

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: ***Status Report***

DATE: November 14, 2013

1. Economic Development Committee (EDC)

The Bowie EDC met Wednesday morning and received an update on the state of office and flex real estate in Bowie. EDC members Alan Coppola and Sean Doordan provided the update. Vacancy rates are high (above 19% for office and flex). The next EDC meeting will be Wednesday, January 8, 2014 with discussion to focus on improving Bowie's competitiveness in the leasing of office and flex space.

2. Stakeholders Meeting for Mills Car Wash (DSP-12032)

A Stakeholders Meeting for the proposed Mills Car Wash project was held on Tuesday, November 12th. A memo summarizing that meeting is attached.



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
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SUBJECT: Stakeholders Meeting
Detailed Site Plan #DSP-12032
Mills Car Wash

DATE: November 13, 2013

On Tuesday, November 12th, a Stakeholders Meeting was held for a proposed car wash, to be located on U.S. Route 301 (southbound), just north of the Mitchellville Road intersection. Representatives in attendance from the applicant's team included: Ms. Nancy Slepicka, local land use/zoning attorney, with O'Malley, Miles, Nylén & Gilmore, P.A.; Mr. David Taylor, landscape architect with Dewberry Consultants, LLC; and, Mr. Robert Schaechter, the property owner and applicant. Additionally, five area residents/interested parties were also present.

City staff opened the meeting by describing the location of the site, the current zoning of the property, the nature of the proposal, the purpose of the Stakeholders Meeting and the City's public hearing dates.

Ms. Nancy Slepicka provided a brief history of previous approvals granted for the property, noting that a preliminary plan of subdivision had been approved, and the zoning of the property is in place. The current application is for a Detailed Site Plan (DSP), which is the final phase in the land development review process prior to applying for building permits. Ms. Slepicka noted that the property, which contains 4.18 acres, is very irregularly shaped, with a narrow portion of the site extending to Mitchellville Road, and an outlot located at the U.S. Route 301/Mitchellville Road intersection. She described the proposed on-site vehicular circulation system, and stated that the development is for a "state of the art" car wash facility offering "flex service", where patrons will have the opportunity to take advantage of a variety of services. She noted that the main building is a "wash tunnel", where patrons stay in their car as it proceeds through the washing and drying cycles. Other services offered include a building for additional cleaning services, a self service vacuum area and a future detail building. Ms. Slepicka noted that the vehicular ingress/egress to/from the property will be via a right-in/right-out movement shared with the future CVS use, located to the immediate south of this property.

Questions from those in attendance included the following:

- **Will the facility be open on Sundays?** (RESPONSE: Yes. Fridays, Saturdays and Sundays are foreseen to be the busiest days.)

MAYOR G. Frederick Robinson **MAYOR PRO TEM** Diane M. Polangin

COUNCIL Dennis Brady ♦ Henri Gardner ♦ James L. Marcos ♦ Isaac C. Trough ♦ Todd M. Turner **CITY MANAGER** David J. Deutsch
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- **Are there plans for the additional areas of the property that will be undeveloped?** (RESPONSE: No. The areas proposed not to be developed will be used for landscaping and bufferyards.)
- **Will there be a monthly fee to car wash customers?** (RESPONSE: Options will be available to customers to either pay for a service as it is used, or to be a regular client and pay monthly for services.)
- **What is Outlot A?** (RESPONSE: Outlot A, located at the U.S. Route 301/Mitchellville Road intersection, is a 0.23-acre piece of property created several years ago via the subdivision process and goes with the subject property. A small stream, that is piped, runs through this parcel, goes under U.S. Route 301 and continues on the east side of the highway.)
- **Has the State Highway Administration (SHA) approved the site access?** (RESPONSE: SHA has tentatively approved this access.)
- **How long is the current review process?** (RESPONSE: The Detailed Site Plan review process is relatively short, and should take only a few months. It is hoped this case will be on the County Planning Board agenda early next year.)
- **Were townhouses ever proposed behind the Nissan car dealership?** (RESPONSE: The original subdivision had a residential component, which consisted of detached single-family building lots. The property, now owned by the City of Bowie, is vacant and is being used as open space.)
- **Will the water used in the washing process be recycled?** (RESPONSE: Yes, the water used in the process is recycled.)
- **How many employees will the operation have?** (RESPONSE: The operation will have between six and eight employees.)
- **What will be the hours of operation?** (RESPONSE: The facility will be open from approximately 8:00 A.M. until dark, depending on weather conditions and the time of the year.)
- **What will the finishing process consist of?** (RESPONSE: The finishing process will include wiping/drying the vehicle and interior vacuuming and cleaning.)
- **What will the detail building be used for?** (RESPONSE: The detail building is a future phase of the entire operation and will include additional exterior cleaning, such as applying car wax.)

This case has been scheduled to be heard by the Bowie Advisory Planning Board on Tuesday, November 26th and by the City Council on Monday, December 2nd.