

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Bill No. _____ CB-75-2013
 Chapter No. _____ 56
 Proposed and Presented by _____ Council Member Olson
 Introduced by _____ Council Members Olson and Lehman
 Co-Sponsors _____
 Date of Introduction _____ October 15, 2013

ZONING BILL

1 AN ORDINANCE concerning

2 Validity Periods – Detailed Site Plans

3 For the purpose of temporarily extending the validity periods of certain approved Detailed Site
 4 Plan applications subject to certain permitting criteria.

5 WHEREAS, the process of obtaining Planning Board, development review, and zoning
 6 approvals for detailed site plans is unquestionably laborious and financially burdensome for both
 7 private applicants and public bodies alike; and

8 WHEREAS, as a compounding factor, approvals for site plans are impossible to renew and
 9 offer no certainty of reapproval upon resubmittal once expired or lapsed; and

10 WHEREAS, determinations of master plan consistency, conformance, or endorsement with
 11 appropriate regional plans may expire or lapse without implementation due to the state of the
 12 economy; and

13 WHEREAS, obtaining an extension of an approval pursuant to existing statutory or
 14 regulatory provisions are either unavailable or costly in terms of time and financial resources,
 15 and may be insufficient to cope with the extent of the present delicate financial situation; and

16 WHEREAS, despite evidence of a modest recovery in the national economic picture, real
 17 estate developers, homebuilders, and commercial, office, and industrial developers continue to
 18 grapple with financial uncertainty in the wake of the recent national economic crisis; and
 19

1 WHEREAS, the District Council approved similar wholesale extensions of all approved
2 applications for Detailed Site Plans as well as Specific Design Plans in CB-67-2012, CB-7-2011,
3 and CB-6-2010; and

4 WHEREAS, it is the purpose of this Ordinance to incentivize development projects with
5 approved Detailed Site Plan applications that demonstrate certain steps toward construction and
6 completion of the development project; now, therefore,

7 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
8 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
9 District in Prince George's County, Maryland, that the provisions for the running of validity
10 periods contained in Sections 27-287, 27-546.07, and 27-548.08 of the Zoning Ordinance of the
11 County Code may be temporarily extended for a period not to exceed six (6) months in
12 accordance with the provisions of this Ordinance.

13 SECTION 2. BE IT FURTHER ENACTED that the provisions for the running of validity
14 periods contained in Sections 27-287, 27-546.07, and 27-548.08 of the Zoning Ordinance for
15 projects where a grading permit is required, the validity period may only be extended if a
16 grading permit application is filed and accepted by the Prince George's County Department of
17 Permits, Inspection and Enforcement ("DPIE") prior to the expiration date of the current site plan
18 validity period. Notwithstanding the provisions for validity periods set forth in Sections 27-287,
19 27-546.07, and 27-548.08 of the Zoning Ordinance, a detailed site plan application approval for
20 the project shall remain active and valid during the permit application review period by DPIE.
21 The six-month extension period shall commence upon issuance of a grading permit for the
22 project by DPIE.

23 SECTION 3. BE IT FURTHER ENACTED that the provisions for the running of validity
24 periods contained in Sections 27-287, 27-546.07, and 27-548.08 of the Zoning Ordinance of the
25 County Code for projects where a building permit is required, the validity period may only be
26 extended if a building permit application is filed and accepted by the Prince George's County
27 Department of Permits, Inspection and Enforcement ("DPIE") prior to the expiration date of the
28 current site plan validity period. Notwithstanding the provisions for validity periods set forth in
29 Sections 27-287, 27-546.07, and 27-548.08 of the Zoning Ordinance, a detailed site plan
30

1 application approval for the project shall remain active and valid during the permit application
2 review period by DPIE. The six-month extension period shall commence upon issuance of a
3 building permit for the project by DPIE.

4 SECTION 4. BE IT FURTHER ENACTED that the extension of the validity period for a
5 given application shall only be applied to approved detailed site plan application that are in a
6 valid, activity status pursuant to the Zoning Ordinance.

7 SECTION 5. BE IT FURTHER ENACTED that the provisions of this Ordinance shall take
8 effect on the date it becomes law.

Adopted this 19th day of November, 2013.

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: _____
Andrea C. Harrison
Chair

ATTEST:

Redis C. Floyd
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.