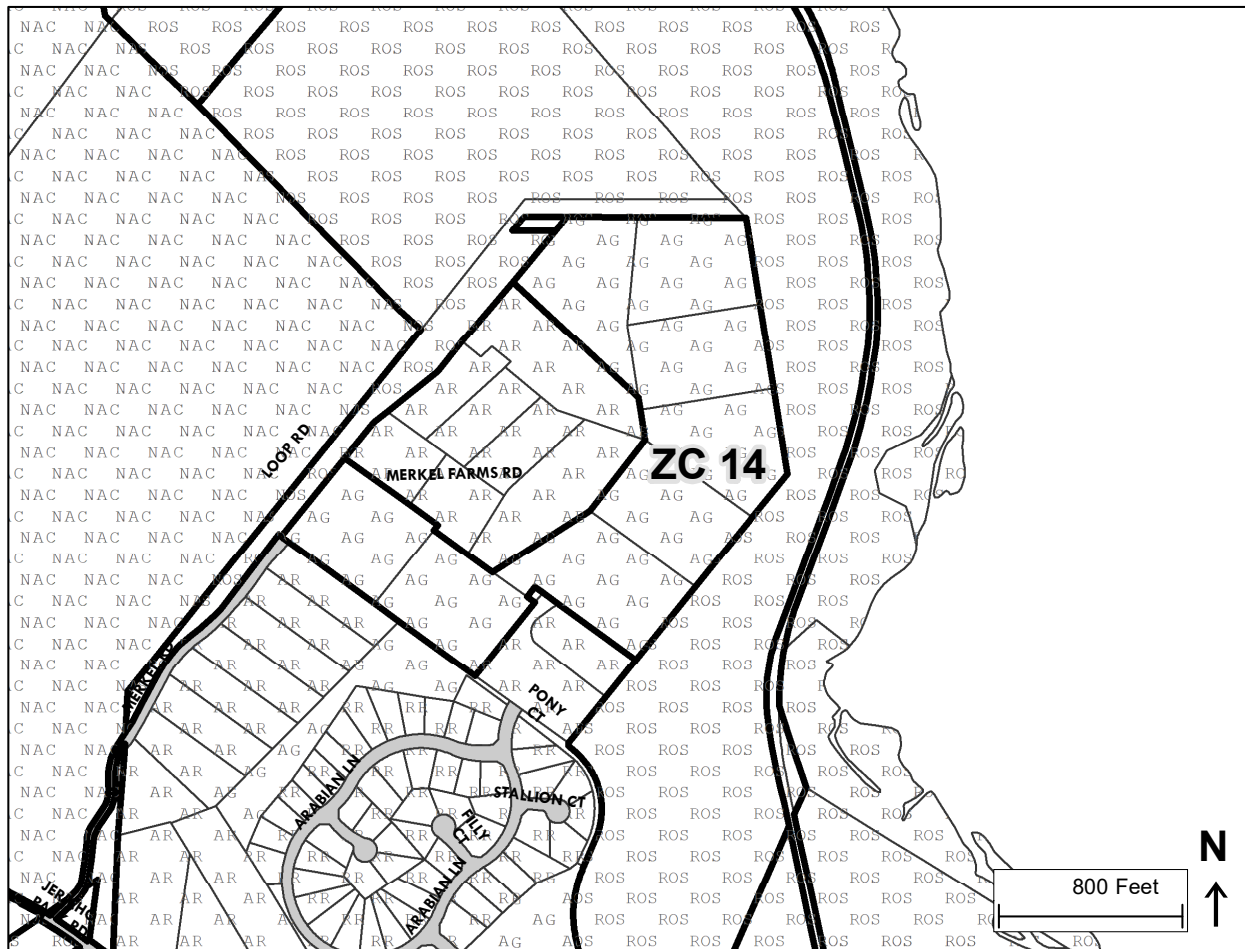
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 13	AG	ROS	16.82	LU 1.1	CZ 1.2	214NE13, 213NE13, 212NE13

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 approved 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 a floodplain. They are also within the regulated and evaluation area of the Green Infrastructure Network (2017) and include streams and wetlands. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

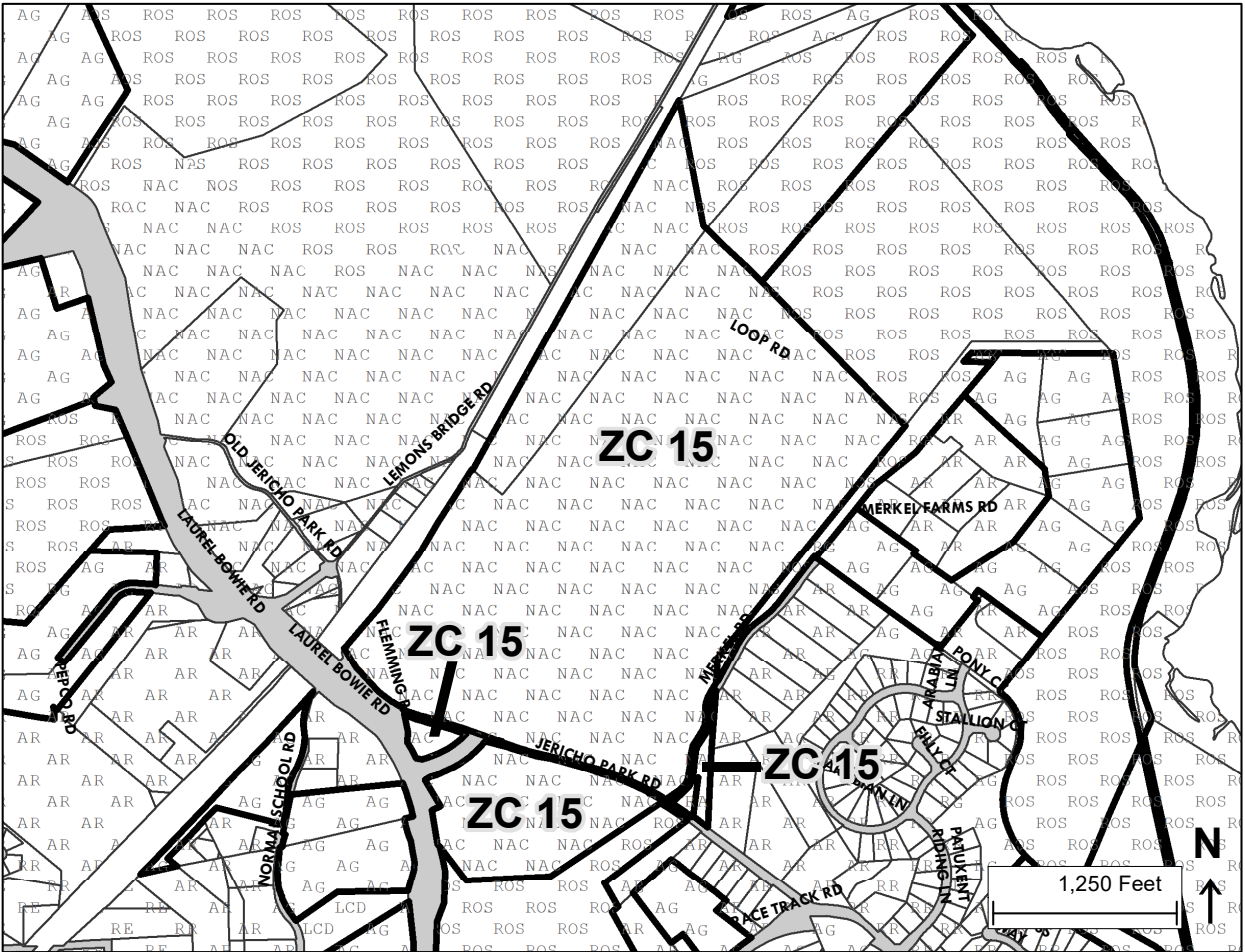
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	9701 Lemons Bridge Road	22E2, 22F2, 22E3, 22F3	Parcel 64	1621804
Parks and Open Space	9501 Merkel Farms Road	22F2, 22F3, 23A3, 23A4, 30A1, 30A2	Parcel 11	1658269
Parks and Open Space	Jericho Park Road	30A1	Parcel 19	1646033
Parks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



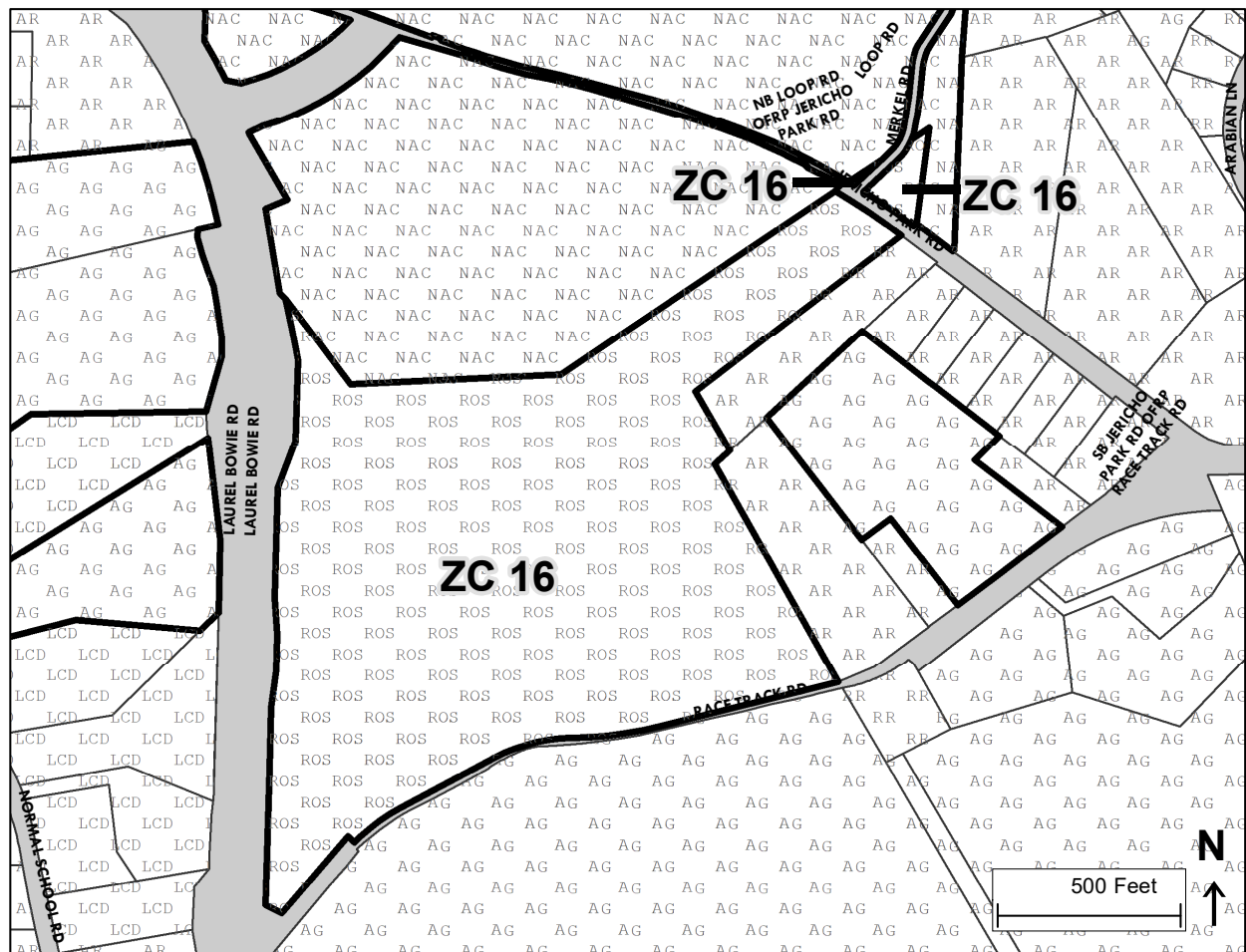
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 14	AR	AG	42.13	LU 2.1	CZ 2.1	213NE13, 212NE13
Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, each of them measures over five acres, and contains zero to 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	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	9350 Merkel Farms Road	22F4	Parcel 23	1573153		
Rural and Agricultural	9439 Merkel Farms Road	22F4	Parcel 24	1650811		
Rural and Agricultural	9306 Merkel Farms Road	22F4, 29F1	Parcel 20	3253879		
Rural and Agricultural	9425 Merkel Farms Road	22E4, 22F4, 29E1, 29F1	Parcel 19	1577212		



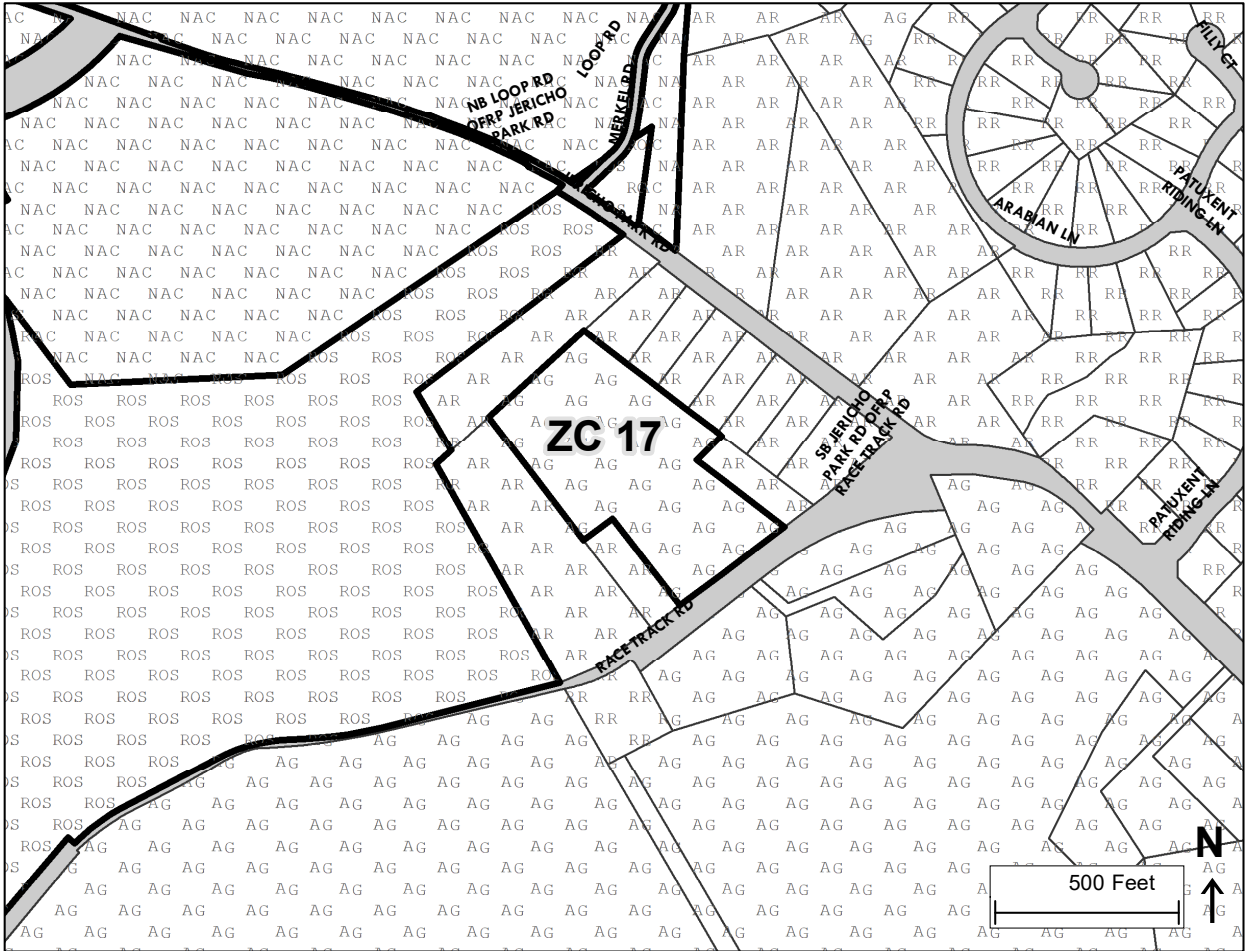
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 15	AG	NAC	213.69	LU 8	CZ 6.1	213NE12, 213NE13, 212NE12, 212NE13
Discussion: Rezoning the subject properties to Neighborhood Activity Center (NAC) is consistent with the master plan and strategies LU 8.1, and CZ 6.1. The applicable Land Use policy (LU 8) designates mixed uses. The approved 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	Flemming Road	22E3, 22D4, 22E4	Parcel 50	1615558		
Institutional	14000 Jericho Park Road	22E3, 22D4, 22E4, 22F4, 29D1, 29E1	Parcel 28	1646090		



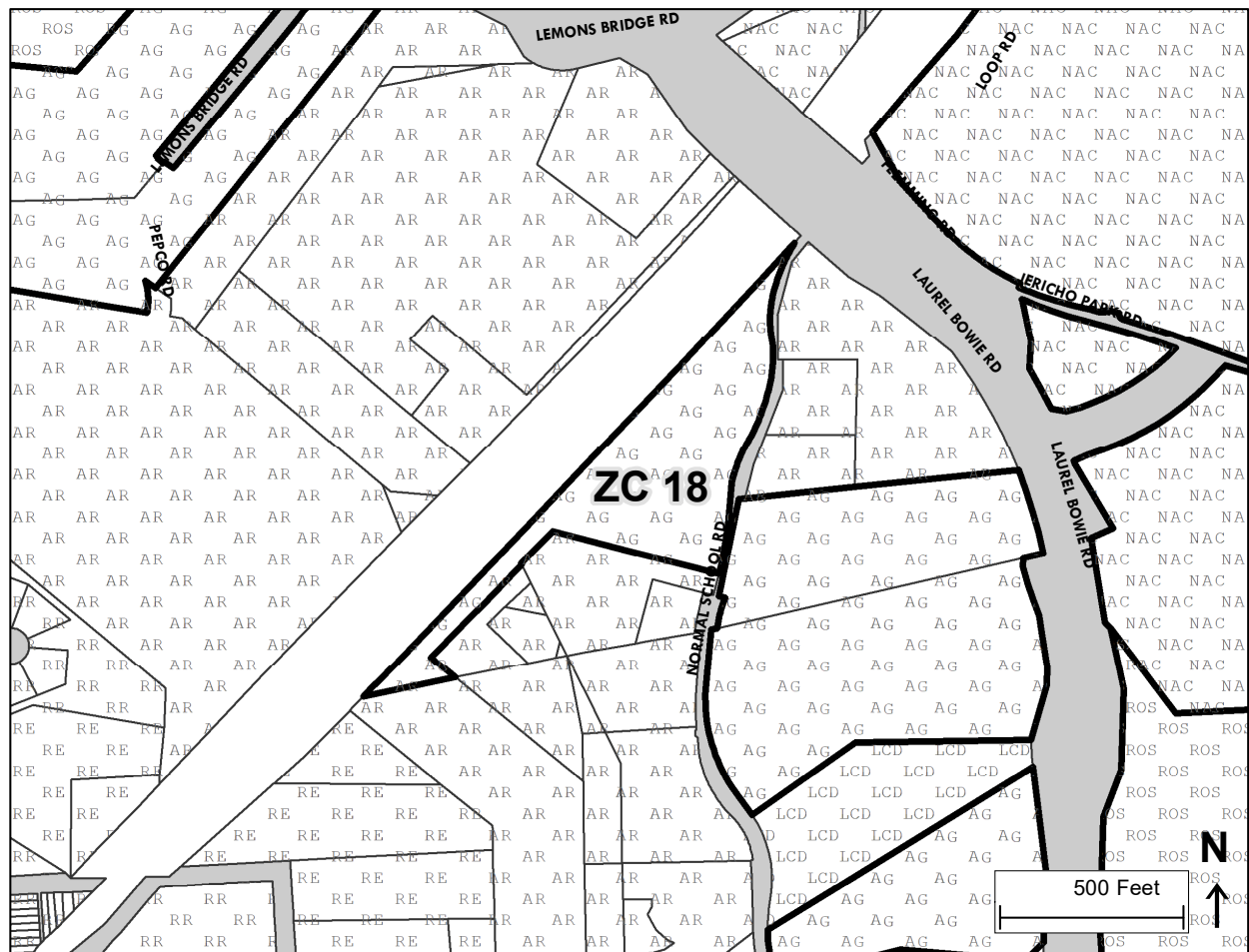
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 16	AG	ROS	37.48	LU 1.1	CZ 1.1	212NE12, 211NE12
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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.</p>						
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		



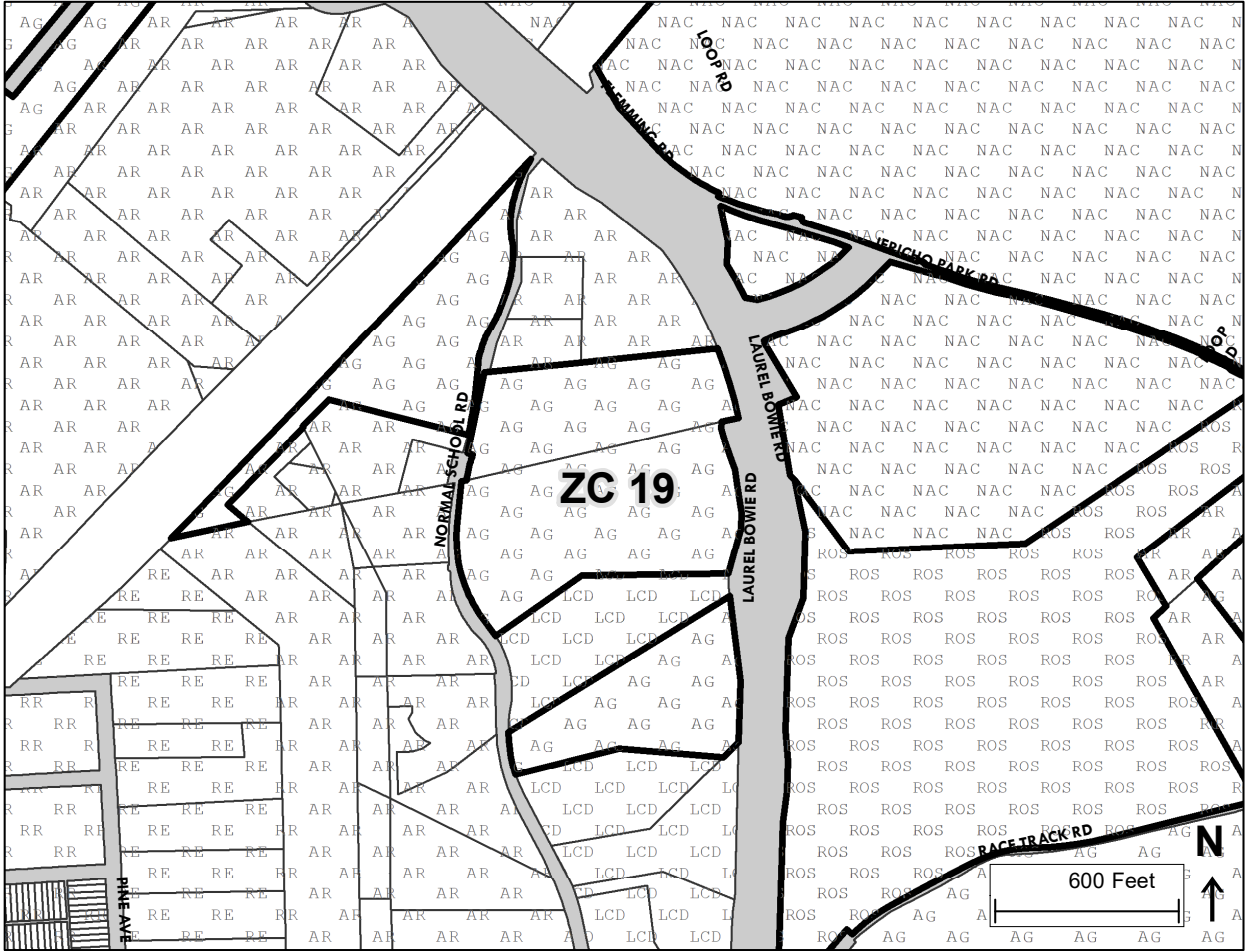
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 17	AR	AG	6.37	LU 2.1	CZ 2.1	212NE12, 212NE13
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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	9009 Race Track Road	29E2	Parcel 214	1587294		



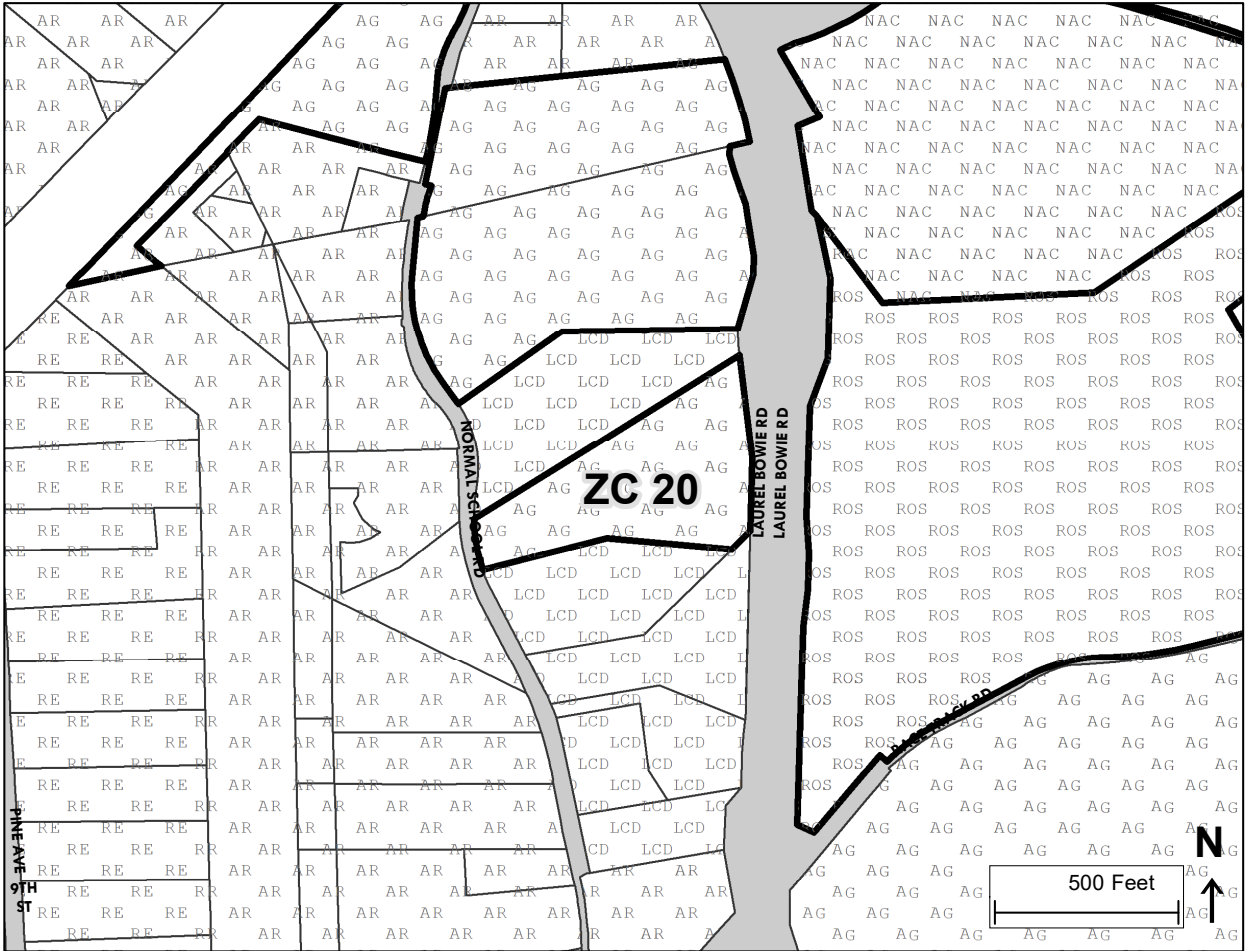
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 18	AR	AG	6.50	LU 2.1	CZ 2.1	212NE12
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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	9106 Normal School Road	29C1, 29D1, 29C2	Parcel 12	1672625		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 19	LCD	AG	14.89	LU 2.1	CZ 2.1	212NE12
<p>Discussion: Rezoning the subject properties 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 approved 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 it is owned by a private entity, the property measures over five acres, and contains zero to 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	9001 Normal School Road	29D1, 29D2	Outparcel 1	3507613		
Rural and Agricultural	9011 Normal School Road	29D1,	Parcel 230	1650399		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 20	LCD	AG	5.31	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 approved 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, the property measures over five acres, and contains zero to 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	8821 Normal School Road	29D2	Outparcel 3	3507639		



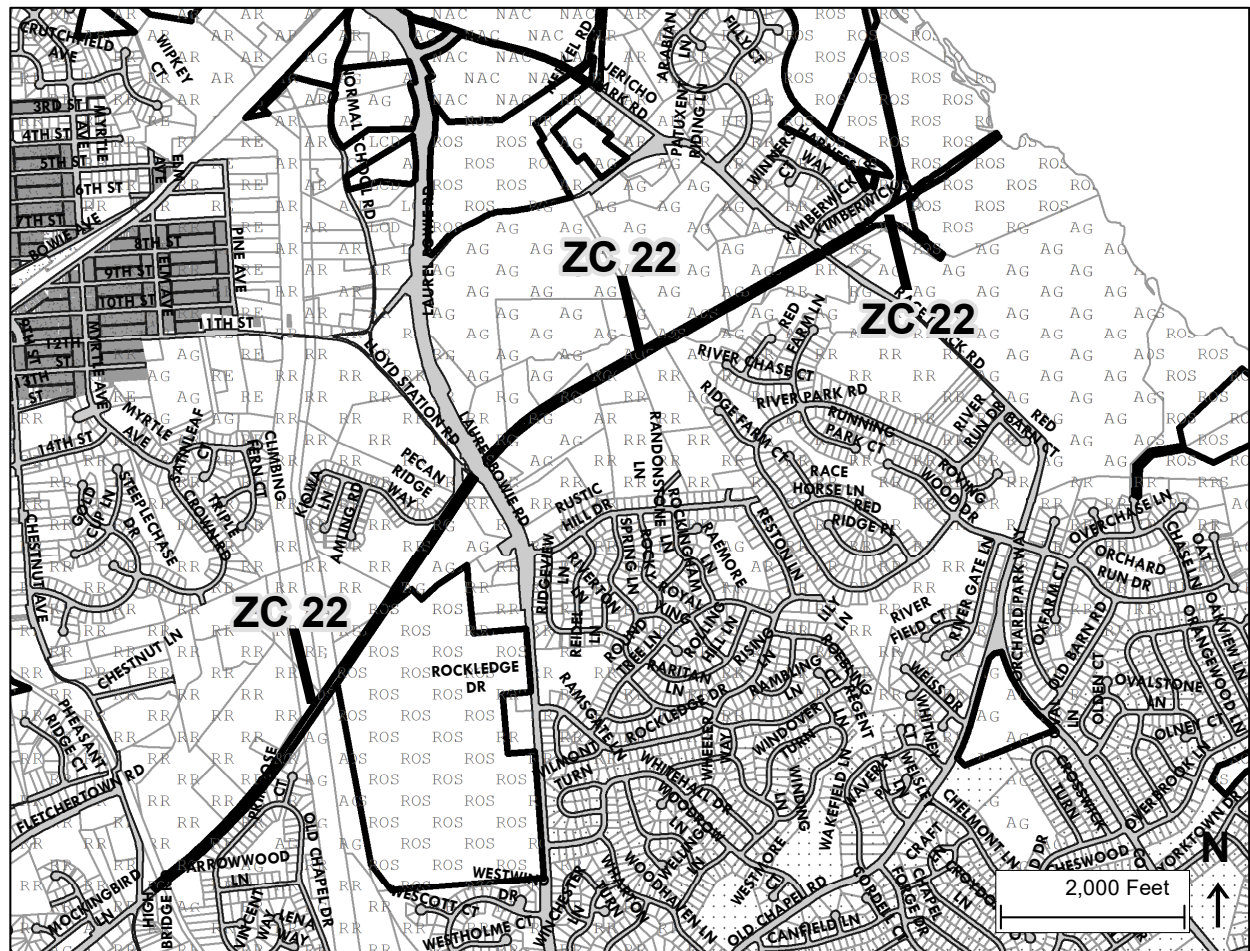
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 21	AG	ROS	5.21	LU 1.1	CZ 1.2	212NE13
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain. They 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)		
Parks and Open Space	14818 Kimberwick Drive	29F2, 30A2	Parcel A	1671437		
Parks and Open Space	14822 Kimberwick Drive	29F2	Parcel B	1671718		



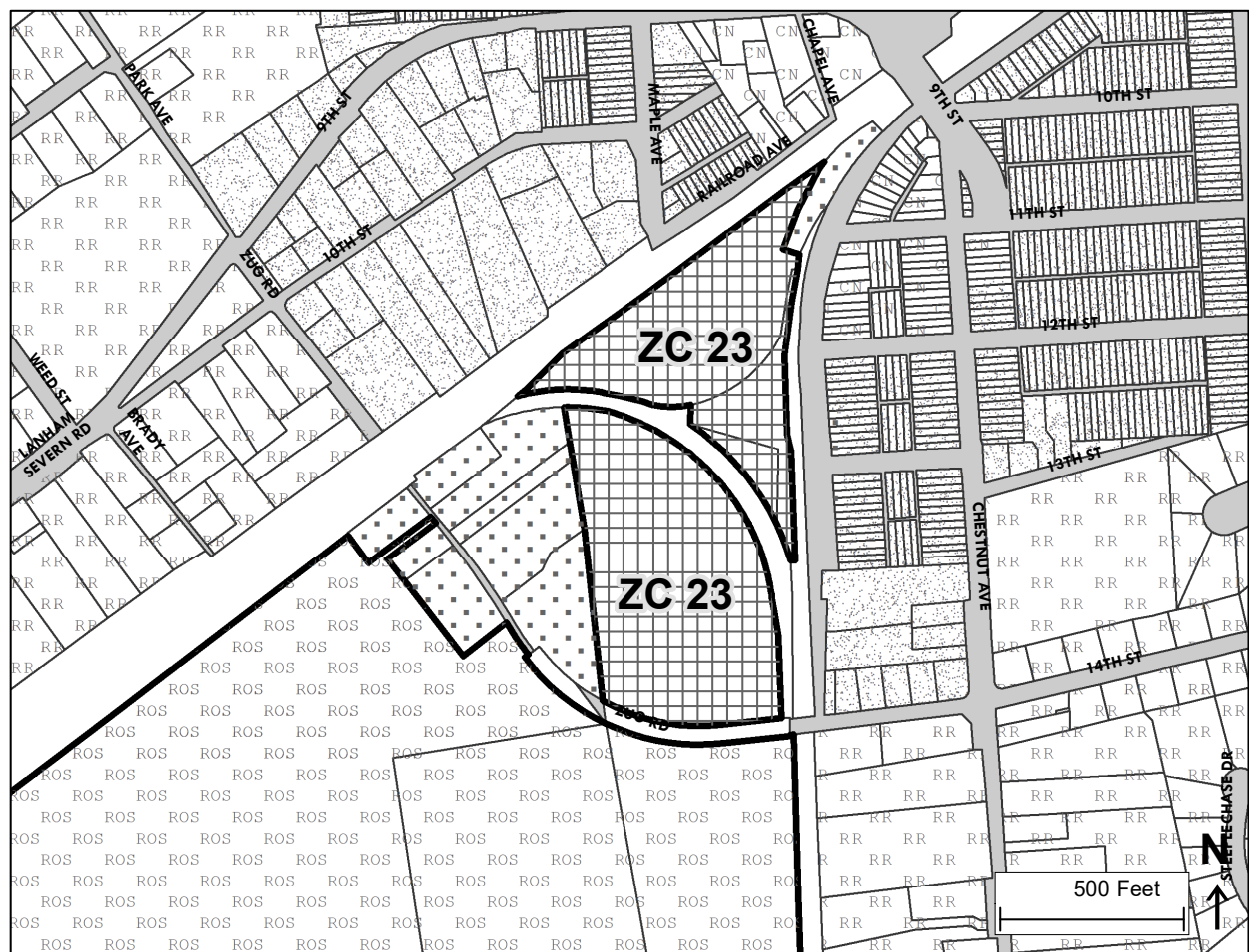
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 22	AG	ROS	18.95	LU 1.1	CZ 1.2	210NE12, 211NE12, 211NE13

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 approved 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 a floodplain. It is also within the regulated and evaluation 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.

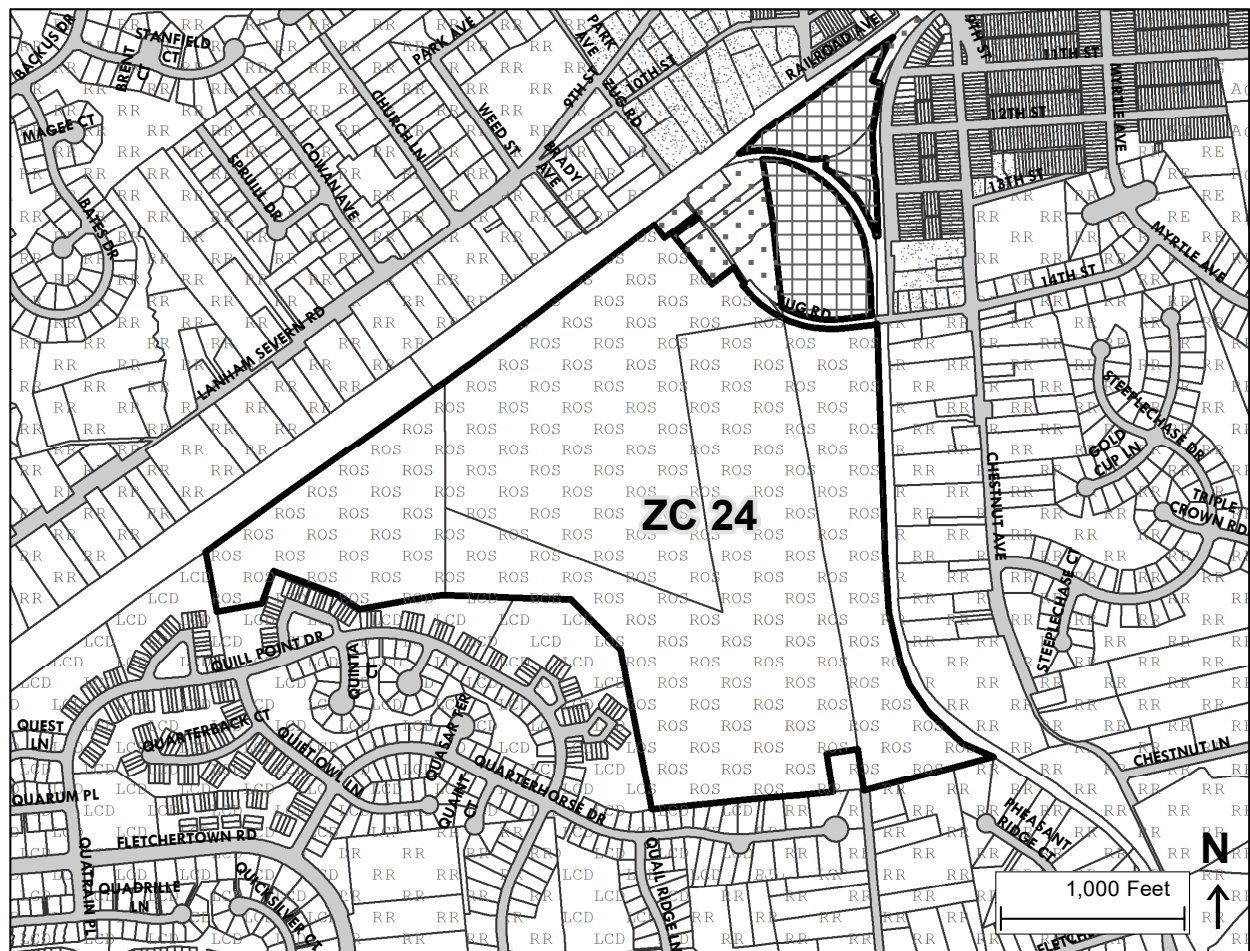
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	8615 Race Track Road	29D3, 29E3, 29F3, 29F2, 30A2, 29D4, 37D1, 37C1, 37C2	Parcel 14	1658277



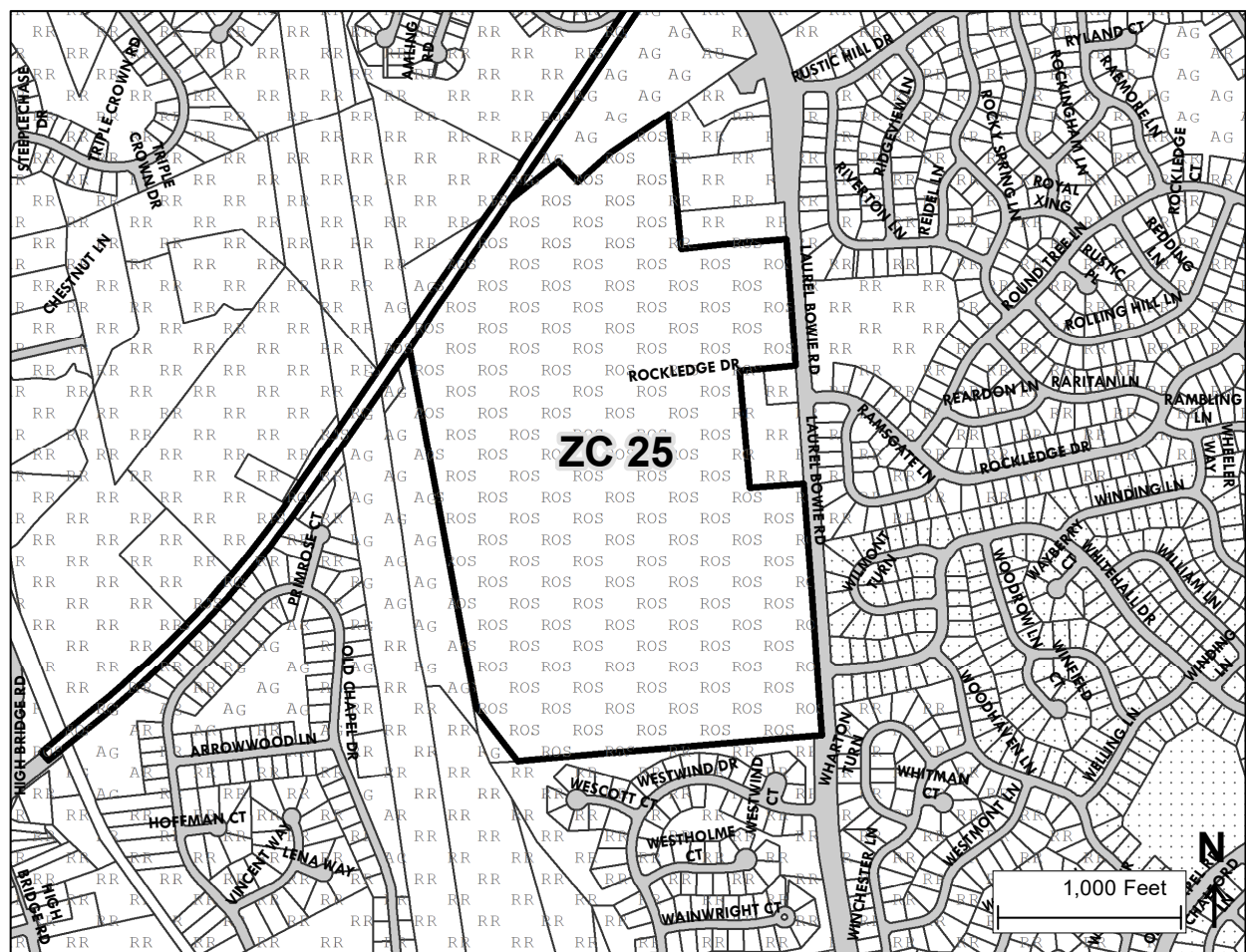
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 23	IE	CGO	14.91	LU 15.1	CZ 10.1	211NE11
Discussion: Rezoning the subject properties to Commercial, General and Office (CGO) Zone is consistent with the master plan and strategies LU 15.1, and CZ 10.1. The applicable Land Use strategy (LU 15.1) designates a 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.						
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		



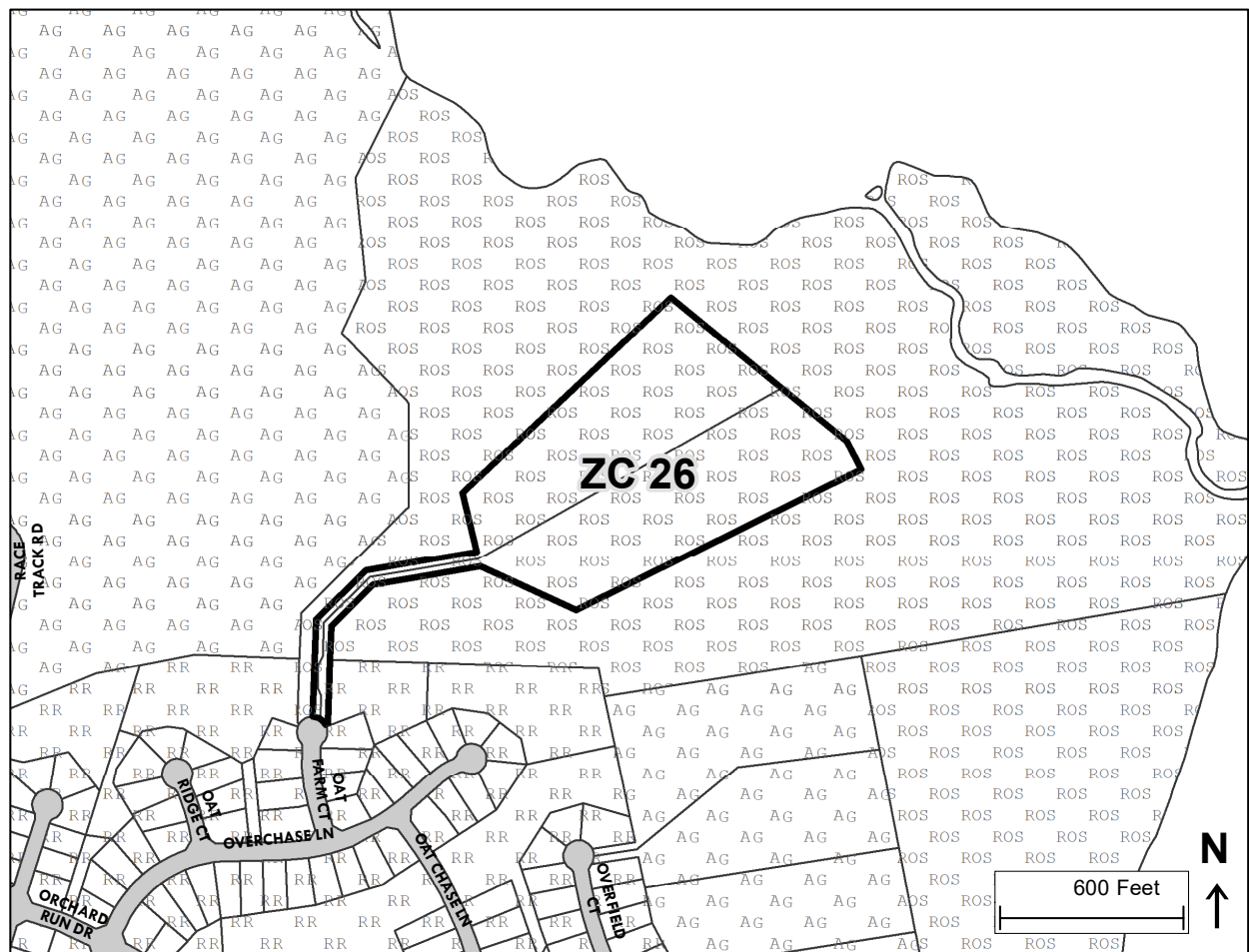
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 24	AG/LCD	ROS	149.02	LU 1.1	CZ 1.1	211NE11, 210NE11
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 measure over 20 acres. The subject properties are within the regulated and evaluation area of the Green Infrastructure Network (2017), is undeveloped, wooded, and include 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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 25	AG	ROS	129.22	LU 1.1	CZ 1.1	210NE12, 211NE12
<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 approved 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 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		



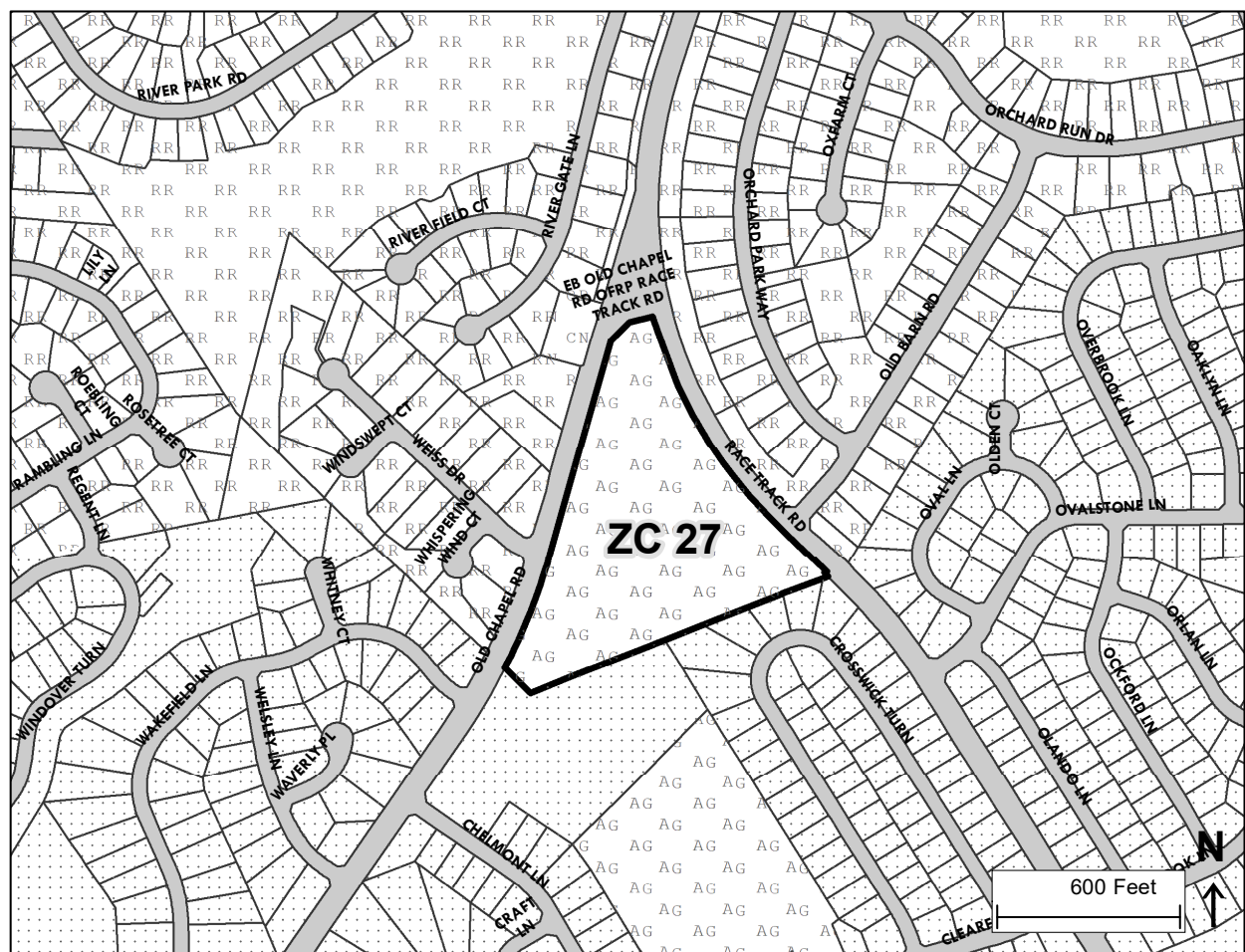
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 26	AG	ROS	17.16	LU 1.1	CZ 1.2	211NE13, 211NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain. They 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)		
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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 27	RR	AG	13.51	LU 1.1	CZ 1.3	210NE13

Discussion: Rezoning the subject property 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 approved 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 Samuel Ogle Park to the AG Zone. Samuel Ogle Park is owned by the City of Bowie. The property is undeveloped, wooded and within the evaluation area of the Green Infrastructure Network (2017).

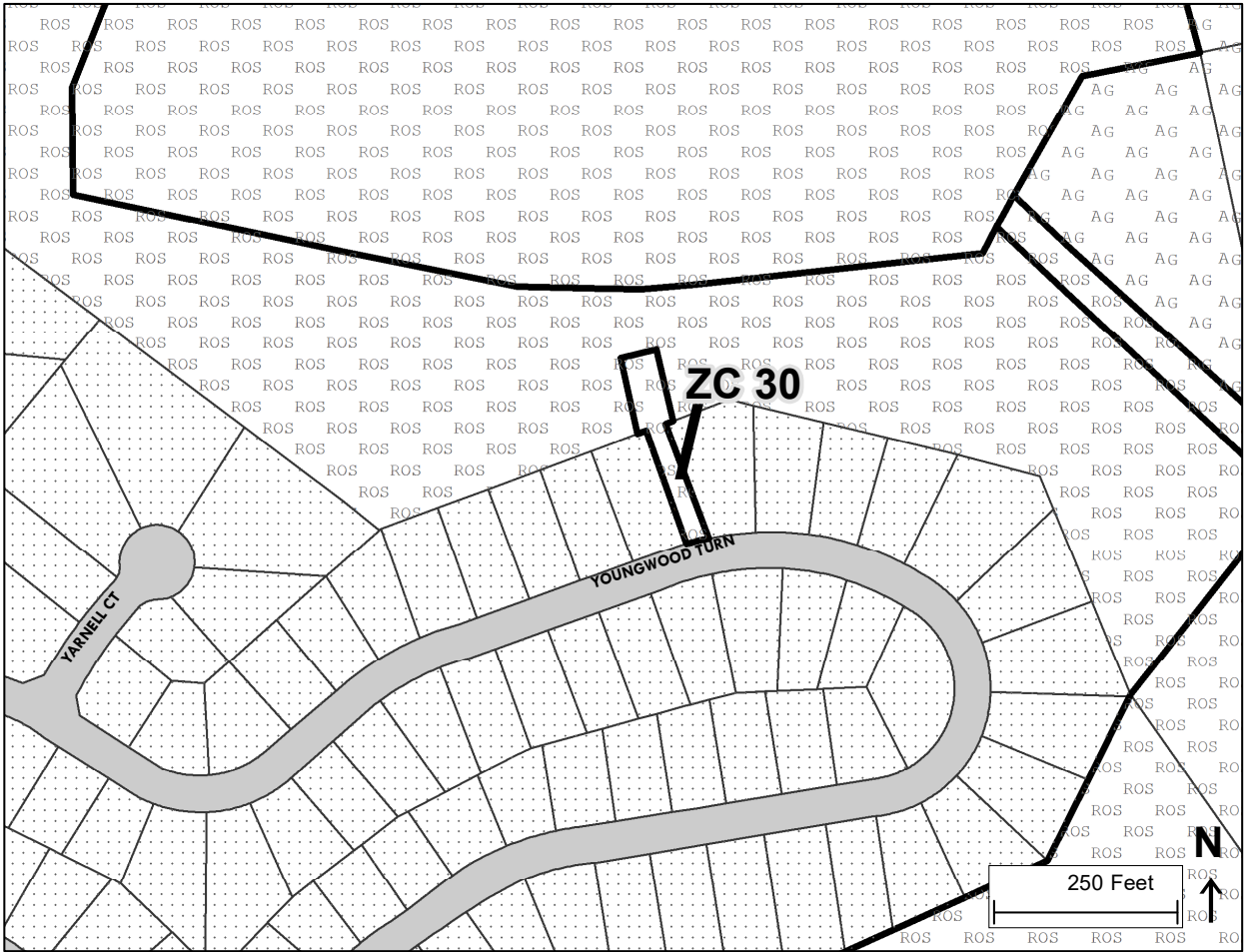
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	15101 Old Chapel Road	30A4, 38A1, 38B1	Parcel N	3091683



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 30	AG/RSF-95	ROS	0.23	LU 1.1	CZ 1.2	21ONE14

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 approved 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.

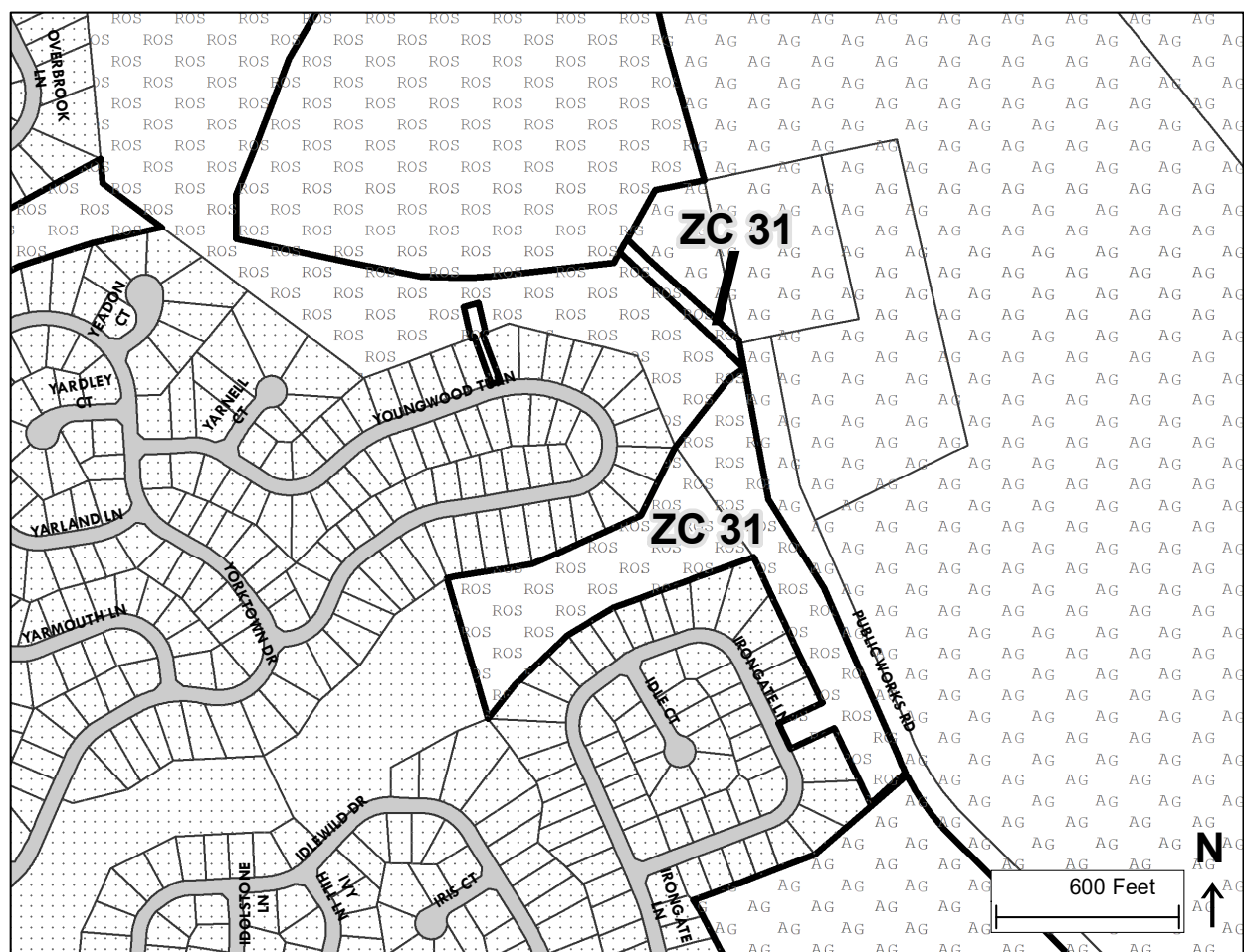
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Youngwood Turn	38C1, 38D1	Parcel E	1594969



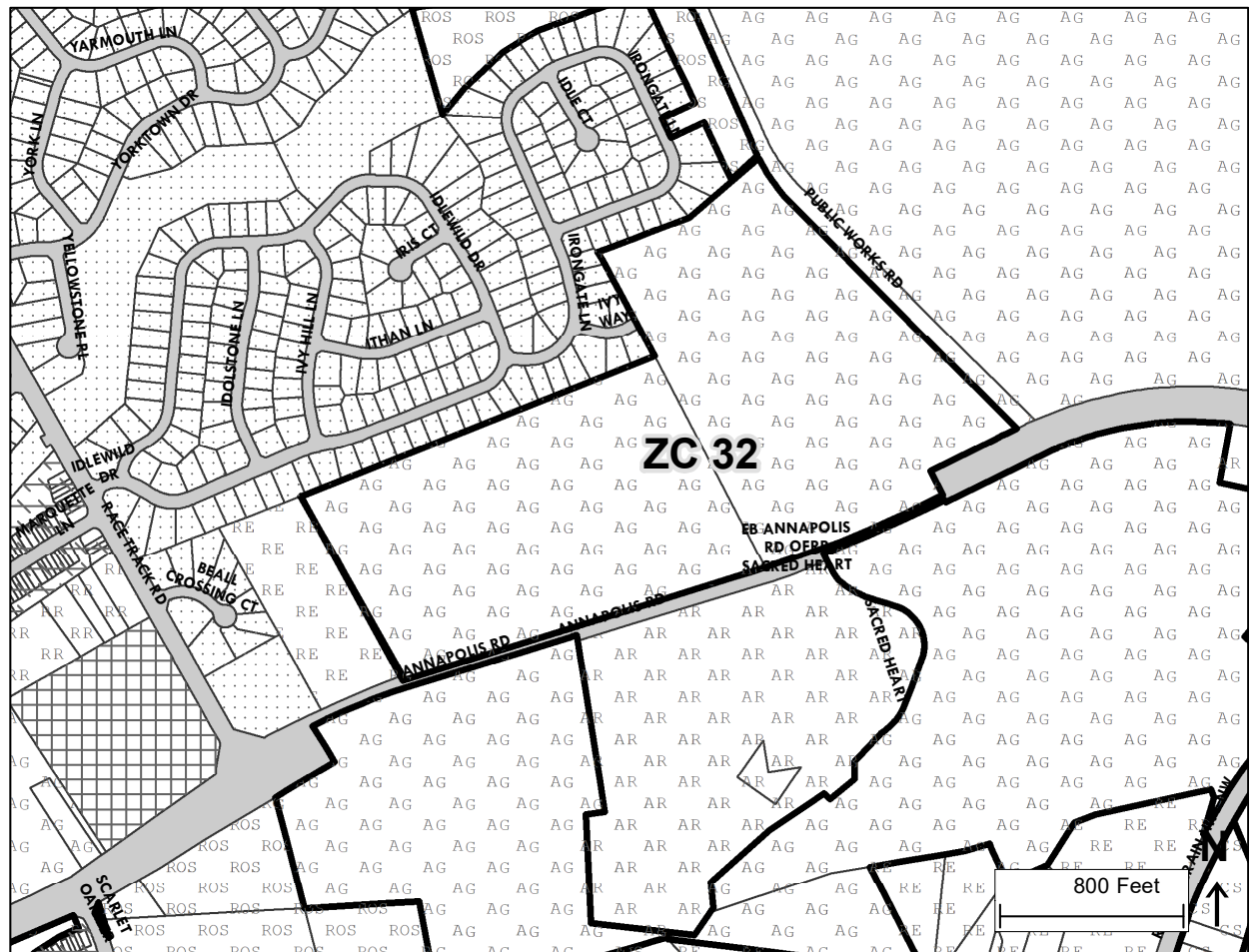
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 31	AG/RSF-95	ROS	13.24	LU 1.1	CZ 1.2	210NE14

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

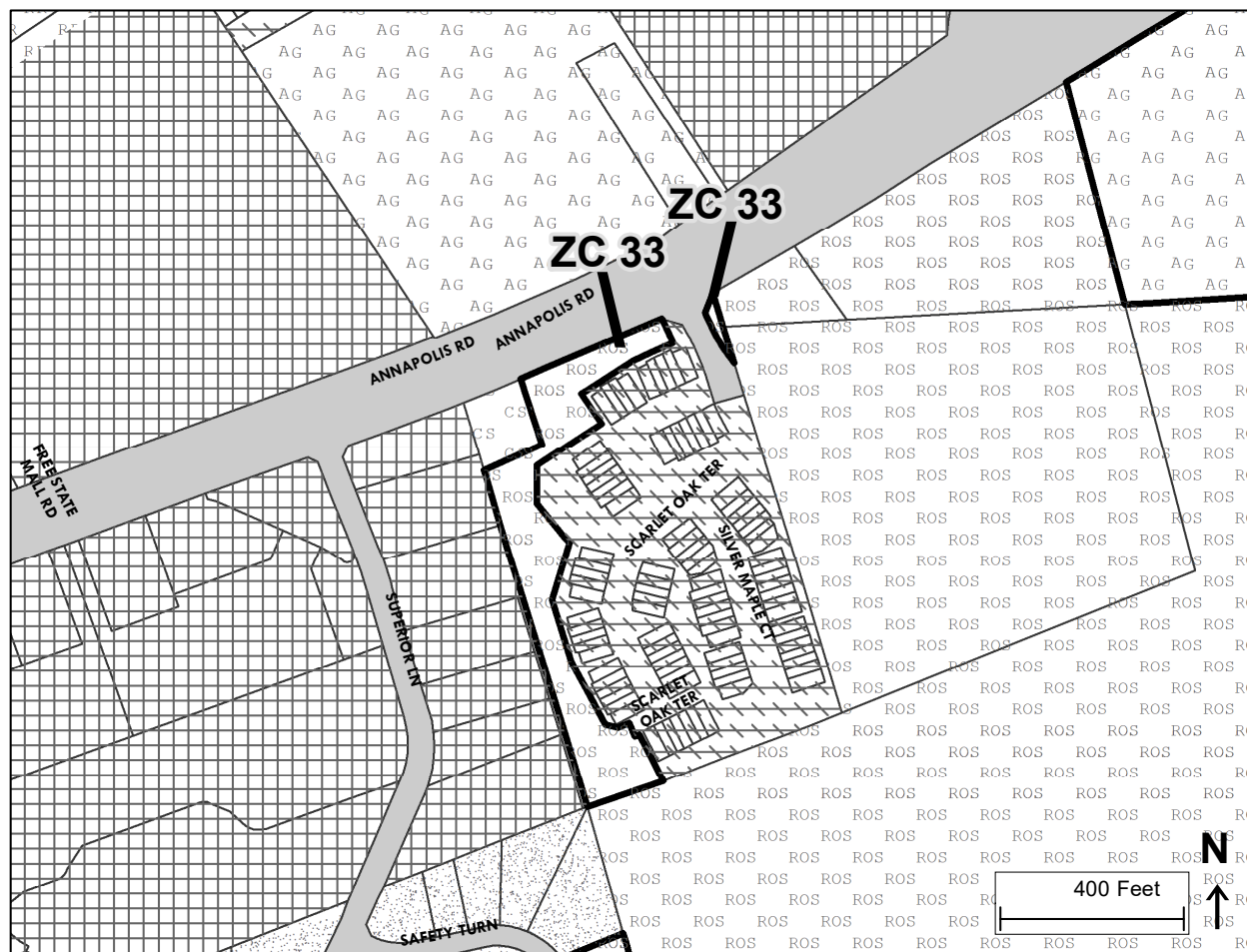
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Institutional	Annapolis Road	38D1	Parcel 24	1583236
Parks and Open Space	Irongate Lane	38D1, 38C2, 38D2	Parcel C	1595156
Parks and Open Space	Irongate Lane	38D1, 38D2	Parcel D	1656115



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 32	RE	AG	73.72	LU 2.3	N/A	209NE14, 210NE14
Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategy LU 2.3. The applicable Land Use strategy (LU 2.3) designates the subject properties for Rural and Agricultural land uses. The approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). 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 AG will help preserve the recommended land use of Rural and Agricultural land use.						
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)		



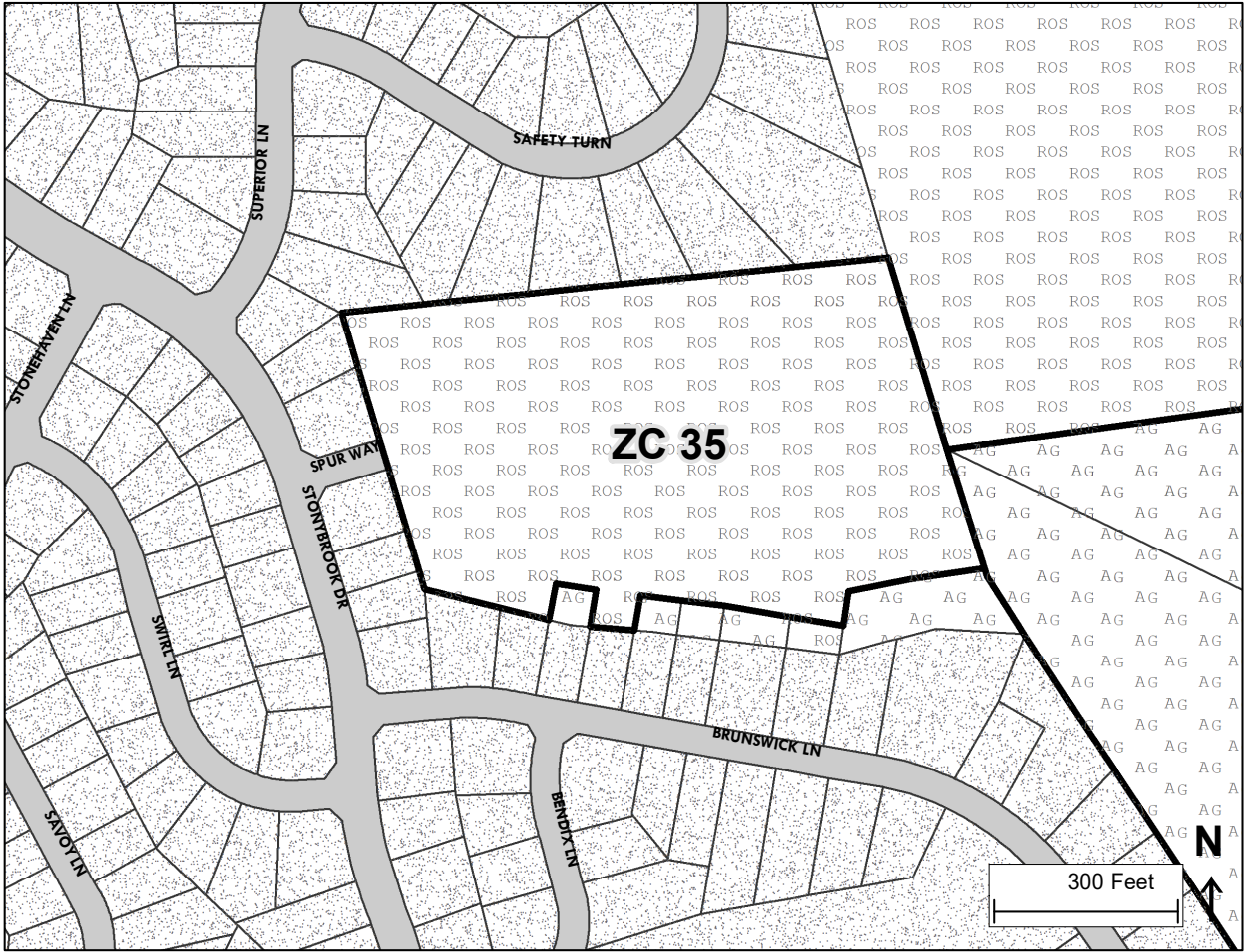
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 33	RSF-A	ROS	2.69	LU 1.1	CZ 1.2	209NE14, 208NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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. 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		
Parks and Open Space	3299 Scarlet Oak Terrace	38C4	Parcel B	0727727		



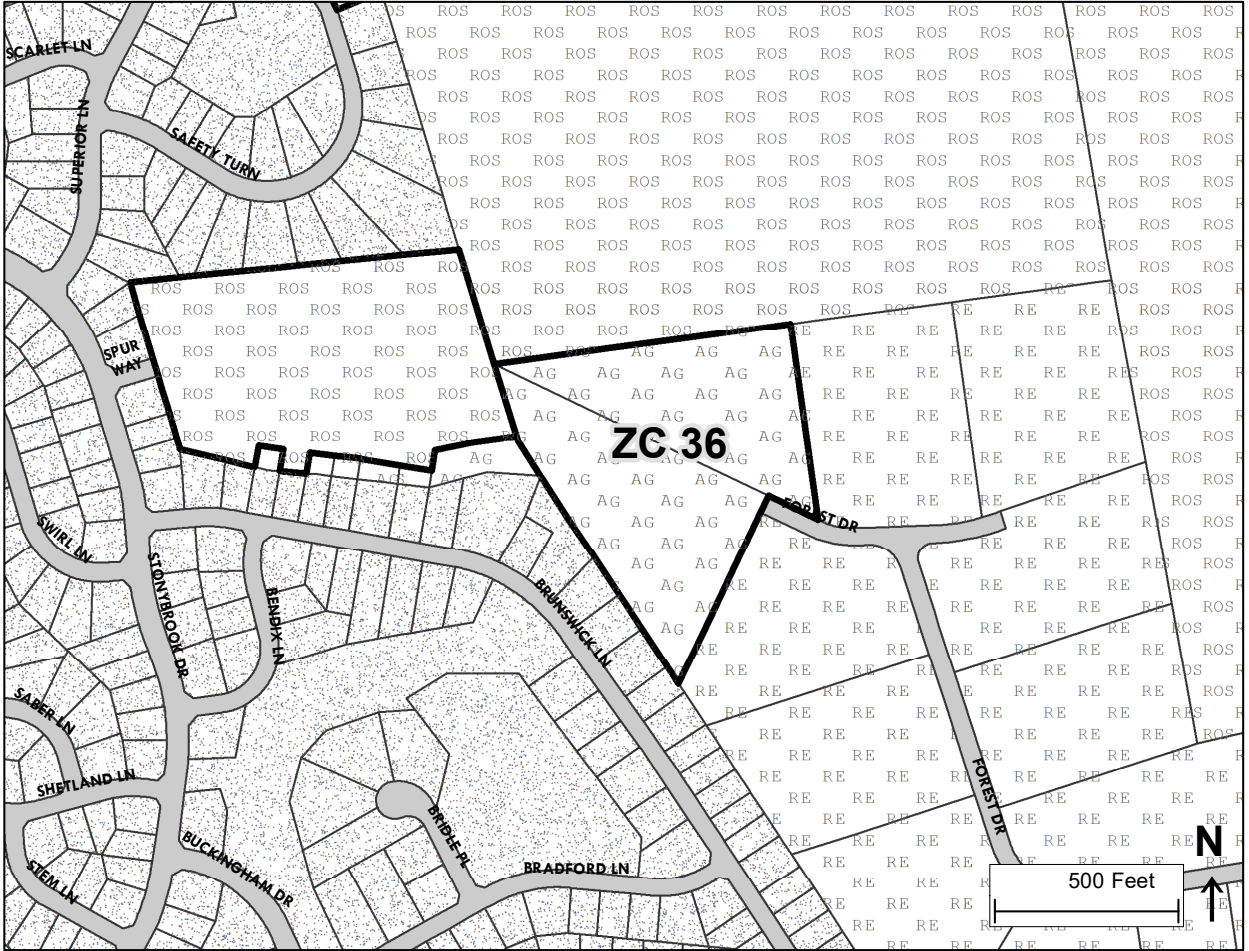
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 34	RSF-65	ROS	0.16	LU 1.1	CZ 1.2	208NE14
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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		



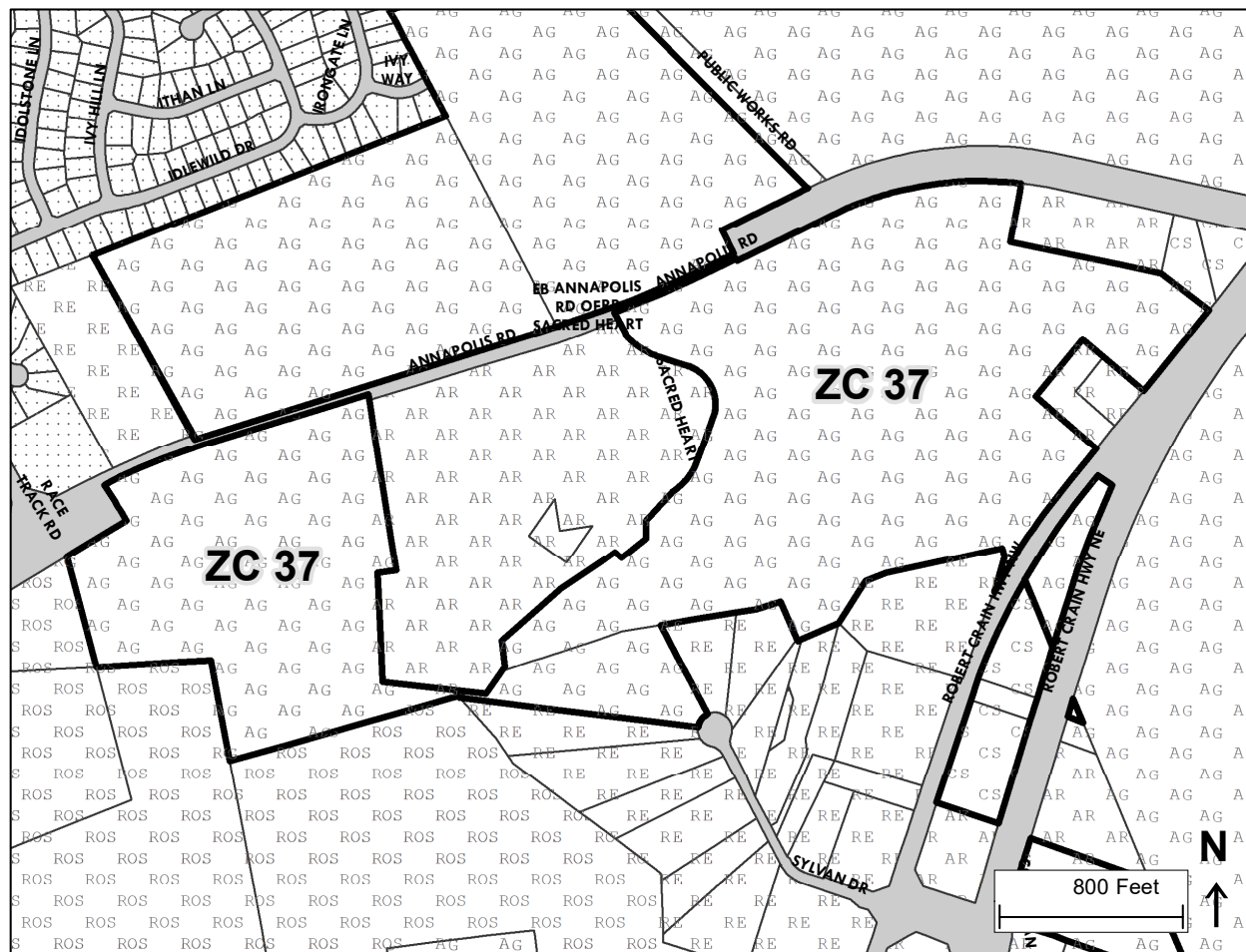
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 35	AG	ROS	10.98	LU 1.1	CZ 1.2	208NE14
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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) and 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		



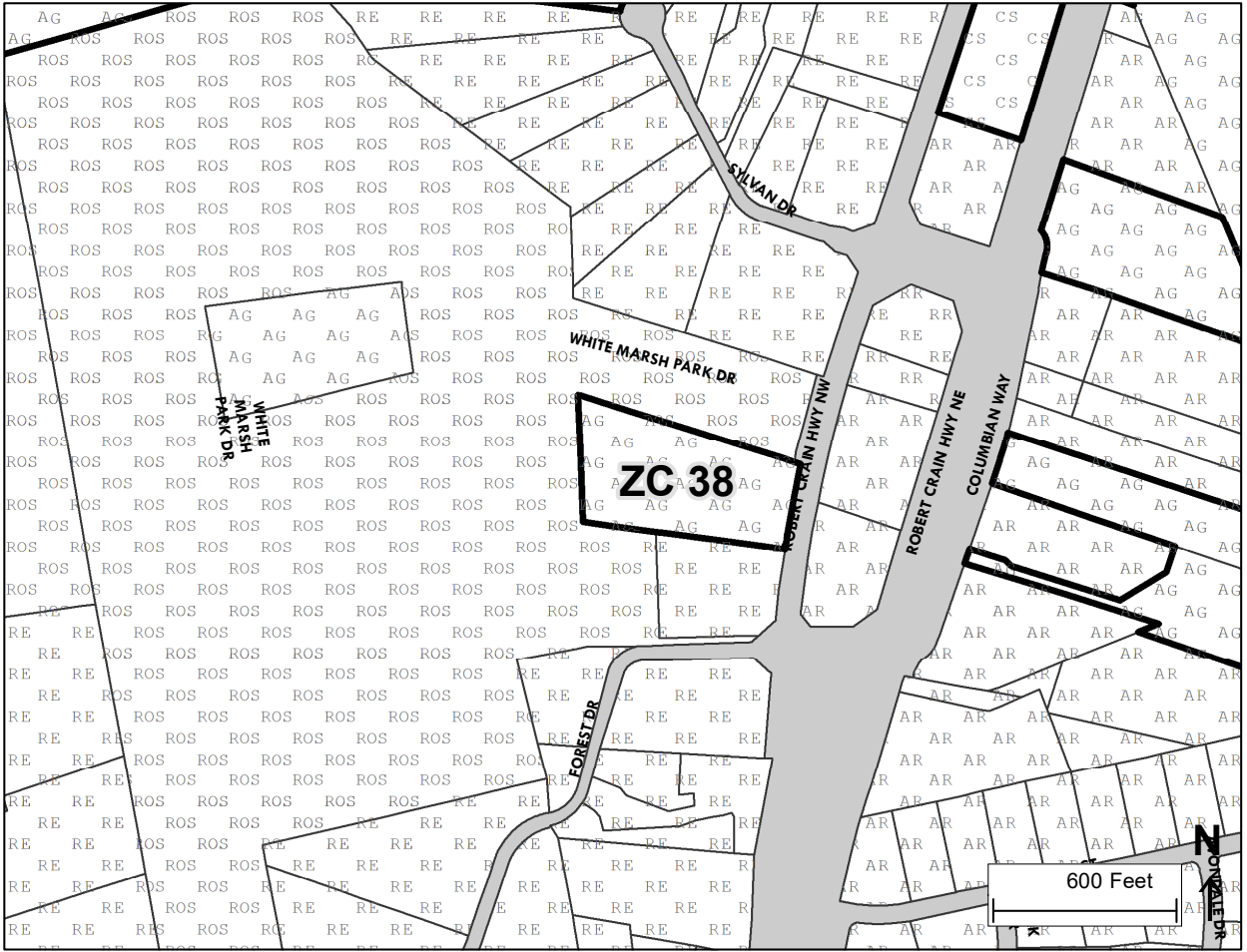
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 36	RE	AG	11.00	LU 2.1	CZ 2.1	208NE14
<p>Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved zone for the subject properties help 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, the property measures over five acres, and contains zero to 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	12993 Forest Drive	47C1	Lot 13	0821025		
Rural and Agricultural	13000 Forest Drive	47C1	Lot 14	0741496		



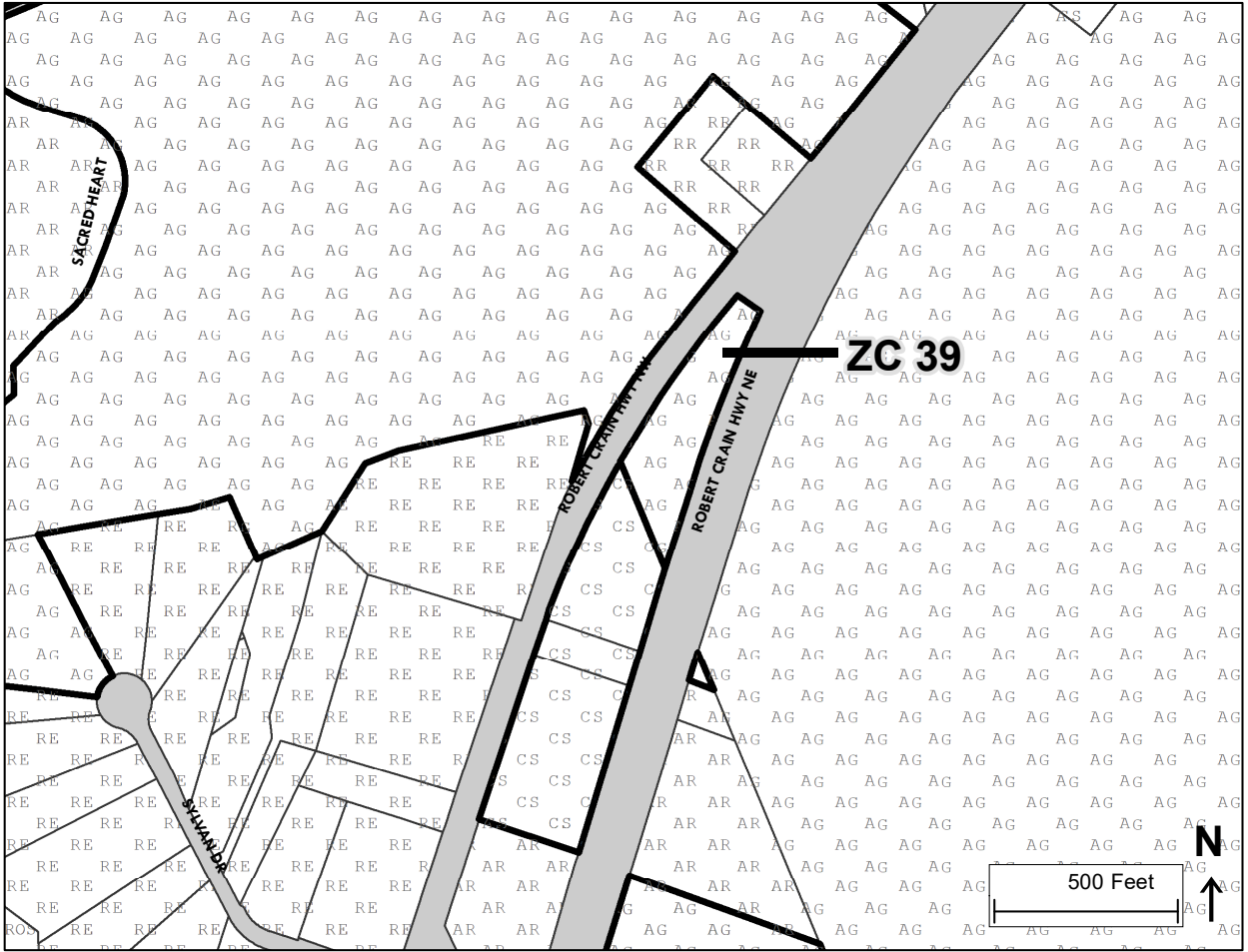
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 37	RE/AR	AG	113.17	LU 2.1	CZ 2.1	209NE14, 209NE15
<p>Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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	7096 NW Robert Crain Highway	38C3, 38D3, 38E3, 38F3, 38C4, 38D4	Parcel 55	0712570		
Rural and Agricultural	16505 Sylvan Drive	38D3, 38D4, 38E4	Lot 7	0681742		



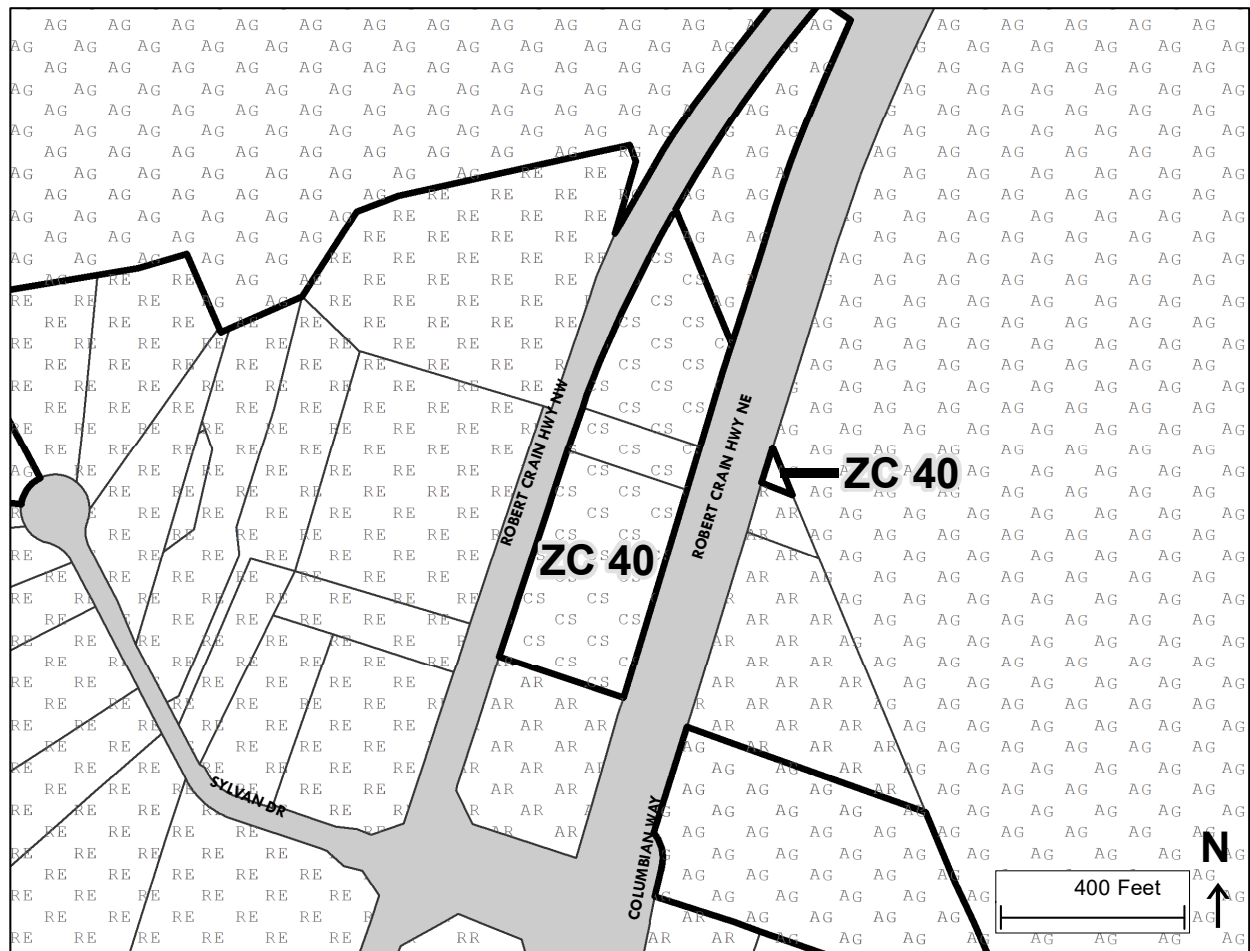
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 38	RE	AG	5.61	LU 2.1	CZ 2.1	208NE14
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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		



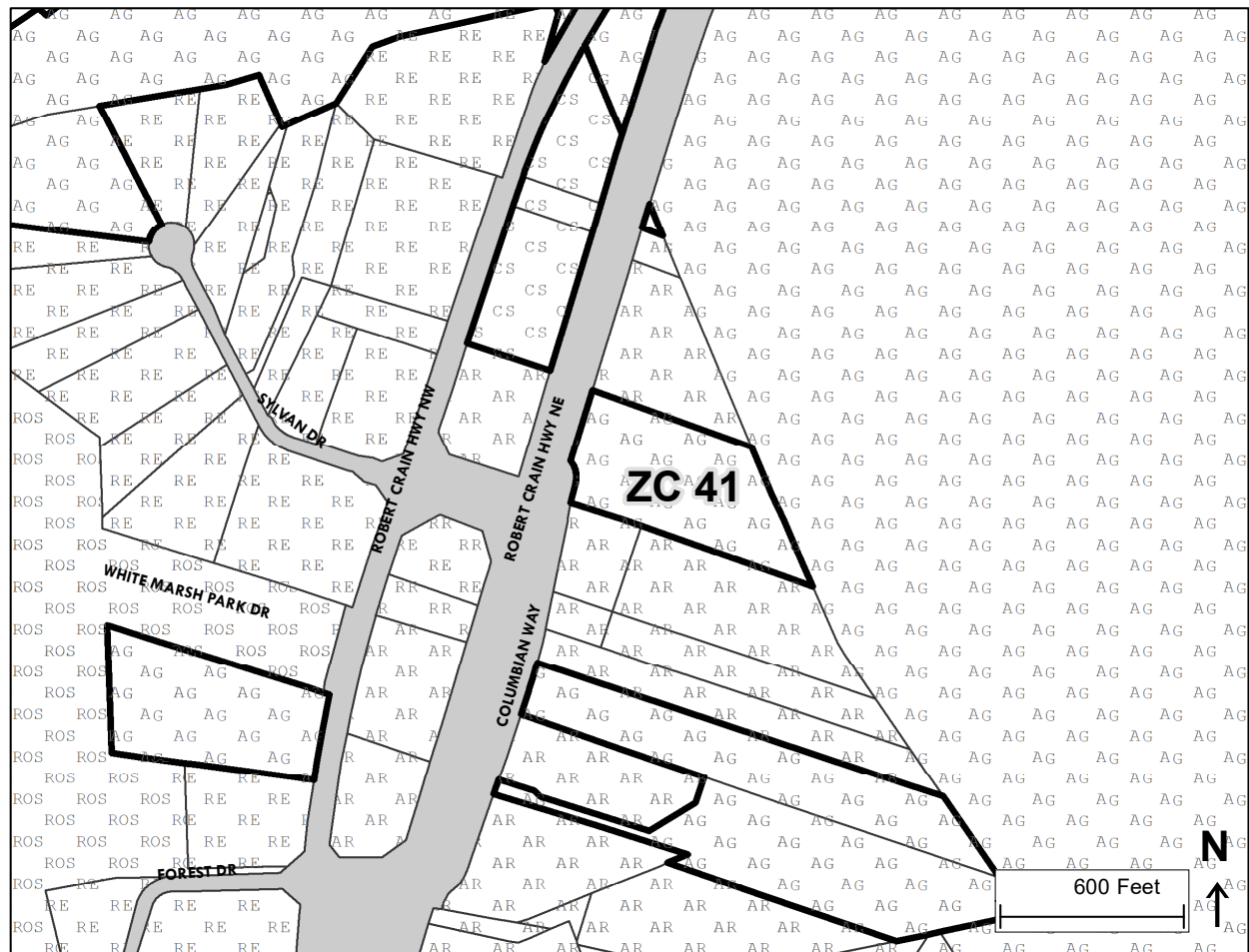
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 39	AR	AG	2.29	LU 2.1	CZ 2.1	209NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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	0 Robert Crain Highway	38E3	Parcel 56	0712620 (Portion)		



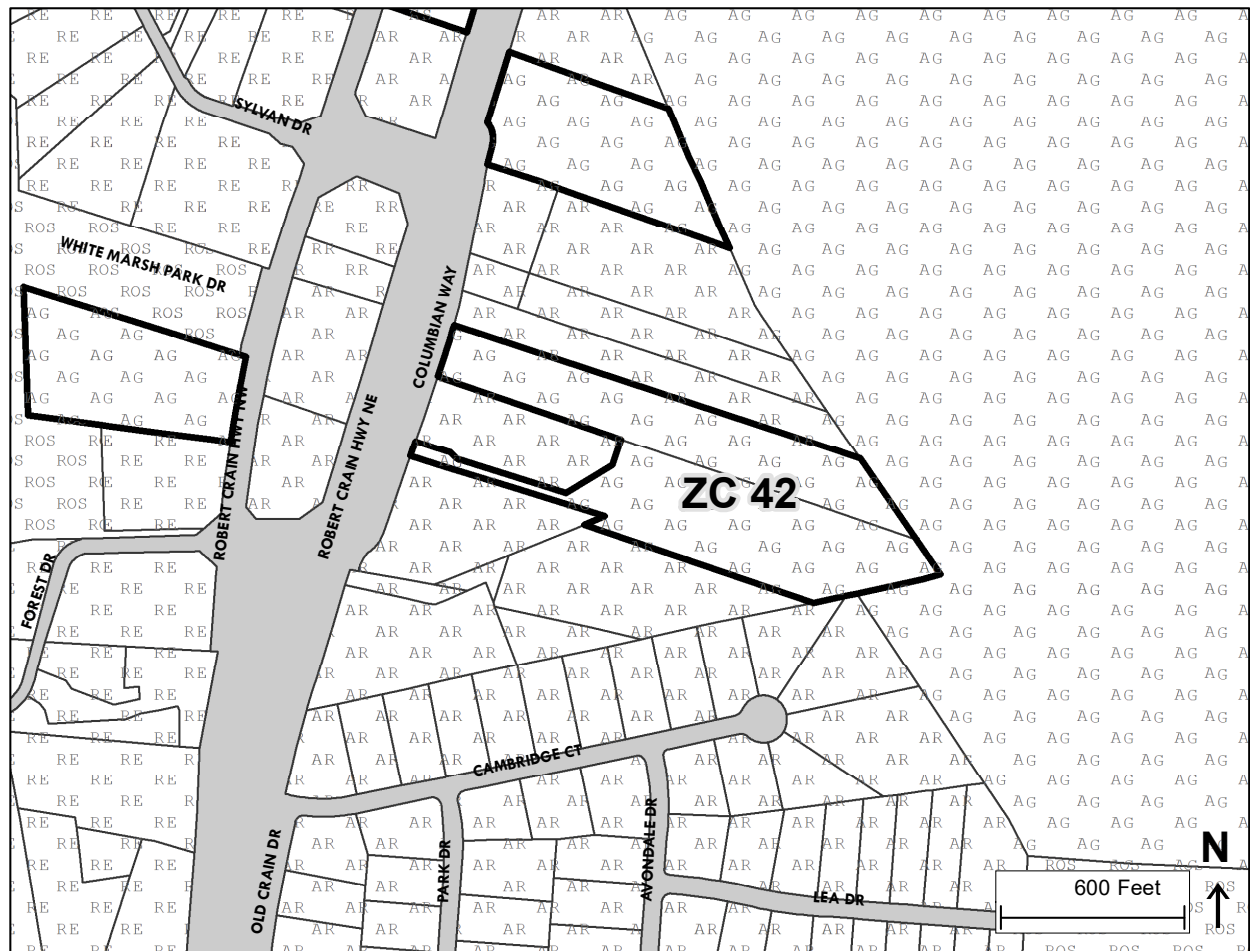
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 40	AR	CS	5.82	LU 2.1	CZ 2.3	209NE15, 209NE14
Discussion: Rezoning the subject properties to Commercial, Service (CS) is consistent with the master plan and strategies LU 2.1 and CZ 2.3. The applicable Land Use strategy (LU 2.1) exempts the subject properties from rural and agricultural land use 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	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		



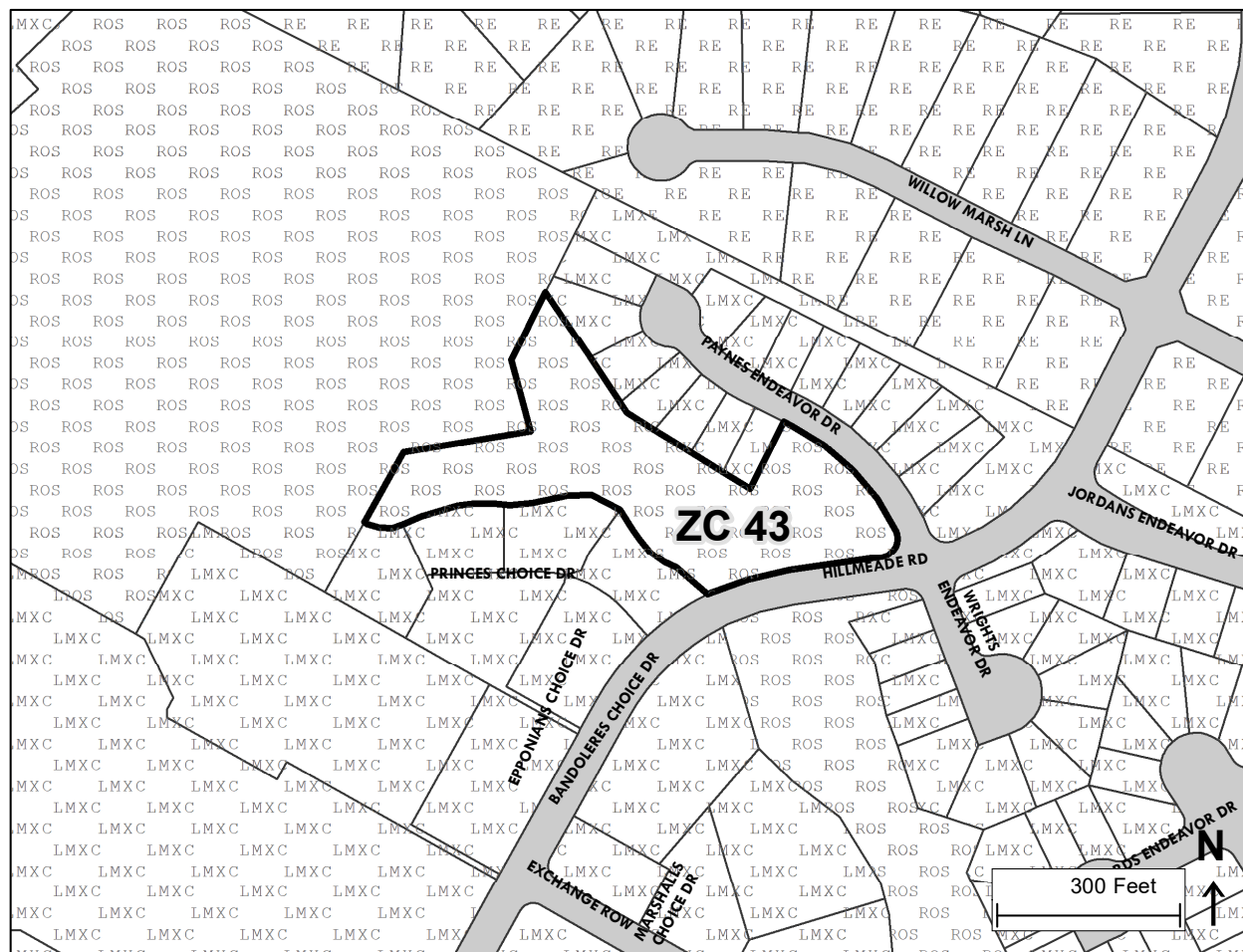
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 41	AR	AG	5.90	LU 2.1	CZ 2.1	209NE14, 209NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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)	
Commercial	6309 NE Robert Crain Highway		38E4, 38F4	Parcel 46	0657304	



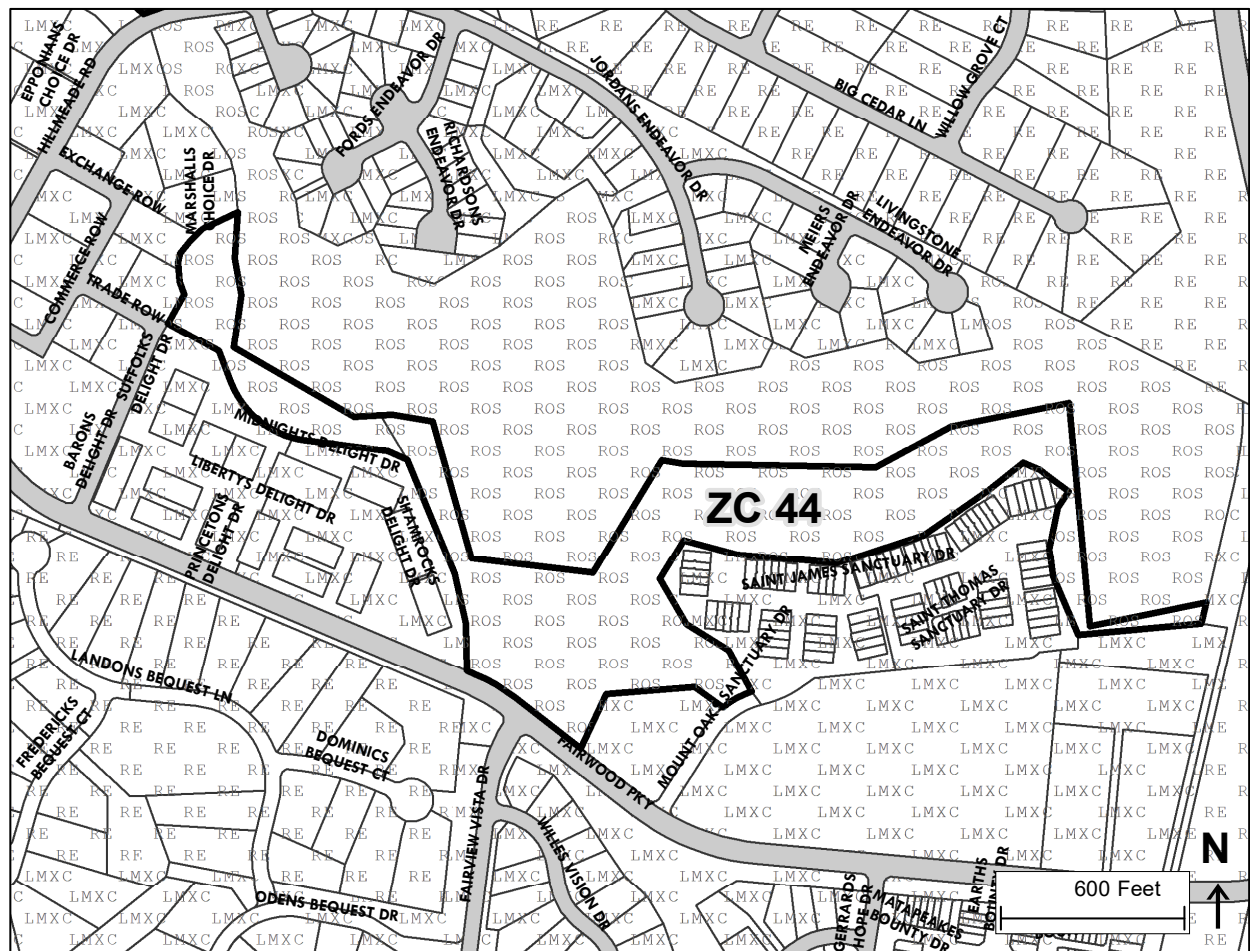
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 42	AR	AG	14.07	LU 2.1	CZ 2.1	208NE14, 208NE15
<p>Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategy (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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 owned by a private entity, the property measures over five acres, and contains zero to 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	6201 Columbian Road	47E1, 47F1	Lot 2	0692848		
Rural and Agricultural	NE Robert Crain Highway	38E4, 38F4, 47E1, 47F1	Parcel 11	0719120		



Change Number	Prior Zone	Approved 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
<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 approved 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Hillmeade Road	46A2	Parcel B	3418449		



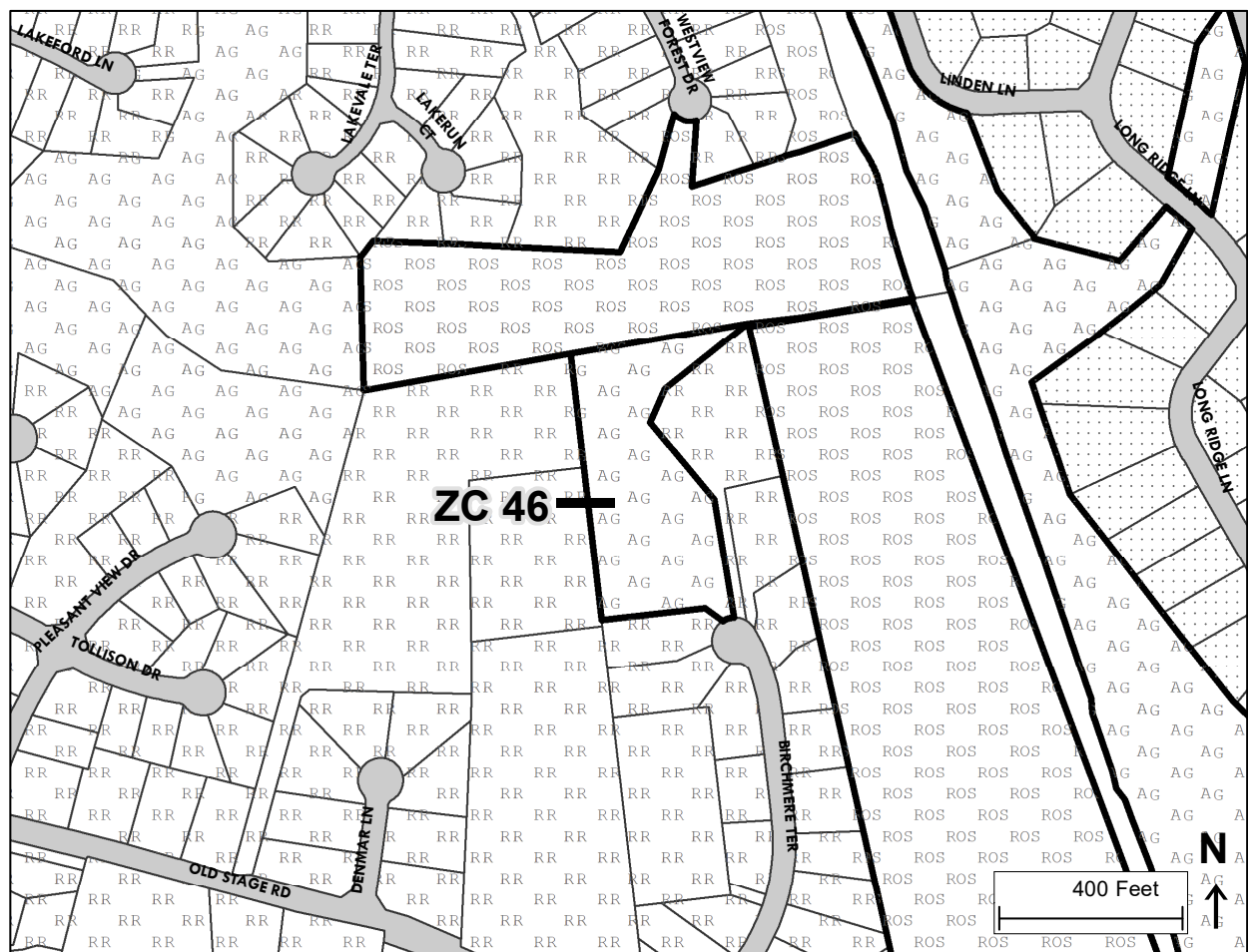
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 44	AG	ROS	23.29	LU 1.1	CZ 1.2	207NE11, 207NE12
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain. They 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)		
Parks and Open Space	Annapolis Road	46A3, 46B3, 46C3	Parcel 143	3431830		
Parks and Open Space	Trade Row	46A3	Parcel J	3478526		



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 approved 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 a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017) and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.



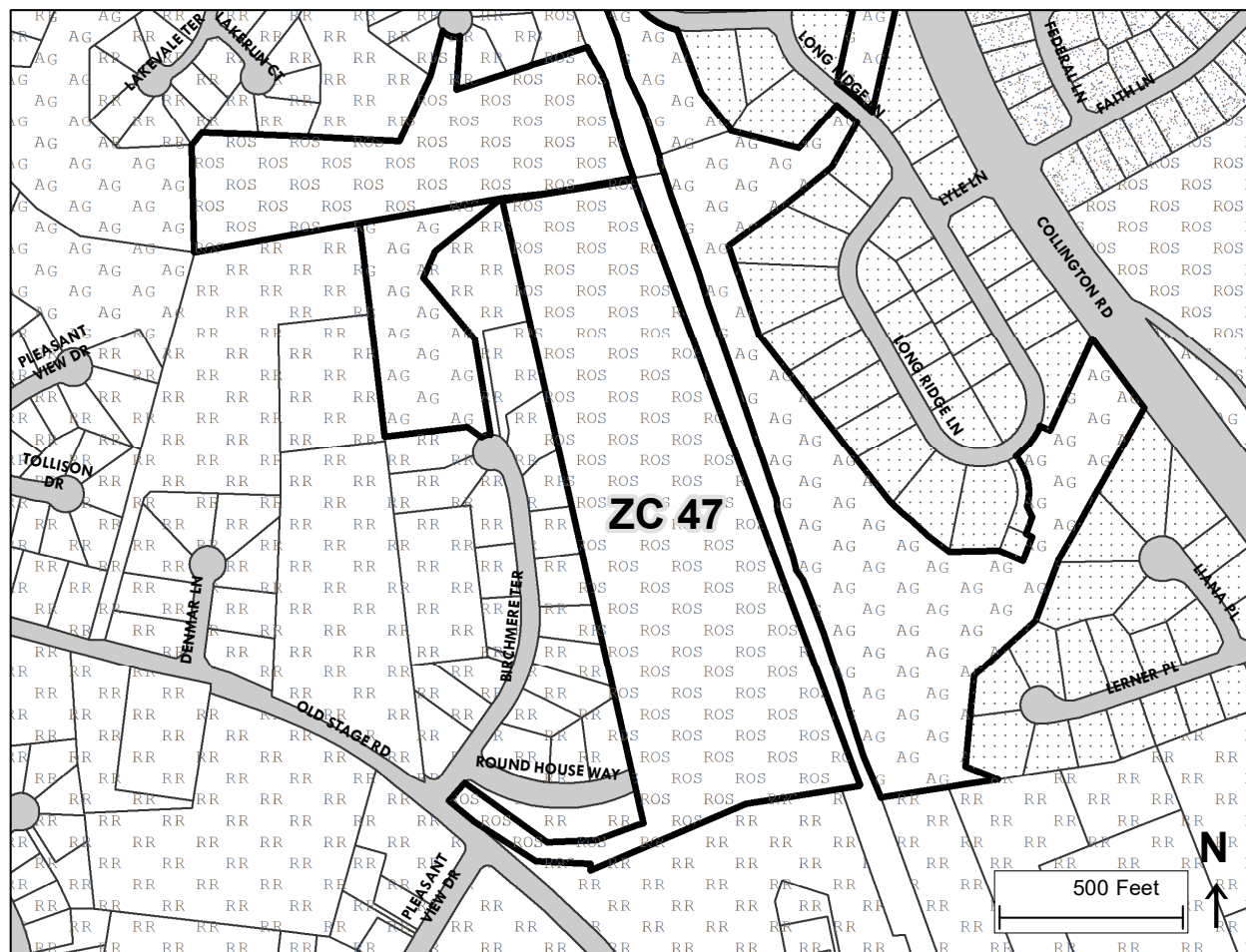
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 46	RR	AG	3.44	LU 1.1	CZ 1.5	207NE12
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 1.1 and CZ 1.5. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 meets this criterion as it is located on a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017) and includes streams and wetlands.</p>						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Parks and Open Space	Birchmere Terrace		46E3	Parcel C	3648037	



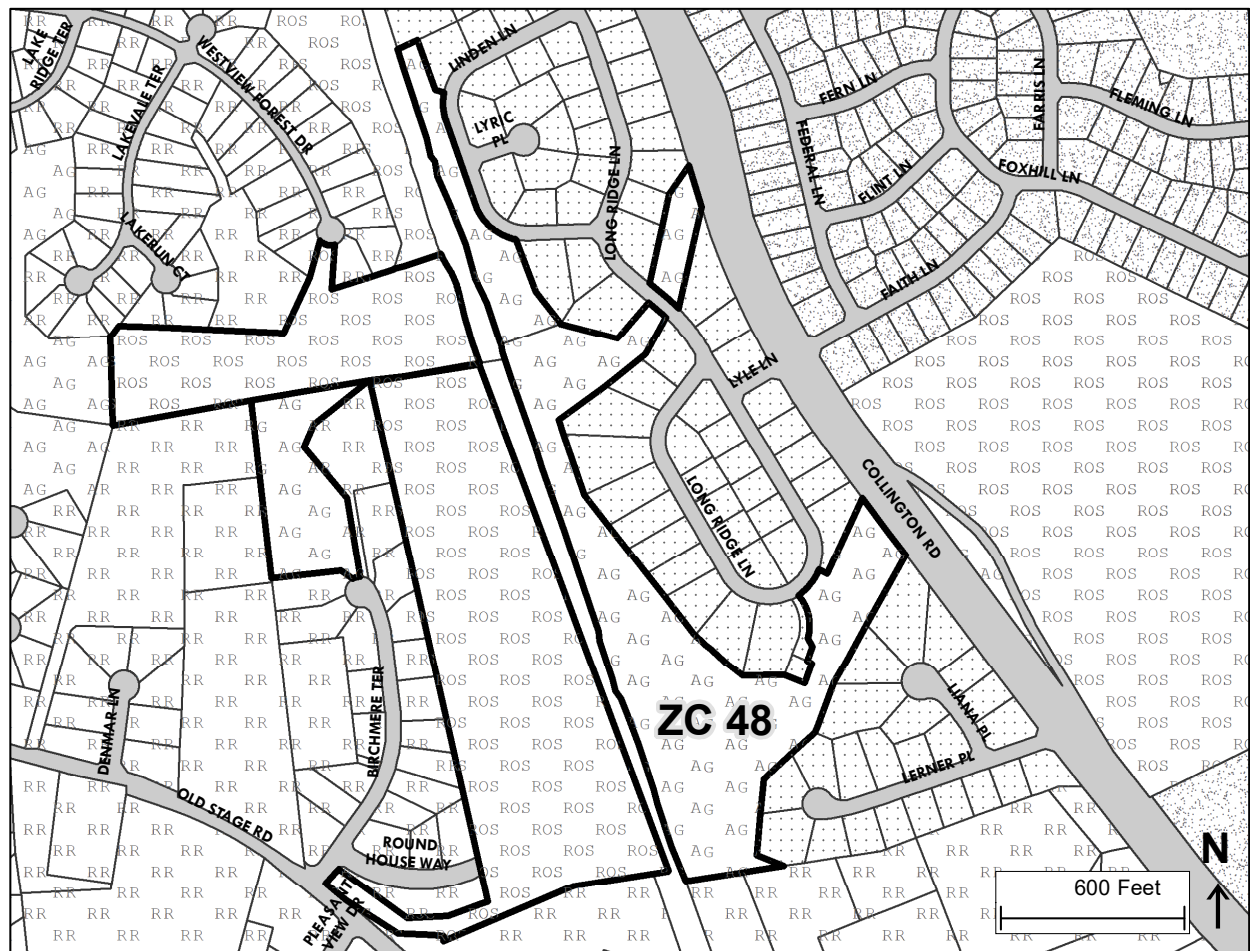
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 47	RR	ROS	20.24	LU 1.1	N/A	207NE12, 207NE13

Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategy LU 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 approved zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). This undeveloped, wooded property is located on a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017) and includes streams and wetlands. Rezoning to ROS will help preserve these sensitive environmental areas.

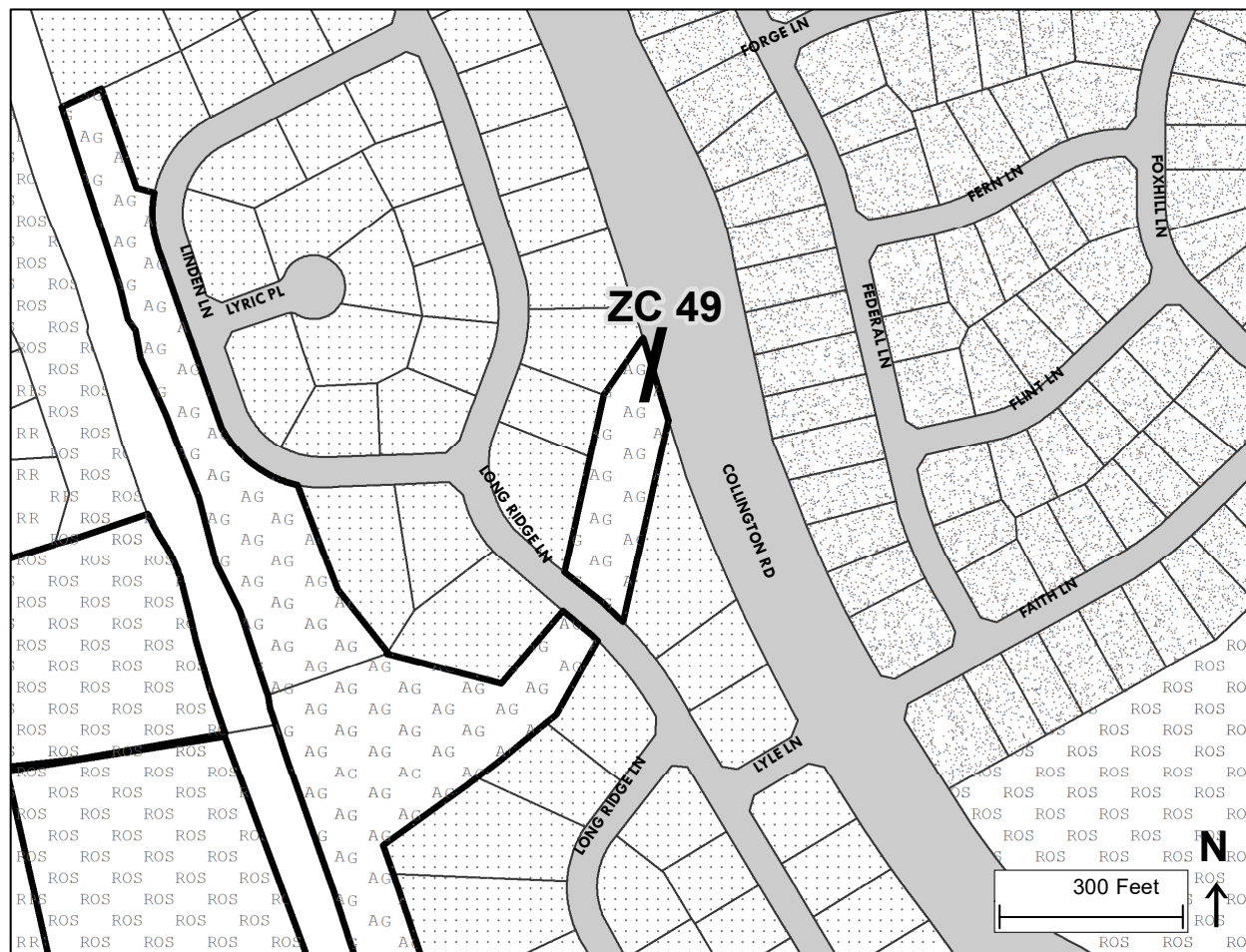
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	14353 Old Stage Road	46E3, 46E4, 46F4	Parcel 20	0814830



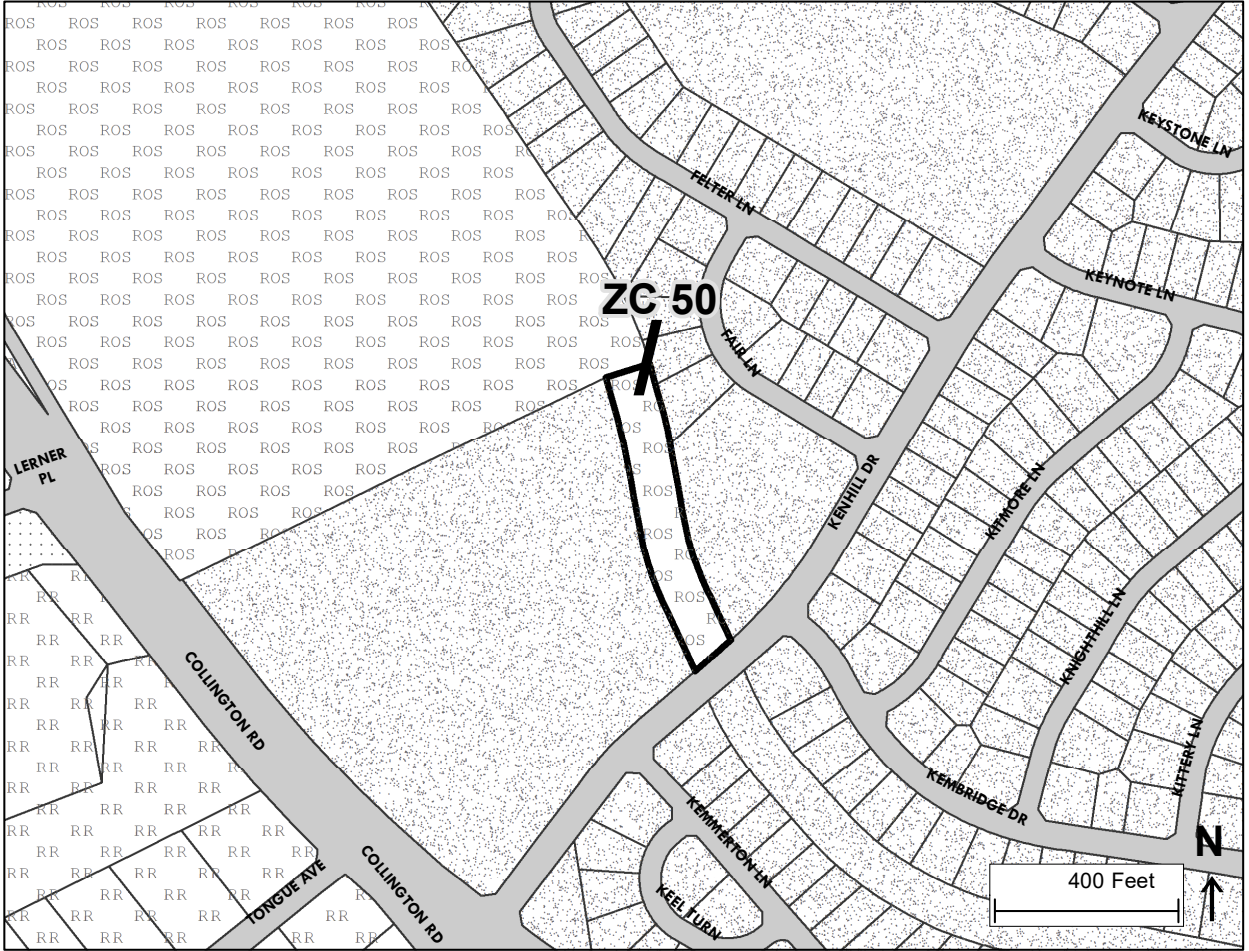
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 48	RSF-95	AG	17.96	LU 1.1	CZ 1.5	207NE12, 207NE13
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 1.1 and CZ 1.5. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 meets this criterion as it is located on a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017) and includes streams and wetlands.</p>						
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		



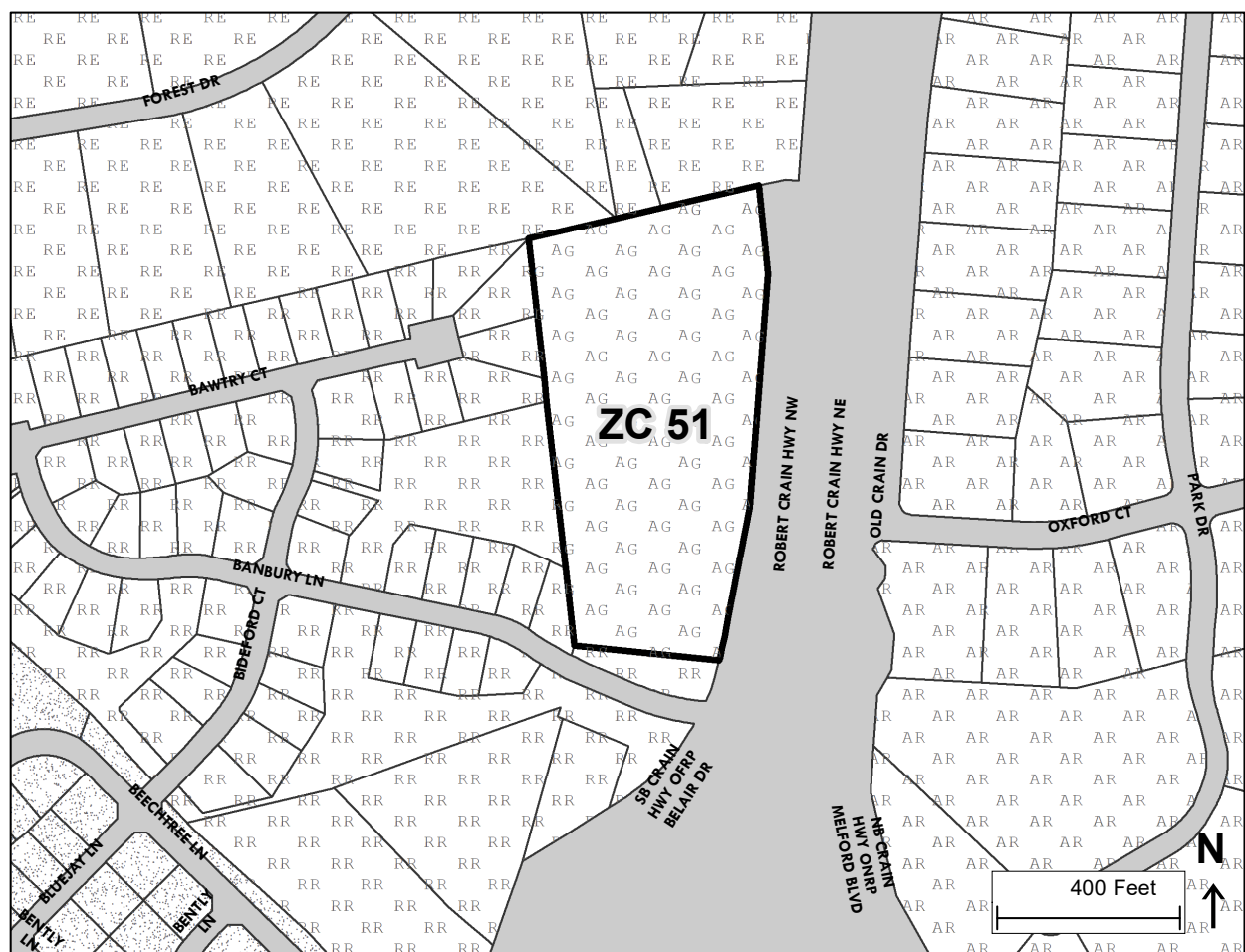
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 49	RSF-95	AG	0.95	LU 1.1	CZ 1.5	207NE13
Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 1.1 and CZ 1.5. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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, is within the regulated area of the Green Infrastructure Network (2017) and includes streams.						
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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 50	RSF-65	ROS	1.48	LU 1.1	CZ 1.2	207NE13
<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 approved 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) and 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		



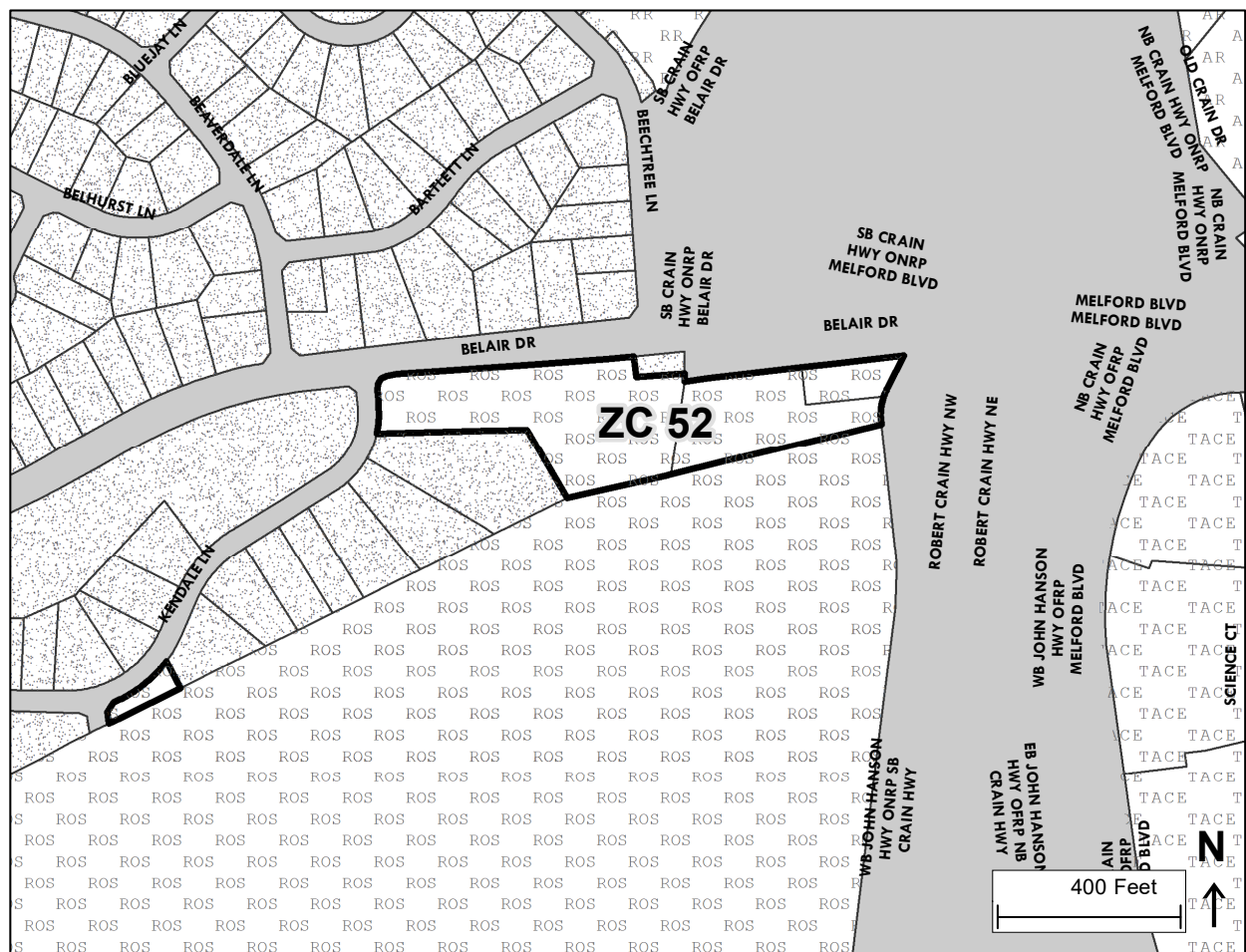
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 51	RR	AG	9.78	LU 2.1	CZ 2.1	208NE14
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, each of them measures over five acres, and contains zero to 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	Robert Crain Highway	47D2, 47E2	Parcel 15	0795559		



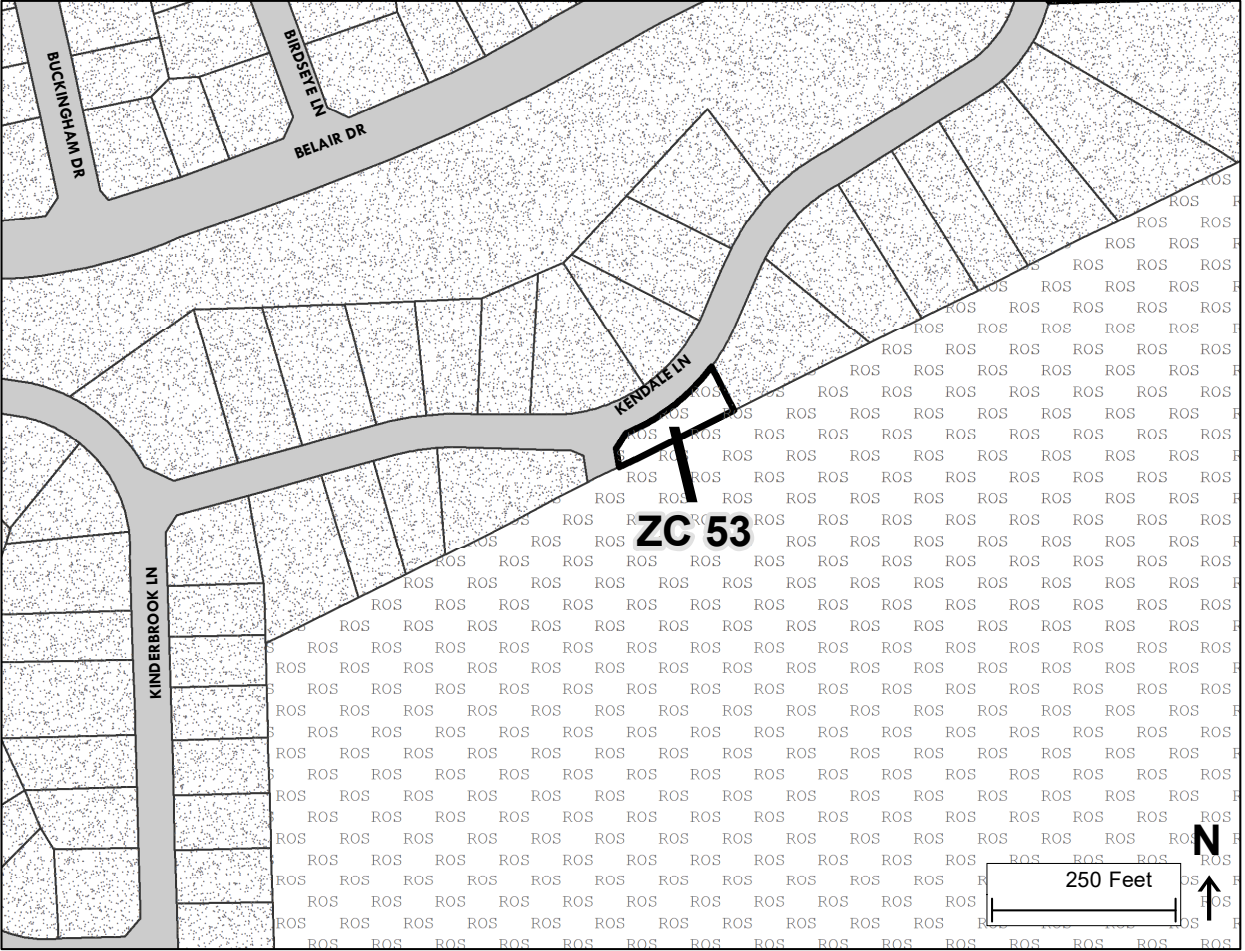
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 52	RSF-65	ROS	4.70	LU 1.1	CZ 1.2	207NE14

Discussion: Rezoning the subject properties 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 approved 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, each of them measures over five acres, and contains zero to one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

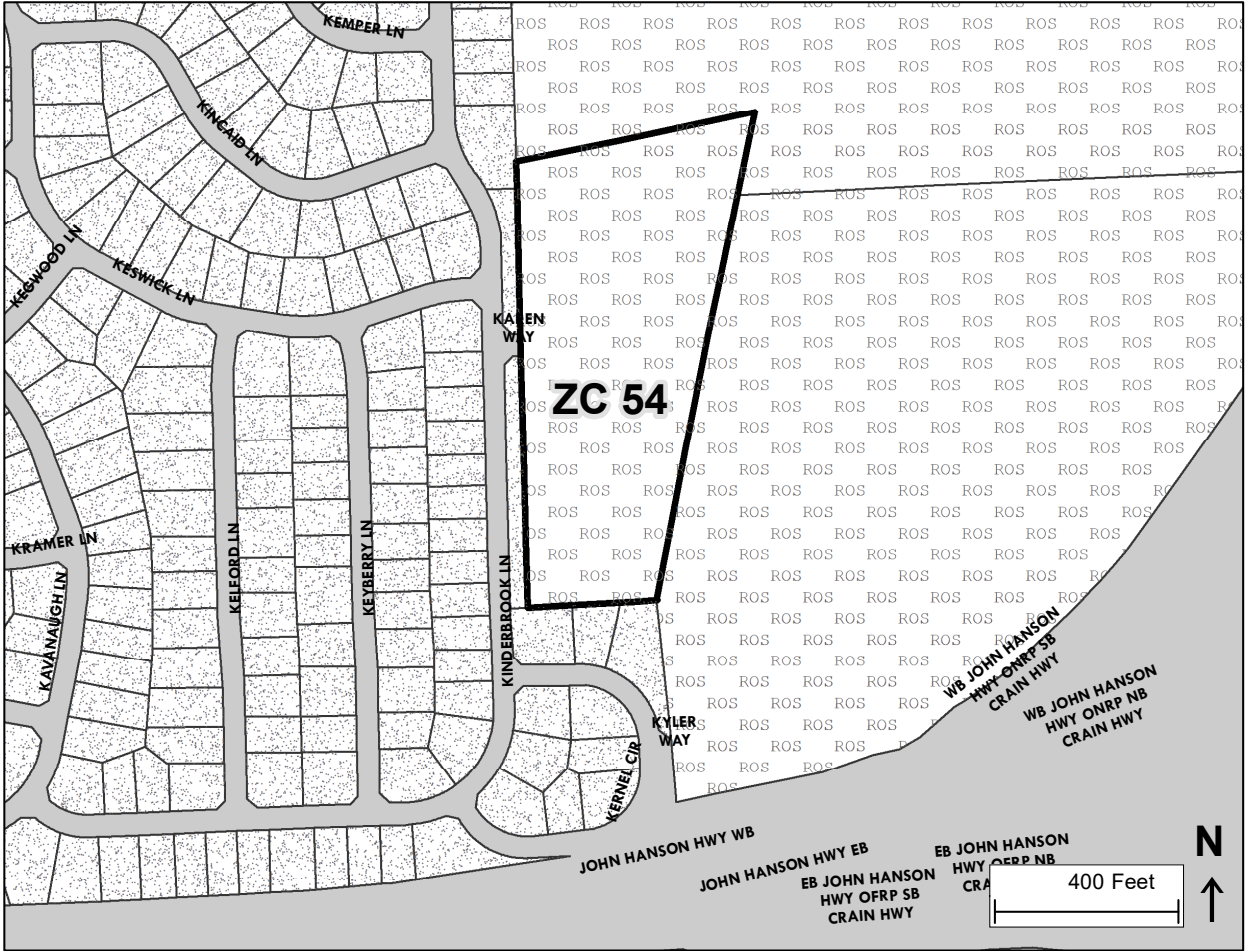
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Belair Drive	47D3	Parcel E	0662155
Parks and Open Space	Robert Crain Highway	47D3, 47E3	Parcel G	0662692
Parks and Open Space	Belair Drive	47D3, 47E3	Parcel F	0662718



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 53	RSF-65	ROS	1.67	LU 1.1	CZ 1.2	207NE14
<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 approved 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) and 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		



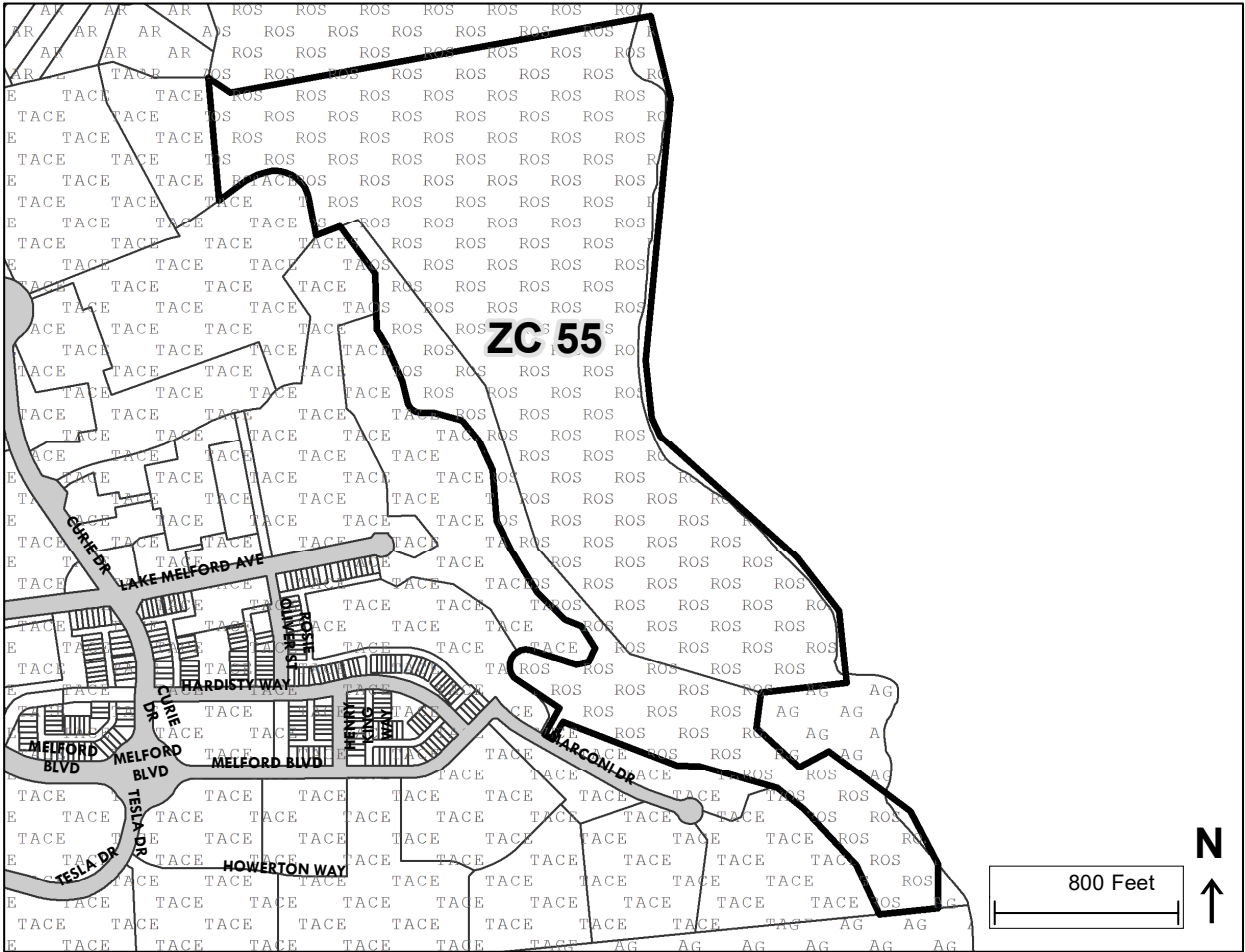
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 54	AG	ROS	9.16	LU 1.1	CZ 1.2	207NE14
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 1.2) recommends reclassifying all public properties that share a property or lot line with a parcel in the ROS Zone to the ROS Zone. The subject property meets this criterion. It is owned by a public entity, M-NCPPC. This undeveloped, wooded land is within the regulated and evaluation area of the Green Infrastructure Network (2017). Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Kinderbrook Drive	47C4, 47D4	Parcel 25	0814996		



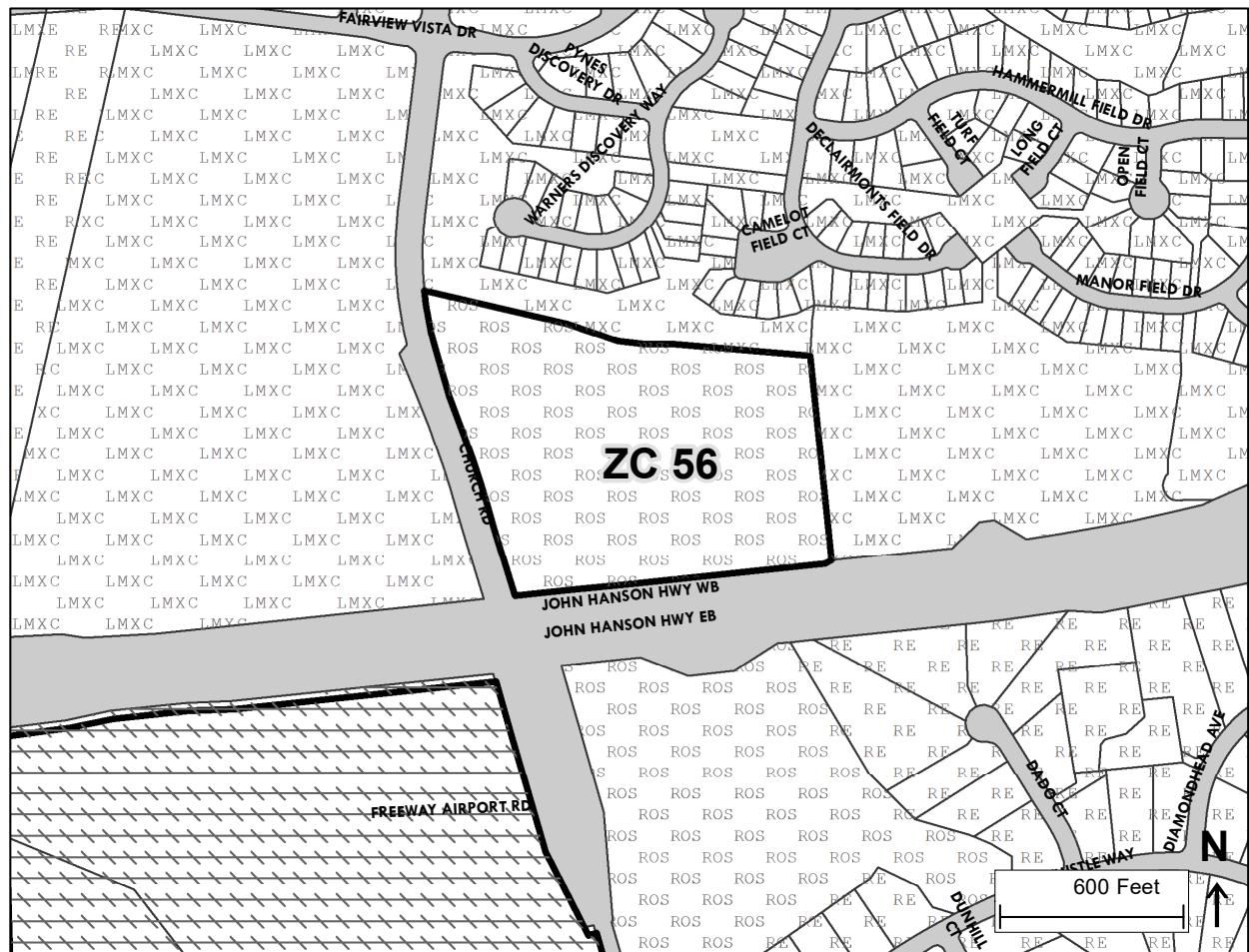
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 55	RMF-12, TAC-E	ROS	96.46	LU 1.1	CZ 1.1	208NE15, 207NE15

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 located on a floodplain are also within the regulated area of the Green Infrastructure Network (2017), is undeveloped, wooded, and includes wetlands as well as streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

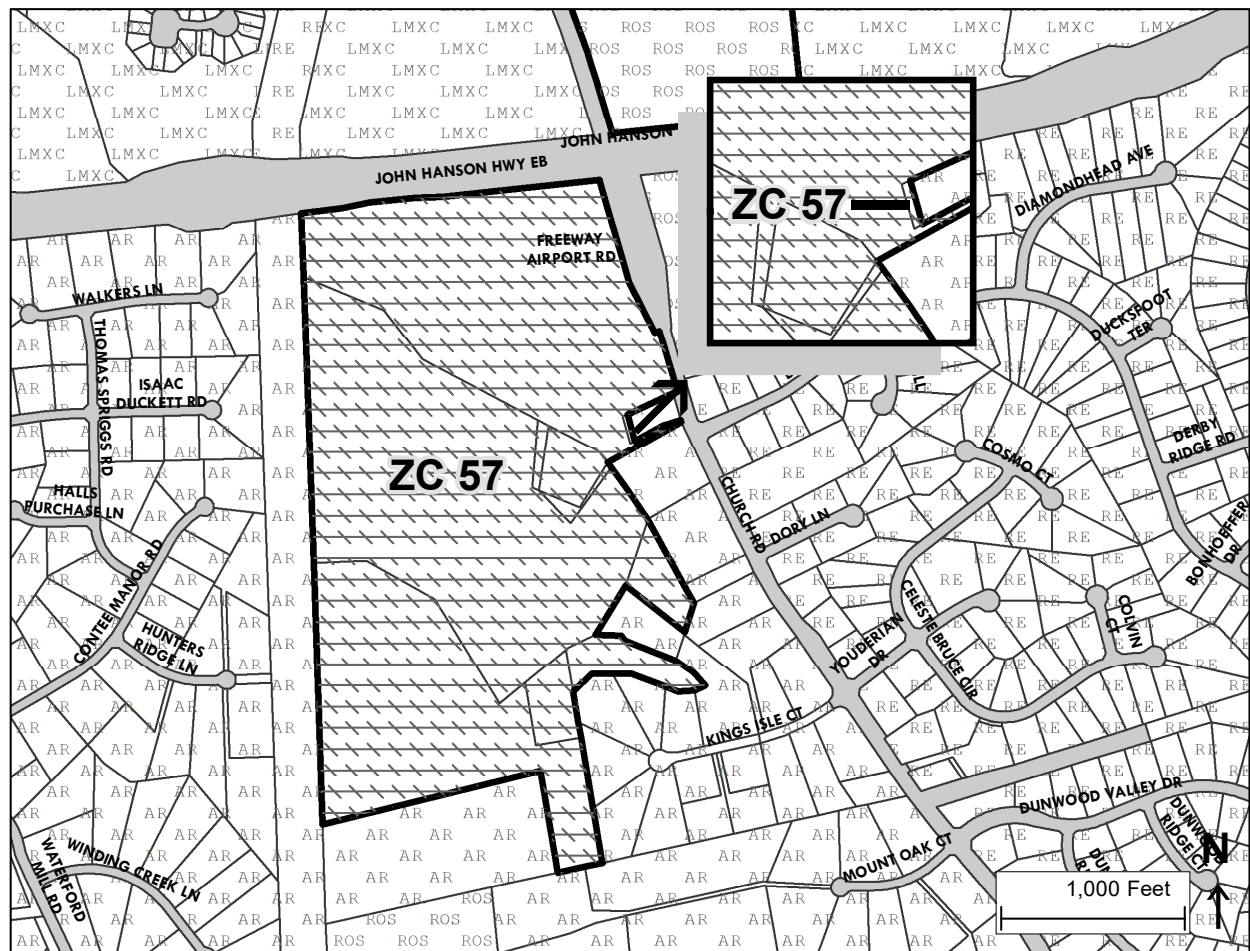
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Melford Boulevard	47F2, 48A2, 48A3, 48B3	Parcel 6	3346327
Parks and Open Space	4821 Marconi Drive	48A2, 48A3, 48A4, 48B4	Parcel 8	4061800



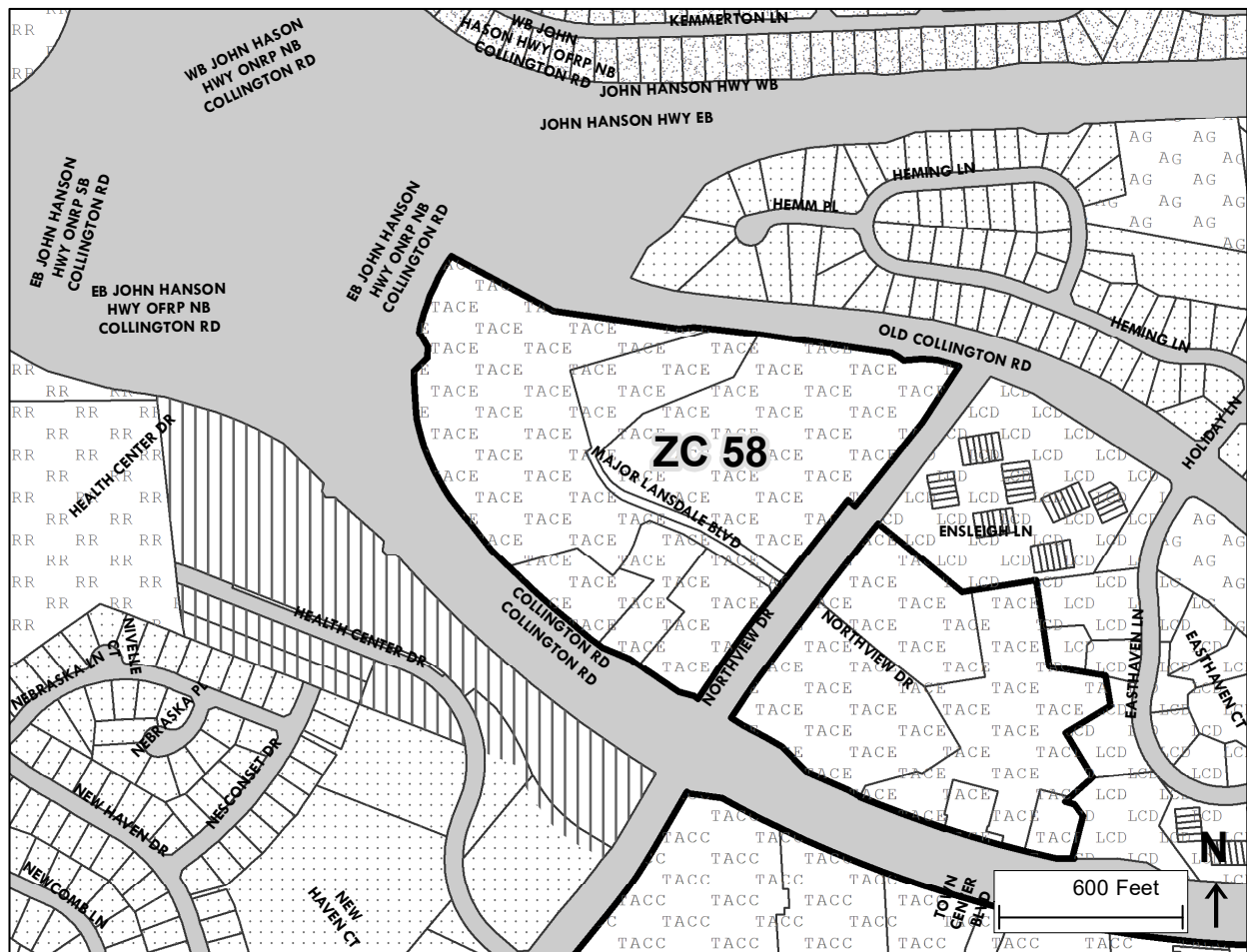
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 56	LMXC	ROS	21.37	LU 1.1	CZ 1.1	206NE12
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategy (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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), is undeveloped, and includes streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	4151 Church Road	54C1, 54C2, 54D2	Parcel 78	3665791		



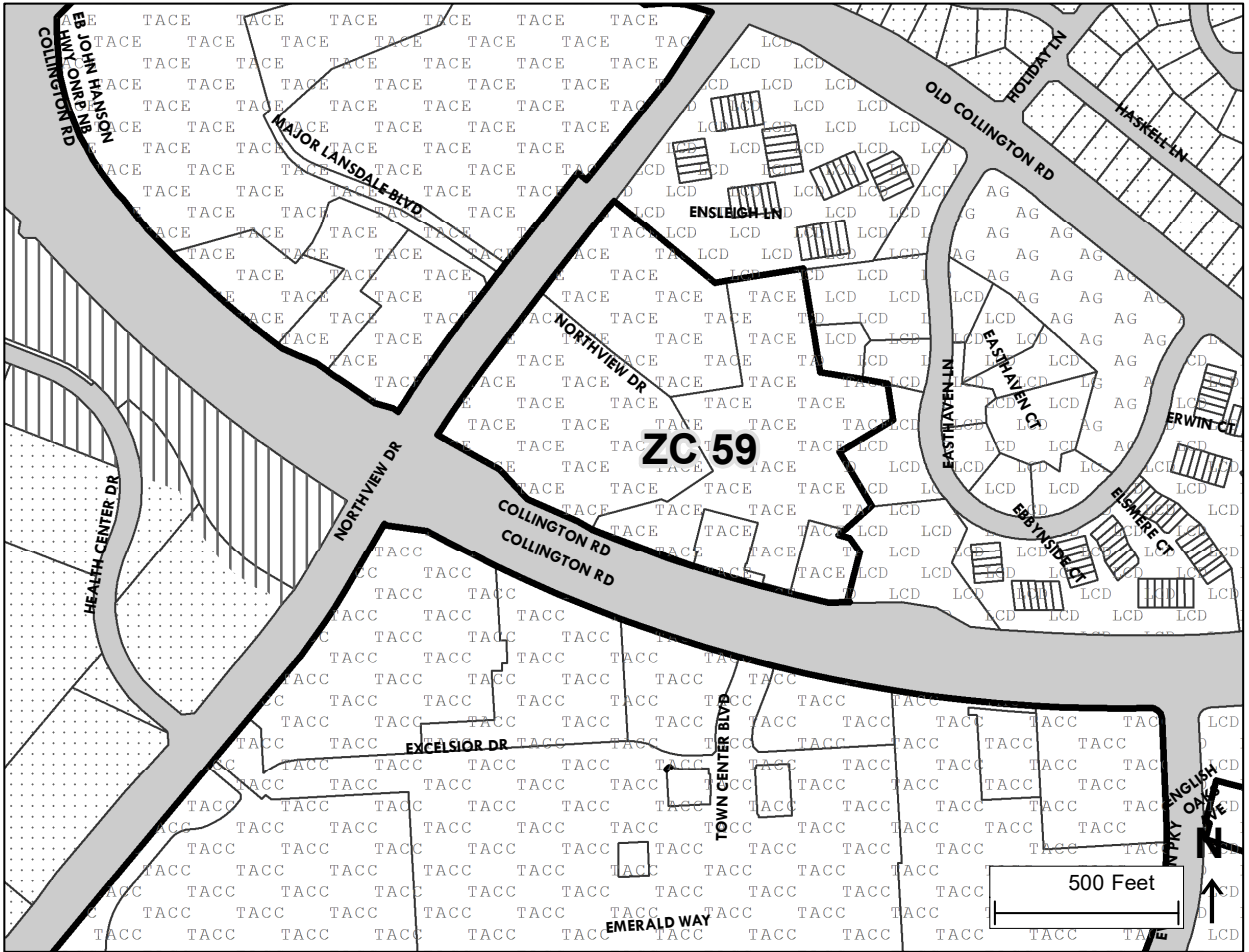
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 57	AR	RSF-A	131.36	LU 3.1	CZ 3.3	205NE12, 206NE12
Discussion: Rezoning the subject properties to Residential, Single-Family-Attached (RSF-A) Zone is consistent with the master plan and strategies LU 3.1 and CZ 3.3. The applicable Land Use strategy (LU 3.1) designates for infill housing uses. The approved 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, 0801282, and 0728741) known as Freeway Airport to the RSF-A Zone.						
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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 58	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) designate mixed uses. The approved 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		

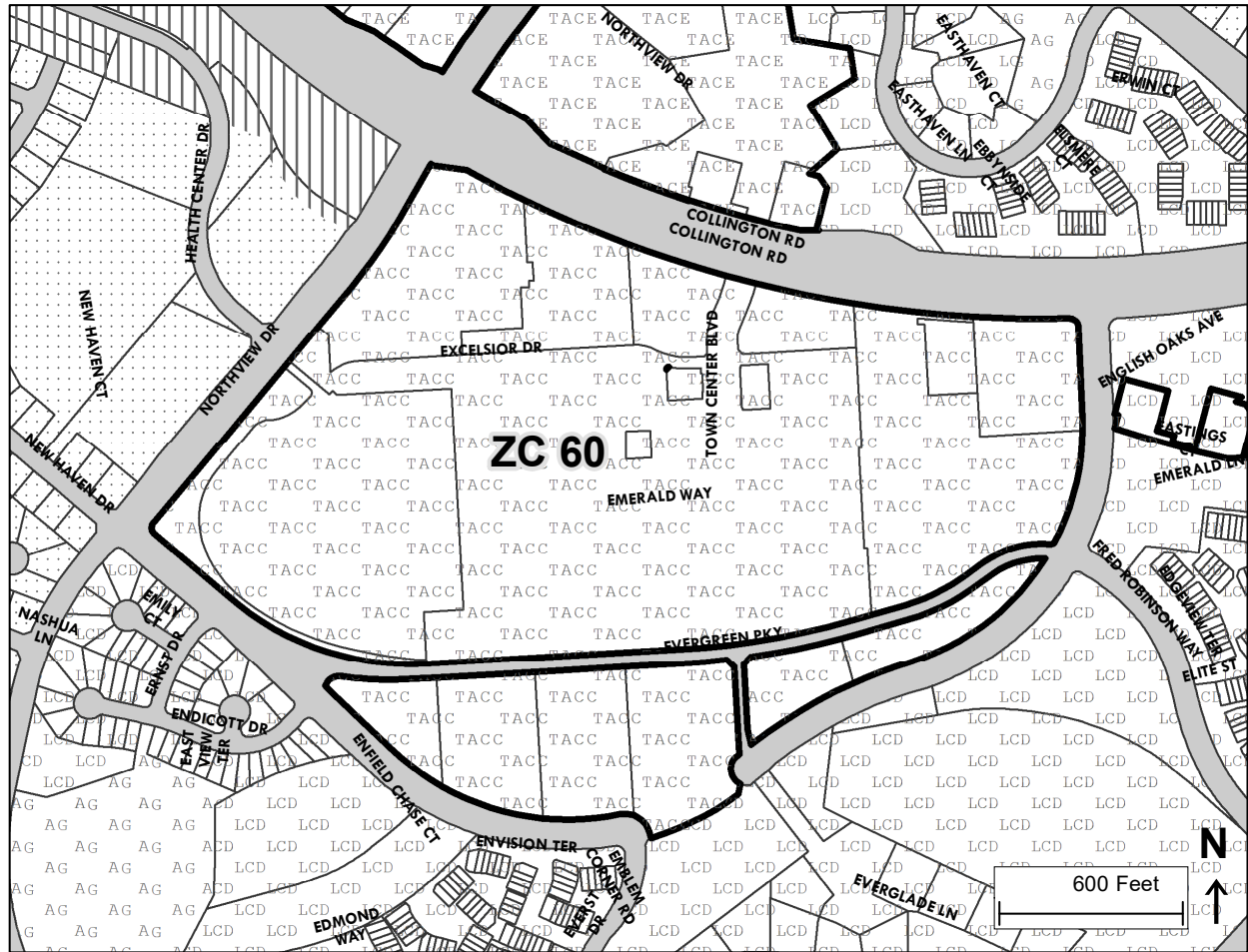


Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 59	LCD	TAC-E	17.75	LU 4.1, LU 4.3	CZ 5.2	206NE13, 206NE14
Discussion: Rezoning the subject properties to TAC-E is consistent with the master plan and strategies LU 4.1, LU 4.3, and CZ 5.2. The applicable Land Use strategies (LU 4.1 and LU 4.3) designate mixed uses. The approved 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	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, 0747691, 0747683, 0747675, 0747667, 0747659, 0747857, 0747840, 0747832, 0747824, 0747816, 0747808, 0747790		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 60	TAC-E	TAC-C	74.81	LU 4.2	CZ 5.1	206NE13, 206NE14, 205NE13, 205NE14
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 approved 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.						
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		

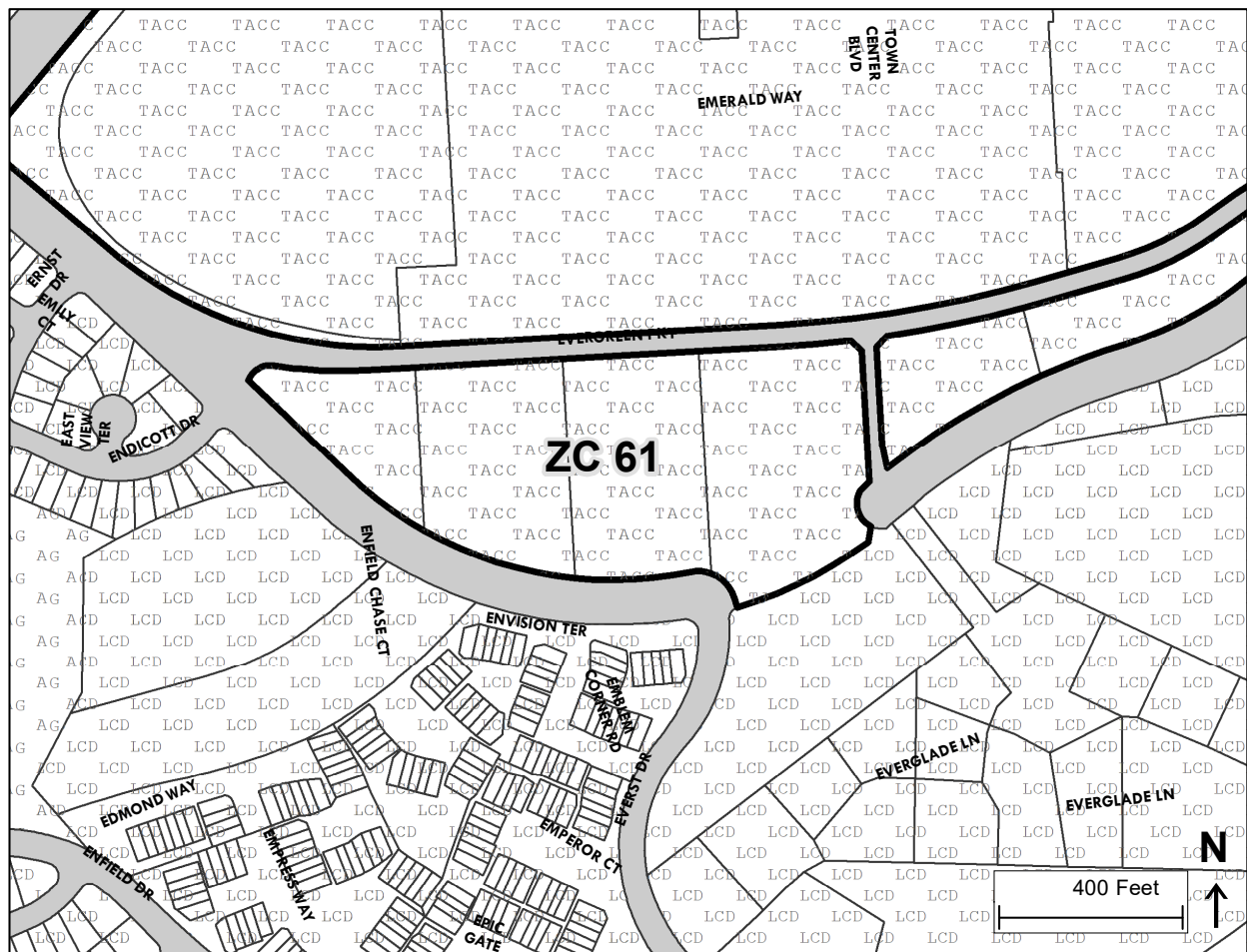
Map on next page.



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 61	TAC-E	TAC-C	12.27	LU 4.2	CZ 5.1	205NE13, 205NE14

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 approved 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.

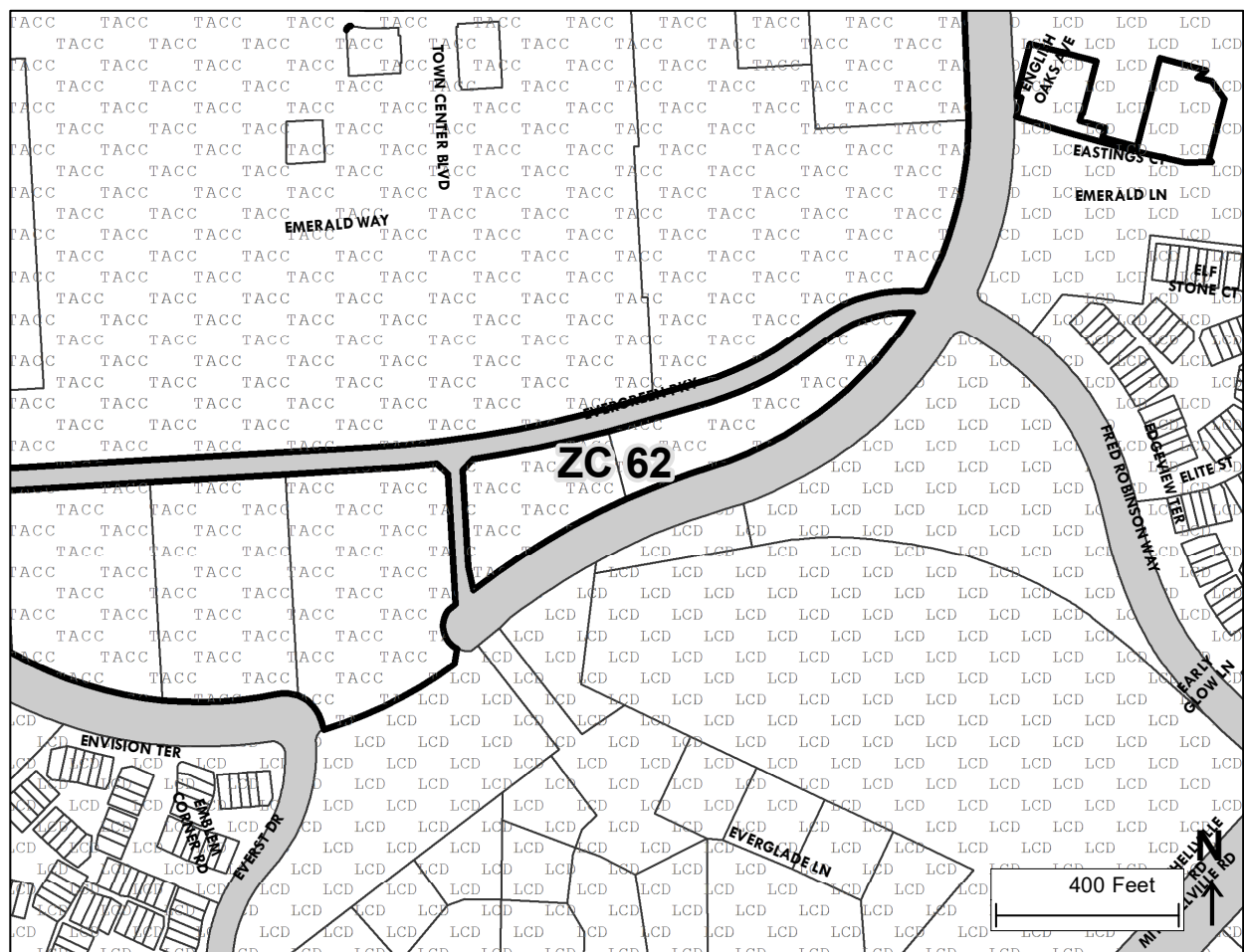
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	3751 Evergreen Parkway	55B2, 55B3	Outlot 2	3415189
Commercial	3801 Evergreen Parkway	55B2, 55B3	Lot 11	3415163
Commercial	3851 Evergreen Parkway	55B2, 55B3	Lot 13	3586344
Commercial	3901 Evergreen Parkway	55B2, 55B3	Lot 12	3507290



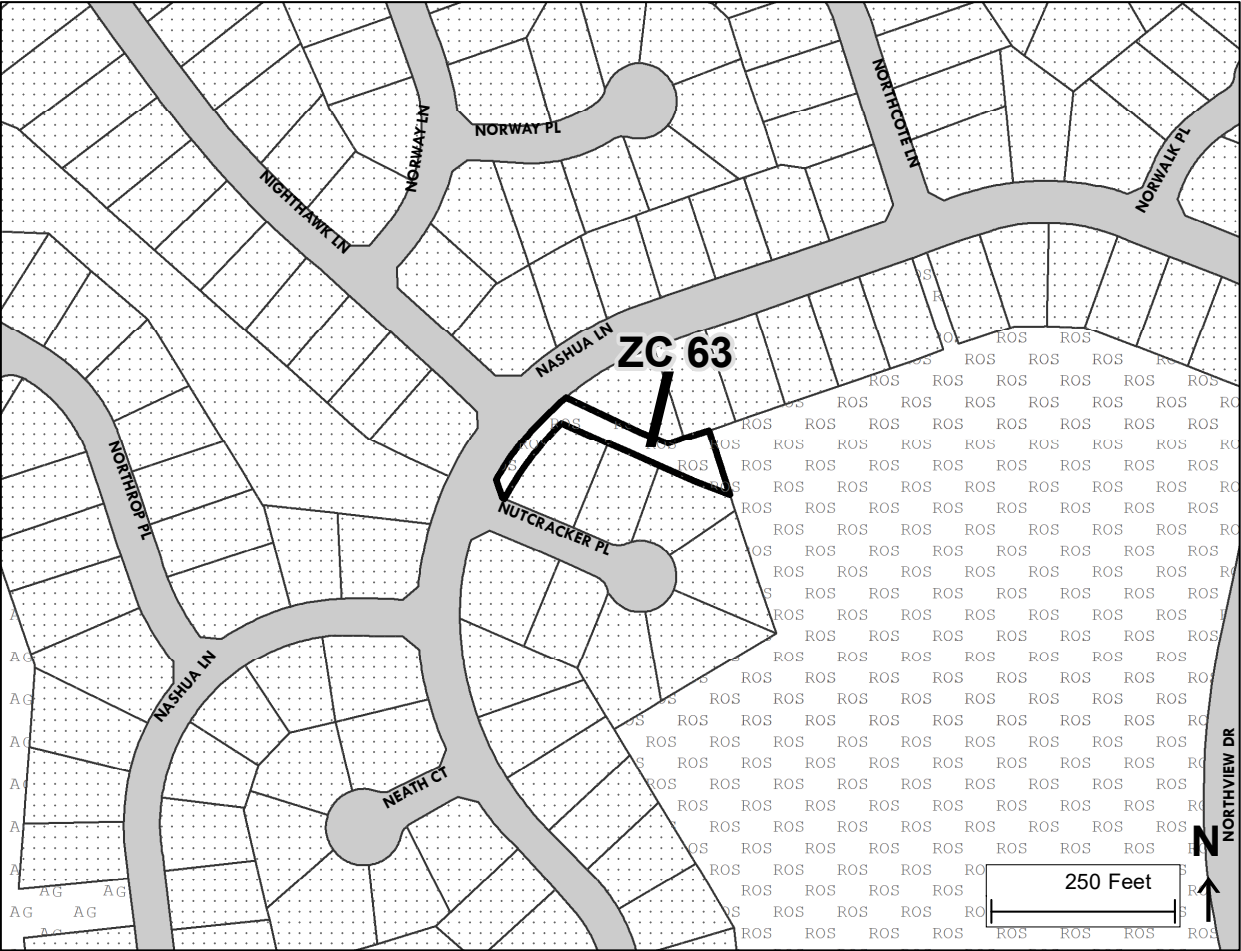
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 62	TAC-E	TAC-C	3.61	LU 4.2	CZ 5.1	205NE14

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 approved 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.

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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 63	RSF-95	ROS	0.29	LU 1.1	CZ 1.2	205NE13
<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 approved 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) and 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		



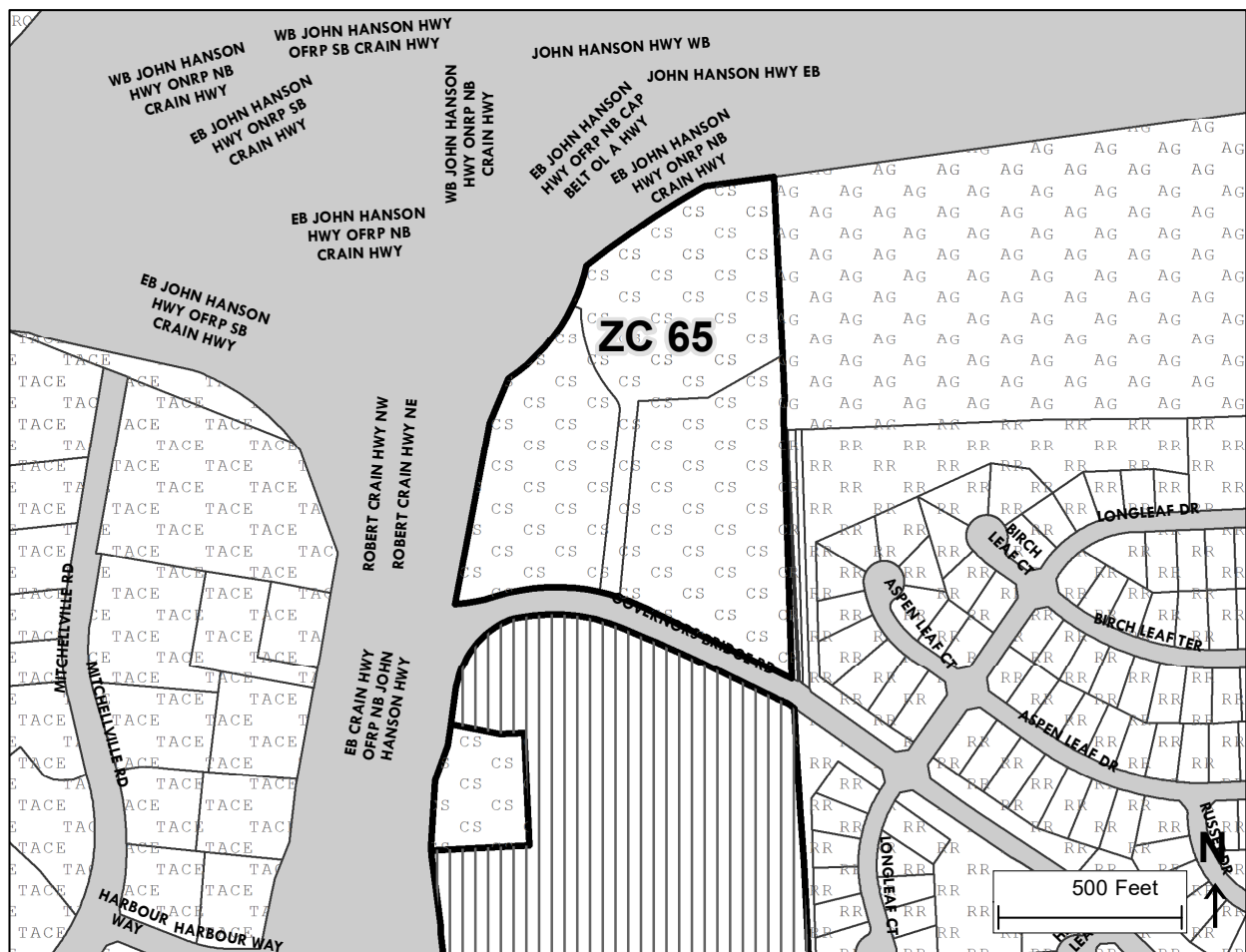
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 64	AG/RSF-95	ROS	9.05	LU 1.1	CZ 1.2	205NE13

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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 65	TAC-E	CS	18.69	LU 4.4, LU 4.5	CZ 4.1	206NE14, 206NE15

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

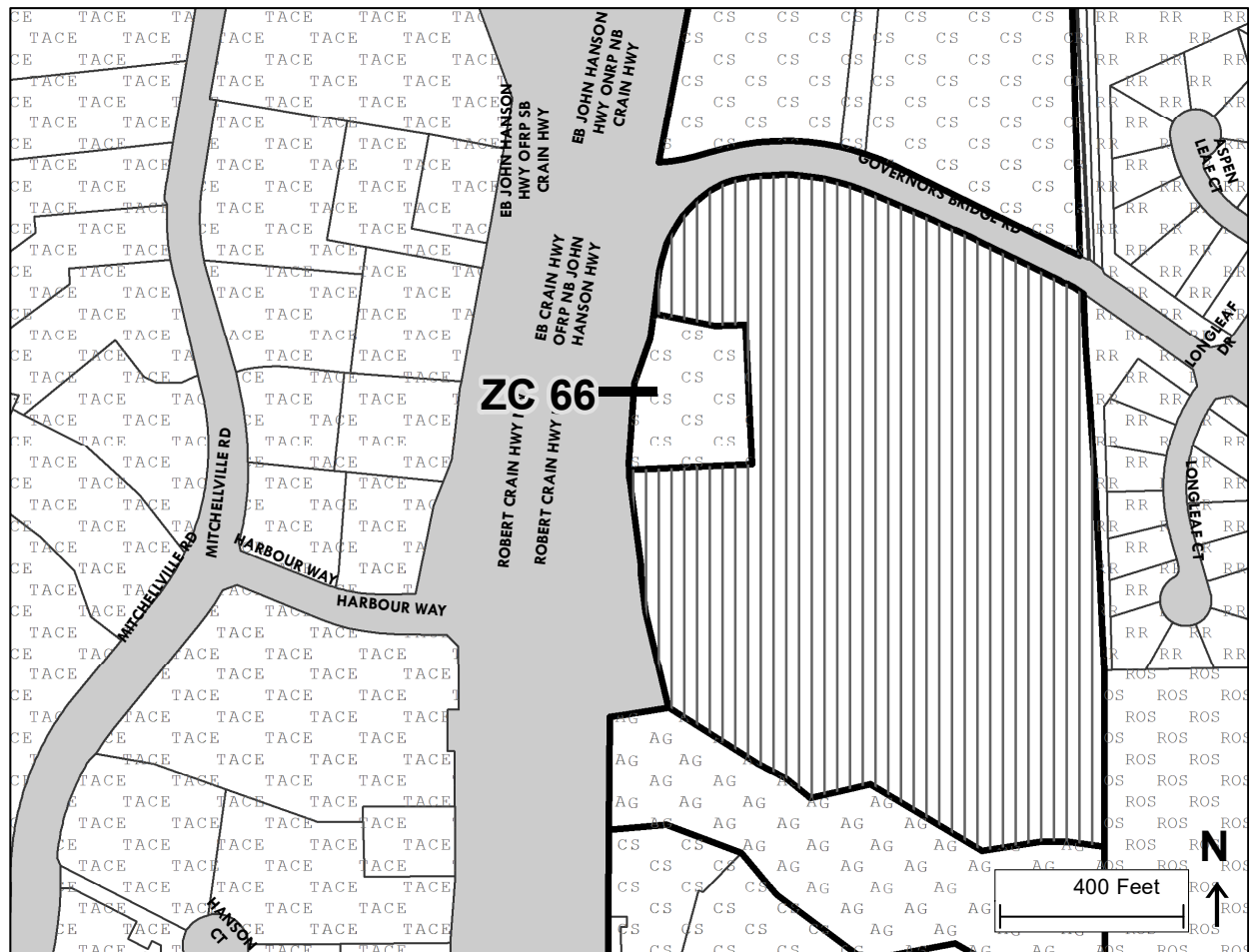
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Commercial	16600 Governors Bridge Road	47E4, 55E1	Lot 1	0801472
Commercial	16610 Governors Bridge Road	47E4, 55E1	Lot 6	3319795
Commercial	16620 Governors Bridge Road	55E1	Part Lot 7	3319803
Commercial	16700 Governors Bridge Road	55E1	Part Lot 7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



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 66	TAC-E	CS	1.78	LU 4.4, LU 4.5	CZ 4.1	206NE14

Discussion: Rezoning the subject property 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 approved 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 the subject property into the CS Zone to discourage mixed-use development outside of the Bowie Local Town Center.

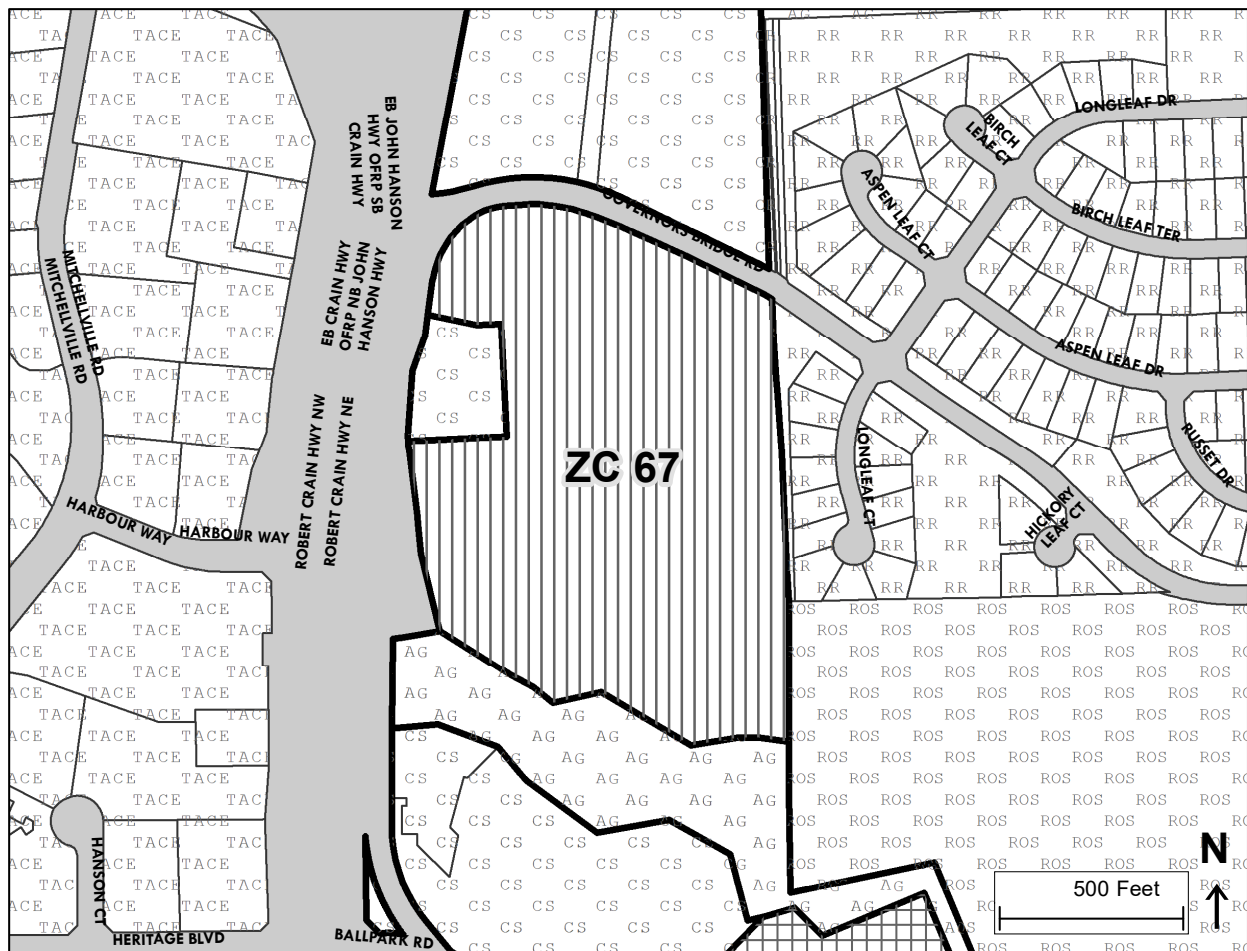
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Commercial	16431 Governors Bridge Road	55E1	Parcel D	3332715



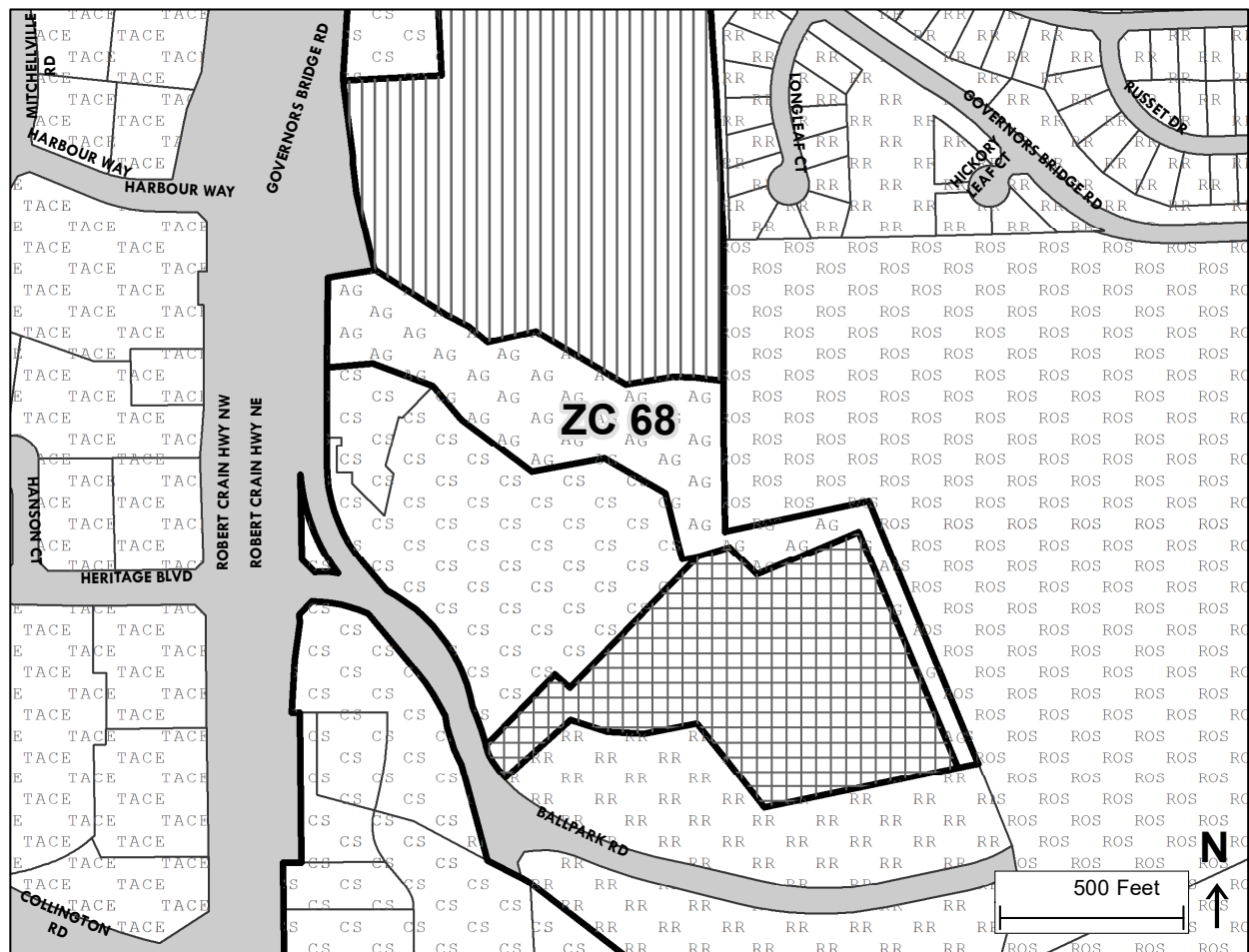
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 67	TAC-E/RR	RMF-20	26.68	LU 4.4, LU 4.5	CZ 4.2	206NE14, 206NE15

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 approved 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



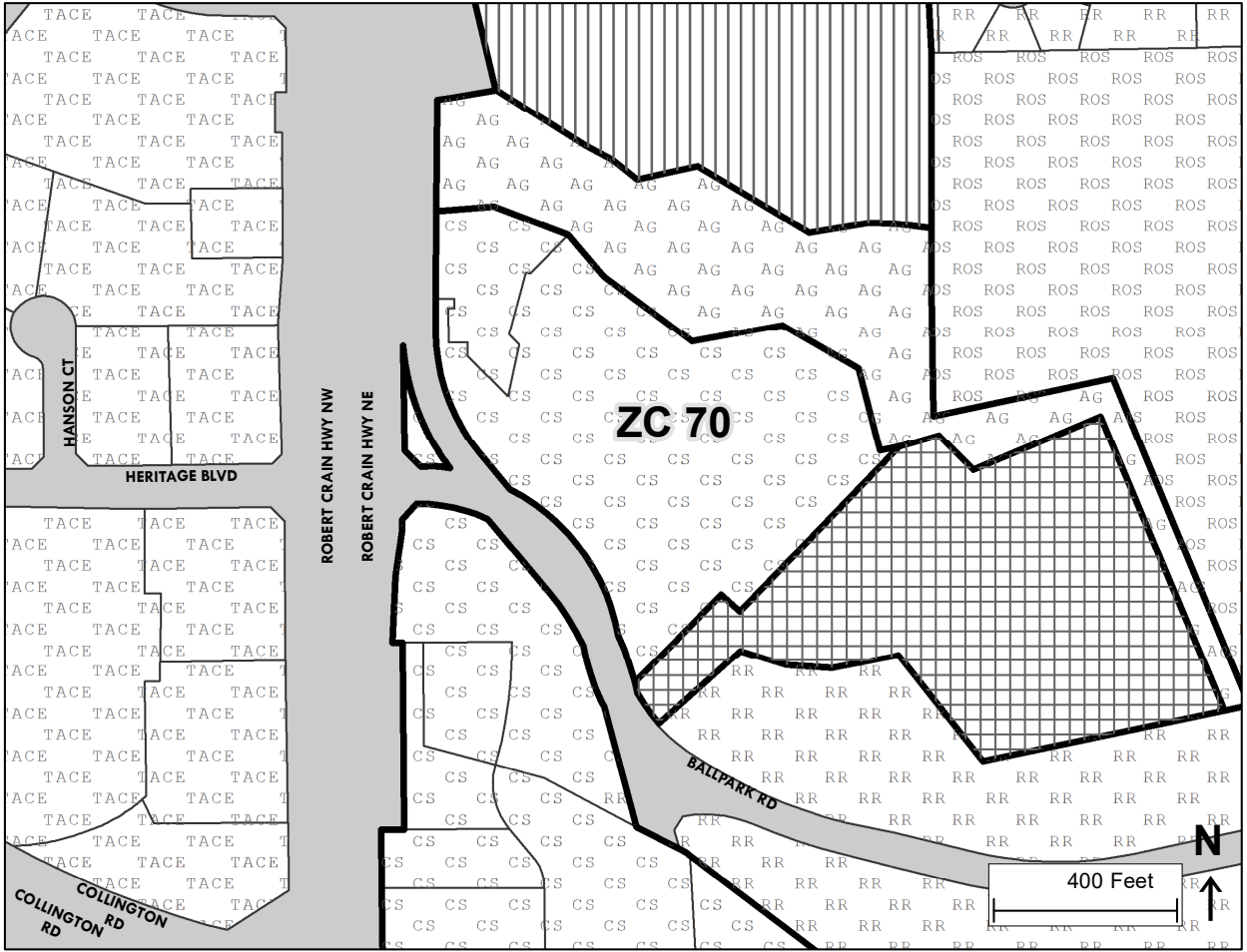
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 68	RR	AG	9.28	LU 4.4, LU 4.5	CZ 4.3	206NE14, 206NE15, 205NE15
Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 4.4, LU 4.5, and CZ 4.3. The 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 approved 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 the subject property 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		



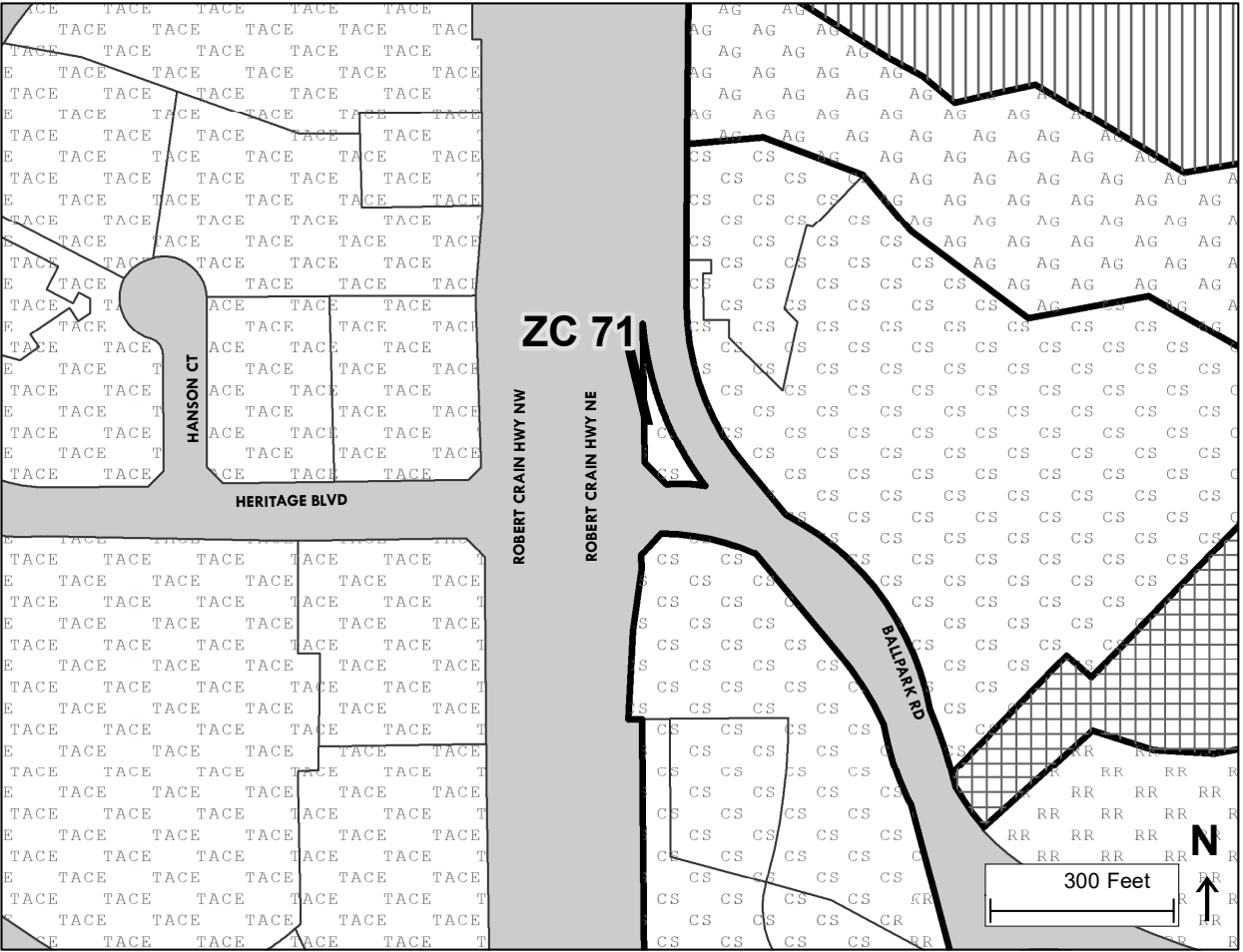
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 69	TAC-E	CGO	11.50	LU 4.4, LU 4.5	N/A	206NE14, 206NE15, 205NE14, 205NE15
Discussion: Rezoning the subject property to CS is consistent with the master plan and strategies LU 4.4 and LU 4.5. 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 approved zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use).						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Commercial	16520 Ballpark Road	55E2	Parcel C	3149242		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 70	TAC-E	CS	12.42	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 use. The approved 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	16500 Ballpark Road	55E2	Parcel 1	5572805		
Commercial	16400 Ballpark Road	55E2	Parcel 2	5572816		



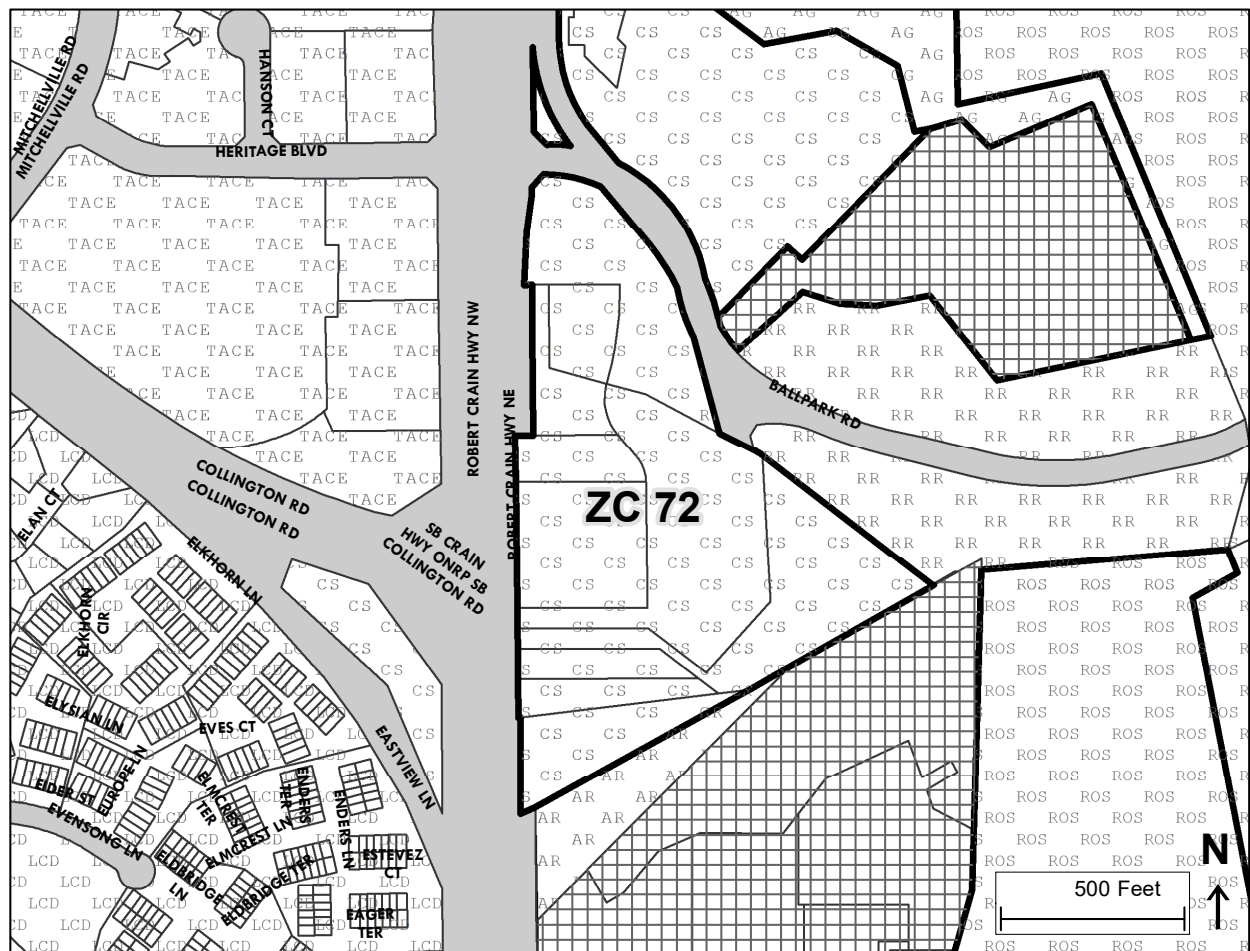
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 71	TAC-E	CS	0.19	LU 4.4, LU 4.5	CZ 4.1	206NE14
<p>Discussion: Rezoning the subject property to CS is consistent with the master plan and strategies LU 4.4, LU 4.5, and CZ 4.1. The applicable 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 approved 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 the subject property 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		



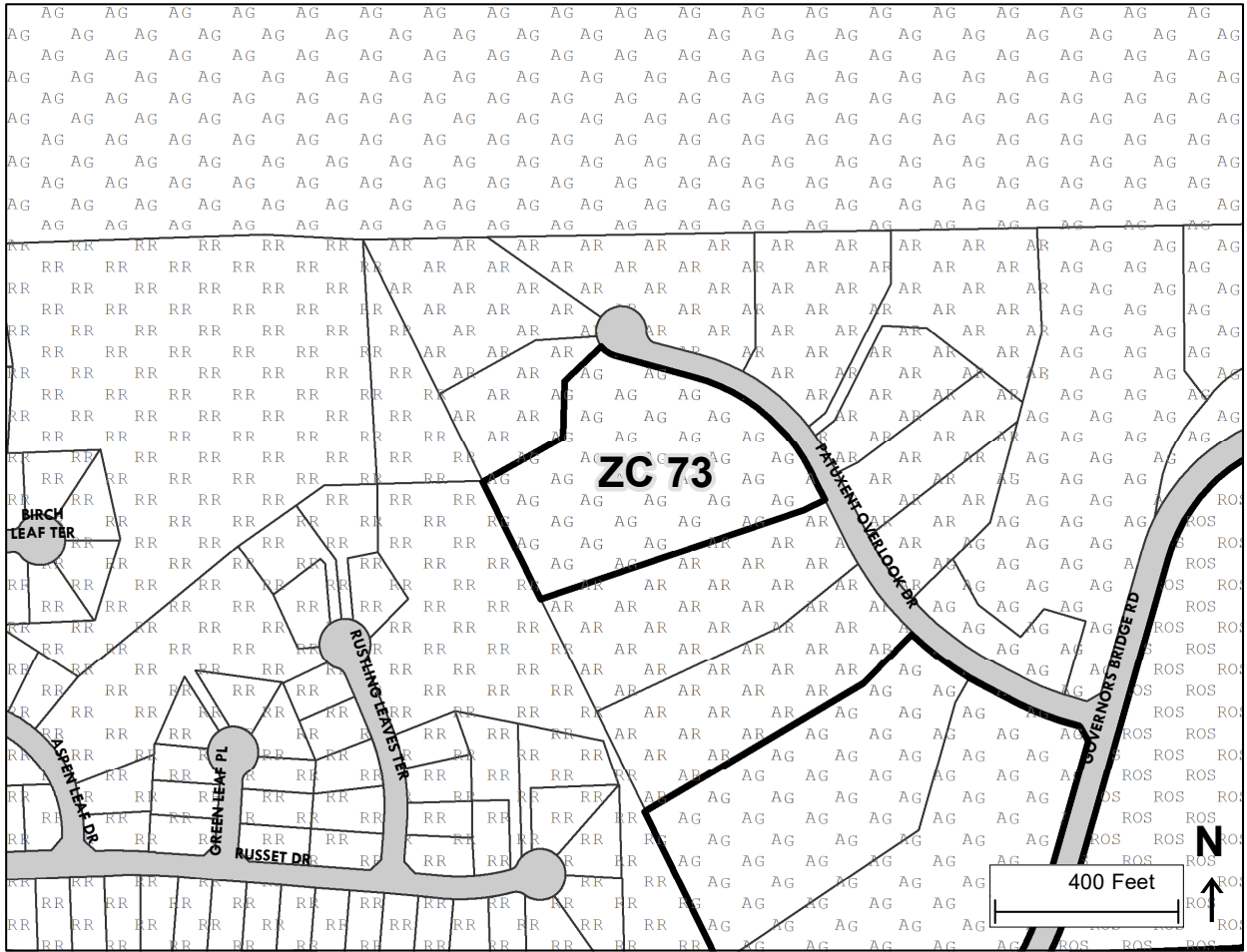
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 72	TAC-E/RR	CS	22.56	LU 4.4, LU 4.5	CZ 4.1	206NE14, 205NE14, 205NE15

Discussion: Rezoning the subject property 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 approved 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 the subject property 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)
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
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
Parks and Open Space	3851 NE Robert Crain Highway	55E2, 55E3	Lot 6	3322435



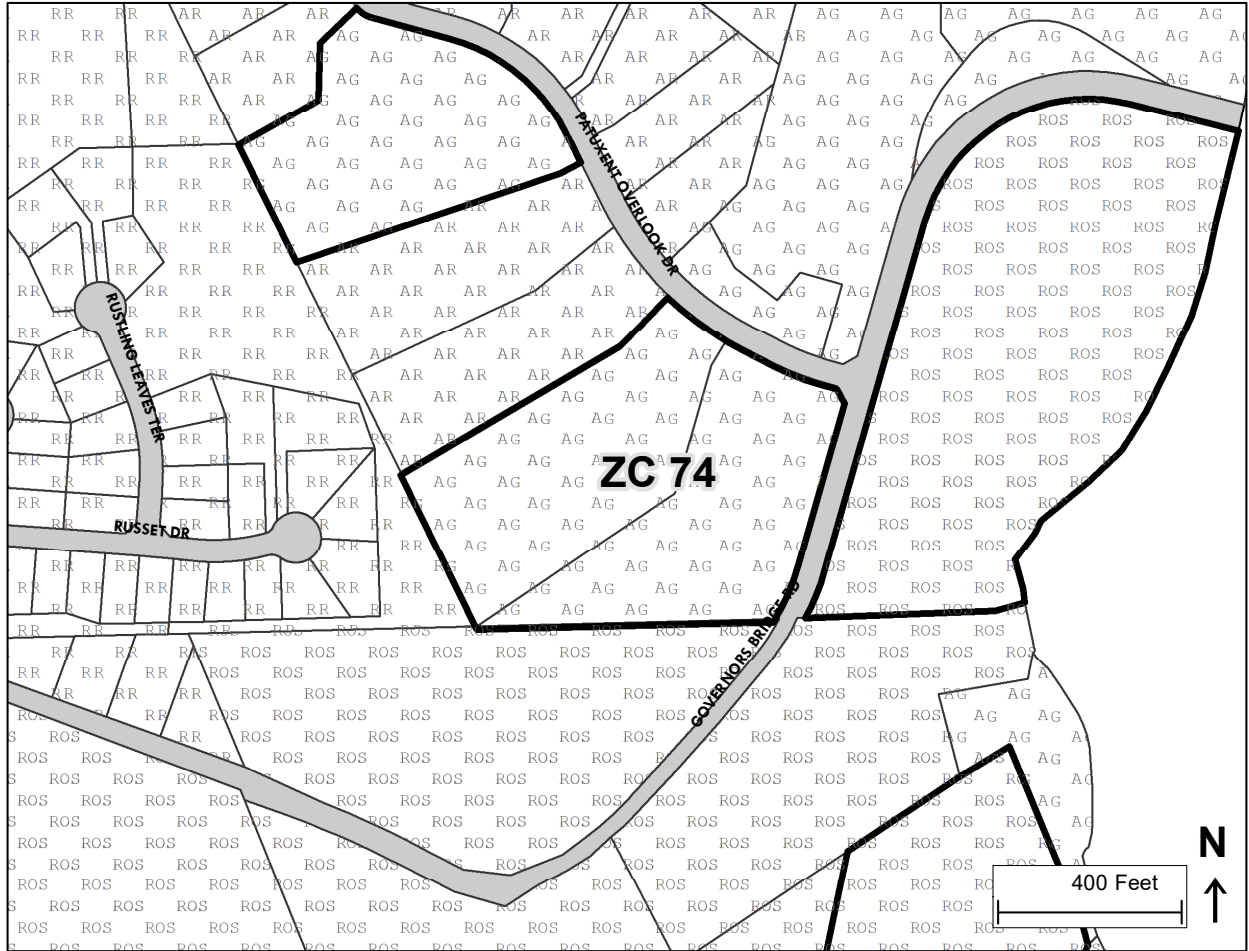
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 73	AR	AG	5.31	LU 2.1	CZ 2.1	206NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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		



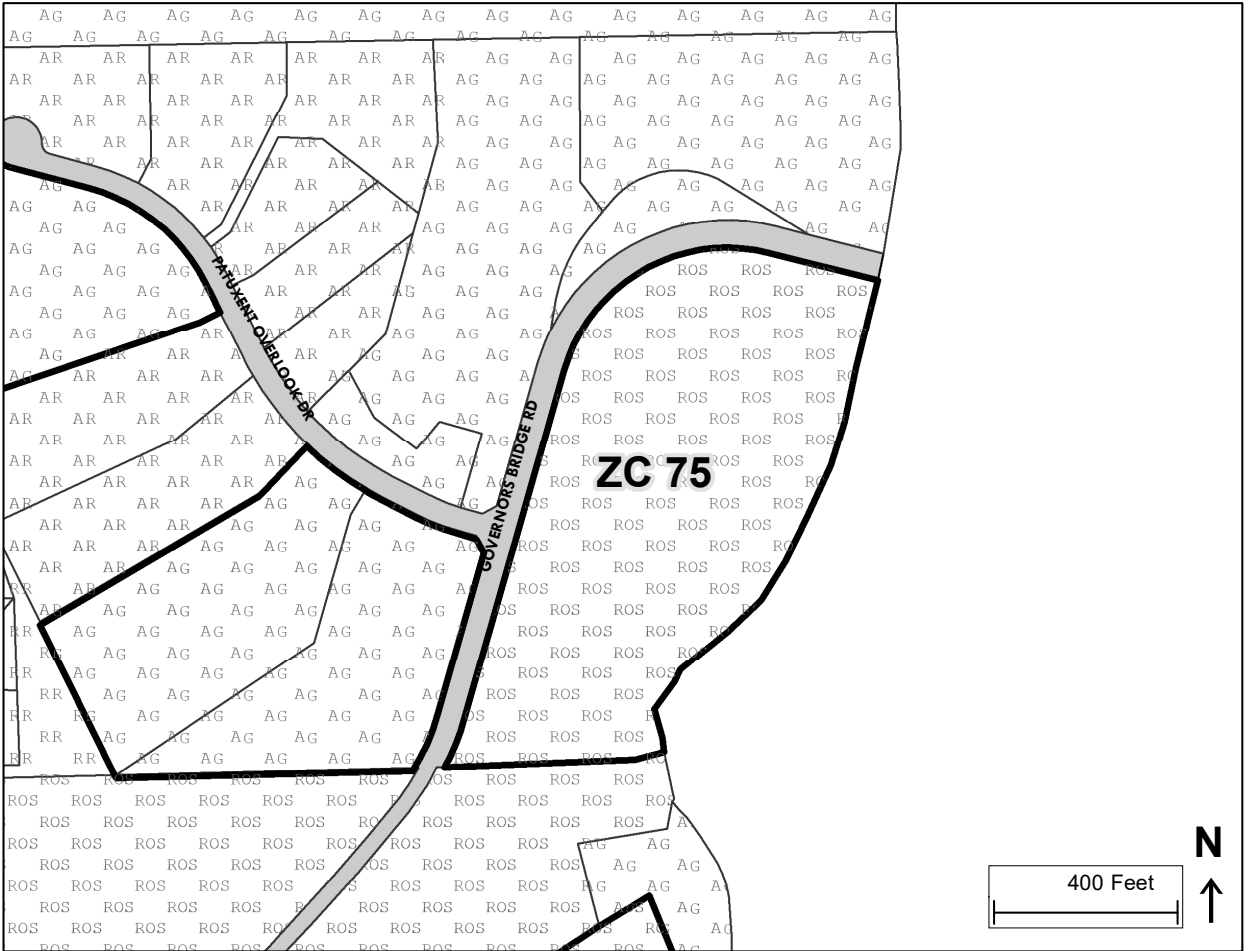
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 74	AR/AG	AG	10.54	LU 2.1	CZ 2.1	206NE15

Discussion: Rezoning the subject properties 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 approved 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, each of them measures over five acres, and contains zero to 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	4400 Patuxent Overlook Drive	56A1, 56B1	Lot 2	3602992
Rural and Agricultural	4402 Patuxent Overlook Drive	56A1	Lot 3	3603008



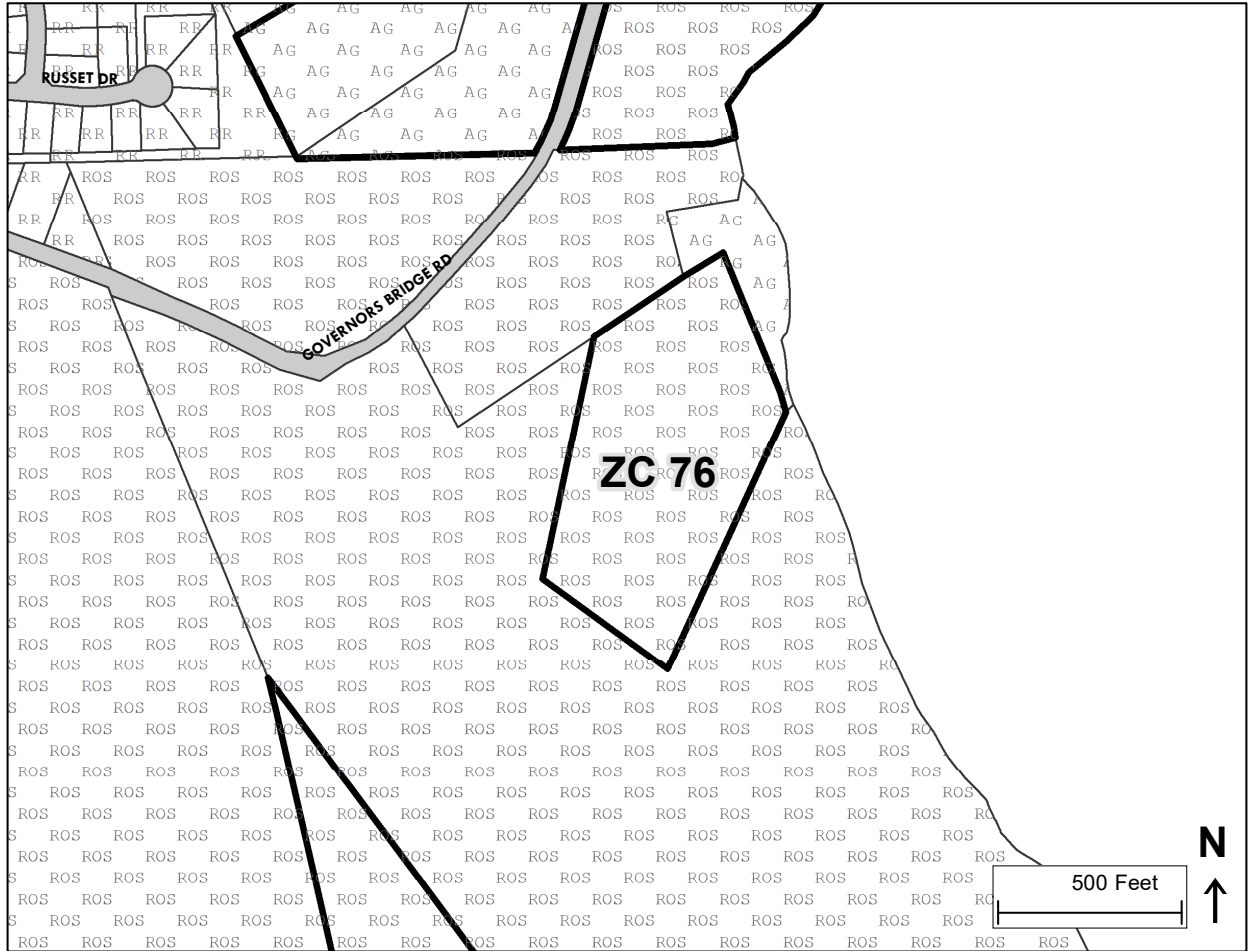
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 75	AG	ROS	14.22	LU 1.1	CZ 1.2	206NE15
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017) and 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		



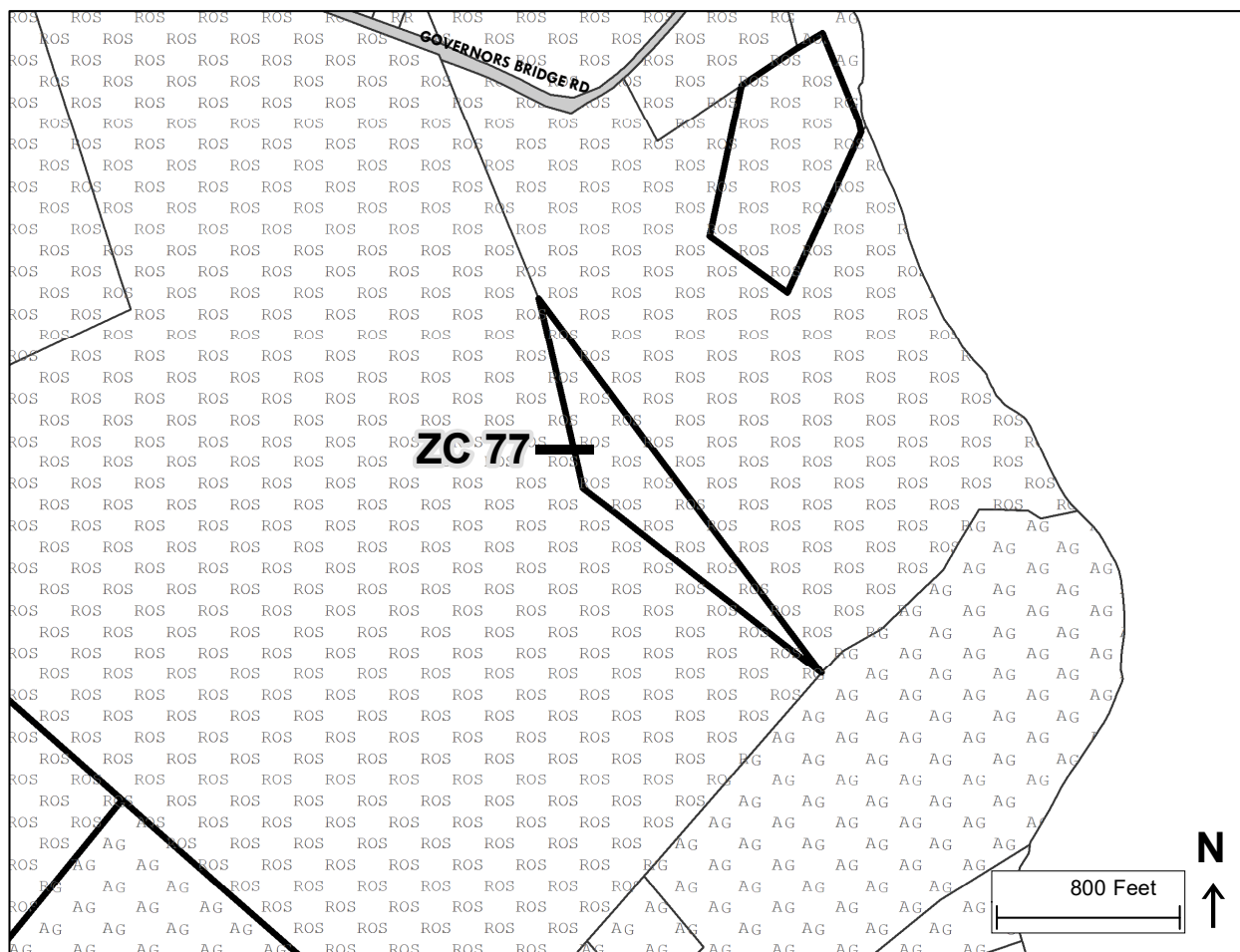
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 76	AG	ROS	10.20	LU 1.1	CZ 1.2	206NE15

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 strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017) and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

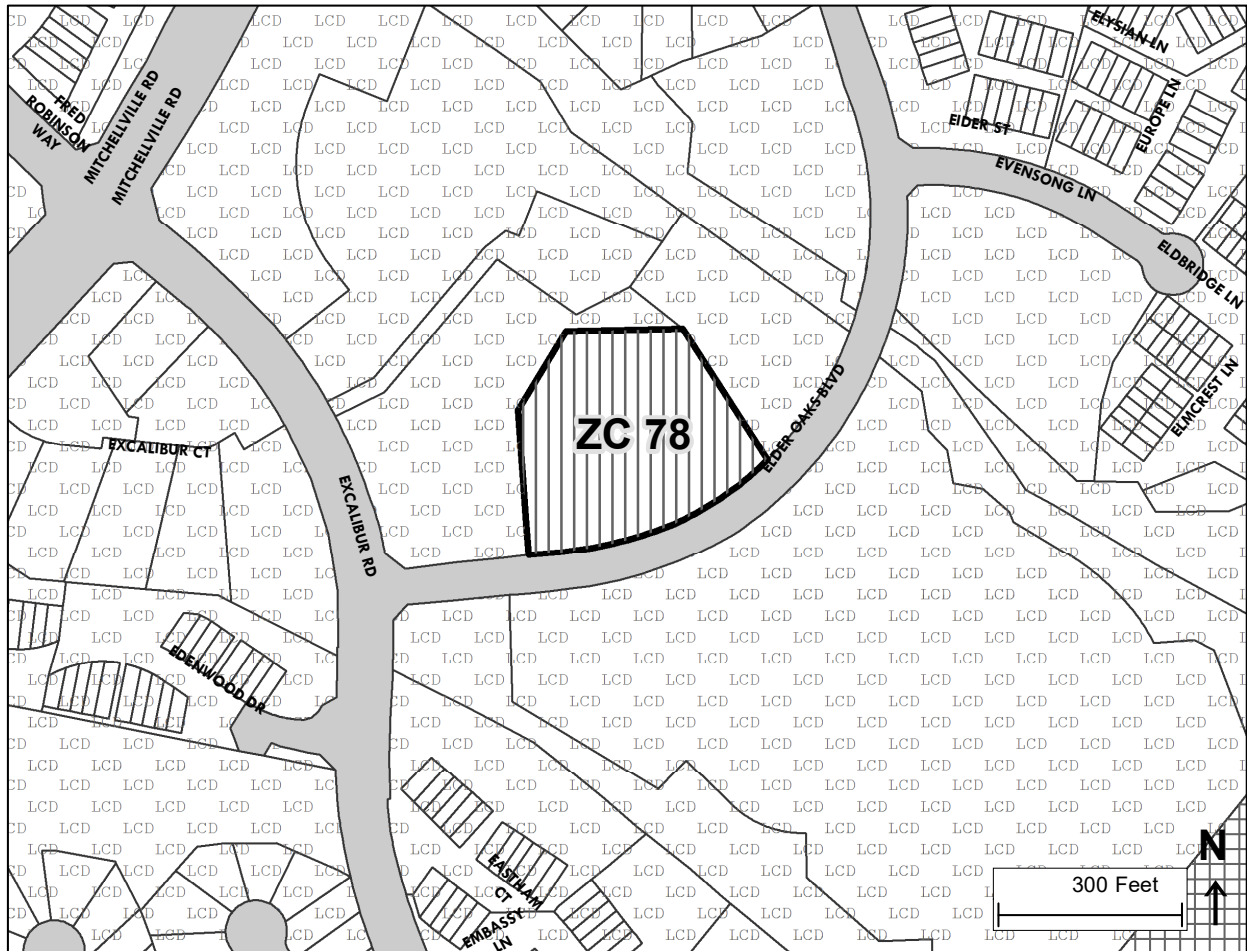
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	17731 Governors Bridge Road	56A2, 56B2	Parcel 12	0670984



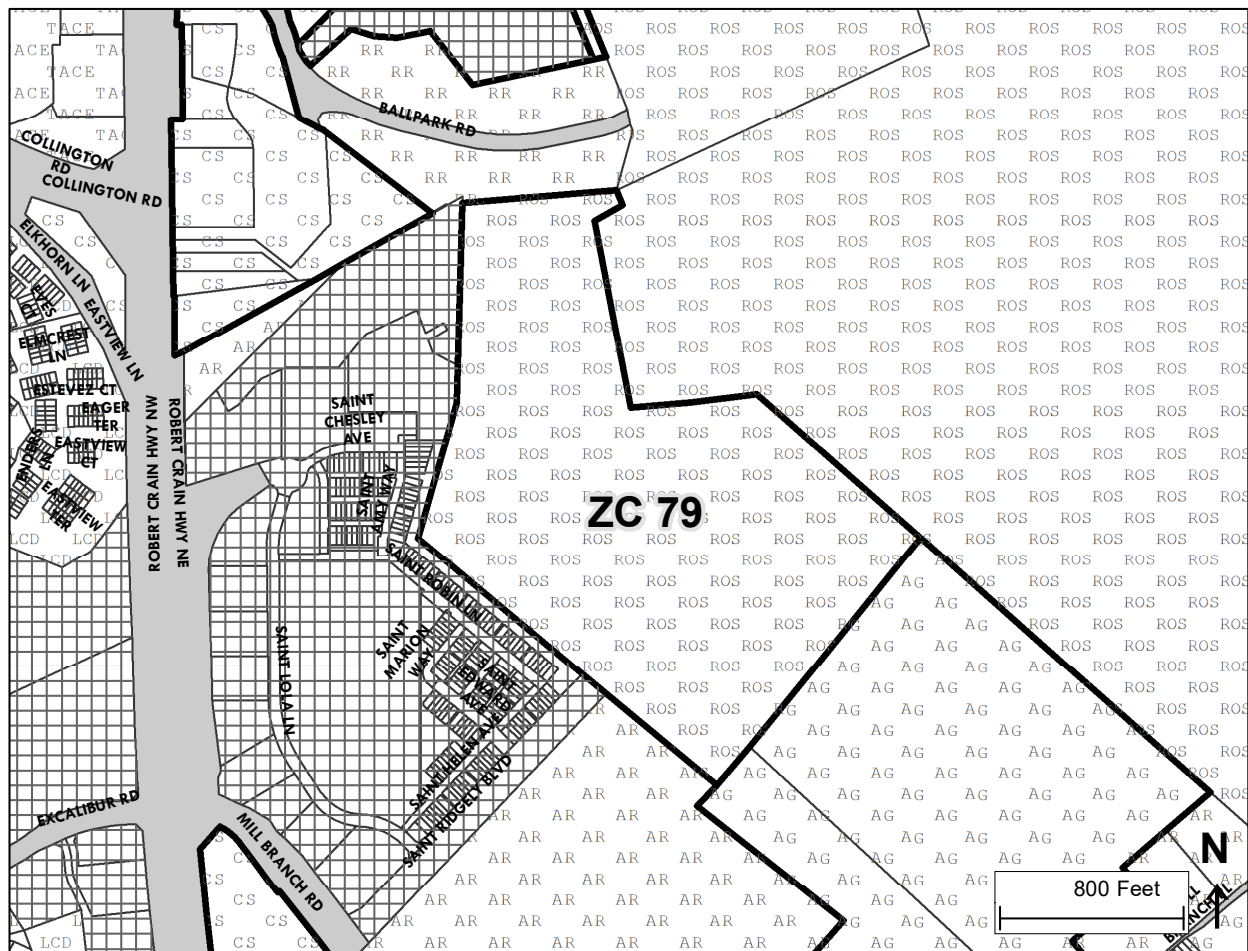
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 77	AG	ROS	8.13	LU 1.1	CZ 1.2	206NE15, 205NE15
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017) and 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	17551 Governors Bridge Road	56A2, 56A3, 56B3	Parcel 5	0785329		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 78	CGO	RMF-20	2.49	N/A	N/A	205NE14
<p>Discussion: The subject property is the remaining development parcel which was part of the planned commercial center once zoned L-A-C, and the subject of the Jenkins-Heim Comprehensive Design Zone approved in 1975. However, the original plans for commercial use for the property never materialized, nor did later plans for commercial office land use. Now the surrounding community is primarily multifamily, with successful commercial shopping centers nearby, such as Collington Plaza and Bowie Town Center. The need for commercial or office land use at this location no longer desired, especially by the community, and would unnecessarily compete with the existing shopping centers. Instead, rezoning to RMF-20 will help preserve the character of the neighborhood and will help support the nearby commercial nodes with increased housing.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	3610 Elder Oaks Boulevard	55D3	Parcel 7C	3070588		



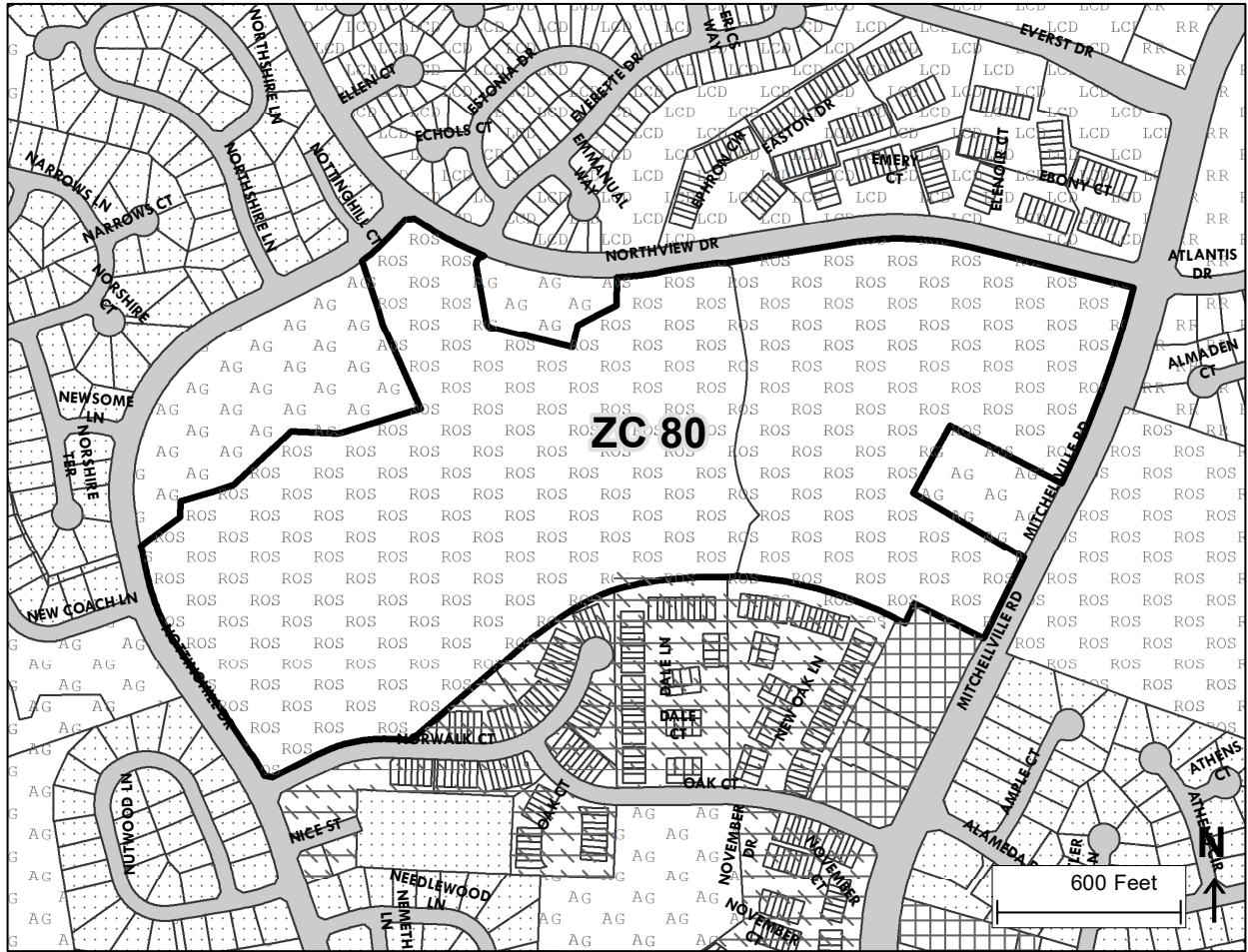
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 79	AG	ROS	64.86	LU 1.1	CZ 1.1	205NE15, 205NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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), is 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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 80	AG/RSF-A	ROS	72.26	LU 1.1	CZ 1.1	205NE13, 205NE14, 204NE13, 204NE14

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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), is undeveloped, partially wooded and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

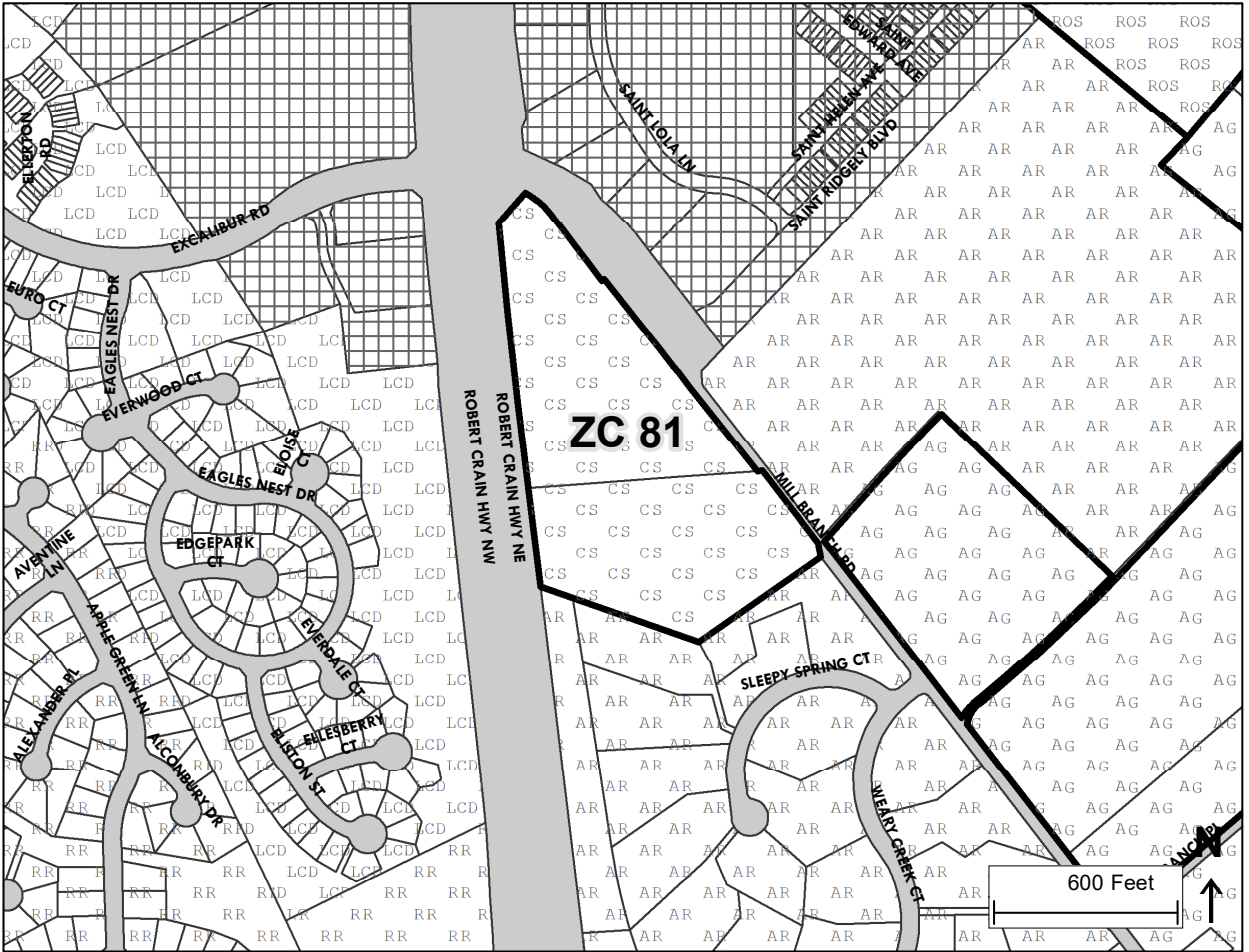
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Nottingham Drive	55A4, 55B4, 63A1	Parcel B	0662734
Parks and Open Space	3106 Mitchellville Road	55B4, 55C4	Parcel A-1	3833449



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 81	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 approved 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



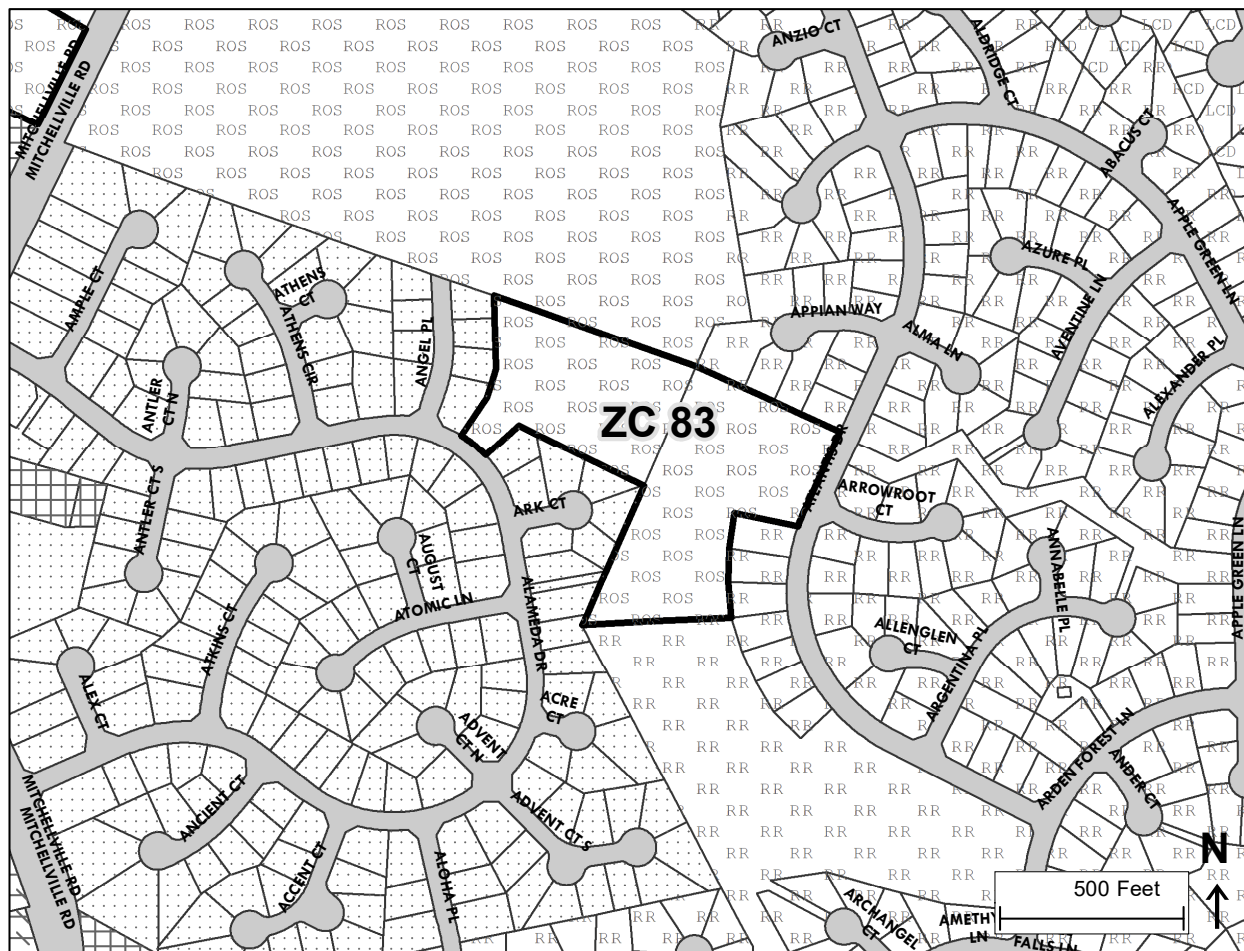
Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved zone for the subject properties 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, the property measures over five acres, and contains zero to one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

[illegible]

Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 83	AG	ROS	9.79	LU 1.1	CZ 1.2	204NE14

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

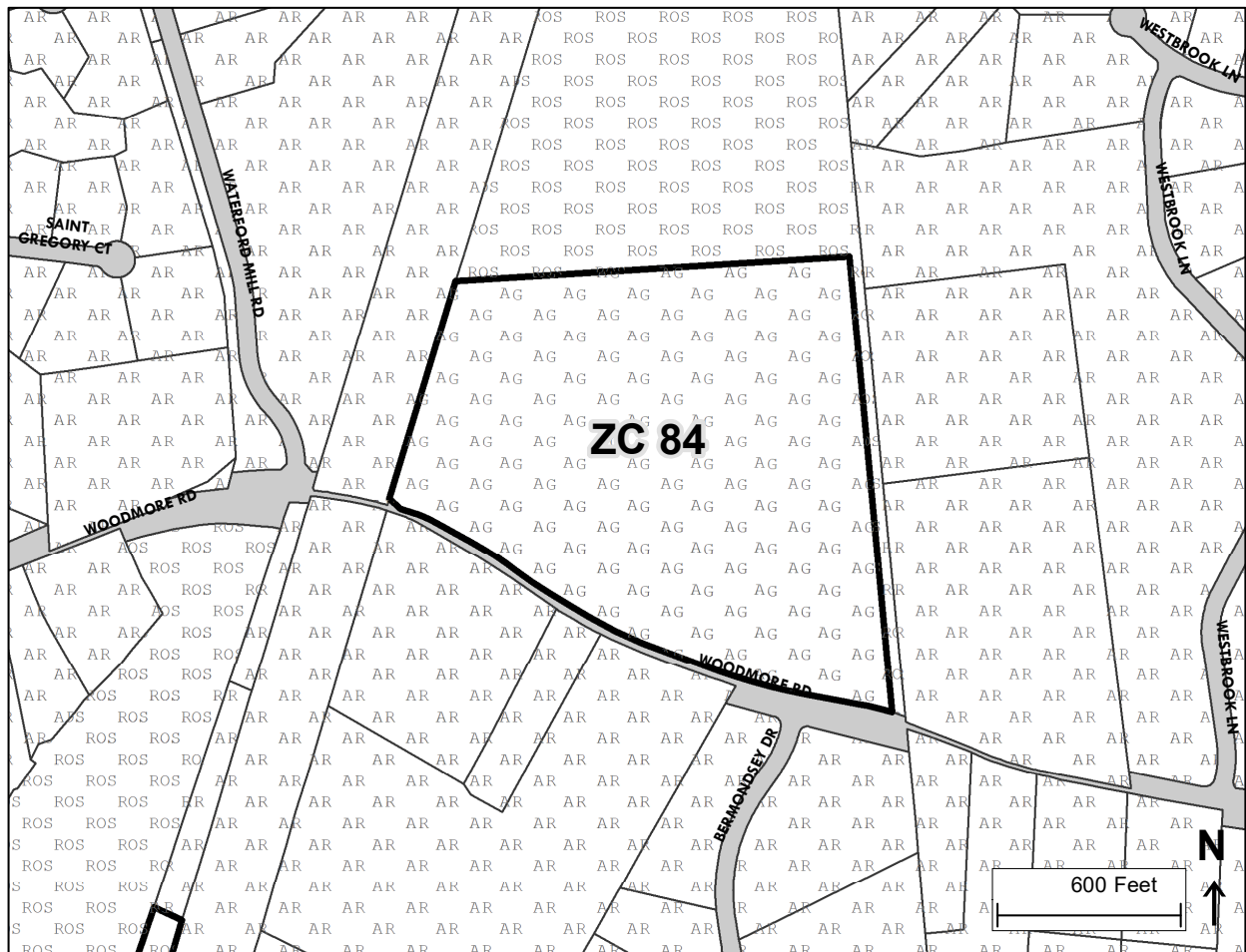
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Oaken Drive	63C1	Parcel A	0754408
Parks and Open Space	Atlantis Drive	63C1	Parcel M-1	0768044



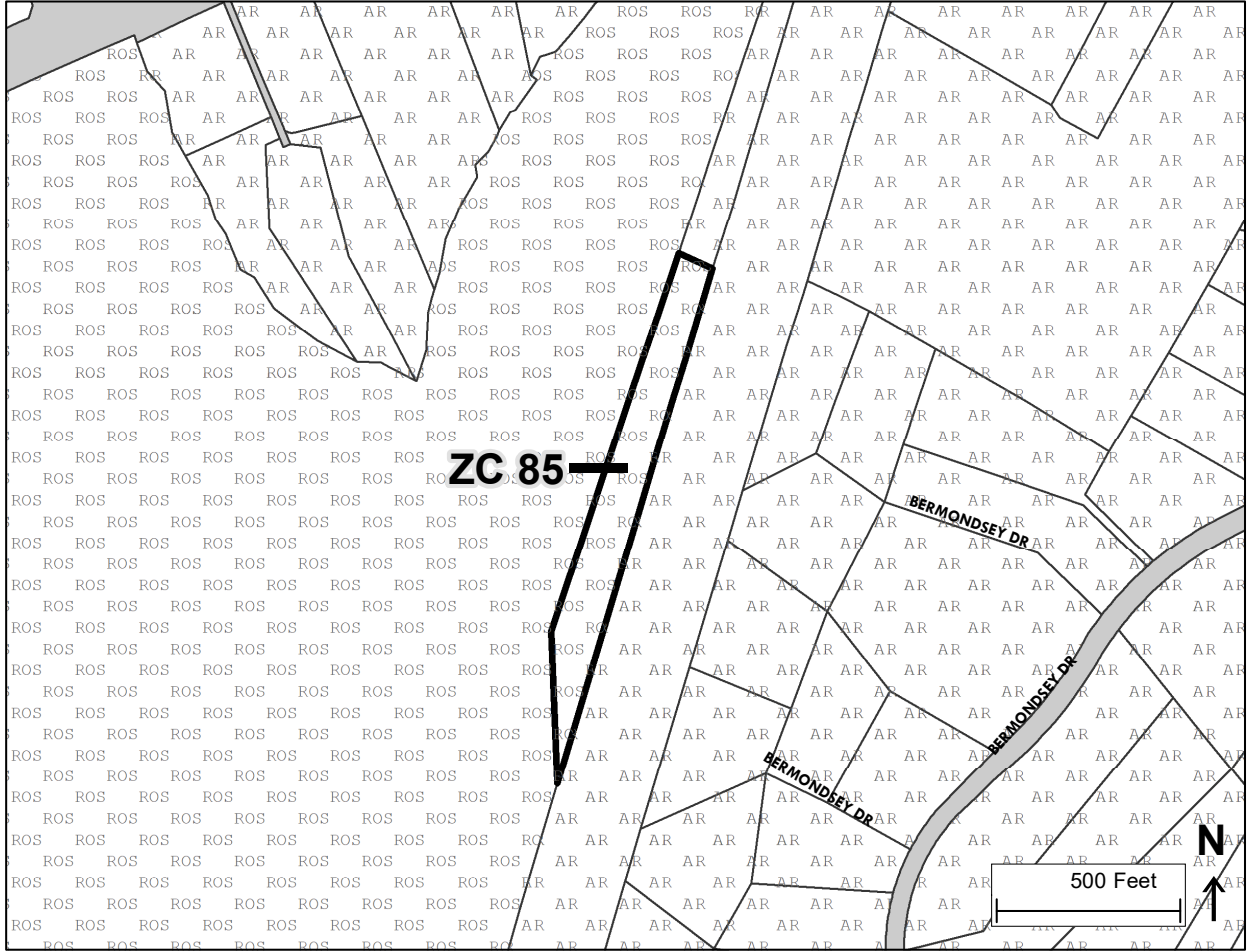
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 84	ROS	AG	40.00	N/A	N/A	204NE11, 204NE12

Discussion: The subject property was formally owned by the M-NCPPC and was consequently zoned ROS as a Parks and Open Space property. However, the property was sold to the Prince George's County's Boys and Girls Club, Inc., in 2019. The ROS zone is the most restrictive zone and prevents the Boys and Girls Club from using the property for expanded recreational uses. Rezoning To AG will allow the Boys and Girls Club to expand their use of the property, providing a public benefit in the form of recreation.

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	13308 Woodmore Road	62B1, 62C1, 62C2	Parcel 74	5658802



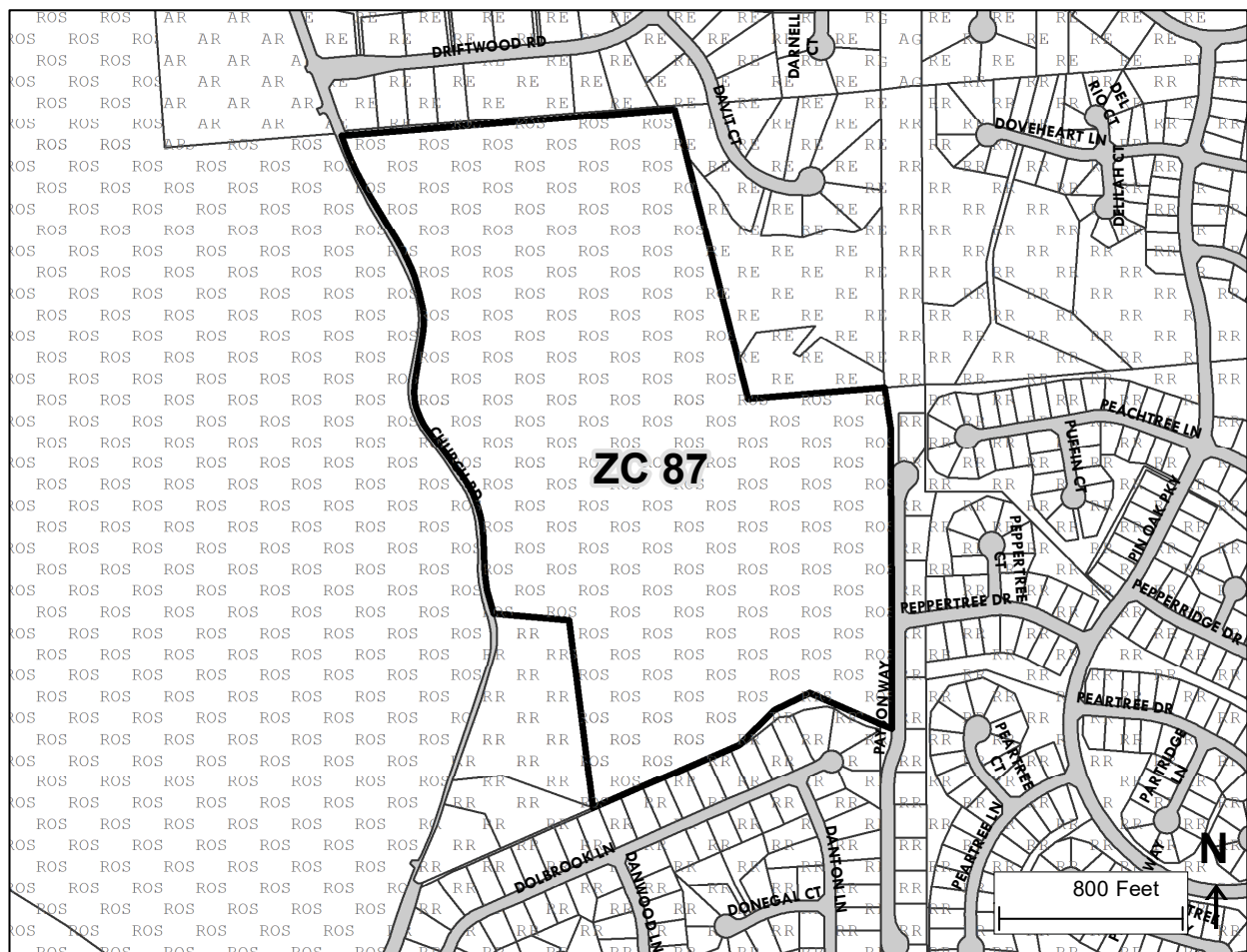
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 85	AG	ROS	3.54	LU 1.1	CZ 1.2	204NE11, 203NE11
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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) and 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	Woodmore Road	62B2, 62B3	Parcel 38	0741934		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 87	RE/RR	ROS	96.91	LU 1.1	CZ 1.1	203NE12, 203NE13, 202NE13

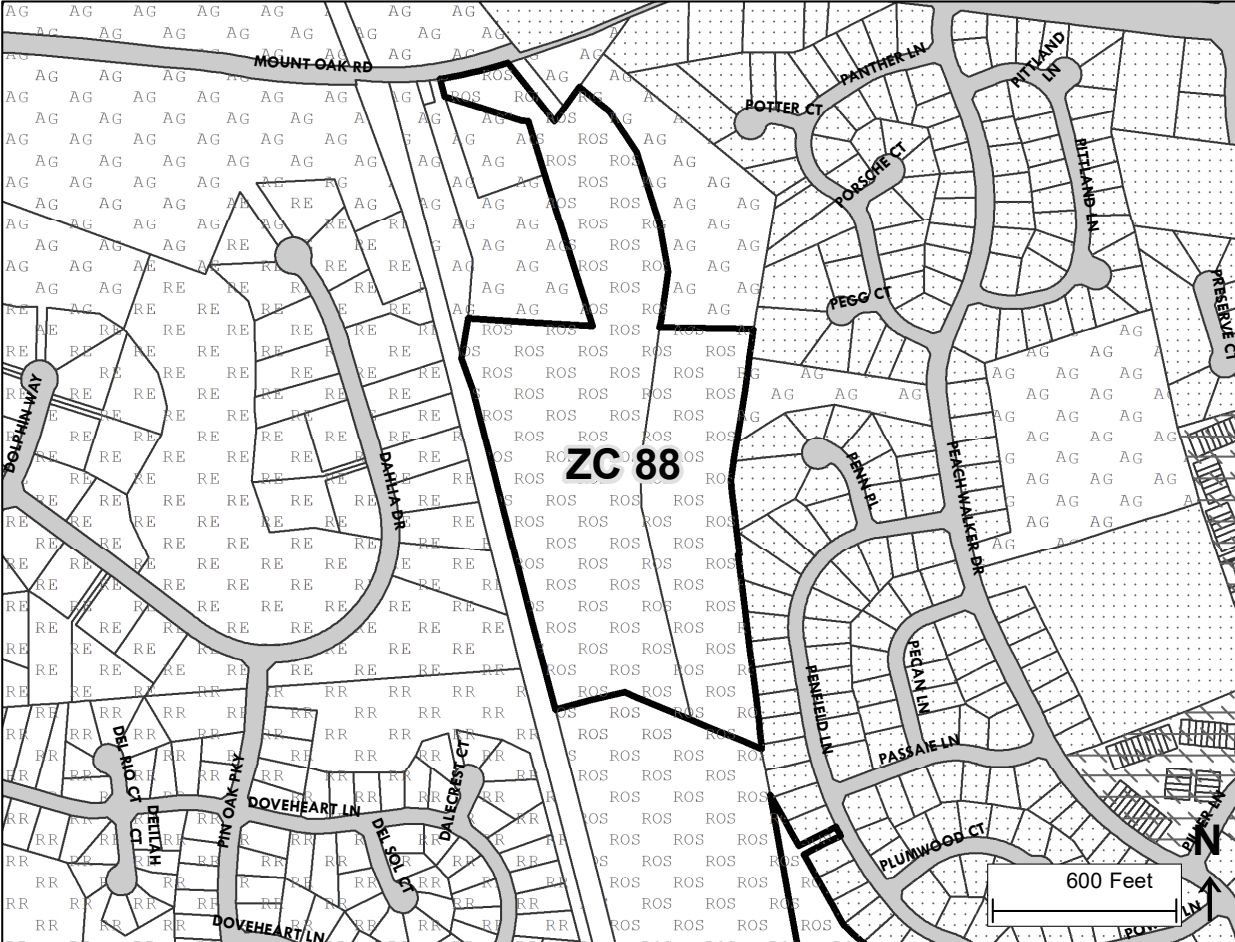
Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved zone for the subject 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 the City of Bowie, and measures over 20 acres. The subject property is within the regulated and evaluation area of the Green Infrastructure Network (2017), is undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

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



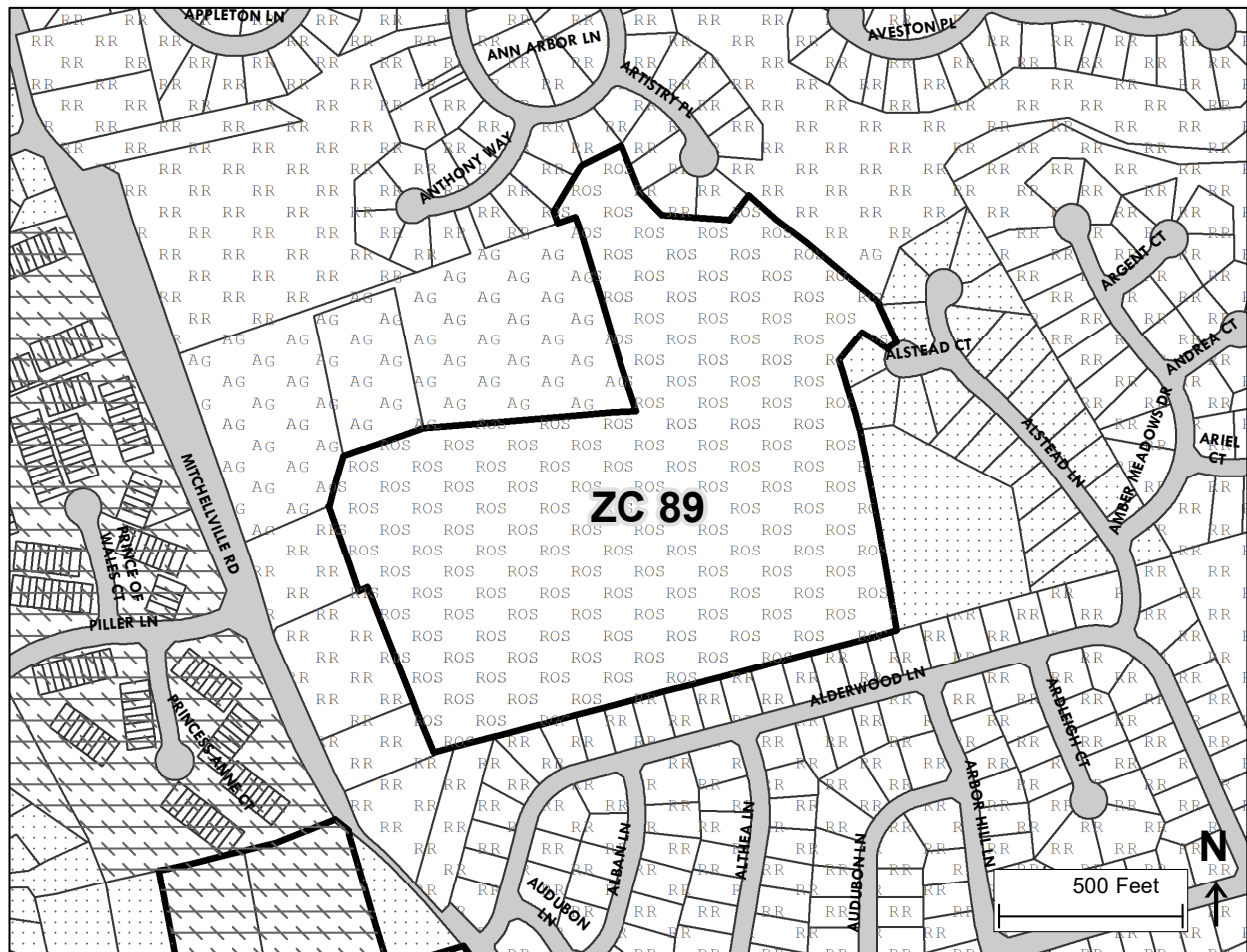
Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved zone for the 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 a floodplain. They are also within the regulated and evaluation area of the Green Infrastructure Network (2017) and include 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	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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 89	AG/RR	ROS	33.29	LU 1.1	CZ 1.1	204NE14, 203NE14

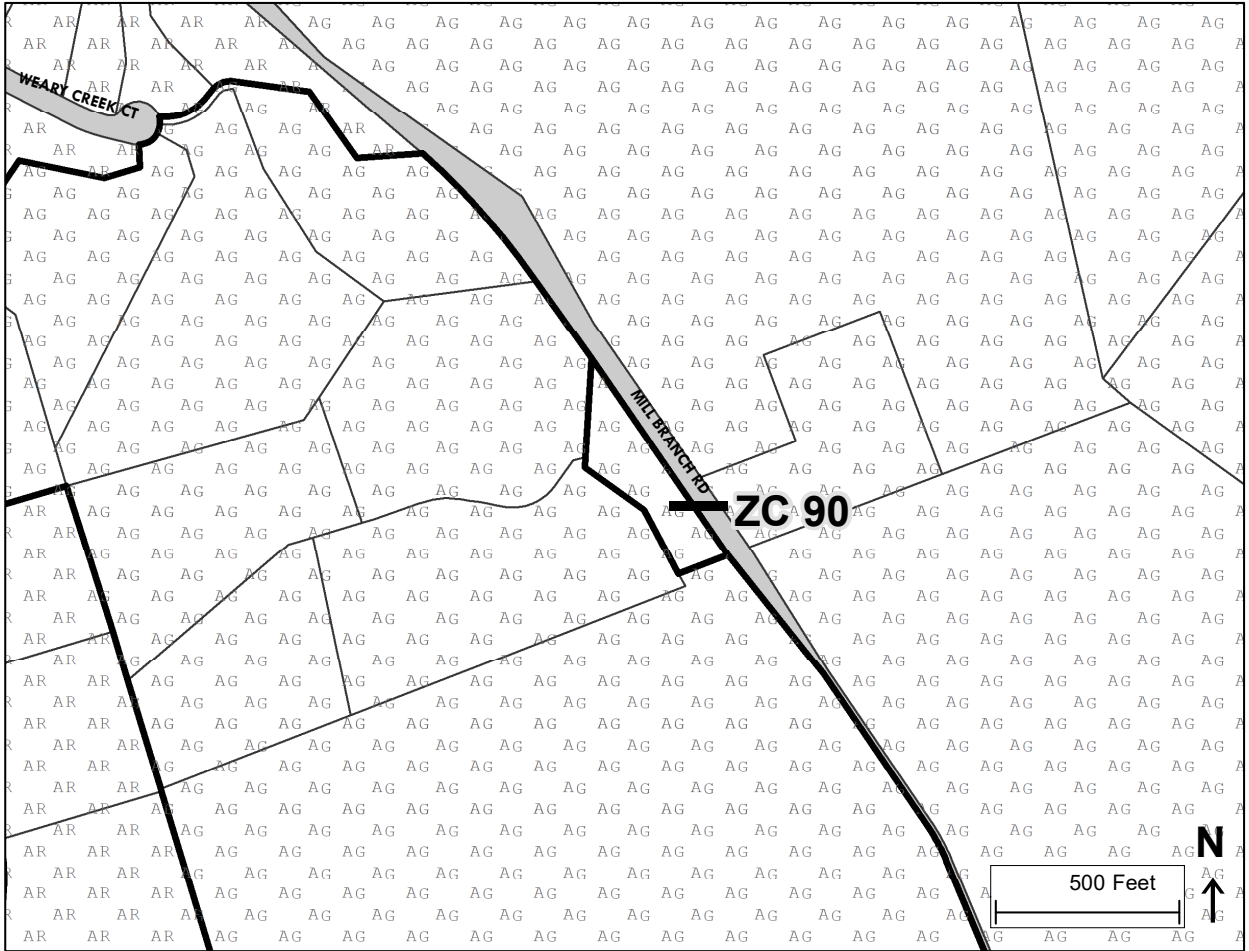
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	2201 Mitchellville Road	63C2, 63D2, 63C3, 63D3	Parcel I-2	0758912



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 90	AR	AG	1.78	LU 2.1	CZ 2.1	204NE15, 203NE15

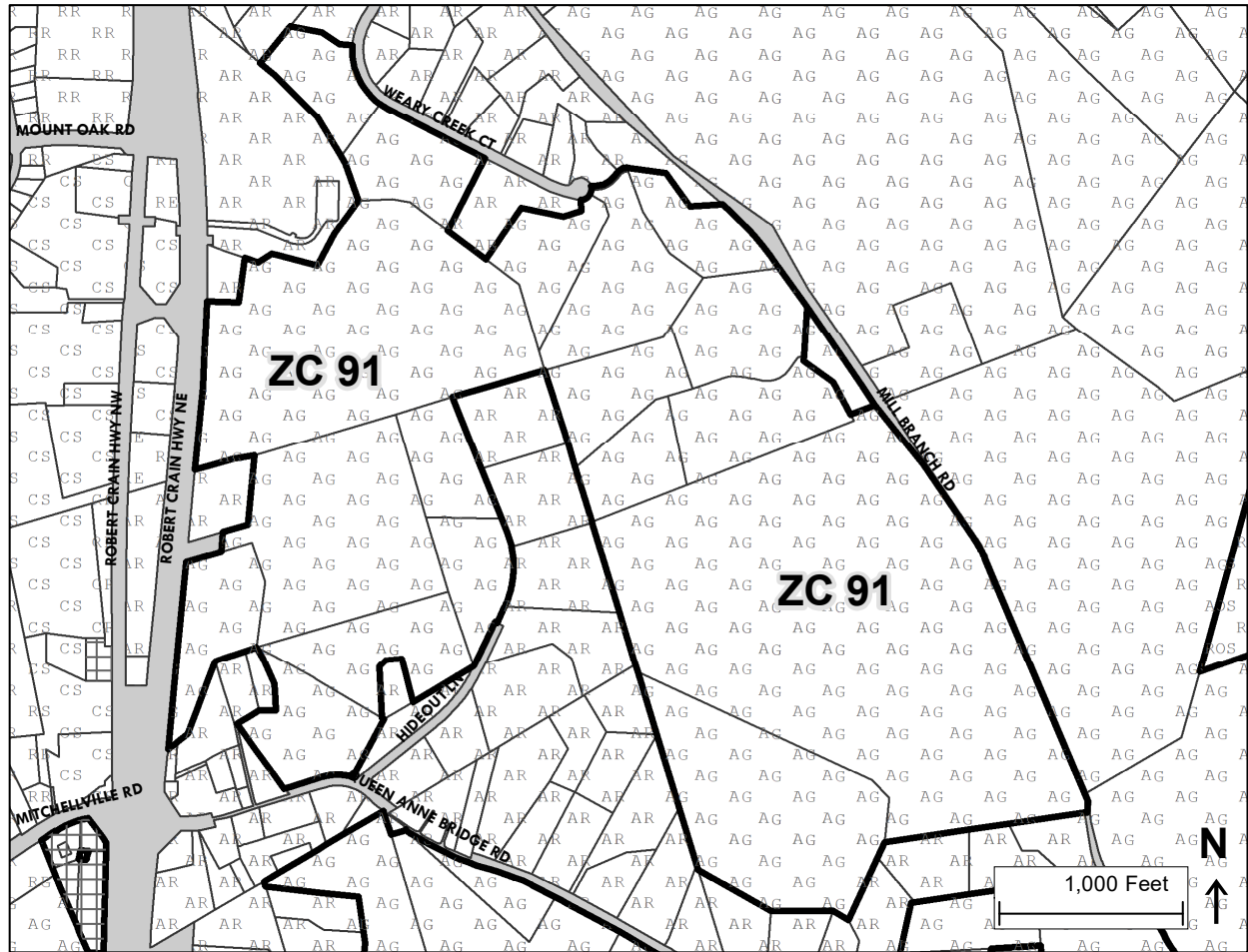
Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved zone for the subject property 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, the property measures over five acres, and contains zero to 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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 91	AR	AG	264.14	LU 2.1	CZ 2.1	204NE14, 204NE15, 203NE14, 203NE15
Discussion: Rezoning the subject properties 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 approved 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, each of them measures over five acres, and contains zero to 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	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	2001 NE Robert Crain Highway	63E3	Parcel 147	0705194		
Rural and Agricultural	2233 NE Robert Crain Highway	63E2, 63E3	Parcel 1	5526034		
Rural and Agricultural	2208 Hideout Lane	63E2, 63F2	Lot 8	0785717		
Rural and Agricultural	2406 Mill Branch Road	63F2, 63F3	Lot 2	0665273		
Rural and Agricultural	Hideout Lane	63E3, 63F3	Parcel 34	0728220		
Rural and Agricultural	16800 Queen Anne Bridge Road	63E3	Lot 1	0729392		

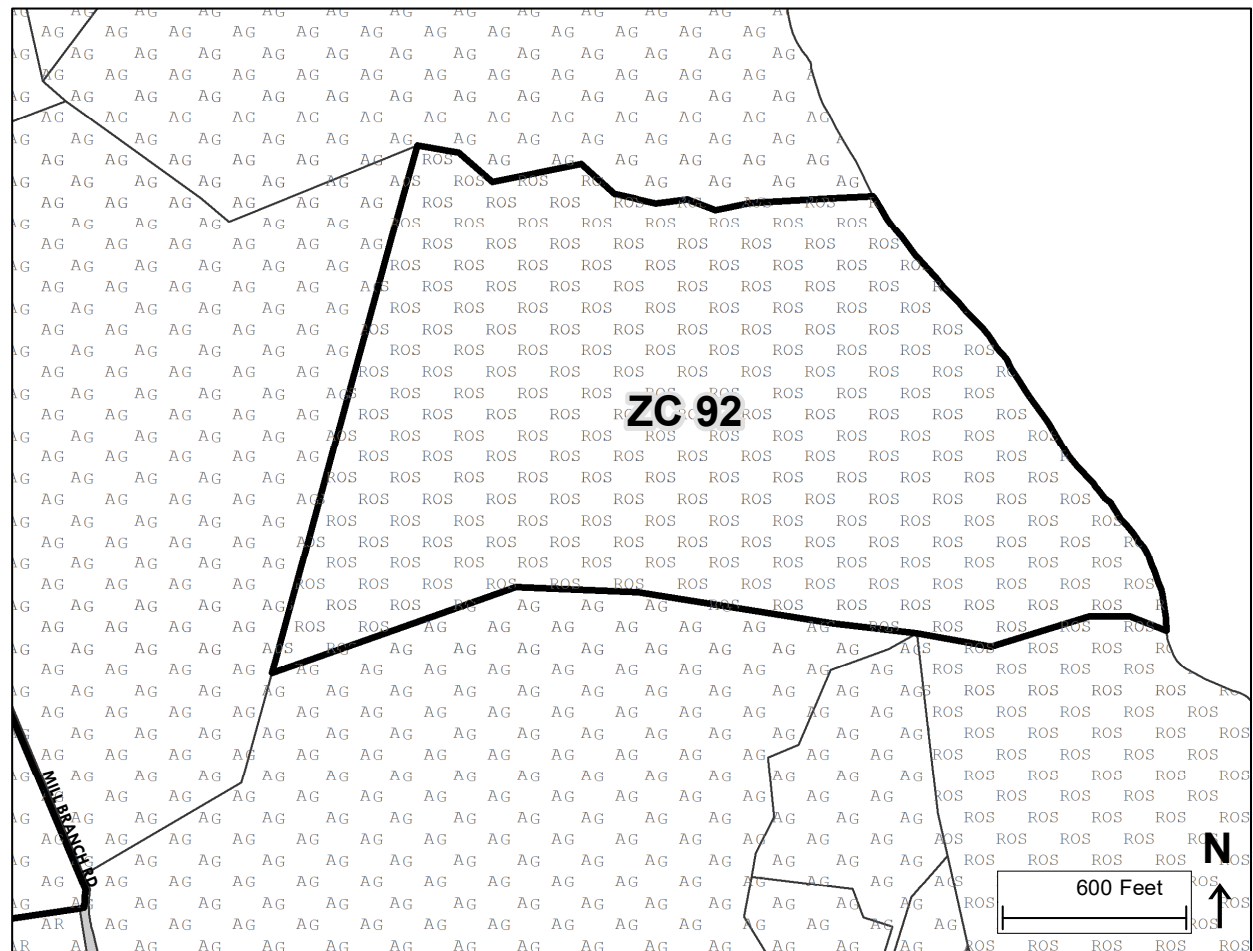
Map on next page.



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 92	AG	ROS	72.68	LU 1.1	CZ 1.1	204NE15, 204NE16, 203NE15, 203NE16

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 strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 the City of Bowie, and measures over 20 acres, partially located on a floodplain and Marlboro clay. The subject property is within the regulated and evaluation area of the Green Infrastructure Network (2017), is undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

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



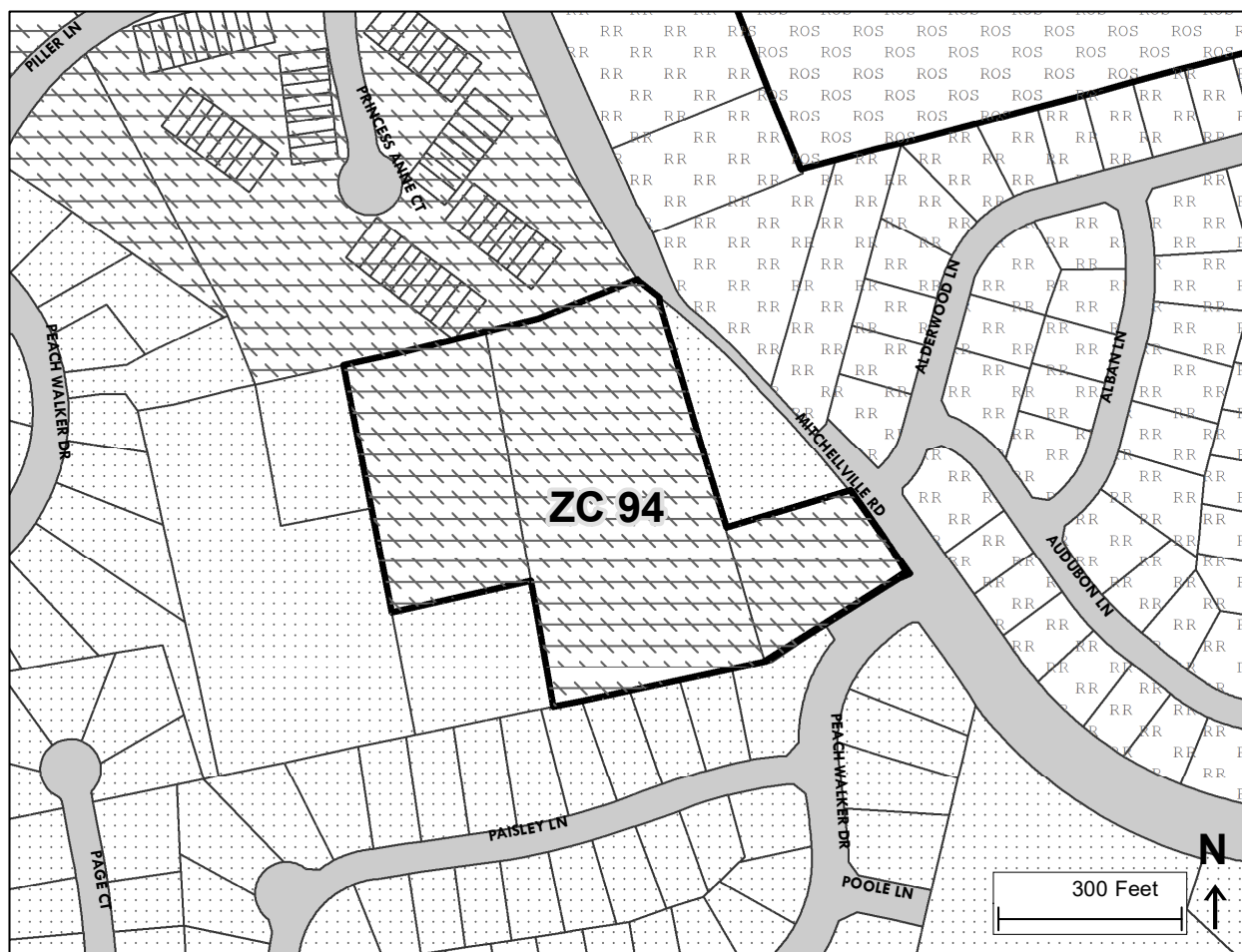
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 93	AG	ROS	21.24	LU 1.1	CZ 1.2	203NE13

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain. They are also within the regulated and evaluation area of the Green Infrastructure Network (2017) and include wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

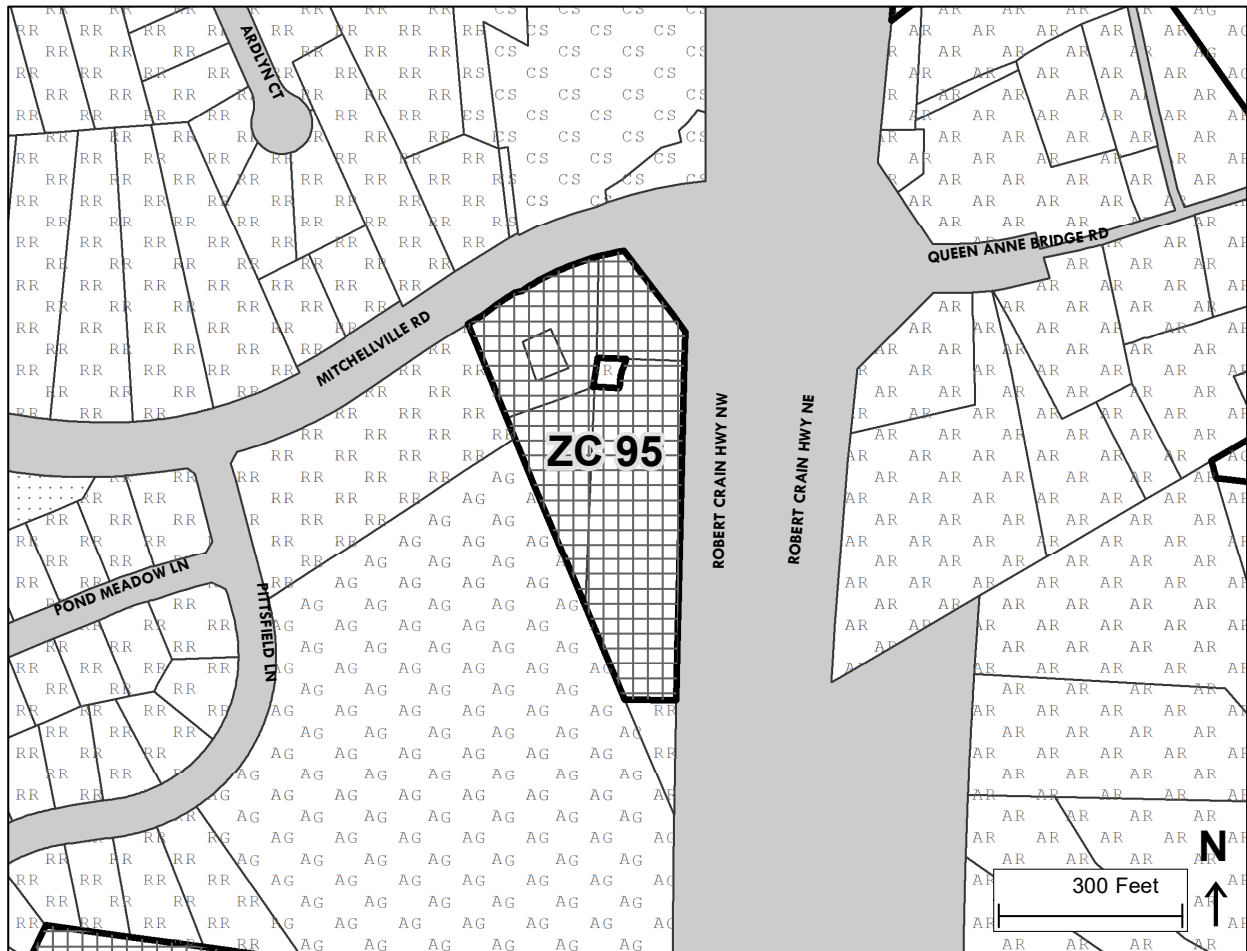
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Peach Walker Drive	63B4	Parcel A	0785212
Parks and Open Space	Powell Lane	63B3	Parcel G	0785295
Parks and Open Space	Peach Walker Drive	63A3, 63B3, 63B4	Parcel B	0785378



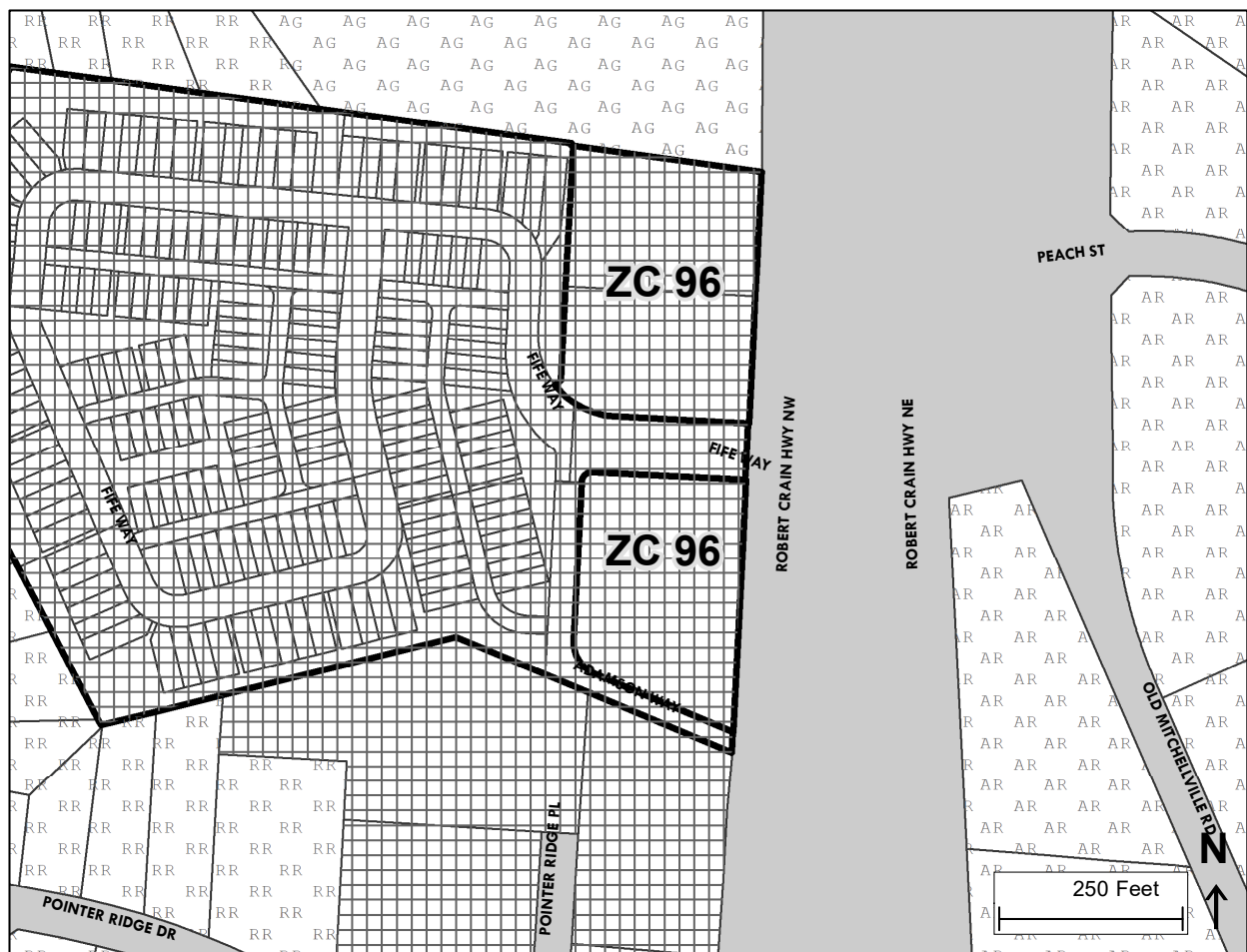
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 94	RSF-95	RSF-A	7.99	LU 3.2	CZ 3.1	203NE14
Discussion: Rezoning the subject properties to Residential, Single-Family-Attached (RSF-A) is consistent with the master plan and strategies LU 3.2 and CZ 3.1. The applicable Land Use strategies (LU 3.2) designates for infill housing uses as is also reflected in Map 16. Future Land Use in the master plan which recommends Residential Medium-High. The applicable Comprehensive Zoning strategy (CZ 3.1) recommends reclassifying the subject properties to the RSF-A Zone to support the recommended single-family attached residential development.						
Use	Address	Tax Map and 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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 95	RR	CGO	3.45	LU 3.3	N/A	203NE14
Discussion: Rezoning the subject properties at 1800 Mitchellville Road and 1808 NW Robert Crain Highway to CGO is consistent with the master plan and strategy LU 3.3. The applicable Land Use Strategy (LU 3.3) designates commercial use for the properties at 1800 Mitchellville Road and 1808 NW Robert Crain Highway. The approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). Reclassifying the subject properties to the CGO Zone supports the recommended Commercial land use category. Including the adjacent properties on Mitchellville Road creates a unified opportunity for Commercial land use at the corner of the prominent intersection of Mitchellville Road and Robert Crain Highway.						
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		
Residential Low	1810 Mitchellville Road	63D3	Parcel 79	0732743		
Residential Low	Mitchellville Road	63D3	Parcel 6	0732750		
Residential Low	1814 Mitchellville Road	63D3, 63D4	Parcel 93	0800102		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 96	RMF-48	CGO	3.64	Map 16	N/A	203NE14, 202NE14
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 approved zone for the subject properties helps implement the plan's future land use.						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Commercial	16590 Fife Way	63D4, 63E4	Parcel 1	5698454		
Commercial	1550 NW Robert Crain Highway	63D4, 63E4	Parcel 2	5680437		
Commercial	Fife Way	63D4, 63E4	Parcel A	5698443		
Commercial	1610 NW Robert Crain Highway	63D4, 63E4	Parcel 1	5680426		
Commercial	1620 NW Robert Crain Highway	63D4, 63E4	Parcel A	5680415		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 97	RMF-48	CGO	15.39	Map 16	N/A	203NE14, 202NE14
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 approved zone for the subject properties helps implement the plan's future land use.						
Use	Address		Tax Map and Grid	Lot/Parcel	Tax Account(s)	
Residential Medium	16529 Fife Way		63D4	Parcel J	5679280	
Residential Medium	16512 Fife Way		63D4	Parcel V	5679303	
Parks and Open Space	Fife Way		63D4	Parcel B6	5692003	
Residential Medium	16580 Fife Way		63D4	Lot 1	5678321	
Residential Medium	16578 Fife Way		63D4	Lot 2	5678332	
Residential Medium	16576 Fife Way		63D4	Lot 3	5678343	
Residential Medium	16574 Fife Way		63D4	Lot 4	5678354	
Residential Medium	16572 Fife Way		63D4	Lot 5	5678365	
Residential Medium	16568 Fife Way		63D4	Lot 6	5678376	
Residential Medium	16566 Fife Way		63D4	Lot 7	5678387	
Residential Medium	16564 Fife Way		63D4	Lot 8	5678398	
Residential Medium	16562 Fife Way		63D4	Lot 9	5678401	
Residential Medium	16560 Fife Way		63D4	Lot 10	5678412	
Residential Medium	16558 Fife Way		63D4	Lot 11	5678423	
Residential Medium	16575 Fife Way		63D4	Lot 25	5678434	
Residential Medium	16573 Fife Way		63D4	Lot 26	5678445	
Residential Medium	16571 Fife Way		63D4	Lot 27	5678456	
Residential Medium	16569 Fife Way		63D4	Lot 28	5678467	
Residential Medium	16567 Fife Way		63D4	Lot 29	5678478	
Residential Medium	16565 Fife Way		63D4	Lot 30	5678480	
Residential Medium	16563 Fife Way		63D4	Lot 31	5678491	
Residential Medium	16300 Fife Way		63D4	Lot 152	5678503	
Residential Medium	16302 Fife Way		63D4	Lot 153	5678514	
Residential Medium	16304 Fife Way		63D4	Lot 154	5678525	
Residential Medium	16306 Fife Way		63D4	Lot 155	5678536	
Residential Medium	16308 Fife Way		63D4	Lot 156	5678547	
Residential Medium	16316 Fife Way		63D4	Lot 157	5678558	
Residential Medium	16318 Fife Way		63D4	Lot 158	5678560	
Residential Medium	16320 Fife Way		63D4	Lot 159	5678571	

ZC 97 (Continued)

Residential Medium	16322 Fife Way	63D4	Lot 160	5678582
Residential Medium	16324 Fife Way	63D4	Lot 161	5678593
Residential Medium	16326 Fife Way	63D4	Lot 162	5678605
Residential Medium	16328 Fife Way	63D4	Lot 163	5678616
Residential Medium	16597 Fife Way	63D4	Lot 178	5678627
Residential Medium	16595 Fife Way	63D4	Lot 179	5678638
Residential Medium	16593 Fife Way	63D4	Lot 180	5678640
Residential Medium	16591 Fife Way	63D4	Lot 181	5678651
Residential Medium	16589 Fife Way	63D4	Lot 182	5678662
Residential Medium	16585 Fife Way	63D4	Lot 183	5678673
Residential Medium	16583 Fife Way	63D4	Lot 184	5678684
Residential Medium	16581 Fife Way	63D4	Lot 185	5678695
Residential Medium	16579 Fife Way	63D4	Lot 186	5678707
Residential Medium	16577 Fife Way	63D4	Lot 187	5678718
Parks and Open Space	Fife Way	63D4	Parcel G	5678720
Residential Medium	16310 Fife Way	63D4	Parcel Q	5678731
Parks and Open Space	Fife Way	63D4	Parcel R	5678742
Parks and Open Space	Fife Way	63D4	Parcel W	5678753
Parks and Open Space	Fife Way	63D4, 63E4	Parcel B5	5678764
Residential Medium	16550 Fife Way	63D4	Lot 12	5678775
Residential Medium	16548 Fife Way	63D4	Lot 13	5678786
Residential Medium	16546 Fife Way	63D4	Lot 14	5678797
Residential Medium	16544 Fife Way	63D4	Lot 15	5678800
Residential Medium	16542 Fife Way	63D4	Lot 16	5678811
Residential Medium	16540 Fife Way	63D4	Lot 17	5678822
Residential Medium	16534 Fife Way	63D4	Lot 18	5678833
Residential Medium	16532 Fife Way	63D4	Lot 19	5678844
Residential Medium	16530 Fife Way	63D4	Lot 20	5678855
Residential Medium	16528 Fife Way	63D4	Lot 21	5678866
Residential Medium	16526 Fife Way	63D4	Lot 22	5678877
Residential Medium	16524 Fife Way	63D4	Lot 23	5678888
Residential Medium	16522 Fife Way	63D4	Lot 24	5678890
Residential Medium	16557 Fife Way	63D4	Lot 32	5678902
Residential Medium	16555 Fife Way	63D4	Lot 33	5678913

ZC 97 (Continued)

Residential Medium	16553 Fife Way	63D4	Lot 34	5678924
Residential Medium	16551 Fife Way	63D4	Lot 35	5678935
Residential Medium	16549 Fife Way	63D4	Lot 36	5678946
Residential Medium	16547 Fife Way	63D4	Lot 37	5678957
Residential Medium	16545 Fife Way	63D4	Lot 38	5678968
Residential Medium	16541 Fife Way	63D4	Lot 39	5678970
Residential Medium	16539 Fife Way	63D4	Lot 40	5678981
Residential Medium	16537 Fife Way	63D4	Lot 41	5678992
Residential Medium	16535 Fife Way	63D4	Lot 42	5679006
Residential Medium	16533 Fife Way	63D4	Lot 43	5679017
Residential Medium	16531 Fife Way	63D4	Lot 44	5679028
Residential Medium	16527 Fife Way	63D4	Lot 45	5679030
Residential Medium	16525 Fife Way	63D4	Lot 46	5679041
Residential Medium	16523 Fife Way	63D4	Lot 47	5679052
Residential Medium	16521 Fife Way	63D4	Lot 48	5679063
Residential Medium	16518 Fife Way	63D4	Lot 49	5679074
Residential Medium	16516 Fife Way	63D4	Lot 50	5679085
Residential Medium	16514 Fife Way	63D4	Lot 51	5679096
Residential Medium	16510 Fife Way	63D4	Lot 52	5679108
Residential Medium	16508 Fife Way	63D4	Lot 53	5679110
Residential Medium	16506 Fife Way	63D4	Lot 54	5679121
Residential Medium	16504 Fife Way	63D4	Lot 55	5679132
Residential Medium	16502 Fife Way	63D4	Lot 56	5679143
Residential Medium	16500 Fife Way	63D4	Lot 57	5679154
Residential Medium	16499 Fife Way	63D4	Lot 76	5679165
Residential Medium	16497 Fife Way	63D4	Lot 77	5679176
Residential Medium	16495 Fife Way	63D4	Lot 78	5679187
Residential Medium	16493 Fife Way	63D4	Lot 79	5679198
Residential Medium	16491 Fife Way	63D4	Lot 80	5679201
Residential Medium	16489 Fife Way	63D4	Lot 81	5679212
Residential Medium	16487 Fife Way	63D4	Lot 82	5679223
Residential Medium	16485 Fife Way	63D4	Lot 83	5679234
Residential Medium	16483 Fife Way	63D4	Lot 84	5679245
Residential Medium	16481 Fife Way	63D4	Lot 85	5679256
Parks and Open Space	Fife Way	63D4	Parcel B6	5679267

ZC 97 (Continued)

Parks and Open Space	Fife Way	63D4	Parcel D	5679278
Residential Medium	16543 Fife Way	63D4	Parcel K	5679291
Residential Medium	16438 Fife Way	63D4	Lot 58	5679314
Residential Medium	16436 Fife Way	63D4	Lot 59	5679325
Residential Medium	16434 Fife Way	63D4	Lot 60	5679336
Residential Medium	16432 Fife Way	63D4	Lot 61	5679347
Residential Medium	16430 Fife Way	63D4	Lot 62	5679358
Residential Medium	16428 Fife Way	63D4	Lot 63	5679360
Residential Medium	16424 Fife Way	63D4	Lot 64	5679371
Residential Medium	16422 Fife Way	63D4	Lot 65	5679382
Residential Medium	16420 Fife Way	63D4	Lot 66	5679393
Residential Medium	16418 Fife Way	63D4	Lot 67	5679405
Residential Medium	16416 Fife Way	63D4	Lot 68	5679416
Residential Medium	16414 Fife Way	63D4	Lot 69	5679427
Residential Medium	16463 Fife Way	63D4	Lot 86	5679438
Residential Medium	16461 Fife Way	63D4	Lot 87	5679440
Residential Medium	16459 Fife Way	63D4	Lot 88	5679451
Residential Medium	16457 Fife Way	63D4	Lot 89	5679462
Residential Medium	16455 Fife Way	63D4	Lot 90	5679473
Residential Medium	16453 Fife Way	63D4	Lot 91	5679484
Residential Medium	16451 Fife Way	63D4	Lot 92	5679495
Residential Medium	16445 Fife Way	63D4	Lot 93	5679507
Residential Medium	16443 Fife Way	63D4	Lot 94	5679518
Residential Medium	16441 Fife Way	63D4	Lot 95	5679520
Residential Medium	16439 Fife Way	63D4	Lot 96	5679531
Residential Medium	16437 Fife Way	63D4	Lot 97	5679542
Residential Medium	16435 Fife Way	63D4	Lot 98	5679553
Residential Medium	16421 Fife Way	63D4	Lot 99	5679564
Residential Medium	16419 Fife Way	63D4	Lot 100	5679575
Residential Medium	16417 Fife Way	63D4	Lot 101	5679586
Residential Medium	16415 Fife Way	63D4	Lot 102	5679597
Residential Medium	16413 Fife Way	63D4	Lot 103	5679600
Residential Medium	16411 Fife Way	63D4	Lot 104	5679611
Residential Medium	16477 Fife Way	63D4	Lot 130	5679622
Residential Medium	16475 Fife Way	63D4	Lot 131	5679633

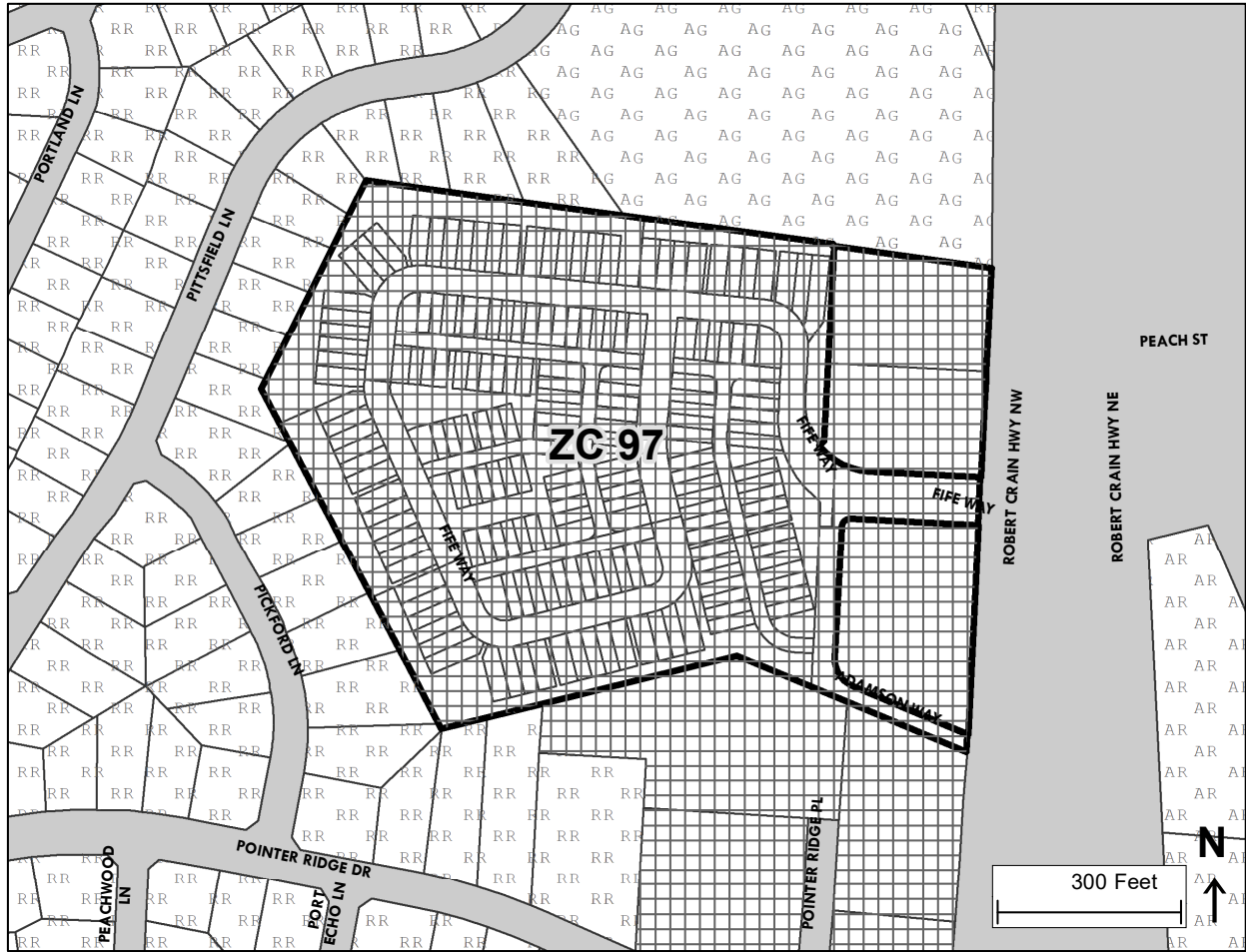
ZC 97 (Continued)

Residential Medium	16473 Fife Way	63D4	Lot 132	5679644
Residential Medium	16471 Fife Way	63D4	Lot 133	5679655
Residential Medium	16469 Fife Way	63D4	Lot 134	5679666
Residential Medium	16467 Fife Way	63D4	Lot 135	5679677
Residential Medium	16433 Fife Way	63D4	Lot 136	5679688
Residential Medium	16431 Fife Way	63D4	Lot 137	5679690
Residential Medium	16429 Fife Way	63D4	Lot 138	5679702
Residential Medium	16427 Fife Way	63D4	Lot 139	5679713
Residential Medium	16425 Fife Way	63D4	Lot 140	5679724
Residential Medium	16323 Fife Way	63D4	Lot 141	5679735
Residential Medium	16321 Fife Way	63D4	Lot 142	5679746
Residential Medium	16319 Fife Way	63D4	Lot 143	5679757
Residential Medium	16317 Fife Way	63D4	Lot 144	5679768
Residential Medium	16315 Fife Way	63D4	Lot 145	5679770
Residential Medium	16311 Fife Way	63D4	Lot 146	5679781
Residential Medium	16309 Fife Way	63D4	Lot 147	5679792
Residential Medium	16307 Fife Way	63D4	Lot 148	5679804
Residential Medium	16305 Fife Way	63D4	Lot 149	5679815
Residential Medium	16303 Fife Way	63D4	Lot 150	5679826
Residential Medium	16301 Fife Way	63D4	Lot 151	5679837
Parks and Open Space	Fife Way	63D4	Parcel B3	5679848
Parks and Open Space	Fife Way	63D4	Parcel E	5679850
Residential Medium	16465 Fife Way	63D4	Parcel L	5679861
Residential Medium	16447 Fife Way	63D4	Parcel M	5679872
Residential Medium	16313 Fife Way	63D4	Parcel N	5679883
Residential Medium	16426 Fife Way	63D4	Parcel U	5679894
Residential Medium	16410 Fife Way	63D4	Lot 70	5679906
Residential Medium	16408 Fife Way	63D4	Lot 71	5679917
Residential Medium	16406 Fife Way	63D4	Lot 72	5679928
Residential Medium	16404 Fife Way	63D4	Lot 73	5679930
Residential Medium	16402 Fife Way	63D4	Lot 74	5679941
Residential Medium	16400 Fife Way	63D4	Lot 75	5679952
Residential Medium	16377 Fife Way	63D4	Lot 105	5679963
Residential Medium	16375 Fife Way	63D4	Lot 106	5679974
Residential Medium	16373 Fife Way	63D4	Lot 107	5679985

ZC 97 (Continued)

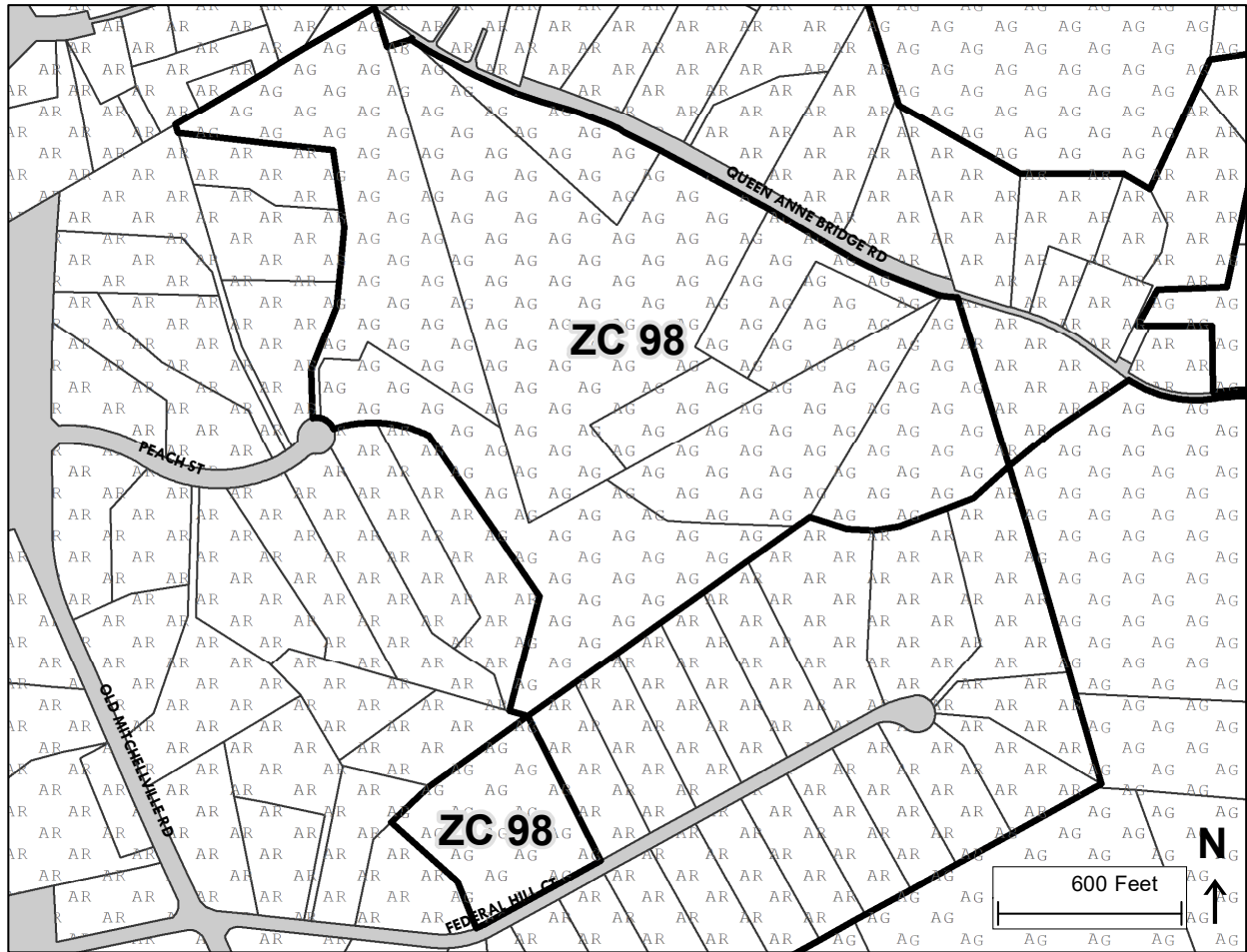
Residential Medium	16371 Fife Way	63D4	Lot 108	5679996
Residential Medium	16369 Fife Way	63D4	Lot 109	5680005
Residential Medium	16365 Fife Way	63D4	Lot 110	5680016
Residential Medium	16363 Fife Way	63D4	Lot 111	5680027
Residential Medium	16361 Fife Way	63D4	Lot 112	5680038
Residential Medium	16359 Fife Way	63D4	Lot 113	5680040
Residential Medium	16357 Fife Way	63D4	Lot 114	5680051
Residential Medium	16355 Fife Way	63D4	Lot 115	5680062
Residential Medium	16353 Fife Way	63D4	Lot 116	5680073
Residential Medium	16380 Fife Way	63D4	Lot 117	5680084
Residential Medium	16378 Fife Way	63D4	Lot 118	5680095
Residential Medium	16376 Fife Way	63D4	Lot 119	5680107
Residential Medium	16374 Fife Way	63D4	Lot 120	5680118
Residential Medium	16368 Fife Way	63D4	Lot 121	5680120
Residential Medium	16366 Fife Way	63D4	Lot 122	5680131
Residential Medium	16364 Fife Way	63D4	Lot 123	5680142
Residential Medium	16362 Fife Way	63D4	Lot 124	5680153
Residential Medium	16360 Fife Way	63D4	Lot 125	5680164
Residential Medium	16356 Fife Way	63D4	Lot 126	5680175
Residential Medium	16354 Fife Way	63D4	Lot 127	5680186
Residential Medium	16352 Fife Way	63D4	Lot 128	5680197
Residential Medium	16350 Fife Way	63D4	Lot 129	5680200
Residential Medium	16330 Fife Way	63D4	Lot 164	5680211
Parks and Open Space	Adamson Way	63D4, 63E4	Parcel C	5680448

Map on next page.

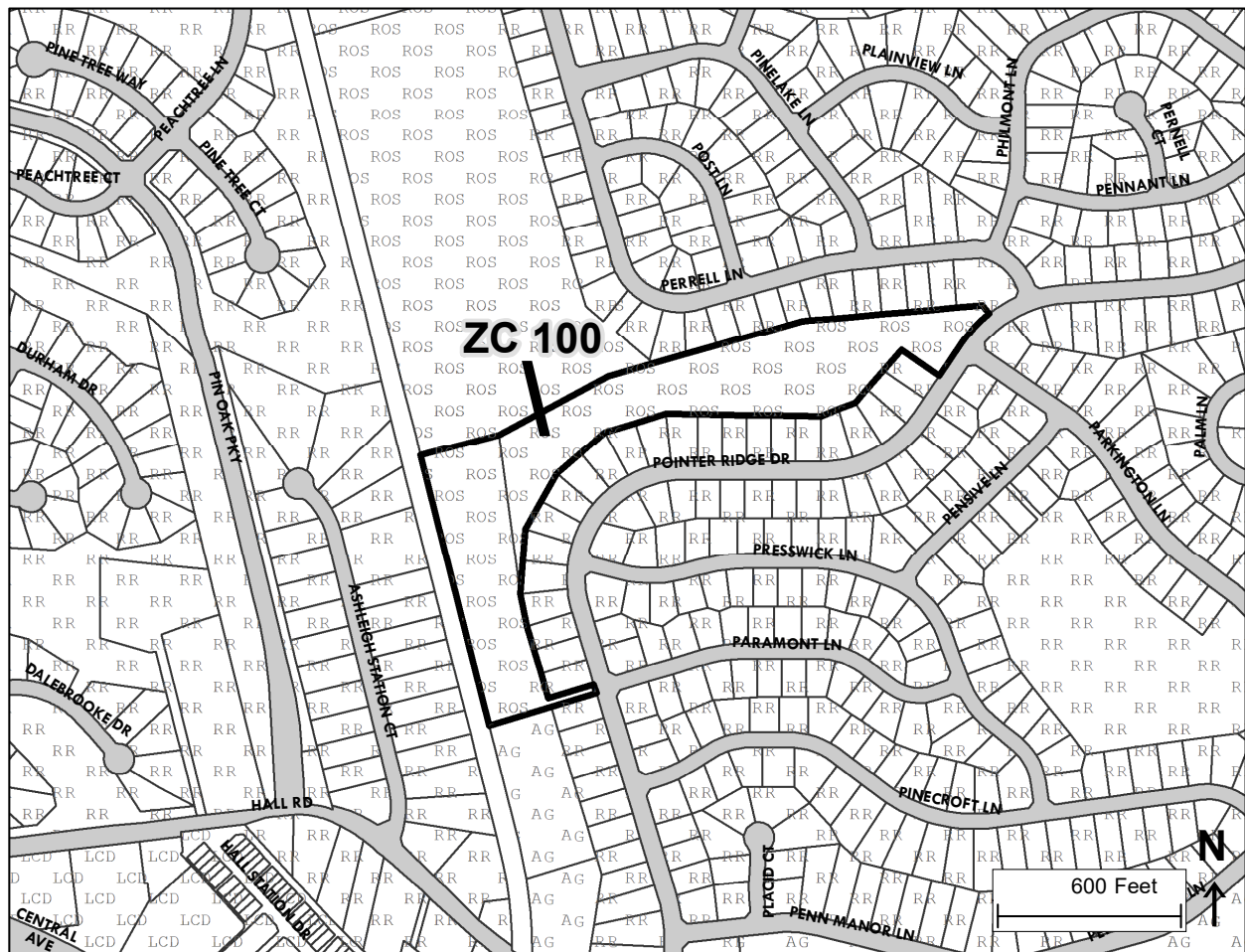


Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 98	AR	AG	70.83	LU 2.1	CZ 2.1	202NE15, 203NE14, 203NE15
Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, each of them measures over five acres, and contains zero to 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	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	17101 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		
Rural and Agricultural	17211 Queen Anne Bridge Road	63F4	Parcel 114	0741025		

Map on next page.



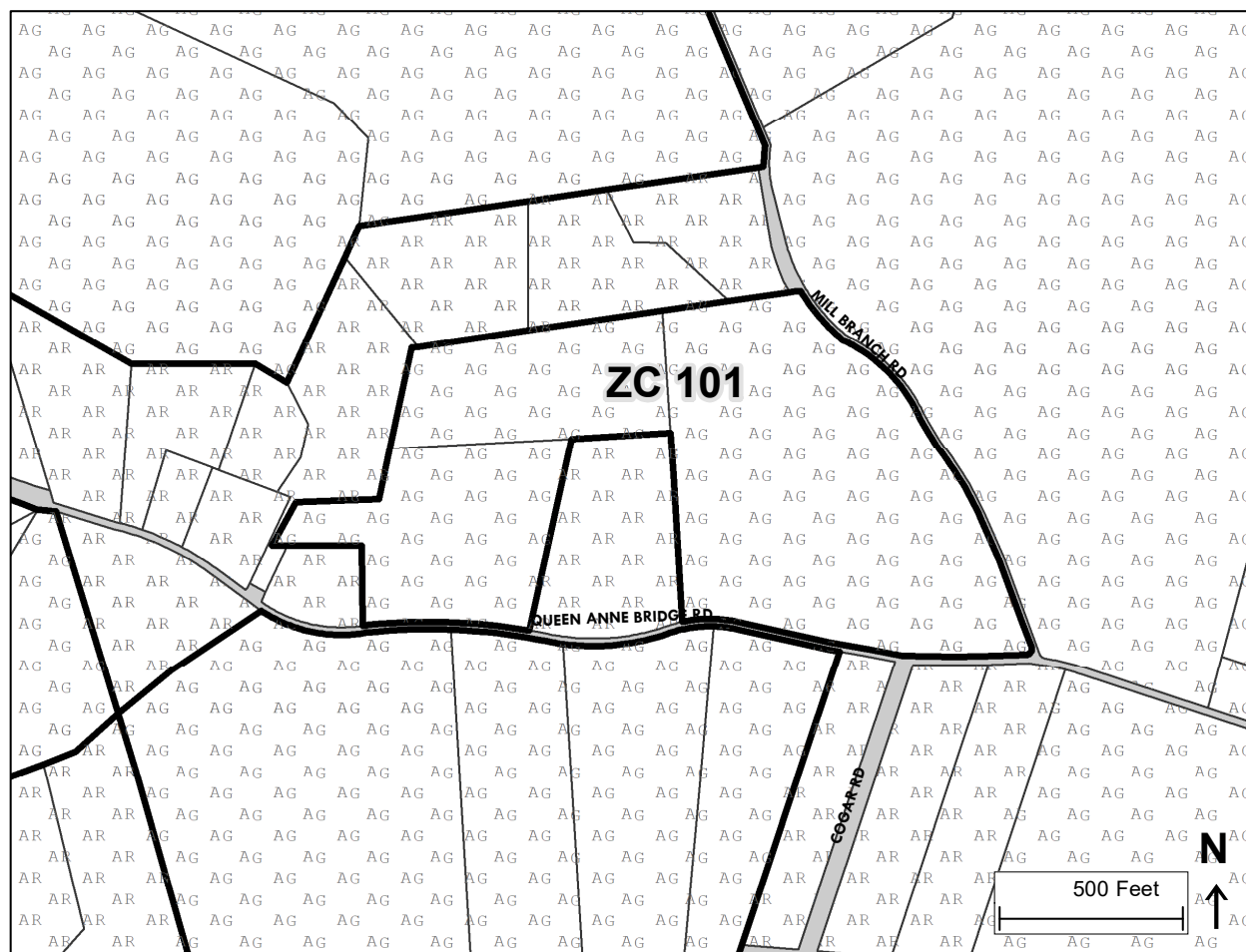
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 100	AG	ROS	12.91	LU 1.1	CZ 1.2	202NE13, 202NE14
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain. They are also within the regulated and evaluation area of the Green Infrastructure Network (2017) and 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		



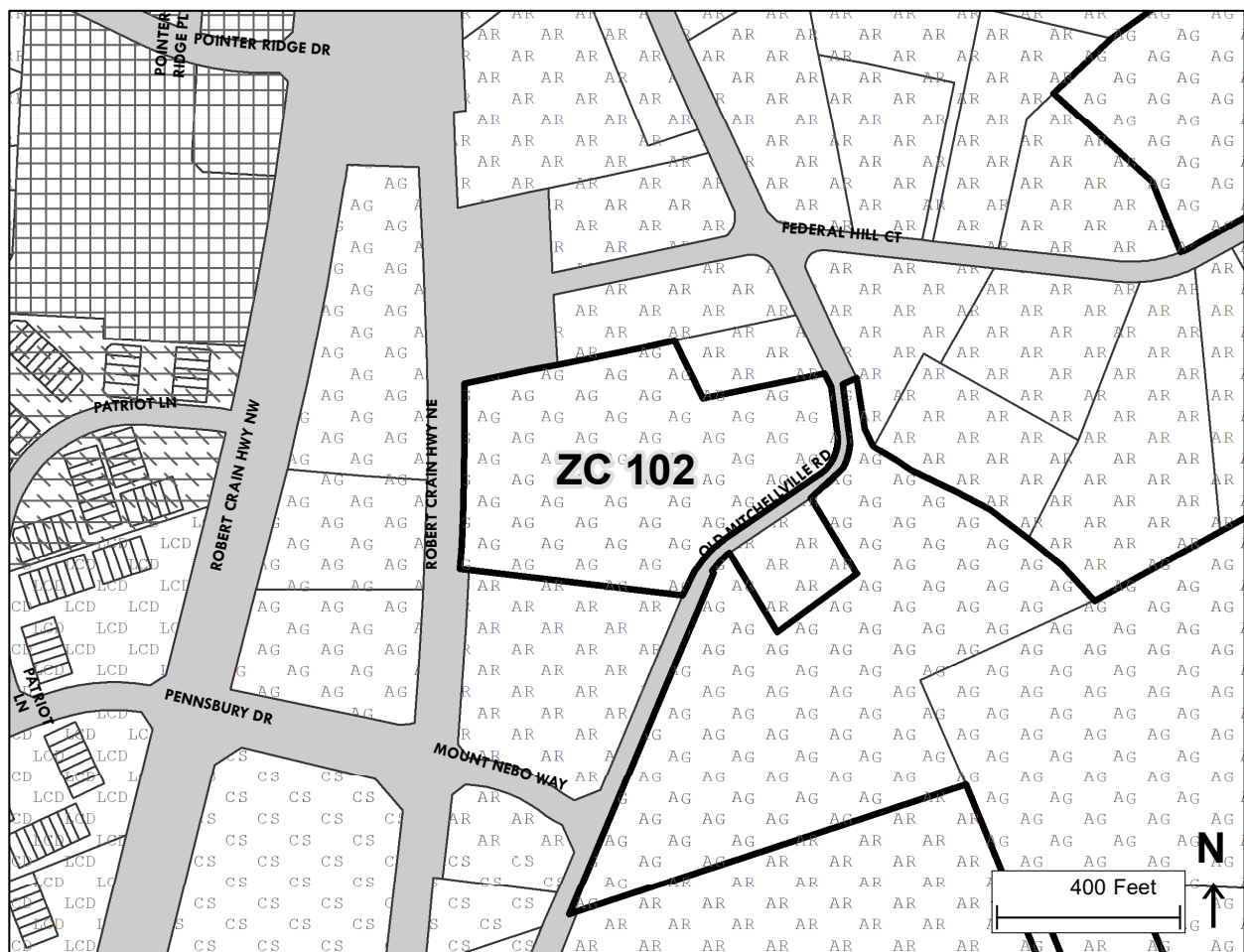
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 101	AR	AG	26.95	LU 2.1	CZ 2.1	203NE15

Discussion: Rezoning the subject properties 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 approved 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 private entities, the properties all measure over five acres, and contain zero to 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	Queen Anne Bridge Road	64A3, 64A4, 64B4	Parcel 171	0815381
Rural and Agricultural	17314 Queen Anne Bridge Road	64A4	Parcel 29	0710228
Rural and Agricultural	17400 Queen Anne Bridge Road	64A3, 64A4	Parcel 172	0815373

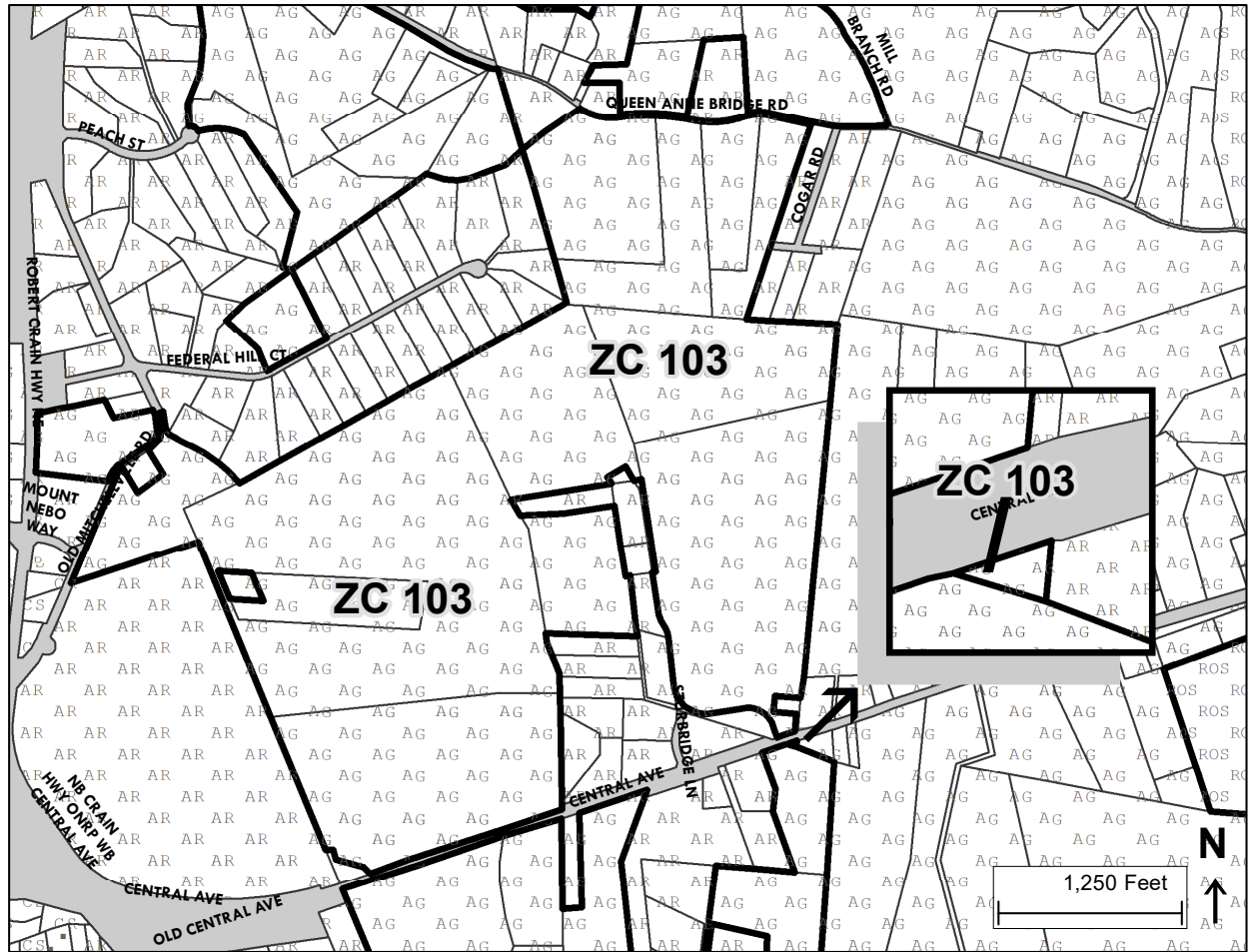


Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 102	AR	AG	7.54	LU 2.1	CZ 2.1	202NE14
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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		

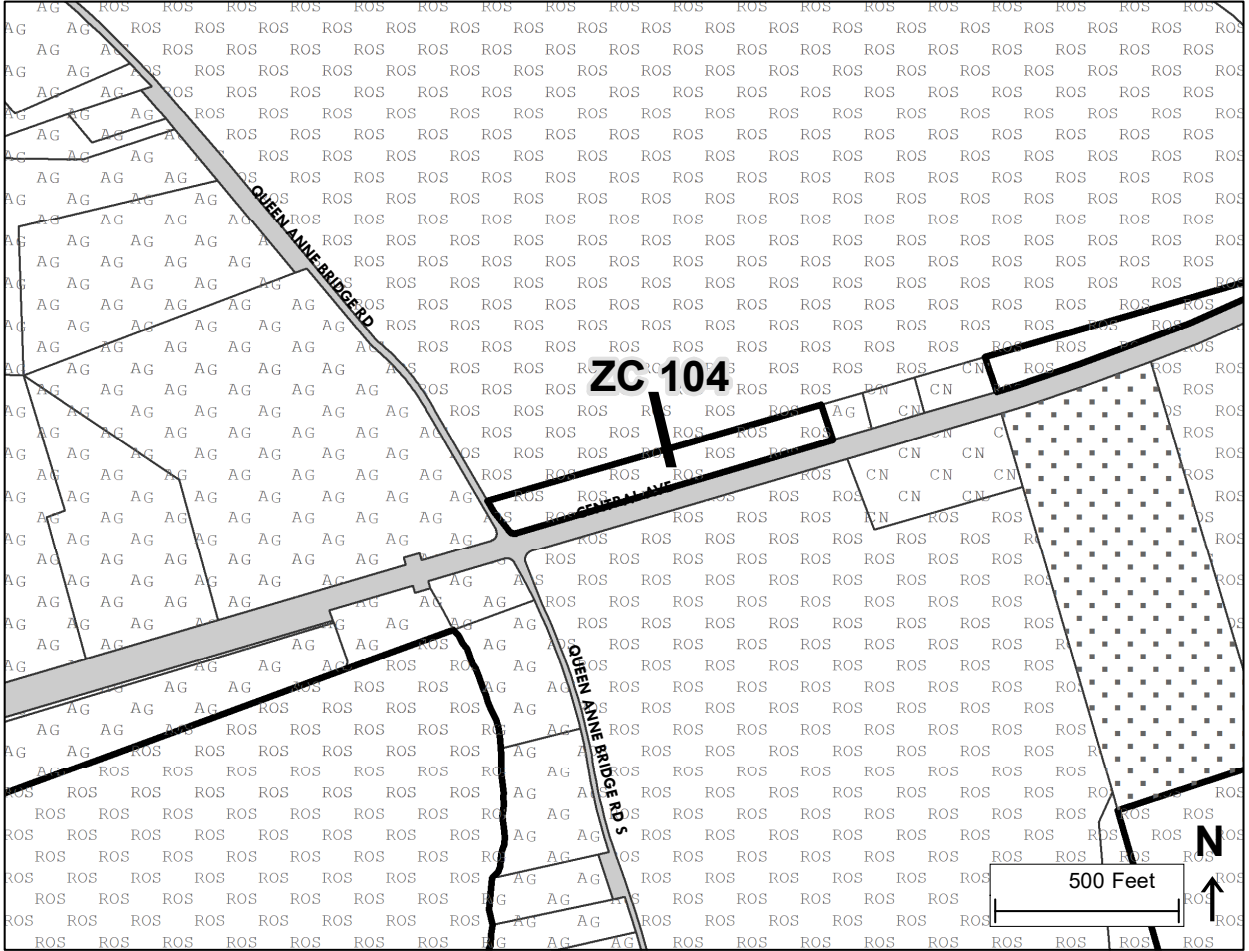


Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 103	AR	AG	302.42	LU 2.1	CZ 2.1	203NE15, 202NE14, 202NE15, 201NE15
Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, each of them measures over five acres, and contains zero to 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	Queen Anne Bridge Road	63F4, 64A4, 70F1, 71A1	Parcel 37	0816611		
Rural and Agricultural	17409 Queen Anne Bridge Road	63F4, 64A4	Parcel 18	0808410		
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	1121 Old Mitchellville Road	70E1, 70E2	Parcel 34	0796235		
Rural and Agricultural	1101 Old Mitchellville Road	70E1, 70F1, 70E2, 70F2	Parcel 38	0796227		
Rural and Agricultural	Old Mitchellville Road	70E1, 70E2, 70F270F1,	Parcel 93	0796250		
Rural and Agricultural	17200 Central Avenue	70E2, 70F2, 70F3	Parcel 39	0733030		
Rural and Agricultural	Central Avenue	70F1, 71A1, 70F2, 71A2	Parcel 115	0800771		
Rural and Agricultural	812 Sturbridge Lane	71A1, 71A2	Parcel 106	0735084		
Rural and Agricultural	17400 Central Avenue	71A1	Parcel 121	0818088		

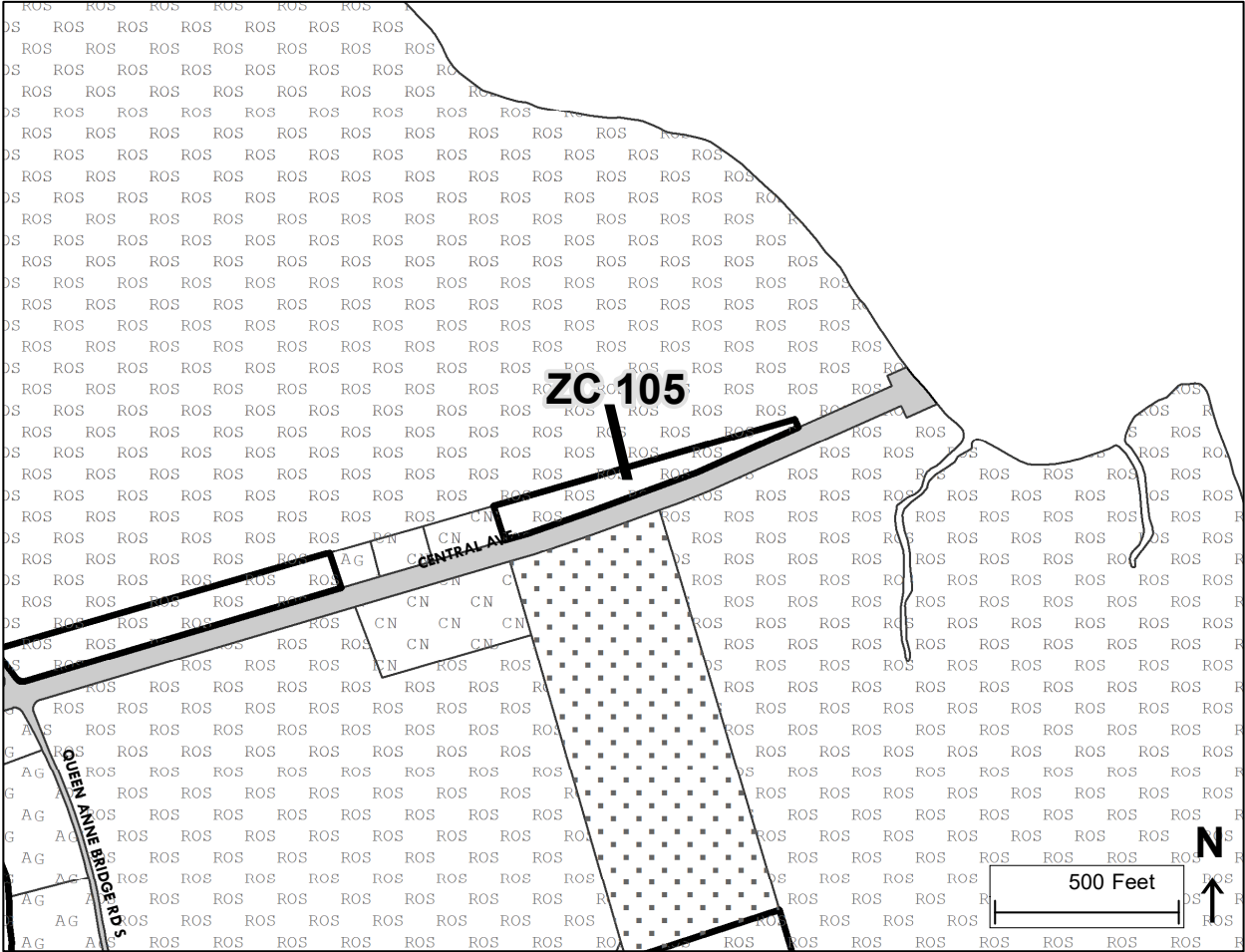
Map on next page.



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 104	AG	ROS	2.21	LU 1.1	CZ 1.2	202NE16
<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 strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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) and 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		



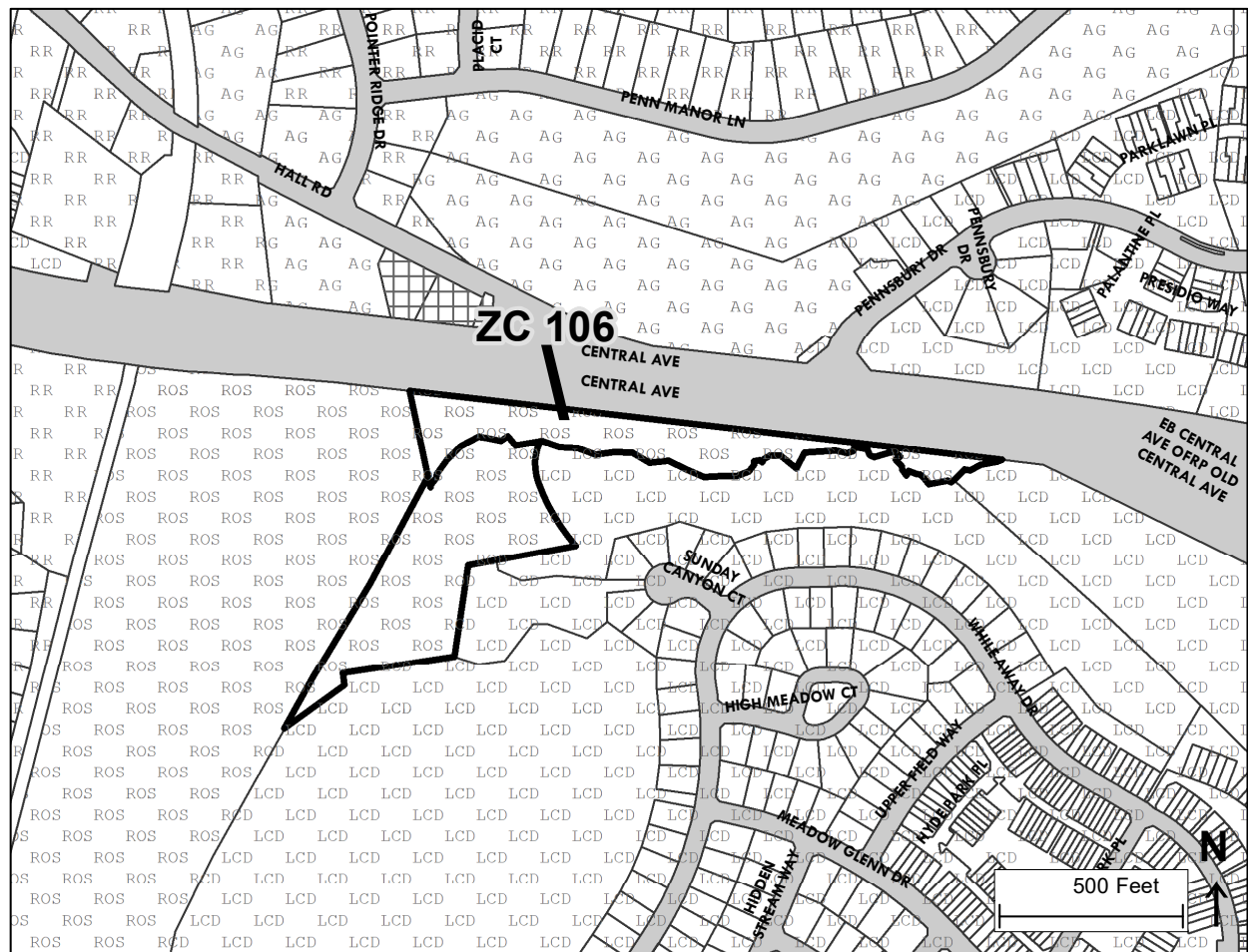
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 105	AG	ROS	1.39	LU 1.1	CZ 1.2	202NE16
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated area of the Green Infrastructure Network (2017) and 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	



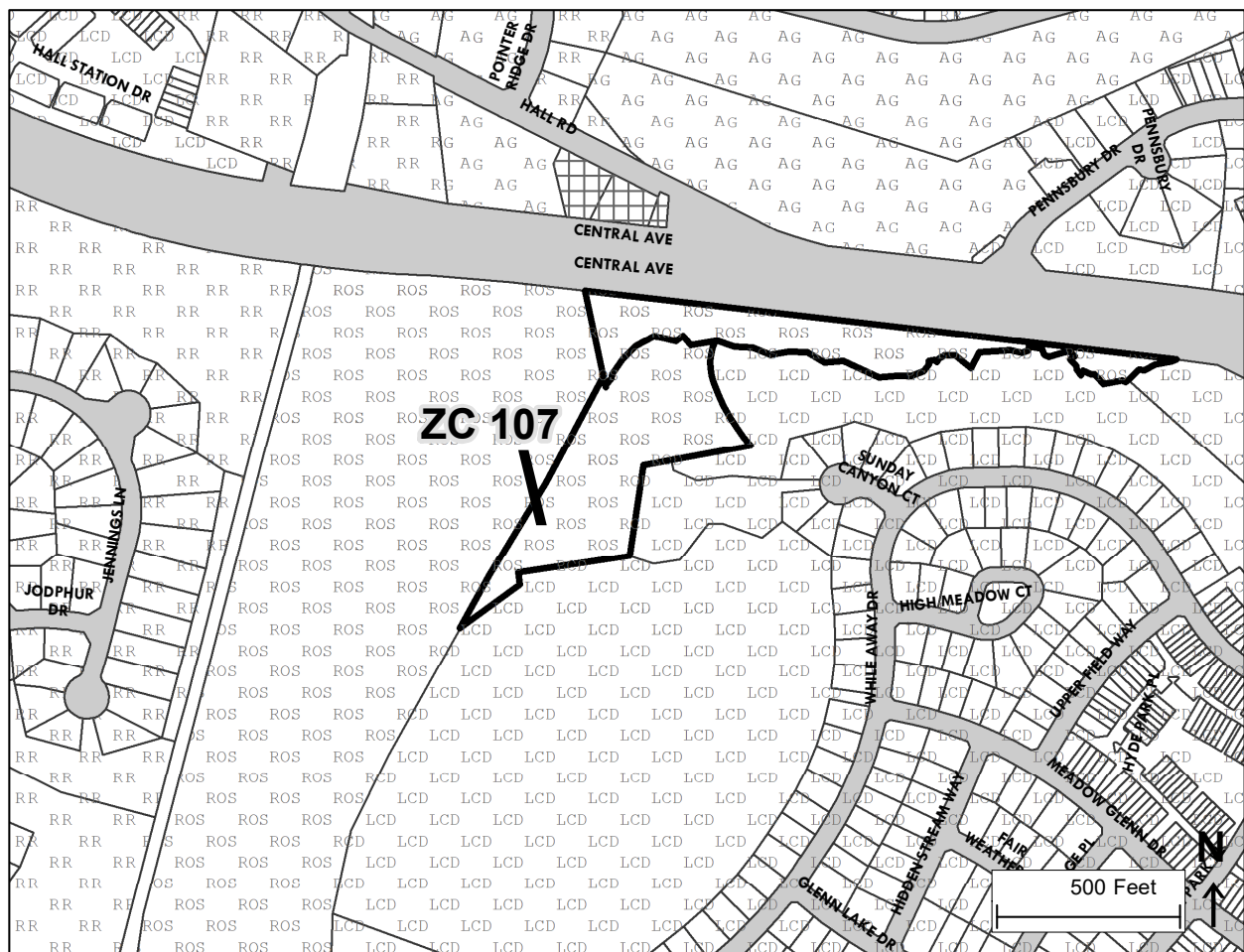
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 106	LCD	ROS	3.31	LU 1.1	N/A	201NE14

Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategy LU 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 approved zone for the subject property helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). This undeveloped, wooded property is owned by Prince George's County and within the regulated and evaluation area of the Green Infrastructure Network (2017) and includes streams. Rezoning to ROS will help preserve the sensitive environmental features.

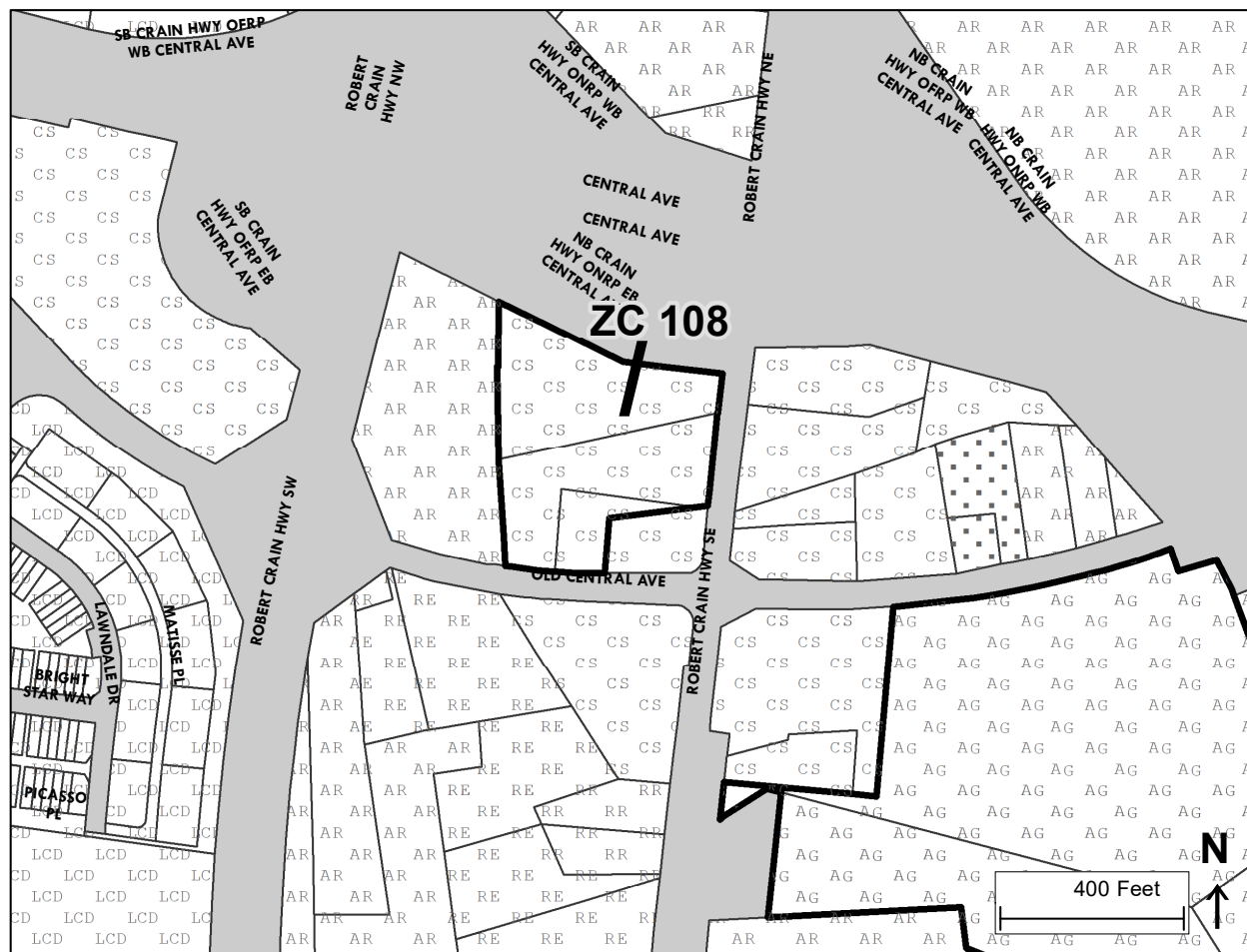
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Pennsbury Drive	70B2, 70C2	Parcel 127	0798421



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 107	LCD	ROS	4.78	LU 1.1	CZ 1.2	201NE14
<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 strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and Marlboro clay. The subject property is also within the regulated and evaluation area of the Green Infrastructure Network (2017) and 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		



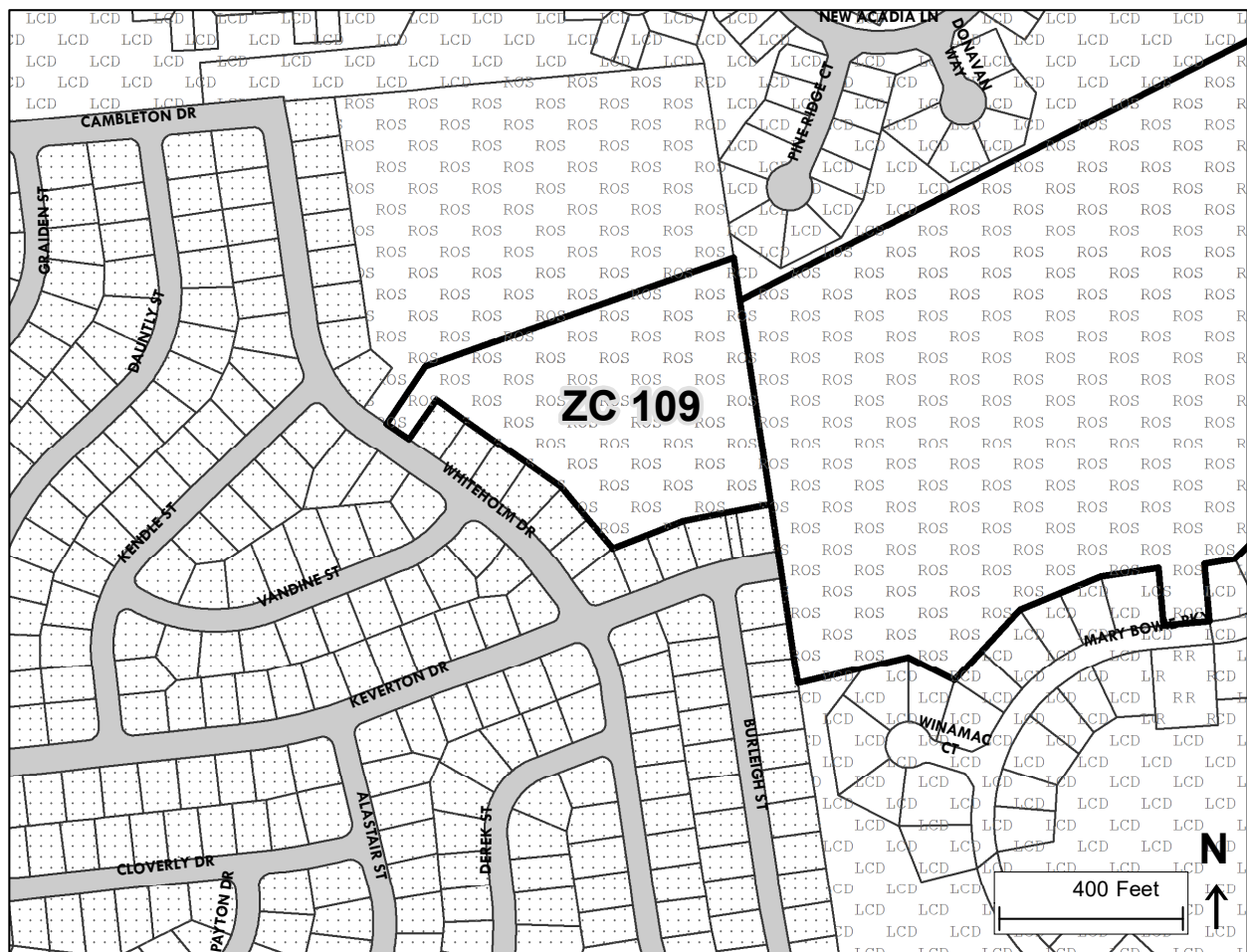
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 108	AR/RE/CS	CS	4.55	N/A	CZ 3.2	201NE14
Discussion: Rezoning the subject properties to CS is consistent with the master plan and strategy CZ 3.2. The strategy CZ 3.2 recommends reclassifying 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, the master plan 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.						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Commercial	1 SE Robert Crain Highway	70D3	Parcel 22	0728675		
Parks and Open Space	7 SE Robert Crain Highway	70D3	Parcel 142	0731372		
Commercial	11 SE Robert Crain Highway	70D3	Parcel 24	0731380 (Portion)		



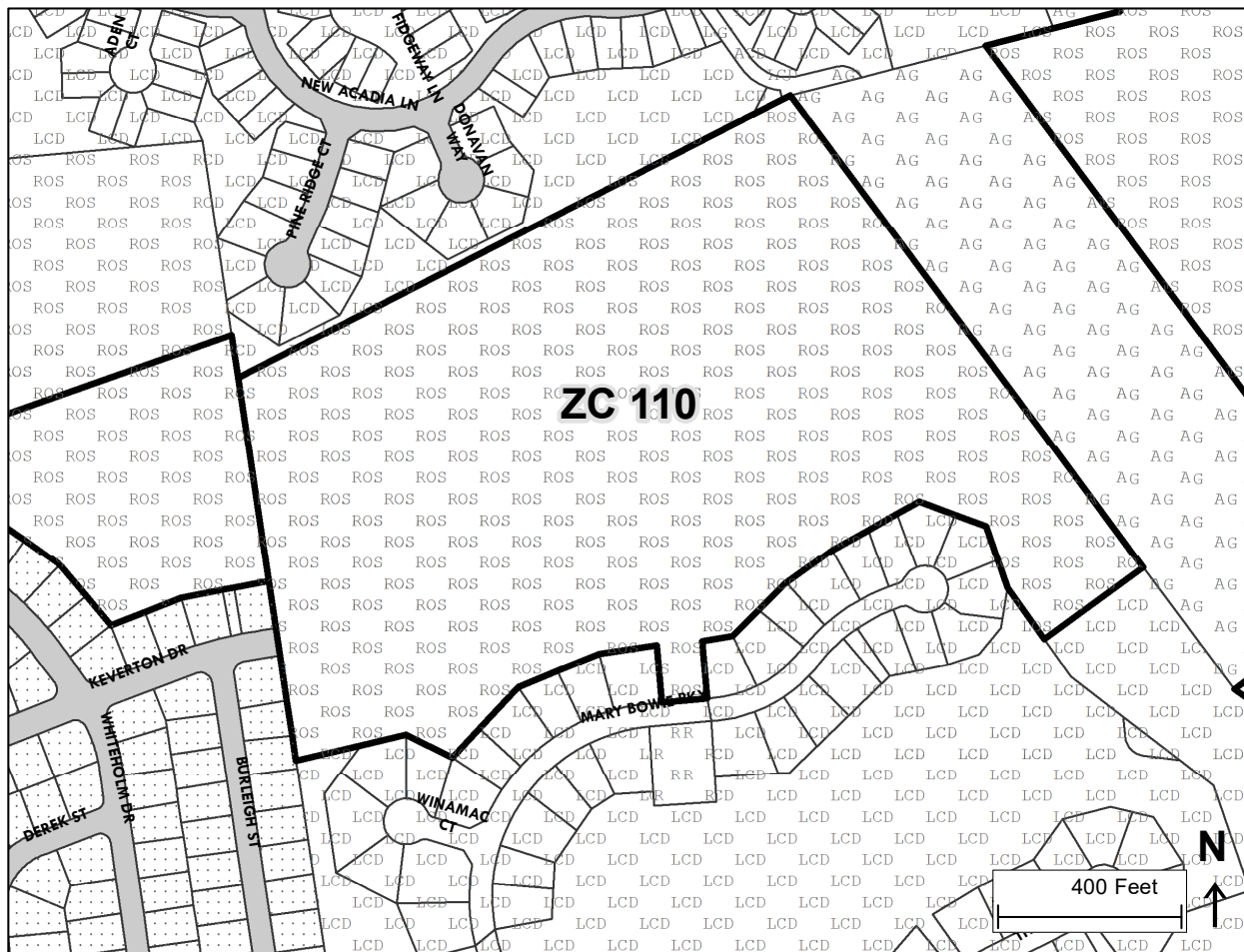
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 109	AG	ROS	6.54	LU 1.1	CZ 1.2	201NE11, 201NE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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) and include wetlands. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space.

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



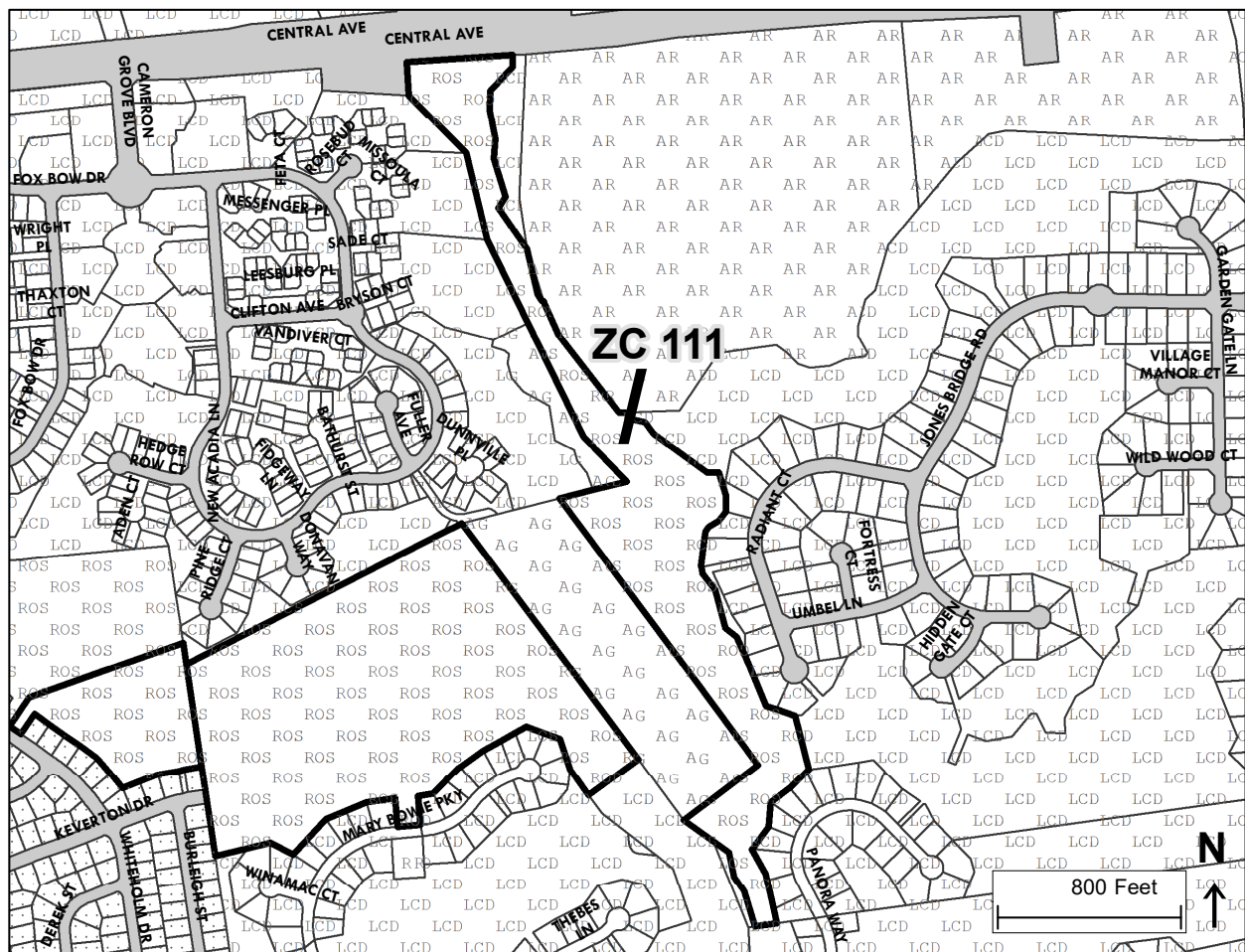
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 110	LCD	ROS	35.57	LU 1.1	CZ 1.1	201NE12
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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), is 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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 111	LCD	ROS	22.54	LU 1.1	CZ 1.1	201NE12, 202NE12

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), is undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

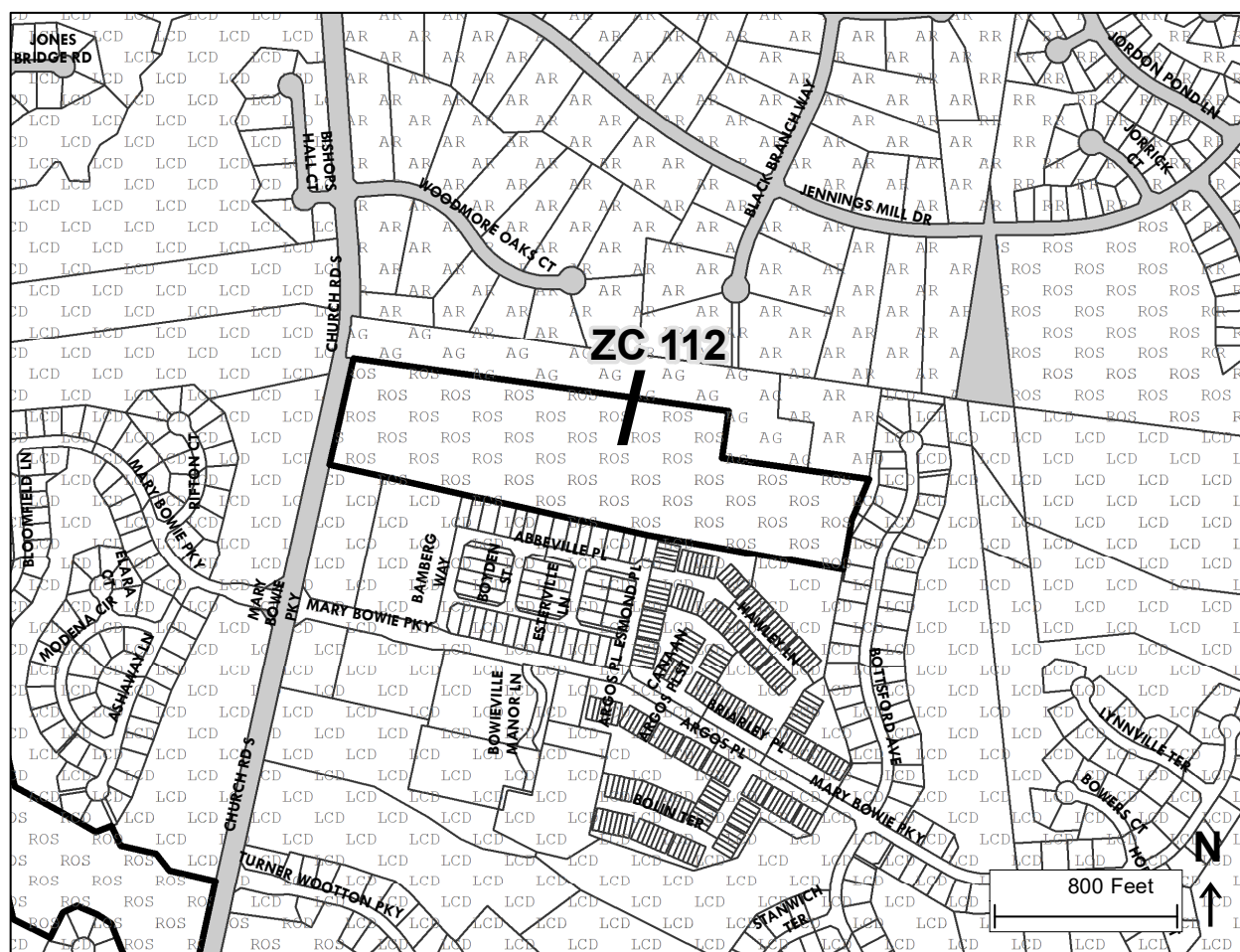
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Central Avenue	69C2, 69C3, 69D3, 69D4	Part Parcel L	3664836
Parks and Open Space	Central Avenue	69C2, 69C3, 69D3, 69D4	Part Parcel L	3664976



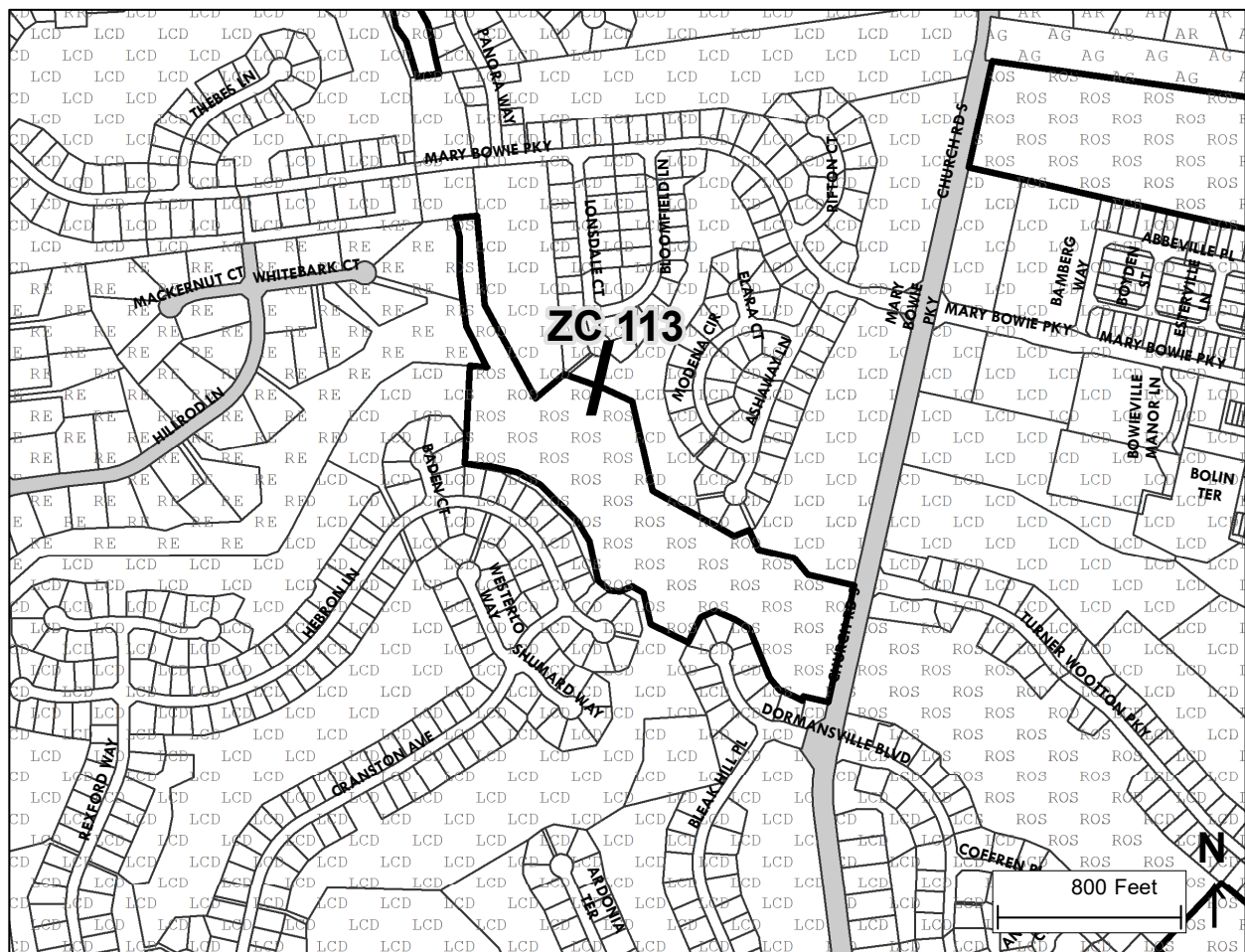
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 112	LCD	ROS	26.45	LU 1.1	CZ 1.1	201NE12, 201NE13, 201SE12, 201SE13

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 strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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), is undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

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

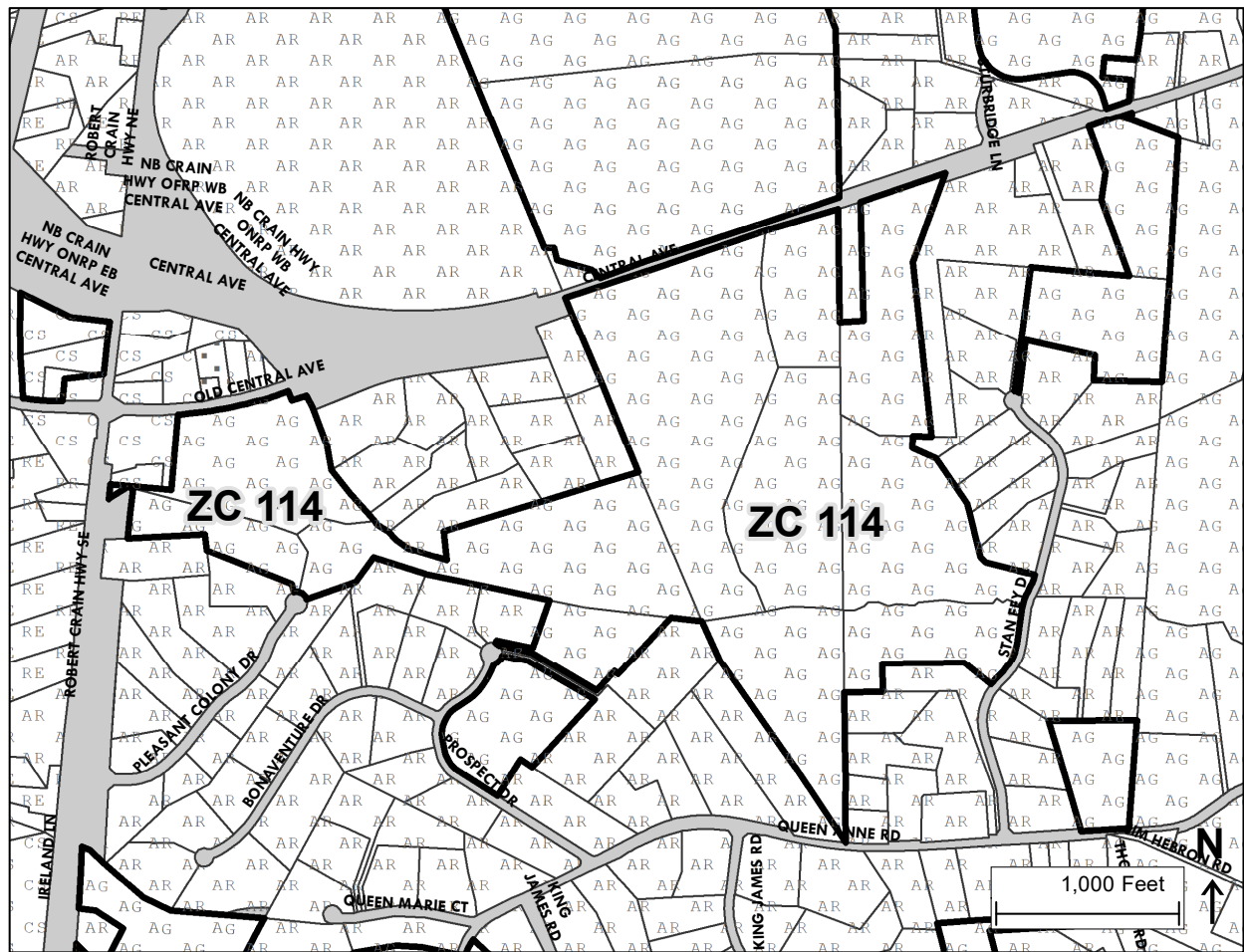


Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 113	AG	ROS	22.03	LU 1.1	CZ 1.1	201SE12
<p>Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), is 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	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 114	AR	AG	144.55	LU 2.1	CZ 2.1	201NE14, 201NE15
Discussion: Rezoning the subject properties 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 approved 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, each of them measures over five acres, and contains zero to 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	Central Avenue	70D3, 70E3	Parcel 72	0735605		
Rural and Agricultural	Pleasant Colony Drive	70E3	Parcel A	3631207		
Rural and Agricultural	17401 Central Avenue	71A2, 70F3, 71A3	Parcel 70	0821157		
Rural and Agricultural	17305 Central Avenue	70F2, 70F3	Parcel 144	4004230		
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		
Rural and Agricultural	Central Avenue	70F2, 70F3	Parcel 76	0815654		
Rural and Agricultural	17301 Central Avenue	70F3	Parcel 75	0795716		
Rural and Agricultural	200 Stan Fey Drive	70F3, 71A3		3240298		

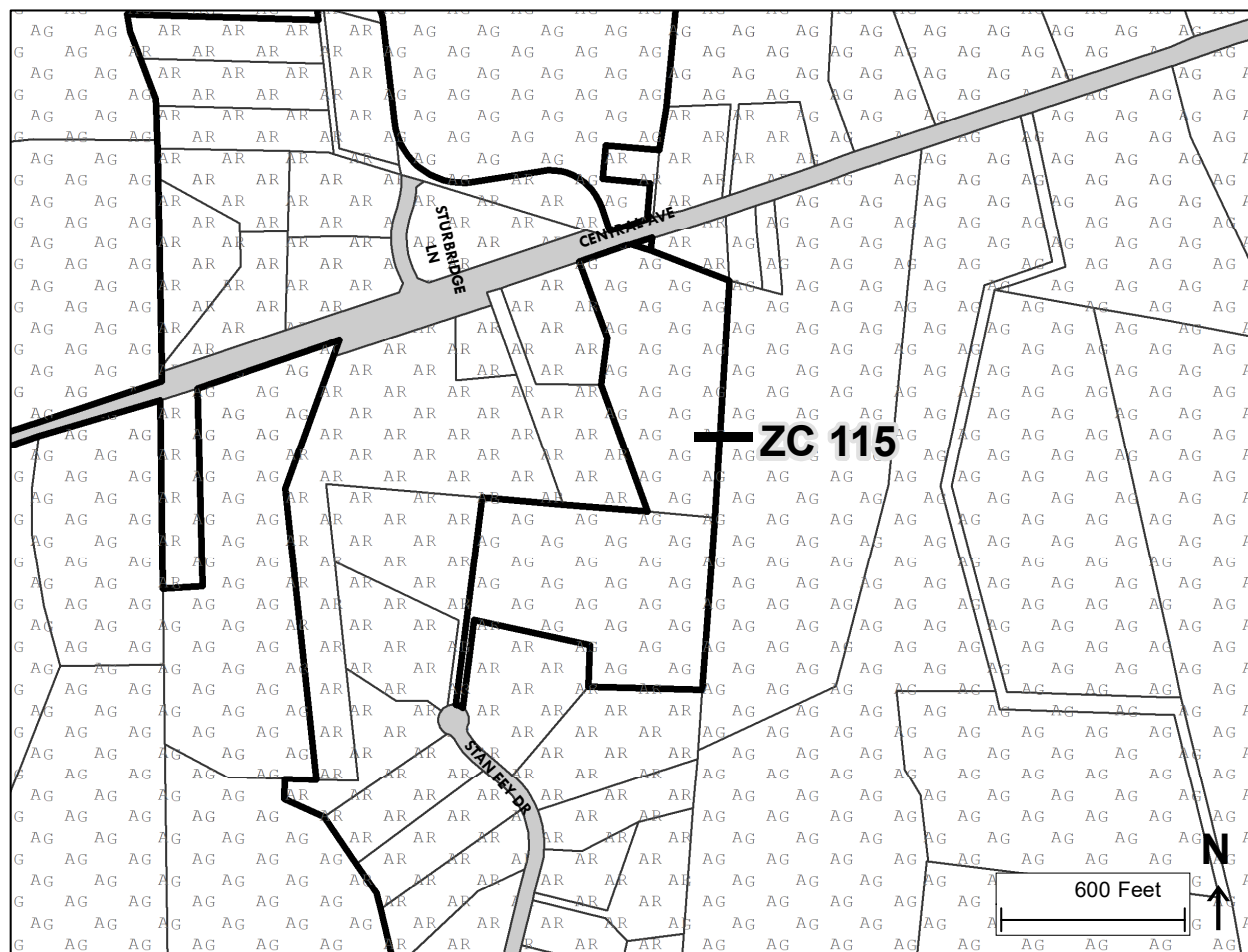
Map on next page.



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 115	AR	AG	15.99	LU 2.1	CZ 2.1	202NE15, 201NE15

Discussion: Rezoning the subject properties 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 approved 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, each of them measures over five acres, and contains zero to one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

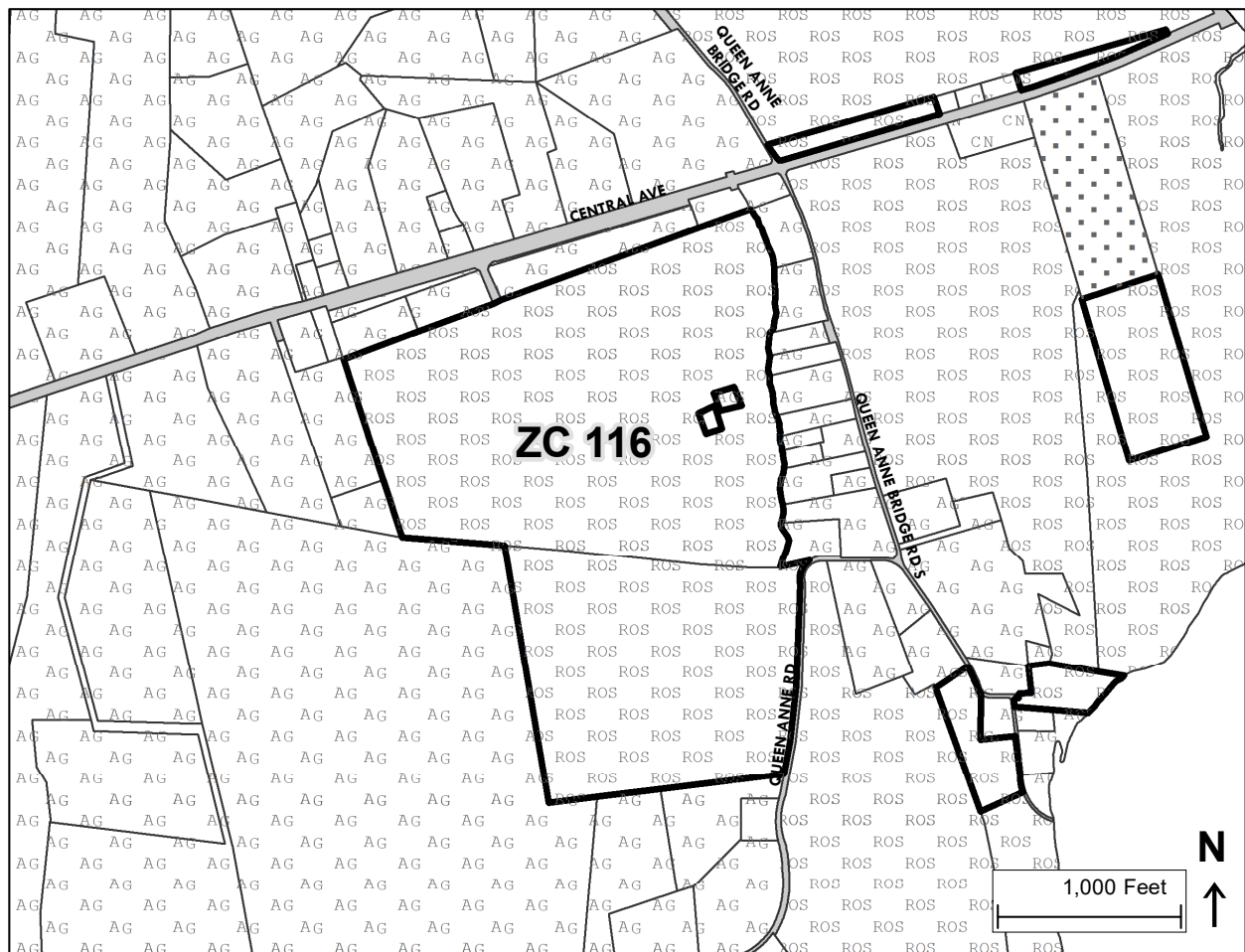
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	17411 Central Avenue	71A2, 71A3	Parcel 68	0817874
Rural and Agricultural	17411 Central Avenue	71A2, 71A3	Parcel 68	0817882
Rural and Agricultural	307 Stan Fey Drive	71A2, 71A3	Lot 19	3240363



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 116	AG	ROS	118.33	LU 1.1	CZ 1.1	202NE16, 201NE16

Discussion: Rezoning the subject properties to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.1. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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, measuring over 20 acres. The subject properties are partially located on a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), includes streams, and is improved with a solar array, farmland, a series of sheds and barns. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

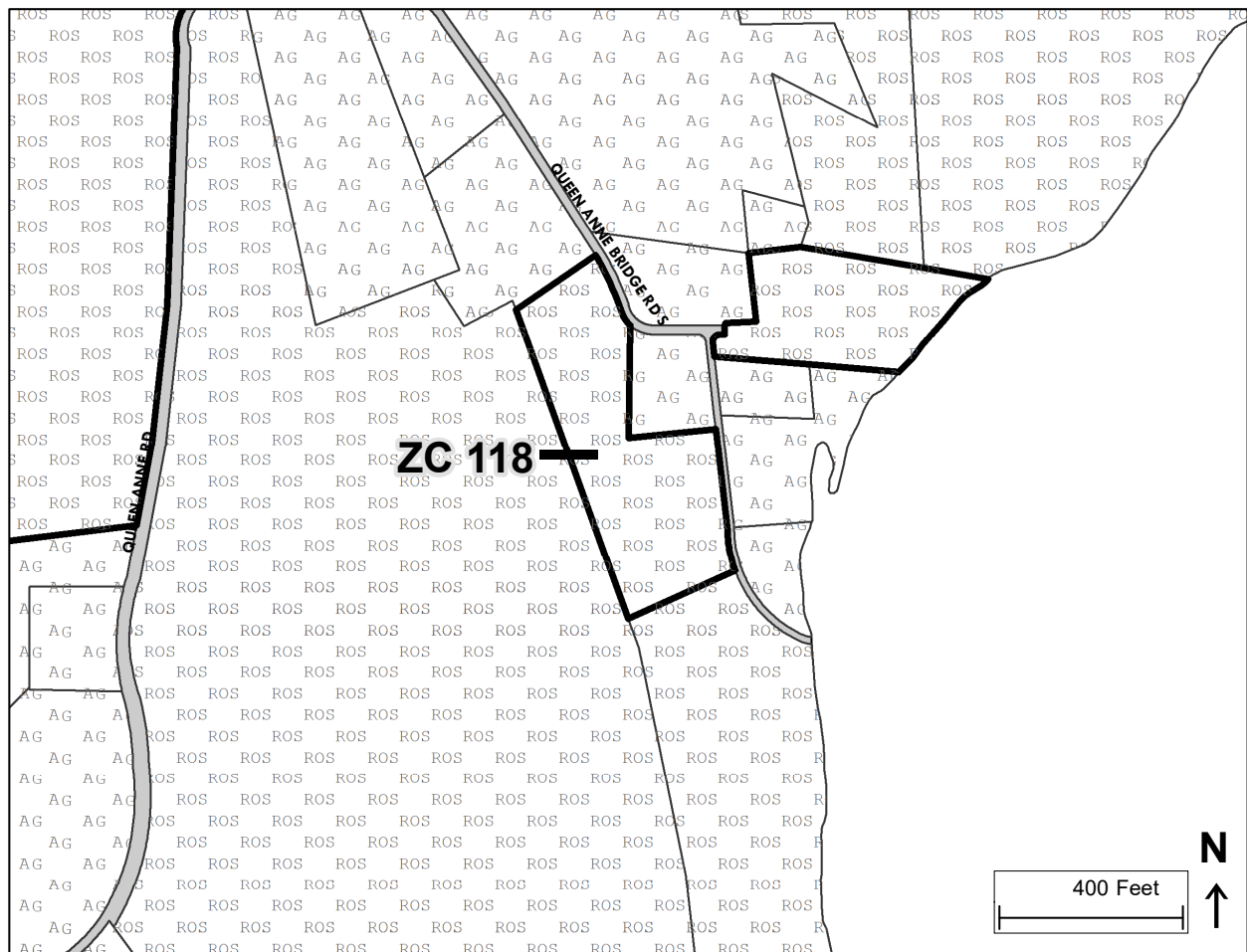
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Institutional	18509 Central Avenue	71C2, 71C1, 71D1, 71D2	Parcel 20	0725820
Parks and Open Space	Queen Anne Road	71C2, 71D2, 71C3, 71D3	Parcel 58	0726174



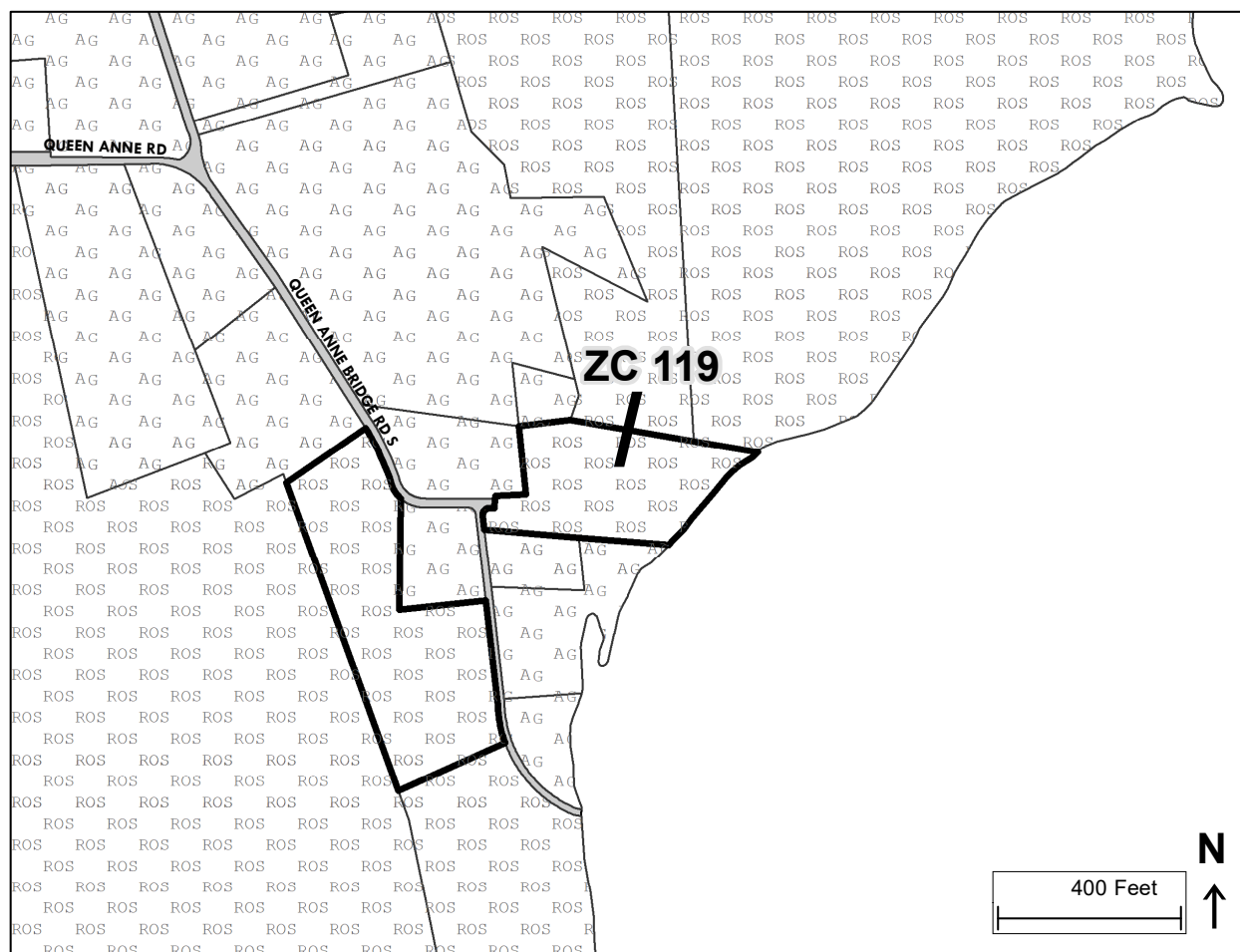
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 117	AG	ROS	9.32	LU 1.1	CZ 1.2	202NE16
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated area of the Green Infrastructure Network (2017) and 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		



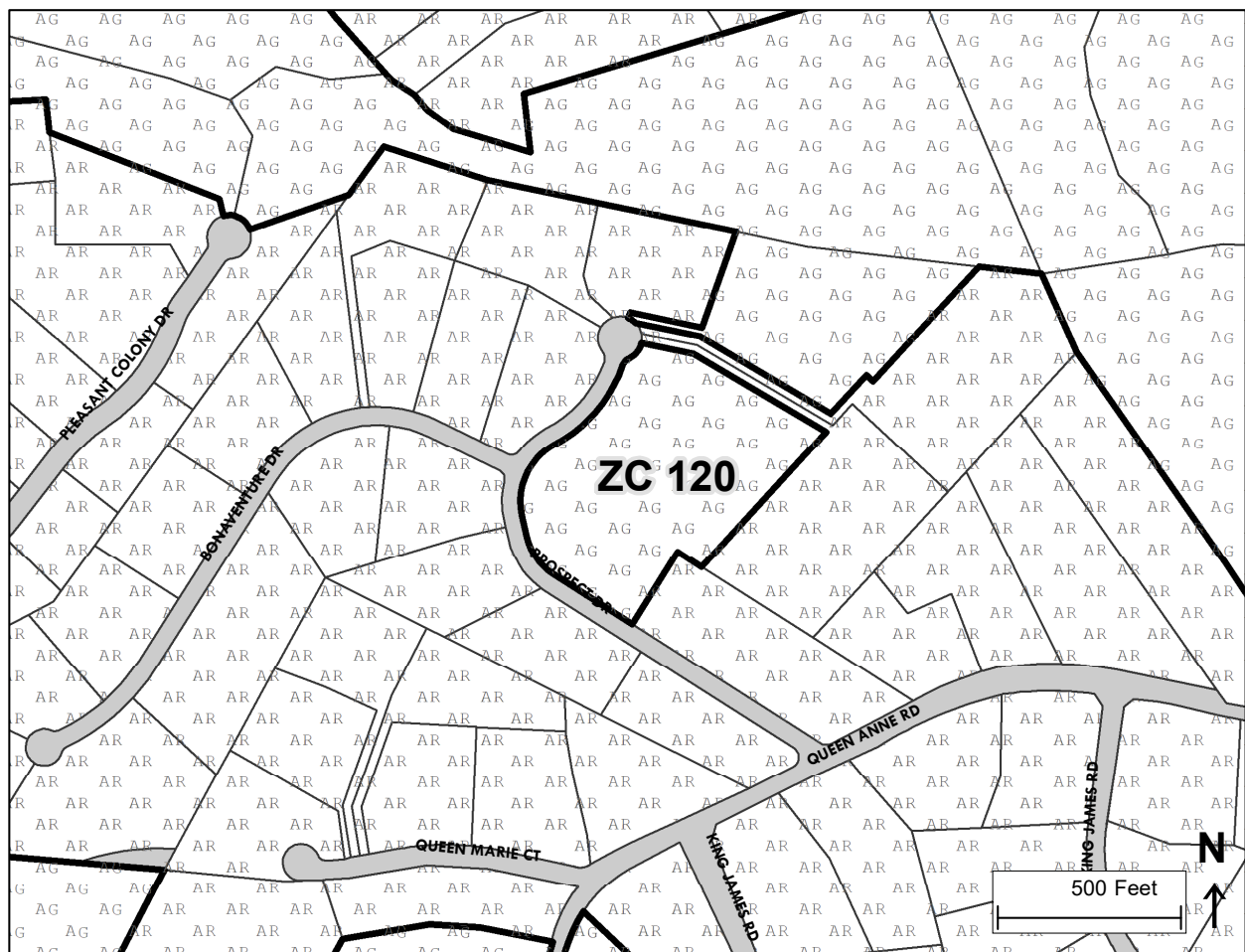
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 118	AG	ROS	3.95	LU 1.1	CZ 1.2	201NE16
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated and evaluation 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.</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



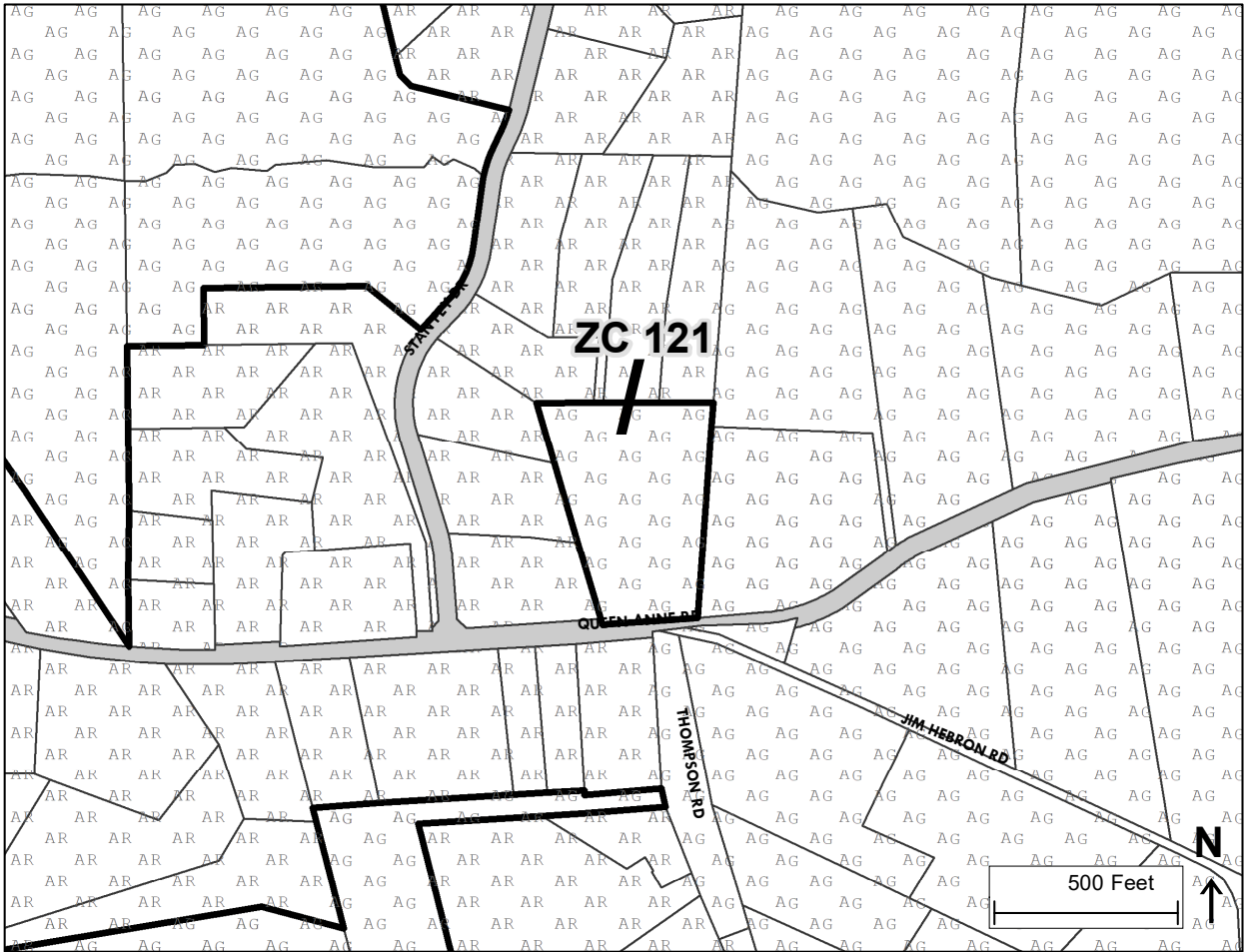
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 119	AG	ROS	2.43	LU 1.1	CZ 1.2	201NE16
<p>Discussion: Rezoning the subject property to ROS is consistent with the master plan and strategies LU 1.1 and CZ 1.2. The applicable Land Use strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated area of the Green Infrastructure Network (2017) and 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		



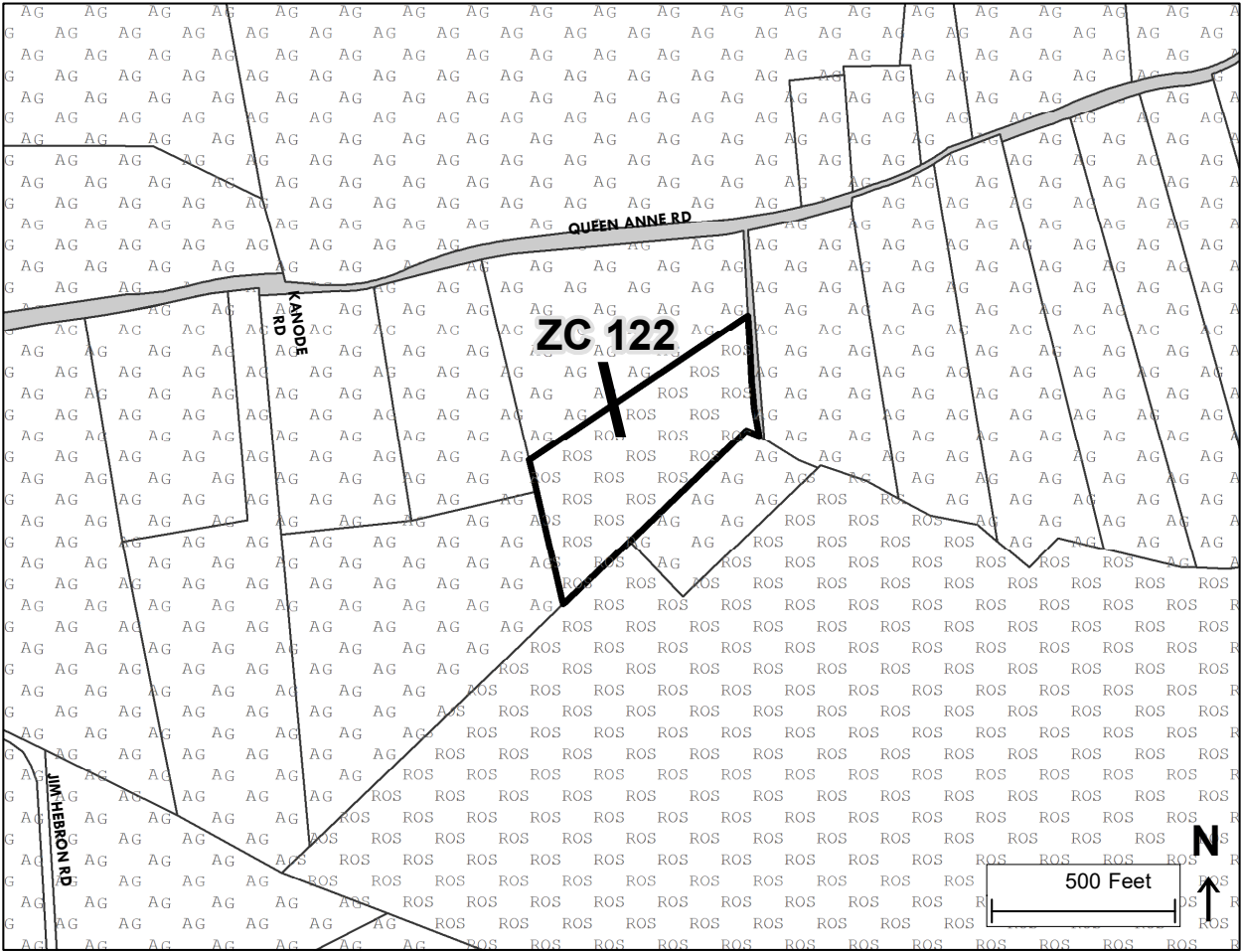
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 120	AR	AG	8.01	LU 2.1	CZ 2.1	201NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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		



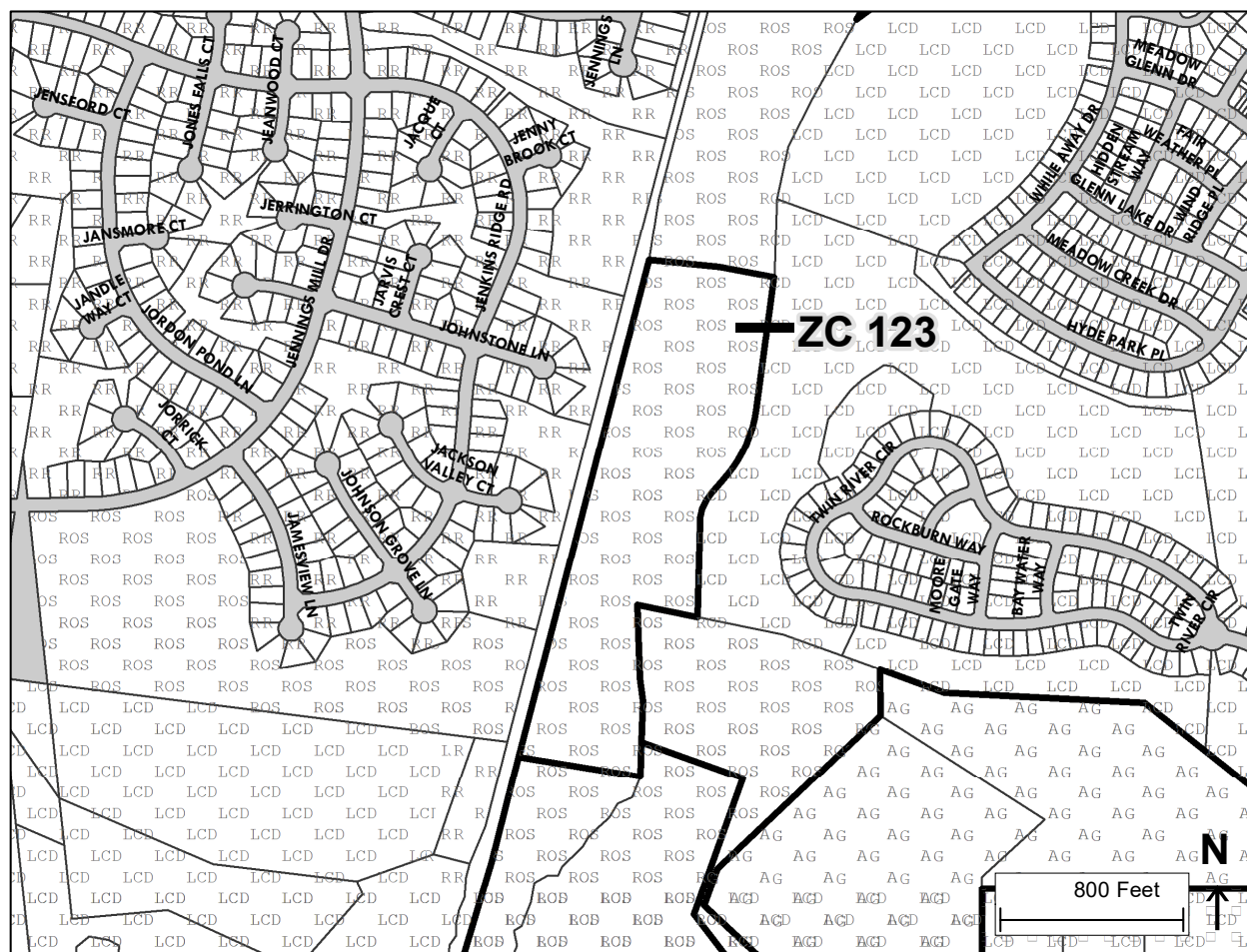
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 121	AR	AG	5.09	LU 2.1	CZ 2.1	201NE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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	Prior Zone	Approved 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
<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 strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 a floodplain and within the regulated and evaluation 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.</p>						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	Queen Anne Road	71C4	Parcel 88	0798140		



Change Number	Prior Zone	Approved 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
<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 strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 M-NCPPC, measuring over 20 acres. The subject property is located on a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), is 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	Karington Center Boulevard	70B3, 70B4, 70A4	Plat 2, Parcel 87	5668548		

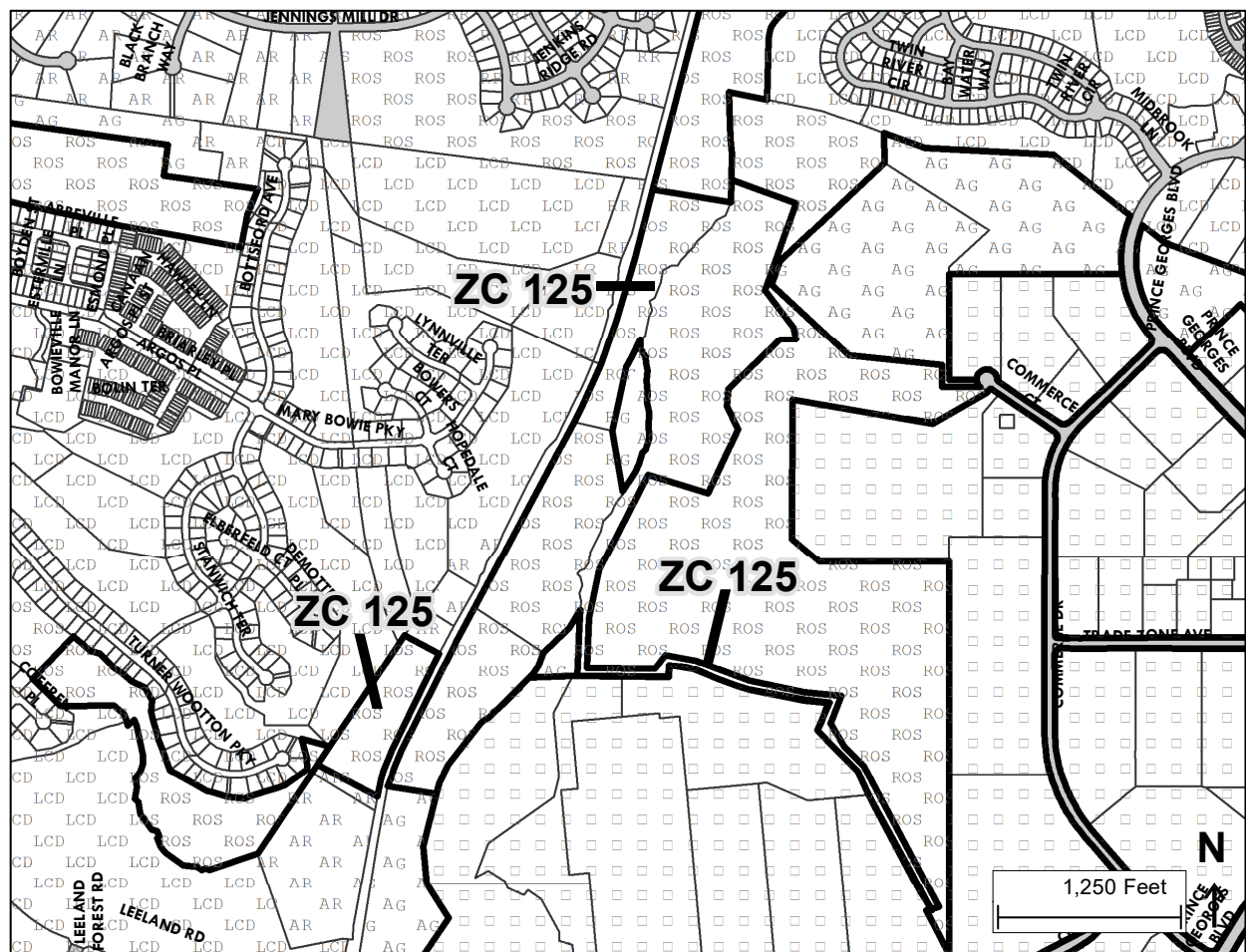


The map displays the ZC 124 area, which is outlined in a thick black line. The area is bounded by Church Road to the west, Oak Grove Road to the south, and a diagonal road to the east. The map shows a network of streets including Church Road, Oak Grove Road, Leeland Road, Leeland Forest Road, Leeland Knoll Parkway, Turner Woodlawn Drive, Bottsford Avenue, Elberfeld Circle, Diamond Hill, and Dormansville Drive. A large area in the center is labeled "ZC 124" with a thick black line. A scale bar indicates 800 Feet, and a north arrow is located in the bottom right corner.

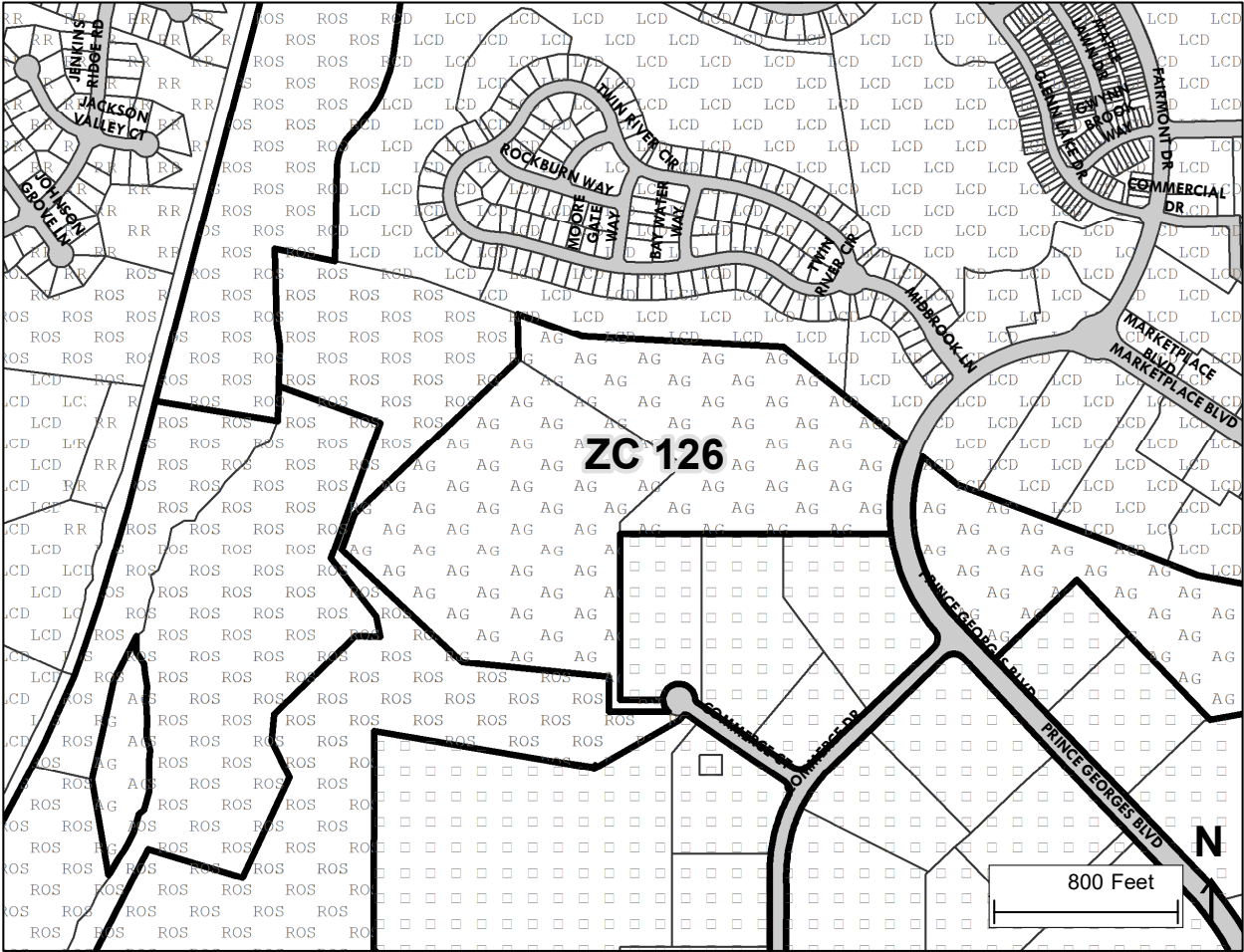
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 125	AG/AR/ LCD/RR	ROS	88.70	LU 1.1	CZ 1.4	201SE13, 202SE13, 202SE14

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 approved 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 other properties are privately owned. They are within the regulated and evaluation area of the Green Infrastructure Network (2017) and include wetlands and streams.

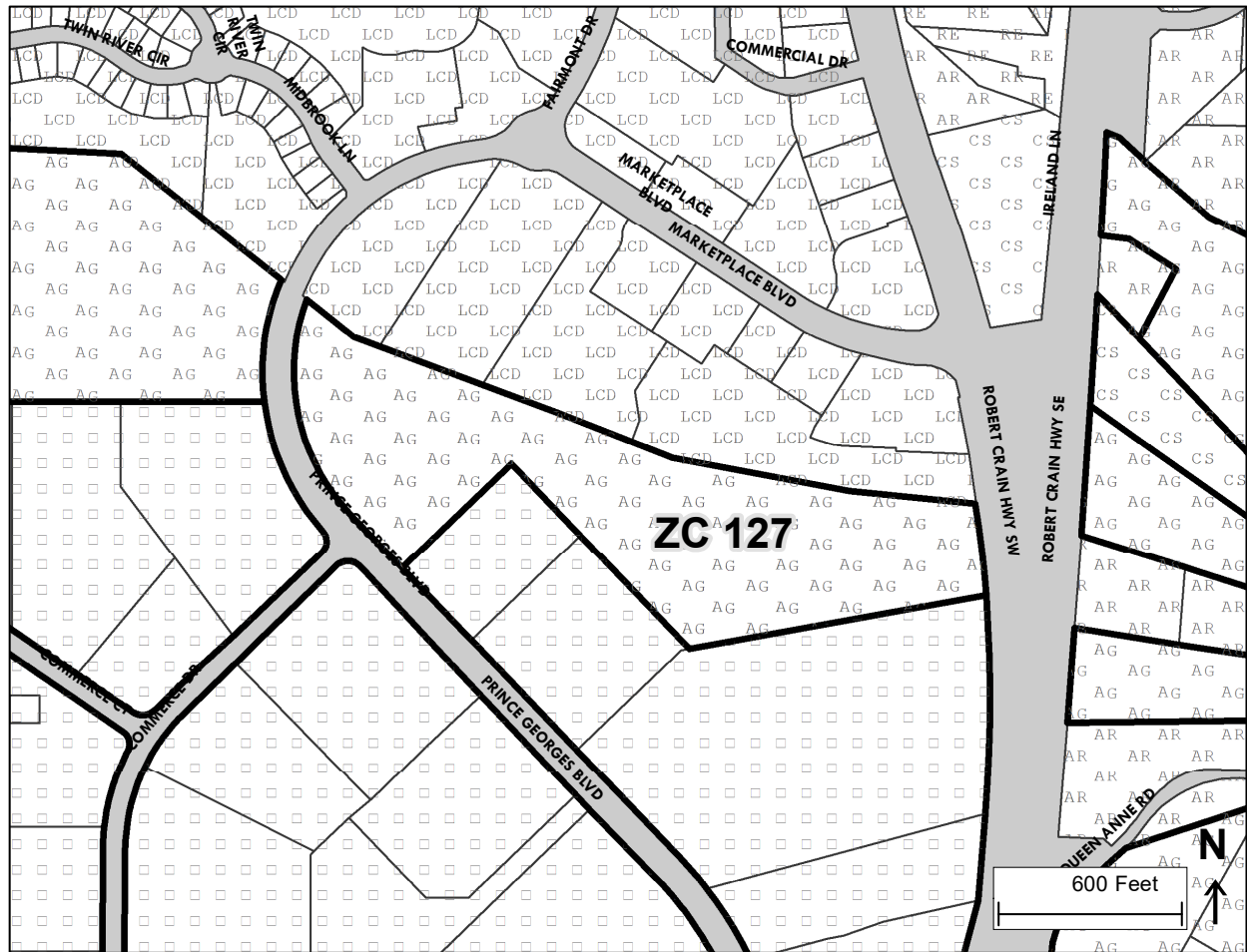
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	Queen Anne Road	70A4, 70B4, 77A1	Parcel 44	0798447
Parks and Open Space	Leeland Road	70A4, 70B4, 77A1, 77B1, 77A2, 77B2, 77B3	Parcel 41	0748509
Parks and Open Space	14800 Leeland Road	76F2, 77A2	Parcel 2	0771279
Parks and Open Space	14700 Leeland Road	77A1, 77A2	Parcel 24	0797670



Change Number	Prior Zone	Approved 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		



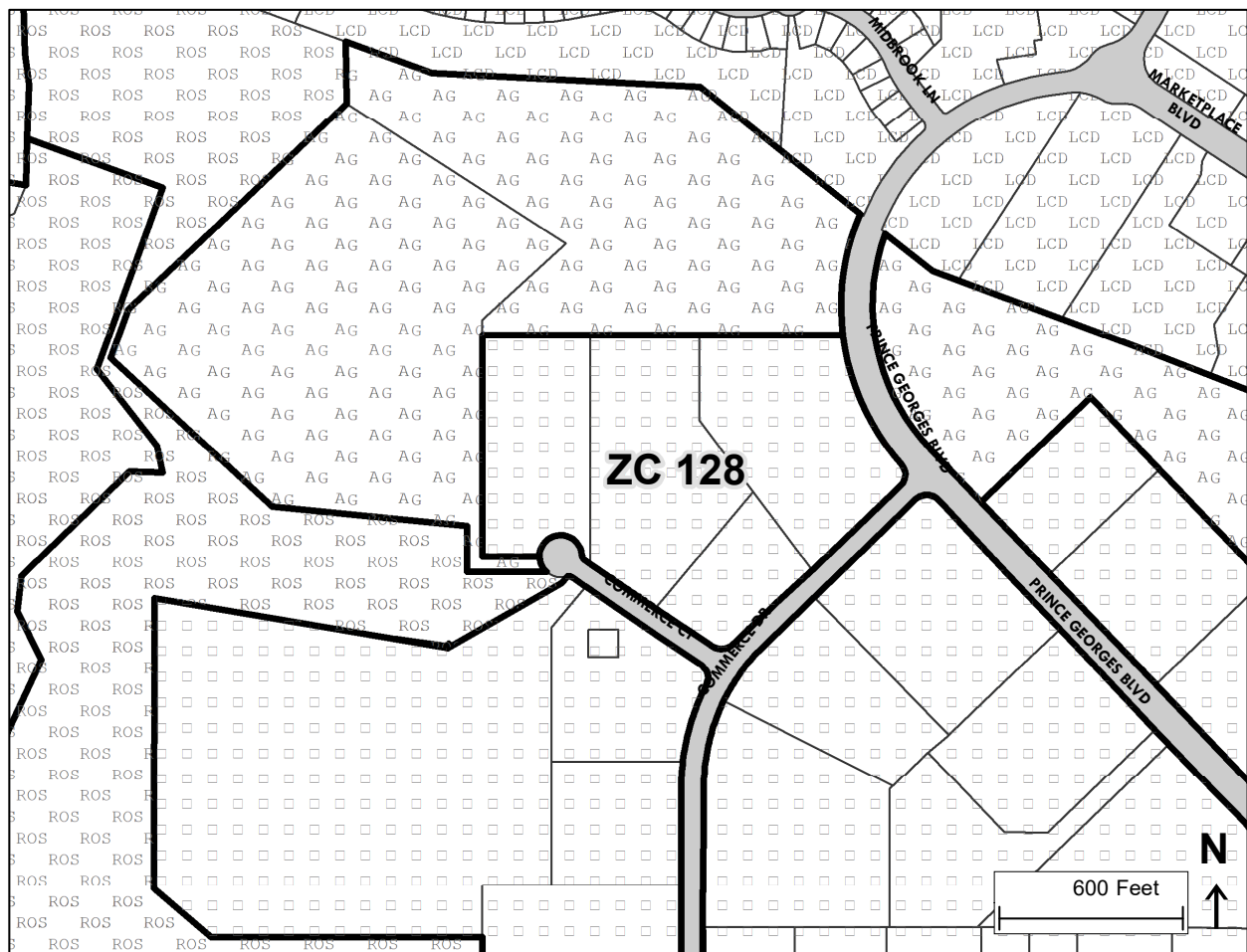
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 127	LCD	AG	23.77	N/A	CZ 8.1	201SE14
<p>Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategy CZ 8.1. Map 16. Future Land Use in the master plan recommends 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	Prior Zone	Approved 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

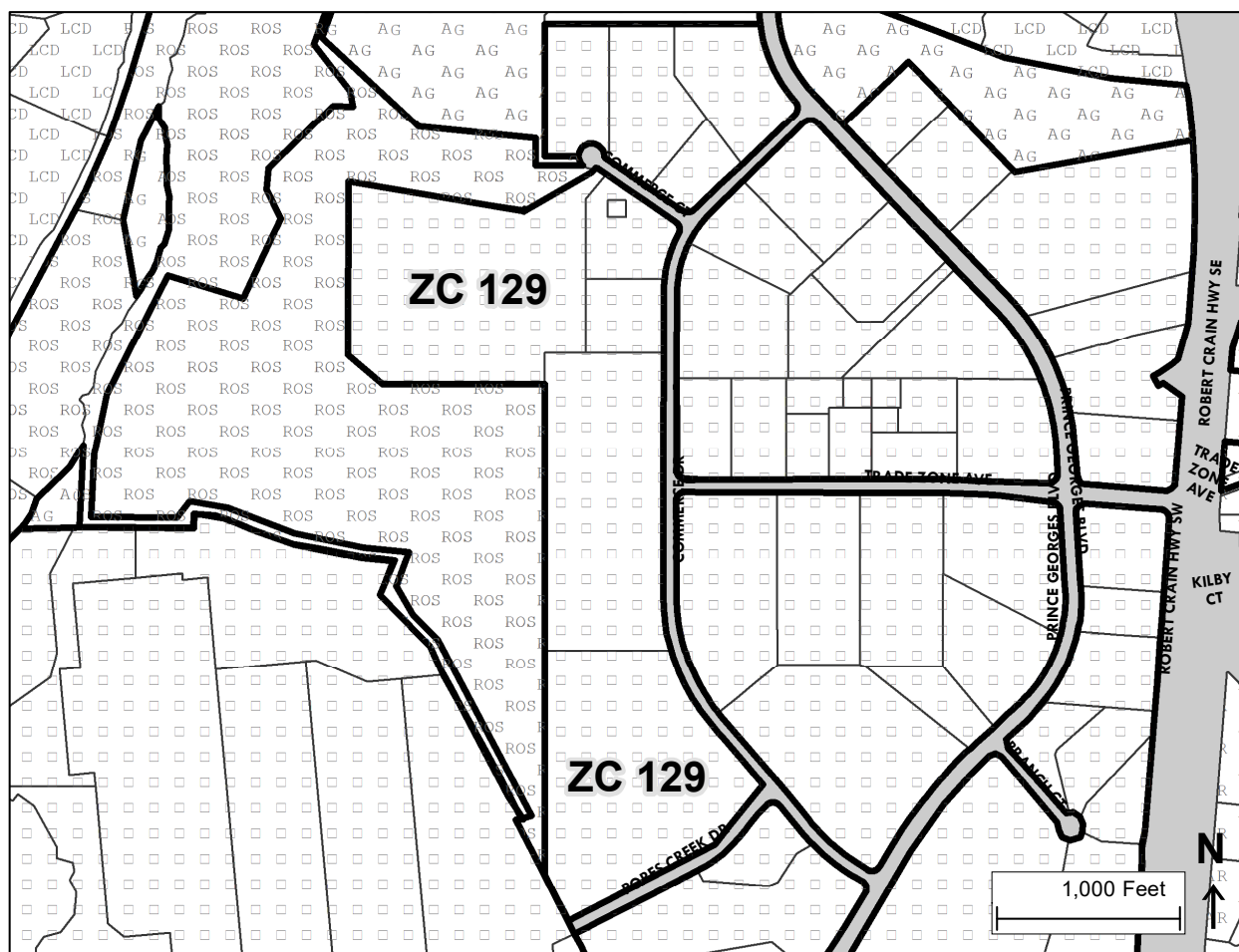
Discussion: Rezoning the subject properties to Industrial, Heavy (IH) is consistent with the master plan and strategies LU 12.1, 12.2, 13.2, and CZ 7.1. The applicable Land Use strategies (LU 12.1, LU 12.2, and LU 13.2) designates industrial/employment land uses. The approved zone for the subject properties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

Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Industrial	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	Prior Zone	Approved 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
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 approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Industrial	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		

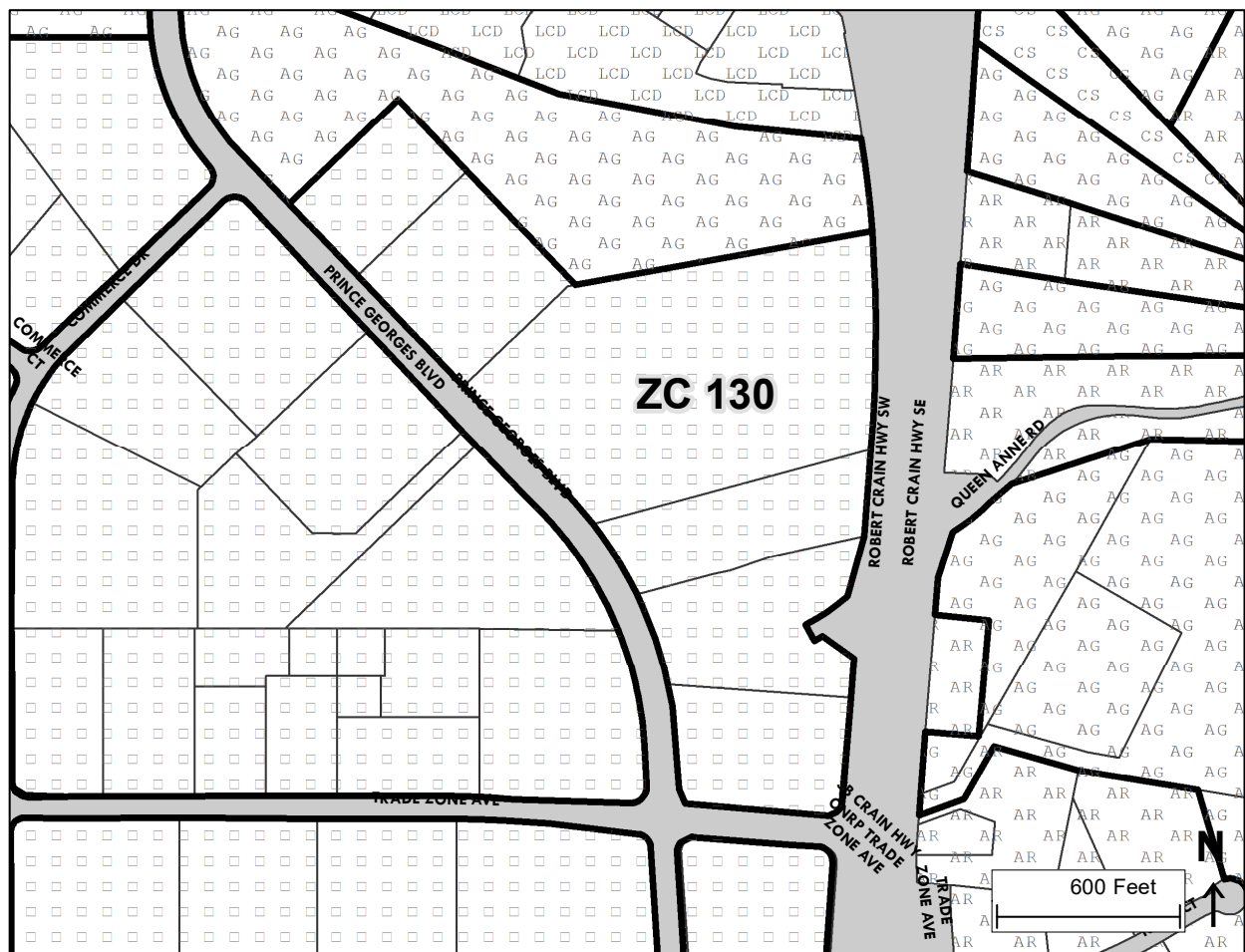
Map on next page.



Change Number	Prior Zone	Approved 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

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 approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

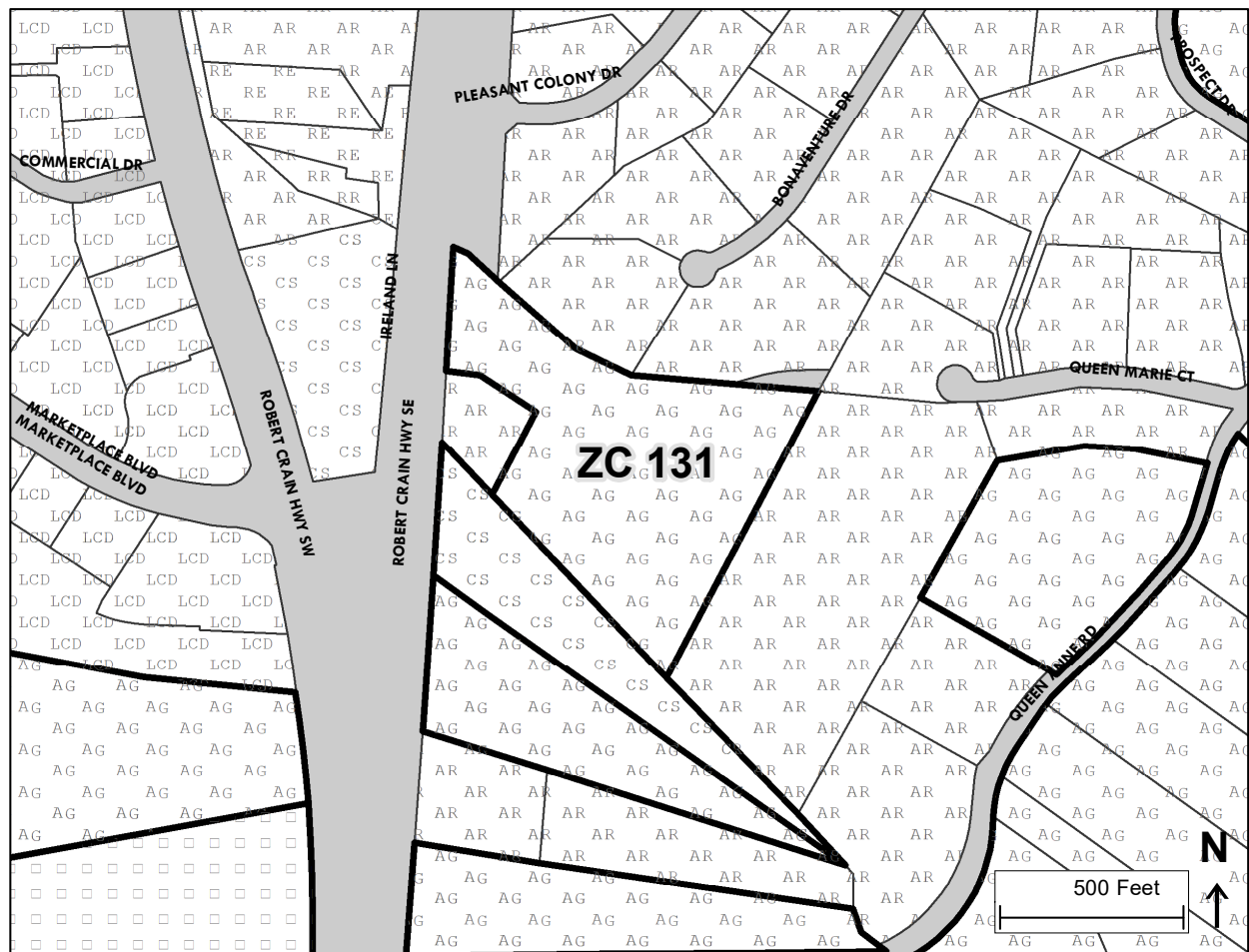
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Industrial	300 Prince George's Boulevard	77C1, 77D1	Lot 5	0799031
Industrial	350 Prince George's Boulevard	77C1, 77D1	Lot 4	0798884
Industrial	400 Prince George's Boulevard	77D1	Lot 7	0798231
Industrial	500 Prince George's Boulevard	77D1, 77D2	Lot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



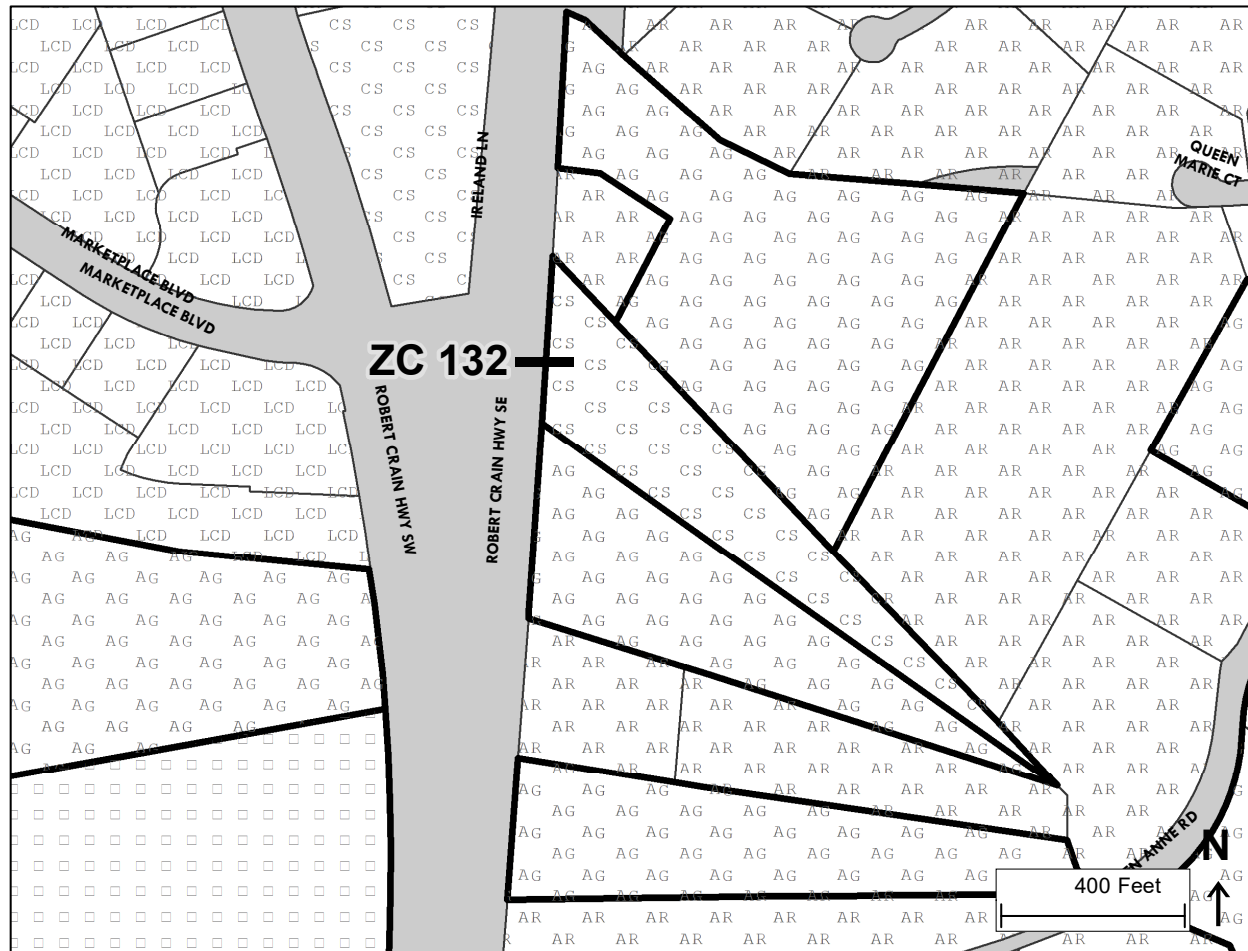
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 131	AR	AG	11.61	LU 2.1	CZ 2.1	201NE14, 201SE14

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 approved 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, measures over five acres, and contains zero to one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

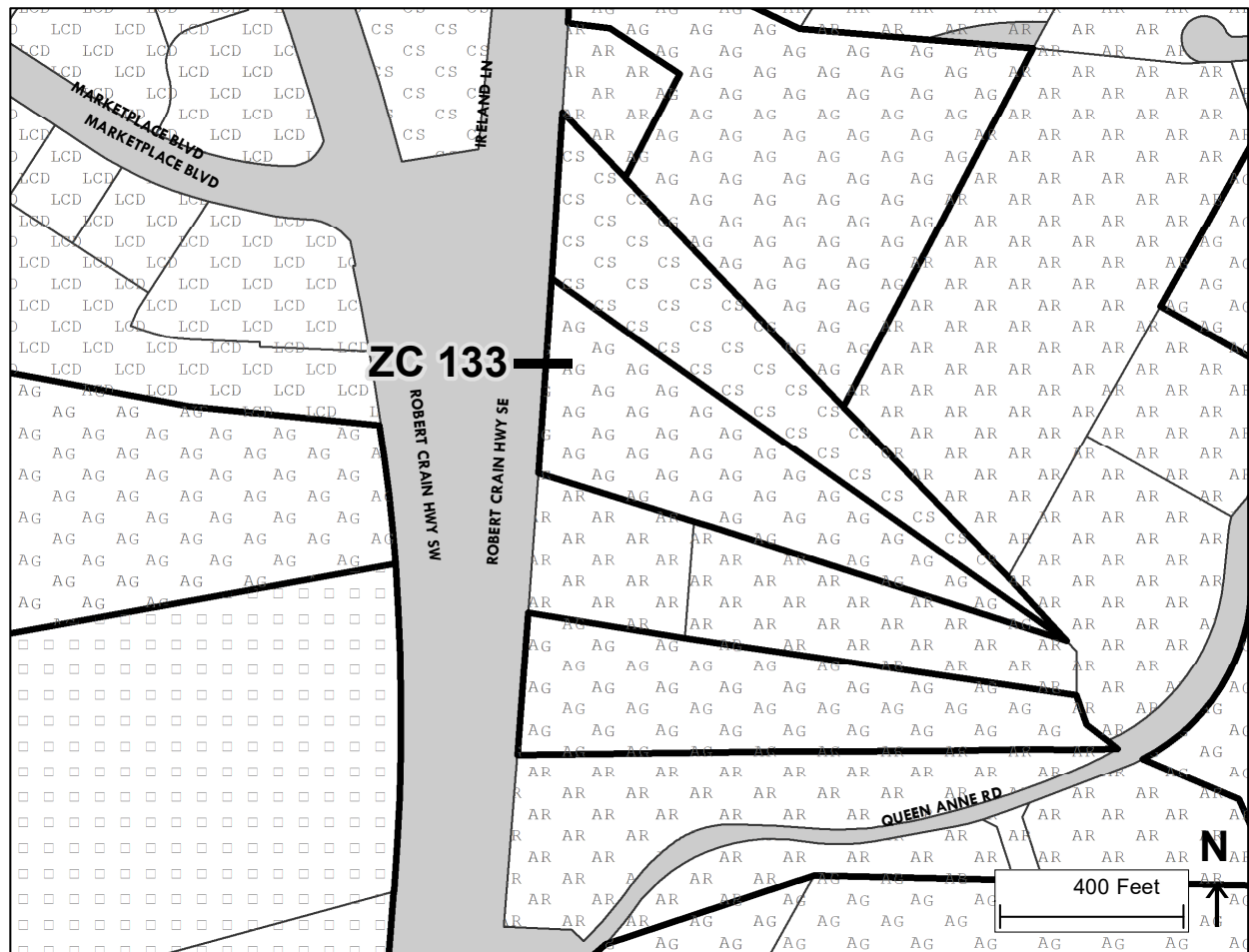
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	165 Robert Crain Highway	70D4, 70E4, 77E1	Parcel 104	0662015



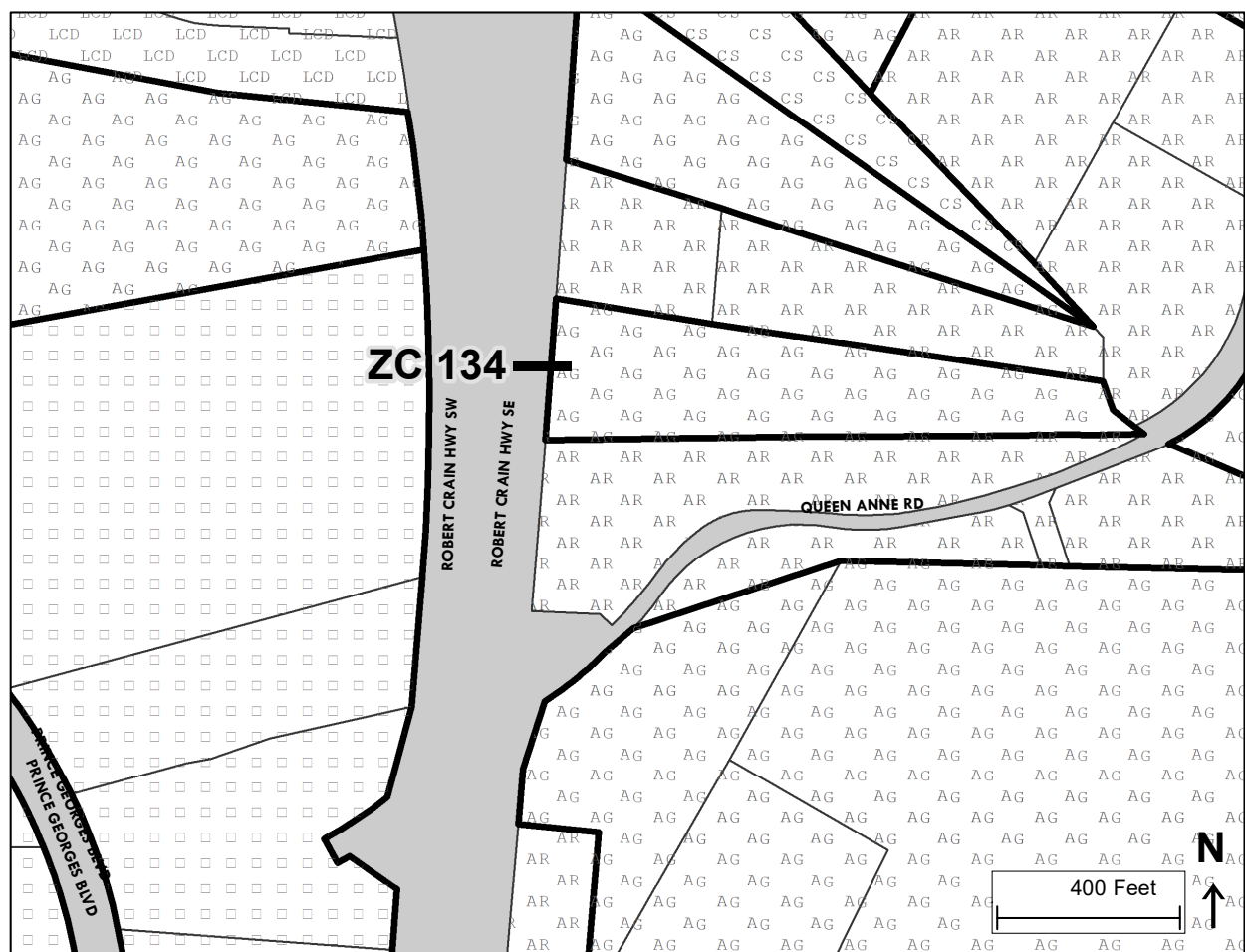
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 132	AR	CS	4.91	N/A	N/A	201SE14
Discussion: Rezoning the subject property to CS will support the existing general contracting and landscape contracting businesses located on the property and add commercial frontage along a highly trafficked corridor.						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Rural and Agricultural	SE Robert Crain Highway	70D4, 70E4, 77D1, 77E1	Parcel 21	0804666		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 133	AR	AG	5.71	LU 2.1	CZ 2.1	201SE14
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 approved 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, measures over five acres, and contains zero to 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	Robert Crain Highway	77D1, 77E1	Parcel 51	0739755		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 134	AR	AG	5.95	LU 2.1	CZ 2.1	201SE14
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 approved 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, measures over five acres, and contains zero to 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	222 SE Robert Crain Highway	77D1, 77E1	Parcel 49	0732776		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 135	AR	AG	6.88	LU 2.1	CZ 2.1	201SE14, 201SE15

Discussion: Rezoning the subject properties 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 approved 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, each of them measures over five acres, and contains zero to 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	0 Queen Anne Road	70E4, 77E1	Parcel 55	5572645
Rural and Agricultural	16800 Queen Anne Court	70E4, 77E1	Parcel 55	0732784

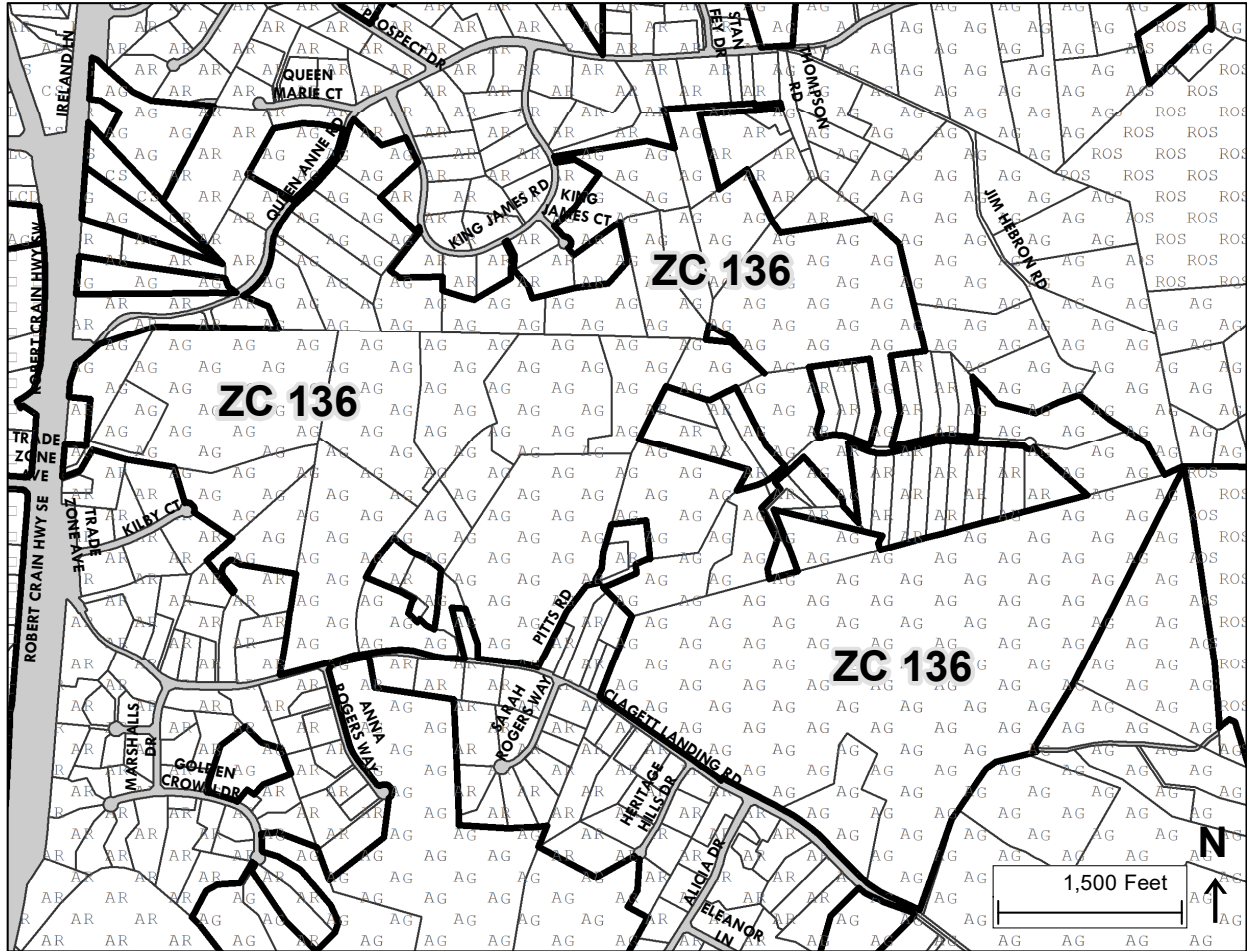


Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 136	AR	AG	603.99	LU 2.1	CZ 2.1	201SE13, 201SE14, 201SE15, 201SE16, 202SE14, 202SE15, 202SE16
Discussion: Rezoning the subject properties to AG is consistent with the master plan and strategies 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 approved 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, each of them measures over five acres, and contains zero to 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	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		
Rural and Agricultural	SE Robert Crain Highway	77D1, 77E1, 77D2	Parcel 8	0795955		
Rural and Agricultural	500 SE Robert Crain Highway	77D1, 77E1, 77D2, 77E2	Parcel 45	0720425		
Industrial	600 Robert Crain Highway SE	77E1, 77D2, 77E2	Parcel 34	0818948		
Rural and Agricultural	17004 Clagett Landing Road	77E1, 77F1, 77E2, 77F2	Parcel 11	0703298		
Rural and Agricultural	Clagett Landing Road	77F1, 77F2	Parcel 134	4048153		
Rural and Agricultural	Clagett Landing Road	77F1, 78A1, 77F2, 78A2	Parcel 133	4048146		
Rural and Agricultural	Clagett Landing Road	77F1, 78A1, 77F2, 78A2	Parcel 135	4048161		
Rural and Agricultural	Clagett Landing Road	77E2, 77F2, 77E3, 77F3	Parcel 137	5501481		
Rural and Agricultural	16902 Clagett Landing Road	77F2, 77F3	Parcel 131	3951837		
Rural and Agricultural	Clagett Landing Road	77E2, 77F2, 77F3	Lot 11	5509815		
Rural and Agricultural	16900 Clagett Landing Road	77F2	Parcel 132	0703280		
Rural and Agricultural	17200 Clagett Landing Road	77F2, 78A2, 77F3	Parcel 12	0732768		

ZC 136 (Continued)

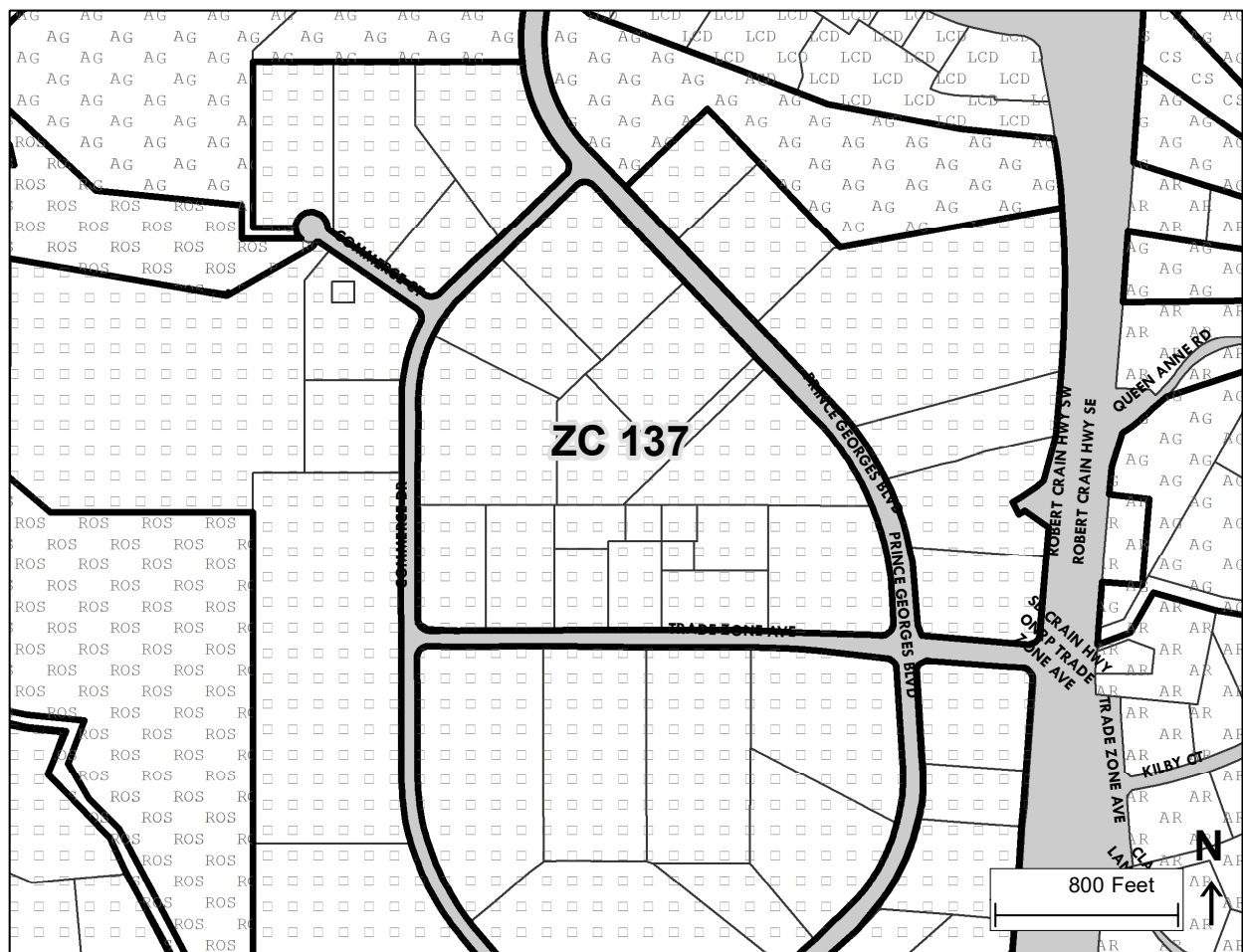
Rural and Agricultural	17210 Clagett Landing Road	78A2	Parcel 46	0797969
Rural and Agricultural	17707 Queen Anne Road	71A4, 78A1	Parcel 78	0699249
Rural and Agricultural	215 King James Road	77F1	Lot 28	0766774
Rural and Agricultural	207 King James Road	77F1	Lot 32	0766816
Rural and Agricultural	302 King 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
Rural and Agricultural	221 King James Road	70F4, 71A4, 77F1, 78A1	Lot 19	0766899
Rural and Agricultural	Clagett Landing Road	78A1, 78B1, 78B2	Parcel 1	0797845
Rural and Agricultural	Clagett Landing Road	78A2, 78B2	Parcel 40	0797753
Rural and Agricultural	Clagett Landing Road	78A1, 78A2	Parcel 15	0797860
Rural and Agricultural	17436 Clagett Landing Road	78B1, 78C1, 78B2, 78C2	Parcel 62	3951084
Rural and Agricultural	Queen Anne Road	78B2, 78C2	Parcel 36	0797746
Rural and Agricultural	17410 Clagett Landing Road	78A2, 78B2	Parcel 34	0797779
Rural and Agricultural	17500 Clagett Landing Road	78A2, 78B2, 78C2, 77F3, 78A3, 78B3, 78B4	Parcel 13	0718882
Rural and Agricultural	17500 Clagett Landing Road	78A3, 78B3	Parcel 83	0718874
Rural and Agricultural	Clagett Landing Road	78A3, 78B3	Parcel 83	4006078
Rural and Agricultural	17400 Clagett Landing Road	78A2	Parcel 23	0797878
Rural and Agricultural	17400 Clagett Landing Road	78A2	Parcel 23	0797886
Rural and Agricultural	Clagett Landing Road	78A2	Parcel 6	0797837

Map on next page.



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 137	LCD	IH	66.14	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	201SE14
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 approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Industrial	501 Prince George's Boulevard	77D1, 77D2	Lot 24	0799049		
Industrial	15950 Trade Zone Avenue	77C1, 77C2	Lot 31	3632080		
Industrial	391 Prince George's Boulevard	77C1, 77D1	Lot 30	3586765		
Parks and Open Space	15900 Trade Zone Avenue	77C1, 77C2	Lot 26	0799064		
Industrial	401 Prince George's Boulevard	77C1, 77D1	Lot 25	0799056		
Industrial	375 Prince George's Boulevard	77C1, 77D1	Lot 29	2843001		
Industrial	301 Prince George's Boulevard	77C1	Lot 19	0798694		
Industrial	300 Commerce Drive	77C1	Lot 18	0798207		
Industrial	400 Commerce Drive	77C1	Lot 17	0798256		
Industrial	16000 Trade Zone Avenue	77C1, 77C2	Condo Phase 8	0799288, 0799270		
Industrial	16000 Trade Zone Avenue	77C1, 77C2	Condo Phase 7	0798934, 0798926		
Industrial	16000 Trade Zone Avenue	77C2	Condo Phase 4	0798959, 0798967, 0798975, 0798983, 0798991, 0799007, 0799015		
Industrial	16000 Trade Zone Avenue	77C1, 77D1, 77C2, 77D2	Condo Phase 6	0799239, 0799221, 0799213, 0799205, 0799197		
Industrial	16000 Trade Zone Avenue	77C1, 77C2	Condo Phase 5	0798504, 0798512		
Industrial	16000 Trade Zone Avenue	77C2	Condo Phase 1	0798587, 0798595		
Industrial	16000 Trade Zone Avenue	77C2	Condo Phase 3	0798645, 0798652		
Industrial	16000 Trade Zone Avenue	77C2, 77D2	Condo Phase 2	0798603, 0798611, 0798629, 0798637		

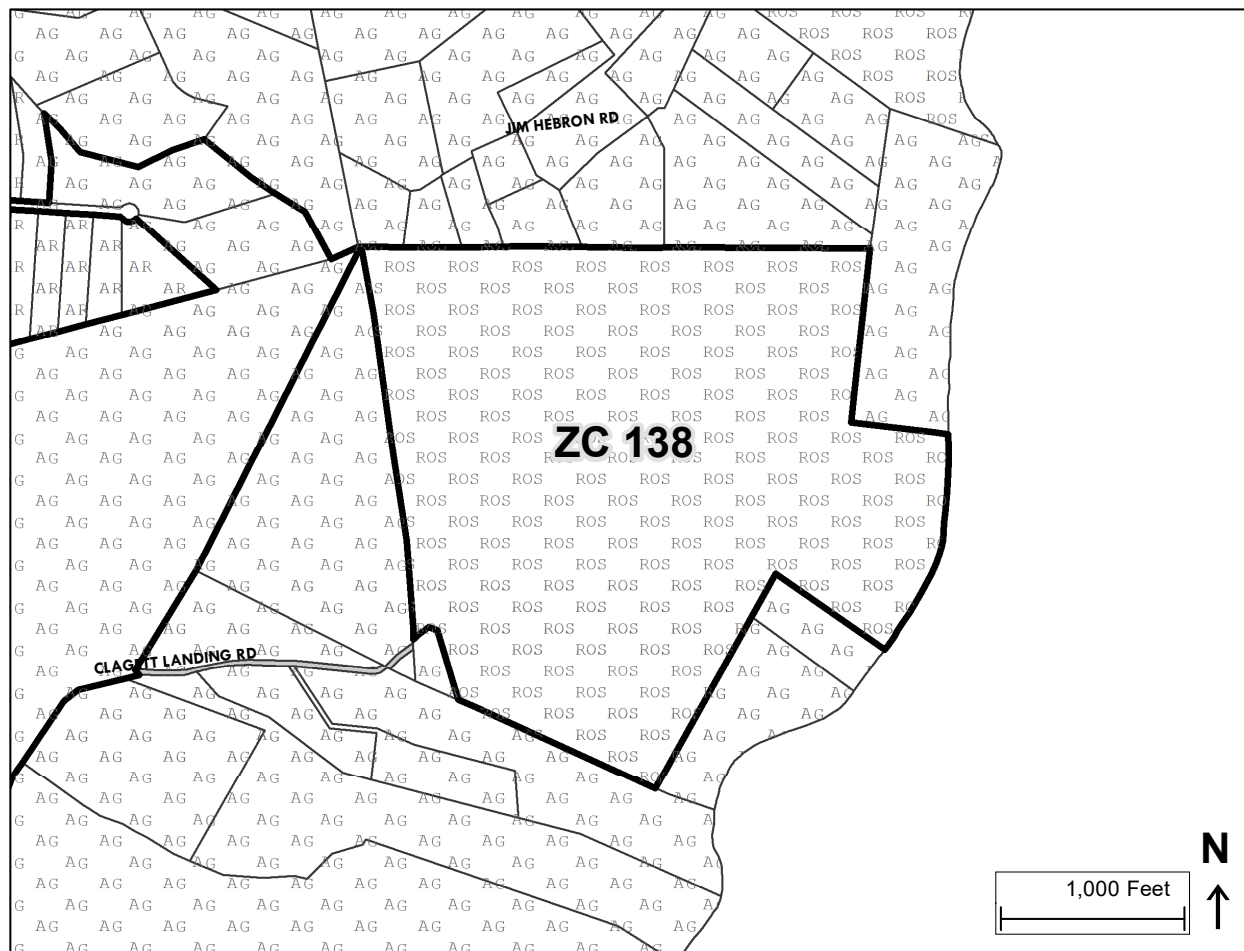
Map on next page.



Change Number	Prior Zone	Approved 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 property 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 approved 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 M-NCPPC, measuring over 20 acres. The subject property is located on a floodplain and within the regulated and evaluation area of the Green Infrastructure Network (2017), is 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	Prior Zone	Approved 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
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 approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.						
Use	Address	Tax Map and Grid		Lot/Parcel	Tax Account(s)	
Industrial	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	

Map on next page.



Change Number	Prior Zone	Approved 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

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 approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

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

Map on next page.



Change Number	Prior Zone	Approved 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

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 approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

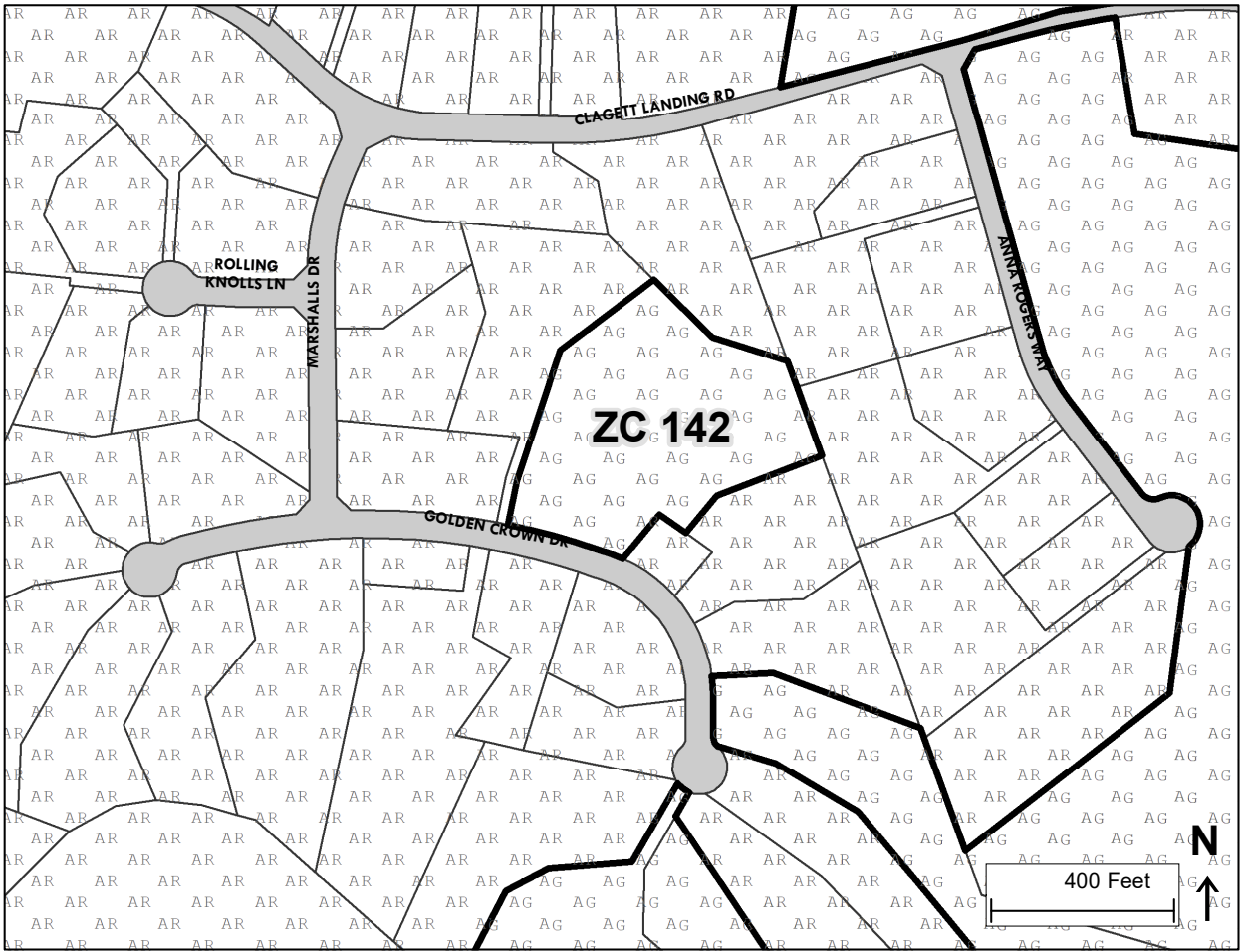
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Parks and Open Space	1200 Popes Creek Drive	77C3	Parcel A	0799098
Parks and Open Space	1201 Prince George's Boulevard	77C3	Lot 5	0799080
Industrial	901 Commerce Drive	77C3	Lot 4	0798918



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 142	AR	AG	5.62	LU 2.1	CZ 2.1	202SE14, 202SE15

Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to one dwelling unit. Rezoning to AG will limit development in the Rural and Agricultural Area to uses consistent with the master plan.

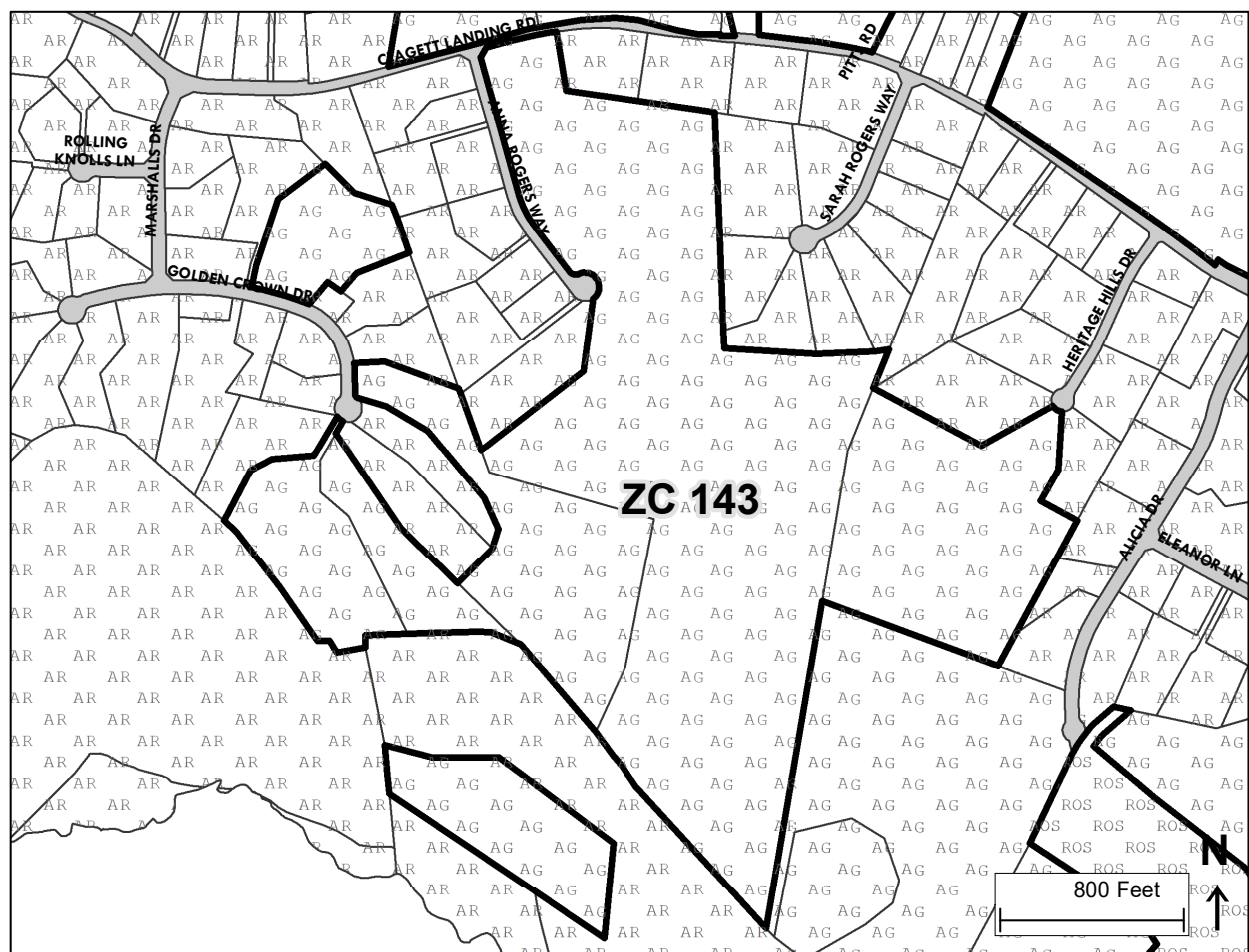
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Rural and Agricultural	16604 Golden Crown Drive	77E3	Lot 29	3917846



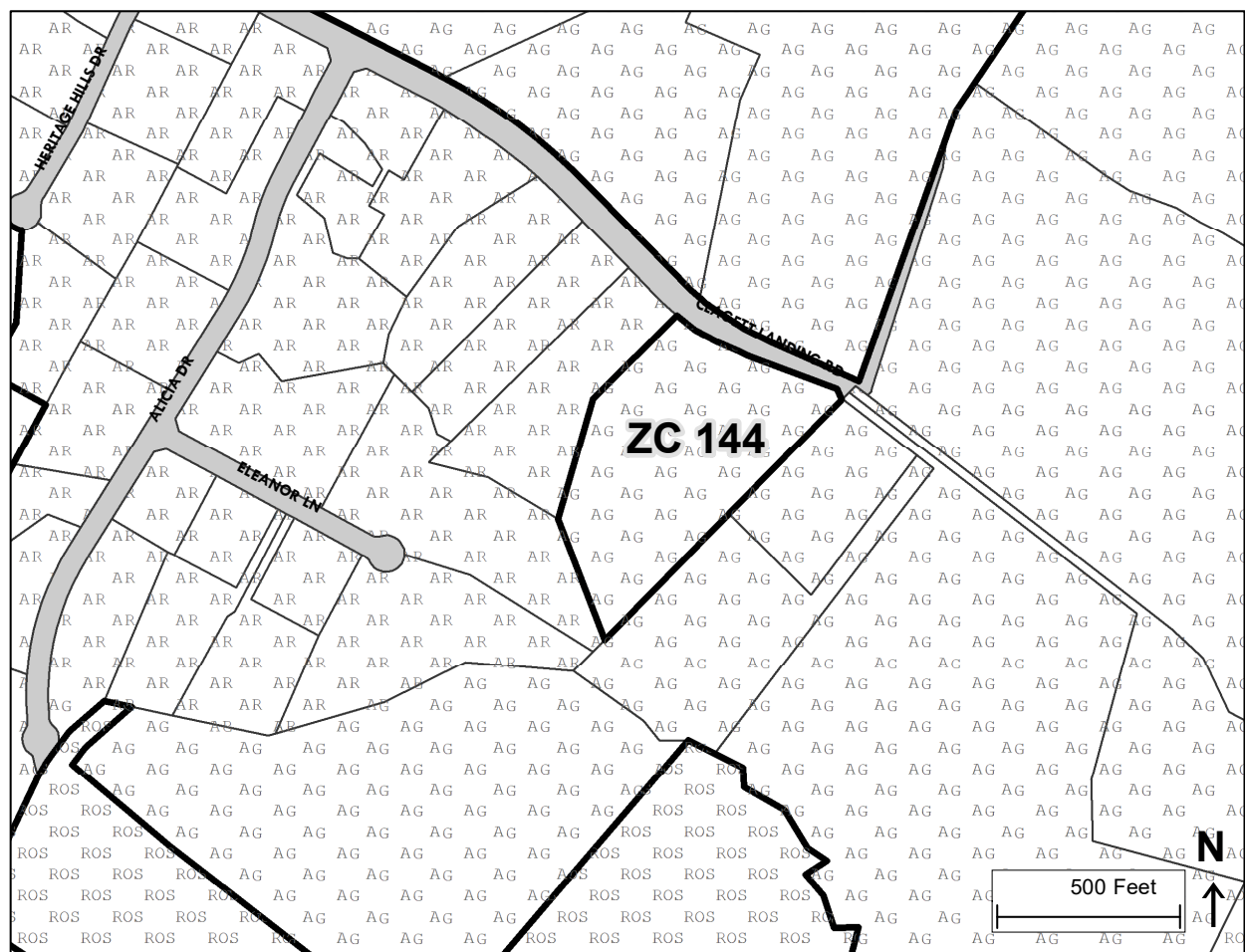
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 143	AR	AG	119.73	LU 2.1	CZ 2.1	202SE14, 202SE15, 203SE15

Discussion: Rezoning the subject properties 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 approved 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 private entities, the properties all measure over five acres, and contain zero to 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	16709 Golden Crown Drive	77E3, 77E4	Lot 22	3918000
Rural and Agricultural	16710 Golden Crown Drive	77E3, 77E4	Lot 23	3918018
Rural and Agricultural	16704 Golden Crown Drive	77E3, 77E4, 77F4	Lot 26	3918042
Rural and Agricultural	Anne Rogers Way	77E3, 77F3, 77E4, 77F4	Parcel A	3763455
Rural and Agricultural	1215 Heritage Hills Drive	77F3, 78A3, 77F4, 78A4	Lot 15	0718684



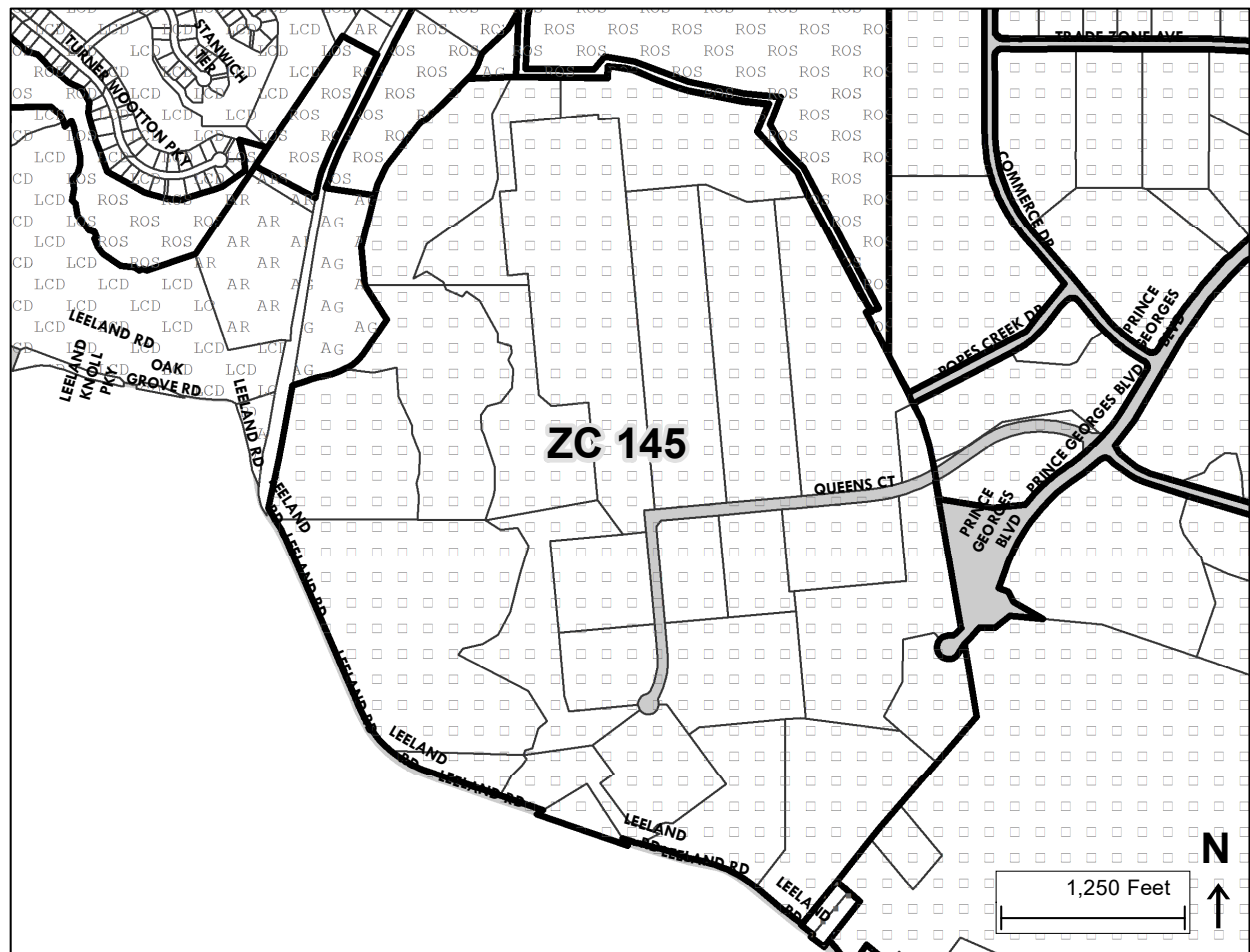
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 144	AR	AG	7.75	LU 2.1	CZ 2.1	202SE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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	17701 Clagett Landing Road	78B3, 78A4, 78B4	Lot 1	3238870		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 145	LCD/IE	IH	442.04	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	201SE13, 202SE13, 202SE14, 203SE13, 203SE14
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 approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.						
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)		
Parks and Open Space	14850 Leeland Road	77A2, 77A3	Parcel A1	5748355		
Parks and Open Space	14860 Leeland Road	77A2, 77A3	Parcel B4	5748377		
Parks and Open Space	14870 Leeland Road	77A2, 77B2	Parcel B3	5748366		
Parks and Open Space	15800 Queens Court	77A2, 77B2, 77A3, 77B3	Parcel 4	5748388		
Parks and Open Space	14950 Leeland Road	76F3, 77A3	Parcel A2	5748594		
Parks and Open Space	14960 Leeland Road	77A3	Parcel A6	5748617		
Parks and Open Space	14970 Leeland Road	77A3	Parcel B5	5687143		
Parks and Open Space	15810 Queens Court	77B2, 77B3	Parcel 5	5748390		
Parks and Open Space	15820 Queens Court	77B2, 77B3	Parcel 6	5748402		
Parks and Open Space	15830 Queens Court	77B2, 77B3, 77C3	Parcel 11	5748413		
Parks and Open Space	15840 Queens Court	77B3, 77C3	Parcel B2	5748424		
Parks and Open Space	14980 Leeland Road	76F3, 77A3, 76F4, 77A4	Parcel A3	5748550		
Parks and Open Space	1621 Logistics Lane	77A3, 77B3, 77A4, 77B4	Parcel B6	5748572		
Parks and Open Space	1601 Logistics Lane	76F3, 77A3, 76F4, 77A4	Parcel 1	5748446		
Parks and Open Space	1611 Logistics Lane	77A4, 77B4	Parcel 2	5748457		
Parks and Open Space	15801 Queens Court	77B3, 77B4	Parcel 7	5748468		
Parks and Open Space	15811 Queens Court	77B3, 77B4	Parcel 8	5748470		
Parks and Open Space	1610 Logistics Lane	77B4	Parcel 9	5748481		

ZC 145 (Continued)

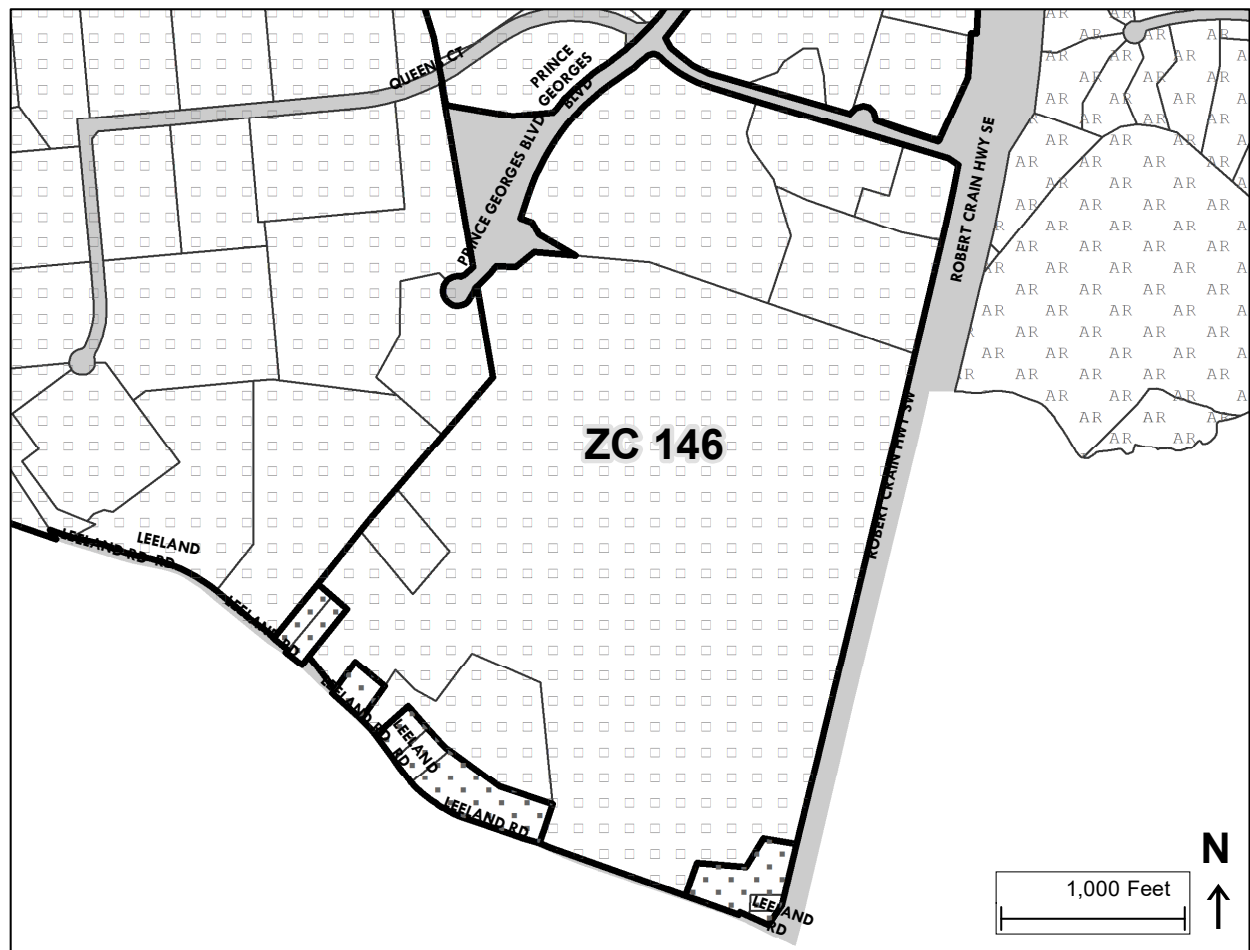
Parks and Open Space	15821 Queens Court	77B3, 77C3, 77B4, 77C4	Parcel 12	5748504
Parks and Open Space	15831 Queens Court	77B3, 77C3, 77B4, 77C4	Parcel B1	5748526
Parks and Open Space	1300 Prince George's Boulevard	77B4, 77C4	Parcel 3	5748515
Parks and Open Space	15010 Leeland Road	77A4	Parcel A4	5748561
Parks and Open Space	15100 Leeland Road	77A4, 77B4	Parcel B7	5748583
Parks and Open Space	1620 Logistics Lane	77A4, 77B4	Parcel 10	5748492
Parks and Open Space	15450 Leeland Road	77B4, 85B1	Parcel 58	5748537
Parks and Open Space	15500 Leeland Road	77B4, 77C4, 85B1	Parcel B9	5748548
Parks and Open Space	Leeland Road	77A4, 77B4, 85B1	Part Parcel 36	5570123



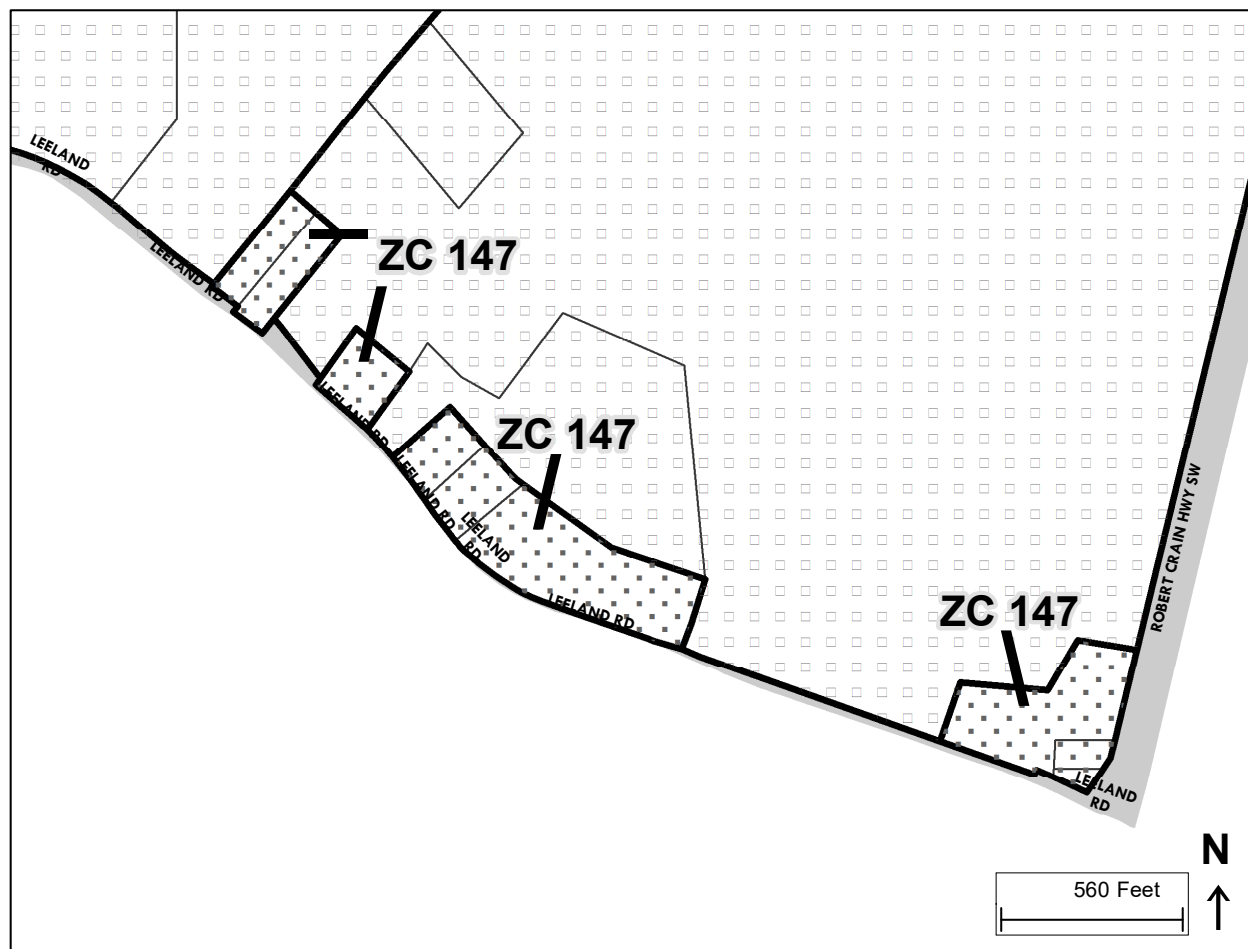
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 146	LCD	IH	221.35	LU 12.1, LU 12.2, LU 13.2	CZ 7.1	202SE14, 203SE14

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 approved zone for the subject properties helps implement both the applicable strategy and the plan's future land use map (Map 16. Future Land Use). The applicable Comprehensive Zoning strategy (CZ 7.1) recommends reclassifying properties to the IH Zone to ease the development approval process, expand the mix of uses and amenities that would make it an attractive place to work and to locate a business.

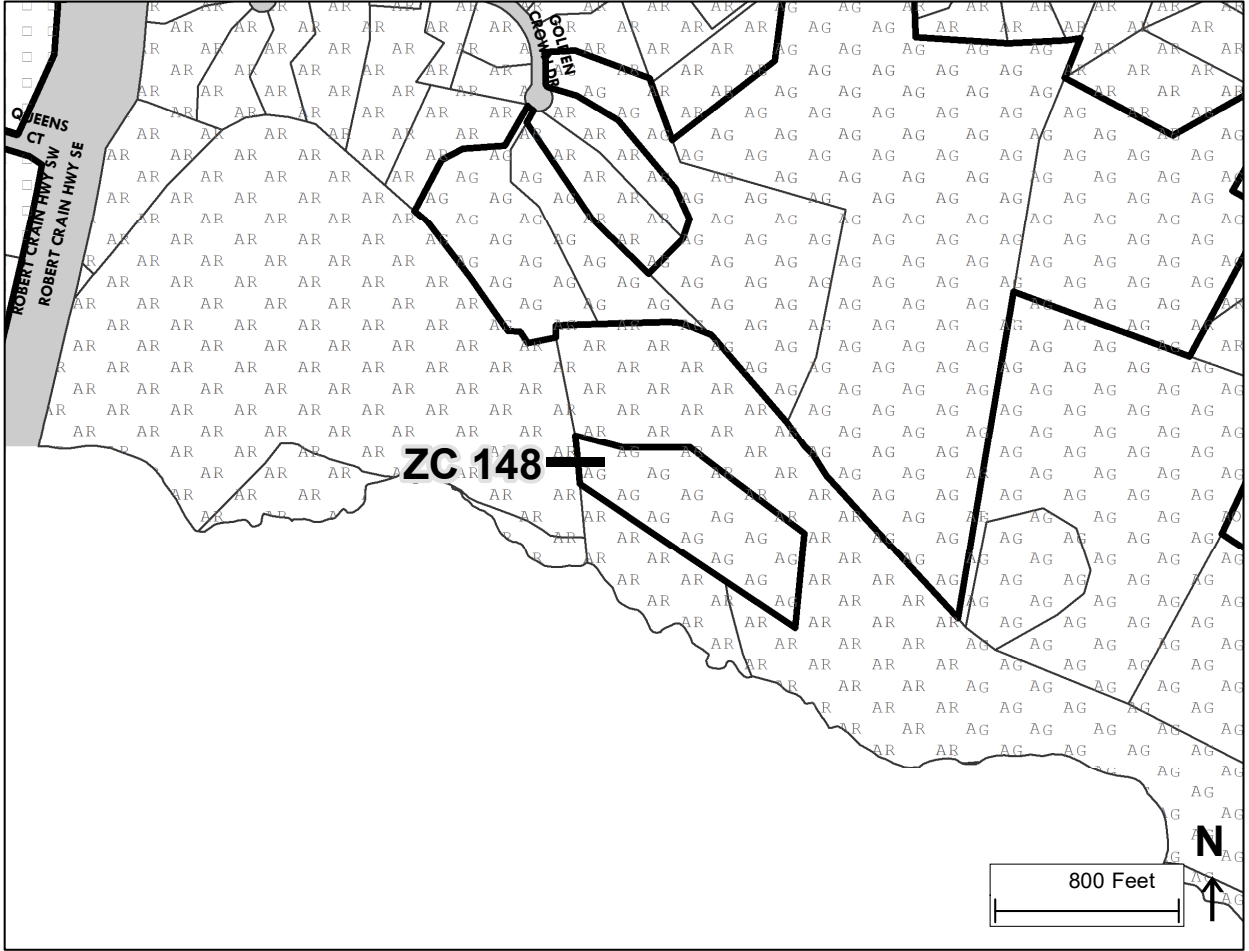
Use	Address	Tax Map and Grid	Lot/Parcel	Tax Account(s)
Industrial	16001 Queens Court	77C3, 77C4, 77D4	Lot 12	5524844
Parks and Open Space	16103 Queens Court	77C3, 77D3, 77C4, 77D4	Lot 22	5631426
Industrial	16101 Queens Court	77C4, 77D4	Lot 21	5631448
Parks and Open Space	16109 Queens Court	77D3, 77D4	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	15636 Leeland Road	77B4, 77C4, 85B1, 85C1	Part Parcel 1	3532595



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 147	RR/LCD	IE	12.48	LU 13.3	CZ 9.1	203SE14
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 approved 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.						
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		
Rural and Agricultural	15620 Leeland Road	85B1	Parcel 61	0824805		
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		
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		



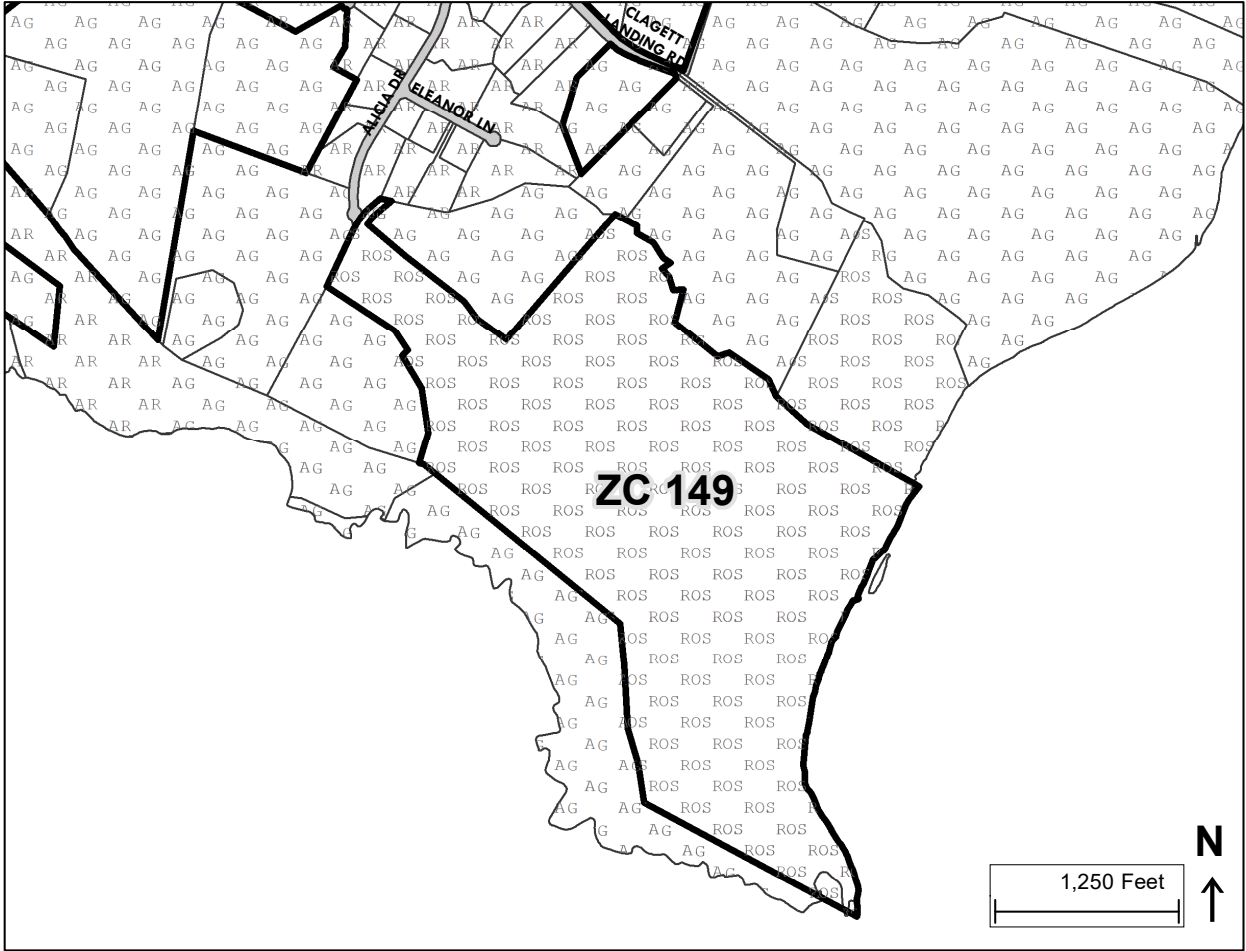
Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 148	AR	AG	8.72	LU 2.1	CZ 2.1	202SE15, 203SE15
<p>Discussion: Rezoning the subject property to AG is consistent with the master plan and strategies LU 2.1 and CZ 2.1. The applicable Land Use strategies (LU 2.1) designates rural and agricultural land uses for all properties in the Rural and Agricultural Area. The approved 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, the property measures over five acres, and contains zero to 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	16940 Swanson Road Spur	77E4, 77F4	Parcel 46	0699389		



Change Number	Prior Zone	Approved Zone	Acres of Change	Applicable Strategy		200' Scale Index Map
				LU	CZ	
ZC 149	AG	ROS	180.99	LU 1.1	CZ 1.1	202SE15, 203SE15, 203SE16, 204SE15, 204SE16

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 strategies (LU 1.1) designates community parks, sensitive environmental areas, and open spaces for Parks and Open Space land uses. The approved 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 M-NCPPC, measuring over 20 acres. The subject property is located on a floodplain and Marlboro clay. The property is also within the regulated and evaluation area of the Green Infrastructure Network (2017), is undeveloped, wooded, and includes wetlands and streams. Rezoning to ROS will help preserve the recommended land use of Parks and Open Space and the sensitive environmental features in the Rural and Agricultural Area.

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



Acknowledgments

Lakisha Hull, AICP, LEED AP BD+C	Planning Director
James Hunt, MPA	Acting Deputy Director of Operations
Suzann King	Deputy Director of Administration
Tony Felts, AICP	Division Chief, Community Planning Division

Project Team Core Members

COMMUNITY PLANNING DIVISION, MASTER PLANS AND STUDIES SECTION

Kierre McCune	Planning Supervisor, Project Facilitator
Thomas Lester	Planner IV, Project Manager
Redowan Kaushik	Graduate Assistant

Project Team Resource Members

OFFICE OF THE GENERAL COUNSEL

David S. Warner, Esq.	Principal Counsel
-----------------------	-------------------

Technical and Administrative Assistance

OFFICE OF THE CHAIRMAN, PUBLIC AND EXTERNAL AFFAIRS

Calista Black	Public Affairs and Marketing Officer
---------------	--------------------------------------

MANAGEMENT SERVICES DIVISION, PUBLICATIONS, GRAPHICS, AND WEB DEVELOPMENT

Dan Hartmann	Department Program Manager
M'Balu Abdullah	Web Manager
Shannon Sonnett	Public Affairs and Marketing Specialist II

COMMUNITY PLANNING DIVISION, PLACEMAKING SECTION

Mussie Tewolde*	Senior GIS Specialist
Zachary Banham	GIS Specialist

Special Thanks

PRINCE GEORGE'S COUNTY COUNCIL

The Honorable Ingrid S. Watson	Councilmember, District 4
The Honorable Wala Blegay	Councilmember, District 6
The Honorable Sydney Harrison	Councilmember, District 9

BOWIE CITY COUNCIL

The Honorable Timothy Adams	Mayor, City of Bowie
The Honorable Dufour Woolfley	Mayor, Pro Tem & District 2 Councilmember, City of Bowie
The Honorable Dennis Brady	At-Large Councilmember, City of Bowie
The Honorable Wanda Rogers	At-Large Councilmember, City of Bowie
The Honorable Michael Esteve	District 1 Councilmember, City of Bowie
The Honorable Clinton Truesdale Sr.	District 3 Councilmember, City of Bowie
The Honorable Roxy Ndebumadu	District 4 Councilmember, City of Bowie
Joseph M. Meinert, AICP	Director of Planning and Community Development, City of Bowie

* Former employee



1616 McCormick Drive, Largo, MD 20774
www.pgplanning.org