

Bowie-Mitchellville & Vicinity Sectional Map Amendment (SMA) Rezoning Request Form

Property Owner Information

Property Owner(s)*	John Blake, Jr., TTEE/Millicent Blake, Living Trust, Don Blake, Guy Blake, Joseph Blake Kevin Blake, Roslynn Blake	Mailing Address Including City, State, and ZIP Code*	c/o Roslynn Blake 1702 Whistling Duck Dr. Upper Marlboro, MD 20774
Email Address*	pjackson@shpa.com	Telephone*	301-925-1800
Is the property owner(s) an individual or a business entity?			Individual(s)

Property Owner's Agent	L. Paul Jackson, II, Esq.	Agent's Mailing Address Including City, State, and ZIP Code	Shiple & Horne, P.A. 1101 Mercantile Lane, Suite 240 Largo, MD 20774-5360
Email Address	pjackson@shpa.com	Telephone	301-925-1800

Property Information

Property Address or location*	1800 Mitchellville Rd. 1808 Robert Crain Highway Bowie, MD 20716	Tax Account Number(s)*	07-0679738 07-0679746
Legal Description (Subdivision/Plat)*		Tax Map/Grid*	63/E3 and 63/E4
Councilmanic District	04	Lot/Block/Parcel*	081 and 082
Other Pertinent Information			

Property Zoning Information

Current Zone* <i>per the existing zoning Map</i>	RR Residential Rural	Zone Requested*	CS (Commercial Service)
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Current Uses* The Applicant is requesting approval of a rezoning of the subject properties from the R-R (Rural Residential) Zone to the CS Zone to permit the use of commercial related uses. According to information derived from the Maryland Department of Assessments and Taxation, there are no improvements on 1800 Mitchellville Road and there is a 912 SF residential structure on 1808 Robert Crain Highway

*Required

Provide a statement describing how the proposed zoning change complies with the Plan Prince George's 2035 Approved General Plan (Plan 2035) and the 2022 Approved Bowie-Mitchellville and Vicinity Master Plan (provide here or via separate attachment to this form)*:

According to the County's zoning map, these adjoining properties - 1800 Mitchellville Road (.75 acres) and 1808 Robert Crain Highway are currently zoned R-R (Residential - Rural) through the adoption of the Countywide Map Amendment. This subject sites are located within the approved 2006 Approved Master Plan for Bowie and Vicinity and Councilmanic District 4. The application is requesting approval of a rezoning of the subject properties from the R-R Zone to the CS Zone to permit commercial, general, and office uses on the properties.

The combined subject properties stretch approximately 240 yards south along Crain Highway from its intersection with Mitchellville Road. In the Northwest quadrant intersection of Mitchellville Road and Crain Highway is a CVS Drugstore and carwash located in the C-M Zone along Crain Highway. Approximately 150 yards South of the subject properties is the current development of 187 townhouses that includes 20,000 SF of commercial development that is located in the M-X-T Zone. Thousands of vehicles head South bound past the subject properties each day.

The applications are requesting that the District Council recognize the commercial uses to the North and South of the subject properties located along Crain Highway.

The applications are requesting approval of a rezoning of the subject properties from the R-R (Rural Residential) Zone to the CS Zone to permit the use of commercial related uses. All the State Ethics Affidavits have been filed with the County Clerk.

Thank you in advance for your consideration.

Signature



Signature of the Person Submitting this Form

Name

L. Paul Jackson, II, Esq.
Attorney for the Blake Family

*Name of the Person Submitting this Form
(print)*

Date of Signature

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MM DD YY

*Required