



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

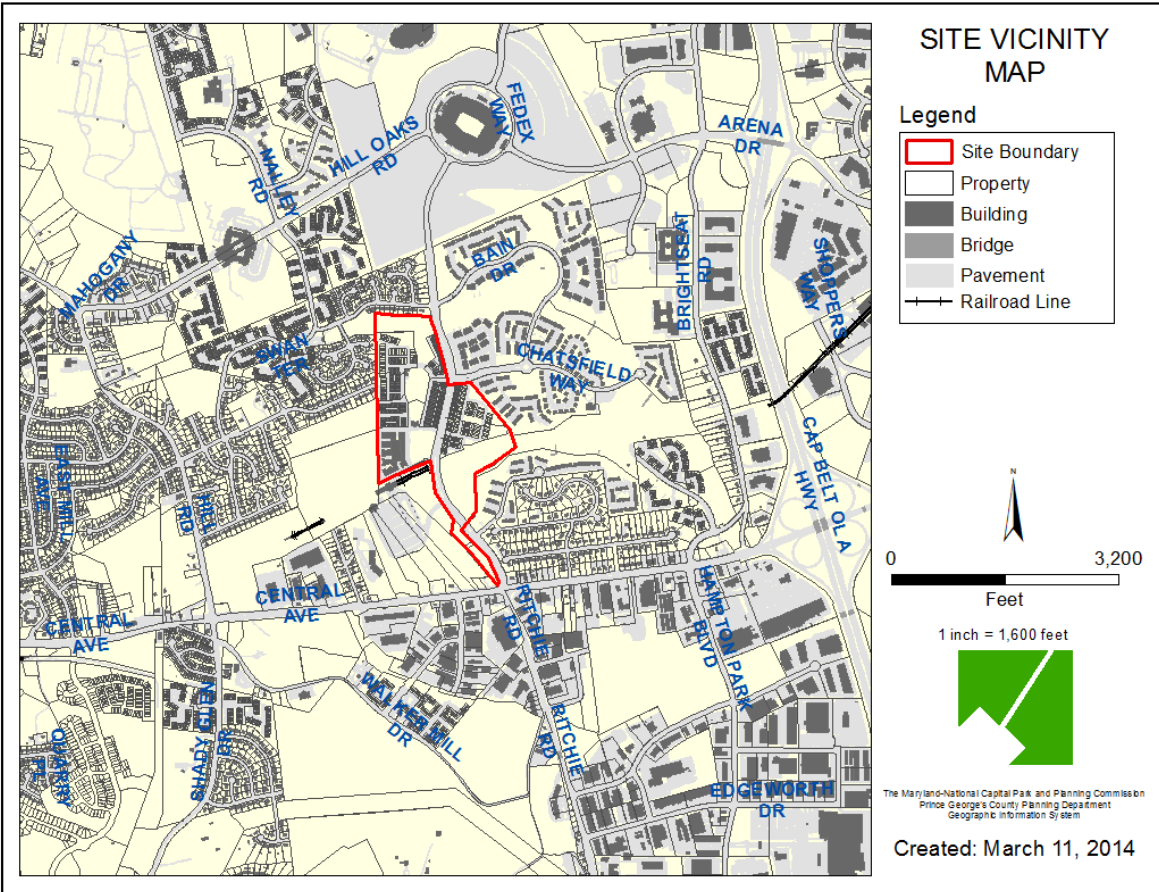
# Comprehensive Design Plan

**CDP-0301-01**

Application	General Data	
<b>Project Name:</b> Summerfield at Morgan Station  <b>Location:</b> North of the intersection of Garrett A. Morgan Boulevard and Central Avenue (MD 214).  <b>Applicant/Address:</b> Summerfield Partners, LLC 4724 Chestnut Street Bethesda, MD 20814	Planning Board Hearing Date:	07/31/14
	Memorandum Report Date:	07/16/14
	Date Accepted:	N/A
	Planning Board Action Limit:	N/A
	Plan Acreage:	91.90
	Zone:	L-A-C
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	72
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201NE07

Purpose of Application	Notice Dates	
Request for a partial waiver of the Filing Fee.	Informational Mailing:	N/A
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	N/A

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Cynthia Fenton <b>Phone Number:</b> 301-952-3412 <b>E-mail:</b> Cynthia.Fenton@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
X			



July 16, 2014

**MEMORANDUM**

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

**VIA:** Steve Adams, Urban Design Supervisor, Development Review Division

**FROM:** Cynthia Fenton, Planner Coordinator, Development Review Division

**SUBJECT:** Comprehensive Design Plan CDP-0301-01  
Summerfield at Morgan Station  
Request for Partial Waiver of the Filing Fee

In a letter dated May 15, 2014, Midgett S. Parker and Heather Dlhopsky of Linowes and Blocher LLP, requested a partial waiver of the filing fee for Comprehensive Design Plan CSP-0301-01, Summerfield at Morgan Station. The subject property is located at the intersection of Garrett A. Morgan Boulevard, Central Avenue (MD 214) and Ridgefield Boulevard. The applicant is proposing a CDP Amendment that is a textual change only to Condition 6 of the CDP approval. The applicant is requesting the filing fee be reduced to \$3,000, which is the base fee, excluding the additional per acreage charge. The total filing fee is \$10,700 based on 91.9 acres.

Staff is in agreement with the request by the applicant as the proposed amendment is textual only and will not require extensive review, referral to other agencies, or generation of the lengthy staff report typical of comprehensive design plans.

**RECOMMENDATION**

The Urban Design Section recommends that the filing fee in the amount of \$10,700 be reduced to \$3,000 for the subject application.