

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2015 Legislative Session**

Bill No. CB-81-2015

Chapter No. 60

Proposed and Presented by Council Members Turner and Franklin

Introduced by Council Members Turner and Franklin

Co-Sponsors \_\_\_\_\_

Date of Introduction October 6, 2015

**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 as of January 1, 2015  
5 and for the District Council to establish a work group to determine viability of approved detailed  
6 site plans and specific design plans.

7       WHEREAS, a state of national recession which existed between 2007-2009, has drastically  
8 affected various segments of the State and County economy, but none as severely as the  
9 County’s banking, real estate, and construction sectors; and

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

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

18       WHEREAS, approvals for site plans are impossible to renew and can be difficult to re-  
19 obtain if expired or lapsed; and

20       WHEREAS, determinations of master plan consistency, conformance, or endorsement with

1 appropriate regional plans may expire or lapse without implementation due to the state of the  
 2 economy; and

3 WHEREAS, the national recession severely weakened the building industry, and many  
 4 landowners and developers continue to be hindered by the lack of credit and dearth of buyers and  
 5 tenants due to the crisis in real estate financing and the building industry, uncertainty over the  
 6 state of the economy, and increasing levels of unemployment in the construction industry; and

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

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

14 WHEREAS, due to the difficulty of builders and their purchasers to obtain financing, under  
 15 existing economic conditions, more and more validity periods for approvals are expiring or  
 16 lapsing and, as these approvals lapse, lenders must reappraise and thereafter substantially lower  
 17 real estate valuations established by the District Council in conjunction with approved projects,  
 18 thereby requiring the reclassification of numerous loans which, in turn, affects the stability of the  
 19 banking system and reduces the funds available for future lending, thus creating more severe  
 20 restrictions on credit and leading to a vicious cycle of default; and

21 WHEREAS, as a result of the lingering effects of the economic downturn, and the  
 22 continued expiration of approvals which were granted by the County, it is possible that  
 23 thousands of government actions will be undone by the passage of time; and

24 WHEREAS, obtaining an extension of an approval pursuant to existing statutory or  
 25 regulatory provisions are either unavailable or costly in terms of time and financial resources,  
 26 and may be insufficient to cope with the extent of the present financial situation; and

27 WHEREAS, it is the purpose of this Ordinance to help prevent the wholesale abandonment  
 28 of approved projects and activities due to unfavorable economic conditions, by  
 29 extending the validity periods for all approved applications for Detailed Site Plans and Specific  
 30 Design Plans that were in a valid status as of January 1, 2015; and

31 WHEREAS, it is the intent of the District Council to assist in improving the slower

1 economic growth rates in Prince George’s County through extending the validity periods of all  
2 approved applications for Detailed Site Plans and Specific Design Plans that were in a valid  
3 status as of January 1, 2015; and

4 WHEREAS, the District Council approved similar extensions in CB-71-2013, CB-67-2012,  
5 CB-7- 2011, CB-6-2010 and CB-7-2009; now, therefore,

6 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
7 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
8 District in Prince George's County, Maryland, that the provisions for the running of validity  
9 periods contained in Sections 27-287, 27-527, 27-528, 27-546.07, and 27-548.08 of the Zoning  
10 Ordinance of the County Code, are hereby temporarily extended until December 31, 2017.

11 SECTION 2. BE IT FURTHER ENACTED that the extension of the validity period for a  
12 given application shall only be applied if the application was in an active, current validity period  
13 as of January 1, 2015. This extension shall not be applied to any whose validity period begins  
14 after the date of the adoption of this Ordinance.

15 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Ordinance shall be  
16 abrogated and be of no further force and effect after December 31, 2017.

17 SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
18 date it becomes law.

19 SECTION 5. BE IT FURTHER ENACTED that a work group shall be established by the  
20 District Council to determine the viability of Detailed Site Plans and Specific Design Plans to  
21 proceed in the development process prior to December 31, 2017.

Adopted this 17th day of November, 2015.

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: \_\_\_\_\_  
Mel Franklin  
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.