

March 26, 2003

MEMORANDUM

**TO:** Prince George's County Planning Board

**VIA:** Steve Adams, Urban Design Supervisor

**FROM:** Ruth Grover, Senior Planner

**SUBJECT:** SDP-0303/Oak Creek Club—Request for a Reduction in Application Fee

Staff has received a letter, dated March 20, 2003 (copy attached), from Charles P. Johnson & Associates, Inc., on behalf of the Oak Creek Club Corporation, requesting a reduction in the amount of the fee required for the above submittal from \$13,480 to \$2,000. The application fee was calculated on the basis of the new fee schedule effective January 1, 2003, requiring developments of ten or more residential lots to pay a base fee of \$2,000 and an additional \$10 for each of the 1,148 proposed units. They argue that the request is justified because no building permits can be issued on the basis of this approval and that at least one other specific design plan will be required for all development on the site.

SDP-0303 has been submitted pursuant to Condition #26 of CDP-9903 and Condition #23 of CDP-9902, which require that: "Prior to/or concurrent with the submission of the first specific design plan for residential areas, the applicant shall submit and obtain Planning Board approval of a special-purpose specific design plan devoted to elements of streetscape including, but not limited to, street trees, lighting, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the 'neo-traditional' area of the L-A-C Zone. This SDP shall also address signage and landscaping utilizing distinctive landscape treatments to emphasize important focal points, intersections and trail heads, and concentrations of particular species as an identifying feature for particular neighborhoods."

Since the review of this SDP will be limited to the specific elements identified in the condition, and all the acreage included in this application will be subject to at least one other specific design plan for which the applicant will be required to pay the requisite fee, staff recommends approval of the Charles P. Johnson & Associates, Inc., request for fee reduction to \$2,000.