



Note: Staff reports can be accessed at www.mnccppc.org/pgco/planning/plan.htm.

CDP-9902-03 & CDP-9903-02

Request for Waiver of Filing Fees

Application	General Data	
Project Name: Oak Creek Club Location: On the east and west sides of Church Road, approximately 2,800 feet south its intersection with Central Avenue (MD 214). Applicant/Address: Oak Creek Club Corporation 522 Church Road South Upper Marlboro, MD 20774	Planning Board Hearing Date:	03/31/11
	Memorandum Date:	03/23/11
	Date Accepted:	N/A
	Planning Board Action Limit:	N/A
	Plan Acreage:	892 / 33
	Zone:	R-L & L-A-C
	Dwelling Units:	NA
	Square Footage:	NA
	Planning Area:	74A
	Tier:	Developing
	Council District:	06
	Municipality:	N/A
200-Scale Base Map:	201SE12	

Purpose of Application	Notice Dates	
Request for a waiver of \$22,000 of the \$25,000 application fee for Comprehensive Design Plan CDP-9902-03 and \$1,800 of the \$4,800 fee for CDP-9903-02.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003)	N/A
	Sign(s) Posted on Site:	N/A

Staff Recommendation		Staff Reviewer: Ruth E. Grover, A.I.C.P. Phone Number: 301-952-4317 E-mail: Ruth.Grover@ppd.mnccppc.org	
APPROVAL	APPROVAL OF A PARTIAL WAIVER	DISAPPROVAL	DISCUSSION
	X		

March 23, 2011

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Ruth Grover, Planner Coordinator, Urban Design Section

SUBJECT: Comprehensive Design Plans CDP-9902-03 and CDP-9903-02, Oak Creek Club
Request for a waiver of filing fees

In a letter dated March 7, 2011, Norman Rivera and Chris Hatcher, representatives of the applicant (Oak Creek Club Corporation) requested filing fee reductions for Comprehensive Design Plans CDP-9902-03 and CDP-9903-02 from \$25,000 and \$4,800, respectively, to the base fee of \$3,000 for each comprehensive design plan, for a total of \$6,000. The applicant's justification for the requested waiver is that the full fee in each case is an undue hardship when viewed in relation to the minor change requested in the same condition of approval that is attached to both comprehensive design plans. Additionally, the applicant noted that the Zoning Ordinance states that the purpose of the fee is to "defray the costs related to the processing of the application," which in these applications is very limited in scope.

Additionally, staff recognizes that time, effort, and cost efficiencies result from simultaneous review of two comprehensive design plans for the same overall site. For the foregoing reasons, staff supports the applicant's request.

RECOMMENDATION

The Urban Design Section recommends a reduction to the base fee of \$3,000 for each comprehensive design plan, for a total of \$6,000.