PROPOSED MINOR PLAN AMENDMENT TO THE
2010 APPROVED SUBREGION 1 MASTER PLAN AND SECTIONAL MAP AMENDMENT

STAFF REPORT

The District Council, by Council Resolution CR-027-2026, adopted on April 14, 2026, initiated a Minor Amendment and concurrent Sectional Map Amendment to the 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64),* pursuant to the procedures described in Section 27-3502(i) and 27-3503 of the Prince George's County Zoning Ordinance, which provides for the amendment of an Area Master Plan, Sector Plan, or Functional Master Plan. CR-027-2026 proposes to update certain obsolete development pattern recommendations for context-sensitive infill and physical development of a defined study area within Subregion 1, a portion of Planning Areas 60, 61, and 62, in order to align with 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and its Established Communities and Local Centers, as well as countywide functional master plans.

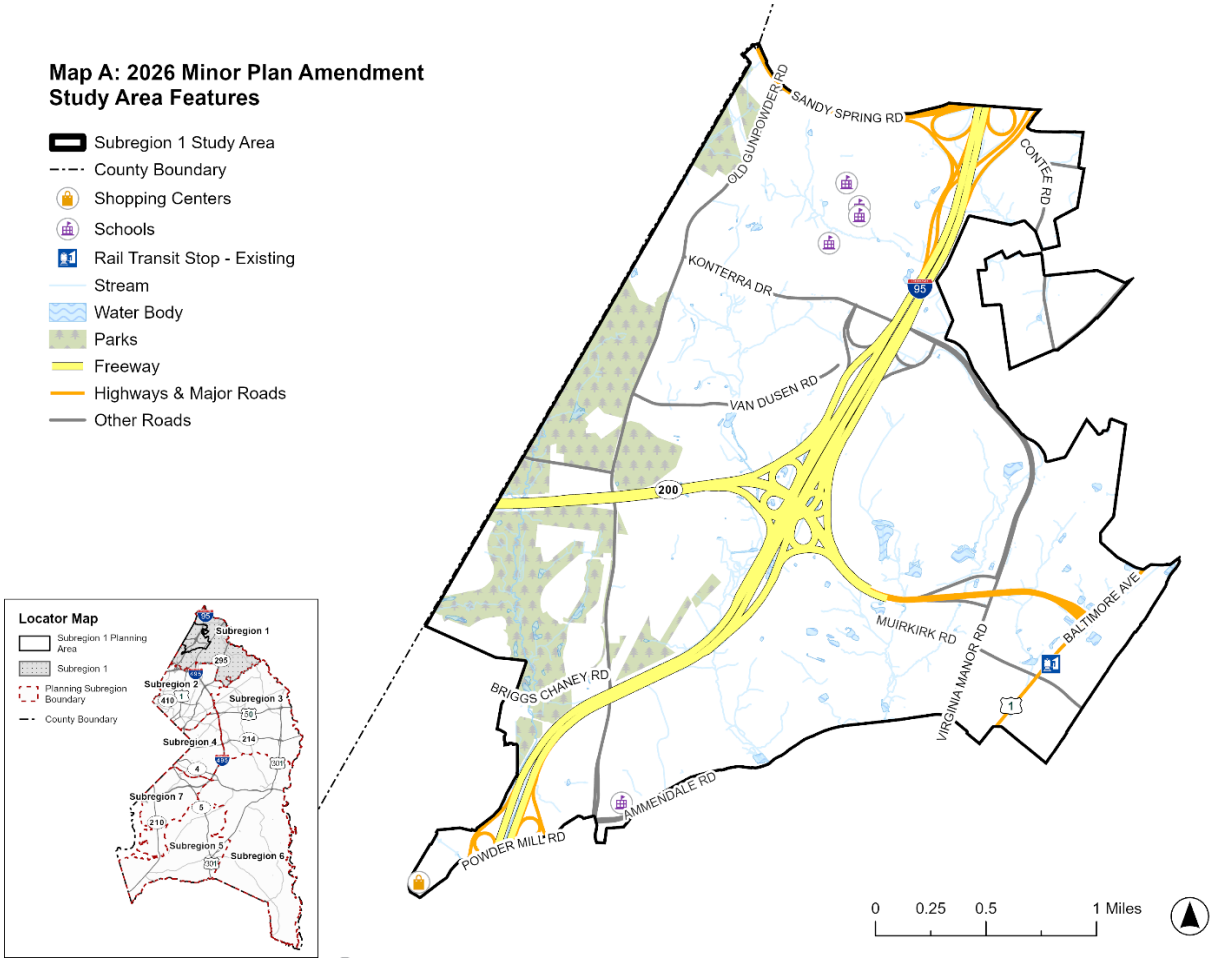
BACKGROUND

Location: CR-027-2026 identifies the following area as the subject of the proposed minor amendment:

> "…the boundaries of the Minor Plan and Sectional Map Amendment shall be limited to an area north of MD 212 (Power Mill Road/Ammendale Road/Virginia Manor Road/Ritz Way), Pine Street, and Distribution Drive, east of Old Baltimore Pike/Cedarhurst Drive and the City of Laurel Municipal boundary, south of MD 198 (Sandy Spring Road, and west of the County line…"

The geographic extent of the amendment is less than 50 percent of the total Subregion 1 Master Plan area.

Map 1: Minor Plan Amendment Study Area



EVALUATION – MINOR PLAN AMENDMENT PROCESS

Section 27-3502(i) of the County Zoning Ordinance, "Minor Plan Amendment and Sectional Map Amendments," governs the amendment process for minor plan amendments and sectional map amendments. Further details on the sectional map amendment process are set forth in Section 27-3503. Staff reviewed and evaluated the minor amendment for conformance to the following criteria:

Zoning Ordinance Compliance (Section 27-3502(i))

Compliance with Sec. 27-3502(i)(1)

Minor amendments of an Area Master Plan or Sector Plan, or Functional Master Plan, and sectional map amendments prepared concurrent with minor plan amendments (of an Area Master Plan or Sector Plan only) may be initiated by the District Council upon adoption of a written resolution, or by the Planning Board with District Council approval by written resolution. At the time of initiation of a minor plan amendment process, a joint public hearing date shall be scheduled to occur within sixty (60) days.

(A) For a minor plan amendment without a sectional map amendment, notification for this joint public hearing shall be in accordance with the requirements in Section 27-3407, Scheduling of Hearings and Public Notice, for minor plan amendments.

(B) For a minor plan amendment including the preparation of a sectional map amendment, notification for the joint public hearing shall also be in accordance with the requirements in Section 27-3407, Scheduling of Hearings and Public Notice, for sectional map amendments.

Comments: By CR-027-2026, adopted on April 14, 2026, the District Council initiated the Minor Plan Amendment to the 2010 Subregion 1 Master Plan. The joint public hearing was held on June 8, 2026, within 60 days of initiation. Notification letters were sent by the Planning Department to applicable landowners and municipalities, and a legal advertisement was published by County Council 30 days prior to the joint public hearing.

Compliance with Sec. 27-3502(i)(2)

A minor plan amendment may be utilized to advance defined public objectives, and shall be limited to:

(A) A geographic area which is not more than fifty (50) percent of the applicable plan area, and not limited to a single parcel of land or landowner; and
(B) Specific issues regarding public planning objectives; or
(C) An action to correct errors in the text or maps in the applicable plan.

Comments: The proposed minor plan amendment meets the requirements of Section 27-3502(i)(2). The geographic area of the proposed minor plan amendment is less than fifty (50) percent of the applicable plan area and is not limited to a single parcel of land or landowner. Subregion 1 encompasses 44 square miles while the Subregion 1 Study Area is 7.1 square miles, approximately 16 percent of Subregion 1, and more than one parcel of land and more than one landowner are affected.

The public planning objectives addressed by the proposed minor plan amendment are derived from Plan 2035, which was approved after approval of the existing Subregion 1 Master Plan. Plan 2035 establishes a focused growth framework that directs reinvestment and future growth toward designated areas while preserving rural and agricultural areas. The proposed minor amendment updates portions of the Subregion 1 planning framework to align with Plan 2035 terminology, growth policies, employment objectives, and land use guidance related to the Konterra Town Center, the Muirkirk MARC Neighborhood Center, and US 1 corridor in Subregion 1. The proposed minor plan amendment also corrects text and map errors.

Compliance with Sec. 27-3502(i)(3)

In no instance, however, shall a minor amendment process be used to:

(A) Rezone any land, unless a sectional map amendment is prepared and approved with the minor plan amendment;
(B) Change a General Plan center designation;

(C) Make any amendment that would require major transportation or public facilities analysis or revised water and sewer classification; or
(D) Amend the County's growth boundary.

Comments: The proposed minor plan amendment meets the requirements of Section 27-3502(i)(3). The proposed minor plan amendment itself does not rezone any land. A concurrent sectional map amendment is being processed to rezone applicable properties to enable implementation of the recommendations of the minor plan amendment.

The minor plan amendment does not change the designation of centers as defined in the County's General Plan, Plan 2035. Konterra Town Center and Muirkirk MARC Neighborhood Center are both designated as Local Centers in the General Plan. The minor plan amendment strengthens the ability of the planning framework to facilitate Konterra Town Center and Muirkirk MARC Neighborhood Centers' development as Local Centers but does not change center designation.

The minor plan amendment does not propose any changes that would require major transportation or public facilities analysis or revised water or sewer classification. The minor plan amendment does not amend the County's growth boundary.

Compliance with Sec. 27-3502(i)(4)

The Resolution initiating a minor amendment shall set forth the objectives required in paragraph 27-3502(i)(3) above, and specify the purpose and scope of the proposed minor plan amendment, and identify the date of the joint public hearing on the amendment.

Comments: The proposed minor plan amendment, as published in CR-027-2026, meets the requirements of Section 27-3502(i)(4). The amendment sets forth the required objectives and defines the purpose and scope of the proposed changes to the 2010 Subregion 1 Master Plan. The purpose is to refine the planning framework so that the recommendations of Plan 2035 can be implemented in this part of Subregion 1. The proposed minor plan amendment identifies the date of the joint public hearing on the amendments as Monday, June 8, 2026.

Compliance with Sec. 27-3502(i)(5)

Following the joint public hearing, the Board shall take action on the proposed minor plan amendment to adopt, adopt with amendments, remand, or disapprove the minor plan amendment. If a sectional map amendment is also being considered concurrently with the minor plan amendment, the Planning Board shall make a recommendation on the sectional map amendment in accordance with Section 27-3503(b)(4), Review and Recommendation by Planning Board. The Planning Board's adoption of the minor plan amendment and, if included, recommendation on the sectional map amendment shall be by resolution.

Comments: See Staff Recommendation below.

Compliance with Sec. 27-3502(i)(6)

The Planning Board shall transmit the adopted minor plan amendment, and, if included, endorsed sectional map amendment, and a Technical Staff Report analyzing the minor plan amendment, and if included, endorsed sectional map amendment, within one hundred twenty (120) days of the date of the close of the public record for the joint public hearing.

(A) Upon transmittal of an endorsed sectional map amendment, the acceptance and processing of zoning map amendments and certain permit applications shall be postponed pursuant to Section 27-3503(b)(4)(F).

Comments: A Planning Board work session is scheduled for September 3, 2026, to review and act on the Technical Staff Report and analyze the testimony received at the joint public hearing on June 8th and prior to the close of the public record on June 23rd. The Planning Board will forward its recommendation to the Council by September 8, 2026. An Analysis of Testimony has been completed by staff and can be viewed in Attachment 01 of the transmittal packet.

EVALUATION–SECTIONAL MAP AMENDMENT PROCESS

Section 27-3503 of the County Zoning Ordinance, "Sectional Map Amendments," governs the sectional map amendment process.

Zoning Ordinance Compliance (Section 27-3503)

Compliance with Sec. 27-3503(a)(4)

A map amendment to the following zones shall not be established through a sectional map amendment:

(A) The CBCAO Zone;

(B) The APAO Zone;

(C) A PD zone;

(D) The RMH, LCD, LMXC, and LMUTC zones; or

(E) If the land subject to the proposed amendment is wholly or partially within the Safety Zones of the MIO Zone, the following zones:

(i) Any Transit-Oriented/Activity Center base zone;

(ii) The RMF-12, RMF-20, RMF-48, CGO, CN, or CS zones;

(iii) A more-intense residential zone than the current residential zone on the property; or

(iv) If land is classified in a Rural and Agricultural or Residential base zone, a more intense Rural and Agricultural or Residential base zone.

(F) The ROS Zone, if the land subject to the proposed amendment is not publicly-owned, unless the landowner has requested or consented, in writing, to the amendment.

Comments: The proposed sectional map amendment does recommend rezoning property to the ROS Zone in proposed ZC 6, 7, 8, 9, and 10; however, all properties are publicly owned. The proposed sectional map amendment does not recommend rezoning property to any of the other zones prohibited in Section 27-3503(a)(4).

Compliance with Sec. 27-3503 (a)(5)

No property may be zoned to a less intense category (see Section 27-4102*(b)) if:*

(A) The property has been zoned by zoning map amendment *within five (5) years prior to the initiation of the sectional map amendment or during the period between initiation and transmittal to the* District Council*, and the property* owner *has not consented (in writing) to the zoning; or*

(B) Based on existing physical development *at the time of adoption of the sectional map amendment, the zoning would create a* nonconforming use*. This zoning may be approved, however, if there is a significant public benefit to be served by the zoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the zoning, the* Planning Board *shall identify these properties and provide written justification supporting the zoning at the time of transmittal. The failure of either the Planning Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any District Council action in the approval of the sectional map amendment.*

Comments: The proposed sectional map amendment does recommend rezoning from the Residential, Rural (RR) zone to the Agriculture and Preservation (AG) zone in proposed ZC 2. The AG zone is considered less intense per Section 27-4102(b); however, the property has not been zoned by a zoning map amendment within the last five years and the property is currently vacant so the proposed rezoning would not create a nonconforming use. The proposed sectional map amendment does not recommend rezoning of any other property to a less intense category.

Compliance with Sec. 27-3503 (b)(5)

(A) Sectional map amendments conform to the principles of orderly, comprehensive land use planning and staged development, and shall be based on the General Plan and applicable Area Master Plans, Sector Plans, and Functional Master Plans. The advisability of a sectional map amendment is a matter committed to the legislative discretion of the District Council and is not controlled by any one factor. Prior to the approval of a sectional map amendment, the District Council shall consider the following:

(i) The consistency of the proposed amendment with the applicable Area Master Plan or Sector Plan;

(ii) The character of the area under review;
(iii) The suitability of particular uses;

(iv) The protection of natural features in the area;

(v) The conservation of the value of buildings and communities;

(vi) The most appropriate use of land throughout the County;

(vii)The environmental and economic impact upon both the area under review and the entire County;

(viii) The protection of the health, safety, and general welfare of the citizens of the County; and

(ix)For land wholly or partially within, or proposed to be wholly or partially included within the MIO Zone:

(aa) The changes to the Air Installation Compatible Use Zone Study that necessitates the map amendment; and

(bb) The purposes of the MIO Zone.

(B) In addition, for an amendment of the MIO Zone, the Impact Maps identifying the Height, Safety, and High Noise Zones shall reflect those in the most current Air Installation Compatible Use Zone Study (AICUZ), as amended from time to time.
(C) Any proposed rezoning to a Transit-Oriented/Activity Center base zone shall be in accordance with the locational standards of Section 27-4204(b)(2) of this Ordinance.

Comments: The proposed sectional map amendment conforms to the principles of orderly, comprehensive land use planning and staged development. The minor plan amendment is based on recommendations and growth policy from the General Plan and proposes amendments to the approved Master Plan. No recommendation is made to modify the MIO Zone or to rezone land with existing Transit Activity Center base zoning.

FINDINGS

The proposed minor plan amendments, as proposed to be amended by draft resolution CR-027-2026, meet the requirements of Section 27-3502(i) of the County Zoning Ordinance.

The proposed sectional map amendment meets the requirements of Section 27-3503 of the County Zoning Ordinance.

STAFF RECOMMENDATION

Staff recommend **ADOPTION** of the proposed Minor Plan Amendment with amendments as outlined in draft resolution number PGCPB No. 2026-056 and **ENDORSEMENT** of the proposed Sectional Map Amendment with amendments as outlined in draft resolution number PGCPB No. 2026-057.