

June 28, 2007

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Senior Planner

SUBJECT: Comprehensive Design Plan Applications
CDP-9902/02 and CDP-9903/01
Oak Creek Club
Request for a Reduction of Review Fees.

In two letters, both dated May 1, 2007, William E. Knight, representing Oak Creek Club Corp., the applicant in Comprehensive Design Plan applications CDP-9902/02 and CDP-9903/01, requested that the review fee for each case individually be reduced to \$2,000. Instead of an up-front reduction request, the applicant chose to pay the required fee and then make application for a refund to the Planning Board. More particularly, the applicant originally paid a review fee of \$25,000 for the CDP-9902/02 application and is requesting a refund of \$23,000, and the applicant originally paid a review fee of \$4,800 for the CDP-9903/01 application and is requesting a refund of \$2,800. The applicant's stated justification for the requested refund contained in the above-cited letters is that:

1. The request is for a modification to one condition in each comprehensive design application;
2. That no modification of any previously approved unit configurations, lot layout, roads or recreational facilities is requested;
3. That the total amount of development and land area of that project will remain the same; and
4. That the application would not require analysis by other departments besides the Development Review Division.

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

Recommendation

The Urban Design staff recommends that the request for a fee reduction in the above-mentioned cases be APPROVED.