

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2020 Legislative Session**

Bill No. CB-73-2020

Chapter No. 55

Proposed and Presented by Council Members Davis, Glaros, Harrison, Hawkins, Taveras,
and Turner

Introduced by Council Members Davis, Glaros, Harrison, Hawkins, Taveras and Turner

Date of Introduction October 6, 2020

ZONING BILL

1 AN ORDINANCE concerning

2 Validity Periods for Detailed Site Plans and Specific Design Plans

3 For the purpose of temporarily extending the validity periods of all approved applications for
4 Detailed Site Plans and Specific Design Plans that were in a valid status of January 1, 2020.

5 WHEREAS, the real estate finance sector of the economy, real estate developers,
6 homebuilders, and commercial, office, and industrial developers are still adjusting to the current
7 national and international real estate market in light of the COVID-19 pandemic; and

8 WHEREAS, as a result, the development community still faces uncertainty as to market
9 demand as it relates to financial institutions that lend money to property owners, builders, and
10 developers will experience substantial erosion of collateral and depreciation of their assets
11 should approved preliminary plan approvals be allowed to expire; and

12 WHEREAS, the process of obtaining Planning Board, development review, and zoning
13 approvals for subdivisions, detailed site plans, and specific design plans can be difficult, time-
14 consuming, and expensive for both private applicants and public bodies alike; and

15 WHEREAS, approvals for detailed site plans and specific design plans are impossible to
16 renew and can be difficult, if not impossible, to re-obtain once expired or lapsed; and

17 WHEREAS, the applicable determinations as to master plan consistency, conformance, or
18 endorsement with regional plans may expire or lapse without implementation without the
19 envisioned development and other infrastructure improvements approved therein; and

1 WHEREAS, as a result of adopting a new County Zoning Ordinance in 2018 via enactment
2 of Chapter 37, 2018 Laws of Prince George’s County, Maryland, also known as CB-13-2018, the
3 Council must approve a Countywide comprehensive zoning map; and

4 WHEREAS, the procedural magnitude of a Countywide comprehensive zoning process has
5 been impacted by the current State and County Declarations of Emergency; and

6 WHEREAS, as a result, it is anticipated that the consideration and approval of a
7 Countywide Map Amendment will not be complete for another 8-12 months’ time; and

8 WHEREAS, the District Council finds that there is a need to protect the interests of all
9 stakeholders in the County, and

10 WHEREAS, in the 2018 Legislative Year, the Council enacted Chapter 32, 2018 Laws of
11 Prince George’s County (CB-059-2018) to extend the validity periods of all approved
12 applications for Detailed Site Plans and Specific Design Plans that were in a valid status as of
13 January 1, 2018; and

14 WHEREAS, given the length of time that is anticipated to complete a Countywide
15 comprehensive zoning process, the District Council finds that a further temporary extension to
16 validity periods for those approved applications for Detailed Site Plans and Specific Design
17 Plans will help ensure economic stability and the financial health for the benefit of citizens and
18 residents of the County while the Council considers a Countywide comprehensive zoning
19 process to implement a new Zoning Ordinance for Prince George’s County; and

20 WHEREAS, the Council appreciates that the process of obtaining County development
21 review, and zoning approvals for preliminary plans of subdivision, detailed site plans, and
22 specific design plans can be difficult, time-consuming, and expensive for both private applicants
23 and public bodies alike; and

24 WHEREAS, the governing determinations as to master plan consistency, conformance, or
25 endorsement with regional plans may expire or lapse without implementation of the envisioned
26 development or other infrastructure improvements approved therein; and

27 WHEREAS, it is the purpose of this Ordinance to help prevent the wholesale abandonment
28 of approved projects and activities due to unfavorable economic conditions by extending the
29 validity periods for all approved applications for Detailed Site Plans and Specific Design Plans
30 that were in a valid status as of January 1, 2020; now, therefore,

31 SECTION 1. BE IT ENACTED by the County Council of Prince George’s County,

1 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
2 District in Prince George's County, Maryland, that the provisions for the running of validity
3 periods set forth in Sections 27-287, 27-527, 27-528, 27-546.07, and 27-548.08 of the Zoning
4 Ordinance, being also Subtitle 27 of the Prince George's County Code, be and the same are
5 hereby temporarily extended until December 31, 2021, for detailed site plans and specific design
6 plans approved prior to January 1, 2015.

7 SECTION 2. BE IT FURTHER ENACTED that the provisions for the running of validity
8 periods set forth in Sections 27-287, 27-527, 27-528, 27-546.07, and 27-548.08 of the Zoning
9 Ordinance, being also Subtitle 27 of the Prince George's County Code, be and the same are
10 hereby temporarily extended until December 31, 2022, for detailed site plans and specific design
11 plans approved after January 1, 2015

12 SECTION 3. BE IT FURTHER ENACTED that the extension of the validity period for a
13 given application shall only be applied if the application was in an active, current validity period
14 as of January 1, 2020. This extension shall not be applied to any application whose validity
15 begins after the date of the adoption of this Ordinance.

16 SECTION 4. BE IT FURTHER ENACTED that the provisions of this Ordinance shall be
17 abrogated and be of no further force and effect after December 31, 2022.

1 SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect on the
2 date of its adoption.

Adopted this 17th day of November, 2020.

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: _____
Todd M. Turner
Council Chair

ATTEST:

Donna J. Brown
Clerk of the Council

KEY:
Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that remain unchanged.