

Subregion 1 Minor Plan Amendment

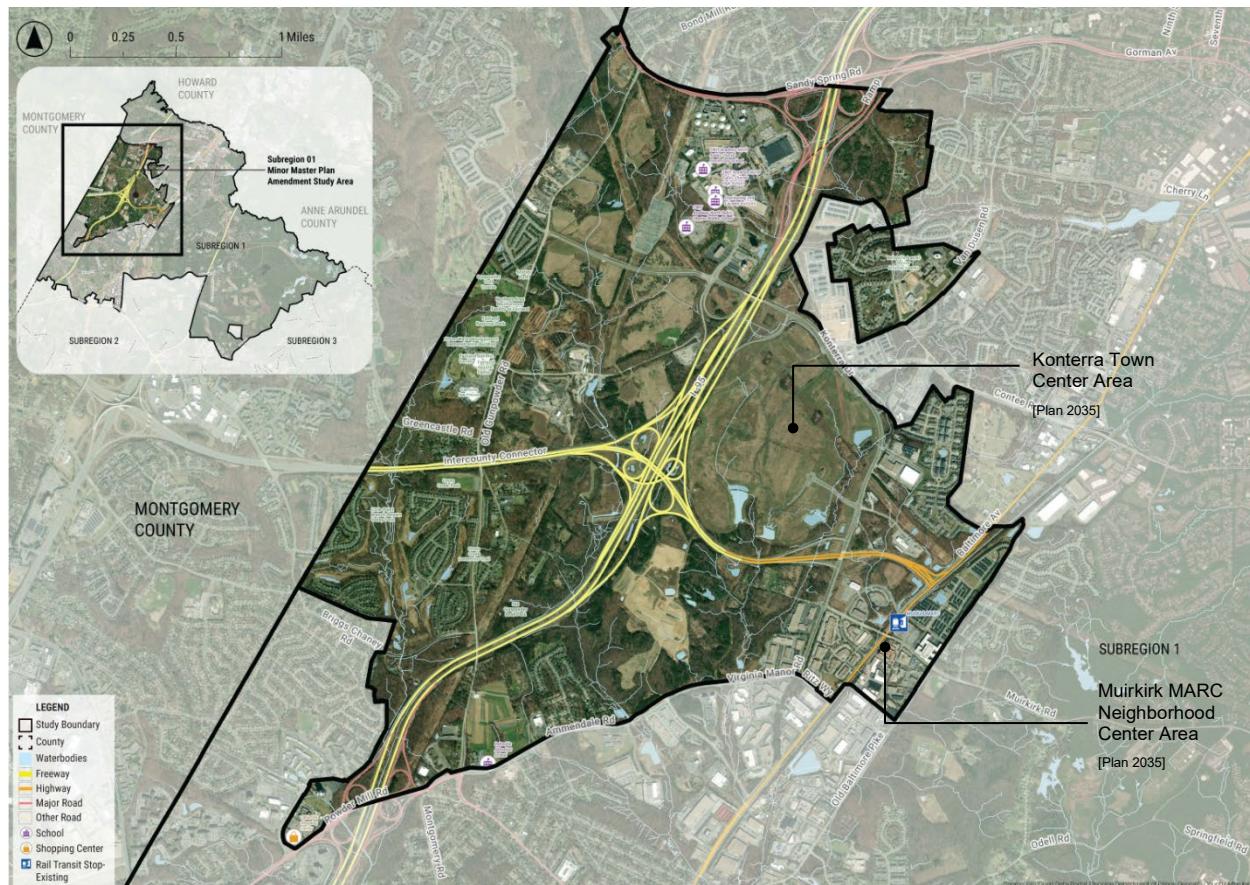
Analysis of Land Use & Zoning

January 2026

This analysis explores existing land use patterns, future land use policy, zoning, and recent development activity in Subregion 1. The purpose of the analysis is to inform the Minor Plan Amendment and any related Sectional Map Amendment (SMA) considerations. This document is intended to be a technical and policy guide for decision-makers and planners to determine and apply the most appropriate zoning classifications needed to implement the updated vision for the *2010 Approved Master Plan and Sectional Map Amendment for Subregion 1* (Subregion 1 Master Plan). This document is also intended to be informative and accessible to the wide range of stakeholders within the Subregion 1 community. The primary data source is from the Prince George's County Geographic Information System and development project permitting datasets.

Background and Context

Figure 1. Subregion 1 Minor Plan Amendment Study Area



The Prince George's County Planning Department is preparing an amendment to the *2010 Approved Master Plan and Sectional Map Amendment for Subregion 1* (Subregion 1 Master Plan). This minor plan amendment will create a forward-looking, market-viable framework to guide investment and economic development, while enhancing the quality of life for residents and workers in the area.

Guided by the 2014 *Plan Prince George's 2035 General Plan* (Plan 2035), this plan update will combine public participation, real estate market analysis, land use and zoning review, and regional best practices to shape updated planning recommendations. The recommendations will be grouped into plan elements such as land use, open space, economic development, housing, and transportation. The aim is for the minor plan amendment to align growth, development patterns, and infrastructure planning with community priorities and current conditions.

This land use and zoning analysis examines the land use pattern in Subregion 1's Study Area and relevant County plans and regulations in order to understand (1) the types of development that are taking place today, and (2) the ability of the planning and regulatory framework to accommodate future development in line with the vision for Subregion 1. Following the visioning phase of the work (conducted in November 2025), which included the Listening Session and online survey, the vision will be assessed to see if it can be implemented under the current regulatory framework. Where there are gaps and/or mismatches between the vision and the plans/regulations, changes to the future land use map and/or to the zoning map will be proposed in the Minor Plan Amendment and/or the Sectional Map Amendment. Future land use categories are defined in **Table 1**.

Existing Land Use

Subregion 1 covers approximately 44 square miles, including low- to mid-density residential, commercial, and industrial areas. The minor plan amendment will update only a select area of Subregion 1, covering approximately 7 square miles (the Study Area as shown in **Figure 1**, above) which includes Konterra Town Center, Muirkirk MARC Station, and other nearby existing commercial and industrial uses with economic development potential.

Table 1. Future Land Use Categories

Designation	Description	Density (Dwelling Units Per Acre)
Mixed-Use	Areas of various residential, commercial, employment, and institutional uses. Residential uses may include a range of unit types. Mixed-use areas may vary with respect to their dominant land uses, i.e., commercial uses may dominate in one mixed-use area, whereas residential uses may dominate in another. Large-scale mixed-use development should be limited to designated Centers and other areas where it currently exists.	Based on Center
Neighborhood Mixed-Use	Traditional retail/shopping areas that are transitioning to a mix of residential, shopping, eating, and drinking, and other neighborhood-serving amenities. Neighborhood Mixed-Use areas are located outside of designated Centers, often along arterial roadways and at key intersections and interchanges.	</=48
Commercial	Retail and business areas, including employment uses, such as office and services. A range of services are provided at the neighborhood to regional level. New commercial areas have access to	n/a

	multimodal transportation options. These areas are intended to remain predominantly or entirely commercial.	
Industrial/Employment	Manufacturing and industrial parks, warehouses, and distribution. May include other employment, such as office and services.	n/a
Institutional	Uses such as military installations, hospitals, sewage treatment plants, and schools.	n/a
Residential High	Residential areas exceeding 20 dwelling units per acre. Mix of dwelling unit types, including apartments.	>20
Residential Medium-High	Residential areas between eight and 20 dwelling units per acre. Mix of dwelling unit types, including apartments.	> 8 and </= 20
Residential Medium	Residential areas between 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached).	> 3.5 and </= 8
Residential Low	Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.	> 0.5 and </= 3.5
Rural and Agricultural	Low-density residential uses with areas of agricultural and forestry production. Agricultural land (cropland, pasture, farm fields), forest, and very low-density residential.	</= 0.5
Parks and Open Space	Parks and recreation areas, publicly owned open space (federal, state, county, municipal, and M-NCPPC), and privately owned open space.	n/a

SOURCE: Prince George's County Planning Department

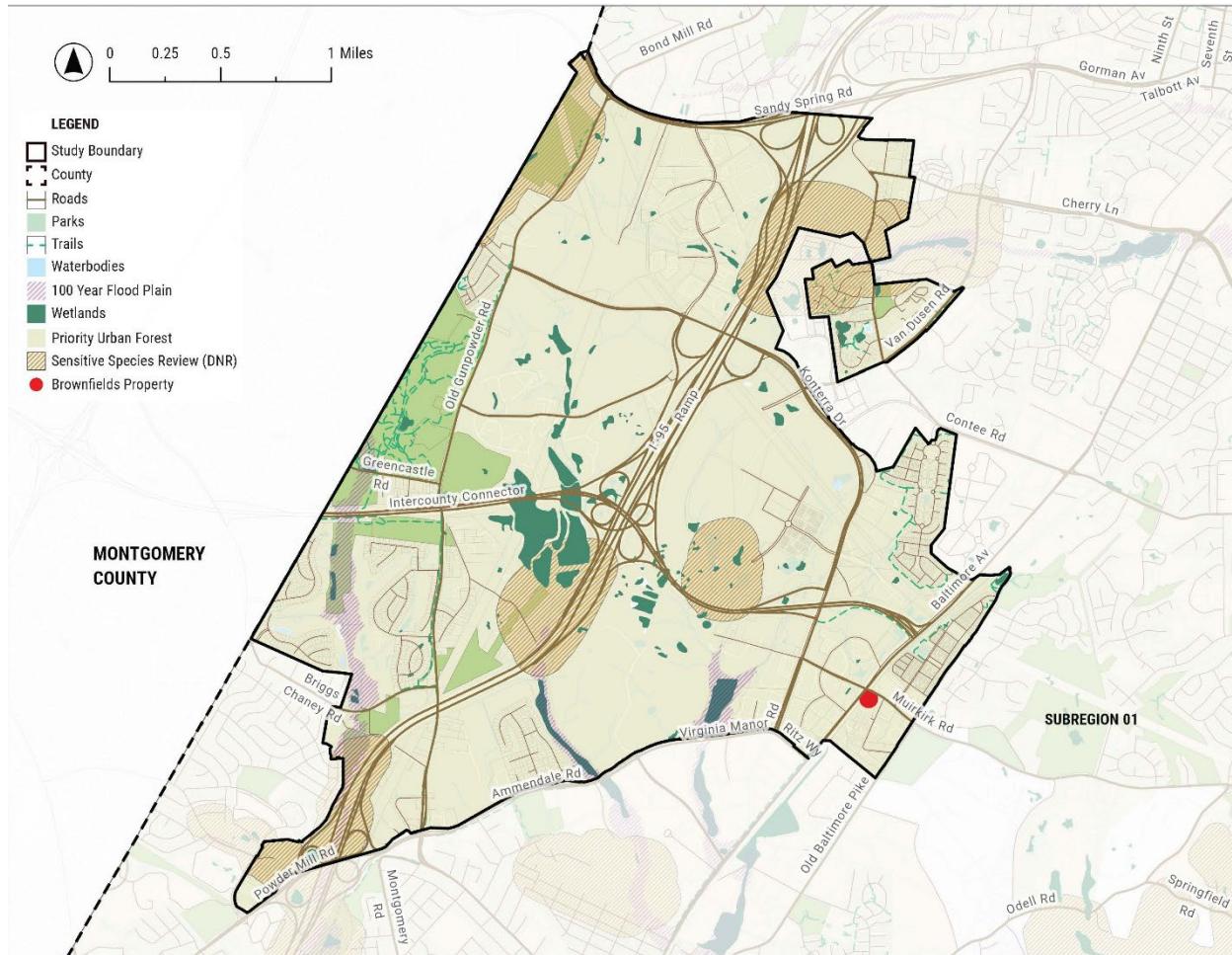
Subregion 1: Institutional uses, such as governmental entities and educational campuses, account for the largest share of land—approximately 45 percent of the total area—followed by single-family residential uses, which comprise about 17 percent of the land. Parks and open spaces and vacant land represent roughly 15 percent of the subregion's land area.

Study Area: Nearly 40 percent of the land area consists of vacant, open space, parkland, or forested parcels. Stream valley systems, particularly Little Paint Branch and its tributaries, form substantial open space corridors, contribute to large tracts of “not classified” or “vacant” land, and establish natural boundaries that influence development patterns (**Figure 2**). The Study Area includes parks, wetlands, and designated Sensitive Species Review (Maryland Department of Natural Resources) zones concentrated along major highway interchanges and corridors. Most wetlands and sensitive species areas are located on currently vacant properties, offering potential for areas of conservation or low-impact uses.

Residential uses account for roughly 16 percent of land area, consisting mostly of single-family neighborhoods located along the Study Area's eastern, northern, and southern edges. Commercial and industrial uses make up a larger share of land area than residential uses, distinguishing the Study Area from the County's other developing areas. These commercial and industrial districts are primarily clustered along

the I-95 and MD 200 corridors, forming a major regional employment and logistics hub with direct access to Baltimore, Washington, and the I-95, MD 200 Intercounty Connector (ICC), and US Route 1 transportation network. This direct access is unique to this area, with surrounding areas in Prince George's County and beyond having somewhat less direct connections to Baltimore and Washington. Much of this land, particularly in the Konterra area, has remained intentionally undeveloped to support the long-term buildup of the mixed-use Konterra Town Center and adjoining employment uses. Existing land use is presented in **Figure 3** and **Table 2**.

Figure 2. Map of existing environmental features in the Subregion 1 Minor Plan Amendment Study Area



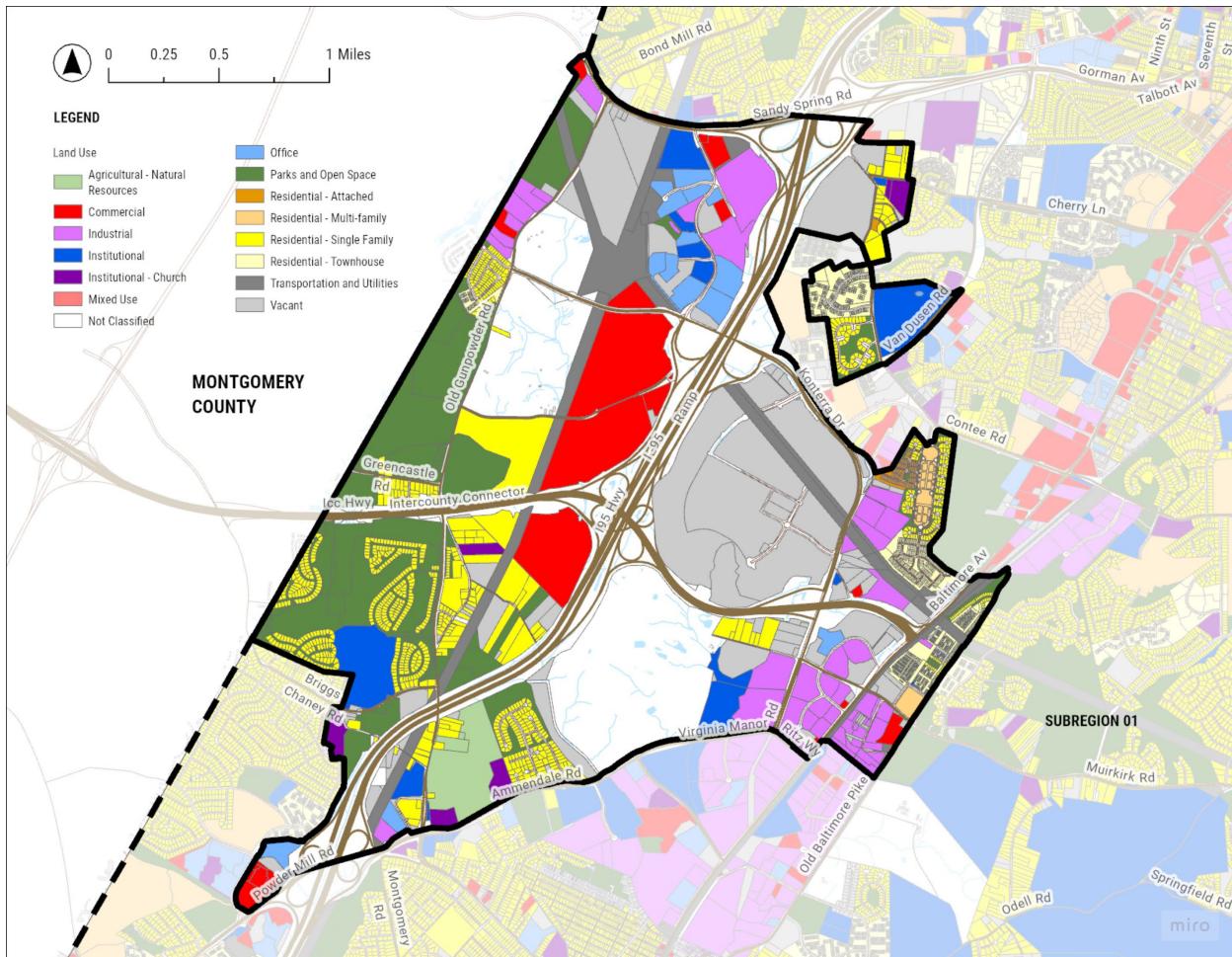
SOURCE: Prince George's County Planning Department GIS, 2024

Table 2. Existing Land Use by Land Area in Subregion 1 Minor Plan Amendment Study Area

Land Use Category	Total Acres	% of Total Land Area
Vacant*	779	21.3%
Parks and Open Space	552	15.1%

Not Classified	537	14.7%
Residential - Single Family	438	12%
Commercial	297	8.1%
Industrial	270	7.4%
Transportation and Utilities	248	6.8%
Institutional	177	4.8%
Residential - Townhouse	111	3%
Office	88	2.4%
Agricultural - Natural Resources	76	2.1%
Institutional - Church	42	1.2%
Residential - Multi-family	23	0.6%
Residential - Attached	11	0.3%
Total	3,649**	100%
<p>*Many parcels categorized as vacant are forested. ** Excludes Right-Of-Way</p> <p>SOURCE: Prince George's County Planning Department GIS, 2023</p>		

Figure 3. Map of existing land use in the Subregion 1 Minor Plan Amendment Study Area



SOURCE: Prince George's County Planning Department GIS, 2024

Implications of Existing Land Use Analysis for Minor Plan Amendment

Strategic Opportunity Sites:

The concentration of large undeveloped and industrial parcels near I-95 and MD 200 positions the Study Area to capture new economic development, mixed-use investment, and region-serving employment uses.

Mobility & Access:

Transforming these areas into walkable mixed-use districts will require improved local connectivity, multimodal access, and safe routes that better link neighborhoods to emerging activity centers.

Environmental Framework:

Stream valley systems and wooded open space create natural boundaries that should guide future development edges, stormwater strategies, and trail connectivity.

Limited Residential Base:

With relatively few households compared to employment uses, the Study Area will require expanded housing options near the centers to support retail viability and establish a more complete community.

2010 Approved Subregion 1 Master Plan Vision

Community Vision: “The vision for Subregion 1 is an integral community consisting of many healthy and historical residential neighborhoods, a regenerated and reinvented “main street” US 1 Corridor, upgraded commercial and industrial areas, and a vibrant “downtown” at the Konterra Town Center. The Subregion 1 community offers open spaces, trails, quality schools, and other public facilities, as well as multiple transportation modes and public safety.” (*2010 Approved Subregion 1 Master Plan and Sectional Map Amendment*, page 1)

Centers and Corridors (Konterra Town Center and US 1/Baltimore Avenue Corridor): “Centers and corridors in Subregion 1 are a mix of uses at moderate to high densities and intensities, with a strong emphasis on transit-oriented development. Development occurs at local centers and other appropriate nodes within one-quarter mile of major intersections or transit stops along the corridor.” (*2010 Approved Subregion 1 Master Plan and Sectional Map Amendment*, page 14)

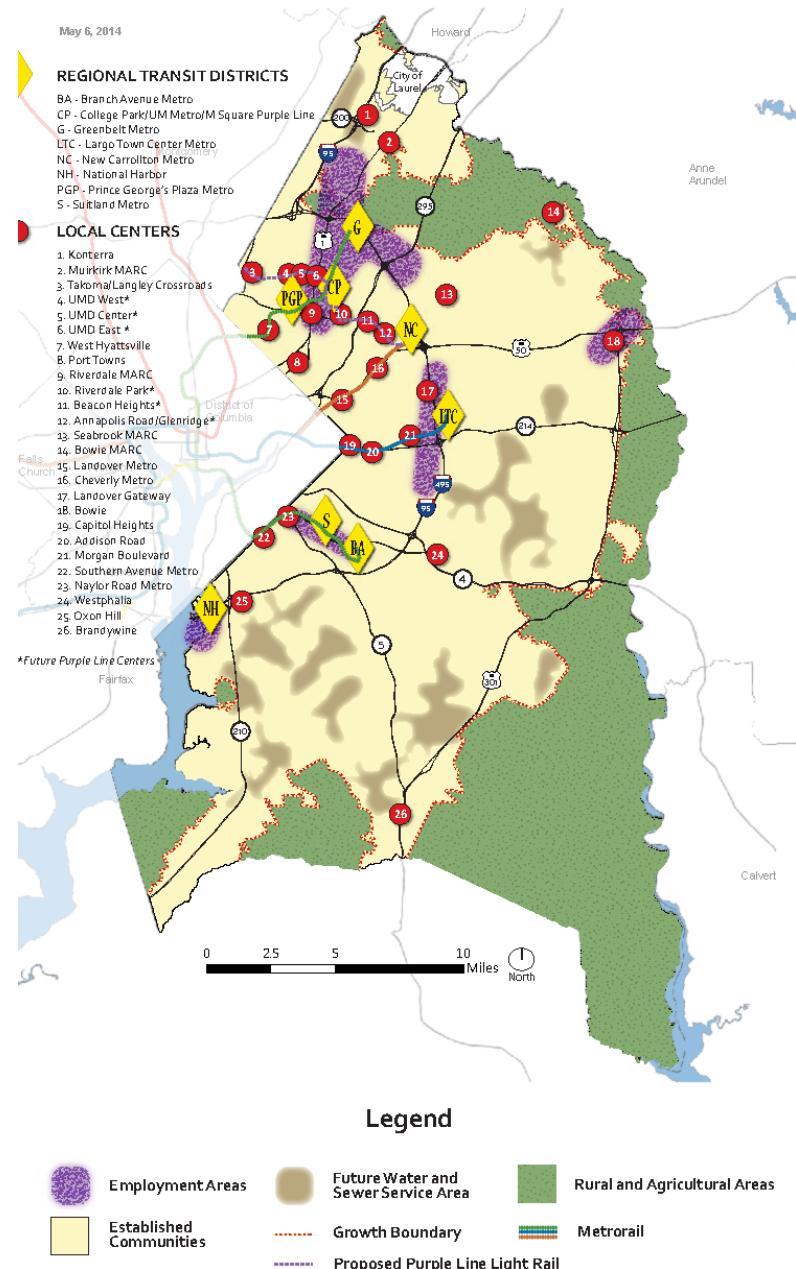
Konterra Town Center: “The Konterra Town Center is a major development initiative in Prince George’s County. Consistent with Smart Growth and sustainable mixed-use development principles, the town center serves as the commercial, residential, cultural, and recreational focal point of Subregion 1. Konterra Town Center enhances the image of the county and is a good place to live, work, play, visit, and shop. This has been achieved by a diversity of land uses, housing, and employment opportunities, ensuring high-quality development to create a vibrant quality of life within the town center, its surrounding neighborhoods, and the county at-large.” (*2010 Approved Subregion 1 Master Plan and Sectional Map Amendment*, page 14)

Future Land Use

The Subregion 1 Master Plan envisions the entire subregion as an attractive, well-connected place to live, work, and play. The plan calls for substantial mixed-use and employment development in and around Konterra, including higher-density residential and commercial uses near I-95 and MD 200. Additional mixed-use and medium-high density residential development is envisioned along the US Route 1 corridor, near Powder Mill Road, and adjacent to existing multifamily communities.

Plan 2035 identifies two Local Centers within the Study Area; Konterra as a Town Center and Muirkirk MARC as a Neighborhood Center (**Figure 4**). Plan 2035 defines Town Centers as being largely auto-accessible with a walkable “core” area and a mix of uses horizontal across the center rather than vertical within individual buildings. Neighborhood Centers are defined as being primarily residential, with neighborhood-serving retail and office uses. Neighborhood Centers are further characterized as having light rail, commuter rail, or local bus hubs with limited or no parking.

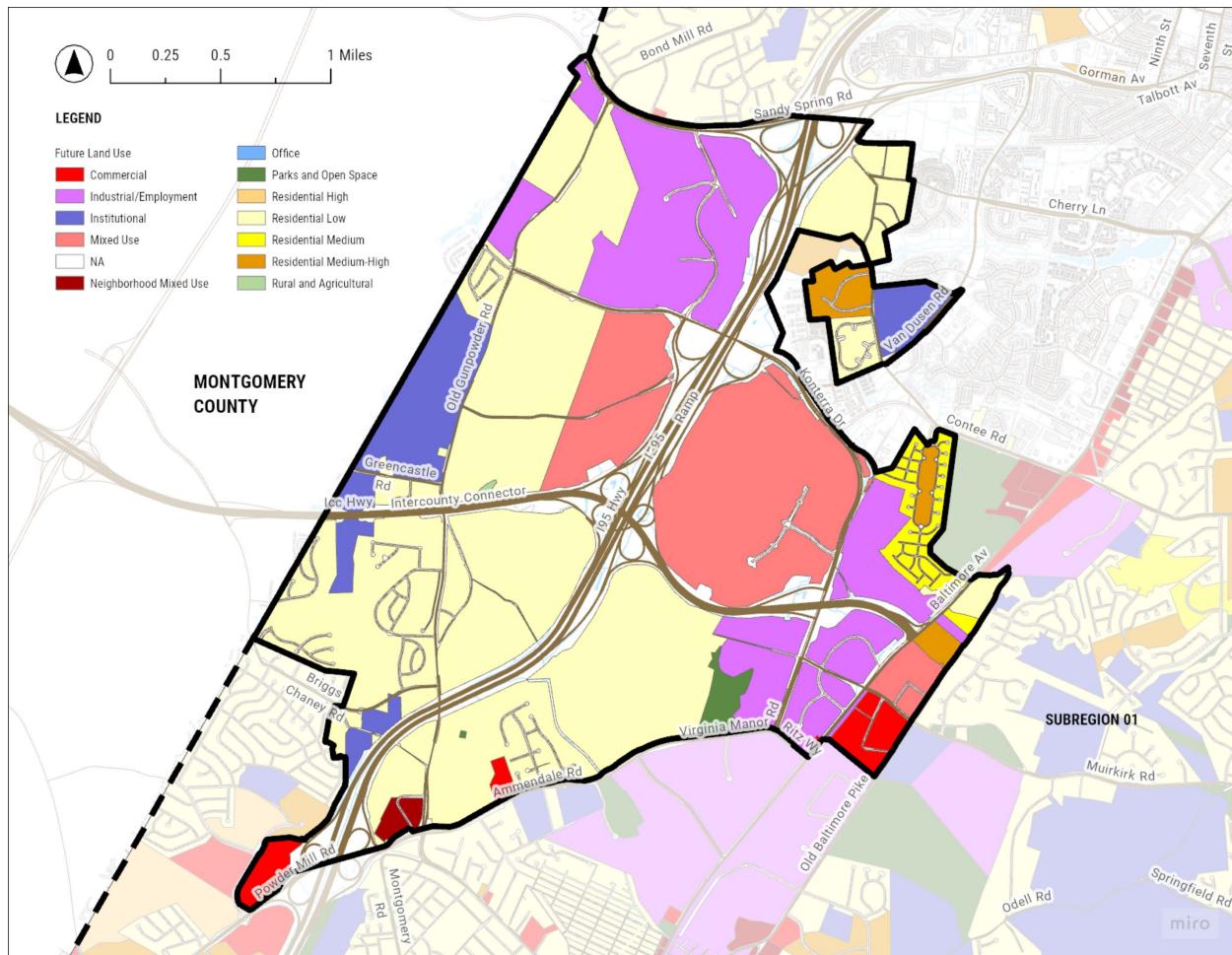
Figure 4. Plan 2035 Map 1 – Prince George’s County Growth Policy Map



The County's GIS-based future land use map reflects these intentions, showing large areas for mixed-use, industrial/employment, and residential uses north of MD 200 and between I-95 and US Route 1. Areas south of MD 200 and west of I-95 remain predominantly low-density residential and institutional, with additional industrial/mixed-use designations forming a transition into the Konterra Town Center core (Figure 5). The mixed-use land use at the Muirkirk MARC station center is envisioned as a smaller-scale mixed-use neighborhood center to support nearby neighborhoods and connect the area to the regional transportation network.

This illustrates a long-term growth strategy that focuses new mixed-use and employment development in Konterra and along major corridors, while preserving the character of established neighborhoods and protecting existing parkland. Within the Konterra area, it will be important to identify and leverage differences between Konterra East and Konterra West to establish a balance of land uses within the larger area.

Figure 5. Map of 2010 Subregion 1 Master Plan future land use in the Subregion 1 Minor Plan Amendment Study Area



Implications of Future Land Use Analysis for Minor Plan Amendment

Zoning Alignment for Mixed-Use:

Some designated mixed-use or higher-intensity areas may require zoning updates or refinements to support the intended diversity of uses, especially around Konterra, Muirkirk MARC Station, and the I-95, MD 200, and US Route 1 corridors.

Housing Diversity Near Centers:

Expanded housing types—townhomes, smaller-scale attached units, and mixed-use residential—will be necessary to support the centers' retail viability and create a complete, livable community.

Transitions & Compatibility:

Where new mixed-use areas meet industrial and logistics districts, transitions in building height, buffering, circulation, and land use intensity will be essential.

Environmental Integration:

Stream valleys and wooded open spaces should continue to guide land use decisions, shaping edges of development and offering opportunities for a connected trail and parkland network.

Community Facilities:

As Konterra intensifies, new schools, parks, and community amenities should be located near residential concentrations and centers to ensure accessibility.

Zoning

Table 3. Existing Zoning by Land Area in Subregion 1 Minor Plan Amendment Study Area

Zoning District	Total Acres	% of Total Land Area
RR (Residential, Rural)	1,685	46.7%
RSF-95 (Residential, Single-Family – 95)	70	1.9%
RSF-A (Residential, Single-Family – 12)	0.1	0%
RMF-48 (Residential, Multifamily – 48)	6	0.2%
CS (Commercial, Service)	31.8 Square Feet	0%
CGO (Commercial, General and Office)	60	1.7%
IE (Industrial, Employment)	495	13.7%
IH (Industrial, Heavy)	77	2.1%
ROS (Reserved Open Space)	214	5.9%
AG (Agriculture and Preservation)	51	1.4%
NAC (Neighborhood Activity Center)	60	1.7%
TAC-E (Town Activity Center [Edge])	177	4.9%
TAC-C (Town Activity Center [Core])	428	11.9%
LCD (Legacy Comprehensive Design)	288	8.0%
TOTAL	3,610*	100%
* excludes Right-Of-Way (ROW) and some planned ROW		
SOURCE: Prince George's County Planning Department GIS, 2023		

The zoning districts in the Study Area are mostly aligned with the plan's future land use map: they allow for mixed-use development and employment center growth along the area's major roadway corridors (I-95, MD 200, and US Route 1) and in Konterra Town Center.

The majority of residential zoning districts in the Study Area are designated for low-density, detached single-family housing, aligning with the future land use. Almost half of all land area in the Study Area is zoned Residential, Rural (RR) which is designed for “low-density, single-family detached dwellings on lots approximately one-half acres in size that incorporate a rural character” ([Visual Guide to Zoning Categories, 2024](#)). The rural residential and reserved open space zoning districts also correspond to the designated low density residential and open space areas in the future land use map. There are few parcels in the Study Area zoned for multifamily or attached single-family residential uses.

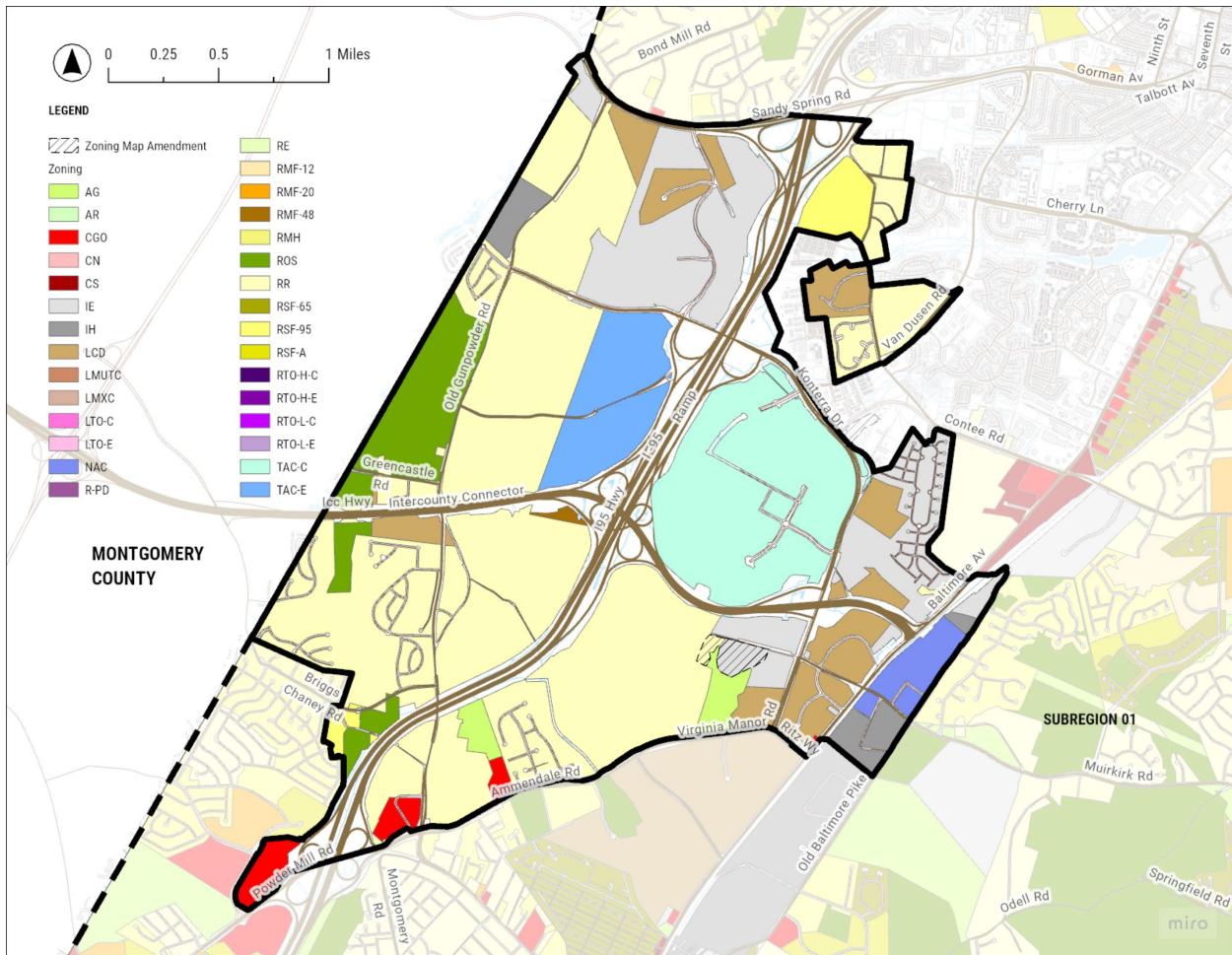
Non-residential zoning districts within the study area are primarily industrial in nature, supporting everything from light industrial, employment, and research and development uses to intense, high-impact industrial development. The Industrial, Employment (IE) zones (almost 15% of the Study Area as shown in **Table 3**) should include “high-quality design in locations set apart from traffic-generating commercial locations and residential neighborhoods” ([Visual Guide to Zoning Categories, 2024](#)). Expected uses in IE zoning districts include light industrial, research and development, manufacturing, and warehouse operations complimented by medium-density residential opportunities.

Town and Neighborhood Activity Center zoning are transit-oriented areas intended to serve as the focal point of neighborhoods. These areas typically consist of multiple neighborhoods, at an urban intensity, that are walkable and bikeable. Konterra Town Center is zoned Transit-Oriented/Town Activity Center (TAC), which is consistent with the center designation from Plan 2035. This zoning district designates a neighborhood node and allows mixed-use development that is more walkable and compact than the surrounding areas it serves. The Core (TAC-C) at Konterra East should include the most intense development while the Edge (TAC-E) at Konterra West is intended to encompass the less intense, more auto-oriented, residential-mix development.

The Muirkirk MARC Station is zoned Neighborhood Activity Center (NAC), consistent with the center designation from Plan 2035. This zoning district allows for lower-density, small-scale, mixed-use centers well connected to transit and to serve the surrounding neighborhoods. Development patterns allowed in the NAC are designed to incorporate walkable and bikeable areas connected to the regional transportation network, serve local neighborhood needs, and be attractive to both employers and employees.

The Study Area zoning map includes some Legacy Comprehensive Design (LCD) zones. These areas are regulated by zoning rules from the previous Prince George's County zoning ordinance, which predates the effective date of the current zoning ordinance on April 1, 2022. LCD zones are used to provide continuity to landowners that secured their permits under the previous zoning ordinance. In the Study Area, the LCD zoning districts are used primarily for employment and institutional areas, with one medium residential development also utilizing the previous zoning rules. These areas are reflected in **Figure 6**, below.

Figure 6. Map of existing zoning within the Subregion 1 Minor Plan Amendment Study Area, 2019



Implications of Zoning for Minor Plan Amendment

Konterra's Transit-Oriented/Town Activity Center (TAC-C) zoning supports the type of walkable, mixed-use development envisioned for the Town Center. However, flexibility may be needed to accommodate evolving market demands—particularly for large-format logistics, modern industrial users, and emerging technology sectors in the edge (TAC-E).

The Industrial Employment (IE) and Industrial Heavy (IH) zoned land surrounding the Town Center provide valuable economic opportunities but require careful attention to site design and operations to ensure compatibility with future residential and mixed-use areas. Strategies such as additional buffering, access management, and performance standards for noise and truck circulation can help manage these transitions.

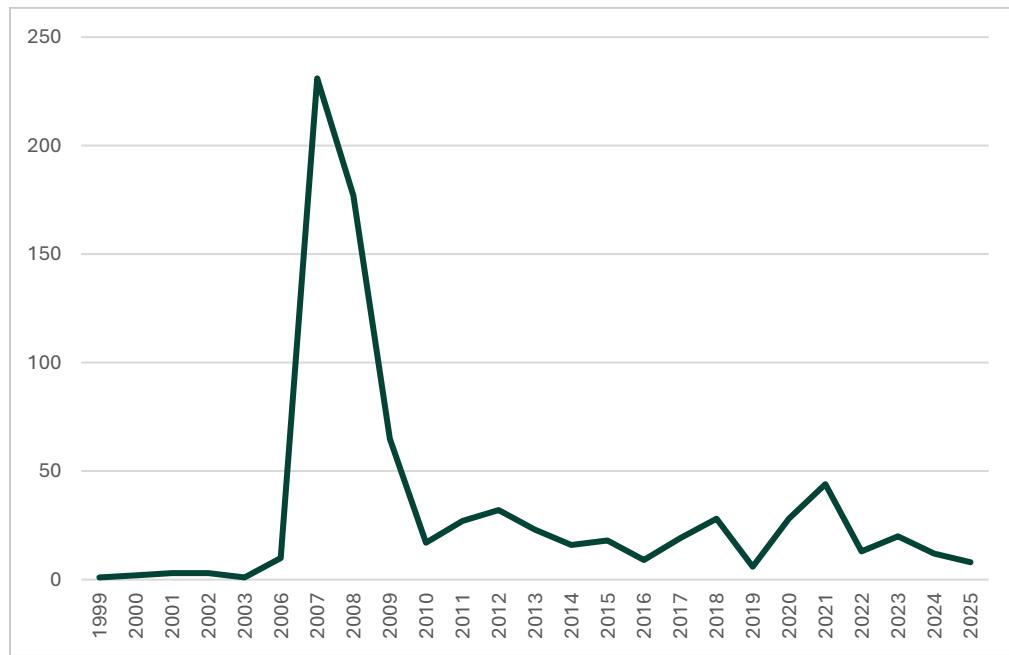
Legacy Comprehensive Design (LCD) zones in Subregion 1 maintain entitlements for long-established institutional, employment, or residential projects. These areas generally align with the future land use map.

If zoning changes involve multiple properties or time-sensitive development interests, they may be appropriate for inclusion in the Sectional Map Amendment. Other adjustments can be incorporated as longer-term recommendations in plan text.

Development Activity

Total development activity in Subregion 1 peaked in 2007–2008 before declining sharply during the Great Recession. The level of development activity has stabilized since 2012, albeit at lower volumes, with a slight surge during the COVID-19 pandemic (Figure 7).

Figure 7. Approved development activity in Subregion 1, 1999–present

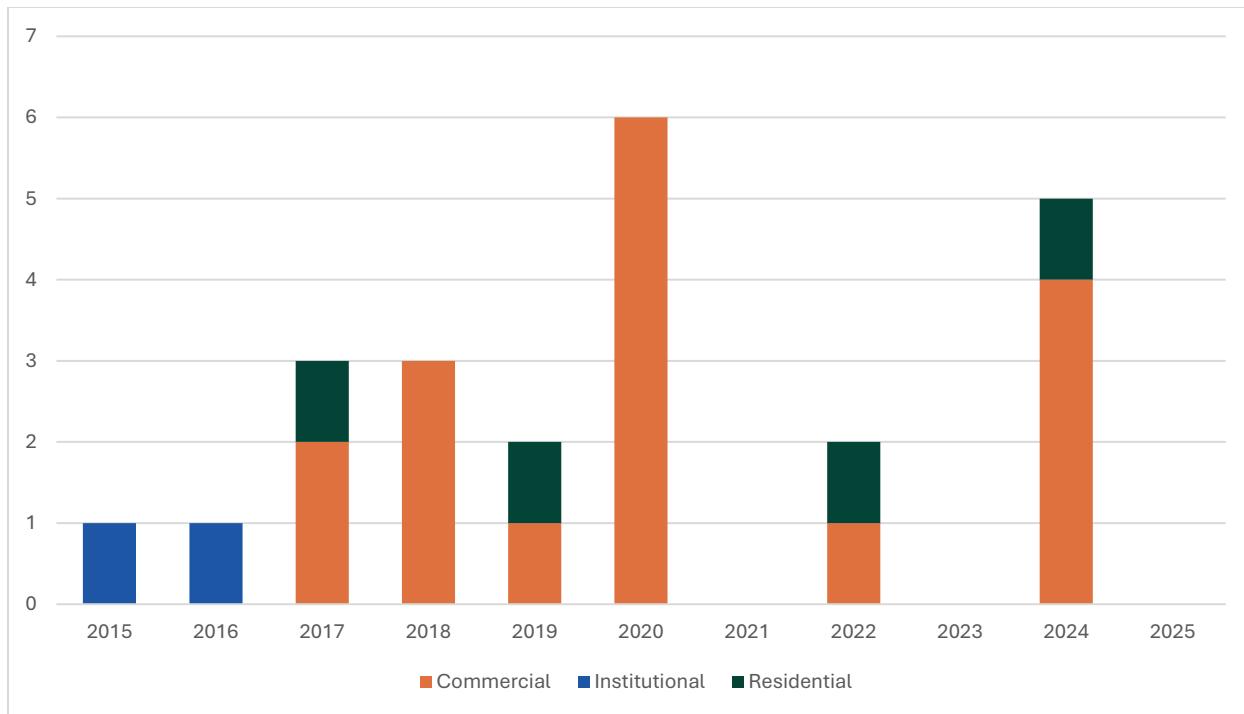


Note: Includes Conceptual Development Plans and Detailed Site Plans

SOURCE: Prince George's County Planning Department, 2025

In Subregion 1 a total of 23 conceptual site plans (CSP) and detailed site plans (DSP) for new development have been approved since 2015 (See **Figure 8** and **Table 4**, both below). Seven of these approvals have been for projects within the Study Area. Mixed-use development approvals have been limited, with Konterra being the major exception. As approved, the early phases of the Konterra Town Center, intended to include townhouses, multifamily units, and retail-ready development blocks—represent the most significant mixed-use activity in the whole subregion.

Figure 8. Approved development by use in Subregion 1, 2015-2025 (partial)



SOURCE: Prince George's County Planning Department, 2025

Note: Include Conceptual Development Plans (CSP) and Detailed Site Plans (DSP); there were no approved applications in interim years not shown in the figure

Table 4. Approved development plans by land use in Subregion 1, 2015-2025 (partial)

Year	Commercial	Residential	Institutional	Total
2015	0	0	1	1
2016	0	0	1	1
2017	2	1	0	3
2018	3	0	0	3
2019	1	1	0	2
2020	6	0	0	6
2021	0	0	0	0
2022	1	1	0	2
2023	0	0	0	0
2024	4	1	0	5
2025	0	0	0	0
Total	17	4	2	23

Note: Include Conceptual Development Plans and Detailed Site Plans

SOURCE: Prince George's County Planning Department, 2025

Residential: In the entire Subregion, residential approvals have been modest, with most activity involving townhome projects and a single multifamily approval (outside the Study Area) that accounts for more than half of all approved units. Within the last 10 years, 4 CSP and DSP cases, encompassing approximately 983 housing units, have been approved across the entire Subregion 1 (See **Table 5**). The majority of projects are for proposed single-family attached townhouses with about 400 townhouse units approved within the Study Area.

Table 5. Total proposed residential units by unit type in approved Subregion 1 CSPs & DSPs, 2015-2025 (partial)

Year	Single family-detached	Townhome -single family	Multifamily	Total Housing Units
2015				0
2016				0
2017		188		188
2018				0
2019			509	509
2020				0
2021				0
2022		219		219
2023				0
2024		67		67
2025				0
Total	0	474	509	983

Note: Include Conceptual Development Plans and Detailed Site Plans

SOURCE: Prince George's County Planning Department, 2025

Commercial and Industrial: Over the past decade in both Subregion 1 and the Study Area, approved commercial projects primarily include self-storage facilities, warehouses/industrial flex, gas stations, convenience stores, and drive-thru food and beverage establishments. In more recent years, commercial development has slowed and has largely consisted of storage and warehouse facilities (See **Table 6**).

Hotel: Plans for a 90-room hotel and a 25,000 square foot shopping center were also approved in Subregion 1.

Office: Additionally, new development was approved for a 70,2000 square foot medical facility and a 79,900 square foot medical office building at University of Maryland Laurel Medical Center, located within the Study Area.

Table 6. Total commercial development by square feet proposed in approved Subregion 1 CSPs & DSPs

Year	Office*	Retail	Other/not specified**	Total
2015				0
2017		1,683	137,000	138,683
2018			197,260	197,260
2019			128,210	128,210
2020	79,900	30,870	319,750	430,520
2021				0
2022			108,273	108,273
2023				0
2024		280	198,100	198,380
2025				0
Total	79,900	32,833	1,088,593	1,201,326

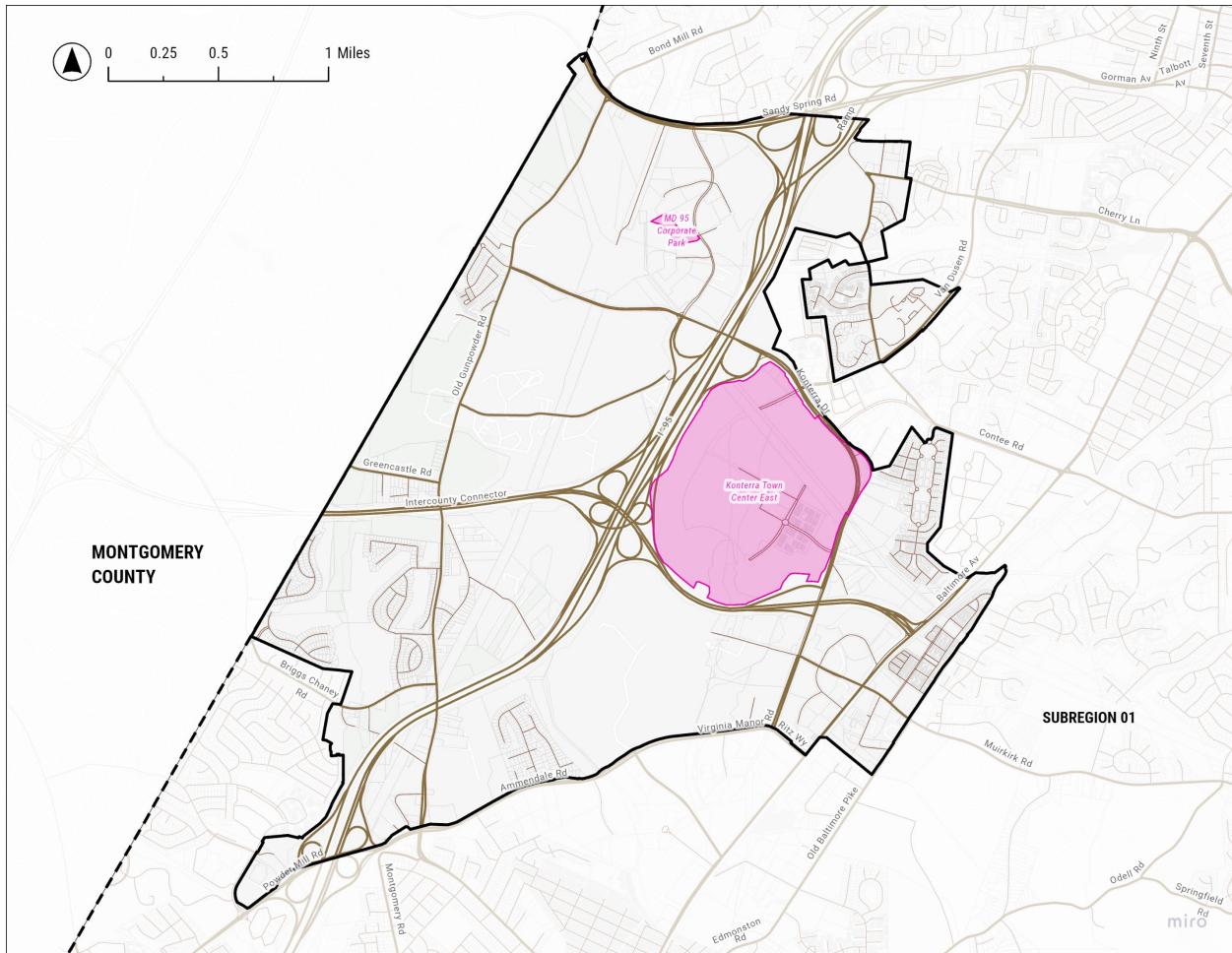
SOURCE: Prince George's County Planning Department, 2025

* Includes medical office

** Includes general commercial, storage facility, and medical facility

In the Study Area, there are two active development pipeline projects (**Figure 8**). One is located in the industrial zone (I-E) north of Konterra Drive and the other project, Konterra Town Center, is within the Town Center Zoning District (TAC-C).

Figure 9. Map of active pipeline development in the Subregion 1 Minor Plan Amendment Study Area, 2024



SOURCE: Prince George's County Planning Department GIS, 2024

Implications of Development Activity and Trends for Minor Plan Amendment

Industrial Momentum:

Strong demand for industrial and logistics uses in the I-95 corridor will continue to shape development patterns. The strong demand for industrial uses is based on the study area's proximity to I-95 and other major roadways, visibility, and the relative size of potential development parcels. Ensuring compatibility with emerging mixed-use areas is essential.

Mixed-Use Feasibility:

Mixed-use development is currently most viable in the Town Center core, where planned housing and employment concentrations can support neighborhood-serving retail.

Need for Housing Near Centers:

A limited residential base is constraining retail and mixed-use momentum. Strategic residential expansion near Konterra will be needed to balance jobs and housing.

Infrastructure Requirements:

New development will require multimodal access improvements, local street connections, and trail linkages to support walkability and reduce reliance on the regional highway network.

Conclusions and Next Steps

The Subregion 1 Study Area is positioned to become one of Prince George's County's most significant mixed-use and employment destinations, anchored by the long-term buildout of the mixed-use districts at Konterra Town Center and Muirkirk MARC station and surrounding industrial and commercial corridors. Development trends suggest continued demand for industrial and logistics uses, paired with growing opportunities for walkable mixed-use development as rooftops and infrastructure expand. Additionally, the existing parkland, sensitive species review areas and other natural features present opportunities for recreation and green infrastructure while underscoring the need for an ecologically balanced development approach.

To inform the Minor Plan Amendment, this study evaluated the ability of existing plans and zoning to support this vision, assessed infrastructure needs, and identified where land use or zoning adjustments may be necessary—particularly within the centers and adjacent industrial/employment areas.

Upcoming tasks include synthesizing community input, integrating market findings, preparing draft recommendations, and coordinating with County agencies to evaluate regulatory alignment.

Recommendations for updates to the future land use map or zoning standards, where needed, will be included in the Minor Plan Amendment to support the Study Area's evolution into a vibrant, connected, economically competitive district within the larger Subregion.