



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

# Conceptual Site Plan

## CSP-13009

Application	General Data	
<b>Project Name:</b> Chillum Road Shopping Center  <b>Location:</b> South side of Chillum Road, approximately 320 feet west of its intersection with Queens Chapel Road.  <b>Applicant/Address:</b> Chillum Road Shopping Center 1919 M Street, Suite 320 Washington, DC 20036	Planning Board Hearing Date:	03/06/14
	Memorandum Date:	02/19/14
	Date Accepted:	N/A
	Planning Board Action Limit:	N/A
	Plan Acreage:	8.135
	Zone:	M-X-T
	Dwelling Units:	N/A
	Gross Floor Area:	78,887 sq. ft.
	Planning Area:	68
	Tier:	Developed
	Council District:	02
	Election District	17
	Municipality:	N/A
	200-Scale Base Map:	206NE02

Purpose of Application	Notice Dates	
Request for a waiver of the filing fee of \$2,230.00.	Informational Mailing:	10/02/12
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	N/A

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ruth Grover, MUP, AICP <b>Phone Number:</b> 301-952-4317 <b>email:</b> Ruth.Grover@ppd.mncppc.org	
APPROVAL	APPROVAL OF PARTIAL FEE WAIVER	DISAPPROVAL	DISCUSSION
	X		

February 19, 2014

**MEMORANDUM**

TO: The Prince George's County Planning Board

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

FROM: Ruth Grover, Planner Coordinator, Urban Design Section, Development Review Division

SUBJECT: Request for waiver of the filing fee  
Detailed Site Plan DSP-13009, Chillum Road Shopping Center

In a letter dated November 14, 2013, Daniel Lynch, representative of the applicant (Chillum Road Shopping Center), requested a waiver of the filing fee for Conceptual Site Plan CSP-13009. The total filing fee for the case is \$2,230.00, of which \$30.00 is a nonrefundable charge for a sign. The applicant (not taking into account the sign posting fee) has requested a waiver of 100 percent of the fee.

The applicant's justification for the requested reduction is that the application is a required companion case to a detailed site plan application, that the two applications are essentially identical in every respect, and that efficiencies of time and effort will therefore be experienced in reviewing the two cases simultaneously. Further, PGCPB Resolution No. 10-36 states that the purpose of the application fees, in general, is to "defray the costs related to the processing of the application," which will in this case be less due to the two basically identical cases being reviewed simultaneously.

Staff is partially in agreement with the applicant's arguments above and recognizes that time, effort, and cost efficiencies result from simultaneous review of the subject case with its companion, DSP-13041, for which the applicant is paying the full review fee (\$1,135.00). However, while the fee is probably somewhat disproportionate when the project is viewed in this manner, processing of the application is not entirely without effort. For example, the CSP case will require separate processing and the preparation of an additional resolution.

**RECOMMENDATION**

For the foregoing reasons, the Urban Design Section recommends that the Planning Board approve a 75 percent (\$1,650.00) waiver, resulting in a \$580.00 filing fee, which includes the nonrefundable charge for signs.