



May 7th, 2026

MEMORANDUM

TO: Prince George's County Planning Board

VIA: James R. Hunt, MPA, Acting Planning Director
Andrea R. Giles, AICP, Division Chief, Community Planning Division

FROM: Courtney L. Carothers, MPPA, MSUP, Planner II, Community Planning Division

SUBJECT: Request for Priority Funding Area (PFA) Designation of Parkland and Rock Creek

PROPOSAL

Staff recommends that the Prince George's County Council and the County Executive request that the Maryland Department of Planning (MDP) add the Parkland and Rock Creek properties, 2505 Ritchie Marlboro Rd, Upper Marlboro, MD, 2-774 (Tax Account 1756428) and 10706 Westphalia Rd, Upper Marlboro, MD 20774 (Tax Account 1711696) to the Priority Funding Area (PFA) within Prince George's County. Parkland and Rock Creek will serve as residential developments with both single-family attached and detached housing.

BACKGROUND

The Smart Growth Priority Funding Area Act of 1997 was originally passed as Senate Bill 389. It may now be found in the Annotated Code of Maryland, State Finance and Procurement §5-7B-01, et seq. (Subtitle 7B "Priority Funding Areas"). It was enacted to influence state expenditures on economic growth and development related to infrastructure by directing state funding to designated PFAs.

The legislation permits counties to include areas beyond the pre-defined areas as "County Designated Smart Growth Areas" if those areas meet the criteria within specific PFA categories (§5-7B-03). Any request to change the PFA boundaries under these requirements is made in a joint signature letter from the Chair of the County Council and the County Executive to the Maryland Department of Planning (MDP).

The original request to establish the county designated Priority Funding Area was incorporated into an October 5, 1998, letter to Ronald M. Kreitner, Director of the Maryland Office of Planning, from Ronald V. Russell, Chairman of the County Council, and Wayne K.

Curry, County Executive. The MDP accepted this PFA designation in March 1999. There have been several changes to the original boundary to date.

PFA CATEGORY AND CRITERIA

The Smart Growth Act identified specific PFA categories with criteria to determine which properties are eligible for designation as a PFA (§5-7B-03)¹. Located within the Established Communities Growth Area and the Legacy Comprehensive Design Zone, the Parkland and Rock Creek property is also accompanied by approved entitlements which were approved in the prior zoning ordinance. The Comprehensive Design Plan was approved by the Prince George’s County Planning Board on March 3, 2022, with conditions. Additionally, §5-7B-03(e) states the PFA designation of this property may be approved if (1) (i) the property is within a locally designated growth area of the local government; (ii) is planned to be served under the approved 10-year water and sewer plan, and (2) the designation represents a long-term development policy for promoting an orderly expansion of growth and an efficient use of land and public services, and (3) in that part of the area designated by the local government for residential use or development, there is permitted an average density of not less than 3.5 units per acre. Parkland and Rock Creek meet all the above criteria.

The following information are items from the *Prince George’s Plan 2035 Approved General Plan* (Plan 2035) and *2007 Approved Westphalia Sector Plan and Sectional Map Amendment* recommendations.

GENERAL PLAN AND MASTER PLAN RECOMMENDATIONS

Plan 2035

This application is within the Plan 2035 Established Communities Policy Area. “Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met” (page 20).

2007 Approved Westphalia Sector Plan and Sectional Map Amendment Development Pattern Element

Residential Areas

- **Policy 5:** Promote new residential development and preserve, protect, and enhance existing residential neighborhoods (page 30).

¹ [View Document - Maryland Code and Court Rules](#)

- **Strategy:** Develop approximately 3,500 acres of new low-to medium-density residential areas in a manner that conserves and is integrated with approximately 1,300 acres of existing residential development in accordance with the overall development pattern concept. (page 30)

RECOMMENDATION

Staff recommends the Planning Board transmit the proposed Priority Funding Area amendment correspondence to both the County Council and the County Executive.

Attachments

1. Prince Georges' 2035 Growth Policy Map
2. Prince Georges' Current Priority Funding Area
3. Approved Westphalia Sector Plan Map
4. Proposed Focused Amended Priority Funding Area Map