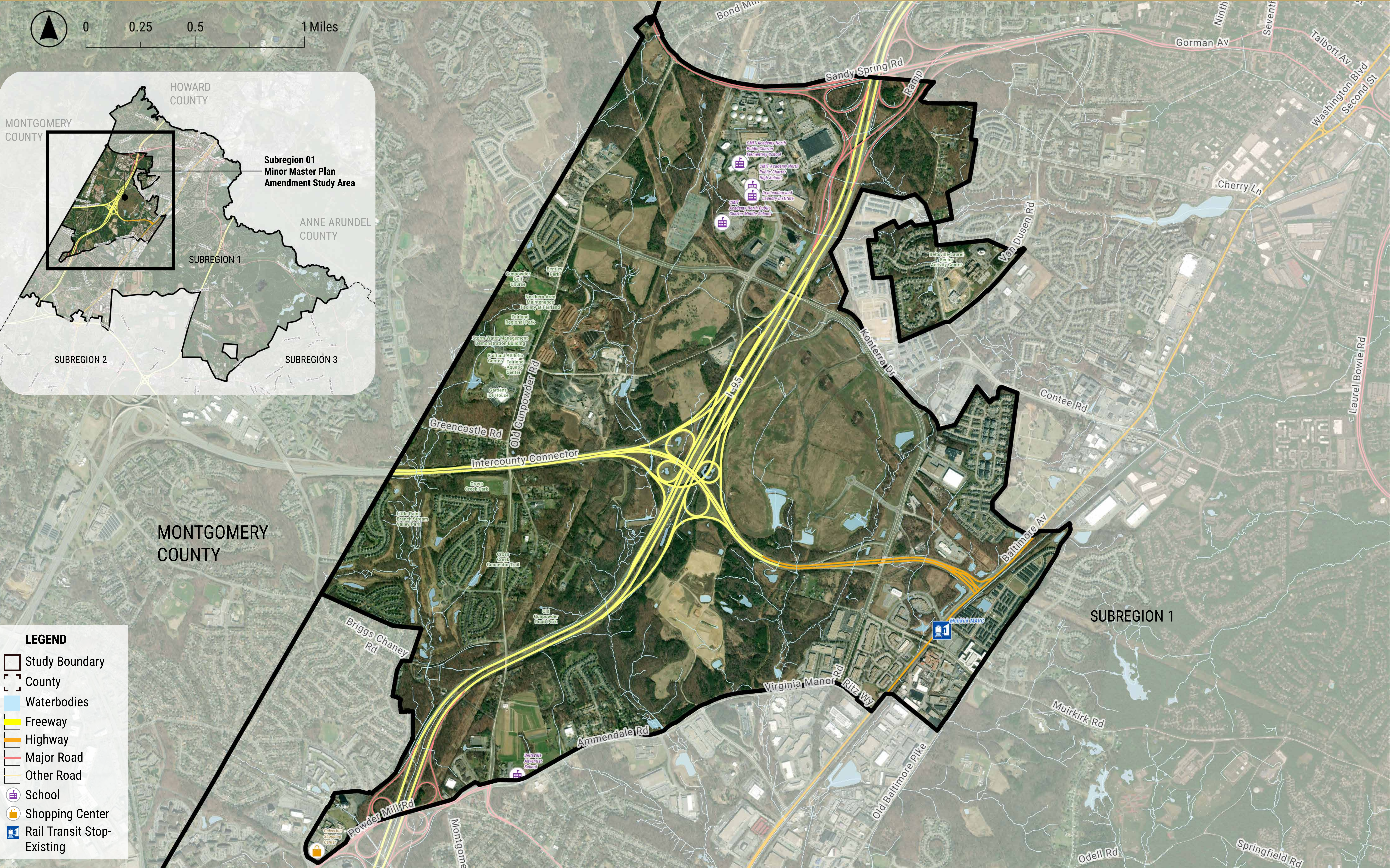


SUBREGION 01 | OVERVIEW



Q: What is planning?

Planning is a collaborative process that uses data, analysis, and public input to guide how a community grows and evolves over the next 20–25 years.

Q: What can a plan do?

- Recommend land uses and zoning
- Guide where public and private investment should go
- Set strategies to build stronger neighborhoods

Q: What can't a plan do?

- Force a specific project or business to happen
- Change tax rates
- Guarantee complete implementation of every strategy

Q: What is zoning?

Zoning determines what can be built, where, and how. It's the legal framework that guides development as outlined in the Sectional Map Amendment (SMA).

Q: What about the City of Laurel?

The City of Laurel has its own zoning and planning jurisdiction so the City makes land use decisions separate from the County Planning Department. Due to proximity, the City will be a stakeholder in the minor plan amendment process.

Q: What happens next?

- After this Open House, the project team will:
- Summarize community input
 - Conduct additional agency review
 - Refine recommended plan and SMA updates
 - Release a draft for public review (anticipated early 2026)

PURPOSE OF THE OPEN HOUSE

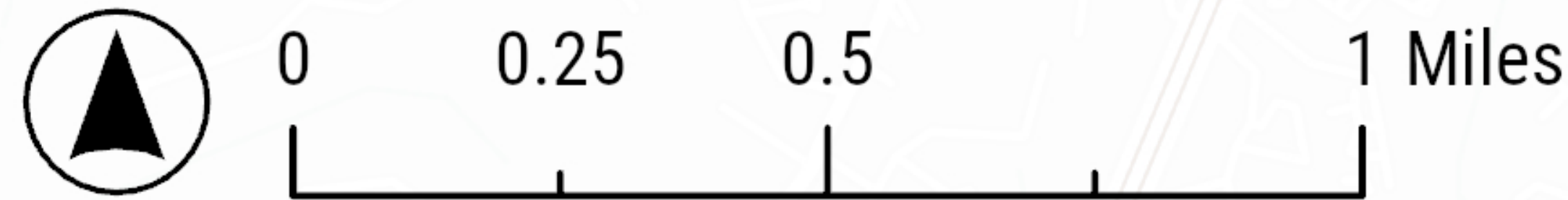
1. Educate residents on what a Minor Plan Amendment is and can do
2. Inform attendees of project progress and next steps
3. Understand resident and stakeholder reactions to recommended land use, connectivity, environmental resources and park/open space, and placemaking and cultural identity concepts.

PLANNING HISTORY

- From the 2010 Master Plan to Today**
- The 2010 Approved Subregion 1 Master Plan set a vision for balanced growth in northwestern Prince George's County—connecting established neighborhoods, employment centers, and major corridors while improving mobility, supporting economic opportunity, and protecting environmental assets.
 - Recent capital investments continue this vision, aligning new development with County goals for sustainability, resilience, and livable communities.

WHY A MINOR AMENDMENT?

- Since adoption of the 2010 plan, Subregion 1 has experienced ongoing change, including major transportation investments and development around key employment and corridor areas. However, some anticipated projects—such as mixed-use centers at Konterra and the Muirkirk MARC station—have not fully materialized. The Minor Plan Amendment provides an opportunity to evaluate what has changed and re-focus strategies to meet current needs.
- The Minor Amendment will:**
- Re-evaluate land use, transportation, open space, and economic strategies in light of today's market and infrastructure conditions.
 - Renew focus on mixed-use and transit-ready development along key corridors, supported by public facility and infrastructure investments.
 - Align future growth with Countywide goals for sustainability, equity, and connected communities.



LEGEND

Land Use

- | | |
|----------------------------------|------------------------------|
| Agricultural - Natural Resources | Office |
| Commercial | Parks and Open Space |
| Industrial | Residential - Attached |
| Institutional | Residential - Multi-family |
| Institutional - Church | Residential - Single Family |
| Mixed Use | Residential - Townhouse |
| Not Classified | Transportation and Utilities |
| | Vacant |

MONTGOMERY
COUNTY

SUBREGION 01

