PRINCE GEORGE'S COUNTY COUNCIL

COMMITTEE REPORT

2026 Legislative Session

Reference No.:	CB-084-2026
Draft No.:	2
Committee:	PLANNING, HOUSING, AND ECONOMIC DEVELOPMENT
Date:	7/02/2026
Action:	FAVORABLE WITH AMENDMENTS

REPORT: Committee Vote: Favorable with Amendments, 5-0 (In favor: Committee Chair Blegay, Vice Chair Oriadha, Council Members Adams-Stafford, Dernoga, and Olson)

The Planning, Housing and Economic Development (PHED) Committee met on September 17, 2026, to consider CB-084-2026.

The PHED Committee Director, Rana Hightower, provided a summary of the proposed legislation and shared public comments and feedback from various agencies within Prince George's County.

On Tuesday, September 1, 2026, Draft-1 of the bill was presented and will amend the Zoning Ordinance to establish a combined application process for both Detailed Site Plan and Preliminary Plan of Subdivision. It will also allow concurrent review of certain development-related applications during site plan review, including natural resource inventory, 100-year floodplain delineation, and stormwater management concept plans.

The bill sponsor Chair Oriadha explained that the bill addresses streamlining the development review process and addresses concerns raised by other council members on the subdivision companion bill (CB-090-2026). CB-084-2026 makes the same amendments consistent with the other streamlining bill.

Ms. Cree Ganu, Legislative Liaison for the Maryland-National Capital Park and Planning Commission, prepared a Policy Analysis and Fiscal Impact Statement.

The direct fiscal impact 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.

The indirect fiscal impact would be 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.

The Planning Board voted to oppose the proposed legislation (LDR-153-2026). It was explained that the legislation meets the criteria that the provisions for each zone shall be uniform for each class or kind of development throughout the zone because the provisions of LDR-153-2026 are focused on development application approaches that would apply regardless of the zoning.

However, in this instance, the Planning Board would urge the District Council to look beyond the legislative amendment decision standards in light of the numerous concerns identified in the Technical Staff Report and consider that while a proposed bill may meet the decision standards enumerated in Section 27-3501 (d), Legislative Amendment Decision Standards, a bill may not meet the purpose and intent of other provisions of Section 27-3501, Legislative Amendment. LDR- 153-2026 does not meet any of the five considerations mandated by Section 27-3501 for analysis of the extent to which proposed amendments meet identified purposes.

The revised version CB-084-2026 (Proposed DR-2) addresses the Planning Board's concerns with CB-084-2026 (DR-1).

There were speakers that requested the County Council revise the streamlining process and not expedite the development review process in any way.

On motion of PHED Committee Vice Chair Oriadha, seconded by PHED Committee Chair Blegay, the PHED Committee voted 5-0 in favor of CB-084-2026 (DR-2).