Land Use & Zoning Analysis for Subregion 6

This analysis explores existing land use patterns, future land use policy, zoning, and recent development activity in Subregion 6. 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 2013 *Approved Subregion 6 Master Plan*. This document is also intended to be informative and accessible to the wide range of stakeholders within the Subregion 6 community. The primary data source is from the Prince George's County Geographic Information System and development project permitting datasets.

1. Background and Context

The Prince George's County Planning Department is preparing an amendment to the 2013 *Approved Subregion 6 Master Plan (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*), the 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 plan amendment to align growth, development patterns, and infrastructure planning with current conditions and community priorities.

This land use and zoning analysis examines the land use pattern in Subregion 6 and reviews 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 6. The vision is defined in the approved 2013 Master Plan and can be refined as needed through feedback from public engagement efforts carried out under this project. Where there are gaps and/or mismatches between the future vision for the subregion 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.

2. Existing Land Use

Subregion 6 covers approximately 150 square miles, including suburban areas and rural/agricultural areas that are outside the Plan 2035 growth boundary. Existing land use in Subregion 6, summarized in Table 1 below, generally supports the *Plan 2035* vision, which prioritizes the protection of natural resources and prime agricultural land in this part of the county. As highlighted in Table 1, below, over half of the land (57%) is either agriculture and forest land, open space, or vacant rural land. This includes more than 33,000 acres of Agricultural – Natural Resources land in the southern and central parts of the subregion, extending northwards to Robert Crain Highway (US 301). Several large parks are also located along the Patuxent River.

About 21% of the land area in Subregion 6 is residential, almost all of which is made up of single-family homes. Townhomes and multifamily make up less than 1% of the subregion's land use mix. The predominance of low-density residential use is consistent with *Plan 2035*, which calls for maintaining low density residential development throughout much of the subregion.

The land use pattern in Subregion is largely aligned with the goals and policies of the 2013 approved Master Plan. The agricultural areas outside the County's growth boundary have largely unspoiled rural landscapes and sensitive environmental features have generally been protected. There has been little encroachment of suburban-style development in the rural/agricultural areas; most growth has taken place in the "suburban tier" (as designated in the 2002 General Plan) in the form of single-family residential subdivisions.

Some parts of the vision set forth in the 2013 Master Plan have not materialized. There has been very little mixed-use, compact development in those identified strategic locations, especially along major transportation corridors. Existing communities have not seen significant new development and there is great potential to bolster these areas through infill and mixed-. Mixed-use acreage today is negligible (roughly 2 acres), underscoring the opportunity to focus intentional change and redevelopment within mixed-use nodes, as envisioned in *Plan 2035*, rather than diffuse parcel-by-parcel development projects.

And nonresidential land uses across the subregion are generally limited in comparison to the 2013 Master Plan vision. Commercial development is located mostly along corridors such as US 301 and Pennsylvania Avenue (MD 4) and concentrated in and around Upper Marlboro. Most industrial uses are also located in Upper Marlboro as well as adjacent to Joint Base Andrews. Institutional use makes up 11% of the subregion and includes Joint Base Andrews, schools, churches, and municipally owned land.

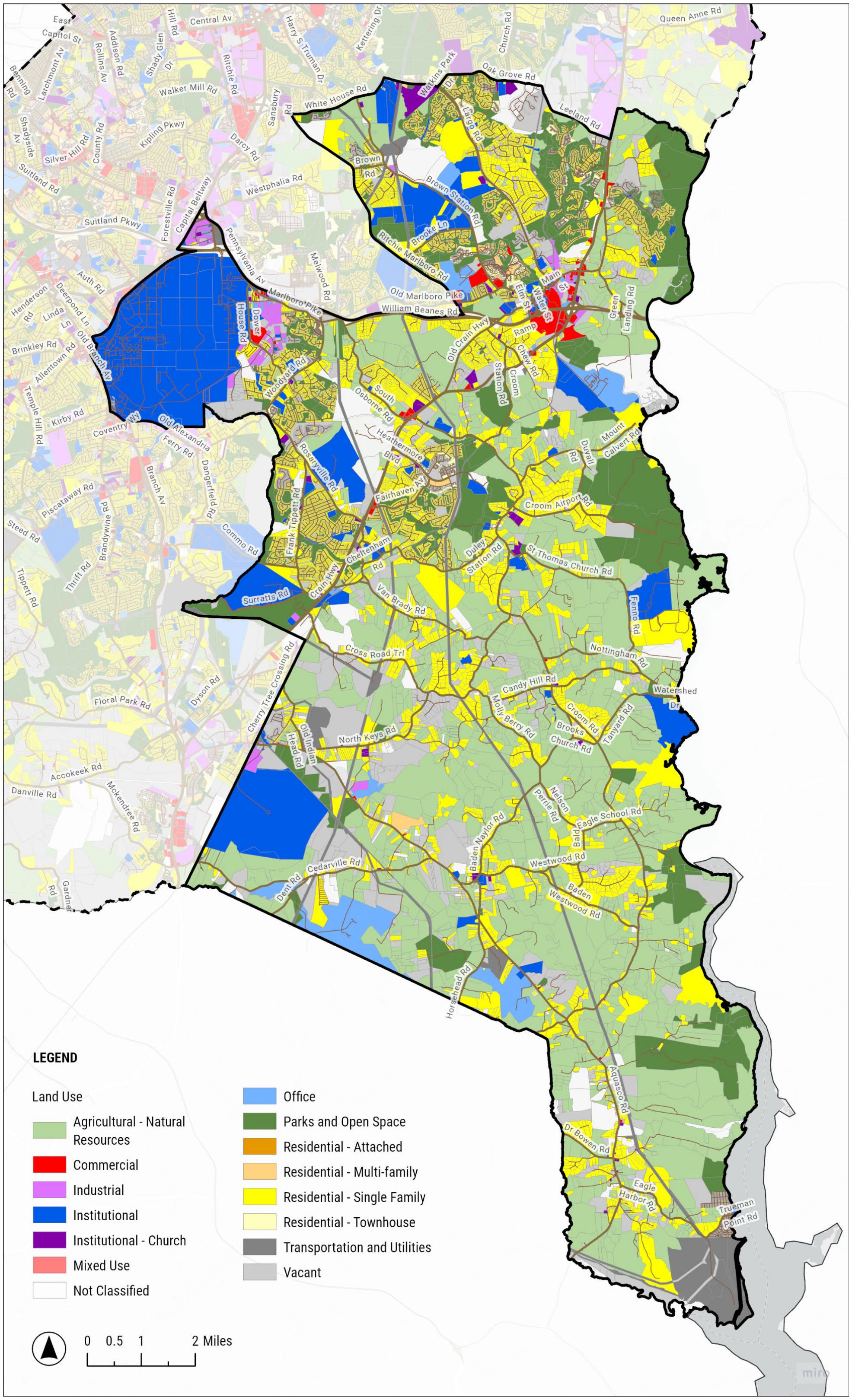
Table 1. Existing Land Use in Subregion 6 by Land Area, 2023

Land Use Category	Total Acres	% of Total Land Area
Agricultural - Natural Resources	33,327	35.7%
Residential - Single Family	18,946	20.3%
Parks and Open Space	10,616	11.4%
Institutional	9,801	10.5%
Vacant	9,109	9.8%
Not Classified	3,955	4.2%
Transportation and Utilities	3,173	3.4%
Office	1,988	2.1%
Residential - Townhouse	600	0.6%
Commercial	560	0.6%
Industrial	515	0.6%
Institutional - Church	442	0.5%
Residential - Multi-family	187	0.2%
Residential - Attached	46	0.1%
Mixed Use	2	0.0%
Total	93,268	100%

*Many parcels categorized as vacant are forested.

SOURCE: Prince George's Planning Department GIS, 2023

Figure 1. Existing Land Use in Subregion 6, 2024



SOURCE: Prince George's Planning Department, GIS Open Data Portal, 2024, https://gisdata.pgplanning.org/opendata/.

IMPLICATIONS OF EXISTING LAND USE ANALYSIS FOR PLAN AMENDMENT

- Future commercial and mixed-use growth could be directed toward a few key areas, instead of being spread around the subregion. Upper Marlboro is the most concentrated growth area in Subregion 6. The Minor Plan Amendment should review and evaluate options for bringing land use more in line with the vision in the 2013 approved Master Plan.

- There are few commercial or mixed-use areas serving the residential subdivisions south of Westphalia, along US 301. The people living in these areas would be served by future commercial development in Westphalia or along US 301.

- The Minor Plan Amendment should consider policies and strategies for expanding the commercial base of Subregion 6, including changing the future land use map and the zoning map to make targeted development more attractive to potential investors in the future.

3. Future Land Use

Future land use categories provide a long-term vision for how land should develop over time and serve to guide decision making about growth, community planning, and infrastructure. A major goal of the 2013 *Master Plan* is to retain sustainable agricultural land while strengthening established communities and. The plan aims to maintain and improve a diversity of living, employment, and recreational opportunities while promoting a development pattern that improves mobility and encourages environmental stewardship of resource lands. To support these goals, the *Master Plan's* future land use categories and map (Figure 2) include a mix of high to low residential density, agricultural and rural, and parks and open space designations to maintain the subregion's existing rural character. They also introduce mixed-use and industrial/employment designations to support new development and employment opportunities in established activity nodes in the subregion's north, including in Upper Marlboro and the area near Joint Base Andrews. Table 2 presents a description of the future land use categories in Subregion 6.

Table 2. 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 dwelling units per acre)
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 multimodal transportation options. These areas are intended to remain predominantly or entirely commercial.	N/A

Designation	Description	Density (Dwelling Units Per Acre)
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 DU/acre)
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

The *Master Plan's* future land use vision generally aligns with *Plan 2035,* which also calls for concentrating development in designated "centers" and along priority corridors to support walkability, transit access, environmental preservation, and fiscal responsibility. *Plan 2035* does not identify any centers in Subregion 6, and the majority of the subregion is located outside of the identified growth boundary, indicating that significant new urban or suburban development is not anticipated in this area.

Areas outside of the designated growth boundary are typically not planned for future public water or sewer service. This constrains development due to limited infrastructure capacity as these locations typically rely on private septic systems. New development in areas without public utility services tend to be low density.

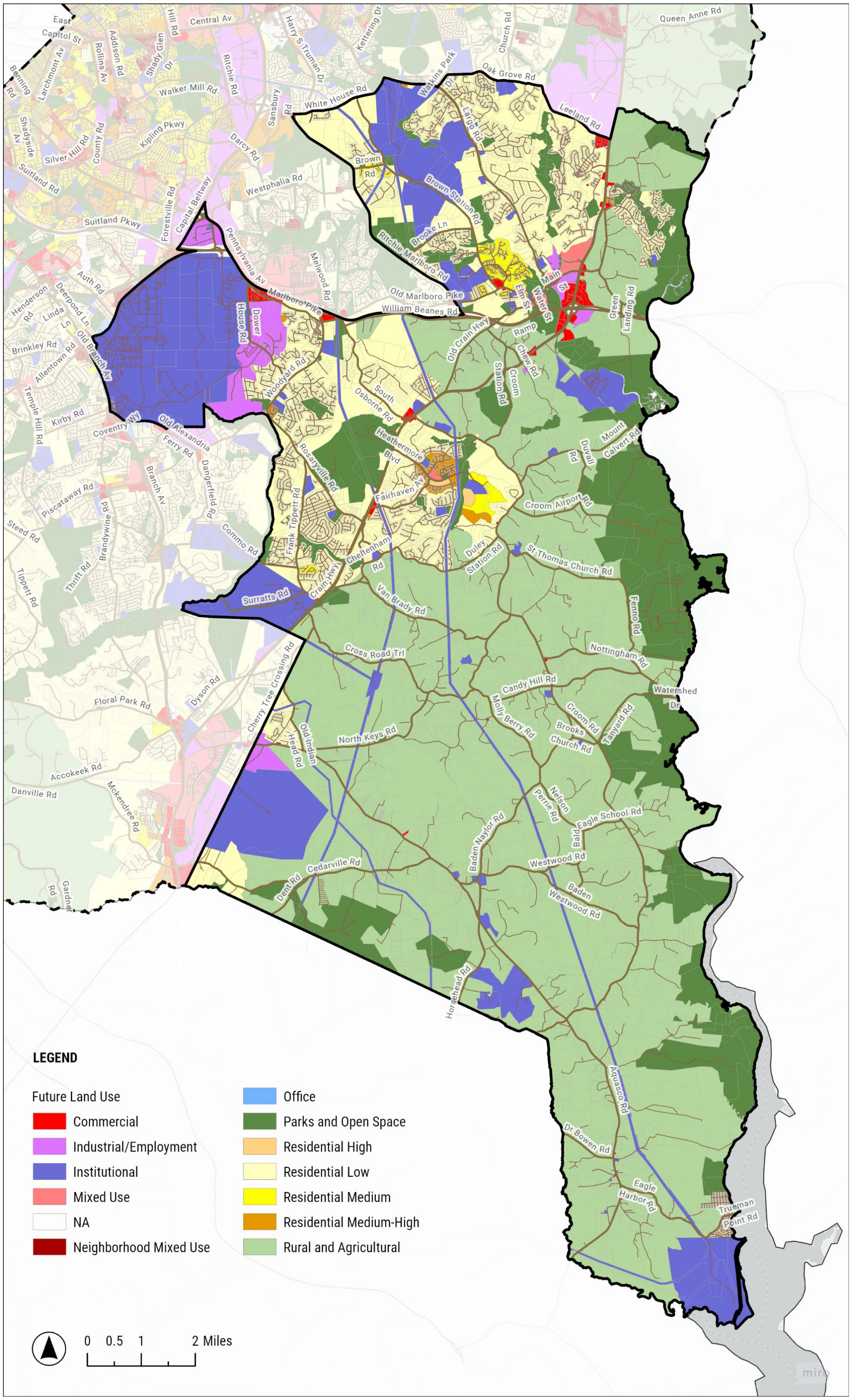
Plan 2035 and the *Master Plan's* future land use maps call for greater commercial and industrial development around Joint Base Andrews and a combination of commercial, industrial, and mixed-use development in Upper Marlboro along MD 4 and US 301. Mixed-use and higher density residential development is envisioned for Marlton although this level of density may not be supported by the market, according to the market study findings.

The future land uses at Upper Marlboro encourage the continued commercial development along Main Street and the persistence of the industrial areas adjacent to the railway. Most of the land next to the existing urbanized area of the town are shown as Residential Low [density], Residential Medium, or Rural/Agricultural (see Figure 2 below). These uses are restrictive and impede the horizontal expansion of Upper Marlboro. On the one hand, limiting growth is consistent with the vision set forth in the Master Plan of Upper Marlboro: a historic village surrounded by a green belt.[1] On the other hand, the vision calls for a more vibrant town core, which is infeasible without the development of more housing within walking distance.

[1]M-NCPPC, Approved 2013 Master Plan for Subregion 6, p. 187.

In several areas, office use and vacant lands are transitioned to institutional uses and parks and open space, including along the subregion's southern border. Parks and open space are expanded along the subregion's eastern border.

Figure 2. Future Land Use in Subregion 6, 2024



SOURCE: Prince George's Planning Department GIS, 2024

IMPLICATIONS OF FUTURE LAND USE ANALYSIS FOR PLAN AMENDMENT

- Zoning and Conservation: Some areas shown for future growth may need zoning and future land use updates to allow for infill development, mixed-use and greater diversity of housing types. The inclusion of medium-density residential adjacent to the Upper Marlboro town core, for example, would make pedestrian-accessible retail development more feasible.

- In rural and agricultural areas, protecting open space should remain the priority, but more small businesses related to agritourism, agritech, and local food production could be introduced without changing the area's rural character.

- Economic Development: Areas shown for future industry or employment may need zoning updates to encourage growing industry sectors that are supported by the market. Proximity to Joint Base Andrews can be leveraged in strategies to attract and retain employers with high-paying jobs.

- Housing Variety: Different housing types should fit naturally within each area. Compact housing and townhomes make sense near shopping and transit, while larger single-family homes are more appropriate farther out. Aligning housing choices with location and infrastructure will help balance growth with livability. Many neighborhood-serving retailers require a certain level of density to make locating in an area feasible. The market is unlikely to support the level of multifamily needed to attract many new retailers to this area.

  The addition of a new housing typology, micro-housing, should be considered in Subregion 6. Micro-housing and cottage clusters let more people live in an area while preserving more open, green space. Currently, the County's Zoning Ordinance doesn't clearly define micro-housing as it's own use, so these homes are often treated like mobile homes. The Zoning Ordinance also requires single-family detached lots that are too large (6,500 and 9,500 square feet) making it difficult to group small homes together. The Minor Plan Amendment should consider making recommendations to revise the Zoning Ordinance to introduce this housing type.

- Open Space and Edges: Natural features like stream valleys and forests should guide where growth stops and open space begins. These green corridors can double as recreation trails and stormwater buffers, helping explain why development density tapers off near environmental areas.

4. Zoning

Zoning is a regulatory tool that local governments use to guide how land can be developed and used. It regulates what types of land use activities are allowed where and includes requirements for building size, density, parking, and open space, among other factors. In practice, zoning can be used to limit some types of development while promoting others. Zoning is a key mechanism for helping to advance community land use and development goals. Prince George's County amended its zoning ordinance, effective April 1, 2022, to modernize its regulations and better align them with its current and future development goals.

The zoning districts in Subregion 6 are for the most part in alignment with the plan's future land use map. They allow for higher intensity and mixed-use development in existing neighborhood nodes and preserve the character of the subregion's rural and agricultural areas. The rural and agricultural zones cover the greatest land area in the Subregion and correspond to the designated rural and open space areas in the future land use map.

The residential zones in the zoning ordinance are designed to regulate residential density. The zones that are widespread in Subregion 6 allow for single-family housing and townhouses only. There are other zones that allow for housing up to 20 and 48 dwelling units per acre, respectively. These zones are used sparingly in Subregion 6. Nonetheless, to the extent that the amended Master Plan seeks to promote more compact, walkable neighborhoods in Upper Marlboro, for example, the introduction of more housing types, including small multifamily options like 4-plexes, 6-plexes and apartment buildings would be an appropriate enabling measure.

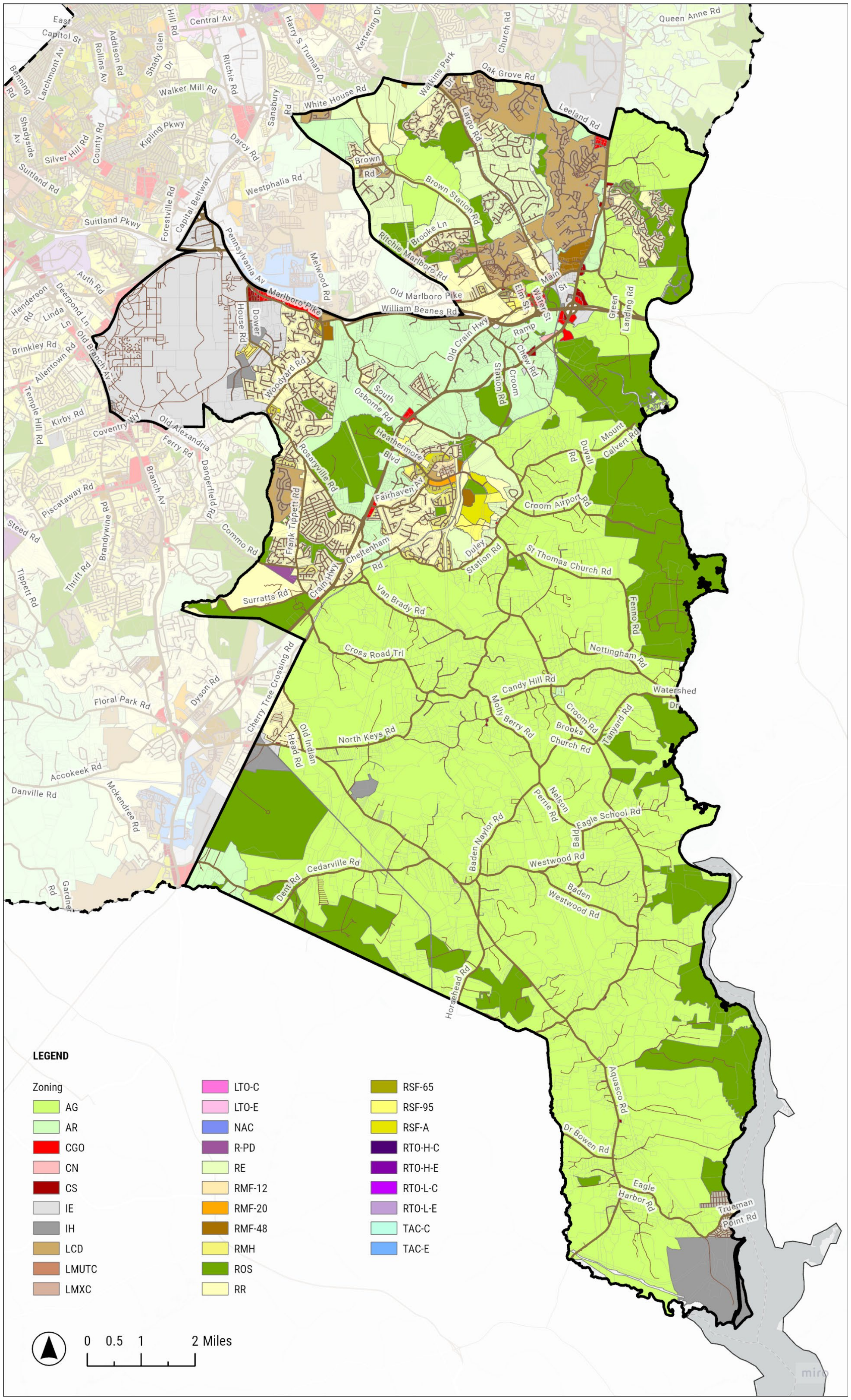
The Subregion 6 zoning map includes a large Legacy Comprehensive Design (LCD) Zone located just north of Upper Marlboro. This is regulated by zoning rules from the prior Prince George's County zoning ordinance. LCD zones are used to provide continuity to landowners that secured their permits under the prior zoning ordinance. In Subregion 6, the LCD zoning district maintains the former suburban development zone where two residential developments (Locust Hill and Beech Tree) had already been approved. This is also reflected on the future land use map through the low-density residential designation.

Table 3. Existing Zoning in Subregion 6 by Land Area

Zoning Category	% of Land Area
Agriculture and Preservation (AG)	53.05%
Agricultural-Residential (AR)	7.05%
Commercial, General and Office (CGO)	0.31%
Commercial, Neighborhood (CN)	0.03%
Commercial, Service (CS)	0.13%
Industrial, Employment (IE)	5.80%
Industrial, Heavy (IH)	1.67%
Legacy Comprehensive Design (LCD)	3.36%
Residential Planned Development (R-PD)	0.07%
Residential Estate (RE)	4.21%
Residential, Multifamily-12 (RMF-12)	0.07%
Residential, Multifamily-20 (RMF-20)	0.04%
Residential, Multifamily-48 (RMF-48)	0.26%
Planned Mobile Home Community (RMH)	0.04%
Reserved Open Space (ROS)	15.60%
Residential, Rural (RR)	7.24%
Residential, Single-Family-65 (RSF-65)	0.03%
Residential, Single-Familoy-95 (RSF-95)	0.63%
Residential, Single-Family-Attached (RSF-A)	0.40%
Total	100.0%

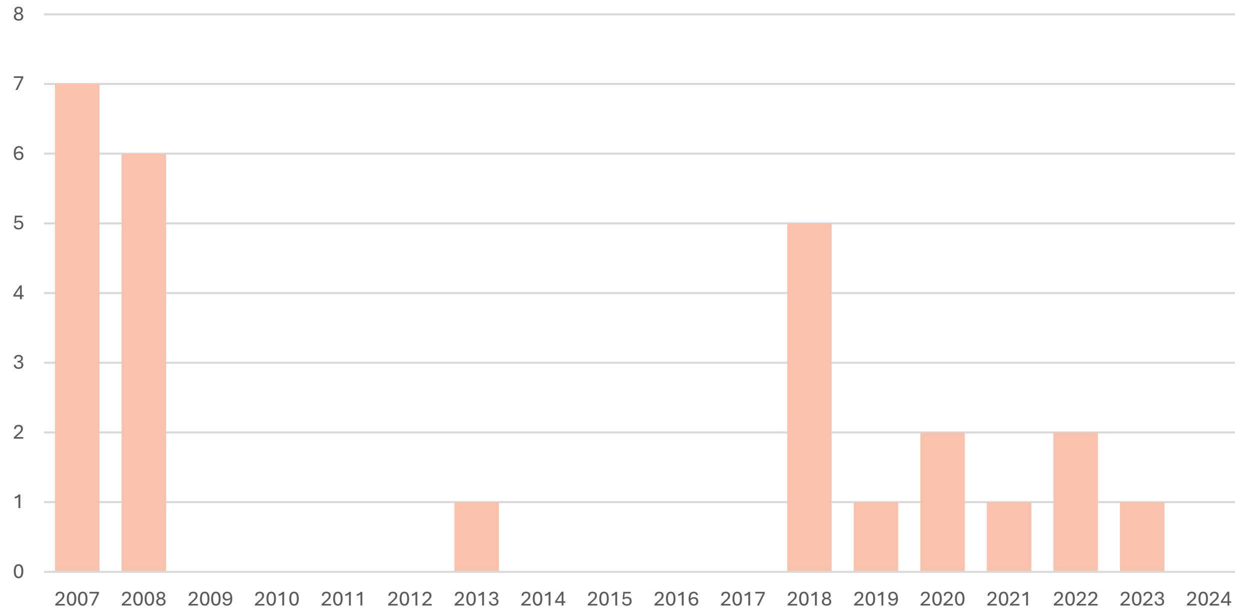
SOURCE: Prince George’s Planning Department GIS, 2023

Figure 3. Map of Existing Zoning in Subregion 6, 2019



SOURCE: Prince George's Planning Department GIS, 2019

Figure 4. Number of Approved Zoning Map Amendments in Subregion 6, 2007-2023



SOURCE: Prince George’s Planning Department, 2025

IMPLICATIONS OF ZONING ANALYSIS FOR PLAN AMENDMENT

- Agriculture/Open Space Zones: Zoning agrees with and supports the existing plan's future land use map. However, there is opportunity to provide agriculture-supportive services and commercial in proximity to farming.

  Staff should seek out a parcel that could support a meat processing facility to enable value-added agriculture here. The County currently does not have a meat processing facility and farmers who raise cattle, swine, and poultry must go out of the county to access this service. This use has significant community support and is only permitted by-right in the IH Zone. Staff should identify potential sites that could support this use with the following criteria: a site that is currently vacant or forested, larger than 2.5 acres, within a mile of major roadways, greater than 0.3 miles away from residentially zoned land, on community water and sewer, and not in the floodplain. Once identified, staff should recommend securing a public-private-partnership to attract a meat processor to this area and provide the necessary zoning (IH) to allow for this use.

- Commercial/Mixed Use Zones: Horizontal development in Upper Marlboro is constrained by the restrictive zoning of parcels adjacent to the town core. If the amended Master Plan seeks to introduce more active uses in the urban core of Upper Marlboro, then allowing multifamily housing of an appropriate scale in nearby areas would be an appropriate enabling measure.

- To the extent that the amended Master Plan seeks to promote more compact, walkable neighborhoods in a few select locations, the introduction of more housing types would be useful.

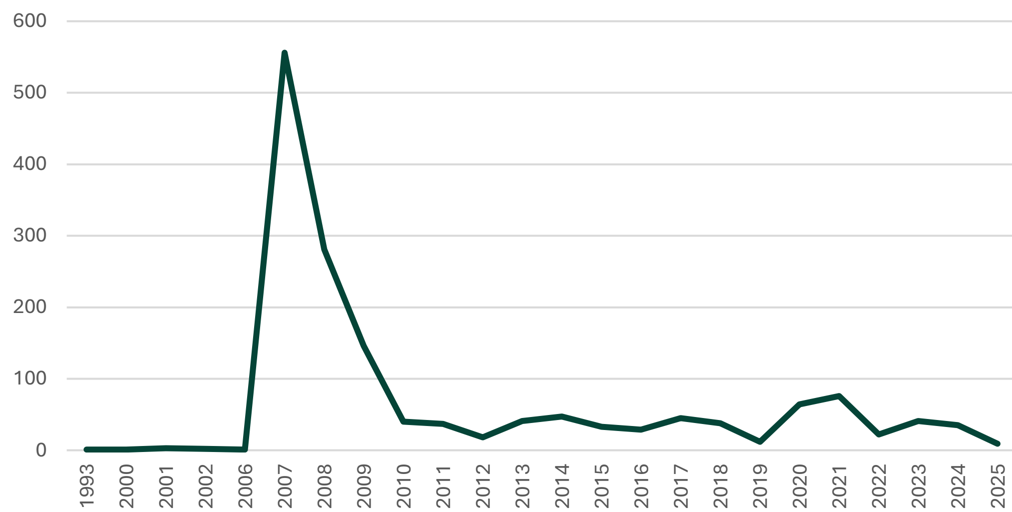
- Industrial Evolution #1: While the market for some industrial uses in suburban areas such as northern Subregion 6 remains robust, the regulatory framework should include policies and guidelines for creating transitions between adjacent residential and industrial areas.

- Industrial Evolution #2: In addition to improving transitions, zoning updates should support the modernization of older industrial sites. Allowing flexible building layouts, shared access, and new types of light-industrial or innovation-oriented businesses can help attract investment and create jobs, while maintaining compatibility with nearby residential and commercial areas.
- Rezoning some areas from Industrial, Heavy (IH) to Industrial, Employment (IE) may create more opportunities for investment in commercial facilities such as breweries, health clubs, and other facilities that are attracted to the low lease prices and often high connectivity of industrial flex developments.
- If any zoning changes affect multiple properties or are time-sensitive, they should be included in the upcoming Sectional Map Amendment. Other potential changes can be listed as longer-term recommendations for future updates.

5. Development Activity

Total development activity in Subregion 6 peaked in 2007 before declining sharply during the Great Recession. The level of development activity has stabilized since 2013, albeit at lower volumes. Over the past decade, development approvals have been issued for a mix of residential, commercial, and mixed-use projects. A total of 56 Conceptual Site Plans and Detailed Site Plans for new development have been approved since 2015.

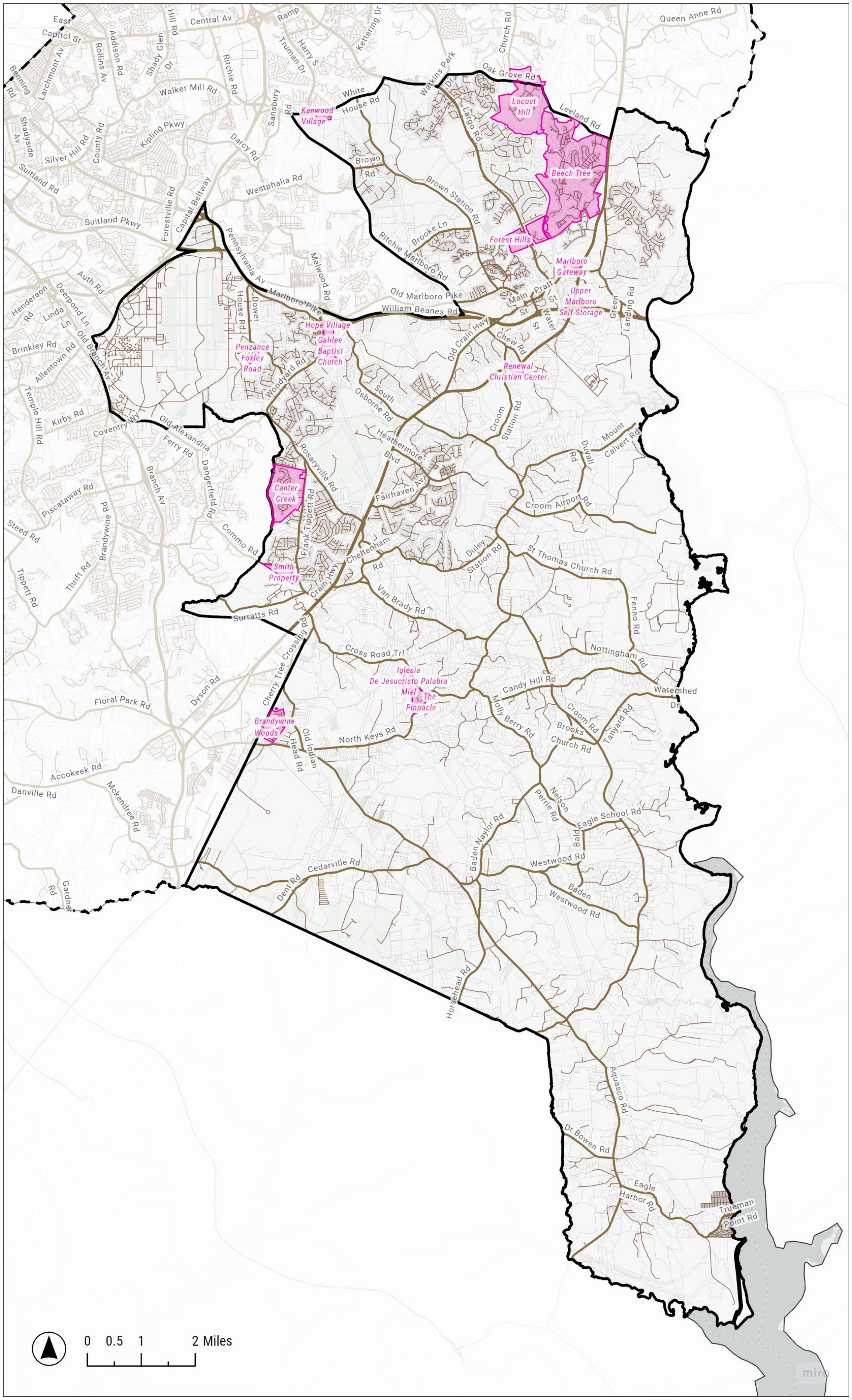
Figure 5. Approved Development Activity* in Subregion 6, 2000-present



SOURCE: Prince George's Planning Department, 2025

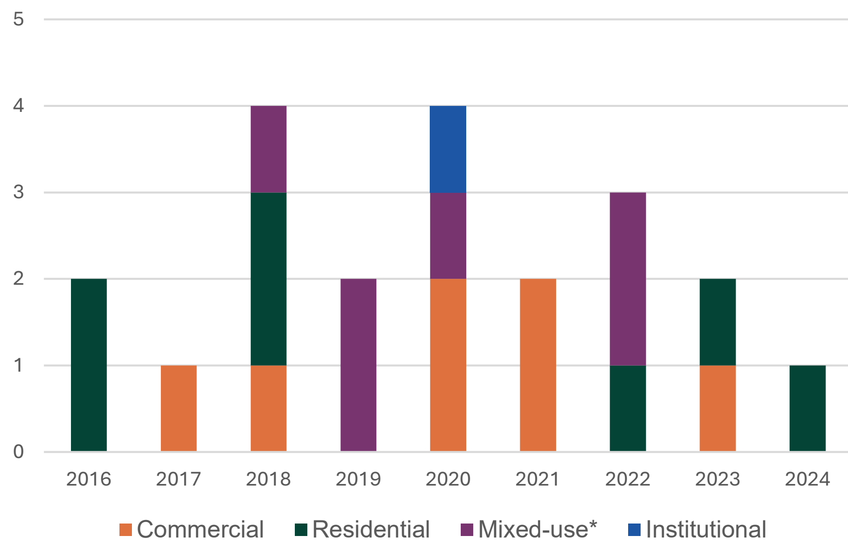
*Includes all development application types.

Figure 6. Map of Active Pipeline Development, 2024



SOURCE: Prince George's Planning Department GIS, 2024

Figure 7. Approved Development* by Use in Subregion 6, 2015-present



SOURCE: Prince George's Planning Department, 2025.
*Includes Conceptual Development Plans and Detailed Site Plans

As shown in Table 4, approximately 1,839 housing units have been approved in Conceptual and Detailed Site Plans since 2015. Most are for proposed single-family attached townhouses and units in multifamily developments that are a part of mixed-use development projects. From a 10-year perspective, the number of housing units in approved CSP/DSPs peaked at about 900 units in 2022. Following the pandemic, approved new units stabilized around 280 units per year between 2023 and 2024.

Table 4. Total Proposed Residential Units by Unit Type in Approved Subregion 6 CSPs & DSPs, 2015-2025 (partial)

Year	Single family detached	Townhome /single family	Multifamily	Mixed-use	Total Housing Units
2015					
2016	3				3
2017					
2018	4				4
2019				100	100
2020				265	265
2021					
2022			150	753	903
2023		270			270
2024		294			294
2025					
Total	7	564	150	1,118	1,839

Note: Includes Conceptual Development Plans and Detailed Site Plans
*All proposed mixed-use projects are in only CDP application type

Residential subdivisions that have been built in the last five years include Canter Creek in Rosaryville along Frank Tippett Road and Hope Village on Woodyard Road on the south side of MD 4 near Westphalia. These are shown along with other active development pipeline projects in Figure 6. Other active residential projects are located north of Upper Marlboro.

Before the pandemic, a larger volume of commercial development projects were approved, consisting primarily of commercial/retail spaces as a part of mixed-use development projects and gas station convenience. As shown in Table 5, in more recent years, commercial development has slowed, with approvals limited to a consolidated storage facility and general purpose commercial/retail space. Over the last ten years, only one office space has been proposed, included as a part of a mixed-use development.

Several public facility projects have also been approved during this period, including private school, childcare, and recreational facilities. Between 2018 and 2022, six mixed-use developments received Conceptual Development Plan approval, but no mixed-use projects have been approved in the three years since.

Table 5. Total Commercial Development by Square Feet Proposed in Approved Subregion 6 CSPs & DSPs

Year	Office	Retail	General purpose commercial	Consolidated Storage	Total
2015					0
2017				32,400	32,400
2018		7,999			7,999
2019		3,000	181,950*		184,950
2020	30,000	79,650	1,750		111,400
2021					0
2022		31,678	50,000		81,678
2023				157,500	157,500
2024					0
2025					0
Total	30,000	122,327	233,700	189,900	575,927

SOURCE: Prince George's Planning Department, 2025

On the ground, a limited amount of non-residential development has actually taken place. A review of Google Earth satellite imagery reveals very few major completed projects in the subregion since 2015. The largest concentration of commercial space, Upper Marlboro and the Equestrian Center, was built before 2015. Few projects have been realized along the US 301 corridor. The fact that recent residential development has been modest in extent, and mostly single-family, has led to low demand for commercial space, including retail facilities.

Some industrial development has taken place in the only significant industrial districts in the subregion, which are located next to Andrews Air Force Base. Industrial flex space has been developed in recent years adjacent to existing logistics and distribution facilities.

IMPLICATIONS OF DEVELOPMENT ACTIVITY AND TRENDS FOR PLAN AMENDMENT

- Land Use: Townhomes are realistic short-term options near existing activity nodes. Multifamily residential and mixed-use projects may gain momentum once there is a stronger market and better access. Commercial growth has mostly been storage and smaller retail, suggesting a need to improve how commercial areas look, connect, and attract visitors.

- Mobility and Safety: As new homes and businesses are built near major roads, transportation improvements should make it easier and safer to walk, bike, and drive. Better crossings, sidewalks, access management, and connected local streets can reduce congestion and make commercial nodes feel more like neighborhoods than highway corridors.

- Public Spaces: As new infill development occurs, open spaces should be incorporated to serve both ecological and social functions. Stream corridors can become green trails, while central plazas and parks in growth nodes can host events and community gatherings.

6. Conclusions and Next Steps

One of the overarching goals of the minor plan amendment is to promote investment and economic development in Subregion 6, including in the form of walkable, mixed-use communities. Recent housing approvals indicate that townhomes are a realistic short-term development option, particularly near existing built-up areas such as Upper Marlboro and Westphalia. Light industrial development also appears viable in areas proximate to Andrews Air Force Base.

The land use pattern in Subregion is largely aligned with the goals and policies of the 2013 approved Master Plan. The unique mixture of rural/agricultural areas with interwoven low-density neighborhoods has continued to guide growth policy since 2013. The agricultural areas in the Subregion have largely been protected and preserved from over-development. The majority of residential development since the approval of the plan occurred in the appropriate growth policy area in the form of single-family residential subdivisions.

Conversely, the direction from the 2013 Master Plan for mixed-use, compact development in key locations has not come to fruition. Existing communities have not seen infill development or the proliferation of either vertical or horizontal mixed-use development. This presents an opportunity for intentional land use and zoning changes to bolster appropriate commercial and mixed-use development that aligns with Plan 2035. Expanding the diversity of housing options in key locations (e.g. Upper Marlboro) could also make pedestrian-accessible retail more feasible.

To realize the recommendations of the Master Plan and General Plan, and to support what was heard during community engagement of this plan process, expanding housing types in appropriate locations (e.g. Upper Marlboro) could increase the feasibility of pedestrian-accessible retail.

The market for some industrial uses in suburban areas such as northern Subregion 6 remains robust. The regulatory framework includes guidelines in Sec. 27-61200 Neighborhood Compatibility Standards of the Zoning Ordnance for creating sensitive transitions between adjacent residential and industrial areas. In addition to improving transitions, zoning updates should support the modernization of older industrial sites to allow flexible building layouts, shared access, and new types of light-industrial or innovation-oriented businesses that can help attract investment and create jobs, while maintaining compatibility with nearby residential and commercial areas.

Rezoning some areas from Industrial, Heavy (IH) to Industrial, Employment (IE) may create more opportunities for investment in commercial amenities such as breweries, health clubs, and other retail establishments that are attracted to the low lease prices and often high connectivity of industrial flex developments.

In rural and agricultural areas, preserving open space should remain the priority. However, there should still be zoning supportive of small businesses related to agritourism and local food production that could offer new opportunities without changing the area’s rural character.

As new homes and businesses are built near major roads, transportation improvements should make it easier and safer to walk, bike, and drive.

The findings of this land use and zoning analysis will be combined with other inputs from the planning process to develop draft recommendations for the minor plan amendment. The other inputs will include feedback from the community and other stakeholders gathered during the November listening sessions, the findings of the market study, and insights from key public sector entities. Together with the local knowledge of the Planning Department staff, consultant team's expertise, and industry best practices, these components will be synthesized to formulate recommendations for development policies for Subregion 6. If zoning changes prove necessary, then a Sectional Map Amendment will be prepared.