

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: ***Status Report***

DATE: January 30, 2014

1. Zoning Map Amendment #A-10029 (Santos Property)

On Monday, January 27, 2014, the District Council heard an appeal filed by Santos, LLC regarding their application for rezoning of a 7.9 acre parcel located at the end of Woodcliff Court from the R-R (Rural Residential) zone to the C-M (Commercial Miscellaneous) zone. Both the Park and Planning Technical Staff and Zoning Hearing Examiner recommended denial of the request. Attorney Dan Lynch argued on behalf of the applicant. Mr. Richard Macchio, a resident of the Westview subdivision, argued in opposition to the rezoning. City staff spoke in support of the application, reflecting the position of City Council taken on January 22, 2013. Delegate Geraldine Valentino-Smith and five residents of the Long Ridge community also attended the hearing, but did not speak because they were not persons of record. At the conclusion of the oral argument hearing, Council Member Derrick Leon Davis moved to take the case under advisement. The last day for the District Council to decide on the case is March 13, 2014.

2. Walmart at the Zoning Hearing Examiner (Update)

In the Notice of Public Hearing the City received this week, the time of the hearing by the Zoning Hearing Examiner (ZHE) for the Walmart Special Exception (#SE-4734) is stated as 9:30 a.m. on February 26th. The time that appeared in the January 23rd Status Report (1 p.m.), based on what was told to City staff, is incorrect. The ZHE hearing for this case will be held on Wednesday, February 26th at 9:30 a.m. in the County Administration Building.

3. Melford Village Bowie Advisory Planning Board Review

The Bowie Advisory Planning Board (BAPB) will be holding a worksession on the Melford Village proposal on February 11th and a public hearing on February 25th. Both meetings will begin at 7:00 p.m. and will be held in the Council Chambers at City Hall. Advertisement of both meetings will be placed in the local newspaper and on City media, and notices will be mailed to everyone who attended the January 15th Stakeholders Meeting or responded to the City's initial notice letter. The property will also be posted with public hearing signs approximately two weeks prior to the February 25th public hearing. The worksession on February 11th will include the same informational

presentations that were made at the January 15th Stakeholders Meeting and will provide an opportunity for BAPB members to learn about the details of the Conceptual Site Plan prior to holding their public hearing. The public may attend the BAPB's worksession, however, public participation will not be included at that meeting. Although a schedule for City Council review has not yet been set, staff expects the proposal to come up for review in March or April.

4. Installation of Art in City Hall Lobby

The Wall Sculpture, which will be located on the lobby wall midway up the grand staircase, is scheduled for installation on Friday, February 14. Staff is renting a lift which will allow the artist to install the artwork. The staircase will be blocked off and everyone will have to use the elevator to access the second floor.

5. Vehicle Replacement – PW Administration

The Public Works Department has received and analyzed the State of Maryland vehicle bid results. Under Maryland State Contract #001B4400359 with Hertrich Fleet Services, Inc., a 2014 Ford Focus SE can be acquired for \$15,275 to replace car #10, which is scheduled for replacement in FY14. The budget for this vehicle is \$15,400. As provided by Section 62 of the City Charter, this will serve as the required seven-day notice of intent to issue a purchase order to Hertrich Fleet Services, Inc. for a total amount of \$15,275.



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: David J. Deutsch *DJD*
City Manager

SUBJECT: Stakeholders Meeting
Amber Ridge Property
Zoning Map Amendment #A-10031

DATE: January 30, 2014

On Wednesday, January 29th, a Stakeholders Meeting was held for the vacant Amber Ridge property, located on U.S. Route 301 (southbound), approximately 1,200 feet south of the Mitchellville Road intersection and approximately 500 feet north of the Pointer Ridge Drive intersection. The applicant in this case, RWSC, LLC, is requesting a Zoning Map Amendment (ZMA) which would result in changing the present zoning of the 19.03-acre property from C-S-C (Commercial Shopping Center) to M-X-T (Mixed Use – Transportation Oriented). The applicant is proposing to develop the site with commercial/retail uses and attached/multi-family residential uses. Representatives in attendance from the applicant's team included: Mr. Larry Spott, with the property owner/developer, The Rappaport Companies; Mr. Matthew Tedesco, local land use/zoning attorney with McNamee, Hosea, Jernigan, Kim, Greenan and Lynch, P.A.; Mr. Mike Lenhart, with Lenhart Traffic Consulting; and, Mr. Dan Duke, civil engineer with Bohler Engineering. Additionally, 13 area residents and interested parties were also present.

City staff opened the meeting by describing: the location of the subject property and the surrounding area; the purpose of the Stakeholders Meeting; the current proposal; various steps in the land development review process; and, the dates of the City's public hearings (Bowie Advisory Planning Board on Tuesday, March 11th and City Council on Monday, March 17th).

After Mr. Matt Tedesco introduced the development team in attendance, he noted that the Zoning Map Amendment process is an eight- to ten-month process. The ZMA review is followed by the submission and review of a Preliminary Subdivision Plan, then a Detailed Site Plan. The entire process could take between three and four years. Mr. Tedesco noted that the property is already platted and approved for a 200,000 sq. ft. shopping center.

Mr. Larry Spott stated that The Rappaport Companies purchased the property approximately eight years ago and intended to develop it with a shopping center. Their intention was to build a regional shopping district, anchored by Pointer Ridge Shopping Center to the south (also owned by Rappaport), and the Amber Ridge Shopping Center to the north. Before his company could be ready to proceed, the national economy took a downturn, and they put their plans on hold. The 2006 Bowie and Vicinity Master Plan recommends mixed use for the subject property. As a result, The Rappaport Companies has

filed the ZMA to change the zoning to M-X-T, which will permit a mixed-use development including commercial/retail and residential, as envisioned in the Master Plan.

Mr. Mike Lenhart, traffic consultant for the project, noted that a traffic impact analysis has been prepared for the ZMA proposal, which compared the traffic from the approved shopping center to the proposed uses on the site. The study included 19,000 sq. ft. of retail/commercial space and up to 320 multi-family dwellings because, from a traffic perspective, that would be the most intensive mixed-use scenario permitted on the site under M-X-T zoning. Mr. Lenhart indicated that, under the proposed scenario, there would be more AM peak hour trips, but a substantial reduction in PM peak hour trips. He noted that U.S. Route 301 is a State highway eligible for traffic mitigation, and that the applicant will mitigate the site's traffic impacts.

Mr. Dan Duke, civil engineer, noted that any existing drainage issues that presently exist on the site and that impact adjacent properties will be corrected. He indicated a Stormwater Management Concept Plan has been approved by Prince George's County, which reflects a reduction in the volume of water and utilizes bioswales and other innovative stormwater management techniques to distribute stormwater on the site.

Questions and comments raised by those in attendance included the following:

- **What is the number of dwelling units? Who is the builder? What types of commercial tenants are proposed?** (RESPONSE: While the exact total number of dwelling units is not known at this time, the 320 units envisioned result from allowable density on the site, and from traffic caps permitted on the property. There is no builder for the residential component at this point; it's too early in the process. Potential commercial users could be a bank or a convenience food user. A gas station use will not be included in the potential mix of commercial tenants.)
- **Did The Rappaport Companies develop the Hall Station Village Center?** (RESPONSE: Yes, Rappaport did develop that site and sold the residential portion to a residential builder.)
- **Are any senior units included in the residential portion of the project? Will the residential units be rentals or owner-occupied?** (RESPONSE: There are no requirements to provide senior units in this project. The provision of senior units and whether or not the units will be rentals are market driven and depend on the project builder.)
- **How many access points to the property are there, and where are they located?** (RESPONSE: There are three access points to the site: two from U.S. Route 301, and one from Pointer Ridge Place. Access permits will still be needed from the State Highway Administration. The City supported access from Pointer Ridge Place. (The traffic analysis submitted with the ZMA application includes a half-signal on U.S. Route 301 at the site's main entrance to allow existing traffic to turn left onto northbound U.S. Route 301.) Traffic adequacy will be retested at the time of the Preliminary Subdivision Plan review. A sketch of the site's development in the Master Plan shows a possible access from Pittsfield Lane. However, accomplishing that would require coordination

between the developer, the City, the Park and Planning Commission and owners of several adjacent residential properties.)

- **Why is it difficult to lease space in Pointer Ridge Shopping Center?**
(RESPONSE: There is no problem leasing the small spaces in that shopping center; the problem is leasing the large spaces, such as the one formerly occupied by Giant. This shopping center is challenged by not having a large anchor tenant. However, within the next four to six months, there should be an announcement of an anchor tenant in this center.)
- **Are there any allowances for public transportation for the project?**
(RESPONSE: No. However, the applicant will work the County and the City. It is known that Metro provides bus service on Pittsfield Lane, which is why a vehicular connection to that street should be part of the discussion of the development of this site.)

At the conclusion of the meeting, Mr. Tedesco stated his appreciation for the input provided and that the developer will work with the neighbors.

Staff again noted the City's public hearing dates and stated that all residents who received a notice of the Stakeholders Meeting will receive a notice for those hearings.