COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2026 Legislative Session

Bill No. CB-076-2026

Chapter No.

Proposed and Presented by Council Member Oriadha

Introduced by Council Member Oriadha

Co-Sponsors

Date of Introduction September 22, 2026

ZONING BILL

AN ORDINANCE concerning

Commercial Reinvestment and Innovation Projects Act of 2026

For the purpose of establishing an alternative, streamlined development review and appeal process for the highest priority transit-oriented development areas, called Regional Transit Districts and Local Transit Centers in Prince George's County's Plan 2035 General Plan, to stimulate greater economic growth in Prince George's County, subject to certain conditions.

BY repealing and reenacting with amendments:

Sections 27-2500, 27-3619,
The Zoning Ordinance of Prince George's County, Maryland
being also
SUBTITLE 27. ZONING.
(2023 Edition; 2025 Supplement).

SECTION 1. BE IT ENACTED by the 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, that Sections 27-2500 and 27-3619 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same are hereby repealed and reenacted with amendments:

SUBTITLE 27. ZONING.

PART 27-2 INTERPRETATIONS AND DEFINITIONS

Sec. 27-2500. Definitions

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Commercial Reinvestment and Innovation Project

A development that:

(A) is located:

(i) in an area designated as a Regional Transit District or Local Transit Center in the General Plan or their equivalents in any successor General Plan; and

(ii) for any part of the property, within a one-quarter mile radius of a constructed heavy or light rail transit station as measured from the center of the transit station platform;

(iii) notwithstanding the above, development proposed within the College Park/UM Metro/M Square Purple Line Regional Transit District, New Carrollton Metro Regional Transit District, or the UMD West Local Transit Center shall not be eligible for designation as a commercial reinvestment and innovation project;

(B) has at least 50% of its total building square footage as:

(i) at least 5 stories in height: or

(ii) at least 60 feet above grade;

(C) contains a mix of uses in the Arts and Artisanal Production Uses, Eating or Drinking Establishment Uses (excluding the restaurant, quick-service (with drive-through) principal use type), Office Uses, Retail Sales and Service Uses, Educational Uses, Health Care Uses, Community Service Uses, and Visitor Accommodation Uses principal use categories and multifamily dwellings;

(D) excludes uses in the industrial principal use classification, townhouse dwellings, single-family detached dwellings, two-family dwellings, three-family dwellings, drive-through service as an accessory use/structure for any principal use type, and qualified data centers; and

(E) is not the subject of an application for a variance.

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PART 27-3. ADMINISTRATION.

Sec. 27-3619. Expedited Transit-Oriented Development Review

(a) Applicability

Applicants may seek expedited detailed site plan review and approval in accordance with this Section for projects when:

(1) the proposed development shall consist of at least one building that includes two (2) or

more stories with habitable or leasable space above grade, and:

(a) [The] the subject property has greater than fifty percent (50%) of its net lot area located within a one-half mile radius of a constructed WMATA Metrorail station as measured from the center of the transit station platform[,]; or

[(2)](b) [The] the subject property is located entirely within the Bowie State Maryland Area Regional Commuter ("MARC") Station Local Center as designated on the Growth Policy Map in the General Plan, as may be amended from time to time; or

[(3)The proposed development shall consist of at least one building that includes two (2) or more stories with habitable or leasable space above grade]

(2) the application is for a Commercial Reinvestment and Innovation Project.

(b) Submittal Requirements

See Section 27-3605(c), Submittal Requirements. In addition:

(1) Any development application filed pursuant to this Section shall be prominently designated as an "Expedited Transit-Oriented Development Site Plan Application," and eligible applications shall be so designated as "SEEKING EXPEDITED REVIEW" in bold capital letters and in a prominent location on at least the first page of the application at the time of filing of the application,[.] with any development application for a Commercial Reinvestment and Innovation Project in the same form and fashion additionally designated as "COMMERCIAL REINVESTMENT AND INNOVATION PROJECT."

(2) Expedited transit-oriented development projects for which a preliminary plan of subdivision (minor or major) is required may file a preliminary plan application concurrently with an expedited transit-oriented development site plan application.

(c) Expedited Transit-Oriented Development Review Procedure

This Subsection identifies additions or modifications to the standard review procedures in Section 27-3400, Standard Review Procedures, that apply to expedited transit-oriented development site plan applications. Figure 27-3621(c) identifies key steps in the expedited transit-oriented development review procedure.

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(11) Appeal Procedures for Commercial Reinvestment and Innovation Projects.

(A) Within fifteen (15) business days after the date of the notice of the Planning Board's decision on an expedited transit-oriented development site plan application, the District

Council may vote to review the Planning Board's decision on its own motion, or an applicant or a person of record may appeal the Planning Board's decision to the District Council by filing a written appeal with the Clerk of the Council.

(B) An appeal by an applicant or a person of record shall specify the error which is claimed to have been committed by the Planning Board and shall also specify those portions of the record relied upon to support the error alleged. A copy of the appeal shall be sent by the submitter to all persons of record (by regular mail), and a certificate of service shall accompany the submission to the Clerk of the Council.

(C) If, within fifteen (15) business days after the date of the notice of the Planning Board's decision, the District Council has not elected to review the Planning Board's decision and no appeal has been filed by a person of record or the applicant, the Planning Board's decision on the expedited transit-oriented development site plan application shall be deemed to be affirmed.

(D) The Clerk of the Council shall notify (and may do so by electronic transmission) the Planning Board of the review decision or appeal, if any. The Planning Board shall transmit (and may do so by electronic transmission) to the District Council, within seven (7) calendar days of receipt of the notice from the Clerk, the expedited transit-oriented development site plan application for a Commercial Reinvestment and Innovation Project, the official list of persons of record, and all written evidence and any other materials used in the consideration of the application by the Planning Board.

(E) The District Council shall hold a public hearing on the review decision or appeal within twenty-one (21) calendar days after the filing of an appeal from the Planning Board's decision on an expedited transit-oriented development site plan application for a Commercial Reinvestment and Innovation Project. A person of record or an applicant that has appealed a Planning Board's decision to the District Council pursuant to this Section may also withdraw their appeal in writing to the Clerk of the Council (by regular mail or hand delivery) at any time prior to notice being issued for the public hearing. If the appeal is withdrawn, the Planning Board's decision on the expedited transit-oriented development site plan application for a Commercial Reinvestment and Innovation Project shall be deemed to be affirmed so long as the appeal period has expired.

(F) The Clerk of the Council shall send written notice to all parties of record of the appeal or the District Council's election to review the decision of the Planning Board including

notice of the public hearing, not later than ten (10) calendar days prior to any public hearing on the review.

(G) Within seven (7) calendar days after the close of the District Council's public hearing on the review decision or appeal of the Planning Board's decision on an expedited transit-oriented development site plan application for a Commercial Reinvestment and Innovation Project, the District Council shall approve, approve with conditions, or disapprove the application filed pursuant to this Section or the Planning Board's decision shall be deemed to be affirmed. The District Council shall state the reasons for its action in writing. Where the District Council approves an expedited transit-oriented development site plan application for a Commercial Reinvestment and Innovation Project, the District Council shall make the same findings required for the Planning Board decision. The months of August and December shall not be considered for the purpose of calculating the time for consideration or final action by the District Council on an application filed pursuant to this Section.

(H) Copies of the District Council decision on an expedited transit-oriented development site plan application for a Commercial Reinvestment and Innovation Project shall be sent to all parties of record, the applicant, and the Planning Board.

SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after it becomes law.

Adopted this _____ day of _____ , 2026.

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: _____
Krystal Oriadha
Chair

ATTEST:

_____

Donna J. Brown
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.

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