

MAY 2024

The 2023 Annual Report on Growth, Prince George's County, Maryland

Approved by the Prince George's
County Planning Board on June 13, 2024
Planning Board Agenda Item 4D



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

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The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
1616 McCormick Drive
Largo, MD 20774

www.pgplanning.org

The Maryland-National Capital Park and Planning Commission

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The Maryland-National Capital Park and Planning Commission (M-NCPPC) is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District.
- The acquisition, development, operation, and maintenance of a public park system.
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the County government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Planning Department:

- Our mission is to help preserve, protect and manage the County's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens, and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and adoption of zoning map amendments.

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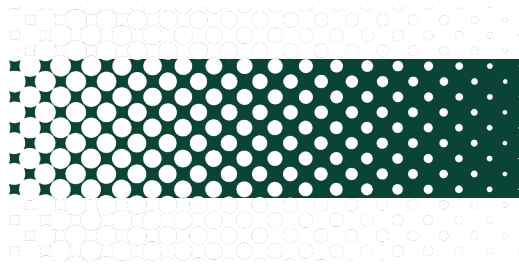


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INTRODUCTION

The *Annual Report on Growth*, required by Sections 1-207 and 1-208 of the Land Use Article in the Annotated Code of Maryland, summarizes residential and nonresidential development in Prince George's County in 2023. It analyzes consistency with the County's growth management policies that are outlined in the *Plan Prince George's 2035* land use goals per the State smart growth principles. The *2023 Annual Report on Growth* is due to the Maryland Department of Planning by July 1, 2024.

Upper Marlboro, MD
CREDIT: M-NCPPC



GROWTH-RELATED CHANGES

A-1. Changes to Development Patterns

A-1-1. NEW SUBDIVISIONS

In 2023, 36 residential development projects were approved, including 5,689 dwelling units. Among them, 2,046 (35.96%) were single-family attached (SFA), generally referred to as townhouses; 3,365 (59.15%) were multifamily units (MF); and 278 (4.89%) were single-family detached units (SFD) (see Table 1, Chart 1, Map 1).

In 2023, 30 nonresidential development cases were approved for commercial, industrial, institutional, and two types of mixed development (residential and commercial, and retail and office). Approved development for industrial uses was the predominant type at 1,297,915 square feet, amounting to 57.02% of all types of approved nonresidential development. Institutional use occupied 445,681 square feet (19.58% of the total), mixed retail and office accounted for 400,089 square feet (17.58% of the total), mixed residential and commercial had 87,714 square feet (3.85% of the total) and commercial square footage came in last at 44,690 square feet (1.96% of the total) (Table 2, Chart 2, and Map 2).

A-1-2. OCCUPANCY PERMITS

There were 2,223 new units in occupancy permits in Prince George's County in 2023. This data was derived from the County's ePermits system. No occupancy permits were recorded in DPIE Momentum application. Chart 3 shows that 972 units (43.72% of total units) were for multifamily

housing, 876 (39.41%) for single-family attached housing, and 375 (16.87%) for single-family detached. Map 3 displays the geographic distribution of new residential units constructed in 2023.

Chart 4 displays that occupancy permits for nonresidential use by square footage for 2023 shows that 706,162 square feet (84.47%) was for industrial use, 95,897 square feet (11.74%) was for institutional use, and 14,603 square feet (1.79%) was for commercial use. There were no occupancy permits issued for other or mixed uses.

Map 4 exhibits nonresidential uses by type throughout the County.

A-1-3. ZONING MAP CHANGES

The County's Zoning Ordinance and Subdivision Regulations for Prince George's County was a two-phase process that took effect on April 1, 2022. There were no zoning map changes since then.

A-1-4. LEGISLATIVE TEXT AMENDMENTS

The 2023 Annual Report on Growth compiles legislative bills and resolutions adopted by the County Council in 2023. They are legal mechanisms for implementing the County's *Plan Prince George's 2035* to ensure that development activities are in concert with County and State goals and objectives. Those enacted legislative bills and adopted resolutions are summarized as follows.



Legislative Bills

CB-2-2023 (DR-3): (Dernoga, Ivey, Burroughs, Blegay, Oriadha, and Olson) A bill for the purpose of amending the procedures for public notice, review, consideration, and approval of legislative amendments to the text of the Zoning Ordinance of Prince George's County.

CB-3-2023 (DR-2): (Dernoga, Ivey, Burroughs, Blegay, Oriadha, and Olson) A bill for the purpose of amending the decision standards for approval of detailed site plan and special exception applications to include master plan consistency as a required standard for site plan approval.

CB-5-2023 (DR-2): (Dernoga, Ivey, Blegay, Burroughs, Olson, Oriadha, Fisher, Hawkins, Harrison, and Watson) A bill for the purpose of amending the time period in the Zoning Ordinance for development of Gas Station uses pursuant to the prior Ordinance.

CB-9-2023 (DR-3): (Burroughs, Oriadha, Blegay, Dernoga, Fisher, Franklin, Harrison, Hawkins, Ivey, Olson, and Watson) A bill for the purpose of amending the Zoning Ordinance to include reasonable parameters as to hours of operation, sign displays as a criteria for approval of Special Exceptions; amending the Zoning use tables concerning such use in Non-Residential Base Zones, Transit-Oriented/Activity Center Base Zones; and Planned Development Zones, for Tobacco Shops, Electronic Cigarette Shops, or Retail Tobacco Business uses; and providing for an amortization period by December 31, 2025, in furtherance of the

public safety, health, and welfare of citizens and residents of Prince George's County.

CB-11-2023 (DR-3): (Ivey, Dernoga, Blegay, Burroughs, Olson, Oriadha, and Hawkins) A bill for the purpose of prohibiting Consolidated Storage in certain Non-Residential and Transit-Oriented/Activity Center Base Zones of Prince George's County; providing a limited transition period subject to additional development requirements; defining community non-profit space; and specifying that existing uses shall not be deemed nonconforming.

CB-12-2023 (DR-3): (Dernoga, Blegay, Burroughs, Ivey, Olson, and Oriadha) A bill for the purpose of limiting the authority of the Zoning Ordinance for development under the prior Ordinance superseded by the revised Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County.

CB-13-2023 (DR-2): (Dernoga, Blegay, Burroughs, Ivey, Olson, and Oriadha) A bill for the purpose of repealing CB-69-2022 which authorized properties that were in the M-X-T (Mixed Use – Transportation Oriented) Zone prior to the effective date of the new zoning ordinance to elect to conform to the requirements of the CGO (Commercial, General Office) Zone.

CB-14-2023 (DR-1): (Dernoga, Blegay, Burroughs, Ivey, Olson, and Oriadha) A bill for the purpose of repealing CB-77-2022, including Section 27-1706, or the Zoning Ordinance of Prince George's County.

CB-15-2023 (DR-2): (Dernoga, Blegay, Burroughs, Ivey, Olson, and Oriadha) A bill for the purpose of repealing CB-78-2022 and clarifying the development regulations and use tables applicable to the development of lots that were split zoned as a result of the Countywide Map Amendment by the District Council.

CB-16-2023 (DR-3): (Dernoga, Blegay, Burroughs, Ivey, Olson, and Oriadha) A bill for the purpose of repealing CB-79-2022 and reinstating the lot coverage and green area requirements for previously I-1 (Light Industrial) zoned properties and permitting distribution warehouses in the IE (Industrial, Employment) Zone under the Zoning Ordinance of Prince George's County.

CB-17-2023 (DR-2): (Blegay, Burroughs, Dernoga, Ivey, Olson, Oriadha, and Watson) A bill for the purpose of limiting the authority in the Zoning Ordinance for development of Townhouse and One-family attached dwelling uses under the prior Ordinance in the R-A (Residential Agricultural) Zone of Prince George's County.

CB-18-2023 (DR-2): (Dernoga, Blegay, Burroughs, Ivey, Olson, and Oriadha) A bill for the purpose of repealing CB-97-2022 and reinstating the development regulations applicable to certain expedited transit-oriented development in Transit-Oriented/Activity Center Base Zones within the new Zoning Ordinance of Prince George's County, being also Chapter 37, 2018 Laws of Prince George's County, Maryland (CB-13-2018), as amended by Chapter 53, 2021 Laws of Prince George's County, Maryland (CB-98-2021).

CB-21-2023 (DR-2): (Blegay, Dernoga, Ivey, Harrison, Hawkins, Franklin, Oriadha, and Burroughs) A bill for the purpose of amending the Zoning Ordinance to provide a transitional period for development pursuant to authority in the prior Ordinance Use Tables, and providing a limited alternative development standard for property in the IE Zone.

CB-31-2023 (DR-3): (Blegay, Ivey, Oriadha, Dernoga, Watson, Harrison, Burroughs, Fisher, and Olson) A bill for the purpose of modifying the definitions of Convenience Store, Gas Station, and Tobacco Shop uses in the Zoning Ordinance to clarify the percentage of certain uses that may be dedicated to the display and sales of tobacco and cannabis-related products; and providing for a transition period to ensure compliance.

CB-39-2023 (DR-2): (Oriadha, Blegay, Dernoga, and Ivey) A bill for the purpose of providing building height standards for development of property within the Central Avenue Corridor in proximity to single-family zones.

CB-40-2023 (DR-2): (Dernoga, Blegay, Ivey, Watson, and Burroughs) A bill for the purpose of amending the lot coverage and green space requirements for development of property in the Industrial, Employment (IE) Zone of Prince George's County.

CB-45-2023 (DR-2): (Oriadha and Dernoga) A bill for the purpose of providing authorization in the Zoning Ordinance for alternate development regulations for development of land owned by the Redevelopment Authority of Prince George's County.

CB-53-2023 (DR-2): (Blegay and Dernoga) A bill for the purpose of limiting and prohibiting the authority in the Zoning Ordinance for certain uses, under certain circumstances, in the former R-E (Residential Estate) Zone, R-A (Residential Agricultural) Zone, C-O (Commercial Office) and I-1 (Light-Industrial) Zone of Prince George's County, utilizing the prior Ordinance Table of Permitted Uses for such Zones as enacted under CB-8-2021, CB-50-2021, CB-54-2020, CB-88-2018, and CB-89-2018.

CB-54-2023 (DR-2): (Dernoga, Burroughs, Olson, Oriadha, Watson, Blegay, Hawkins, and Ivey) A bill for the purpose of requiring a summary of testimony in opposition and in support of proposed development

applications, as expressed through oral or written testimony submitted during consideration of certain development applications pursuant to the Zoning Ordinance.

CB-68-2023 (DR-2): (Burroughs, Ivey, and Blegay) A bill for the purpose of providing limitations on multifamily dwellings in the RMF-48 (Residential, Multifamily-48) Zone, and limiting the development of multifamily residential dwellings under the prior Ordinance, under certain specified circumstances.

Resolutions

CR-20-2023 (DR-1): (Watson, Ivey, Dernoga, Blegay, Burroughs, Oriadha, and Fisher) A resolution concerning the 2006 Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area—Minor Master Plan Amendment and Sectional Map Amendment—Initiation for the purpose of initiating, pursuant to the local zoning laws for that portion of the Maryland-Washington Regional District situated in Prince George’s County, Maryland, a minor amendment to the 2006 Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area—in particular, to remove and replace certain obsolete development pattern guidelines, policies, and strategies for the physical development of portions of the Master Plan areas known as “The Henson Creek Transit Village,” “The Broad Creek Transit Village & Medical Park,” “The Rosecroft Mixed-Use Area,” “Developing Tier,” and “Rural Tier” to reflect the County’s current development priorities—and initiating a concurrent Sectional Map Amendment for a portion of Planning Areas 76B and 80 of the Maryland-Washington Regional District.

CR-26-2023 (DR-1): (Dernoga, Franklin, and Watson) A resolution concerning the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment – Minor Plan Amendment - Initiation for the purpose

of initiating a minor amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment – in particular, to include recommendations from the 2013 Central Branch Avenue Corridor Revitalization Plan that are specific to the length of Suitland Road, which serves as a shared boundary between both plan areas.

CR-53-2023 (DR-1): (Harrison, Watson, Oriadha, Fisher, Dernoga, Ivey, Hawkins, and Blegay) A resolution concerning The Central Avenue – Blue/Silver Line Sector Plan and Sectional Map Amendment for the purpose of initiating a new Sector Plan and Sectional Map Amendment for portions of Planning Areas 72, 75A, and 75B of the Maryland-Washington Regional District in Prince George’s County, Maryland and approving Goals, Concepts, Guidelines, and a Public Participation Program for the project pursuant to Part 27 of the Zoning Ordinance.

CR-72-2023 (DR-1): (Ivey, Harrison, Watson, Dernoga, Hawkins, Olson, and Franklin) A resolution concerning the 2009 Countywide Master Plan of Transportation—Minor Plan Amendment—Initiation for the purpose of directing the Prince George’s Planning Board of the Maryland-National Capital Park and Planning Commission to initiate a minor amendment to the 2009 Countywide Master Plan of Transportation – in particular, to revise the recommendations regarding a portion of the future F-10 project; and declaring that a public hearing be conducted to seek public testimony on the proposed minor amendment, in accordance with law.

CR-76-2023 (DR-2): (Watson, Fisher, Harrison, and Hawkins) A resolution concerning the 2018 Water and Sewer Plan (March 2023 Cycle of Amendments) for the purpose of changing the water and sewer category designations or properties within the 2018 Water and Sewer Plan.

CR-84-2023 (DR-1): (Blegay, Watson, and Dernoga) A resolution concerning The Bowie-Mitchellville and Vicinity Sectional Map Amendment for the purpose of proposing amendments to the Endorsed Bowie-Mitchellville and Vicinity Sectional Map Amendment and directing that a second joint public hearing be held to take testimony on the proposed Amendments.

CR-94-2023 (DR-1): (Watson, Ivey, Fisher, Hawkins, and Olson) A resolution concerning The Port Towns Sector Plan and Sectional Map Amendment for the purpose of initiating a new Sector Plan and initiating a concurrent Sectional Map Amendment for the portions of Planning Areas 68 and 69 of the Maryland-Washington Regional District in Prince George's County, Maryland and approving Goals, Concepts, and Guidelines, and a Public Participation Program for the project pursuant to Part 27-3 of the Zoning Ordinance.

CR-103-2023 (DR-1): (Dernoga) A resolution concerning the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment Minor Plan Amendment – Approval for the purpose of approving, in accordance with the provisions of the Zoning Ordinance of Prince George's County, Maryland, a Minor Plan Amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment to include recommendations from the 2013 Central Branch Avenue Corridor Revitalization Sector Plan that are specific to the length of Suitland Road which serves as a shared boundary between both plan areas.

CR-106-2023 (DR-1): (Burroughs, Dernoga, Blegay, Ivey, and Hawkins) A resolution concerning The Henson Creek-South Potomac Planning Area Minor Plan Amendment—Minor Amendment—Approval for the purpose of approving, with certain revisions herein that are based on the joint public hearing record of testimony,

as an Act of the County Council of Prince George's County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince George's County, the Henson Creek-South Potomac Planning Area Minor Plan Amendment, amending the 2006 Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area for portions of Planning Areas 76B and 80 within the minor plan amendment boundaries, generally comprised of the Henson Creek-South Potomac Planning Area portions known as "The Henson Creek Transit Village," "The Broad Creek Transit Village & Medical Park," "The Rosecroft Mixed-Use Area," "Developing Tier," and "Rural Tier."

CR-107-2023 (DR-1): (Burroughs, Watson, Ivey, Harrison, Dernoga, Fisher, Blegay, and Hawkins) A resolution concerning The Henson Creek-South Potomac Planning Area Sectional Map Amendment—Approval for the purpose of approving, with certain revisions herein that is based on the joint public hearing record of testimony, as an Act of the County Council of Prince George's County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince George's County, the Henson Creek-South Potomac Planning Area Sectional Map Amendment (SMA), thereby setting forth and adopting detailed zoning proposals for the Henson Creek-South Potomac Planning Area, generally comprised of properties located in an area north of and not including the Broad Creek Conservancy, east of Livingston Road, south of Old Fort Road, and west of MD 210; as well as parcel 1265594, generally located in an area south of St. Barnabas Road and Brinkley Road and east of Rosecroft Drive, and parcel 1346022, generally located in an area north of Brinkley Road and east of the Capital Beltway.

CR-110-2023 (DR-1): (Ivey, Dernoga, Watson, Burroughs, Hawkins, Blegay, Franklin, and Oriadha) A resolution concerning The 2009 Countywide Master Plan of Transportation—Minor Plan Amendment—Approval for the purpose of approving, in accordance with the provisions of the Zoning Ordinance of Prince George’s County, Maryland, a Minor Plan Amendment to amend the 2009 Countywide Master Plan of Transportation to add language and amend subsequent maps to remove several parcels from right-of-way preservation of future master planned freeway F-10 (US 301) south of its interchange with future master planned freeway F-6 (MD 4) and master planned expressway E-6 (MD 202).

A-1-5. COMPREHENSIVE PLAN OR PLAN ELEMENTS

In 2023, Prince George’s County adopted two sector plans and one placemaking plan. A sector plan is an amendment to the County’s General Plan.

Henson Creek-South Potomac Minor Plan Amendment, 2023:¹

CR-106-2023 adopted on November 14, 2023, amended the 2006 Master Plan and Sectional Map Amendment to includes sections like “The Henson Creek Transit Village,” “The Broad Creek Transit Village & Medical Park,” “The Rosecroft Mixed Use Area,” “Developing Tier,” and the “Rural Tier.”

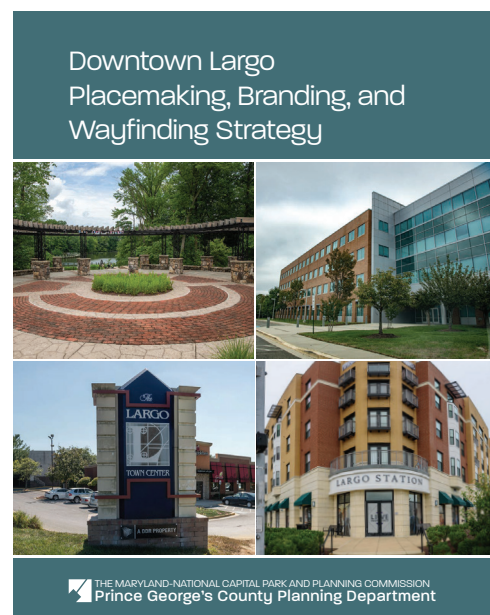
CR-107-2023 also adopted on November 14, 2023, approved zoning proposals for the area that includes specific parcels north of the Broad Creek Conservancy, east of Livingston Road, south of Old Fort Road, and west of MD 210. The main revision is changing the zoning classification of 2112 Brinkley Road from ‘CGO/RMF 12’ to ‘RR.’.

The Minor Plan Amendment to the Southern Green Line Station Area Sector Plan, 2023:²

CR-103-2023 adopted on the same day, approves a Minor Plan Amendment to the 2014 Sector Plan and Sectional Map Amendment. This amendment incorporates recommendations from the 2013 Central Branch Avenue Corridor Revitalization Sector Plan, specifically regarding the length of Suitland Road. The resolution is comprised of 15 Amendments.

The Largo Placemaking, Branding, and Wayfinding Strategy Plan, 2023:³

Downtown Largo represents one of our most important *Plan 2035* centers. It includes the Largo Metro Station, the University of Maryland Capital Region Medical Center, new high-rise residential developmental, and most Prince Goerge’s County goverment agnecies. The *Downtown Largo Placemaking Plan* adopted in May 2023 focuses on placemaking, branding, and wayfinding to transform Downtown Largo into a vibrant, walkable, mixed-use, transit-based hub.



CREDIT: M-NCPPC

1 Henson Creek-South Potomac Minor Plan Amendment and SMA | MNCPPC, MD

2 2023 Minor Plan Amendment to the Southern Green Line Station Area Sector Plan | MNCPPC, MD

3 Planning Department Online Publications (mncppcapps.org)

A-2. Consistency with Adopted Plans

The *Annual Report on Growth* is required to discuss whether the development in 2023 is consistent with contents and contexts in the following plans or reports:

- The recommendations of the last annual report.
- The adopted plans of the local authority.
- The adopted plans of all adjoining.
- The adopted plans of state and local counties that have responsibility for financing or constructing public improvements necessary to implement the local comprehensive plan.

Development patterns, public facilities improvement, and legislative amendments in Prince George's County in 2023 continued to reflect and be in accordance with the County's commitment and success in the direction and processes regarding planning and growth management. The new residential and nonresidential development, public facilities improvements, and legislation and resolutions all demonstrated that the County has been vigorous in maintaining its growth management policies to ensure quality and sensible development within the Priority Funding Areas (PFA) and preserve resources outside the PFA.

Prince George's County is steadfast in its dedication to continued effective collaboration with state government, County agencies, the Metropolitan Washington Council of Governments, neighboring counties, and all other stakeholders for a sustainable future. The sector plan amendments or community planning study adopted in 2023 are outlined in Section A-1-5.

Neighboring counties develop comprehensive plans similar to Prince George's County *Plan Prince George's 2035* for sustainable development and smart growth. Their plans are summarized according to each respective county below:

Anne Arundel County

Plan 2040 (adopted in 2021) "sets the policy framework to protect the natural environment, shape development of the built environment, provide public services to promote healthy communities, and support a diverse, resilient economy. This framework also serves to overcome the many problems the County continues to experience due to its history of slavery and federally financed segregated living patterns."⁴

Calvert County

The Comprehensive Plan (adopted in 2004 and amended in 2010) "is the official policy document for Calvert County that guides evaluations of proposed projects or changes to the Zoning Ordinance. The State uses the Plan to determine whether to provide state funding for a local project."⁵

Charles County

"*The Comprehensive Plan 2040* (adopted in 2016) serves as the policy guide and framework for future growth, development, and preservation. The Plan addresses land use, water resources, energy, transportation, public facilities (including police, fire and emergency services, schools, and libraries), economic development, housing, natural resources, environmentally sensitive areas, and community development."⁶

4 Anne Arundel County, General Development Plan, <https://www.aacounty.org/departments/planning-and-zoning/long-range-planning/general-development-plan/>

5 Calvert County, Comprehensive Plan, <https://www.calvertcountymd.gov/DocumentCenter/View/254/2010ComprehensivePlan?bidId=>

6 Charles County, The Charles County Comprehensive Plan, <https://www.charlescountymd.gov/home/showdocument?id=3674>

Howard County

HoCo By Design adopted in October 2023 is the County's new development plan update, outlining a 20-year vision in response to the County's evolving land use, transportation, health, economic, environment, and neighborhood vibrancy with equity at the center of *HoCo By Design*. *HoCo By Design* addresses current growth trends while preserving farmland and protecting natural and cultural resources.⁷

Montgomery County

Thrive Montgomery 2050 (adopted in 2023) "sets a vision for the county and encompasses broad, countywide policy recommendations for land use, zoning, housing, the economy, equity, transportation, parks and open space, the environment, and historic resources. (The Plan) provides guidance for future General Plans, county and state capital improvement processes, and other public and private initiatives."⁸

A-3. Process Improvements

Prince George's County continues to implement the policies and actions of the *Plan Prince George's 2035* that will improve the development process and planning activities. The water and sewerage master plan revisions, zoning changes, investment in public school facilities, road improvements, land preservation, and parks and recreation demonstrate the County's devotion to enhancing the planning and development process for the betterment of its residents, businesses, and visitors.

A-4. Ordinances or Regulations

In 2023, the adoption of legislative bills and resolutions pertinent to planning was consistent with the planning visions of the state *Land Use Article*. Prince George's County will continue to ensure that future amendments to legislation or regulations (Section A-1-4) successfully implement the *Plan Prince George's 2035* recommendations and follow the state's planning goals and objectives.



Planning Board hearing sign for mixed-use development in College Park, 2024
CREDIT: M-NCPPC

⁷ HoCo By Design <https://www.hocobydesign.com/>

⁸ M-NCPPC Montgomery County Planning Department, *Thrive Montgomery 2050*, <https://montgomeryplanning.org/wp-content/uploads/2021/04/Thrive-Planning-Board-Draft-web.pdf>

GROWTH-RELATED CHANGES

B-1. Adequate Public Facilities Ordinance for Schools

The Capital Improvement Program (CIP) is one of the mechanisms to implement the County's Plan *Prince George's 2035* and other official functional plans to improve or build public facilities for enhancing quality of life of County residential and business communities. Public schools are part of the County's public facilities that need to be planned and funded for students to learn in an adequate, modern environment.

According to the Prince George's County Public School System, "The FY 2023 –2028 CIP funds are needed to continue with full modernizations and smarter, more comprehensive upgrades at our neediest facilities according to the priorities established" in the County's Educational Facilities Master Plan. The funds also "will likewise be used to support previously approved projects and to execute the needed systemic replacements, compliance mandates, code corrections and major repairs that are often unseen but a critical component in a system with most buildings over 40 years of age".⁹

"Requests for Planning and Funding include (also see Footnote 9):

1. William Wirt MS Replacement
2. Glenridge Area MS New School
3. William Schmidt Outdoor Education Center Replacement
4. Suitland HS Complex Replacement
5. Cool Spring ES Addition/Renovation
6. New Northern Area HS New School
7. High Point HS Addition/Replacement/Renovation
8. Margaret Brent Regional ES Replacement
9. New International HS at Langley Park New/Replacement
10. H. Winship Wheatley ECC HVAC Systemic Replacement
11. Charles Flowers HS Roof Systemic Replacement
12. Phyllis E. Williams ES HVAC Systemic Replacement".

⁹ <https://offices.pgcps.org/WorkArea/DownloadAsset.aspx?id=351592>

B-2. Water and Sewerage

Environment Article Title 9, Subtitle 5, of the Maryland Annotated Code sets procedures for amendments and revisions to the Water and Sewer Plan. The Adopted 2018 Water and Sewer Plan assigns a category to every property in the County.

The categories determine whether land can be developed using public (or community) water and sewer or individual well and septic systems. A category change is generally required for a development proposal that needs subdivision or that disturbs more than 5,000 square feet of land.

There are two processes for water and sewer category changes: legislative and administrative. Legislative amendments are required for proposed changes from Categories 6 or 5 to Category 4, and administrative amendments are used for proposed changes from Category 4 to Category 3. Administrative amendments are also used for public use allocations.

B-2-1. LEGISLATIVE AMENDMENTS

For the Legislative Amendment process, the County Council submits a copy of the resolution to The Maryland-National Capital Park and Planning Commission (M-NCPPC) and Washington Suburban Sanitary Commission (WSSC), and the Prince George's County Health Department for recommendations. This request is made at least 30 days prior to the Council's public

hearing on the amendments. The Adopted 2018 Water and Sewer Plan provides four amendment cycles in March, June, September, and December of each year. The fourth cycle is often approved in the following calendar year.

There were four cycles of amendment application submitted between January and December 2023. The September cycle of amendments was suspended for 2022. Four (4) applications were approved by Resolution No. CR-076-2023 on October 31, 2023. The remaining amendment cycles for June, September and December 2023 have not been acted upon by the County Council at this time. It is anticipated that these 3 cycles will be acted on by June 2023. **Table 3** lists the legislative amendment applications received in calendar year 2023.

B-2-2. ADMINISTRATIVE AMENDMENTS

The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) accepts applications for the administrative amendment process. These applications can only be submitted to DPIE after the Planning Board has approved the associated preliminary plan of subdivision or detailed site plan.

DPIE transmits a report to the County Executive and County Council for a 30-calendar day review and comment period. During the 30-day review period, the County Executive or County Council



Sunnyside Ave. Bridge Replacement over Indian Creek
CREDIT: M-NCPPC

may request that an application be processed as a Legislative Amendment. If no comments are made, the Director of DPIE may approve each application included in the transmitted report. In 2023, DPIE accepted twelve applications for administrative amendments.

The applications for administrative amendments were accepted January 2023 through December 2023. There were twelve applications for administrative amendments approved during 2023.

Table 4 lists the administrative approvals in calendar year 2023.

B-3. Transportation Facilities

B-3-1. THE MASTER PLAN OF TRANSPORTATION

On September 21, 2021, the County Council approved the initiation of the *Countywide Master Plan of Transportation 2035 (Go Prince George's/MPOT 2035)*.

The work on *Go Prince George's/MPOT 2035* by the Planning Department's Transportation Planning Section continued throughout 2023, focusing on the project's recommended goals, concepts, and guidelines, while also developing initial policy recommendations and implementation strategies. Additionally, staff focused on facility recommendations for master-planned rights-of-way throughout the county, including initial incorporation of urban street design standards in downtowns, regional transit districts, plan centers, and the Innovation District. The ultimate goal of *Go Prince George's/MPOT 2035* is to provide and maintain a safe, affordable, accessible, and energy efficient multimodal transportation network that supports the County's desired land use patterns and Plan 2035 goals.

B-3-2. ROAD PROJECTS

Table 5 lists the proposed road improvement projects within Prince George's County from FY 2024 to FY 2029 by the Maryland Department of Transportation State Highway Administration (MDOT SHA) and the Prince George's County Department of Public Works & Transportation (DPW&T). Each project has a general description of project information and location, the implementing agency, the status of the project as of FY 24, and whether the project is located within one of the Maryland Department of Planning's (MDP) Priority Funding Areas. Projects implemented by DPW&T come from the DPW&T FY 2024-2029 Approved Capital Improvement Program & Budget, while projects implemented by MDOT SHA come from FY 2024-2029 Maryland's Consolidated Transportation Program 2023 State Report on Transportation documents. No additional information is available for the July 1, 2023 to December 31, 2023 timeframe.

B-3-3. ADEQUATE PUBLIC FACILITIES RECOMMENDATIONS

Table 6 lists development cases required to provide Adequate Public Facilities (APF) improvements. In 2023, the Prince George's County Planning Department requested road, bicycle, and/or pedestrian improvements associated with approved cases. The APF requirement identified as a part of each case can be found in the certificate of adequacy, which is a companion application to a preliminary plan of subdivision, identified in the table with an ADQ qualifier. Each case has a unique number, case name, type of plan, location of improvements, type of infrastructure affected, and resolution language. The APF recommendations for improvement were taken from the 2023 resolutions approved by the Prince George's County Planning Board. Detailed information about the cases can be found on the Prince George's County Development Activity Monitoring System.

GROWTH-RELATED CHANGES

C-1. Measures and Indicators

This section performs an analysis on residential and nonresidential development in 2023 with reference to Maryland's Priority Funding Areas (PFAs).¹⁰ The analysis shows that Prince George's County continued to direct its development within the PFA and make progress toward achieving its preservation goals for areas outside the PFA.

C-1-1. GROWTH INSIDE AND OUTSIDE THE PFA

As displayed in **Table 7**, a total of 5,689 new residential units were approved for development in 2023. The largest number of approved units was in the multifamily category, with a total of 3,365 units, while the single family detached category had the smallest number of units with a total of 278. The total approved units were developed on 621 acres of land, with 216 acres being inside the PFA, while 405 were located outside of the PFA. Among approved units, 68% were inside the PFA occupying nearly 35% of land approved for development. The 160 multifamily units outside the PFA were for senior housing in the Parkland Rock Creek development in Westphalia.

On the nonresidential side (**Table 8**), 93% of the total square feet or 56% of the total land area for approved development were inside the PFA. It is also important to note that nearly 7% of square feet, or 43.29% of a total 465.92 acres of land that was

approved for nonresidential development in 2023 were outside the PFA. Inside the PFA, industrial land use type took up the largest amount of square feet (also see Chart 2) and the largest amount of land at 158.28 acres. Outside the PFA, the mixed development was a retail use (12,500 square feet) as part of the Parkland Rock Creek in Westphalia and an integrated shopping center (85,073 square feet) off Route 210 and Livingston Road in Fort Washington.

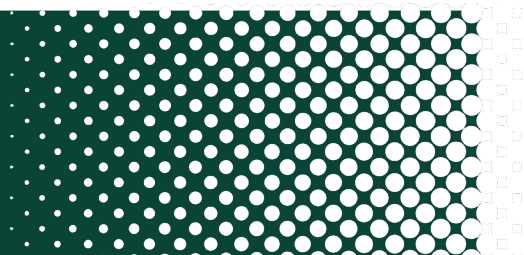
For residential units in occupancy permits issued in 2023 (**Table 9**), 84% were inside the PFA. The largest number of units in occupancy permits was multifamily units. The 42 multifamily units outside the PFA were condominiums as part of the Westphalia East development. For nonresidential uses in occupancy permits, all were inside the PFA, as shown in **Table 10**.

C-1-2. NET DENSITY IN DEVELOPMENT

For all approved residential plans in 2023, the overall net density for residential units per acre within the PFA was higher than that outside the PFA (nearly 18 units per acre and 4.48 units per acre respectively), which demonstrates that the County continued its commitment on growth management (see **Table 7**).

In 2023, the net density (square feet per acre) for nonresidential uses – overall or

¹⁰ <https://planning.maryland.gov/Pages/OurProducts/pfamap.aspx> or <https://mdpgis.mdp.state.md.us/PFA/publicinfotemplate/index.html>



by use type – was considerably higher inside the PFA than that outside the PFA (see Table 8). This indicates the continued success of growth management by directing nonresidential development inside the PFA where existing or planned infrastructure is in place.

C-1-3. DEVELOPMENT CAPACITY ANALYSIS

Prince George's County development capacity analysis is based on a GIS model that identifies vacant parcels and calculates the potential for residential or nonresidential development based on zoning, existing land use and ownership, the state growth tiers, and environmental constraints. The most recent development capacity analysis was performed using the adopted zoning ordinance that became effective on April 1, 2022.

The model results show that there would be potentially 68,000 residential units and 25 million square feet of nonresidential uses, respectively. These figures do not include infill and/or redevelopment potential on under-developed parcels. This analysis is more restrictive for “developable” land. For residential capacity, the model eliminates properties that have an improvement value of greater than \$15,000 (as per the State Department of Assessment and Taxation) under the assumption that those properties have been developed and in accordance with MDP's guidelines for residential capacity analysis.

C-1-4. LAND PRESERVATION

The Maryland-National Capital Park and Planning Commission (M-NCPPC)'s FY2024 Annual Program for Program Open Space (POS) for Prince George's County summarizes its projects and those of the County's municipalities. “These projects are in accordance with the 2022 Land Preservation, Parks and Recreation Plan as well as the County Government's approved M-NCPPC Capital Budget for FY24”. “The M-NCPPC is dedicated to the principles of the [Maryland] “Smart Growth””¹¹ Planning Act through its POS acquisition program. The six (6) POS acquisition projects and the four (4) development projects proposed in our FY24 Annual Program can be categorized in five (5) ways, all of which address the primary concerns of “Smart Growth.”” **Map 5** shows those M-NCPPC acquisition and development projects.

These categories are Preservation of Stream Valley Land, Acquisition of Land adjacent to Parkland, Preservation of Historic Sites, Rails to Trails, and Preserving Open Space In Growth Areas. The goal is to direct or encourage development to existing population centers or areas appropriate for development, while preserving natural and cultural resources in the County and enhancing amenities for population centers.

According to the Maryland Department of Natural Resources, as of December 2023, the total preserved land area was 71,626

11 <https://dnr.maryland.gov/land/Documents/POS/AnnualPrograms/PrinceGeorges.pdf>

acres in Prince George's County., accounted for 3.9% of the state total preserved land area of 1,844,894 acres. Among this acreage, the largest amount (early 43%) was from the County Parks and Recreation maintained by M-NCPPC, followed by federal parks and conservation (nearly 21.5%) (Table 11).¹²

Furthermore, the County's 2017 Resource Conservation Plan was prepared in response to recommendations" in the *Plan Prince George's 2035*.¹³ "Plan 2035 contains a vision for Prince George's County that supports the contents of the RCP when it envisions strong, green, healthy communities... [with] quality open space; restored ecosystems; and iconic destinations."¹⁴ The goal is to create "healthier communities to encourage businesses and workers to relocate to the County by greening the built environment, restoring degraded resources, and promoting a more sustainable development pattern that reduces reliance on driving and shifts development pressures away from Greenfields and forests."

C-2. COMPLIANCE WITH THE COUNTY LAND USE GOALS

Prince George's County is the second most populous jurisdiction in Maryland, behind Montgomery County. In the past decade, the County's population grew by 103,790 from 863,420 in 2010 to 967,210 in 2020, according to decennial census enumerations by the U.S. Census Bureau. Approximately 92.70 % of its population resides within the state PFA, indicating success in implementation of the County's growth management policy as outlined in the County's *Plan Prince George's 2035*.

This *2023 Annual Report on Growth* demonstrates that in 2023, the County continued to achieve the Plan's goal for managed growth, resource protection, and agricultural preservation. Public facilities maintenance and construction serve the goal of growth management by directing development within the state PFA.



Patuxent River Park
CREDIT: M-NCPPC

12 <https://www.arcgis.com/apps/dashboards/0f3ffd3350b24b17bd3b8e1705af3df5>

13 Preliminary Resource Conservation Plan: A Countywide Functional Master Plan Planning Department On-Line Publications, https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=314&category_id=1&category=&name=&pricemin=&pricemax=&author=&Pubs__year=all&price=&




14 Preliminary Resource Conservation Plan, <https://www.mncppcapps.org/planning/publications/PDFs/314/RCP-Section%20I.pdf>

TABLES & CHARTS

CAPITOL HEIGHTS LOCAL TRANSIT CENTER CENTRO DE TRÁNSITO LOCAL DE CAPITOL HEIGHTS

MARKET STUDY / ESTUDIO DE MERCADO

Residential Mixed Use Development Area Near Metro
Área de desarrollo residencial de uso mixto cerca del metro

CATEGORY	2010 ²	2022 ²	CHANGE
 TOTAL POPULATION POBLACIÓN TOTAL	1,131	1,020	↓ 9.8%
 NUMBER OF HOUSEHOLDS NÚMERO DE HOGARES	337	348	↑ 3.3%
 MEDIAN HOUSEHOLD INCOME INGRESO FAMILIAR MEDIO	n/d	\$84,684	n/d

HIGHLIGHT / IMPORTANTE

Small, vacant lots offer the potential for unique and innovative housing options

Los lotes pequeños y baldíos ofrecen el potencial de opciones de vivienda únicas e innovadoras.

POTENTIAL DEVELOPMENT WITHIN 5 YEARS / DESARROLLO POTENCIAL DENTRO DE 5 AÑOS

Approved Development in Pipeline Desarrollo aprobado en tramitación

- Residential: 548 units
Residencial: 548 unidades
- Non-residential: 22,700 square feet
No residencial: 22,700 pies cuadrados

Future Development Scenario Escenario de desarrollo futuro

- 200-300 market-rate and 200-300 affordable housing units within ¼ mile of Metro Station
200-300 unidades de vivienda a precio de mercado y 200-300 unidades de vivienda asequibles dentro de ¼ de milla de la estación de Metro
- 3-5 story multifamily housing
Vivienda multifamiliar de 3 a 5 pisos
- Small amount of retail (~3,000 square feet per residential development)
Pequeña cantidad de comercio minorista (~3000 pies cuadrados por desarrollo residencial)

POINTS TO CONSIDER / PUNTOS A CONSIDERAR:

- Community support for new housing of all types
Apoyo comunitario para viviendas nuevas de todo tipo.
- Strong need for housing at multiple price points to alleviate the burden of housing costs
Gran necesidad de viviendas a múltiples precios para aliviar la carga de los costos de vivienda.
- Well-designed multifamily housing can enhance property value and spur other development
Las viviendas multifamiliares bien diseñadas pueden mejorar el valor de la propiedad e impulsar otros desarrollos
- Community expressed concern about the impact of additional houses and residents on traffic, crime, school capacity, other public facilities, and services
La comunidad expresó su preocupación por el impacto de casas y residentes adicionales en el tráfico, la delincuencia, la capacidad escolar y otras instalaciones y servicios públicos.

1. Prince George's County Development Pipeline, 2016-2020 (<https://www.pgc.org/files/2016/06/Development-Pipeline-2016-2020.pdf>)
2. U.S. Census Bureau, 2010 Census, 2010, 2015, 2020

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

DRAFT / BORRADOR

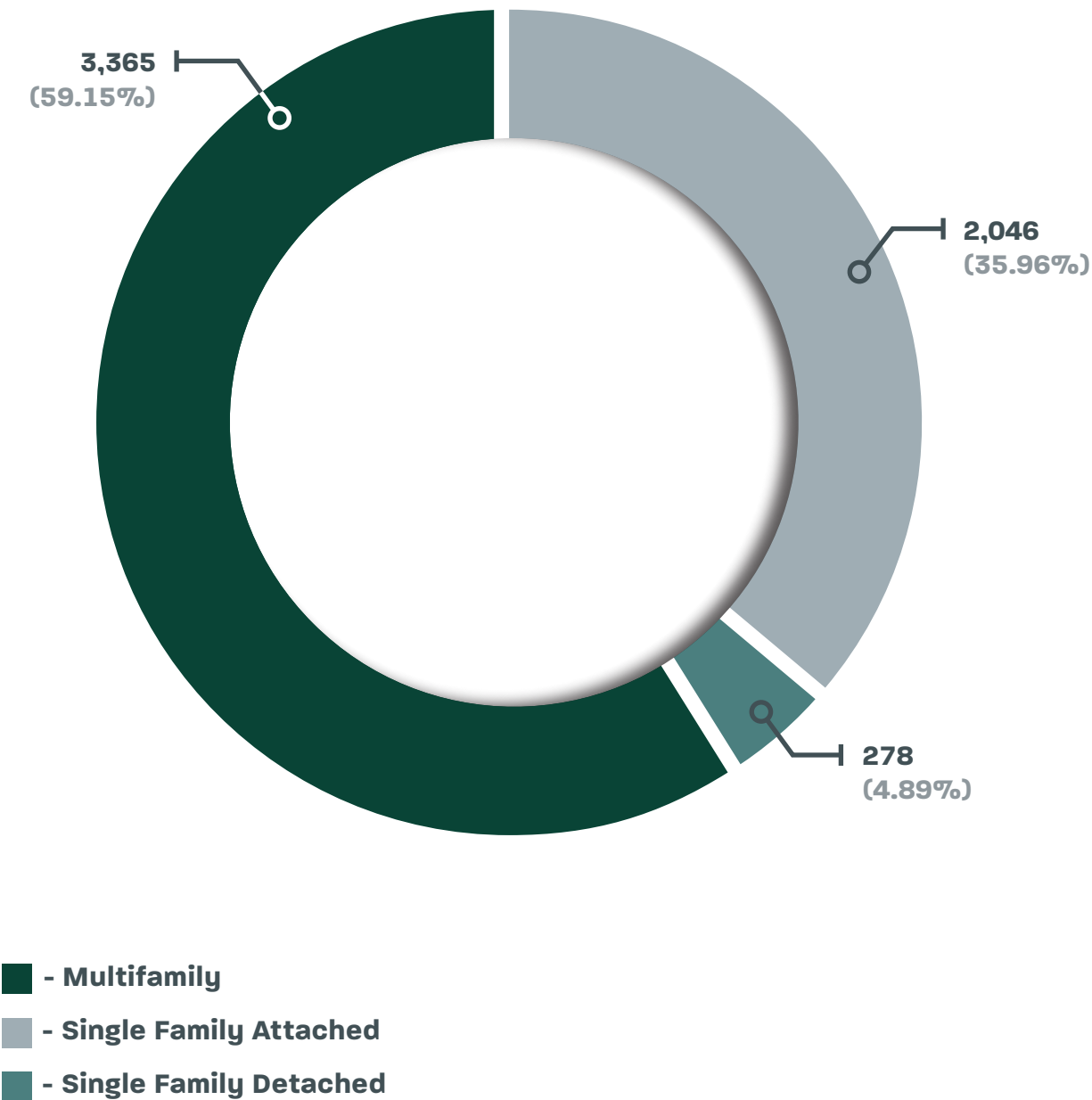
Table 1. Approved Residential Development, 2023

Development Case Number	Development Case Title	Single Family Attached	Single Family Detached	Multifamily	Total Units	
4-21008	WESTPHALIA TOWN CENTER - PHASE 5	133	0	0	133	
4-22044*	PARKLAND ROCK CREEK	416	98	160	674	
4-22017	COLE'S MANOR	0	7	0	7	
4-19041	SOUTH PISCATAWAY, SECTION 2, LOTS 125 AND 126 (DIAMATO PROPERTY)	0	2	0	2	
4-22061	WATSON & LARSEN PROPERTY	0	4	0	4	
4-21024	ELIZABETH HOMES	0	3	0	3	
4-22072	NEZIANYA SUBDIVISION (MINOR)	0	2	0	2	
4-22048	SWANN CROSSING	0	56	0	56	
4-22060*	NATIONAL VIEW	0	0	1,562	1,562	
4-23006	GLORIOUS SUBDIVISION	0	21	0	21	
4-22064	WOODSIDE VILLAGE - WESTPHALIA MEADOWS	268	14	0	282	
PPS-2022-012	VARGAS PROPERTY	0	1	0	1	
PPS-2022-037	ROLLINS AVENUE DEVELOPMENT	33	0	0	33	
PPS-2022-043	HARMONY GARDEN	67	0	0	67	
PPS-2023-003	AKEM AND MANTAB PROPERTY (MINOR)	0	1	0	1	
SDP-2204	PARKSIDE SECTION 7	617	0	0	617	
SDP-8945-08	TERNBERRY DEVELOPMENT	4	1	0	5	
DSP-21041	KATHMANDU VILLAGE	0	29	0	29	
DSP-22015*	9113 BALTIMORE AVENUE	0	0	317	317	
DSP-21001	SUFFRAGE POINT	41	0	0	41	
DSP-21046	PRINCESS GARDEN	0	1	0	1	
DSP-22019	MARLBORO GATEWAY	0	0	150	150	
DSP-86116-15	WATERSIDE SUBDIVISION, HILL RESIDENCE	0	1	0	1	
DSP-22043	MELFORD MANSIONS	0	0	435	435	
DSP-22022	HILLSIDE AT FORT WASHINGTON	64	0	0	64	
DSP-22023	GREENBELT SQUARE	0	0	95	95	
DSP-22014	WOOD PROPERTY	88	0	0	88	
DSP-22032	YAMAN'S ESTATES	0	1	0	1	
DET-2022-003	ALLORA BRANDYWINE 2.0	0	0	221	221	
DSP-04004-07	BELCREST CENTER (MOSAIC APARTMENTS)	0	0	4	4	
DSP-22034	ALTA WOODMORE	0	0	284	284	
DSP-91071-03	HIGHLAND PARK SENIOR HOUSING (FIRST BAPTIST CHURCH)	0	0	137	137	
DSP-04060-05	ROBERTS ADDITION AT FAIRWOOD, LOT 36A	0	36	0	36	
DSP-20054-01	ENCLAVE AT BRANDYWINE	104	0	0	104	
DSP-20032	ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE	76	0	0	76	
DET-2022-009	WASHINGTON SQUARE	135	0	0	135	
		Sum	2,046	278	3,365	5,689
		% Total	35.96%	4.89%	59.15%	100%

Source: Prince George's County Planning Department, January 2024

*: Mixed with nonresidential development. See Table 2.

Chart 1. Approved Housing Units by Type



Source: Prince George's County Planning Department, January 2024.

Table 2. Approved Nonresidential Development, 2023

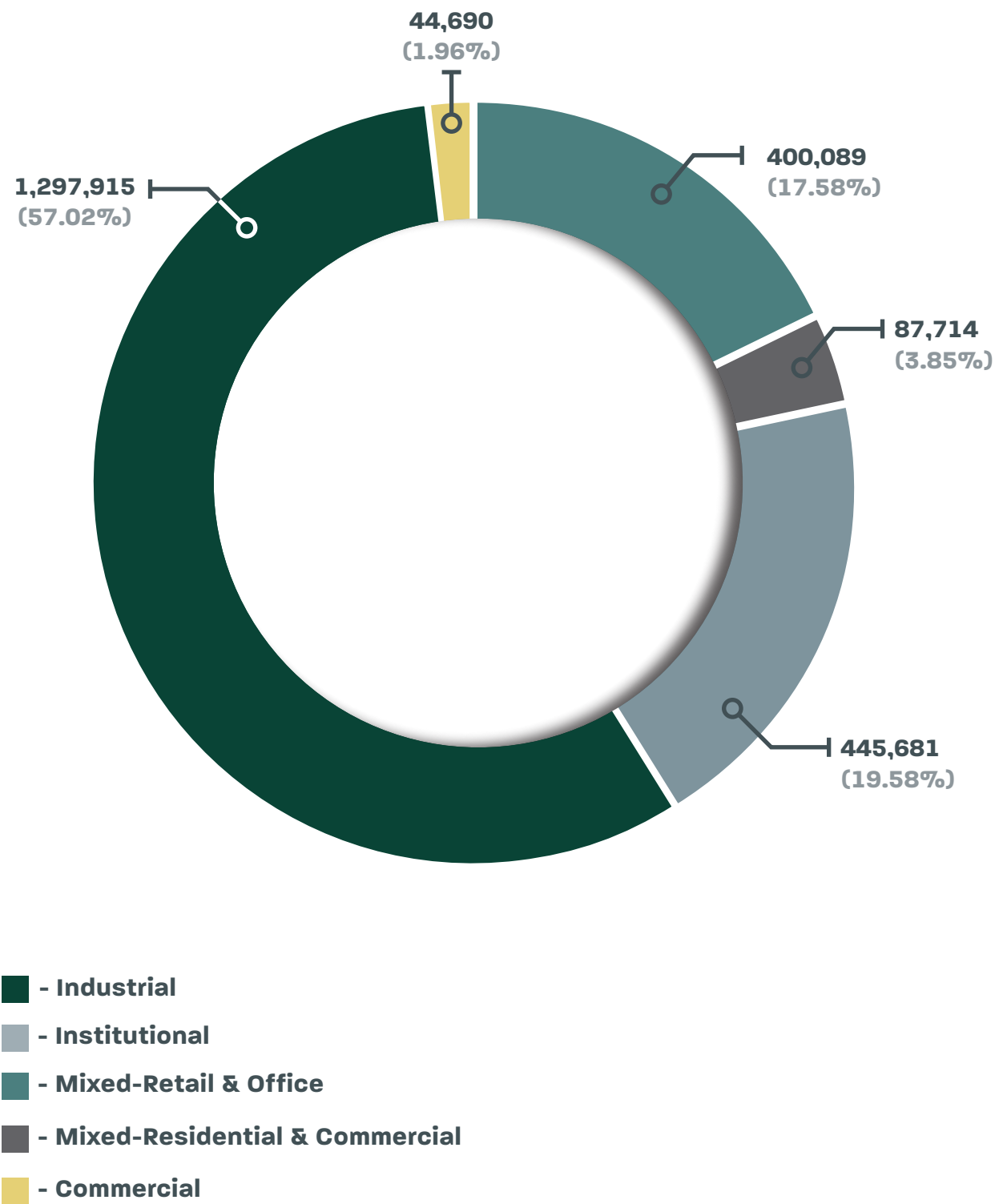
Development Case Number	Development Case Title	Use Type	Total Square Feet
4-22043	1 PARCEL FOR THE DEVELOPMENT OF 162,500 SQUARE FEET OF INDUSTRIAL USE.	Industrial	162,500
PPS-2022-005	1 PARCEL FOR ADDITION OF 33,000 SQUARE FEET TO AN EXISTING 45,034 SQUARE-FOOT NURSING HOME	Institutional	33,000
4-22044*	77 PARCELS, 514 LOTS FOR DEVELOPMENT OF 98 SINGLE-FAMILY DETACHED DWELLINGS, 416 SINGLE-FAMILY ATTACHED DWELLINGS, 160 (SENIOR) MULTIFAMILY UNITS, 12,500 SQ FT OF COMMERCIAL USE	Mixed- Residential & Commercial	12,500
4-21035	ONE PARCEL FOR 6,837 SQUARE FEET OF COMMERCIAL DEVELOPMENT.	Commercial	6,837
4-22013	DEVELOPMENT OF THE SITE FOR A CHURCH	Institutional	5,600
4-22058	TWO PARCELS FOR THE DEVELOPMENT OF 389,028 SQUARE FEET OF INDUSTRIAL USE, 297,885 OF WHICH IS EXISTING.	Industrial	91,143
4-22060*	19 PARCELS FOR 1,562 MULTIFAMILY DWELLING UNITS AND 71,918 SQUARE FEET OF COMMERCIAL DEVELOPMENT.	Mixed- Residential & Commercial	71,918
4-22015	1 PARCEL FOR THE DEVELOPMENT OF 20,796 SQUARE FEET OF COMMERCIAL DEVELOPMENT.	Commercial	20,796
4-22065	1 PARCEL FOR 80,000 SQUARE FEET OF INDUSTRIAL DEVELOPMENT	Industrial	80,000
4-22056	1 PARCEL FOR 525,120 SF OF INDUSTRIAL DEVELOPMENT, OF WHICH 362,880 SF IS EXISTING.	Industrial	162,240
SDP-2102	DEVELOPMENT OF A 47,550 SQFT WAREHOUSE/DISTRIBUTION FACILITY WITH ACCESSORY OFFICE USES.	Industrial	47,550
SDP-2206	CONSTRUCTION OF A 358,450 SQUARE FOOT WAREHOUSE/DISTRIBUTION BUILDING AND PARKING LOT.	Industrial	358,450
SDP-2202	CONSTRUCTION OF TWO WAREHOUSE/DISTRIBUTION BUILDINGS ON PARCELS 1, 2, AND 10.	Industrial	9,053
DSP-20030	CONSTRUCTION OF AN INTEGRATED SHOPPING CENTER WITH A 79,298 SQUARE FOOT 2-STORY BUILDING WITH RETAIL AND OFFICE SPACES AND A 5,775 SQUARE FOOT 1-STORY BUILDING WITH OFFICE SPACES	Mixed-Retail & Office	85,073
DSP-22015*	ONE MIXED-USE BUILDING WITH 317 MULTIFAMILY DWELLING UNITS AND 3,296 SQUARE FEET OF GROUND FLOOR COMMERCIAL SPACE.	Mixed - Residential and Commercial	3,296
DSP-21034	CONSTRUCTION OF A 6,889 SQUARE FOOT BUILDING FOR A VEHICLE PARTS OR TIRE STORE.	Commercial	6,889
DSP-15021-01	DEVELOPMENT OF A 4,050 SQUARE-FOOT GAS STATION WITH A FOOD OR BEVERAGE STORE	Commercial	4,050
DSP-20003-01	CONSTRUCTION OF A 4,809 SQUARE FOOT FOOD OR BEVERAGE STORE AND A GAS STATION.	Commercial	4,809
DSP-22024	CONSTRUCTION OF TWO BUILDINGS WITH APPROXIMATELY 286,390 SQUARE FEET OF OFFICE SPACE AND 28,626 SQUARE FEET OF RETAIL SPACE.	Mixed-Retail & Office	315,016
DSP-95102-02	WALK-IN COOLER ADDITION ON THE NORTH SIDE OF BUILDING. FOOD STORAGE ROOM AND WALK-IN COOLER ADDITION ON THE SOUTH SIDE OF BUILDING. INSTALL CANOPY OVER SIDEWALK ON THE SOUTH SIDE.	Commercial	1,309
DSP-97030-03	RAZE A 4,792 SQ.FT. BUILDING TO CONSTRUCT A 6,355 SQ.FT. BUILDING.	Institutional	6,355
DSP-22025	DEVELOPMENT OF A DAY CARE CENTER FOR CHILDREN WITH A MAXIMUM ENROLLMENT OF 20 STUDENTS	Institutional	1,000
DSP-04054-07	AN AMENDMENT TO DSP-04054 TO ADD 19,440 SQUARE FEET OF ADDITIONAL CONSOLIDATED STORAGE UNITS TO LOT 159	Industrial	19,440
DSP-89056-03	AMEND THE DDO USE TABLE TO ALLOW ADDITIONAL INDUSTRIAL USES TO OCCUPY THE PROPERTY SUBJECT TO DSP-89056	Industrial	149,200
DSP-23011**	APPROVAL OF A PRIVATE SCHOOL FOR 208 STUDENTS, AND A DAY CARE CENTER WITH A MAXIMUM ENROLLMENT OF 60 CHILDREN, AND RELATED SITE IMPROVEMENTS ASSOCIATED WITH AN EXISTING CHURCH	Institutional	399,726
DSP-23013	REDEVELOP A PORTION OF AN EXISTING INDUSTRIAL BUILDING BY RAZING 104,836 SQUARE FEET OF AN EXISTING 214,821 SQUARE FOOT COMPLEX AND ADDING 66,259 SQ. FEET OF NEW INDUSTRIAL SPACE.	Industrial	66,259
DSP-22020	DEVELOPMENT OF A 152,080 SQUARE FOOT DISTRIBUTION WAREHOUSE BUILDING.	Industrial	152,080
		Sum	2,276,089

Source: Prince George's County Planning Department, January 2024

*: Mixed with residential development. See Table 1

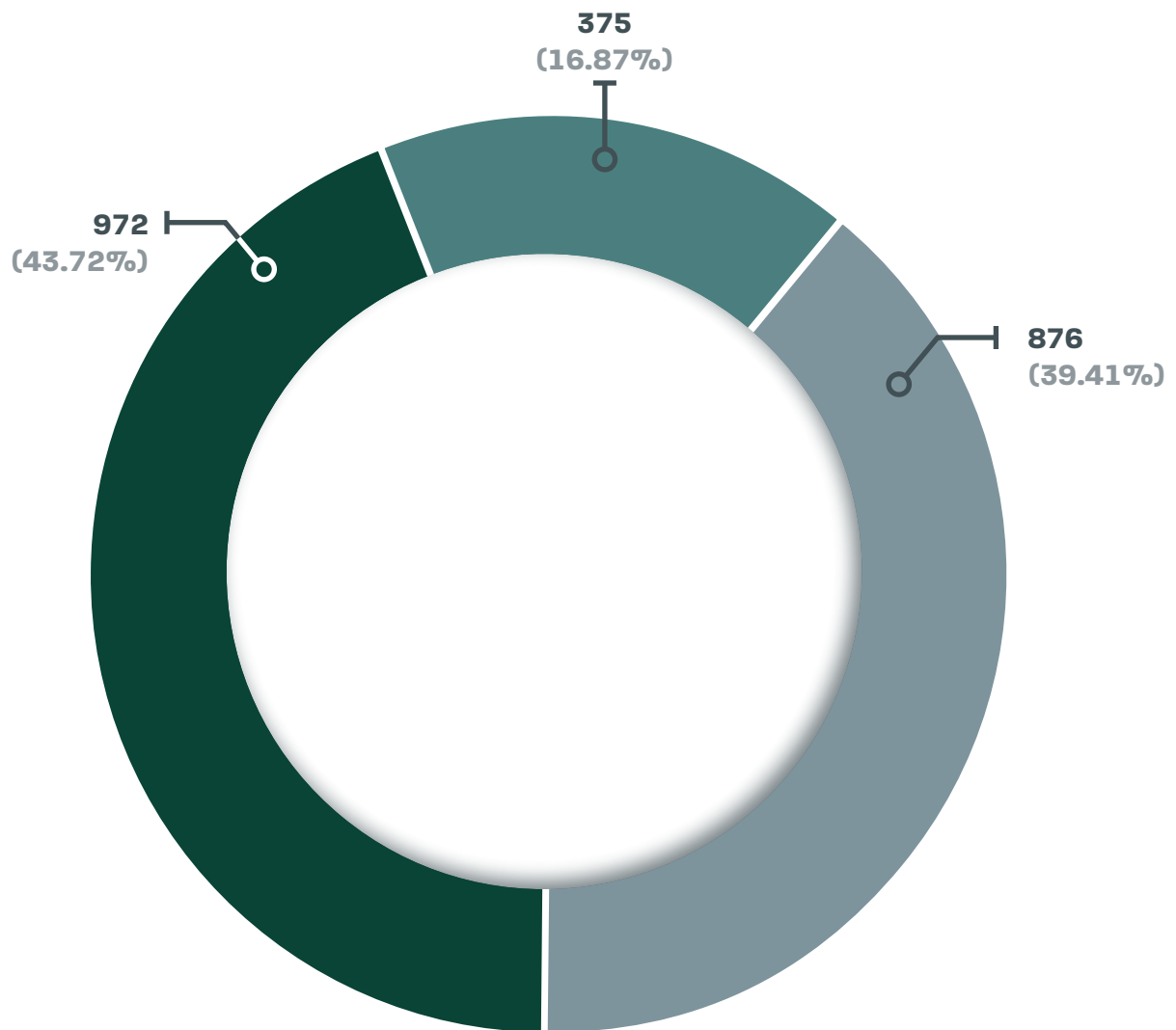
**:: Approval of a private school for 208 students, and a day care center with a maximum enrollment of 60 children, and related site improvements associated with an existing church.

Chart 2. Approved Nonresidential Development by Use Type



Source: Prince George's County Planning Department, January 2024

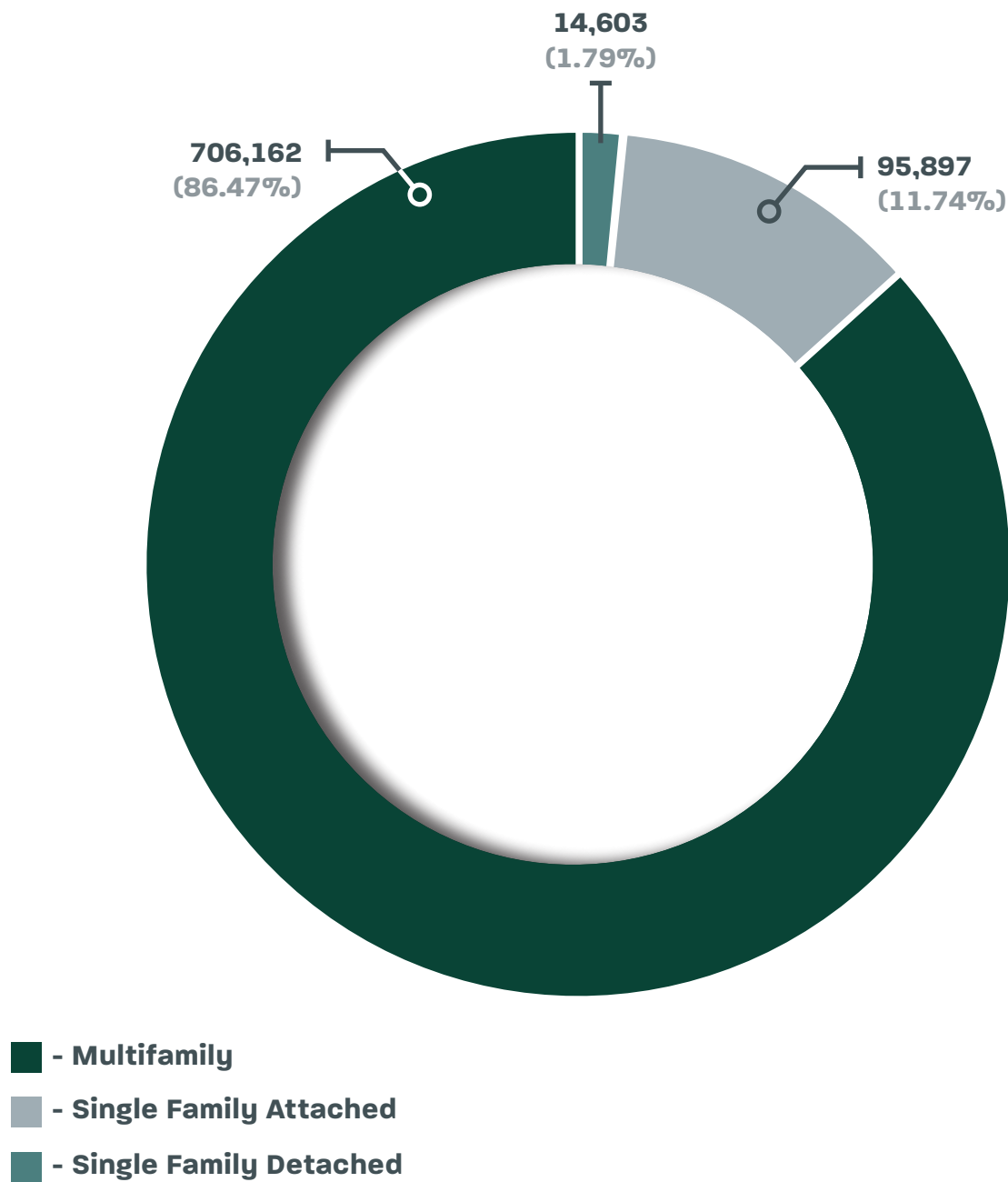
Chart 3. New Units by Type in Occupancy Permits, 2023



- - Multifamily
- - Single Family Attached
- - Single Family Detached

Source: Prince George's County Planning Department, January 2024

Chart 4. Square Feet by Nonresidential Use in Occupancy Permits, 2023



Source: Prince George's County Planning Department, January 2024

Table 3. Legislative Amendments Requested in 2023 - Water or Sewerage Requests

Case Number	Case Name	Legislative Cycle	Water and Sewer Change Request
23/BP-01	National Harmony Office Building	March 2023*	6 to 4/3
23/W-01	Upper Marlboro / Westphalia	March 2023*	5 to 4/3
23/P-01	Moore's Road Subdivision	March 2023*	Interim Septic
23/P-02	Junica Brandywine Village	March 2023*	5 to 4
23/M-01	13311 Old Indian Head Road	March 2023*	Interim Septic
23/M-02	17020 Indian Head Highway	March 2023*	5 to 3
23/W-02	Assembly for Worship	June 2023*	5 to 3
23/P-03	Refuge Temple Worship Center	June 2023*	Interim Septic
23/P-04	16108 Cedar Lawn Drive	June 2023*	Interim Septic
23/M-03	Morton Farm, Parcel 15	June 2023*	5 to 4
23/BP-02	6401 Van Dusen Road	September 2023*	5 to 4
23/P-05	9204 Old Palmer Road	September 2023*	5 to 4
23/BP-03	Muirkirk	December 2023*	S5 to S4
23/W-03	Mountain of Fire & Miracles	December 2023*	5 to 4
23/W-04	6505 Johensu Drive	December 2023*	5 to 4
23/P-06	Moses Whitehurst Residence	December 2023*	Interim Septic
23/P-07	7707 Kaydot Road	December 2023*	5 to 4
23/M-04	13311 Old Indian Head Road	December 2023*	W5 to W3

Source: Prince George's County Department of Permitting, Inspections and Enforcement, March 2024.

*The cases have been deferred to June 2024. No final action has been taken at this time

Table 4. Administrative Amendments Year 2023 Approvals - Water or Sewerage Projects

Council Resolution	Project Name	Administrative Cycle	Approval Date
PUA 6 to 3	Green Branch Athletic Complex (63.71-acres)	2/1/2023	3/30/2023
Pre-dates 2018 Plan	6501 Dower House Road	3/1/2023	5/12/2023
CR-087-2021	Renard Industrial	3/1/2023	5/12/2023
Pre-dates 2018 & 2008 Plans	Accokeek Property	3/1/2023	5/12/2023
CR-58-2017	Wood Property (18.09-acres)	6/1/2023	7/27/2023
CR-16-2007	Case Vergat (158.28-acres)	7/1/2023	8/14/2023
Pre-dates 2018 & 2008 Plans	Metro City (36.98-acres)	9/1/2023	10/17/2023
Pre-dates 2018 Plan	6501 Dower House Road (P. 170)	9/1/2023	10/17/2023
Pre-dates 2018 Plan	Enclave at Brandywine (19.11- acres)	9/1/2023	10/17/2023
CR-087-2020	Addition to Signature Club at Manning Village (7.26- acres)	9/1/2023	10/17/2023
PUA W6 to W3	Sandy Hill Park (7.97- acres)	9/1/2023	10/17/2023; 11/07/2023
CR-021-2006	D'Arcy Park North (72-acres)	12/1/2023	12/20/2023

Source: Prince George's County Department of Permitting, Inspections and Enforcement, March 2024

Table 5. Approved Residential Development, 2023

Key	Road Project	Agency	Status	PFA
1	Sunnyside Ave. Bridge Replacement over Indian Creek	DPW&T	Complete	Yes
2	Complete/green street improvements along Ager Rd and Hamilton St	DPW&T	Construction	Yes
3	Marlboro Pk. Pedestrian Safety Improvements Ph. 1	DPW&T	Construction	Yes
4	Complete/green street improvements along Montpelier Dr	DPW&T	Construction	Yes
5	Chestnut Ave. Bridge Replacement over Newstop Branch	DPW&T	Construction	Yes
6	Blue Line Corridor infrastructure improvements	DPW&T	Construction	Yes
7	Brandywine Road Club Priority Projects	DPW&T	Construction	Yes
8	Developer Contribution Projects - Oak Grove Road/Church Road	DPW&T	Construction	Yes
9	Developer Contribution Projects - Westphalia interchange	DPW&T	Construction	Yes
10	MD 210 Corridor Transportation Improvements	DPW&T	Construction	Yes
11	South County Roadway Improvements	DPW&T	Construction	Yes
12	US 301 improvements	DPW&T	Construction	Yes
13	Virginia Manor Road	DPW&T	Construction	Yes
14	Temple Hill Rd. Bridge Replacement over Pea Hill Branch	DPW&T	Construction	Yes
15	Addison Rd. at Walker Mill Rd. Intersection Improvement	DPW&T	Construction	Yes
16	Brandywine Rd. Bridge Replacement	DPW&T	Construction	Yes
17	Marlboro Pk. Pedestrian Safety Improvements Ph. 2	DPW&T	Construction	Yes
18	Metzerott Rd., MD 650 to Adelphi Rd. Pedestrian Safety Improvements	DPW&T	Construction	Yes
19	Traffic Congestion Improvements 2 - Medical Center Drive DDI	DPW&T	In Design	Yes
20	Chillum Rd., Knollbrook Dr intersection improvement	DPW&T	In Design	Yes
21	Harry S. Truman Dr. Bridge Replacement	DPW&T	In Design	Yes
22	Livingston Rd. Bridge Replacement over Piscataway Creek	DPW&T	In Design	Yes
23	Molly Berry Rd. Bridge Replacement	DPW&T	In Design	Yes
24	Old Landover Rd. Bridge Replacement	DPW&T	In Design	Yes
25	Race Track Rd. Pedestrian Safety Improvements	DPW&T	In Design	Yes
26	Stuart Ln. Pedestrian Safety Improvements	DPW&T	In Design	Yes
27	Ritchie Marlboro Rd., Brooke Ln. intersection improvement	DPW&T	In Design	Yes

Source: Prince George's County Planning Department, January 2024

*: Mixed with nonresidential development. See Table 2 on page 33

Table 5. (cont). Approved Residential Development, 2023

Key	Road Project	Agency	Status	PFA
28	Temple Hill Rd. Bridge/Culvert Replacement at Tinkers Creek	DPW&T	In Design	Yes
29	Governor Bridge Road Bridge Replacement over Patuxent River	DPW&T	On Hold	Yes
30	Complete/green street improvements along Campus Dr.	DPW&T	On Hold	Yes
31	Complete/green street improvements along Harry S. Truman Dr	DPW&T	On Hold	Yes
32	MD 5 and 637 Multimodal improvements	MDOT SHA	Construction	Yes
33	MD 4/Suitland Parkway Interchange	MDOT SHA	Construction	Yes
34	Improvements along MD 212A (Powder Mill Road) between US 1 and Pine Street	MDOT SHA	Construction	Yes
35	MD 382, Croom Road bridge replacement over Charles Branch	MDOT SHA	Construction	Yes
36	Improvements along MD 500 from MD 208 to the District of Columbia line	MDOT SHA	Construction	Yes
37	US 1 from College Avenue to MD 193	MDOT SHA	Construction	Yes
38	MD 4 replacement bridges over MD 717 and Race Track Road	MDOT SHA	In Design	Yes
39	MD 717 Water Street replacement bridge over Western Run	MDOT SHA	In Design	Yes
40	MD 277 Riverdale Road bridge replacement over Northeast Branch Anacostia River	MDOT SHA	In Design	Yes
41	I-95/I-495 at Greenbelt Metro Access	MDOT SHA	In Design	Yes
42	I-95/I-495 interchange at Medical Center Drive	MDOT SHA	In Design	Yes
43	MD 210 multimodal improvements from I-95/I-495 to MD 228	MDOT SHA	In Design	Yes
44	Study of MD 28/MD 198 corridor safety between MD 97 and I-95	MDOT SHA	In Design	No
45	MD 197, Collington Road upgrade and widening to a multilane divided highway from Kenhill Drive to MD 450	MDOT SHA	In Design	Yes
46	I-95/I-495, replacement bridge over MD 4	MDOT SHA	In Design	No
47	Upgrade existing MD 4 to a multilane freeway from MD 223 to I-95/I-495	MDOT SHA	On Hold	Yes
48	MD 5 upgrade to a multilane freeway from US 301 interchange to I-95/I-495 Capital Beltway	MDOT SHA	On Hold	No
49	Traffic capacity and operational improvements of US 50 from the District of Columbia to MD 704	MDOT SHA	On Hold	Yes
50	Construct a new flyover from southbound US 301 to MD 5	MDOT SHA	On Hold	TBD
51	MD 223 Corridor improvements from Steed Road to MD 4	MDOT SHA	On Hold	Yes
52	MD 450, Annapolis Road upgrade and widening to a multilane divided highway from Stonybrook Drive to MD 3	MDOT SHA	On Hold	Yes
53	US 1 Reconstruction with multimodal improvements from MD 193 to I-95	MDOT SHA	On Hold	Yes
54	MD 202 Largo Road, intersection improvement at Brightseat Road	MDOT SHA	On Hold	Yes

Source: Prince George's County Planning Department, January 2024

*: Mixed with nonresidential development. See Table 2 on page 33

Table 6. Bicycle/Pedestrian and Road APF Improvements Required in 2023

Case #	Case Name	Case Type	Location of Improvement	Type of Infrastructure Affected
4-21008 ADQ-2022-090	WESTPHALIA TOWN CENTER - PHASE 5	Preliminary Plan of Subdivision	Woodyard and Dower House Roads	Pedestrian/Bicycle Facilities
4-21035 ADQ-2022-078	MD CLINTON WOODYARD	Preliminary Plan of Subdivision	Woodyard and Brandywine Roads	Pedestrian/Bicycle Facilities
"4-21051 ADQ-2022-066"	GLENWOOD HILLS	Preliminary Plan of Subdivision	MD 214 (Central Avenue)/Pepper Mill Drive/Karen Boulevard	Road improvements, construction; pedestrian facilities
"4-22004 ADQ-2022-055"	LIBRARY APARTMENTS	Preliminary Plan of Subdivision	Toledo Road; Adelphi Road	Pedestrian Facilities, Bus Shelter, Signage
"4-22034 ADQ-2022-013-01"	DISCOVERY DISTRICT	Preliminary Plan of Subdivision	Testudo Way and Campus Drive	Road improvements, pedestrian facilities
"4-22043 ADQ-2022-030-01"	PENZANCE FOXLEY ROAD	Preliminary Plan of Subdivision	Dower House Road/MD 4	Transportation Facility
"4-22044 ADQ-2022-031"	PARKLAND ROCK CREEK	Preliminary Plan of Subdivision	Westphalia Road/Darcy Road; MC-631/Ritchie Marlboro Road	Transportation Facility
"4-22046 ADQ-2022-032"	BRIGHTSEAT INDUSTRIAL	Preliminary Plan of Subdivision	I-95 Ramp/Medical Center Drive	Transportation Facility
"4-22056 ADQ-2022-060"	CAPITAL WESTPHALIA REAL ESTATE	Preliminary Plan of Subdivision	Westphalia and D'Arcy Roads	Road improvements, pedestrian facilities
"4-22058 ADQ-2022-065"	HARGROVE INDUSTRIAL	Preliminary Plan of Subdivision/ Tree Conservation Plan I	Hargrove Drive	Road improvement
"4-22060 ADQ-2022-067"	NATIONAL VIEW	Preliminary Plan of Subdivision	Bald Eagle Road	Road improvements; pedestrian facilities, bikeshare station
"4-22064 ADQ-2022-077"	WOODSIDE VILLAGE - WESTPHALIA MEADOWS	Preliminary Plan of Subdivision	Ritchie Marlboro Road/Orion Lane	Pedestrian Facilities
4-22065 ADQ-2022-082	CABIN BRANCH INDUSTRIAL	Preliminary Plan of Subdivision	Cabin Branch Drive and Sheriff Road	Transportation Facility
PPS-2022-001 ADQ-2022-010	WASHINGTON SQUARE	Preliminary Plan of Subdivision	Arnold between Whitehall Street and Suitland Road	Pedestrian Facilities
"PPS-2022-003 ADQ-2022-061"	BRANDYWINE CROSSING APARTMENTS PHASE II	Preliminary Plan of Subdivision	East side of Timothy Branch Drive	Transportation Facility
"PPS-2022-005 ADQ-2022-003"	COMMUNICARE HEALTH	Preliminary Plan of Subdivision	Marlboro Pike, Donnell Drive, Ritchie Road and Lakehurst Avenue	Pedestrian/Bicycle Facilities
PPS-2022-037 ADQ-2022-087	ROLLINS AVENUE	Preliminary Plan of Subdivision	Rollins Avenue near Old Central Ave	Pedestrian/Bicycle Facilities
PPS-2022-041 ADQ-2022-057	SUPERIOR MARTIAL ARTS TRAINING CENTER	Preliminary Plan of Subdivision	Marlboro Pike near US 301	Pedestrian/Bicycle Facilities
"PPS-2022-043 ADQ-2022-099"	HARMONY GARDEN	Preliminary Plan of Subdivision	Old Baltimore Pike/Ammendale Way	Pedestrian Facilities

25 approved resolutions for preliminary plans in 2023

Approximately 135 adopted resolutions in total for 2023

Source: Prince George's County Planning Department, March 2023

Table 6. (cont). Bicycle/Pedestrian and Road APF Improvements Required in 2023

Case #	Proposed Resolution
4-21008 ADQ-2022-090	Shared roadway pavement markings and signage along MC-632 (Woodyard Road), Side paths along MC-632 (Woodyard Road).
4-21035 ADQ-2022-078	A marked on-road bicycle lane and 10-foot-wide pedestrian/bike path.
"4-21051 ADQ-2022-066"	Conduct signal warrant study at MD 214 (Central Avenue)/Pepper Mill Drive/Karen Boulevard; construct C-429 Karen Boulevard within limits of the site; with pedestrian signal policies, pedestrian signal heads, and Americans with Disabilities Act-compliant pedestrian push buttons at the Hill Road/Willow Drive and Walker Mill/Karen Boulevard intersections; Install a rectangular rapid flashing beacon at the intersection of Shady Glen Drive/Shady Glen Terrace and Walker Mill Middle School; upgrade four existing crosswalks along Karen Boulevard.
"4-22004 ADQ-2022-055"	Install ADA ramps along Toledo Road, install a bus shelter and bench in the vicinity of the library, bikeway signage along Toledo; install crosswalks and associated ramps in various locations along Adelphi Road.
"4-22034 ADQ-2022-013-01"	Install an exclusive left turn and exclusive right turn lanes on the eastbound approach, exclusive left turn lane on the northbound approach. Convert the southbound right lane to a shared through-right lane; bus sitting walls along US 1 at Campus Drive, bike share station along the frontage of Hotel at the University of Maryland.
"4-22043 ADQ-2022-030-01"	Reconfigure the intersection to include a double left and left-through-right at the northbound approach.
"4-22044 ADQ-2022-031"	Modify the westbound approach at the Westphalia Road/Darcy Road intersection to include a single through-left and an exclusive right-turn lane; install a traffic signal at the MC-631/Ritchie Marlboro Road intersection.
"4-22046 ADQ-2022-032"	Eastbound approach along the Northbound I-95 Ramp/Medical Center Drive shall be widened to allow the northbound right turn movement to operate as a free right turn maneuver.
"4-22056 ADQ-2022-060"	Restripe the westbound Westphalia Road to include a left-through lane and a right turn lane; provide a crosswalk, flashing beacon and bike repair station at the Westphalia Community Center, install sidewalks along Deer Stream Drive, and bike signage along Westphalia Road.
"4-22058 ADQ-2022-065"	Widen southbound Hargrove Drive to provide a shared left turn through/left and right turn lane.
"4-22060 ADQ-2022-067"	Construct exclusive right turn lane on the westbound Bald Eagle Road; provide a shared-use paths at the intersection of Bald Eagle Road and MD 414/Oxon Hill Road; provide a bikeshare station in the vicinity of the site and at the Oxon Hill Park and Ride.
"4-22064 ADQ-2022-077"	Install ADA ramps, crosswalks and sidewalks at the intersection; install bikeway signage along Westphalia.
4-22065 ADQ-2022-082	Proposes installation of traffic signal at the site access point along Cabin Branch Drive and an eight-foot-wide side path along the site's frontage of Cabin Branch Drive along with an internal sidewalk and crosswalks within the site.
PPS-2022-001 ADQ-2022-010	ADA curb ramps and crosswalks crossing all vehicular access points. Share the Road signs and sharrows along all internal roadways.
"PPS-2022-003 ADQ-2022-061"	Provide traffic calming devices along Private Alley A; Provide a "no left turns" signage assembly at the southbound approach intersection of Private Road A and Caribbean Way; signing and markings for the shared roadway along the subject property's frontage of Manning Road East.
"PPS-2022-005 ADQ-2022-003"	Install sharrows along Ritchie Marlboro, crosswalks at the intersection of Ritchie Road and Marlboro Pike and crosswalks at the intersection of Lakehurst Avenue and Marlboro Pike.
PPS-2022-037 ADQ-2022-087	Installation of 5-foot-wide sidewalks along frontage and both sides of the proposed private street. ADA curb ramps and a crosswalk crossing the site entrance, Bicycle parking and facilities appropriate to support bicycle circulation on the site.
PPS-2022-041 ADQ-2022-057	A marked bicycle lane and 5-foot-wide sidewalk along frontage.
"PPS-2022-043 ADQ-2022-099"	Install ADA crosswalk and associated ramps along Ammendale Way/Old Baltimore Pike and Ammendale Way/Sequoia Lane.

Table 7. Approved Residential Development by PFA, 2023

Council Resolution	Inside PFA	Outside PFA	Total
	Units	Units	
Single Family Attached	508	1,538	2,046
Single Family Detached	160	118	278
Multifamily	3,205	160	3,365
Total Units	3,873	1,816	5,689
Percent total units	68.08%	31.92%	100.00%
Acres	216.19	405.17	621.36
Percent total acres	34.79%	65.21%	100.00%
Overall density (units per acre)	17.91	4.48	9.16

PFA: Priority Funding Areas of Maryland.

Source: Prince George's County Planning Department, January 2024

Table 8. Approved Nonresidential Development by PFA, 2023

Land Use Type	Inside PFA			Outside PFA			Total		
	Square Feet	Acres	Density	Square Feet	Acres	Density	Square Feet	Acres	Density
Industrial	1,241,312	158.28	7,842.51	56,603	32.56	1,738.42	1,297,915	190.84	6,801.06
Institutional	445,681	47.76	9,331.68	0	0.00	-	445,681	47.76	9,331.68
Office	0	0.00	-	0	0.00	-	0	0.00	-
Commercial	44,690	22.37	1,997.76	0	0.00	-	44,690	22.37	1,997.76
Mixed- Residential & Commercial	75,214	23.94	3,141.77	12,500	156.87	79.68	87,714	180.81	485.12
Mixed-Retail & Office	315,016	11.87	26,538.84	85,073	12.27	6,933.41	400,089	24.14	16,573.69
Total	2,121,913	264.22	8,030.86	154,176	201.70	764.38	2,276,089	465.92	4,885.15
Percent total	93.23%	56.71%	-	6.77%	43.29%	-	100.00%	100.00%	-

Source: Prince George's County Department of Permitting, Inspections and Enforcement, March 2024

Table 9. Occupancy Permits for Residential Development by PFA, 2023

Land Use Type	Inside PFA		Outside PFA		Total	
	Units	% Sum	Units	% Sum	Units	% Sum
Single Family Attached	689	36.77%	187	53.58%	876	39.41%
Single Family Detached	255	13.61%	120	34.38%	375	16.87%
Multifamily	930	49.63%	42	12.03%	972	43.72%
Sum	1,874	100.00%	349	100.00%	2,223	100.00%
Percent total units (2,223)	84.30%	-	15.70%	-	100.00%	-

PFA: Priority Funding Areas of Maryland.

Source: Prince George's County Department of Permitting, Inspections and Enforcement, March 2024

Table 10. Occupancy Permits for Nonresidential Development by PFA, 2023

Land Use Type	Inside PFA		Outside PFA		Total	
	Square Feet	% Sum	Square Feet	% Sum	Square Feet	% Sum
Industrial	706,162	86.47%	0	-	706,162	86.47%
Institutional	95,897	11.74%	0	-	95,897	11.74%
Commercial	14,603	1.79%	0	-	14,603	1.79%
Sum	816,662	100.00%	0	-	816,662	100.00%
Percent total square feet	100.00%	-	-	-	100.00%	-

PFA: Priority Funding Areas of Maryland.

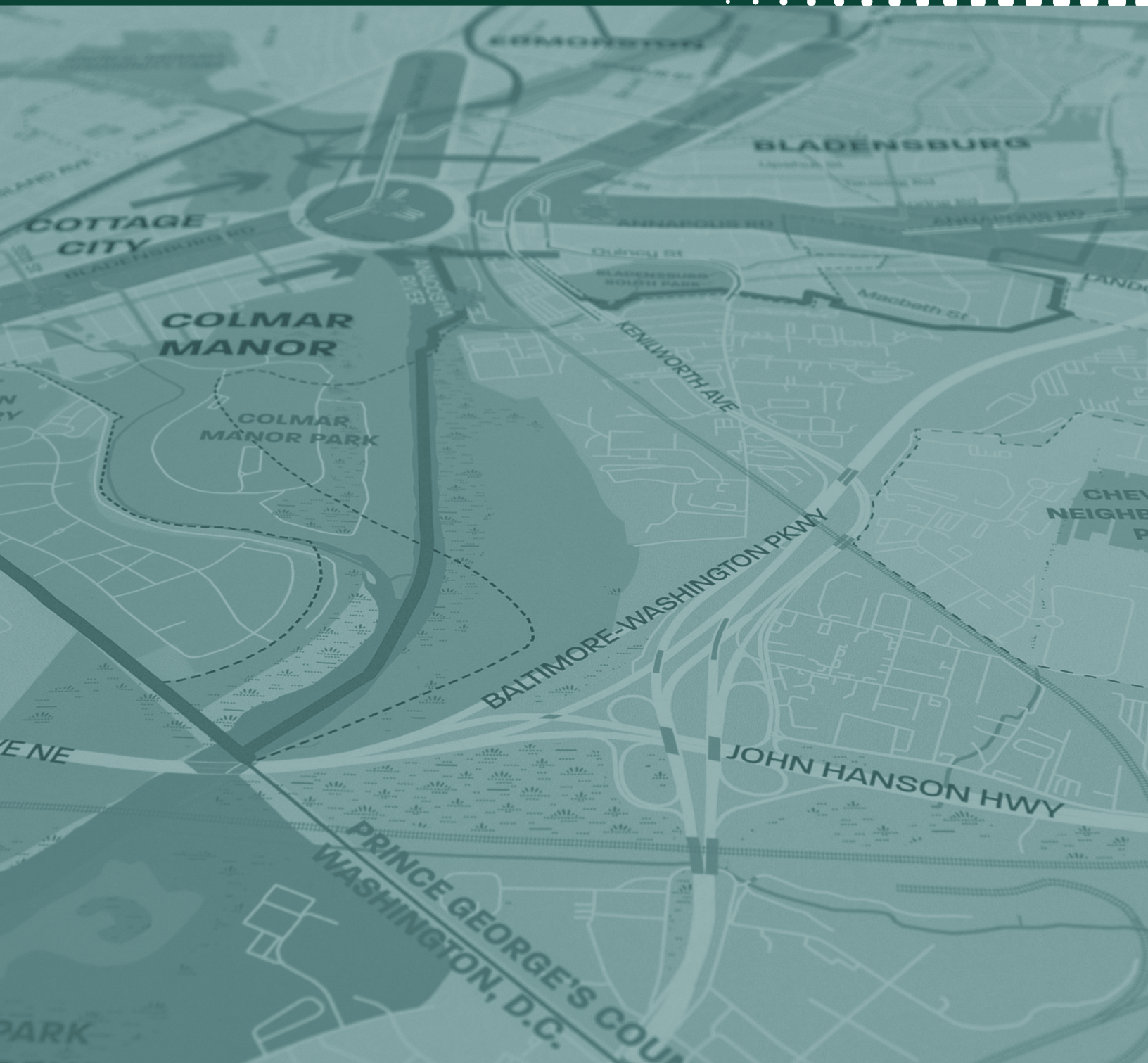
Source: Prince George's County Planning Department, January 2024.

Table 11. Preserved or Protected Land, 2023

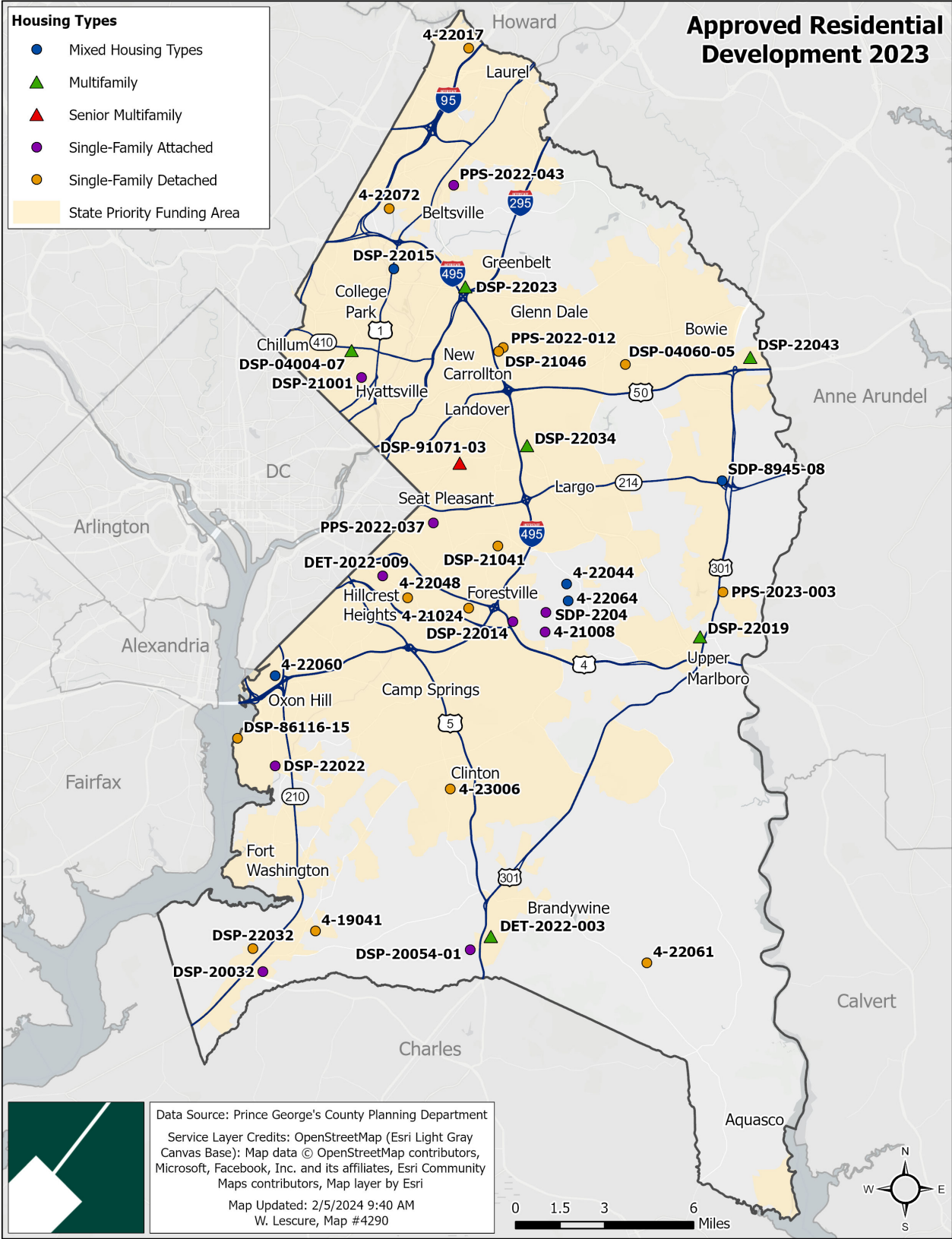
Category	Land Area (Acres)	% Total
Maryland Environmental Trust (MET)	672	0.94%
Maryland Agricultural Land Preservation Foundation (MALPF)	1,972	2.75%
Local Transfer of Development Rights (TDR) programs	4,414	6.16%
Private Conservation	2,600	3.63%
Rural Legacy	1,768	2.47%
Forest Legacy	164	0.23%
Cluster Subdivision Remainder	7,000	9.77%
County Recreation and Parks	30,529	42.62%
State Land Inventory	7,063	9.86%
Federal Parks and Conservation	15,444	21.56%
Total Land Area	71,626	100.00%

Source: The Maryland Department of Planning in coordination with the Maryland Department of Natural Resources and the Maryland Department of Agriculture, 2023.

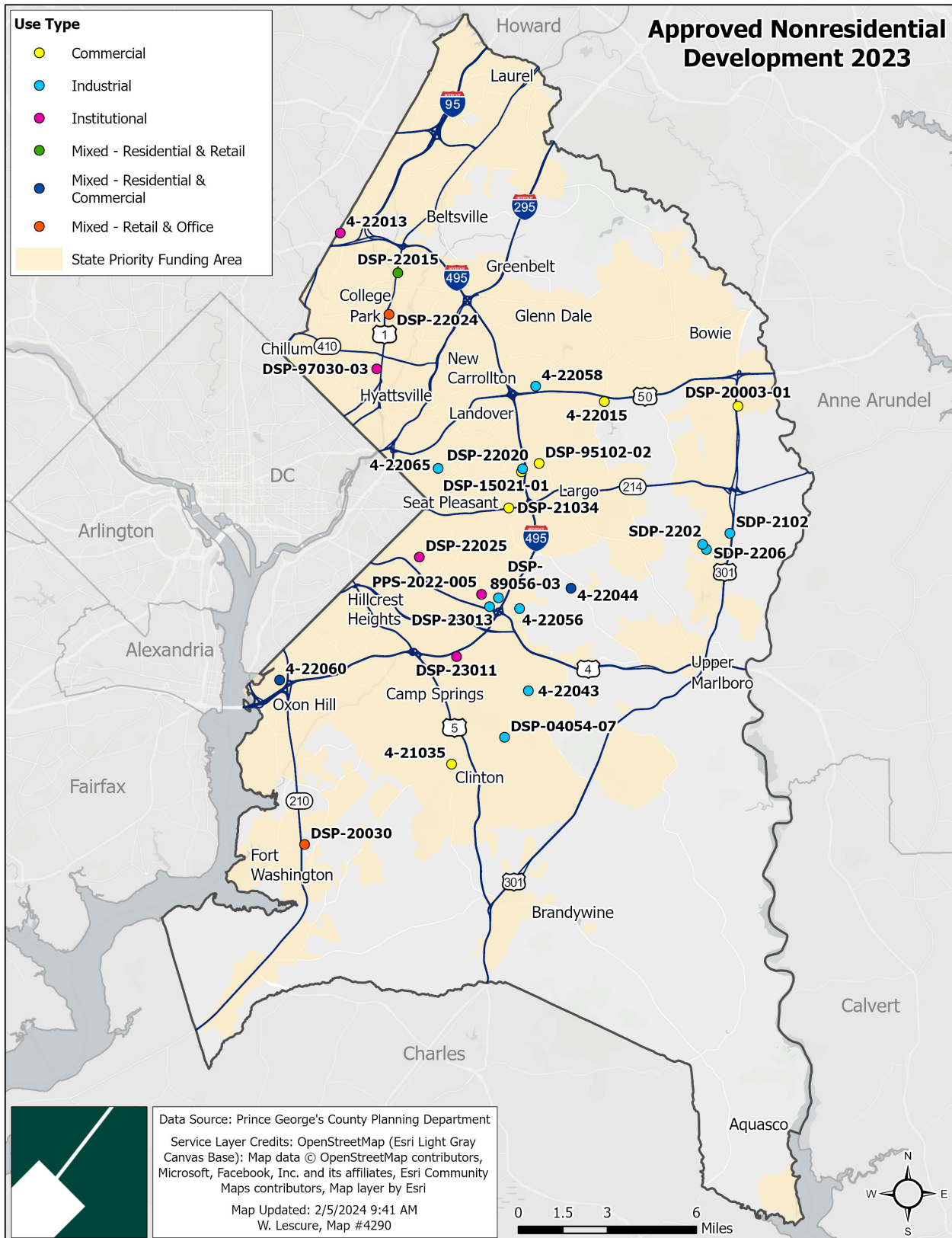
MAPS



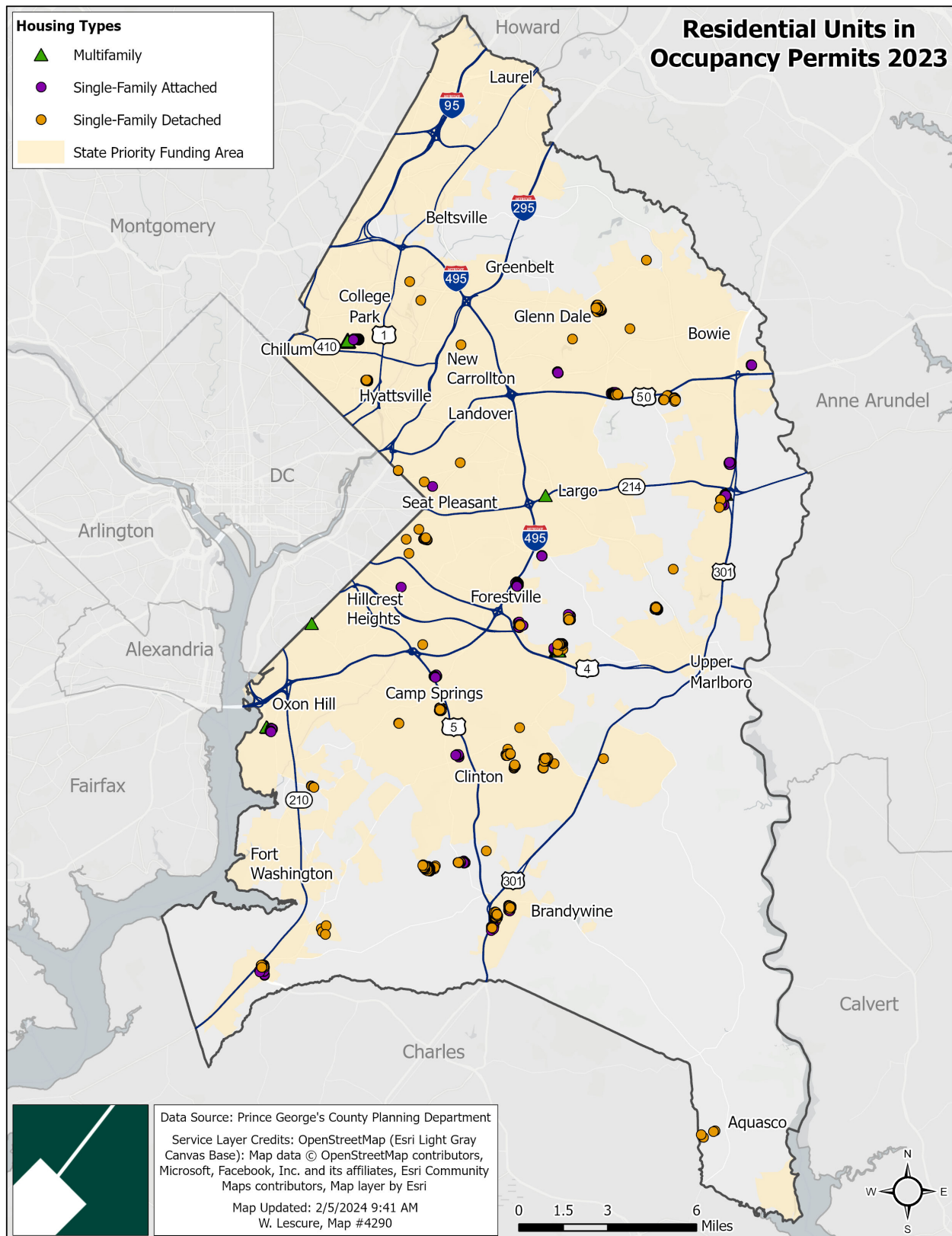
Map 1. 2023 Approved Residential Development



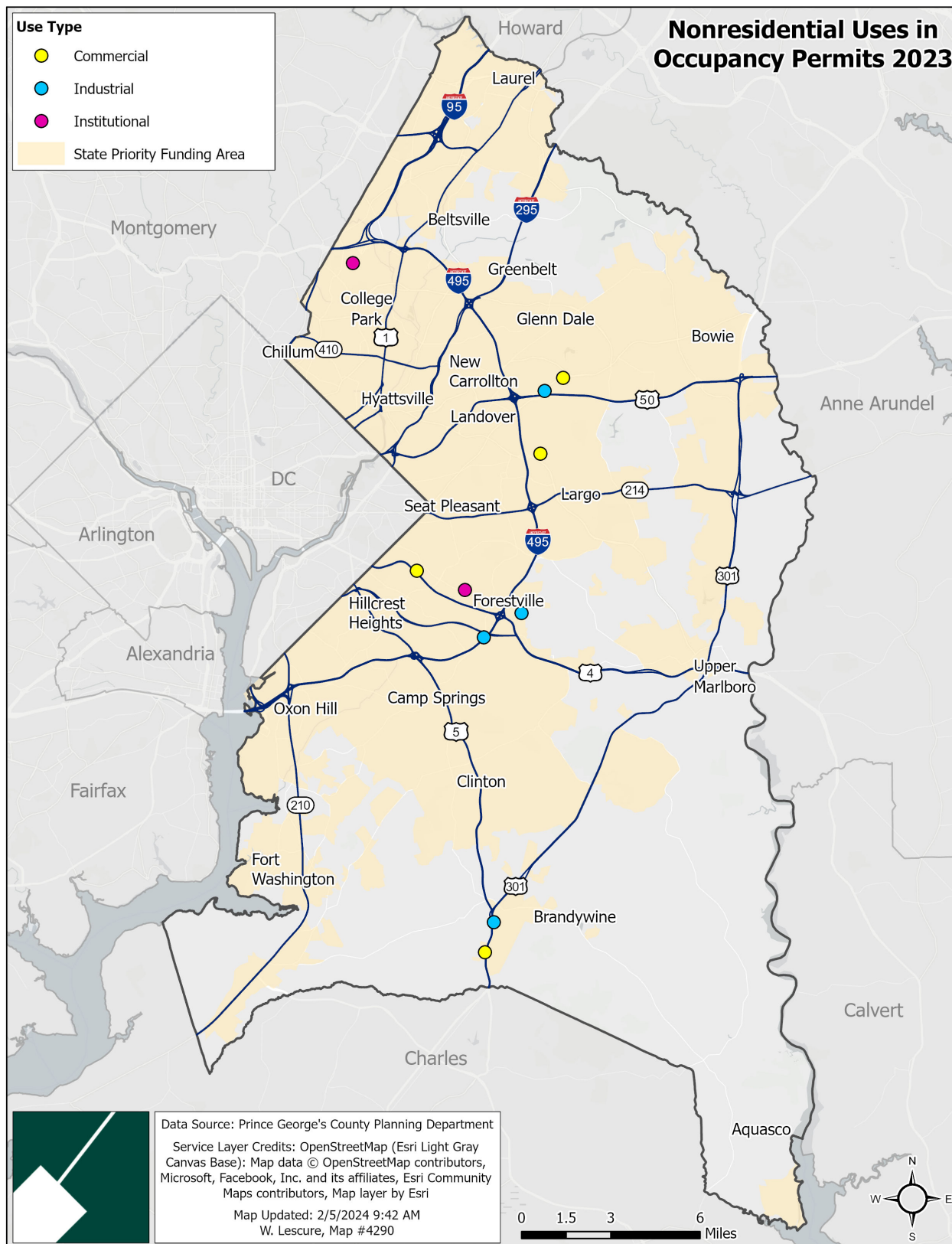
Map 2. 2023 Approved Nonresidential Development



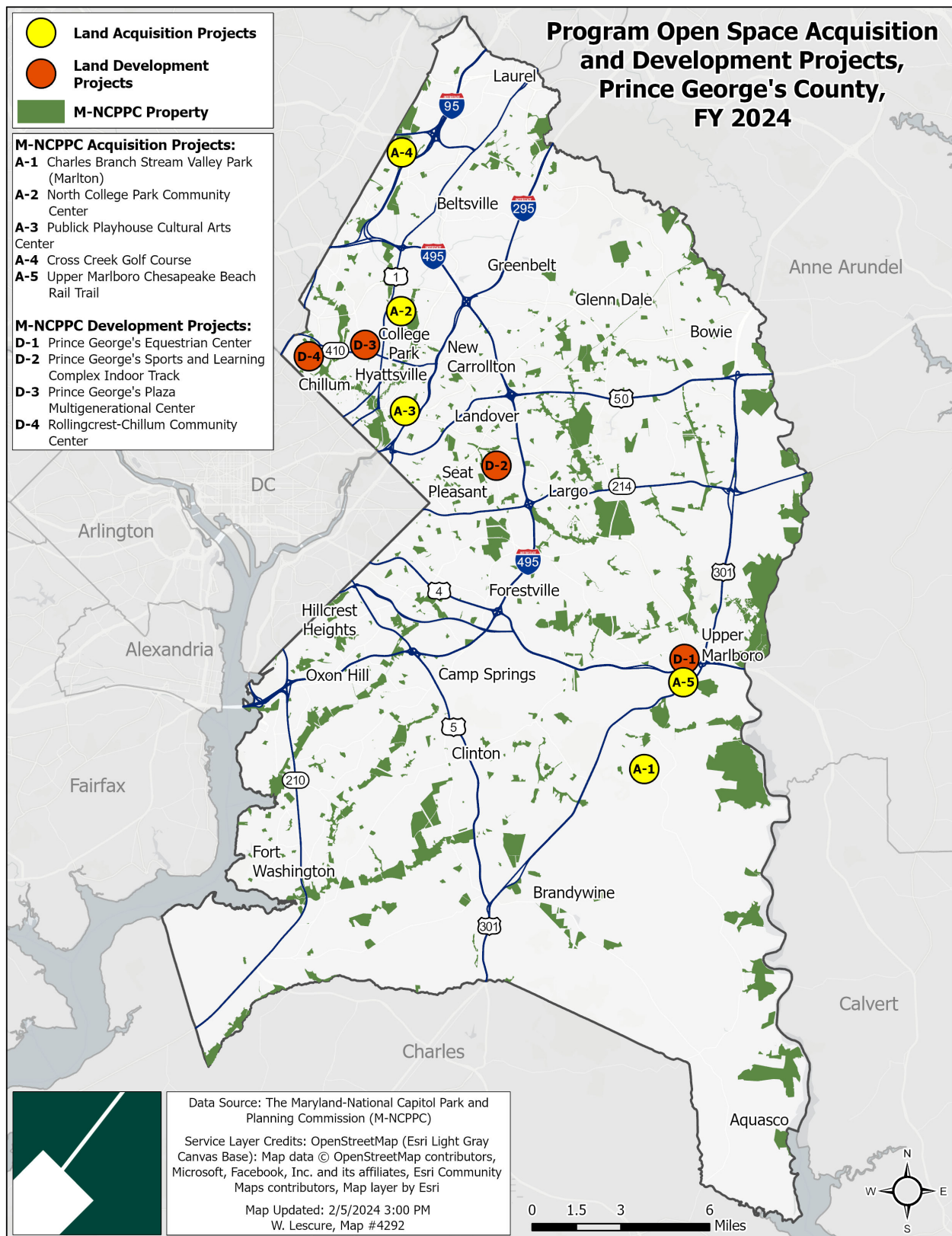
Map 3. 2023 Residential Occupancy Permits

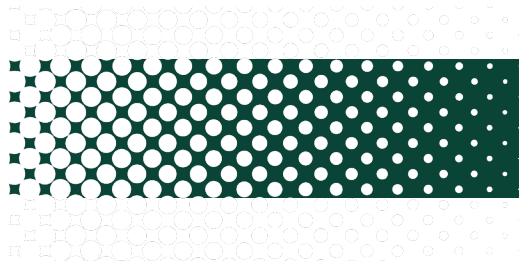


Map 4. 2023 Nonresidential Occupancy Permits



Map 5. 2023 Land Preservation





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