



# Prince George's County Council

## Agenda Item Summary

**Meeting Date:** 10/7/2025

**Effective Date:**

**Reference No.:** CB-092-2025

**Chapter Number:**

**Draft No.:** 1

**Public Hearing Date:**

**Proposer(s):** Blegay

**Sponsor(s):** Blegay and Burroughs

**Item Title:** AN ACT CONCERNING FLAGSHIP PROJECT OVERLAY ZONE for the purpose of regulating the subdivision of land within the Flagship Project Overlay Zone to facilitate transformative redevelopment of signature sites in Prince George's County.

**Drafter:** Eric Irving, Legislative Attorney

**Resource Personnel:** Pleshette Monroe, Director of Operations, Council District 8

### LEGISLATIVE HISTORY:

| Date:      | Acting Body:                                                                                                                                                                                                                                                                                                                                                           | Action:                             | Sent To:       |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------|
| 09/30/2025 | County Council                                                                                                                                                                                                                                                                                                                                                         | presented and referred              | COW            |
|            | <b>Action Text:</b><br>This Council Bill was presented by Council Member Blegay and referred to the Committee of the Whole.                                                                                                                                                                                                                                            |                                     |                |
| 10/07/2025 | COW                                                                                                                                                                                                                                                                                                                                                                    | Reported out with no recommendation | County Council |
|            | <b>Action Text:</b><br>A motion was made by Chair Burroughs, seconded by Council Member Harrison, that this Council Bill be Reported out with no recommendation to the County Council. The motion carried by the following vote:<br><br>Aye: 10 Harrison, Blegay, Dernoga, Fisher, Olson, Watson, Ivey, Oriadha, Burroughs and Adams-Stafford<br><br>Absent: 1 Hawkins |                                     |                |
| 10/07/2025 | County Council                                                                                                                                                                                                                                                                                                                                                         | introduced                          |                |
|            | <b>Action Text:</b><br>This Council Bill was introduced by Chair Burroughs.                                                                                                                                                                                                                                                                                            |                                     |                |

### AFFECTED CODE SECTIONS:

24-6102 24-4702 24-4502 24-4303 24-4205 24-4204 24-3402 24-3305 24-3303 24-2300

### BACKGROUND INFORMATION/FISCAL IMPACT:

This bill amends the Subdivision Regulations to streamline development in the newly established

Flagship Project Overlay (FPO) Zone. Under the changes proposed in this bill, applications for preliminary plan of subdivision in the FPO Zone will be review in accordance with procedures specific to the FPO Zone and may be approved prior to certain environmental reviews. Additionally, applicants seeking subdivision approval must submit a Flagship Project Mitigation Agreement which describes the public facilities that will serve the proposed development, whether constructed or funded by the applicant or provided in partnership with public agencies. Finally, the bill requires subdivision applicants to make available illustrative site plans during the pre-application neighborhood meeting.

These proposed subdivision changes support companion legislation which amends the Zoning Ordinance (Subtitle 24) to establish and set development standards within the new FPO Zone.

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**Document(s):** B2025092, CB-092-2025 Planning Board Comments, CB-092-2025 M-NCPPC Techncl Staff Report, PGCPB Transmittal 10012025, 10022025 email RE\_ Referral of proposed legislative amendments to the Subdivision Regulations of Prince George's County, CB-092-2025 Public Comments COW 10.07.2025