



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**Prince George's County Planning Department  
Office of the Planning Director**

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October 2, 2020

**MEMORANDUM**

**TO:** The Prince George's County Planning Board

**VIA:** Andree Green Checkley, Esq., Planning Director, Planning Department  
Derick Berlage, Acting Deputy Planning Director, Planning Department

**FROM:** Rana Hightower, Intergovernmental Affairs Coordinator *REH*

**SUBJECT:** **CB-73-2020 and CB-74-2020**

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**Purpose:** Bills to temporarily extend the validity periods for all approved Detailed Site Plans (DSPs), Specific Design Plans (SDPs), and Preliminary Plans of Subdivisions that were in a valid status as of January 1, 2020.

**Policy Analysis:** The proposed bills will extend validity periods for DSPs, SDPs, and Preliminary Plans of Subdivisions that were approved before January 1, 2015 until December 31, 2021. Applications that were approved after January 1, 2015 will have their validity extended until December 31, 2022.

The Planning Department understands there is a need to extend the validity periods for development applications because of the Coronavirus pandemic, related economic impacts, and delays in the approval process of the Countywide Map Amendment. Staff would like to recommend one amendment.

Applications that were approved 10 or more years ago should expire on December 31, 2020. Per our analysis, 114 development approvals of this type would expire on December 31. Development projects meeting this qualifier have not shown progress to be vested in their development approvals in over 10 years. The Planning Department is concerned that these incredibly old projects may not meet the requirements of the current Zoning Ordinance or the goals of Plan 2035. In addition, preliminary plans of subdivision in this group are reserving "background traffic" as defined by the Transportation Review Guidelines, and this background traffic must be mitigated by new development projects seeking approval. This means that new, economically viable projects become more expensive to build, or may even be made non-viable, because older non-viable projects are holding onto reserved transportation capacity that is unlikely ever to materialize.

**Impacted Property:** The bill will impact all properties with approved DSPs, SDPs, and Preliminary Plans of Subdivision with a valid status as of January 1, 2020.

**Recommendation:** Support with a recommended amendment.

Staff recommends the Planning Board vote to support CB-73-2020 and CB-74-2020 with a recommended amendment.