

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2025 Legislative Session

Resolution No. CR-082-2025
Proposed by Council Member Blegay
Introduced by Council Members Blegay, Watson, Adams-Stafford, Hawkins, Oriadha,
Dernoga, Ivey, Burroughs, and Fisher
Co-Sponsors _____
Date of Introduction July 8, 2025

RESOLUTION

1 A RESOLUTION concerning

2 *The 2007 Approved Westphalia Sector Plan and Sectional Map Amendment*

3 For the purpose of initiating a major amendment to the *2007 Approved Westphalia Sector Plan*
4 (*2007 Sector Plan*), which covers a portion of Planning Area 78 of the Maryland-Washington
5 Regional District in Prince George's County, Maryland, approving Goals, Concepts, Guidelines,
6 and a Public Participation Program, and initiating a concurrent sectional map amendment for the
7 project pursuant to Part 3 of the Zoning Ordinance.

8 WHEREAS, Part 3 of the Zoning Ordinance of Prince George's County, Maryland, sets
9 forth the requirements for initiation of a major amendment to an area master or sector plan by the
10 Prince George's County Planning Board of the Maryland-National Capital Park and Planning
11 Commission with the approval or concurrence of the District Council; and

12 WHEREAS, the Planning Department's Fiscal Year 2026 Budget and Work Program
13 included preparation of a major update to the 2007 Sector Plan and, accordingly, the Planning
14 Department is engaging a consultant team to assist staff in the gathering and analysis of data and
15 identification of issues to be addressed through such a planning effort; and

16 WHEREAS, on February 6, 2007, the Prince George's County Council, sitting as the
17 District Council, adopted CR-2-2007, approving a new sector plan and concurrent sectional map
18 amendment for the Westphalia sector; and

19 WHEREAS, in 2021, as part of its ongoing Master Plan Evaluation Program, the Prince
20 George's County Planning Department released a progress report on the 2007 Sector Plan; and

1 WHEREAS, the Department’s 2021 analysis found, in part, that buildout of the 2007 Sector
2 Plan was predicated on an envisioned extension of Metrorail that is not under consideration by
3 the Washington Metropolitan Area Transit Authority; and

4 WHEREAS, economic conditions and residential and non-residential market demand have
5 evolved significantly since the assumptions that underlie the 2007 Sector Plan; and

6 WHEREAS, the 2007 Sector Plan recommended over \$412.7 million (in 2007 dollars) in
7 infrastructure improvements excluding such a Metrorail extension; and

8 WHEREAS, Section 24-2300 of the Prince George’s County Subdivision Regulations
9 defines a “Public Facilities Financing and Implementation Program” as a “comprehensive
10 program established by the County Council that is intended to implement and facilitate the
11 General Plan, applicable Area Master Plan or Sector Plan, or Functional Master Plan
12 recommendations regarding the construction and maintenance of public facilities not subject to
13 public facilities surcharges, including water, sewerage, transportation (streets and mass transit),
14 libraries, recreation, and privately owned and maintained streets and recreational facilities
15 authorized in accordance with the Zoning Ordinance. This includes some or all proposed and
16 future development in a specified area, and should include provisions for financing strategies
17 including, but not limited to, pro-rata contributions, sale leasebacks, and funding "clubs." Costs
18 for the proposed and future development in a specified area established within a Public Facilities
19 Financing and Implementation Program (PFFIP) shall include annual cost adjustments, to be
20 identified at the time of establishment of the PFFIP, to account for the effect of inflation”; and

21 WHEREAS, on October 26, 2010, the County Council, sitting as the District Council,
22 adopted CR-66-2010, creating a Westphalia Public Facilities Financing and Implementation
23 Program to implement the public facility recommendations of the 2007 Sector Plan, focused on
24 funding the construction of a grade-separated interchange at MD 4 (Pennsylvania Avenue) and
25 Westphalia Road; and

26 WHEREAS, the recommended interchange at MD 4 (Pennsylvania Avenue) and
27 Westphalia Road, as well as other recommended improvements along MD 4, have yet to be
28 constructed; and

29 WHEREAS, in Fiscal Year 2026, the Planning Department will partner with the
30 Department of Permitting, Inspections and Enforcement to study traffic conditions in and around
31 the Westphalia sector; and

1 WHEREAS, in Fiscal Year 2026, the Planning Department will conduct an analysis of
2 economic market conditions and demand in and around the Westphalia sector; and

3 WHEREAS, an update to the 2007 Sector Plan is necessary to implement the
4 recommendations of *Plan Prince George's 2035 Approved General Plan (Plan 2035)*, the
5 County's comprehensive plan for growth and development, reflect and plan for current and
6 anticipated market potential for the sector, identify potential solutions to transportation
7 challenges in and around the sector, reflect the findings of the two studies described above, and
8 identifying a preferred land use pattern for the future growth and development of this Plan 2035-
9 designated Local Town Center; and

10 WHEREAS, an update to the 2007 Sector Plan will update the County's policies for land
11 use, economic prosperity, transportation and mobility, the natural environment, housing and
12 neighborhoods, community heritage, culture, design, healthy communities, and public facilities;
13 and

14 WHEREAS, the proposed sector plan amendment will make land use recommendations that
15 may inform a proposed sectional map amendment to reclassify properties pursuant to the
16 appropriate procedures within the Zoning Ordinance; and

17 WHEREAS, pursuant to Section 27-3502(j) of the Zoning Ordinance, upon approval by the
18 County Council of Prince George's County, Maryland, sitting as the District Council, the
19 proposed sector plan will amend Plan 2035 and the 2007 Sector Plan, and may amend the
20 County's functional master plans; and

21 WHEREAS, pursuant to Section 27-3502(c)(2) of the Zoning Ordinance, the District
22 Council has reviewed the Goals, Concepts, and Guidelines and Public Participation Program and
23 finds that they address an appropriate range of issues to be evaluated through development of the
24 draft sector plan amendment and should be approved; and

25 WHEREAS, the proposed sector plan amendment and sectional map amendment will cover
26 the entire area of the 2007 Sector Plan;

27 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
28 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
29 Regional District in Prince George's County, Maryland, that the Prince George's County
30 Planning Department of The Maryland-National Capital Park and Planning Commission is
31 hereby directed to prepare an amendment to the 2007 *Approved Westphalia Sector Plan*, and a

1 concurrent sectional map amendment, if necessary, in accordance with Part 3 of the Zoning
2 Ordinance of Prince George’s County, Maryland.

3 BE IT FURTHER RESOLVED that the District Council has considered and hereby
4 approves the Goals, Concepts, Guidelines, and Public Participation Program set forth in
5 Attachment A to this Resolution; and

6 BE IT FURTHER RESOLVED that the District Council approves the Project Schedule set
7 forth in Attachment A to this Resolution consistent with Section 27-3502 of the Zoning
8 Ordinance; and

9 BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.

Adopted this 8th day of July, 2025.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council