



Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>.

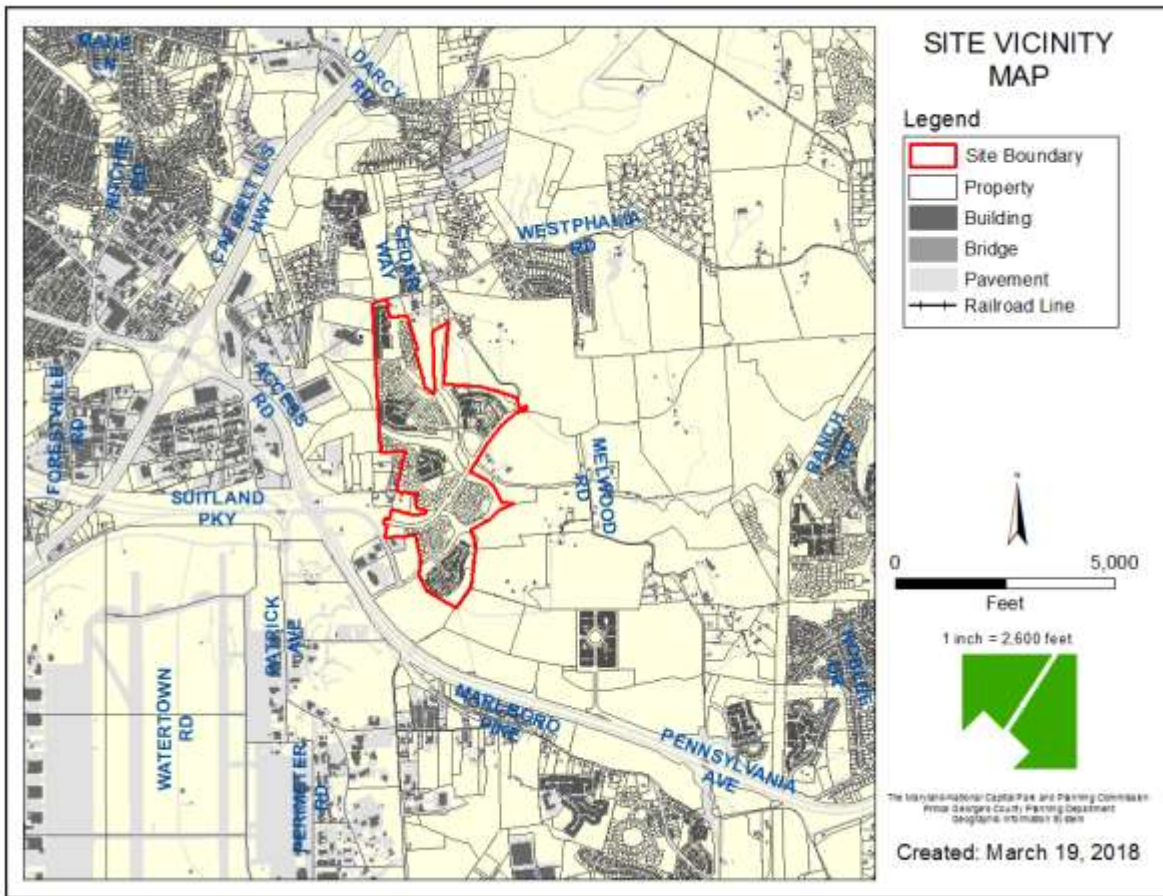
Request for Refund of Filing Fee Specific Design Plan

SDP-1205-07

Application	General Data	
Project Name: Parkside (formerly Smith Home Farm) Umbrella Application for Architecture Location: In the western portion of Parkside, on the eastern side of MD 4 (Pennsylvania Avenue), approximately 1,800 feet east of its intersection with Suitland Parkway. Applicant/Address: Stanley Martin Homes 9475 Lottsford Road, Suite 280 Upper Marlboro, MD 20774 Property Owner: Same as applicant	Planning Board Hearing Date:	06/21/18
	Memorandum Date:	06/18/18
	Date Accepted:	04/17/18
	Planning Board Action Limit:	06/26/18
	Plan Acreage:	250.85
	Zone:	R-M/M-I-O
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	205SE09

Purpose of Application	Notice Dates	
Approval of 50 percent refund.	Informational Mailing:	12/19/17
	Acceptance Mailing:	04/16/18
	Sign Posting Deadline:	05/21/18

Staff Recommendation		Staff Reviewer: Ivy R. Thompson Phone Number: 301-952-4326 E-mail: Ivy.Thompson@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



June 18, 2018

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Jill Kosack, Acting Supervisor, Urban Design Section, Development Review Division

FROM: Ivy R. Thompson, Senior Planner, Urban Design Section
Development Review Division

SUBJECT: Request for Refund of Filing Fee
Specific Design Plan SDP-1205-07, Parkside, Umbrella Application for Architecture

In a letter dated June 15, 2018, the applicant's representative, Arthur J. Horne, Shipley & Horne, P.A., requested that the above Specific Design Plan, SDP-1205-07, Parkside, Umbrella Application for Architecture, for one new single-family detached architectural model by Stanley Martin Homes be withdrawn to review model options. The withdrawal letter also includes a request for a partial refund of the application filing fees.

The Development Review Fee Schedule sets forth the fee structure for the specific applications. In this case, the applicant was required to submit filing fees in the amount of \$2,000.00 and a sign posting fee in the amount of \$300.00.

Section 27-125.02(m)(4)(A) of the Prince George's County Zoning Ordinance, Refunds and Waivers, provides the requirements for a refund and waiver request, which can only be approved by the Planning Board, as follows:

(iii) Filing fee (original application)

(aa) A request to withdraw an application is received in proper form prior to the public release of the Technical Staff Report. In this case, fifty percent (50%) of the filing fee shall be refunded.

(vi) Sign posting fee.

(bb) The application is withdrawn after the posting of the sign(s). In this case no portion of the sign posting fee will be refunded.

The Urban Design Section notes that signs for the property were posted, and the technical staff report for this application has not been released. In accordance with the above sections of the Zoning Ordinance, the applicant is eligible for a refund of 50 percent of the filing fee, but none of the sign posting fee, for a total of \$1,000.00. However, the Planning Board has the complete discretion in deciding the percentage of the fees to be refunded to the applicant.

RECOMMENDATION

The Urban Design Section recommends that the request for the refund of 50 percent of the filing fee, for Specific Design Plan SDP-1205-07, Parkside, Umbrella Application for Architecture, be APPROVED, in the amount of \$1,000.00.