

# Subregion 1 Minor Plan Amendment Open House



Wednesday, January 21, 2026  
Laurel-Beltsville Senior Activity Center

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
**Prince George's County Planning Department**



# Chairman Barnes



**Darryl Barnes**  
Prince George's County Planning Board Chairman



# Councilmanic District 1



**The Honorable Thomas E. Dernoga**  
Prince George's County Council  
Council Member, District 1



# M-NCPPC Team



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Project Coordinator / Principal



**Jess Alexander**

Urban Designer / Senior Principal



# Agenda

01

Welcome!

02

What is a Minor Plan Amendment

03

What We Heard From You

04

What The Data Said

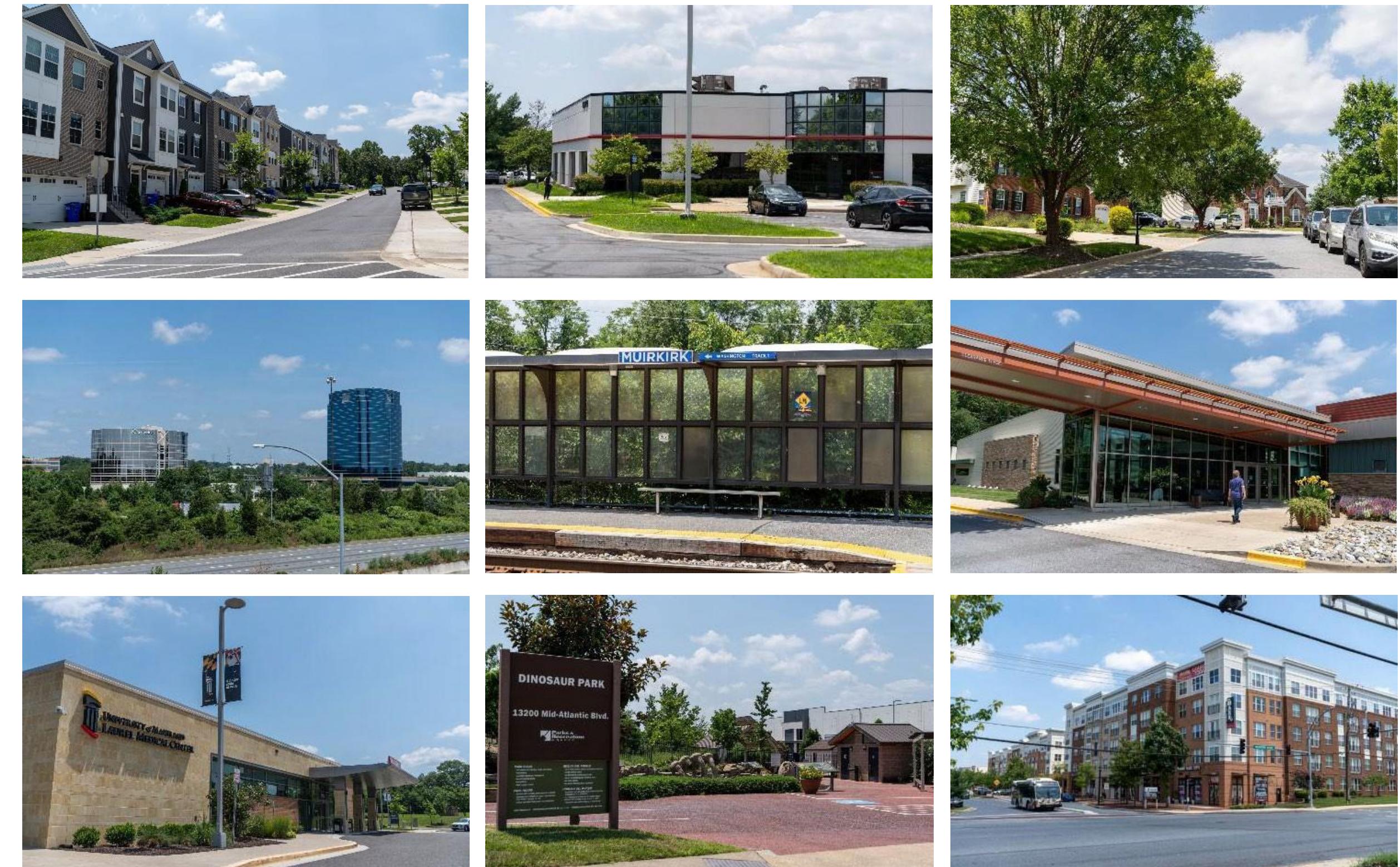
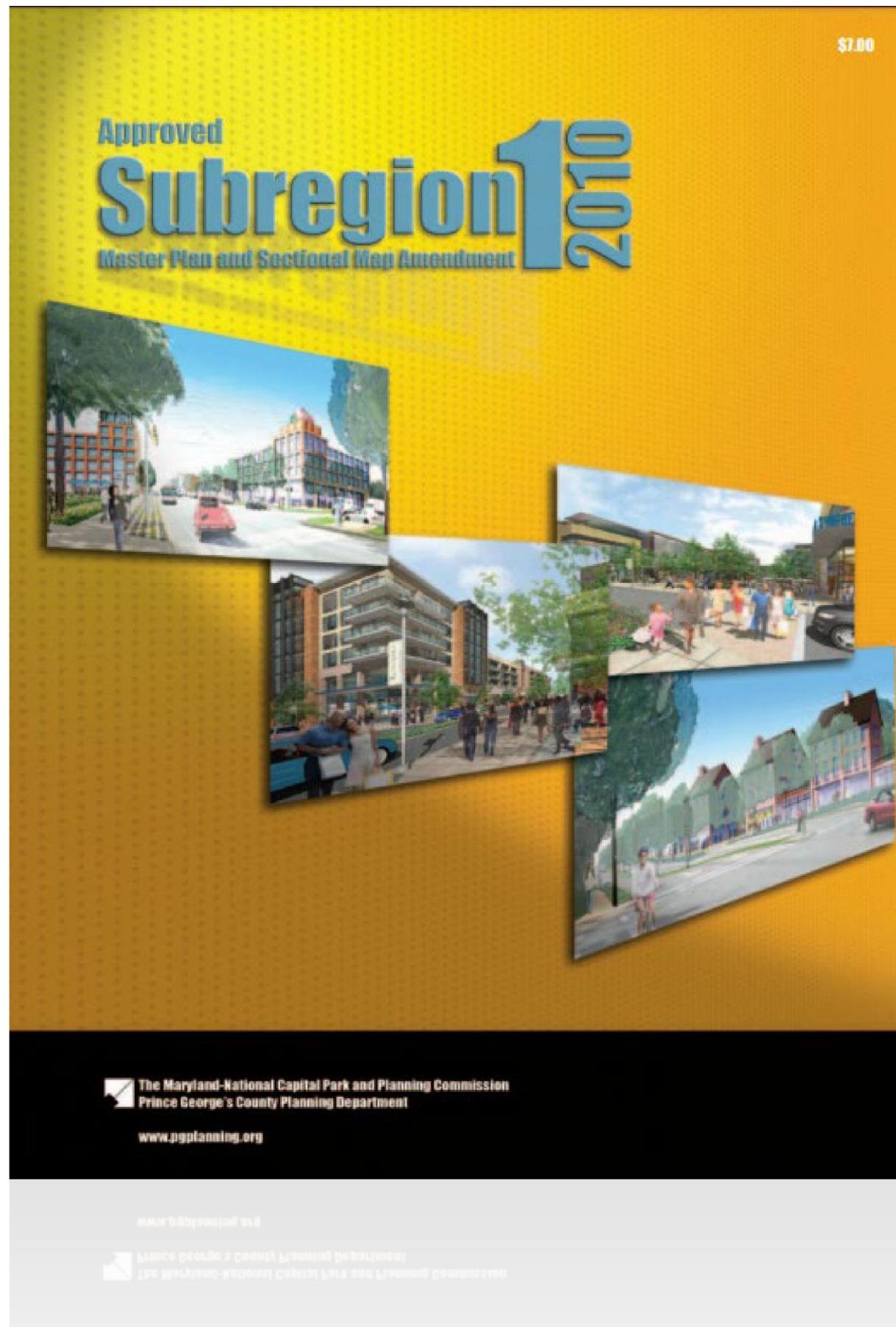
05

Activities



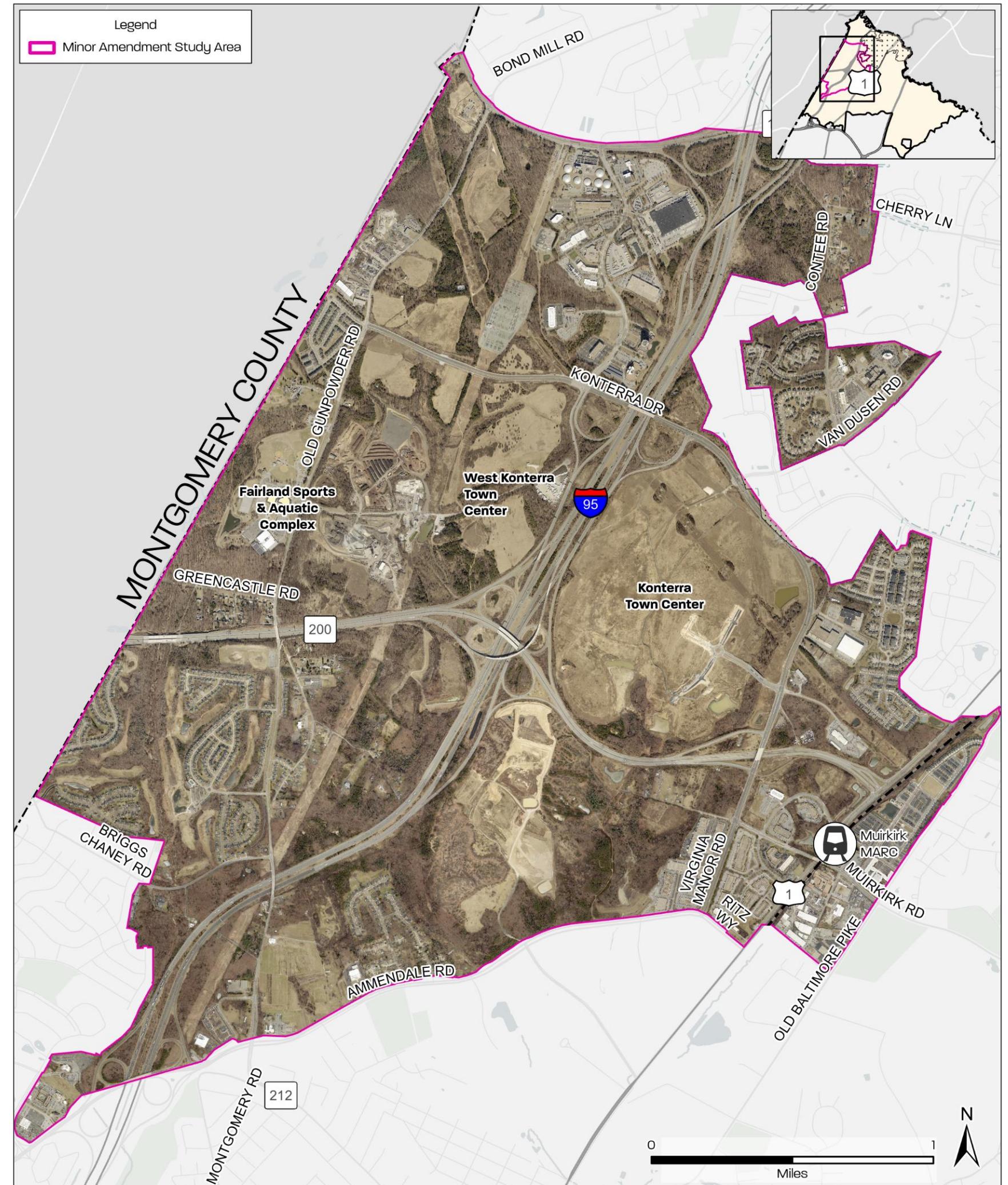
# 2010 Approved Subregion 1

## MASTER PLAN



# Subregion 1

- Established Communities
- I-95, US 1, MD 200
- Plan 2035 Local Centers
  - Konterra
  - Muirkirk MARC station
- Infrastructure/Assets
  - Muirkirk MARC station
  - Burtonsville Substation (PEPCO)
  - Fairland Regional Park (shared with Montgomery County)
  - University of Maryland Hospital



**Aerial Imagery**  
**Subregion 1 Minor Amendment Study Area**

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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# A Minor Plan Amendment is...



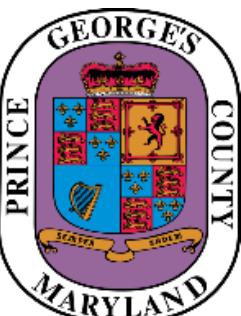
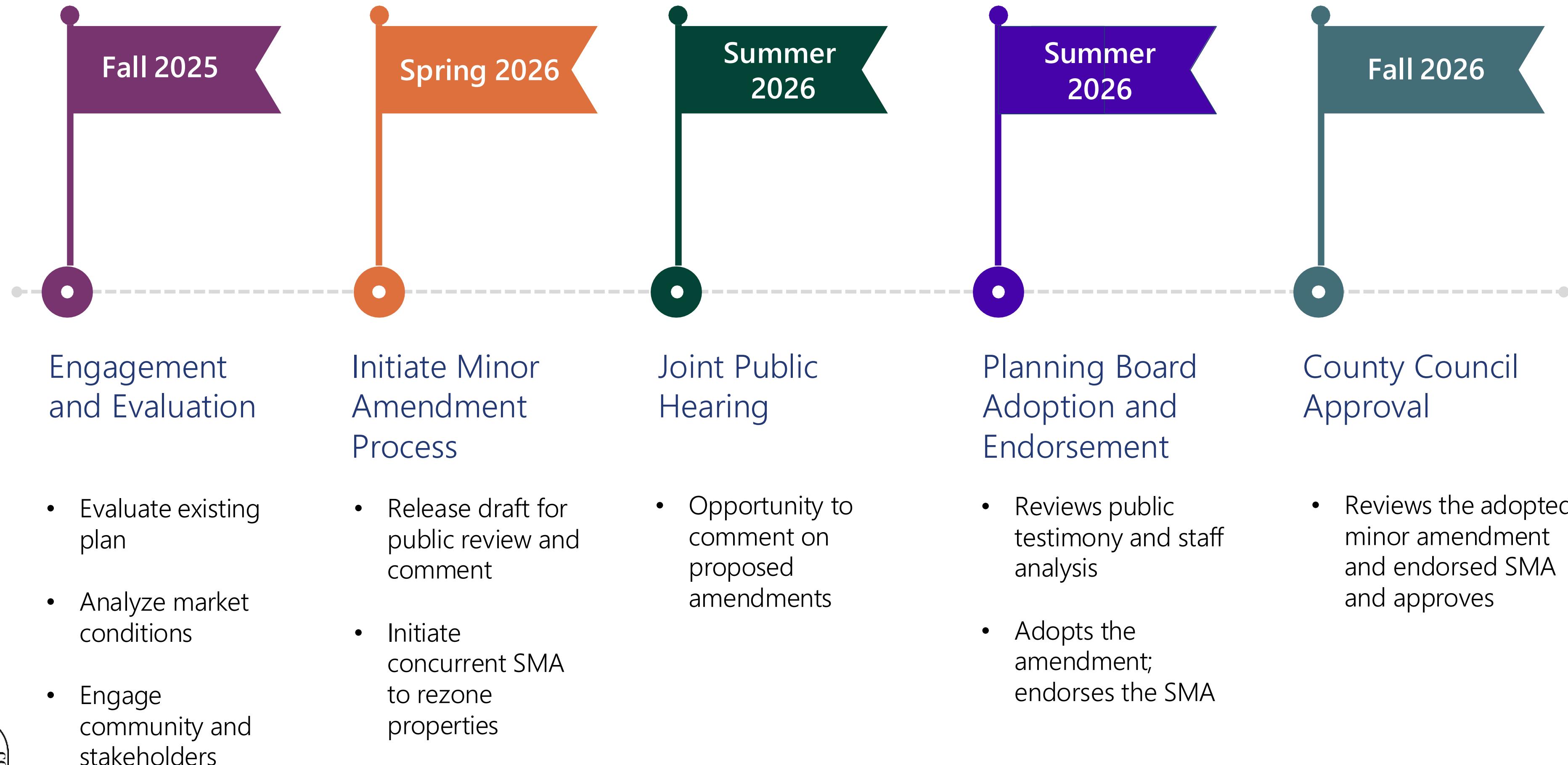
A revision to an existing master or sector plan

- Small in geographic area
- Targeted in scope
- Addresses specific public planning objectives
- Corrects text and/or map errors or inconsistencies

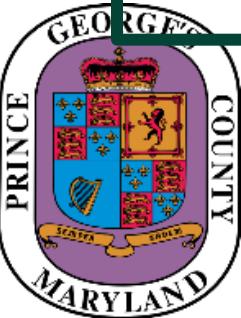
May be paired with a Sectional Map Amendment

- Necessary to implement the zoning recommendations for the plan, as amended

# Minor Plan Amendment Process



# WHAT WE HEARD FROM YOU



# Community Engagement

"A family friendly mixed use community"

"Safe, vibrant, connected, fun, Livable community"

"Variety of options for living well"

"Development connecting communities practically, affordably, sustainably"

"Affordable suburban living for diverse Americans"

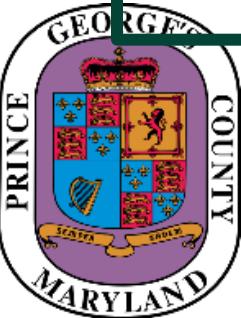
"Green space, trails, trees, streams, parks"

"Where people live with open space"

"Livable, quiet, greenspace, families, trails, bike paths"



# WHAT THE DATA SAID



# Market Study Findings

## Real Estate Sector

## Market Potential for Growth

### Residential

*(Rental Apartments, For-Sale Single Family Detached & Attached)*

**Strong**

### Retail

*(Grocery & Drug, Entertainment & Fitness, Services)*

**Strong**

### Industrial/Flex

**Strong**

### Hotel

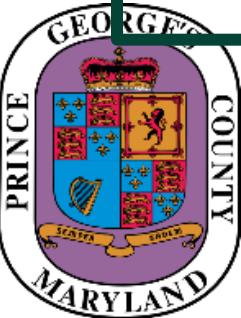
**Moderate**

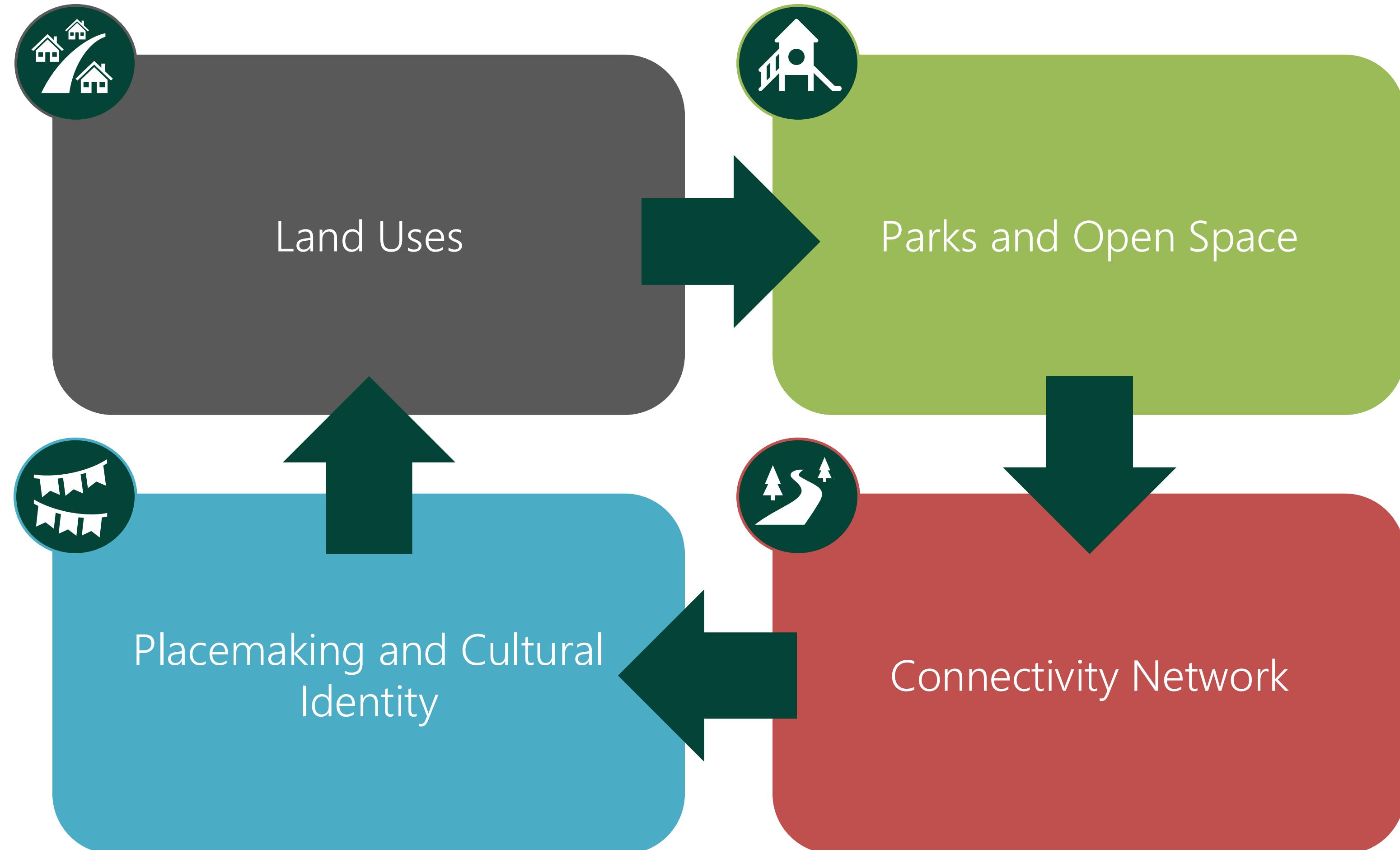
### Office

**Moderate**



# ACTIVITIES





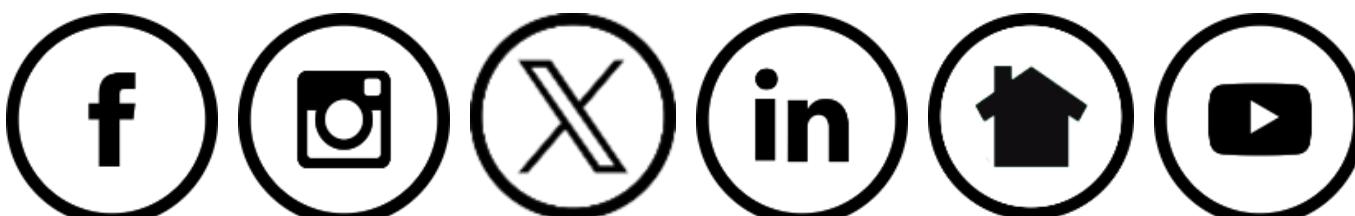


# Contact Us

Project Webpage



<https://www.pgplanning.org/projects/minor-amendment-to-the-subregion-1-master-plan-and-sma/>



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