

February 21, 2007

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Conceptual Site Plan CSP-06002
Melford
Request for a Fee Refund

In letters dated April 11, 2006 and January 19, 2007, John P. McDonough, representative for the applicant, Maryland Science and Technology Center, LLC, requested a refund of the fee for the submission of a Conceptual Site Plan, CSP-06002. The applicant explains that the fee associated with the Basic Plan, for the same property, was not fully utilized due to the concurrent processing of a Sectional Map Amendment, which subsequently rezoned the property to the M-X-T zone. In memorandum dated February 20, 2007, Jimi Jones, Supervisor of the Zoning Section, provided the following information relating to the fee refund request:

"The subject property, known as Melford (formerly known as the Maryland Science and Technology Center), was approved in 1982 for development in the E-I-A Zone. Originally, the applicant had filed an application to amend the basic plan for Melford (A-9401/02) and paid a filing fee of \$28,300. Subsequently, the applicant decided to pursue rezoning through the SMA process for Bowie and vicinity, which was underway at the time the application was filed. The property was recently rezoned to the M-X-T Zone via SMA for Bowie and vicinity.

"The applicant has recently filed for approval of a conceptual site plan. A fee of \$26,250.00 was submitted for this application. The applicant is requesting a reduction of this fee. In a letter dated April 11, 2006, the applicant correctly points out that a refund of the fee for the basic plan amendment (\$28,300) is not permitted pursuant to Section 27-125.02(m)(4)(B)(i). However, 27-273(c) allows a reduction in the fee for a conceptual site plan. Staff believes a partial reduction in this fee is appropriate to reduce the overall cost of the fees paid to process these applications. While no staff report was prepared for the basic plan amendment, staff did devote time to reviewing the application by responding to referral requests for this application. Staff believes a partial reduction (50 percent) of the conceptual site plan fee is an appropriate means of off setting the cost of the basic plan amendment which was paid for but not completed."

Recommendation

The Urban Design staff recommends that the request for a refund of the fee for CSP-06002 case be granted to allow a refund of fifty percent or \$13,125.00.