



Zoning Ordinance and Subdivision Regulations Rewrite City of Bowie – January 19, 2016

On Tuesday, January 19, 2016, members of the Zoning Rewrite and Subdivision Regulations team met with the City of Bowie to discuss Clarion Associates' recommendations for zoning, zone regulations, and uses contained in Module 1 of the Zoning Ordinance and Subdivision Regulations Rewrite. Below is a list of questions raised by the Mayor and Council.

- Mayor Robinson asked city planning staff what they thought of Clarion's recommendations on by-right development and what it would mean for review from the municipal perspective. Planning Director Joe Meinert replied that the department had been using the OpenComment site to comment on Module 1 and are focusing on the equity of development moving forward under a process that will likely have fewer detailed site plans. The more staff hears from the public, the more perspective they can provide.
- Some additional city staff comments focused on the missing parts of the picture represented by the process recommendations to come with Module 3 later in 2016, and how the recommended Neighborhood Conservation Overlay (NCO) Zone may address city concerns regarding the Levitt portions of the community and infill housing. Some lot coverage issues are of importance to the city and will be looked at closely.
- City staff also believes the city can engage in the development process with more effectiveness if the County proceeds with the recommended administrative variance process where the Planning Board and District Council would not have a direct role, and finally, that the city should continue to participate with OpenComment.
- Mayor Robinson expressed some concern with Clarion's reliance on a more by-right, administrative process in their recommendations, and would not want to see "too much left open."
- Councilmember Polangin asked some questions specific to slide 15 in the presentation, and commercial uses recommended to be permitted in the multifamily zones. The R-O-S Zone is proposed to be changed to the Public Land (PL) Zone, and the single-family residential zones R-80 and R-55, and the Councilmember sought clarity on this change. She also asked if it be easier to get permits in the future.



- Mayor Robinson asked questions about subdivision and protection of existing residential communities, and if the NCO or other mechanism may be effective to address Bowie's concerns. He asked city planning staff to look into this in particular.