

March 13, 2006

MEMORANDUM

To: Prince George's County Planning Board
VIA: Steve Adams, Urban Design Supervisor
FROM: Ruth Grover, Senior Planner
SUBJECT: Comprehensive Design Plan CDP-9902/01
Oak Creek Club - Request for a Reduction of Review Fee

In a letter dated March 8, 2006, Oak Creek Club Corp. requested a reduction in the application fee assessed in the above-mentioned case, Comprehensive Design Plan CDP-9902/01, from \$25,000 to \$2,000. The stated justification in the applicant's letter is that:

1. The request is for only one modification for one lot standard.
2. There would be no modification to any previously approved unit configuration, lot layout, roads, or recreational facilities.
3. The application does not request any change to the total amount of development or increase the total amount of land area for the project.
4. The application would not require analysis by any other department besides the Development Review Division.

The applicant's assertion that the review would be limited to a single issue and would not require outside review is correct. A savings in both staff time and effort would be realized over other comprehensive design plan revision applications. Therefore, the Urban Design staff is supportive of the requested reduction in application fee.

Recommendation

The Urban Design staff recommends that the request for a fee reduction in Comprehensive Design Plan CDP-9902/01 be APPROVED.