

Development Application Review Fees

REVIEW ADMINISTRATION FEES ARE NON-REFUNDABLE

Ordinance 2013-02-511; Resolution 2024-10-83

Fees listed below include both fees for City (Administration) and prepaid fees for City (Consultant) reviews. Consultant review fees that are not incurred will be refunded to the applicant; however, consultant review fees incurred above the prepaid amount will be assessed to the applicant prior to the issuance of a final development order, recorded development agreement, signing of the recorded plat, or issuance of site development or building permit.				
APPLICATION		FEE CALCULATION	ADMIN. FEE	CONSULTANT DEPOSIT
Annexation	AN X	Greater than 5 acres	\$1,200	\$5,000
		Less than 5 acres	\$750	\$2,500
Lot Split / Combo	LS	Lot split or combination not requiring plat	\$250	\$1,250
Building Permit		Misc. Zoning Verification (Residential / Non-Residential)	\$25 / \$50	
		Site Development Permit (Site Development Residential Subdivision / Non-Residential) [Construction costs will be calculated using the "Building Valuation Data" chart as published in the Building Safety Journal, a publication of the International Code Council, or the contracted price, whichever is greater.]	\$250 for the first \$10,000 of construction cost or fraction thereof, plus \$7 for each additional \$1,000 of construction cost or fraction thereof up to \$500,000; plus \$5.50 for each additional \$1,000 of construction cost or fraction thereof from \$500,001 - \$2,000,000; plus \$4 for each additional \$1,000 of construction cost or fraction thereof greater than \$2,000,000	
Comprehensive Plan Amendment	CP A	Small-Scale (less than 50 acres)	\$1,200	\$5,000
		Large-Scale (greater than 50 acres)	\$2,000	\$5,000
		Text Amendment (Per Comp Plan / LDC element)	\$1,200	\$5,000
Planned Unit Development	PU D	Development Agreement	\$1,500	\$5,000
		Residential	\$1,200 + \$10 (≤ 499 units) + \$5 (≥ 500 units) / lot	\$5,000
		Non-Residential	\$1,200 + \$10 / 1,000sf of building + impervious area	\$5,000
		Amendment	\$1,500	\$5,000
Site Development Plan	SIT	Small Scale Industrial or Non-Residential Site Plan Review (less than 300sf of building or 500sf of impervious surface)	\$500	\$1,000
		Minor Industrial or Non-Residential Site Plan Review	\$750	\$5,000
		Major Industrial or Non-Residential Site Plan Review (greater than 4,000sf building or 5,000sf impervious)	\$1,500 + \$20 / 1,000sf of building + impervious area	\$5,000
		Preliminary Non-Residential Site Development	\$750 / parcel	\$5,000
Subdivision Development Plan	SD P	Single Family Residential	\$1,500 + \$20 / lot	\$5,000
		Multi-Family Residential	\$1,200 + \$10 / unit	\$5,000

Special Exception / Conditional Use	SP X	Per Business Use Classification Code	\$1,200	\$5,000
Final Development Plat	FD P	Residential	\$750 + \$10 per	\$5,000
		Non-Residential	\$1,200 / parcel	\$5,000
Vacate ROW / Plat / Easement	VA C	Per vacation requested	\$500	\$5,000
Variance / Waiver	VA R	Per zoning element variance / waiver is requested for	\$500	\$5,000
Vested Rights	VR D	Determination process	\$3,000	\$5,000
Zoning Map Amendment	ZM A	Residential designation request (single unit parcel)	\$500	\$1,500
		Non-residential / Planned-unit designation request	\$1,200	\$5,000

Planning and development application fees set forth above, which are necessary for reimbursement of the City for City employee clerical time to administratively review and process application documents during the review process, are non-refundable. Such application fees shall be delivered to and collected by the City at the time of submission of each application as defined above. **The City Manager retains the right to reduce or eliminate any or all application or consultant deposit fees on a project by project basis.** The City Council retains the right to enforce or dismiss mandatory collection of fees overall.