

Prince George's County Council

Agenda Item Summary

Meeting Date: 11/17/2015
Reference No.: CB-080-2015
Draft No.: 2
Proposer(s): Turner, Franklin
Sponsor(s): Turner, Franklin
Item Title: An Act concerning validity periods for Preliminary Plans of Subdivision for the purpose of temporarily extending the validity periods of all approved applications for Preliminary Plans of Subdivision that were in a valid status as of January 1, 2015

Drafter: Jackie Brown, PZED Committee Director
Resource Personnel: Tomeka Bumbry, Chief of Staff District 4

LEGISLATIVE HISTORY:

Date Presented:	9/22/2015	Executive Action:	11/25/2015 S
Committee Referral:	9/22/2015 - PZED	Effective Date:	11/25/2015

Committee Action: 9/30/2015 - NR

Date Introduced: 10/6/2015
Public Hearing: 11/17/2015 - 10:00 AM

Council Action (1) 11/17/2015 - ENACTED
Council Votes: DLD:A, MRF:A, DG:N, AH:A, ML:N, OP:A, DT:A, KT:A, TT:A
Pass/Fail: P
Remarks:

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

PLANNING, ZONING & ECONOMIC DEVELOPMENT

Date 9/30/2015

Committee Vote: No Recommendation, 3-0 (In favor: Council Members Harrison, Davis and Toles)

Staff gave an overview of the legislation and informed the committee of written referral comments and correspondence that were received. This legislation temporarily extends the validity period for all approved applications for Preliminary Plans of Subdivision with a valid status as of January 1, 2015. CB-80-2015 temporarily suspends the validity period until December 31, 2017. CB-80-2015 will not apply to any Preliminary Plans of Subdivision where the validity period has expired prior to adoption of the legislation or where any application's validity period begins after the date of adoption of this legislation. Council staff clarified that the work group, referenced in SECTION 5 on page 3, shall be established by the County Council.

The Office of Law reviewed CB-80-2015 and determined that the bill is in proper legislative form with no legal impediments to its enactment. The Planning Board took no position on the legislation. Mr. Bradley Heard submitted electronic mail communication dated September 28, 2015 urging the Committee not to advance CB-80-2015. Mr. Mike Bello submitted electronic mail communication dated September 29, 2015 noting that "it makes no sense for

the council to extend the approval windows for these types of scattered sprawl projects.” The Maryland Building Industry Association submitted a letter dated September 28, 2015 to PZED Committee Chair Harrison in support of the legislation.

The committee discussed the work group that will be established pursuant to SECTION 5 of the legislation. The intent of the work group is to develop standards for evaluation of plans subject to any future extension requests.

The following individuals testified in support of the legislation: William Chesley, Michele LaRocca, Matthew Tedesco, and James R. Estepp.

The committee voted no recommendation on CB-80-2015.

BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

A national recession which commenced in 2007 continues to have lingering effects on the economy, especially the banking, real estate, and construction sectors. This legislation is intended to assist in improving the slower economic growth rates in Prince George’s County by extending the validity periods of Preliminary Plans of Subdivision that were in a valid status as of January 1, 2015.

10/6/2015 - CB-80-2015 was amended on the floor prior to introduction as follows:

1. On page 1, in Line 4, after “January 1, 2015”, insert “and for the County Council to establish a work group to determine viability of approved preliminary plans”.
2. On page 3, in Line 16, after “established”, insert “by the County Council”.

CB-80-2015 (DR-2) was introduced.

CODE INDEX TOPICS:

INCLUSION FILES:
