City of Bowie
Memorandum

Thursday, February 26, 2026
Alfred D. Lott, ICMA-CM, CPM, City Manager

STATUS REPORT

1. Development Review Update — This status report provides an update on several development projects currently under review that are located within or in close proximity to the City of Bowie.

2. Special Mayoral City Election - April 7, 2026
This past week we had four candidates file their paperwork to run for the Mayor seat:

Rebecca Pearce
Wanda Rogers
Takisha Brown
Babatunde Alegbeleye

Updated list of all candidates can be seen on the website
https://www.cityofbowie.org/152/Elections

City of Bowie
15901 Fred Robinson Way
Bowie, Maryland 20716

Status Report: Development Review Case Updates 2-25-26

Note: The City Department of Planning and Sustainability highlights and comments on development projects that are significant or otherwise of interest. The City does not have planning and zoning authority and can only make recommendations to the County.

MRF-2025-005: PG Vermillion Solar

- **Project Overview:** A proposal for a 3-Megawatt ground-mounted solar energy system on approximately 20.86 acres of a 40.34-acre site with 5,908 panels. There will be a 8-foot-high security and wildlife fence, access along the site's frontage of Central Ave (MD 214), herbaceous ground cover with pollinator plants, and electrical utility connection.
- **Location:** 17200 Central Avenue, Bowie, MD 20716. (outside of City limits)
- **Status:** County Planning board approved the case with the recommendations of County staff. This case was heard by the County Planning Board on February 19, 2026.

PPS-2024-019: Glenn Dale Reserve (Lanham Severn Road)

- **Project Overview:** A proposed new condominium townhouse community consisting of approximately 134 dwelling units with associated amenities, including outdoor recreation spaces and a nature trail. This Preliminary Plan of Subdivision is within the existing CGO-zoned parcel. The Applicant is requesting the County Planning Board approve to subdivide the existing two parcels into 6 parcels for the ultimate construction of approximately 134condominiumtownhouse dwelling units.
- **Location:** 11557-11567 Lanham Severn Road, east of the intersection of Glenn Dale Boulevard and Lanham Severn Road. (outside of City limits)
- **Status:** A virtual pre-application neighborhood meeting was scheduled for September 30, 2024. This case is scheduled to be heard by the County Planning Board on March 19, 2026.

PRE-APP-2025-0122: Glenn Dale Cove (Lake Glen Drive)

- **Project Overview:** A development proposal for a planned retirement community under the R-R zone. Planned 41 single-family attached units at 8215 Springfield Road (cross street Lake Glen Drive). Project is a continuation of a special exception to the R-R zone that was approved November 2025.
- **Location:** 8215 Springfield Road, Parcel 131. (outside of City limits)

MAYOR Timothy J. Adams **MAYOR PRO TEM** Dufour Woolfley
COUNCIL Dennis Brady • Michael P. Estève • Roxy Ndebumadu • Wanda Rogers • Clinton Truesdale, Sr. **CITY MANAGER** Alfred D. Lott
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

- **Status:** A virtual pre-application neighborhood meeting was held on February 23, 2026, at 7:00 PM. A Preliminary Plan of Subdivision application for the above-referenced project will be submitted for review to the Development Review Division at M-NCPPC.

PRE-APP-2025-0033: The Villages at Bowie

- **Project Overview:** A development proposal for 30 single-family attached townhouse villa units. A Preliminary Plan of Subdivision and Tree Conservation Plan application for the above-referenced project will be submitted for review to the Development Review Division at M-NCPPC.
- **Location:** 13513 Old Chapel Road, on the south side of Old Chapel Road, approximately 400 feet east of High Bridge Road. (outside of City limits)
- **Status:** An informational notice was issued on February 6, 2026, regarding the upcoming application submittal. A in-person/virtual pre-application neighborhood meeting is scheduled for March 11, 2026, at 6:30 PM at Bowie Branch Library Conference Room. (see attachment #1)

PRE-APP-2026-0010: Hilltop Plaza Zoning Amendment

- **Project Overview:** A request for a zoning map amendment to rezone the property from the RR (Residential, Rural) zone to the RMF-20 (Residential, Multifamily-20) zone.
- **Location:** Midsummer Lane (Parcel 19), on the west side of Race Track Road.
- **Purpose:** To accommodate approximately 30 single-family attached residential dwelling units and allow for the continued use of a portion of the property as a parking facility to support Hilltop Plaza. (within City limits)
- **Status:** An informational mailing was filed on February 13, 2026, to commence with the required pre-application neighborhood meeting which will be March 18th, 2026, at 6:00pm at the Bowie High School Library. (see attachment #2)

PRE-APP-2026-0029: Wawa Route 3

- **Project Overview:** A development proposal for a food market in combination with a gas station in the CS Zone.
- **Location:** Between NE Robert Crain Highway (North bound) and NW Robert Crain Highway (South bound) approximately 425 feet north of its intersection with Sylvan Drive. (outside of City limits)
- **Status:** Still in the pre-application process and no pre-application meeting has been set.

Norman D. Rivera, Esquire
Law Offices of Norman D. Rivera, LLC
17251 Melford Boulevard Suite 200
Bowie, MD 20715
301-352-4973 Direct
301-580-3287 Mobile
normanrivera2012@gmail.com

RECEIVED
FEB 17 2026
Bowie City Clerk's Office

Informational Notice of Proposed Development

Subject: Villages at Bowie PRE-APP-2025-0033

Date: February 6, 2026

Dear adjacent property owner, municipality, previous parties of record, and/or registered residents or associations:

A Preliminary Plan of Subdivision and Tree Conservation Plan application for the above-referenced project will be submitted for review to the Development Review Division of The Maryland-National Capital Park and Planning Commission, M-NCPPC.

The subject property is located at at 13513 Old Chapel Road, located on the south side of Old Chapel Road, approximately 400 feet east of its intersection with High Bridge Road (Parcel 117) and is identified as Pre-Application No. PRE-APP-2025-0033. This notice is for a subsequent development application to be filed for 30 single-family attached townhouse villa units.

No government agency has reviewed this application. After the application(s) have been filed, you may contact the Prince George's County Planning Department Applications Section at 301-952-4198, or via email at DRDapplications@ppd.mncppc.org, to obtain more information. An official application number will be assigned once each application is filed and you may request to become a person of record to the official application, which will entitle you to receiving notices and decisions on the matter. Requests to become a person of record may be submitted online at https://www.mncppcapps.org/planning/Person_of_Record/ or by mail to M-NCPPC, Development Review Division, 1616 McCormick Drive, Largo, MD 20774, and must contain the associated assigned application number.

IMPORTANT: This notice is your opportunity to interact with the applicant team prior to the filing of the development application(s). Contacting the applicant as soon as possible after receiving this notice will help facilitate your ability to receive information and/or establish a time when the applicant may meet with you or your civic group to provide information and answer questions about the development proposed.

If you are interested in receiving more information about this application, reviewing a copy of a site plan, or meeting to discuss the project, you may contact:

Norman D. Rivera Esq.

NormanRivera2012@gmail.com 301-580-3287

Sincerely,

NDR

Norman D. Rivera, Esq

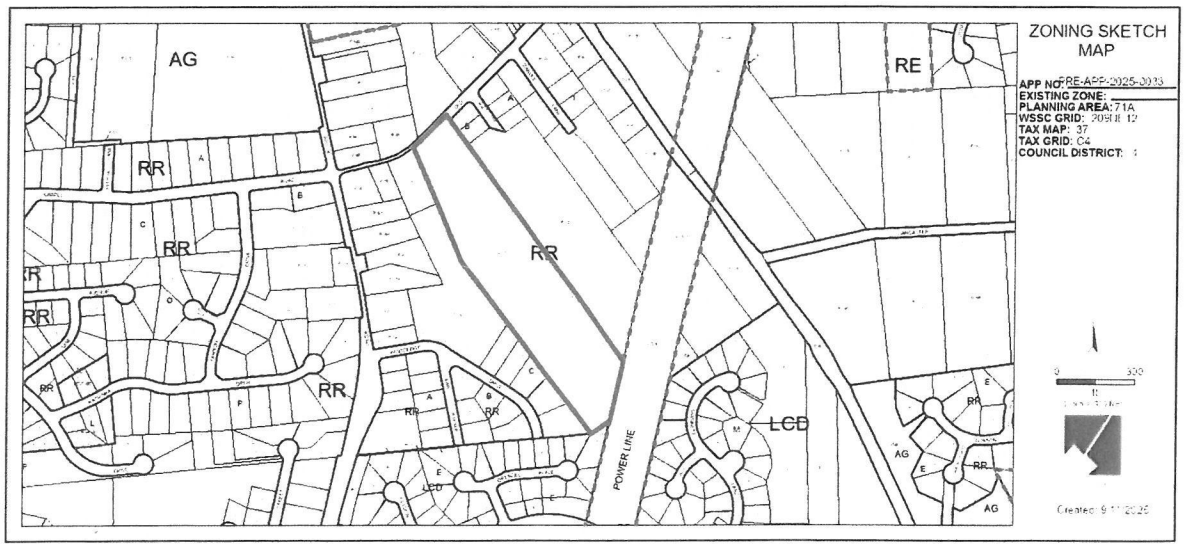
Norman D. Rivera, Esquire
Law Offices of Norman D. Rivera, LLC
17251 Melford Boulevard Suite 200
Bowie, MD 20715
301-352-4973 Direct
301-580-3287 Mobile
normanrivera2012@gmail.com

Pre-Application Neighborhood Meeting
March 11, 2026
Doors will open at 6:30 p.m.
(Developer Representative will be available to answer questions)

February 6, 2026

Dear Neighbor/Interested Party:

You are invited to a neighborhood Pre-Application Neighborhood Meeting to review and discuss the development proposal for the property located at 13513 Old Chapel Road, located on the south side of Old Chapel Road, approximately 400 feet east of its intersection with High Bridge Road (Parcel 117, Residential Rural Zone), identified as The Villages at Bowie PRE-APP-2025-0033.



Meeting Location

Bowie Branch Library Conference Room
15210 Annapolis Road
Bowie, MD 20715

Purpose of the Meeting

The Pre-Application Neighborhood Meeting is intended as a way for the Project sponsor to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the Prince George's County Planning Department. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Participation in any preliminary, Pre-Application Neighborhood Meeting is for informational purposes only. Any resultant participation and/or written summary of same shall not be part of the administrative record for any development application that may be filed and accepted. Once a development application has been submitted to the Planning Department, you may track its status at https://www.pgplanning.org/darts/.

Development Proposal

The proposal is a preliminary plan of subdivision and associated tree conservation plan for 30 single-family attached townhouse villa lots and open space parcels, proposed to be developed as a Planned Retirement Community.

Type of Development Application(s)/Approvals(s) that will be sought:

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan

Applicant Information:

Applicant: Workhorse Residential, LLC

Contact information: Norman D. Rivera, Esq. normanrivera2012@gmail.com 301-580-3287

Developer/Builder Information: Same as Applicant

No government agency has reviewed this application. After the application(s) have been filed, you may contact the Prince George's County Planning Department Applications Section at 301-952-4198, or via email at DRDapplications@ppd.mncppc.org, to obtain more information. An application number will be assigned once each application is filed and you may request to become a person of record to the application, which will entitle you to receiving notices and decisions on the matter. Requests to become a person of record may be submitted online at https://www.mncppcapps.org/planning/Person_of_Record/ or by mail to M-NCPPC, Development Review Division, 1616 McCormick Drive, Largo, MD 20774, and must contain the associated assigned application number.

Sincerely,

NDR

Norman D. Rivera, Esq.

c: Planning Director, Prince George's Planning Department

HILLTOP PLAZA

Pre-Application Neighborhood Meeting

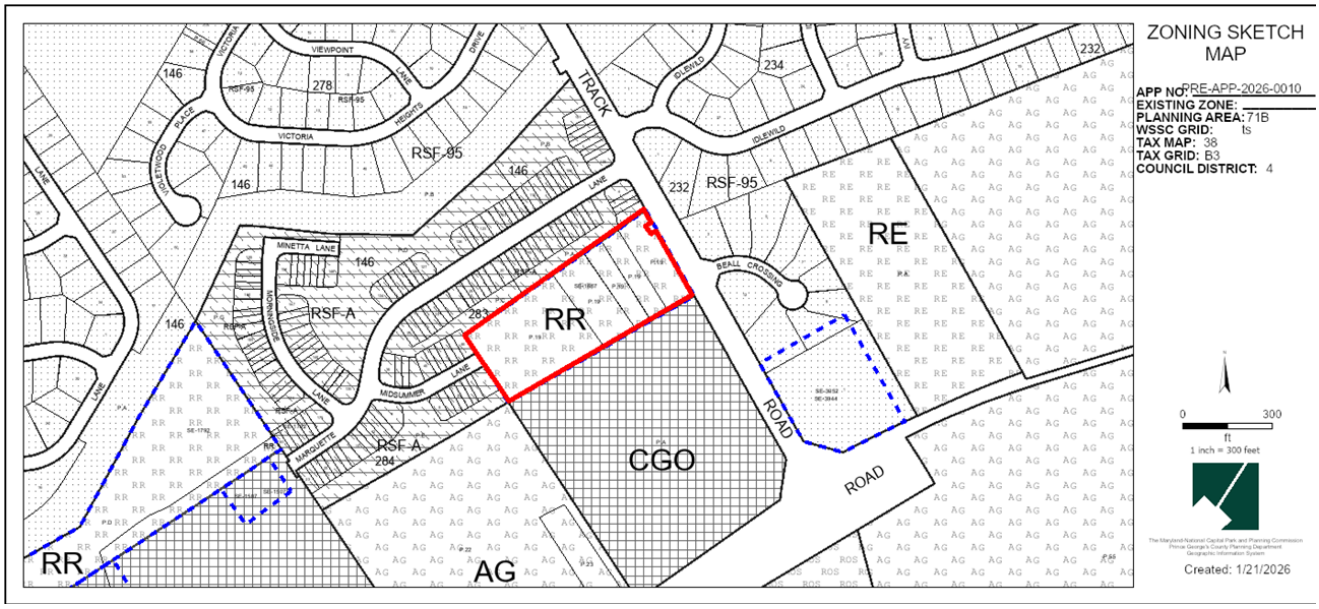
Date/Time: Wednesday, March 18, 2026, at 6:00 p.m.
(Doors will open at 5:30 p.m.)

(Developer Representatives will be available to answer questions)

February 13, 2026

Dear Neighbor:

You are invited to a Pre-Application Neighborhood Meeting to review and discuss the development proposal at the terminus of Midsummer Lane, Bowie, Maryland 20715; Parcel 19, Tax Map 38, Grid C3, which is generally located on the west side of Race Track Road, approximately 720 feet north of its intersection with Annapolis Road (MD Route 450); (Parcel 19), in accordance with the Prince George's County Planning Department's Pre-Application procedures for Application Number(s): **PRE-APP-2026-0010.**



Meeting Location/Date/Time:
Bowie High School Library, 15200 Annapolis Road, Bowie, MD 20715
Wednesday, March 18, 2026
Starting at 6:00 p.m. (Doors open at 5:30 p.m.)

Purpose of the Meeting:
The Pre-Application Neighborhood Meeting is intended as a way for the Project sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of the application to the Prince George's County Planning Department. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Any resultant participation and/or written summary of same shall not be part of the administrative record for any development application that may be filed and accepted. Once a

development application has been submitted to the Planning Department, you may track its status at https://www.pgplanning.org/darts/.

Development Proposal:
A Zoning Map Amendment to rezone the property from RR (Residential, Rural) Zone to RMF-20 (Residential, Multifamily-20) Zone to accommodate the continued use of the subject property for supplying some of the required parking for the abutting shopping center as well as future development of single-family attached dwelling units in conformance with the character of the surrounding residential development.

Type of Development Application(s)/Approval(s) that will be sought:

- [X] Zoning Map Amendment
- [ ] Special Exception
- [ ] Major Departure
- [ ] A Preliminary Plan of Major Subdivision.
- [ ] Detailed Site Plan

Applicant Information:
Applicant Contact: Hilltop Outparcel LLC c/o Matthew C. Tedesco, Esq.,
Email: MTedesco@mhlawyers.com
Phone: (301) 441-2420
Developer/Builder Information: Same as Applicant

No government agency has reviewed this application. After the application(s) have been filed, you may contact the Prince George's County Planning Department Applications Section at 301-952-4198, or via email at DRDapplications@ppd.mncppc.org, to obtain more information. An official application number will be assigned once each application is filed and accepted. At that time, you may request to become a person of record to the official application, which will entitle you to receiving notices and decisions on the matter. Requests to become a person of record may be submitted online at https://www.mncppcapps.org/planning/Person_of_Record/ or by mail to M-NCPPC, Development Review Division, 1616 McCormick Drive, Largo, Maryland 20774, and must contain the associated assigned application number.

Sincerely,

Matthew C. Tedesco