

Bill No.: _____

Requested: _____

Committee: _____

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Stored – 11/09/09

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By: **Prince George’s County Delegation**

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George’s County – Development Permits – Expedited Review for**
3 **Qualifying Redevelopment Projects**

4 **PG/MC 115–10**

5 FOR the purpose of requiring Prince George’s County to approve or disapprove
6 applications for certain development permits for certain qualifying
7 redevelopment projects and to provide applicants with certain notice of the
8 approval or disapproval within a certain amount of time; requiring the district
9 council for Prince George’s County to define a certain term by ordinance for a
10 certain purpose; requiring the district council to require a certain project to
11 incorporate a certain minimum number of certain environmentally responsible
12 design elements; requiring the district council to set forth certain procedures by
13 ordinance; defining certain terms; and generally relating to redevelopment in
14 the portion of the Maryland–Washington Regional District located in Prince
15 George’s County.

16 BY adding to

17 Article 28 – Maryland–National Capital Park and Planning Commission
18 Section 8–128
19 Annotated Code of Maryland
20 (2003 Replacement Volume and 2009 Supplement)

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
2 MARYLAND, That the Laws of Maryland read as follows:

3 **Article 28 – Maryland–National Capital Park and Planning Commission**
4 **8–128.**

5 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE
6 MEANINGS INDICATED.

7 (2) “COUNTY” MEANS PRINCE GEORGE’S COUNTY.

8 (3) “DEVELOPMENT” HAS THE MEANING SET FORTH IN ARTICLE
9 66B, § 1.00 OF THE CODE.

10 (4) “DISTRICT COUNCIL” MEANS THE COUNTY COUNCIL FOR
11 PRINCE GEORGE’S COUNTY.

12 (5) “QUALIFYING REDEVELOPMENT PROJECT” MEANS A
13 DEVELOPMENT PROJECT TO REHABILITATE DILAPIDATED REAL PROPERTY
14 THROUGH DEMOLITION, RECONSTRUCTION, OR REUSE THAT QUALIFIES FOR
15 EXPEDITED PERMIT REVIEW UNDER THIS SECTION, AS SET FORTH BY
16 ORDINANCE BY THE DISTRICT COUNCIL FOR PRINCE GEORGE’S COUNTY IN
17 ACCORDANCE WITH THIS SECTION.

18 (B) THIS SECTION APPLIES ONLY IN PRINCE GEORGE’S COUNTY.

19 (C) THE PURPOSE OF THIS SECTION IS TO ENCOURAGE
20 ENVIRONMENTALLY RESPONSIBLE URBAN RENEWAL AND REVITALIZATION
21 THROUGH EXPEDITED REVIEW OF DEVELOPMENT PERMITS REQUIRED FOR
22 QUALIFYING REDEVELOPMENT PROJECTS.

23 (D) WITHIN 90 DAYS AFTER RECEIVING AN APPLICATION FOR A
24 DEVELOPMENT PERMIT FOR A QUALIFYING REDEVELOPMENT PROJECT THE
25 COUNTY SHALL:

26 (1) APPROVE OR DISAPPROVE THE APPLICATION; AND

1 **(2) PROVIDE THE APPLICANT WITH WRITTEN NOTICE OF THE**
2 **APPROVAL OR DISAPPROVAL.**

3 **(E) THE DISTRICT COUNCIL SHALL BY ORDINANCE:**

4 **(1) DEFINE A QUALIFYING REDEVELOPMENT PROJECT FOR THE**
5 **PURPOSE OF IMPLEMENTING THIS SECTION;**

6 **(2) REQUIRE A QUALIFYING REDEVELOPMENT PROJECT TO**
7 **INCORPORATE AT LEAST ONE ENVIRONMENTALLY RESPONSIBLE DESIGN**
8 **ELEMENT, AS DEFINED BY THE DISTRICT COUNCIL, INCLUDING A DESIGN**
9 **ELEMENT THAT PROMOTES:**

10 **(I) WATER CONSERVATION;**

11 **(II) ENERGY EFFICIENCY; OR**

12 **(III) THE USE OF RECYCLED OR RECYCLABLE BUILDING**
13 **MATERIALS; AND**

14 **(3) SET FORTH PROCEDURES FOR THE UNIFORM PROCESSING OF**
15 **REQUESTS FOR THE REVIEW OF DEVELOPMENT PERMITS IN ACCORDANCE WITH**
16 **THIS SECTION.**

17 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
18 October 1, 2010.