

OURISMAN GENESIS OF BOWIE

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-016-2025

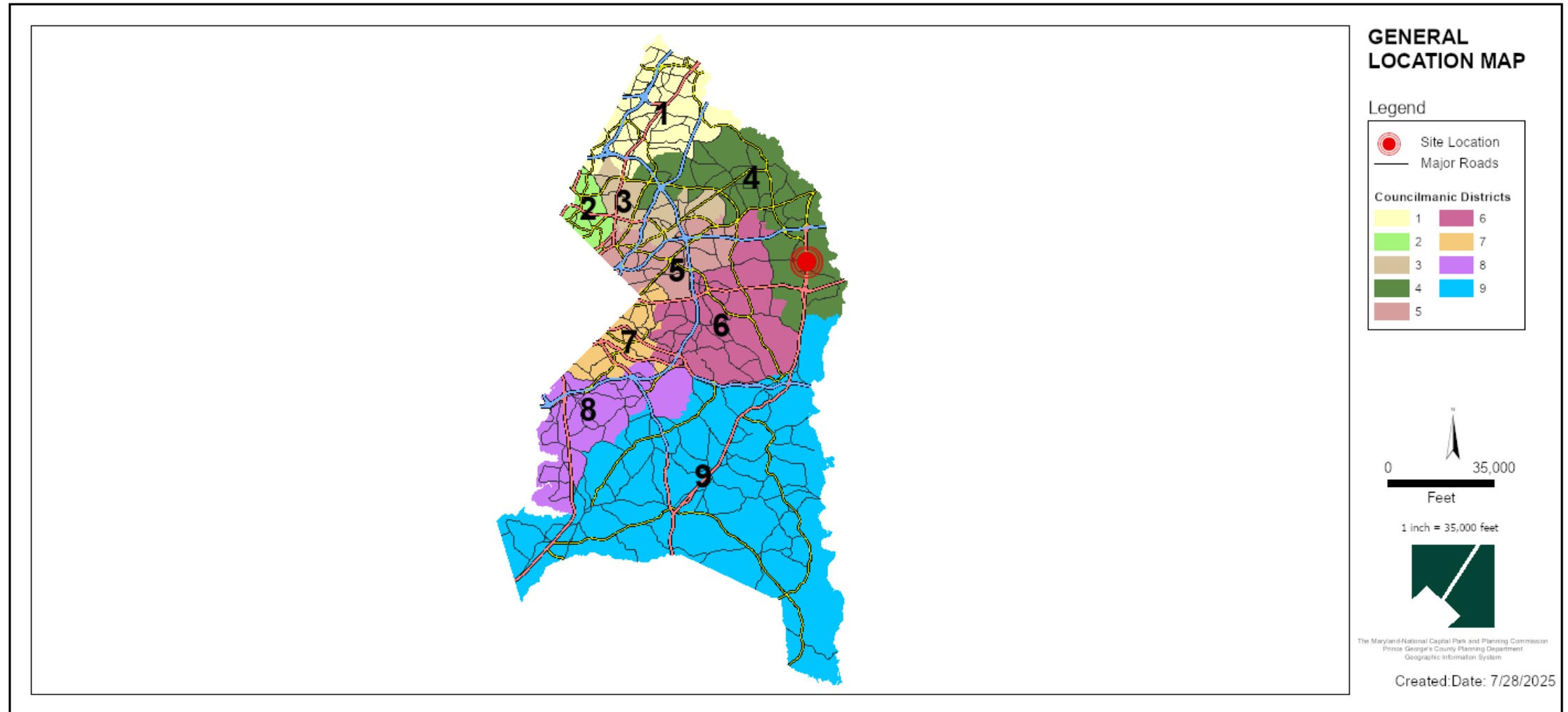
Staff Recommendation: APPROVAL with conditions



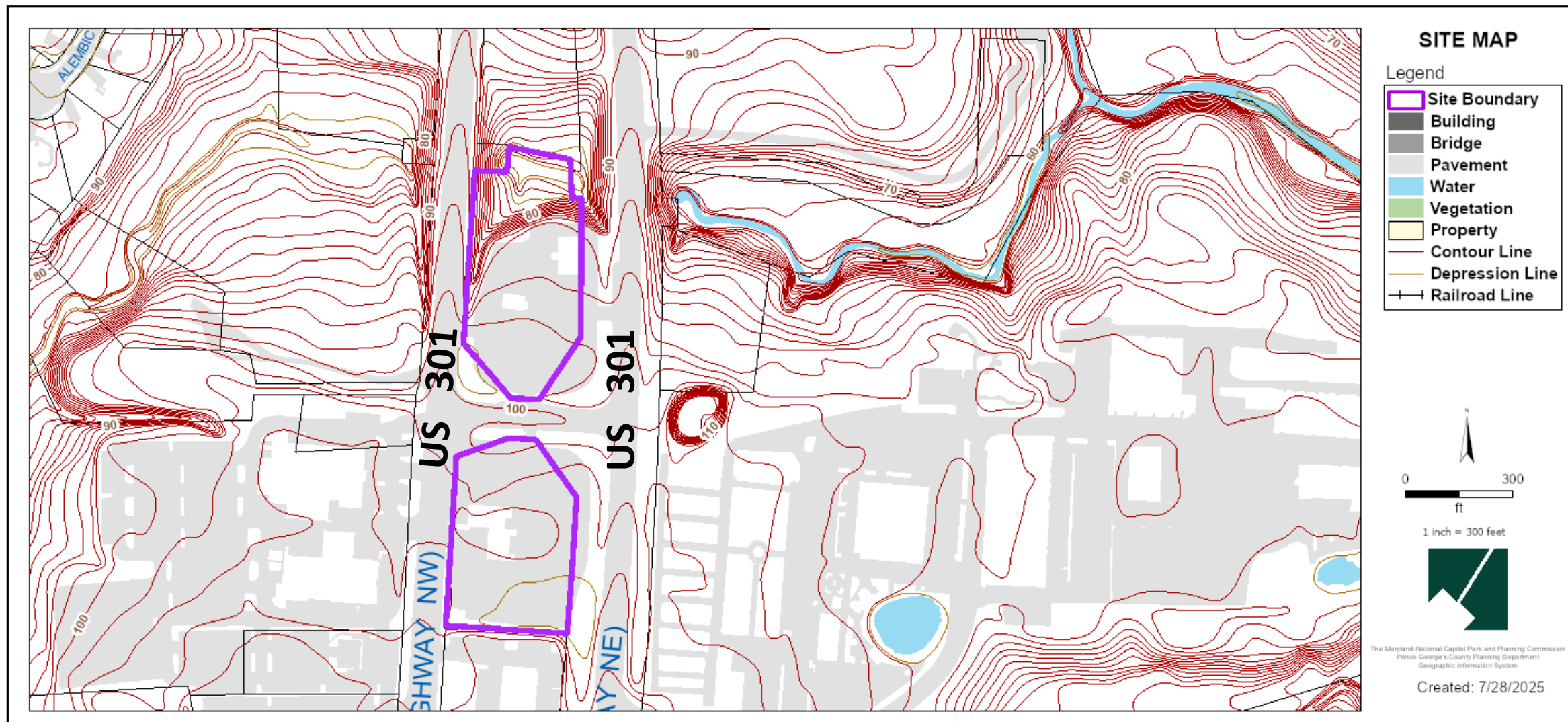
GENERAL LOCATION MAP

Council District: 04

Planning Area: 71B

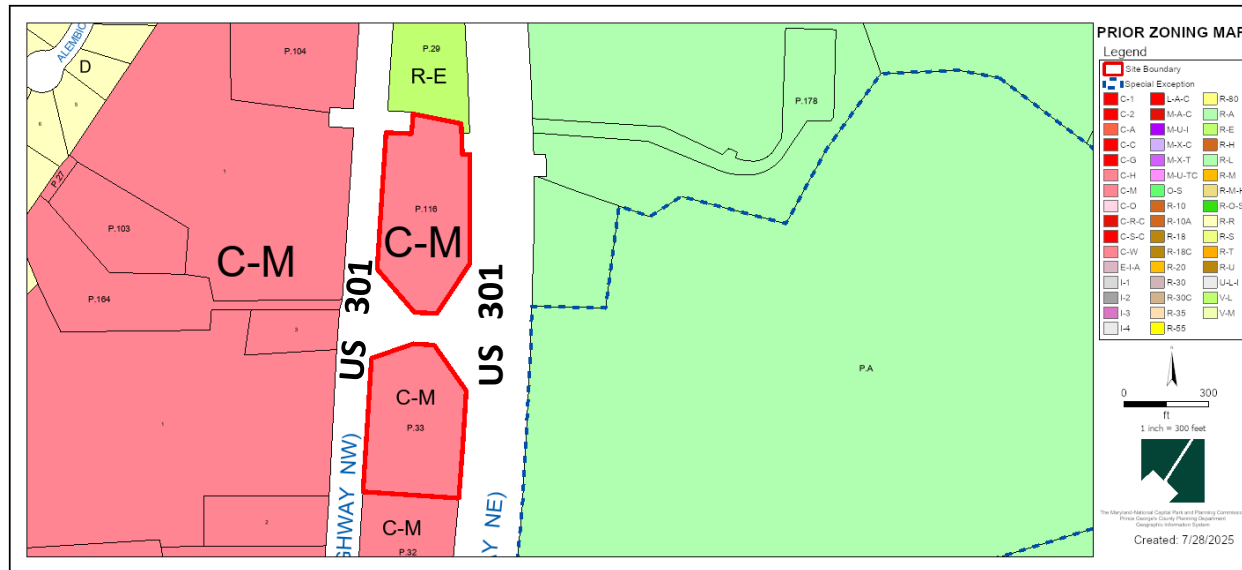


SITE VICINITY MAP

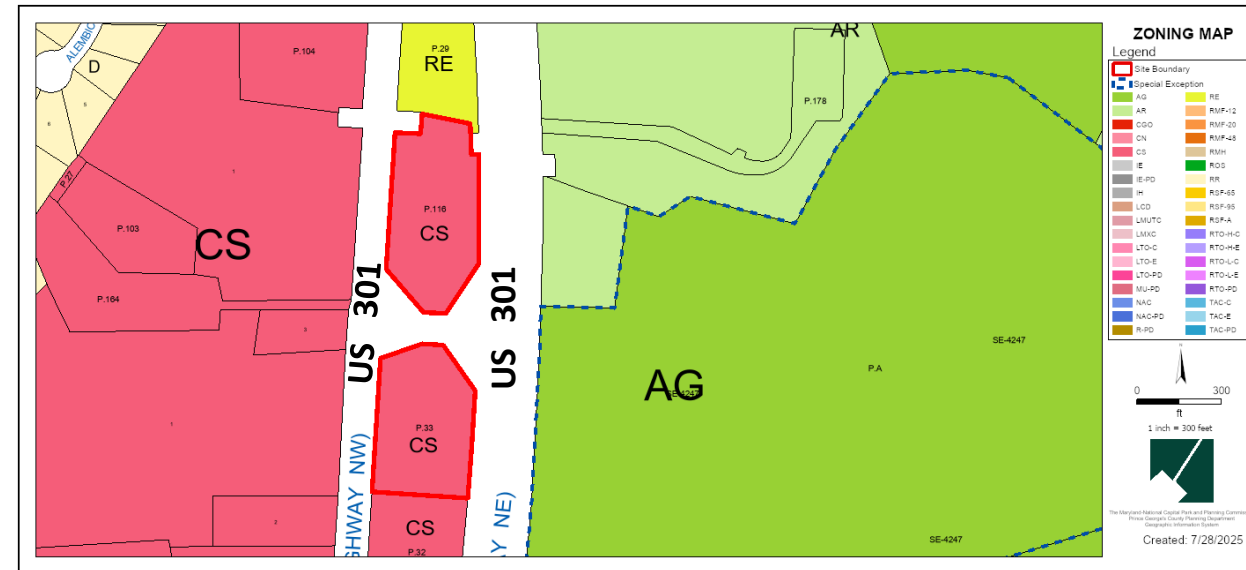


ZONING MAP (PRIOR AND CURRENT)

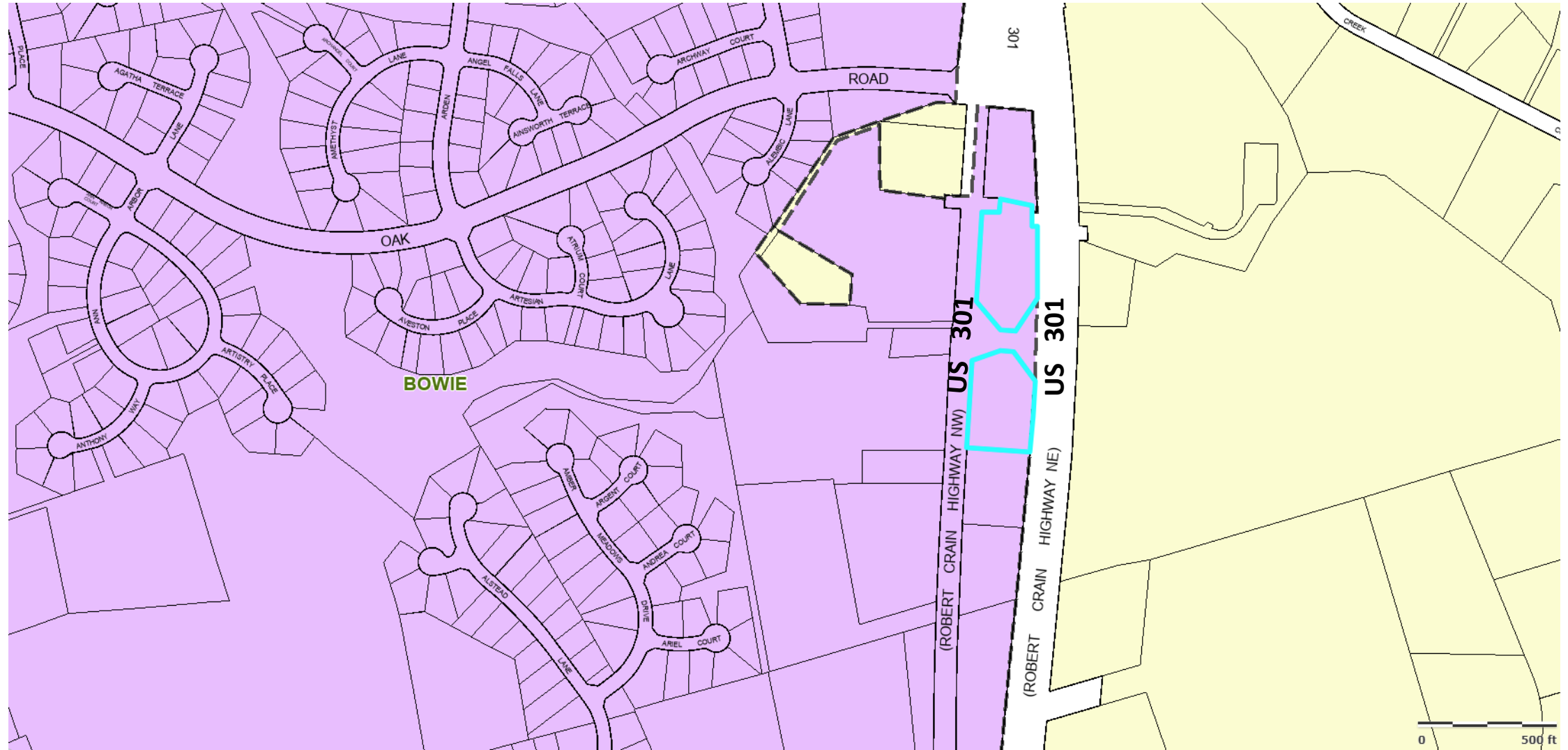
Prior Zoning Map: C-M



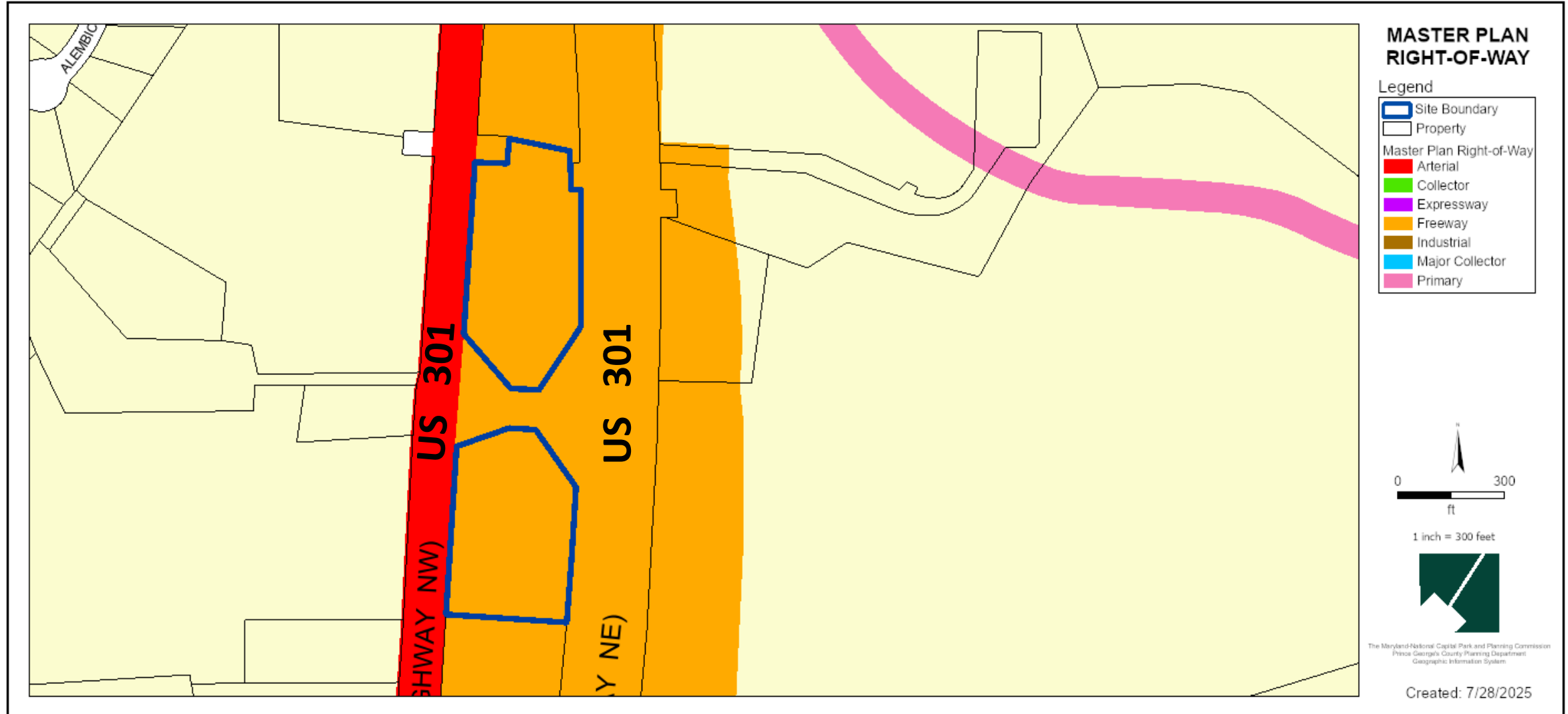
Current Zoning Map: CS



MUNICIPAL BOUNDARY (BOWIE)



MASTER PLAN RIGHT-OF-WAY MAP



ROBERT CRAIN HIGHWAY
- U.S. RTE. 301

SOUTHBOUND
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SRC PLAT NO. 19195
LIBER 2228 FOLIO 74

PARCEL 1

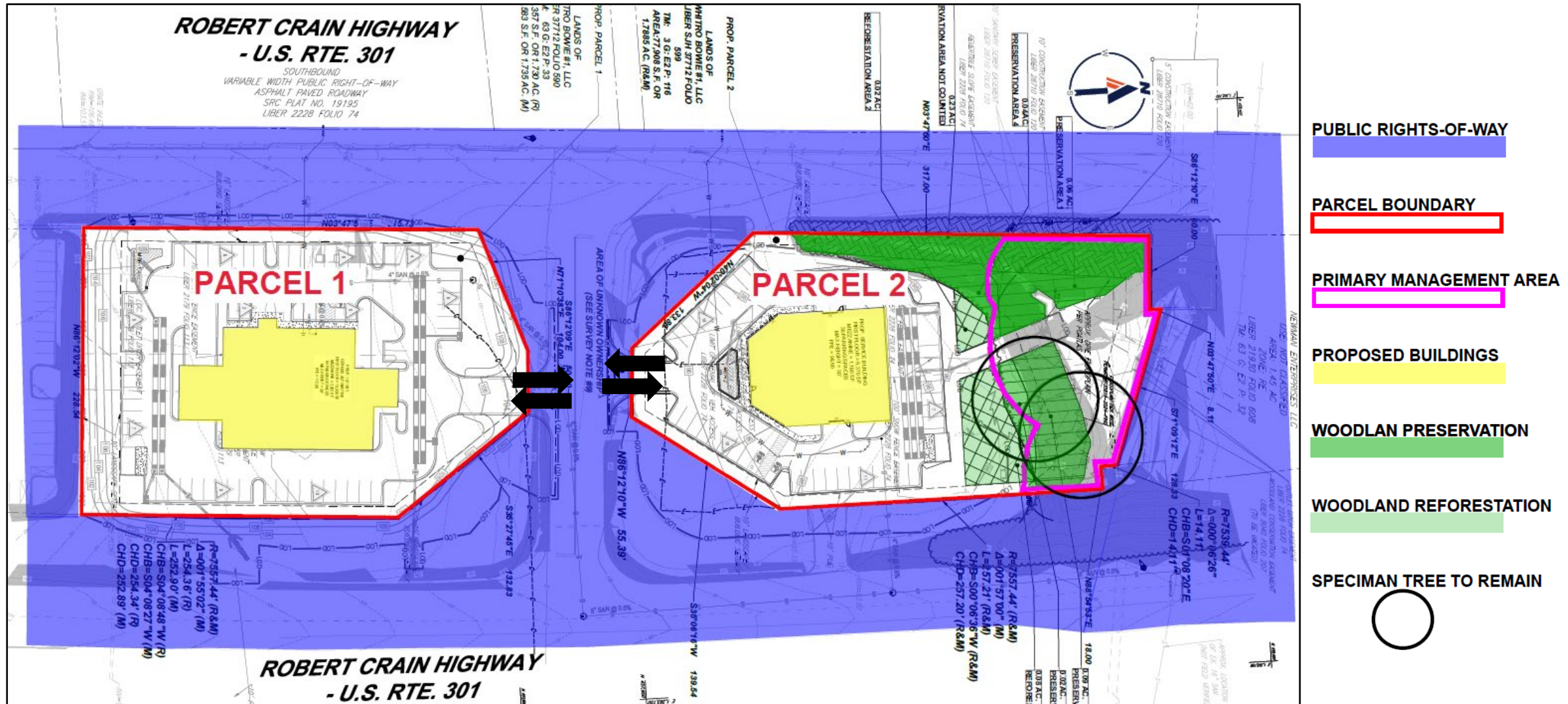
PARCEL 2

ROBERT CRAIN HIGHWAY
- U.S. RTE. 301

NORTHBOUND
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SRC PLAT NO. 17158
LIBER 2179 FOLIO 133

EXISTING BUILDINGS

TYPE 1 TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions:

- Preliminary Plan of Subdivision 4-24006
- Type 1 Tree conservation plan TCP1-016-2025

Major Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 02/01/2024
- Acceptance Mailing: 03/26/2025