

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session**

Bill No. CB-97-2017

Chapter No. 57

Proposed and Presented by Council Members Harrison and Davis

Introduced by Council Members Harrison, Davis, Turner and Franklin

Co-Sponsors _____

Date of Introduction October 3, 2017

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, 2017.

5 WHEREAS, a state of national recession existed in 2007-09, which drastically affected
6 various segments of the State and County economy, but none as severely as the County's
7 banking, real estate, and construction sectors; and

8 WHEREAS, as a result of the conundrum in the real estate finance sector of the economy,
9 real estate developers, homebuilders, and commercial, office, and industrial developers
10 experienced an industry-wide decline, including reduced demand, canceled orders, declining
11 sales, rental price reductions, increased inventory, fewer buyers who qualify to purchase homes,
12 and layoffs; and

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

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

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

1 WHEREAS, the national recession severely weakened the building industry, and many
 2 landowners and developers continue to be hindered by the lack of credit and dearth of buyers and
 3 tenants due to the crisis in real estate financing and the building industry, uncertainty over the
 4 state of the State and County economy; and

5 WHEREAS, the construction industry and related trades have sustained severe economic
 6 losses, and the lapsing of government development approvals would, if not addressed, exacerbate
 7 those losses; and

8 WHEREAS, financial institutions that lend money to property owners, builders, and
 9 developers are experiencing erosion of collateral and depreciation of their assets as approvals
 10 expire, and the extension of these approvals is necessary to maintain the value of the collateral
 11 and the solvency of financial institutions in the State and County; and

12 WHEREAS, as a result of the lingering effects of the economic downturn and the continued
 13 expiration of approvals which were granted by the County, the District Council finds that
 14 extensions of validity periods help ensure the economic health of the County; and

15 WHEREAS, it is the purpose of this Ordinance to help prevent the wholesale abandonment
 16 of approved projects and activities due to unfavorable economic conditions by extending the
 17 validity periods for all approved applications for Detailed Site Plans and Specific Design Plans
 18 that were in a valid status as of January 1, 2017;

19 WHEREAS, it is the intent of the District Council to assist in improving the slower
 20 economic growth rates in Prince George's County by extending the validity periods of all
 21 approved applications for Detailed Site Plans and Specific Design Plans that were in a valid
 22 status as of January 1, 2017; and

23 WHEREAS, the District Council approved similar extensions via enactment of CB-81-
 24 2015, CB-71-2013, CB-7-2011, CB-6-2010, and CB-7-2009; now, therefore,

25 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
 26 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
 27 District in Prince George's County, Maryland, that the provisions for the running of validity
 28 periods set forth in Sections 27-287, 27-527, 27-528, 27-546.07, and 27-548.08 of the Zoning
 29 Ordinance, being also Subtitle 27 of the Prince George's County Code, be and the same are
 30 hereby temporarily extended until December 31, 2018.

1 SECTION 2. BE IT FURTHER ENACTED that the extension of the validity period for a
2 given application shall only be applied if the application was in an active, current validity period
3 as of January 1, 2017. This extension shall not be applied to any application whose validity
4 begins after the date of the adoption of this Ordinance.

5 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Ordinance shall be
6 abrogated and be of no further force and effect after December 31, 2018.

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

Adopted this 7th day of November , 2017.

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: _____
Derrick Leon Davis
Chairman

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.