

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2026 Legislative Session

Resolution No. CR-003-2026
Proposed by Council Member Blegay
Introduced by Council Members Oriadha and Dernoga
Co-Sponsors _____
Date of Introduction January 27, 2026

RESOLUTION

1 A RESOLUTION concerning

2 The 2007 Westphalia Sector Plan and Sectional Map Amendment

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

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

11 WHEREAS, on February 6, 2007, the Prince George's County Council, sitting as the
12 District Council, adopted CR-2-2007, approving the 2007 *Westphalia Sector Plan* and its
13 concurrent Sectional Map Amendment; and

14 WHEREAS, on October 26, 2010, the Prince George's County Council, sitting as the
15 District Council, adopted Council Resolution No. CR-66-2010, creating a Westphalia Public
16 Facilities Financing and Implementation Program (the PFFIP) to help implement
17 recommendations of the 2007 Sector Plan; and

18 WHEREAS, the Maryland-National Capital Park and Planning Commission's Fiscal Year
19 2026 Budget and Work Program included preparation of a major update to the 2007 Sector Plan
20 and, accordingly, the Prince George's County Planning Department engaged a consultant team to

1 assist staff in the gathering and analysis of data and identification of issues to be addressed
2 through such a planning effort; and

3 WHEREAS, on July 8, 2025, the Prince George’s County Council, sitting as the District
4 Council, adopted Council Resolution No. CR-82-2025, initiating a major amendment to the 2007
5 *Westphalia Sector Plan* and a concurrent Sectional Map Amendment for the Westphalia sector;
6 and

7 WHEREAS, CR-82-2025 approved a project schedule directing the Planning Board to grant
8 its permission for the Planning Department to print and release a staff draft major sector plan
9 amendment and proposed sectional map amendment to the public on or before January 29, 2026;
10 and

11 WHEREAS, CR-82-2025 observed that “an update to the 2007 Sector Plan is necessary to
12 implement the recommendations of *Plan Prince George’s 2035 Approved General Plan* (Plan
13 2035), the County’s comprehensive plan for growth and development, reflect and plan for
14 current and anticipated market potential for the sector, identify potential solutions to
15 transportation challenges in and around the sector...and identifying a preferred land use pattern
16 for the future growth and development of this Plan 2035-designated Local Town Center”; and

17 WHEREAS, Section 27-3502(d)(4) of the Zoning Ordinance requires the Planning Board to
18 grant permission to print staff draft plan not more than eighteen (18) months after the District
19 Council directs its preparation; and

20 WHEREAS, the Planning Department recommends that discussion and determination of
21 the community’s vision for the subject area of Prince George’s County warrants more public and
22 stakeholder engagement than was possible prior to January 29, 2026; and

23 WHEREAS, the Planning Department recommends that ongoing and proposed
24 development in the Westphalia Sector will have significant impact on the viability of the 2007
25 Sector Plan beyond the scope and schedule of CR-82-2025 as well as on areas of Prince
26 George’s County subject to the 2013 *Subregion 6 Master Plan*, including, but not limited to the
27 Town of Upper Marlboro; and

28 WHEREAS, the Planning Department recommends that the period allotted for preparation,
29 adoption, and approval of this major sector plan amendment is insufficient to address issues
30 identified in CR-82-2025 and subsequent thereto; and

1 WHEREAS, the Planning Department recommends that an amendment to the 2007 Sector
2 Plan is not necessary for the Prince George’s County Council to amend CR-66-2010 to address
3 fundamental challenges with the PFFIP; and

4 WHEREAS, legislative action to identify an appropriate infrastructure financing plan for
5 the Westphalia area will require additional research, evaluation, and engagement beyond the
6 period allotted by CR-82-2025.


7 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
8 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
9 Regional District in Prince George's County, Maryland, that CR-82-2025 is hereby repealed.

10 BE IT FURTHER RESOLVED that the Planning Department, the County Council, and
11 stakeholders shall work collaboratively to identify possible legislative revisions to the
12 Westphalia Public Facilities Financing and Implementation Program.

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


Adopted this 27th day of January, 2026.

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: 

Krystal Oriadha
Chair

ATTEST:



Donna J. Brown
Clerk of the Council