

D I S T R I C T C O U N C I L

# INITIATION

Minor Plan Amendment and  
Sectional Map Amendment

Agenda Item #:  
DC Date: 4/14/2026

\$7.00

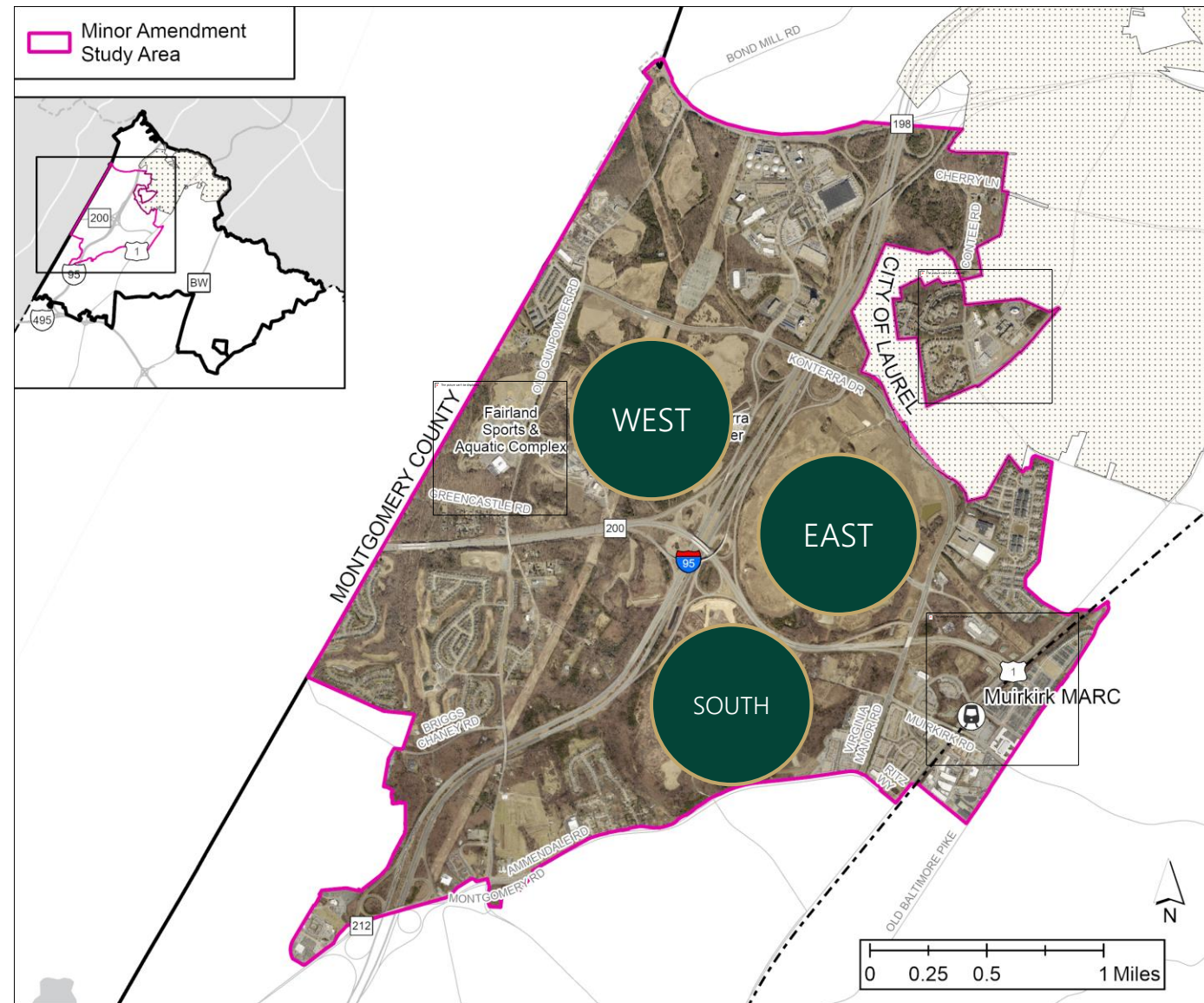
## Approved Subregion 1 Master Plan and Sectional Map Amendment 2010





# Subregion 1

- Established Communities: Beltsville, North Beltsville, Gunpowder, Vansville, Calverton
- I-95, US 1, MD 200
- Infrastructure/Assets
  - Muirkirk MARC Station
  - University of Maryland Hospital
  - Fairland Regional Park (shared with Montgomery County)



# COMMUNITY ENGAGEMENT & RESEARCH ANALYSIS

# Events & Activities

Town Hall Meeting (July 28, 2025)

Listening Session (November 24, 2025)

Online Survey (December 1-19, 2025)

Open House (January 21, 2026)

# What We Heard

[Full Engagement Summary](#) available on project webpage

## Land Use

Preference for experiential retail and mixed-use on Konterra East, as well as employment opportunities along I-95.



## Connectivity

Support for green and active transportation corridors and improved traffic management.



## Parks & Open Space

Need for trail networks to connect neighborhoods, as well as parks with a variety of amenities.



## Placemaking & Cultural Identity

Desire for public art, cultural gathering space, markets, etc.



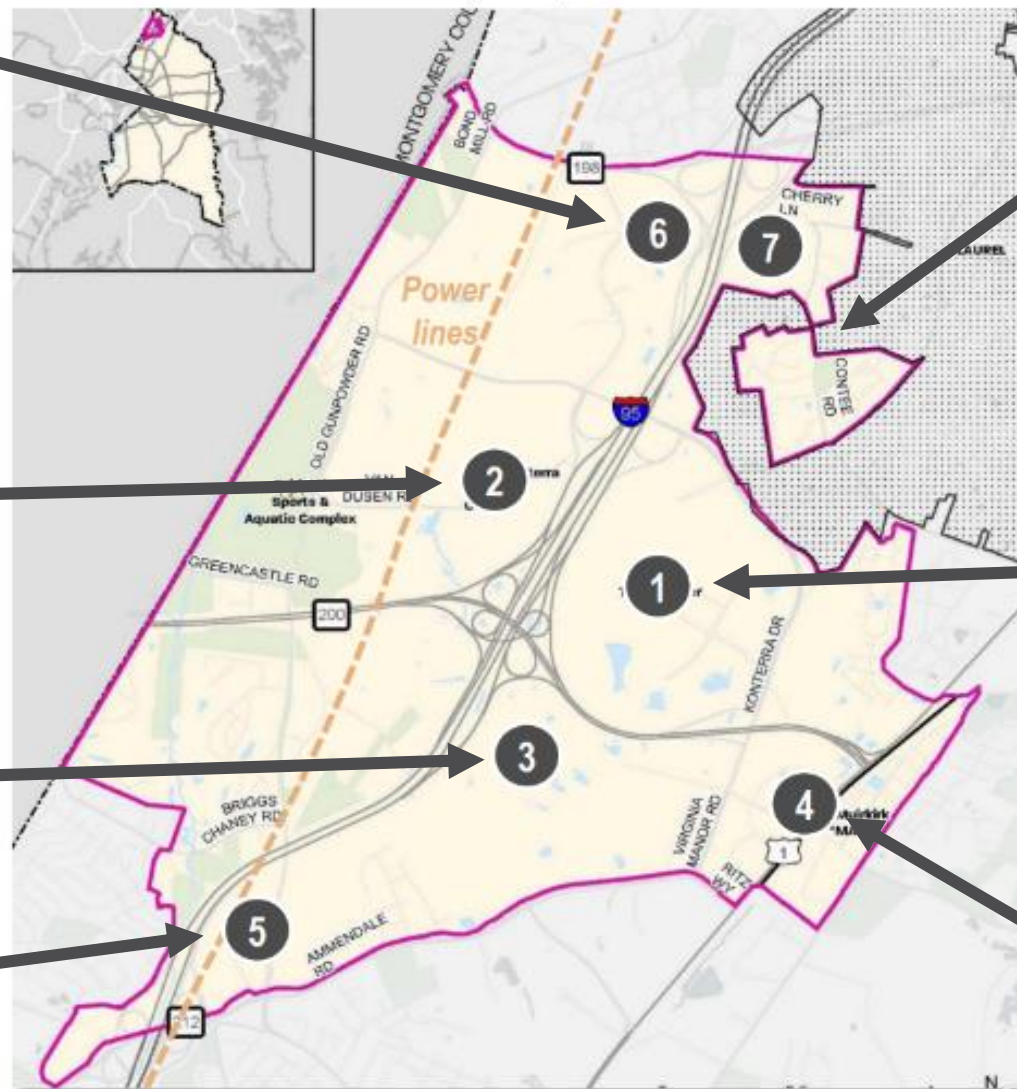
# Market Study - Likely Uses & Planning Considerations

**Burtonsville Substation:**  
Well positioned for industrial development, potentially data centers

**Konterra West:** Could serve as transition zone – low-density housing to west, medium-density housing and auto-centric to the east

**Konterra South:** Commercial uses, such as industrial or low intensity commercial

**Old Gunpowder Rd:** Industrial uses due to proximity to 1-95



**UM Hospital Surroundings:** Medical office and senior housing

**Konterra East:** Strongest opportunity for mixed use. Horizontal mixed-use neighborhoods, mix of rental and for-sale units, stand-alone retail and large-scale entertainment. Future opportunities for diversification.

**Muirkirk MARC:** Mid-rise residential, ground-floor retail, as well as traditional office

# Agency Meetings

## County

- Department of Housing and Community Development
- Department of Parks and Recreation
- Health Department
- Department of Public Works and Transportation
- Redevelopment Authority
- Public Schools
- Department of the Environment
- Soil Conservation District

## State

- Maryland Department of Agriculture
- **Maryland Department of Planning**
- Maryland Department of Transportation
- Maryland Department of the Environment

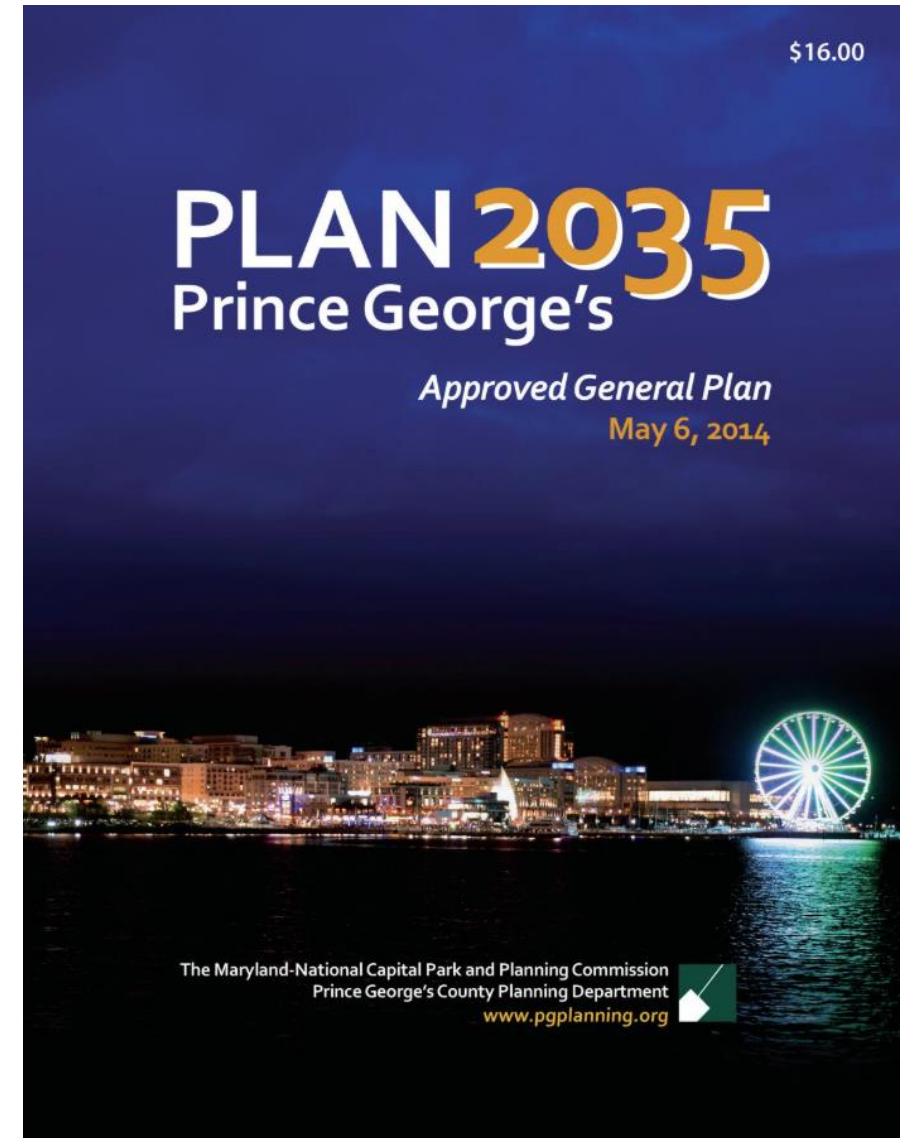
## Other

- Washington Metropolitan Area Transit Authority

# DRAFT PLAN UPDATES

# Amendment Update Summary

- Updated terminology
  - 2002 General Plan -> 2014 Plan 2035
- Updated policies and strategies
  - 2025-2026 Community Engagement
  - 2025 Research/Analysis
- Future land use designation changes
- Zoning designation changes
  - Align with Countywide Map Amendment



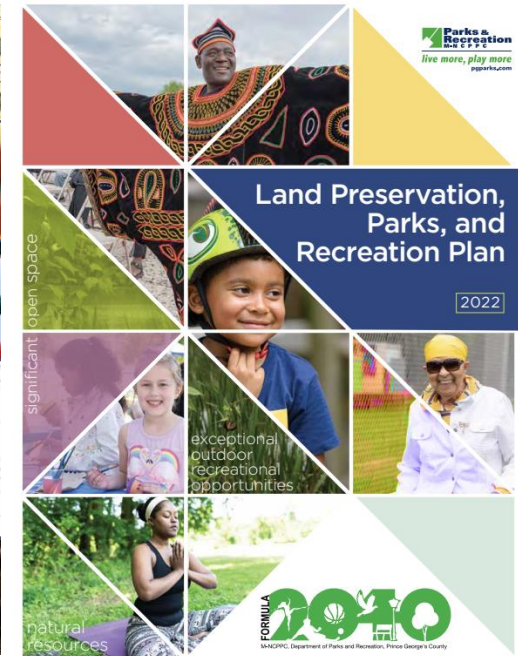
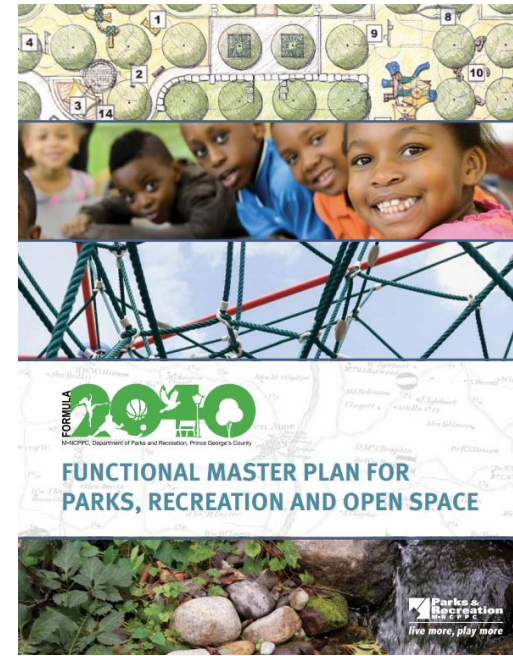
# Development Pattern Elements

- 2025 Market Study: housing, retail, office, and industrial trends
- Multimodal transportation
- Konterra Town Center (East)
  - Large-format experiential/destination retail
  - Residential
- Konterra West
  - Mix of employment/commercial (east of powerlines)
  - Residential (west of powerlines)
- Muirkirk MARC
  - Mixed use and connectivity to station



# Infrastructure Elements

- Environmental Infrastructure
  - Green building
  - Contaminants and remediation
  - Aquifers
- Transportation
  - Go Prince George's recommendations
- Parks and Recreation
  - Department of Parks and Recreation recommendations
  - Update existing parkland inventory table
- Public Facilities
  - Update public school enrollment and utilization table



# Economic Development, Urban Design, & Historic Preservation

- Economic Development
  - Housing, retail, industrial and office trends from the 2025 Market Study
  - Amend zoning and land uses
- Urban Design
  - Compatible transitions between centers and surrounding areas
  - Updates to Konterra Town Center East & West
  - Addition of Konterra South
- Historic Preservation
  - No change

# Proposed Rezoning

- Additional industrial and employment areas
- Preserve parkland and open space
- Align with surroundings
- Resolve split-zoned parcels

# TIMELINE & NEXT STEPS

# Project Timeline

Time	Milestone
September 2025	Project Kick Off
November 2025 – January 2026	Engagement + Research Analysis
February 2026	Plan Amendment Drafting
March 2026	Stakeholder Review
<b>April 14, 2026</b>	<b>Initiation</b>
<b>June 8, 2026</b>	<b>Joint Public Hearing</b>
September 2026	Work Sessions
October 2026	Project Completion

# Contact Information

## Project Webpage



[pgplan.org/subregion1](http://pgplan.org/subregion1)



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