



Prince George's County Council

Agenda Item Summary

Meeting Date: 10/28/2025

Effective Date: 12/15/2025

Reference No.: CB-066-2025

Chapter Number: 37

Draft No.: 2

Public Hearing Date: 10/28/2025 @ 10:00 AM

Proposer(s): Olson and Dernoga

Sponsor(s): Olson, Dernoga, Watson, Blegay, Hawkins, Ivey, Fisher and Oriadha

Item Title: AN ORDINANCE CONCERNING ADMINISTRATION - APPLICATION-SPECIFIC REVIEW PROCEDURES AND STANDARDS - PLANNED DEVELOPMENT ZONING MAP AMENDMENT for the purpose of streamlining land development administration in support of the County's affordable housing goals by amending Planned Development (PD) Zoning Map Amendments requirements to remove certain filing requirements and allow for the submission of subsequent development applications under certain circumstances.

Drafter: Eric Irving, Fiscal and Legislative Specialist

Resource Personnel: Julio Murillo, Chief of Staff, Council District 3

LEGISLATIVE HISTORY:

Date:	Acting Body:	Action:	Sent To:
05/19/2025		transmitted	Clerk of the Council
			Action Text: This Council Bill was transmitted
06/02/2025		Support proposed legislative amendment	
			Action Text: A proposed legislative amendment to this Council Draft was supported.
06/13/2025		Support proposed legislative amendment	M-NCPPC Planning Board
			Action Text: A proposed legislative amendment to this Council Draft was supported.
07/01/2025	County Council	presented and referred	PHED
			Action Text: This Council Bill was presented by Council Members Olson and Dernoga and referred to the Planning, Housing and Economic Development Committee.

09/04/2025 PHED

Favorably
recommended with
amendments**Action Text:**

A motion was made by Council Member Olson, seconded by Council Member Hawkins, that this Council Bill be Favorably recommended with amendments. The motion carried by the following vote:

Aye: 4 Dernoga, Hawkins, Olson and Adams-Stafford

Excused: 1 Oriadha

10/02/2025 County Council introduced

Action Text:

This Council Bill was introduced by Council Members Olson, Dernoga, Watson, Blegay, Hawkins, Ivey, Fisher and Oriadha.

10/02/2025 County Council rules suspended

Action Text:

A motion was made by Council Member Olson, seconded by Council Member Fisher, that the rules be suspended for this Council Bill. The motion carried by the following vote:

Aye: 9 Blegay, Dernoga, Fisher, Hawkins, Olson, Watson, Ivey, Burroughs and Oriadha

Absent: 2 Harrison and Adams-Stafford

10/28/2025 County Council public hearing held

Action Text:

The public hearing for this Council Bill was held.

10/28/2025 County Council enacted

Action Text:

A motion was made by Council Member Olson, seconded by Council Member Watson, that this Council Bill be enacted. The motion carried by the following vote:

Aye: 9 Blegay, Dernoga, Fisher, Olson, Watson, Ivey, Burroughs, Oriadha and Adams-Stafford

Absent: 2 Harrison and Hawkins

AFFECTED CODE SECTIONS:27-3602

BACKGROUND INFORMATION/FISCAL IMPACT:

The Zoning Ordinance details specific actions that applicants must take following the approval of a Planned Development (PD) Zoning Map Amendment but prior to development of the site in the subject PD Zone. This bill removes the requirement that an applicant file copies of the PD Basic Plan and PD Conditions of Approval with the Land Records of Prince George's County prior to submitting a

development application subsequent to the PD Map Amendment.

Additionally, this bill allows these subsequent development applications to be submitted following the issuance of Zoning Hearing Examiner's recommendation on the underlying PD Map Amendment application. This would allow applicants to file these subsequent applications prior to the District Council public hearing on the PD Map Amendment application. However, these subsequent applications cannot be accepted by the receiving agency prior to the District Council's order acknowledging the applicant's acceptance of the conditions of approval of the underlying PD Map Amendment.

Document(s): B2025066, CB-066-2025 Report, CB-066-2025 OOL Comment, LDR-88-2025 Planning Board Recommendation, LDR-88-2025 Technical Staff Report, LDR-88-2025 M-NCPPC email Transmittal, LDR-88-2025 PGCPB Transmittal Pink Sheet