September 16, 2026

Policy Analysis and Fiscal Impact Statement

TO: Planning, Housing and Economic Development Committee (PHED)

THRU: Rana Hightower, Director
Planning, Housing and Economic Development Committee (PHED)

FROM: Credelphia Ganu
Legislative Liaison to M-NCPPC

RE: **CB-084-2026** Streamlining Site Plan Review Act 2026

CB-084-2026 (*proposed by*: Council Chair Krystal Oriadha)

Assigned to the Planning, Housing and Economic Development Committee (PHED)

AN ORDINANCE CONCERNING STREAMLINING SITE PLAN REVIEW ACT OF 2026, for the purpose of amending the Zoning Ordinance to establish a combined application for Detailed Site Plans and Preliminary Plans of major Subdivisions; authorizing concurrent review of certain development-related applications, including Natural Resource Inventory plans and stormwater management concept plans; and generally relating to development plan review.

Fiscal Summary

Direct Impact:

Expenditure: The impact cannot be determined at this time.

Revenues: *The impact cannot presently be determined pending confirmation of the fee structure for combined applications.*

Indirect Impact:

Potentially favorable; any impact cannot presently be quantified.

Legislative Summary:

CB-084-2026 amends Sections 27-3605 and 27-6802 of Prince George's County Zoning Ordinance. The bill would authorize an applicant to submit a combined application for a Detailed Site Plan and a Preliminary Plan of Major Subdivision using a form provided by the Planning Department.

A combined application would be approved only if it satisfies the requirements applicable to both application types. The bill would consolidate pre-application meetings and conferences, application fees, and Planning Department and Planning Board public meetings and hearings. The time requirements and limits applicable to a Detailed Site Plan would govern the combined application.

Upon review or appeal, the District Council would evaluate the combined application only for compliance with the Detailed Site Plan requirements. Approval of a combined application would grant an approved Detailed Site Plan in accordance with the applicable provisions of Section 27-3605.

The bill would also change certain submittal requirements from an approved Natural Resource Inventory to a submitted proposed Natural Resource Inventory and from an approved stormwater management concept plan and approval letter to a proposed stormwater management concept plan. The change to Section 27-6802 would apply to multiple development-related applications listed in that section. The bill further specifies that an approved Natural Resources Inventory must be obtained before any building or grading permit may be issued.

Implementation Summary:

Implementation would require the Planning Department, Planning Board, District Council, Department of Permitting, Inspections and Enforcement, Department of the Environment, Prince George’s Soil Conservation District, and other reviewing agencies to coordinate the intake, review, hearing, decision, and appeal procedures for combined applications.
The Planning Department may need to:

- Develop the combined application form and revise application instructions, checklists, filing procedures, fee schedules, and records-management practices;
- Establish procedures for consolidated pre-application meetings, public meetings and hearings, staff referrals, technical comments, and Planning Board decisions;
- Reconcile the review periods applicable to Detailed Site Plans and Preliminary Plans of Major Subdivision;
- Establish procedures for maintaining a complete record for both components of a combined application and for transmitting the record in the event of District Council review or appeal; and
- Update electronic application and case-management systems, staff guidance, public information, and interagency referral processes.

Planning Department technical staff stated that related amendments to the Subdivision Regulations and other affected provisions of the County Code may be necessary before the combined process can be implemented. Technical staff also identified questions concerning State-law review periods, the respective authority of the Planning Board and District Council, and the approval status of the subdivision component.

The 45-day effective-date period may provide limited time to complete legal review, companion legislation, procedures, forms, system changes, and staff training. No agency cost estimate was available when this analysis was prepared.

Current Law/Background:

Detailed Site Plans are reviewed under Subtitle 27, while Preliminary Plans of Major Subdivision are governed by Subtitle 24 and applicable provisions of State law. The applications involve related development proposals but have separate approval criteria, decision-making authority, records, and review periods.

Planning Department technical staff reported that existing administrative procedures already permit related Detailed Site Plan and Preliminary Plan applications to be reviewed concurrently or in close sequence, including consolidated pre-application conferences and neighborhood meetings. The proposed legislation would formalize a single combined application and would consolidate specified procedural steps.

Under current requirements, approved Natural Resource Inventories and stormwater management concept plans support environmental and infrastructure review at specified stages of the development process. CB-084-2026 would permit submitted proposed documents in place of approved documents for the applications addressed by the amended sections.

M-NCPPC technical staff opposed LDR-153-2026 on July 14, 2026. Following a public hearing, the Planning Board opposed the proposed legislative amendment on August 5, 2026. The Planning Board stated that the objective of streamlining development review warrants further work but identified legal, procedural, environmental, timing, and implementation concerns with the current draft.

Resource Personnel:

- **Legislative Attorney**: Josh Hamlin
- **Sponsor:** Tre'von Sawyers, Office of Council Chair Krystal Oriadha, District 7
- **Agency Contacts:** Maryland-National Capital Park and Planning Commission; Department of Permitting, Inspections and Enforcement; and Department of the Environment

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Discussion/Policy Analysis:

CB-084-2026 is intended to streamline development review by allowing a Detailed Site Plan and Preliminary Plan of Major Subdivision to proceed through a combined application. Consolidating meetings, fees, hearings, and review steps could reduce duplication, improve coordination, and shorten the period between application and final action for qualifying development proposals.

If the combined process operates as intended, applicants may experience lower predevelopment costs and greater predictability. Faster review may also support housing production, commercial development, job creation, and earlier realization of permit, property-tax, and other development-related revenues.

Related legislation, CB-090-2026, proposes a corresponding amendment to the Subdivision Regulations concerning combined and concurrent development-plan review. Together, CB-084-2026 and CB-090-2026 address the zoning and subdivision components of the proposed process. Implementation would require coordination to ensure that the forms, revie periods, records, hearings, decisions, and appeal procedures established under the two bills operate consistently.

Technical staff also identified potentially conflicting review periods. Preliminary Plans of Major Subdivision are subject to State-law timeframes, while the bill applies the Detailed Site Plan timeframe to a combined application. If the timeframes cannot be reconciled, the intended process could result in incomplete reviews, applicant extensions, denials, or legal challenges.

Combining the application record may also affect the separation between Planning Board authority over subdivision matters and District Council authority over Detailed Site Plans. Clear procedures would be needed to distinguish applicable findings, testimony, evidence, decisions, and appeal rights while preserving the complete record for each component.

Replacing approved Natural Resource Inventories and stormwater management concept plans with submitted proposed documents could allow environmental and infrastructure review to occur concurrently with site-plan review. This may reduce sequencing delays. Conversely, later revisions to those documents could require changes to site design, extend review, or result in approval of a development plan before environmental and stormwater issues are fully resolved.

Fiscal Impact:

- *Direct Impact*

Expenditures: Potentially mixed; the exact impact cannot be determined at this time. A consolidated process may reduce duplicative meetings, hearings, staff review, and administrative handling for applications that would otherwise proceed separately. Any savings

would depend on application volume, the degree of overlap under current procedures, and whether the combined process shortens total review time.

Implementation may also result in one-time and ongoing costs for legal review, companion legislation, revised forms and procedures, electronic system changes, staff training, interagency coordination, records management, and hearing or appeal procedures. Additional costs could arise if unresolved legal or procedural issues result in extended review, application denials, or litigation. The amount cannot be determined from the information available.

Revenues: Potentially favorable; the exact impact cannot be determined at this time.
The bill does not establish a new fee, tax, or dedicated revenue source. Faster review and earlier construction could accelerate the receipt of existing permits, development, and property-tax revenues. The timing and amount of any revenue effect would depend on the number and type of projects using the combined process and whether the legislation reduces total processing time.

- *Indirect Impact:*

Potentially favorable if the combined process operates as intended; however, the effect cannot presently be quantified.

Potential indirect benefits include reduced applicant costs, improved predictability, earlier private investment, and increased development activity. Potential adverse effects include delays caused by incomplete environmental or stormwater information, conflicting review requirements, additional application revisions, and uncertainty during implementation.

- *Appropriated in the Current Fiscal Year Budget*

No. CB-084-2026 does not provide appropriate funding. If implementation requires additional staffing, system modifications, legal support, or other resources beyond existing capacity, additional funding may be required.

Policy Implementation Resources/Project Timeline:

Milestone 1 – Upon Enactment

The Office of Law, Planning Department, and affected agencies may review the legislation for consistency with State law, the Subdivision Regulations, and other affected provisions of the County Code. Responsible staff and interagency points of contact may be identified.

Milestone 2 – Prior to Effective Date

The Planning Department may develop the combined application, procedures, checklists, fees, hearing and recordkeeping protocols, and applicant guidance. Affected agencies may revise

referral procedures, review standards, and electronic systems and determine whether companion legislation is required

Milestone 3 – Effective Date

The combined application process and revised Natural Resource Inventory and stormwater management submittal requirements would take effect 45 calendar days after the legislation becomes law.

Milestone 4 - Ongoing

The Planning Department and affected agencies may monitor application volume, processing time, hearing and appeal issues, environmental and stormwater review, system performance, staffing requirements, and whether additional statutory or procedural changes are needed.

Resources and Critical Path

Implementation resources may include legal and legislative review, planning and subdivision reviewers, environmental and stormwater reviewers, hearing and records-management staff, information-technology support, revised application materials, and coordinated procedures among the Planning Board, District Council, DPIE, Department of the Environment, and other reviewing entities.

Implementation may require legal, administrative, information-technology, records-management, environmental, stormwater, and plan-review resources. It may also require coordination among the Planning Board, District Council, Department of Permitting, Inspections and Enforcement, Department of the Environment, Prince George's Soil Conservation District, and other reviewing agencies. Staffing, system needs, procedures, and costs remain subject to agency confirmation.

Disclaimer: This is a preliminary implementation timeline based on the legislation and information available at this time. Agency fiscal and implementation estimates were not available when this draft was prepared. Staffing needs, system requirements, procedures, and costs remain subject to confirmation.

Effective Date of Proposed Legislation:

The proposed Ordinance will take effect on the date of it becomes law.

If you require additional information or have questions about this fiscal impact statement, please reach out to me via phone or email.