



October 2, 2025

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Lakisha Hull, AICP, LEED AP BD+C, Planning Director

FROM: Natalia Gomez, AICP, Planner IV

SUBJECT: **CB-092-2025**

Purpose: This proposed Subdivision Bill is 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.

Policy Analysis: The stated intent of the bill is to facilitate the redevelopment of complex and strategically important sites through a streamlined and coordinated review process. This initiative is consistent with, and supportive of, the County Executive's Elevate Prince George's Initiative, which seeks to reduce regulatory burdens and encourage transformative private investment within the County.

CB-092-2025 proposes amendments to Subtitle 24 to modify subdivision requirements, review procedures, and approval conditions for land within the Flagship Project Overlay Zone (FPO Zone), legislation that would create this zone is yet to be presented to the Planning Board.

Amendments presented in this bill include applications for approval of a Preliminary Plan of Subdivision within the FPO Zone which should be reviewed in accordance with procedures specific to the overlay zone and may be approved prior to the completion and approval of certain applications including a Stormwater Management Concept Plan, and Concept Grading Erosion and Sediment Plan.

Along with the application for a preliminary plan of subdivision, the applicant is also required to submit a Flagship Project Mitigation Agreement, outlining the public facilities that will support the proposed development—whether provided directly by the applicant or in partnership with public agencies.



In order to have community input, projects in FPO will require the applicant to host a pre-application neighborhood meeting and make available illustrative site plans and details of the proposed Flagship Project Mitigation Agreement.

Relationship to Subtitle 27:

The subdivision changes proposed in CB-092-2025 are intended to align with and complement companion legislation that amends the Zoning Ordinance (Subtitle 27), which will formally establish the Flagship Project Overlay Zone (FPO Zone) and set its specific development standards. Currently, the companion bill is in the form of a Legislative Drafting Request (LDR) and is under review by the Planning Department in accordance with the requirements of Section 27-3501. The LDR is scheduled to be presented to the Planning Board for review and comment during public hearing on October 16, 2025, after which the comments will be transmitted to the County Council for consideration.

Given the differences in the legislative processes and timelines for amending Subtitle 24 and Subtitle 27, the Department recommends holding CB-092-2025 until Subtitle 27 is amended to officially create the FPO Zone as the final version of CB-092-2025 should incorporate any necessary amendments to the companion legislation. Moreover, since CB-092-2025 will not take effect until the updates to Subtitle 27 are approved and codified, it is prudent to coordinate the passage of both bills to ensure consistency and clarity in the legislative framework.

Additional Amendments: The Department has no additional amendments at this time.

Impacted Property: This bill will impact all properties in Prince George's County that seek to develop flagship projects within the soon to be FPO Zone.

Recommendation: Support CB-092-2025 and recommend that the County Council hold the bill so that it can be concurrently reviewed with the companion bill to amend the Zoning Ordinance.