

# Developer Rights & Responsibilities Agreement Application (DRRA)

Charles County Commissioners  
 c/o Department of Planning and Growth Management  
 Post Office Box 2150, La Plata, Maryland 20646



Application is hereby made for approval of the Developer Rights & Responsibilities Agreement hereinafter described:

<b>Permit Office Use Only:</b> _____
<b>Date Submitted:</b> _____
<b>Fees Paid:</b> _____
<b>Property #:</b> _____
<b>File Number Assigned:</b> _____
<b>Staff Initials:</b> _____

Project Name \_\_\_\_\_

Property Owner's Name \_\_\_\_\_ Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

Property Owner's Phone Number \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

Applicant's Phone Number \_\_\_\_\_ Applicant's e-mail address \_\_\_\_\_

Preliminary Plan Approved? Yes \_\_\_\_\_ No \_\_\_\_\_ Approval Date \_\_\_\_\_

Number of Residential Dwellings Approved? Single Family \_\_\_\_\_ Townhouse \_\_\_\_\_ Multi-family \_\_\_\_\_

Current Number of School Allocations granted to project, if any? \_\_\_\_\_

## SITE INFORMATION

Street Location \_\_\_\_\_

Use Intended for Proposal \_\_\_\_\_

Tax Map, Grid, Parcel/Block & Lot \_\_\_\_\_

Election District \_\_\_\_\_ Census Tract \_\_\_\_\_

Acreage of Entire Tract \_\_\_\_\_

Liber/Folio \_\_\_\_\_

Plat Book/ Page \_\_\_\_\_

Base Zone District(s) \_\_\_\_\_

Planned Develop. District(s) \_\_\_\_\_

Overlay District(s) \_\_\_\_\_

Comp. Plan use Designation(s) \_\_\_\_\_

Public Water & Sewer

Well & Septic

Public Facility Subject to Developer Agreement? (If multiple, please select all applicable facility types.)

Public Road  Public Water Facility  Public Sewer Facility  Public School Facility  Other

If DRRA is for School Capacity Allocation, please state number of allocations requested by year: # \_\_\_\_\_ in 200\_, # \_\_\_\_\_ in 200\_, # \_\_\_\_\_ in 200\_.

Permit Technician Only	√ If item is provided	Okay to process	Comments
1. Transmittal Letter	<input type="checkbox"/>	<input type="checkbox"/>	_____
2. Required application processing fee.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3. 12 Copies of the draft Agreement Package	<input type="checkbox"/>	<input type="checkbox"/>	_____

**B. Submittal Requirements - DRRA Application submittal MUST include the following:**

*(To be completed by applicant)*

**✓ If item is provided**

1. **Agreement Application** - transmittal letter

- a) Addressed to County Commissioners via Director of Planning and Growth Management.
- b) nature and scope of agreement summary
- c) current review status of applicant's development plans for the subject property
- d) applicant's statement of need for the proposed agreement
- e) affirmation of applicant's intent to comply with all applicable local, State, and Federal laws.

2.  Required application processing fee.

3. Formal draft of DRRA containing:

- a) Lawyer Certification that petitioner as legal interest.
- b) a complete legal description of the property(ies) subject to the agreement
- c) The names of all parties having an equitable or legal interest in the subject property(ies), including any and all lien holders.
- d) The duration of the agreement, including any proposed phasing plans.
- e) Preliminary Plan No. \_\_\_\_\_ (if none include the following:)
  - 1. The proposed permissible uses of the real property(ies), as specified by the Charles County Zoning Ordinance, including identification of proposed land uses that are permitted with conditions or by special exception in accordance with the applicable zoning;
  - 2. The density or intensity of use of the real property(ies), including a statement of intent to purchase or utilize TDRs (or verification that TDRs have been purchased, as the case may be) for any proposed increase in density over the maximum allowed by the applicable zoning;
  - 3. The maximum height and size of structures to be located on the real property(ies);
  - 4. Architectural elevation sketches;
- f) A description of the plan approvals and permits required or already approved for the development of the property(ies);
- g) A statement that the proposed development is consistent with the applicable development regulations and the comprehensive plan;
- h) A description of the conditions, terms, restrictions or other requirements determined by the County Commissioner or their designees to be necessary to ensure the public health, safety, or welfare;
- I) To the extent applicable, provisions for:
  - 1. Dedication or reservation of a portion of the real property(ies) for public or private uses;
  - 2. Protection of sensitive areas;
  - 3. Preservation or restoration of historic structures;
  - 4.. Construction or financing of public facilities;
- j) Provisions to the effect that the petitioner shall be responsible for attorney's fees, costs, and expenses incurred by the County Commissioners in the event an agreement is abandoned or breached by the petitioner, and
- k) If applicable or desired by the petitioner, the terms by which development and construction may commence and be completed, including, but not limited to, specific construction start and completion dates, development phasing schedules, and grandfather provisions.
- l) the Petitioner's Proposed Terms of Agreement or Proffer, as Introduced and Summarized in the Accompanying Transmittal Letter Required in Subparagraph a Above.

The applicant hereby certifies that this application for Developer Rights & Responsibility Agreement is complete and that the information provided is correct.

Incomplete applications will not be accepted for review and will be returned to the applicant within five (5) working days of the initial submittal date.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date