



City of Bowie

Memorandum

Thursday, December 18, 2025

Alfred D. Lott, ICMA-CM, CPM, City Manager

STATUS REPORT

1. Development Review County Planning Board Decisions
The attached document consists of a formal status report summarizing the Prince George's County Planning Board's final decisions and voting results for several development review cases, including Mill Branch Crossing, Freeway Airport, Ourisman of Bowie, and Covington Oaks.



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

Status Report: County Planning Board Decisions on Development Review Cases

Detailed Site Plan #DSP-20003-04 (Inline Retail at Mill Branch Crossing): The Prince George's County Planning Board conducted a public hearing on Detailed Site Plan #DSP-20003-04 for the Inline Retail at Mill Branch Crossing project. The subject property contains 1.05 acres and is located on the east side of US 301, north of Mill Branch Road. The site is zoned Commercial Shopping Center (C-S-C). The applicant, Green Branch, LLC, proposed a new 10,237 square foot inline retail establishment. The Bowie City Council reviewed this case on March 3, 2025, and recommended approval with conditions related to parking calculations, trip rates, and loading space location. At the County Planning Board hearing, staff and the applicant's attorney discussed the application. At the conclusion of the hearing, the Board voted to approve the plan with conditions. Commissioner Washington moved for approval; the motion was seconded by Commissioner Geraldo and passed 4-0.

Preliminary Plan of Subdivision #PPS-2024-021 (Freeway Airport): The Prince George's County Planning Board conducted a public hearing on Preliminary Plan of Subdivision #PPS-2024-021 for the Freeway Airport project. The subject property contains 131.5 acres and is located at 3900 Church Road, southwest of the US 50 and Church Road crossing. The site is zoned Residential, Single-Family – Attached (RSF-A). The applicant, Freeway Realty, LLC, proposed 297 single-family detached units to replace the existing airport. The Bowie Advisory Planning Board met on March 25, 2025, to review the plan and recommended approval with a comment regarding the transparent local use of impact fees. At the County Planning Board hearing, staff and the applicant's attorney discussed the application. At the conclusion of the hearing, the Board voted to approve the plan with revised findings and conditions. Commissioner Washington moved for approval; the motion was seconded by Commissioner Geraldo and passed 4-0.

Detailed Site Plan #DSP-23026 (Ourisman of Bowie): The Prince George's County Planning Board conducted a public hearing on Detailed Site Plan #DSP-23026 for the Ourisman of Bowie project. The subject property contains 6.29 acres and is located on the west side of Crain Highway (US 301), south of the Mount Oak Road intersection. The site is zoned Commercial Miscellaneous (C-M). The applicant, Rowhit Bowie, LLC, proposed a new 22,111 square foot vehicle sales and service dealership. The Bowie City Council reviewed this case on May 5, 2025, and recommended approval with conditions regarding bicycle and pedestrian facilities along Crain Highway. At the County Planning Board hearing, staff and the applicant's attorney discussed the application. At the conclusion of the hearing, the Board voted to approve the plan with conditions. Commissioner Geraldo moved for approval; the motion was seconded by Commissioner Okoye and passed 3-0.

MAYOR Timothy J. Adams

MAYOR PRO TEM Dufour Woolfley

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Preliminary Plan of Subdivision #PPS-4-24006 (Ourisman Genesis of Bowie): The Prince George's County Planning Board conducted a public hearing on Preliminary Plan of Subdivision #PPS-4-24006 for the Ourisman Genesis of Bowie project. The subject property contains 3.51 acres and is located in the median of Crain Highway (US 301), north of Mitchellville Road. The site is zoned Commercial Miscellaneous (C-M). The applicant, Whitrow Bowie, LLC, proposed a 26,302 square-foot vehicle sales and service dealership. The Bowie City Council reviewed this case on August 4, 2025, and recommended approval, noting the applicant's explanation regarding safe-walking and bicycling opportunities. At the County Planning Board hearing, staff and the applicant's attorney discussed the application. At the conclusion of the hearing, the Board voted to approve the plan with revised conditions. Commissioner Washington moved for approval; the motion was seconded by Commissioner Geraldo and passed 3-0.

Preliminary Plan of Subdivision #PPS-2024-010 and Detailed Site Plan #DET-2024-005 (Covington Oaks): The Prince George's County Planning Board conducted public hearings for the Covington Oaks project under Preliminary Plan #PPS-2024-010 and Detailed Site Plan #DET-2024-005. The subject property contains 2.34 acres and is located on the north side of Elder Oaks Boulevard. The site is zoned Residential, Multifamily-20 (RMF-20). The applicant, Collington Place LLC, proposed 48 two-family residential dwelling units. The Bowie City Council reviewed these cases on October 6, 2025, and recommended approval with conditions to increase safe walking and bicycling along Elder Oaks Boulevard. At the County Planning Board hearings, staff, the applicant's attorney, and representatives from community organizations discussed the applications. At the conclusion of the hearings, the Board voted to approve both the Preliminary Plan and the Detailed Site Plan with conditions. For both cases, Commissioner Washington moved for approval; the motion was seconded by Commissioner Geraldo and passed 3-0.

Detailed Site Plan #DET-2024-016 (Freeway Airport): The Prince George's County Planning Board conducted a public hearing on Detailed Site Plan #DET-2024-016 for the Freeway Airport development. The subject property contains 131.5 acres at 3900 Church Road. The site is zoned Residential, Single-Family – Attached (RSF-A). The applicant proposed 297 single-family detached units. The Bowie City Council reviewed this case on November 17, 2025, and recommended approval with a condition that the applicant consider a median on Church Road to prevent illegal traffic movements. At the County Planning Board hearing, staff and the applicant's attorney discussed the application. At the conclusion of the public hearing, the Board voted to approve the plan with revised conditions. Commissioner Geraldo moved for approval; the motion was seconded by Commissioner Okoye and passed 3-0.