

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: ***Status Report***

DATE: May 9, 2013

1. Storm Drain Art Contest

The City's inaugural storm drain art contest officially kicked off on Wednesday, May 1, 2013. The contest is intended as a creative way to draw attention to stormwater and the connection between residents and Bowie streams. It is open to anyone aged eight and up who lives in Bowie or attends a Bowie school. The winning designs will be drawn on storm drains by an art student at Bowie State University. The contest runs until June 21, 2013, and the winners in the three age groups will win a cash prize and be recognized at the July 1, 2013 City Council Meeting. The flyer is attached; please share with your constituents and other groups.

2. Zoning Hearing Examiner Decision (Six Flags)

Last Friday, Zoning Hearing Examiner (ZHE) Joyce Nichols issued a notice of decision for the Six Flags amendments to conditions of approval (SE 2635 & 3400). The ZHE's decision is Approval with Conditions. City Council conducted a limited review of the amended conditions in January and recommended approval of the request to increase the frequency of fireworks displays from two to no more than six displays per season. In addition, Council opposed the amendment to Condition #20 to allow overnight stays (this amendment was withdrawn). The ZHE's decision accepts the amended conditions and reiterates all of the prior conditions of approval. A total of 11 residents, including Ms. Pam Cooper of the Western Shore Conservancy (caretaker of the Belt Woods), were opposed to the request to amend the conditions. Ms. Cooper requested that the expert testimony of the applicant's witnesses be stricken from the record, since their data and observations were collected on the Belt Woods property without obtaining a written permit from the Maryland Department of Natural Resources. ZHE Nichols denied this request. The Zoning Hearing Examiner's decision on the application may be appealed to the District Council within 15 days of May 3rd.

3. MML Legislative Action Request (LAR)

Please review the attached document used to submit a LAR. If Council has issues or LAR suggestions, please let me know and we can place the item on the June 3 Agenda.

There is a July 12 submittal date, so we will have plenty of time if there is a June agenda item. I am available to discuss the matter with any Councilmember.

4. Cooperative Purchase of Diesel Fuel

The Council of Governments has opted to renew the current contract for the cooperative purchase of diesel fuel. The current supplier of diesel in truck transport quantities (over 6,000 gallons) is Mansfield Oil. Under the current contract, Mansfield has offered a price differential for truck transport deliveries of -\$0.0125 per gallon to be applied to the price published on the Oil Price Information Sheet (OPIS). The current OPIS price is \$2.9022 per gallon. The initial contract price for the City would be \$2.8897 (the current OPIS price minus the differential).

Mansfield is also the current supplier for deliveries in tank wagon quantities (less than 6,000 gallons) offering a differential of +\$0.1284 per gallon. The initial contract price for tank wagon deliveries would be \$3.0306 per gallon. As with other fuel purchases, the price will increase or decrease during the first and third week of each month based on the published price.

Section 62 of the City Charter requires the City Council be given seven days notice prior to entering into a purchase agreement of this type.

5. Bike to Work Day is May 17, 2013

Just a reminder that next Friday, May 17th, is Bike To Work Day in the Metropolitan Washington region. The City will be sponsoring two pit stops: one at the Huntington fire station on 9th Street in Old Town Bowie and the other at the Bowie Town Center Food Court. Please feel free to drop by the pit stops to greet the participants between 6:30 a.m. and 8:30 a.m.

6. Buckingham at Belair Subdivision Stakeholders Meeting Results

The attached memorandum includes a summary of the Stakeholders Meeting held on Tuesday, May 7th, for Preliminary Plan 4-11021 (Buckingham at Belair). The developer proposes a subdivision of an existing 0.75 acre lot located at the intersection of Belair Drive and Beaverdale Lane into three residential lots, two of which will be developed with new single-family dwellings. We will apprise you of the City hearing dates as soon as they have been determined. At this time, no County Planning Board hearing date has been set.

7. Indoor Sports Facility Public Meeting

On Tuesday, May 7th, at 7:00 p.m., a public meeting was held at the Kenhill Center to discuss the progress on the indoor sports facility project and to hear from residents on their concerns and comments regarding the project. Approximately 60 persons attended, including Councilmembers Brady, Marcos and Turner. The City's consultant, The Sports Facilities Advisory Group, from Clearwater, Florida, provided an update on their findings and reviewed key product delivery dates, which includes a final report to

the City of Bowie in late May with a presentation by the consultant to the City Council on Monday, June 3, 2013 at 8:00 p.m.

The consultant reviewed progress to date which included extensive meetings with over 85 organized sports groups, the on-line survey of the community which was on the City website, and their analysis of the four potential types of sports facilities. These four include an indoor turf facility, an indoor basketball/volleyball facility, an indoor aquatics facility, and a two sheet ice arena. Estimated costs for these facilities were shared as well as a brief review of potential sites in the community. Work on this project now focuses on the financial forecasts prior to issuing the final report. Questions from the audience were answered for about 45 minutes regarding project costs, timing, location and features of these four concept facilities as noted. The consultant's PowerPoint presentation will be available on the City website early next week.

8. Sixth Annual Bowie Business Recognition Awards

The Bowie Business recognition Awards were presented at a breakfast ceremony Wednesday. The details are:

*Small Business of the Year 2013 – **Tight N Up Barbershop/Salon Amour***

This award is for a small business that has demonstrated the qualities that make for a prosperous and growing organization in Bowie.

*Business of the Year 2013 – **International House of Pancakes***

This award is for a Bowie company that has demonstrated high-level accomplishments that are a benchmark for other businesses that include financial success, visible community involvement, professional employee work environment, and will excel in customer satisfaction, strategic planning, and business development.

*Entrepreneur of the Year 2013 – **Mr. Mahi Reddy, SemaConnect***

This award is for the Bowie business entrepreneur who has demonstrated outstanding leadership and tenacity in managing all facets of business to include growth in profit and employee numbers coupled with such factors as degree of innovation, development of a creative and ingenious product or service, exceptional selling techniques, and extent of expansion into local markets.

*Green Business of the Year – **TD Bank***

This award is for a company with a Bowie presence that has demonstrated its commitment to environmentally sustainable practices such as energy and water savings, recycling, renewable energy, reduced chemicals or packaging, or employee carpooling/telework.

*Community Service Award – **Dr. Marc Geballa***

This award is for the Bowie or vicinity business that has demonstrated throughout the year a strong record of involvement in the Bowie community.

2014 MML LEGISLATIVE REQUEST

Name of Municipality, Chapter or Department submitting request:_____

Contact Person/Title _____

Address/City/State/Zip: _____

Telephone numbers: (Work)_____ (Home)_____ E-mail:_____

Please complete this form in its entirety. Attach additional sheets, if necessary, as well as documents related to your request. **LAR FORM MUST BE RETURNED VIA MAIL OR E-MAIL NO LATER THAN FRIDAY, JULY 12, 2013.**

INTRODUCTION

1. Describe the problem or situation the request is intended to address:
2. Describe the requested legislation:
3. Describe how the requested legislation would remedy the problem:
4. The proposed legislation would address: ☐ Only your municipality
☐ Only municipalities in your county ☐ Municipalities in the entire state
☐ All counties and municipalities in the entire state
5. Would the proposed remedy have a significant fiscal impact on your municipality?

OVER.....

BACKGROUND INFORMATION

1. Could the problem be resolved by something other than a new law, i.e., action by another level of government or changes in administrative procedures?
2. If administrative remedies have already been pursued, what were they and what was the outcome?
3. What other state and/or local agencies, if any, would be affected by this proposal?
4. Have any state agencies been contacted about the proposal? If yes, what was their reaction?

HISTORICAL INFORMATION

1. Has the League considered this proposal in a previous year? If yes, describe any significant changes in circumstances that might improve its chances of success in 2014:
2. Has this request been considered by the General Assembly in prior sessions? If yes, please provide the bill number, year, and outcome of legislation, if known:
3. Has this proposed legislation been implemented by any other city, county or state? If yes, please describe where it has been implemented and cite any existing law or model code upon which the proposal is based:

Signature of authorized municipal, chapter
or departmental official

Print name

Date

Please return LAR form to:

MML Legislative Committee
1212 West Street
Annapolis, MD 21401
ATTN: Trish Westervelt

E-mail: trishw@mdmunicipal.org

Indicate the date of the meeting where the governing body of the municipality, chapter or department endorsed the request:_____.

FORM MUST BE RETURNED NO LATER THAN Friday, July 12, 2013.



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: David J. Deutsch 
City Manager

SUBJECT: Stakeholders Meeting
Buckingham @ Belair Subdivision
Preliminary Plan 4-11021

DATE: May 9, 2013

On Tuesday evening, May 7th, a Stakeholders Meeting was held regarding the above-referenced application, which proposes to subdivide an existing 0.75 acre lot into three residential lots, two of which are proposed to be developed with new detached single-family dwellings. The subject property is a corner/through lot with frontages on Belair Drive, Beaverdale Lane and Bartlett Lane, and is zoned R-55, where the required minimum lot area is 6,500 sq. ft.

Those in attendance at the meeting on May 7th included: Mr. Sean Yerby (applicant); Mr. Greg Benefiel (surveyor); Mayor Pro Tem Diane Polangin; and, approximately 20 area residents.

Staff opened the meeting by orienting the group to the location of the property, the zoning and the proposed lot configuration as depicted on a color-rendered Stormwater Management Plan (SWM). Staff noted that no City public hearing dates had been set yet, but that, if those in attendance had received notification of the Stakeholders Meeting, they would also receive notice of the City's public hearings. Staff further noted that no County Planning Board hearing date has been established at this time.

Mr. Benefiel provided a history of the application, zoning of the area, the types of uses/structures proposed (two, two-story single-family dwellings).

Questions and comments from those in attendance included the following:

- What meeting is scheduled for Friday, May 10th? (Response: That meeting is the Subdivision Review Committee meeting, held by Park and Planning to review referral staff technical comments regarding the proposal.)
- Will houses comparable to Levitt houses be constructed on the new lots? (Response: The houses proposed to be constructed are two-story houses that will appear to be like Levitt houses.)

- Several attendees noted they have lots with an approximate area of 0.75 acres. Would approval of this subdivision be precedent-setting? (Response: No, since the features and characteristics of those lots may be different from what exist on the subject property. Each property/case stands on its own set of circumstances.)
- There is lots of traffic along Belair Drive, which will worsen when additional development begins at Melford. Additionally, the Belair Drive/Beaverdale Lane intersection is a dangerous corner, where a young adult was killed a few years ago. Perhaps the City should investigate installing a traffic signal, speed bumps or some other type of traffic calming technique to reduce the speed of vehicles traveling along Belair Drive.
- The development of this property is analogous to zero lot line townhouse development, where not much yard is left after the subdivision.
- Does the applicant intend to sell the lots and build the houses himself? (Response: That decision has not been made yet. It is possible that modular houses would be located on the two new lots. The new houses would not be out of character with the neighborhood.)
- What prevents a house from being built without a basement? Levitt houses do not have basements. Will the new houses be on slabs or have basements? (Response: On-site tests would be done to determine the presence of ground water and/or underground springs. The new houses may not necessarily be on slabs.)
- At what point are house plans and elevations submitted for review? (Response: Those plans are provided at the time of building permit application, unless the County Planning Board determines that a Limited Detailed Site Plan is necessary. If that is the case, the applicant would have to file an application for a Limited Detailed Site Plan for building architecture for review and approval prior to the issuance of a building permit.)
- How is water runoff proposed to be handled? (Response: Dry wells are proposed to handle water from a 2-year storm. The gutters from the new houses would drain directly into the dry wells placed underground. One resident commented that that is an "old school solution that is not ecologically sound.")
- How will electric, telephone and TV cable lines be provided to the new lots? (Response: Those lines can go underground.)
- How many off-street parking spaces will be provided for the new houses? (Response: Two off-street parking spaces will be provided for each new house. At this time it is unknown whether the driveways will be single width or double width, or if the garages will be one-car or two-car.)
- It appears that not much room will exist around each of the new houses. (Response: The locations of the new houses will comply with the building

setback requirements set forth in the County Zoning Ordinance, as well as not exceeding the maximum allowable lot coverage for the R-55 zone.)

- What is the approximate floor area of each new house? (Response: Each house will have an area of approximately 2,000 sq. ft.)
- How will a new house be constructed/located, considering the existing steep hill on the property? (Response: Grading into the hill will occur. The grading will be done in accordance with codes. One long-time resident stated that he believes that Levitt intentionally did not subdivide the subject lot due to the existing topographic condition found there.)
- Are public water and sewer available to the new lots? (Response: Yes, those services exist in the neighborhood streets. Those existing lines will be extended from the streets onto the newly-created lots.)

At the conclusion of the Stakeholders Meeting, it was again stated that no City public hearing dates have been established, but when they are, new notices would be mailed out. The City and County review processes were also explained prior to conclusion of the meeting.