

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2018 Legislative Session**

Bill No. CB-59-2018

Chapter No. 42

Proposed and Presented by Council Members Davis, Franklin, Glaros, Taveras, Turner

Introduced by Council Members Davis, Franklin, Glaros, Taveras, Turner.

Patterson and Harrison

Date of Introduction September 11, 2018

**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 of January 1, 2018.

5 WHEREAS, the real estate finance sector of the economy, real estate developers,  
6 homebuilders, and commercial, office, and industrial developers are still adjusting to the current  
7 national and international real estate market; and

8 WHEREAS, as a result, the development community still faces uncertainty as to market  
9 demand as it relates to financial institutions that lend money to property owners, builders, and  
10 developers will experience substantial erosion of collateral and depreciation of their assets  
11 should approved preliminary plan approvals be allowed to expire; and

12 WHEREAS, the District Council is currently considering legislation, CB-013-2018, to  
13 enact a new, comprehensive rewrite of the text of the Zoning Ordinance for Prince George's  
14 County, being also Subtitle 27 of the Prince George's County Code; and

15 WHEREAS, notwithstanding any final action by the District Council as to CB-013-2018 to  
16 enact a new comprehensive text of a new Zoning Ordinance, in order for such Zoning Ordinance  
17 to take effect, a separate, Countywide comprehensive zoning process to apply and to update the  
18 specific zoning classifications in the new Zoning Ordinance to all County properties; and

19 WHEREAS, in order to accomplish this comprehensive task, the District Council is also  
20 considering concurrent legislation, CB-014-2018, for the purpose of enacting a comprehensive

1 zoning process which, when approved, will apply the specific zoning classifications set forth in  
2 the new Zoning Ordinance as to all properties in the County; and

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

6 WHEREAS, approvals for detailed site plans and specific design plans are impossible to  
7 renew and can be difficult, if not impossible, to re-obtain once expired or lapsed; and

8 WHEREAS, the applicable determinations as to master plan consistency, conformance, or  
9 endorsement with regional plans may expire or lapse without implementation without the  
10 envisioned development and other infrastructure improvements approved therein; and

11 WHEREAS, the procedural magnitude of a Countywide comprehensive zoning process  
12 and, as announced by the Council during the course of various public meetings, the District  
13 Council finds that such Countywide comprehensive zoning process will likely require a  
14 minimum timeframe of 18–24 months, or sometime during calendar year 2020; and

15 WHEREAS, in the 2017 Legislative Year, the Council enacted Chapter 57, 2017 Laws of  
16 Prince George’s County (CB-097-2017) to extend the validity periods of all approved  
17 applications for Detailed Site Plans and Specific Design Plans that were in a valid status as of  
18 January 1, 2017; and

19 WHEREAS, given the length of time that is anticipated to complete a Countywide  
20 comprehensive zoning process, the District Council finds that a further temporary extension to  
21 validity periods for those approved applications for Detailed Site Plans and Specific Design  
22 Plans will help ensure economic stability and the financial health for the benefit of citizens and  
23 residents of the County while the Council considers a Countywide comprehensive zoning  
24 process to implement a new Zoning Ordinance for Prince George’s County between December  
25 31, 2018, and calendar year 2020; and

26 WHEREAS, the Council appreciates that the process of obtaining County development  
27 review, and zoning approvals for preliminary plans of subdivision, detailed site plans, and  
28 specific design plans can be difficult, time-consuming, and expensive for both private applicants  
29 and public bodies alike; and

30 WHEREAS, the governing determinations as to master plan consistency, conformance, or  
31 endorsement with regional plans may expire or lapse without implementation of the envisioned

1 development or other infrastructure improvements approved therein; and

2 WHEREAS, it is the purpose of this Ordinance to help prevent the wholesale abandonment  
3 of approved projects and activities due to unfavorable economic conditions by extending the  
4 validity periods for all approved applications for Detailed Site Plans and Specific Design Plans  
5 that were in a valid status as of January 1, 2018; 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 set forth in Sections 27-287, 27-527, 27-528, 27-546.07, and 27-548.08 of the Zoning  
10 Ordinance, being also Subtitle 27 of the Prince George's County Code, be and the same are  
11 hereby temporarily extended until December 31, 2020.

12 SECTION 2. BE IT FURTHER ENACTED that the extension of the validity period for a  
13 given application shall only be applied if the application was in an active, current validity period  
14 as of January 1, 2018. This extension shall not be applied to any application whose validity  
15 begins after the date of the adoption of this Ordinance.

16 SECTION 3. BE IT FURTHER ENACTED that the provisions of this Ordinance shall be  
17 abrogated and be of no further force and effect after December 31, 2020.  
18

1 SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect on the  
2 date of its adoption.

Adopted this 23rd day of October, 2018.

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: \_\_\_\_\_  
Dannielle M. Glaros  
Chair

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.