



PLANNING AND ZONING APPLICATION FEES

Community Development Department
3400 Plymouth Boulevard
Plymouth, MN 55447
(763) 509-5450

Effective April 26, 2016

<u>APPLICATION</u>	<u>FEES</u>
ADMINISTRATIVE PERMIT	
-- Temporary Event/Outdoor Sales Permit	\$ 50
-- Other Admin. Permit -- Residential Use	\$ 50
-- Other Admin. Permit -- All Other Uses	\$ 100
*COMPREHENSIVE PLAN AMENDMENT	\$ 200 base fee plus \$1,500 cash escrow***
**CONDITIONAL USE PERMIT or INTERIM USE PERMIT	
-- Residential Use	\$ 400
-- All Other Uses	\$ 500
-- Renewal	\$ 35
ENVIRONMENTAL REVIEW (EAW, EIS, AUAR)	\$ 200 base fee plus \$4,000 cash escrow***
HOME OCCUPATION LICENSE	
-- New Application	\$ 100
-- Renewal	\$ 35
NATURAL PRESERVE	
-- 1- or 2- Family Lot	\$ 75
-- All Other Lots	\$ 150
PLANNED UNIT DEVELOPMENT (PUD)	
*PUD General Plan	\$ 300 base fee plus \$2,000 cash escrow***
PUD Final Plan	\$ 150
Amendment to existing 1- or 2-Family PUD	\$ 200
*Amendment to All Other PUDs	\$ 300 base fee plus \$2,000 cash escrow***
Minor Plan Modification	\$ 100
PLATTING	
*Preliminary Plat	
-- 3 lots or fewer	\$ 300 base fee plus \$2,000 cash escrow***
-- 4 or more lots	\$ 300 base fee plus \$3,500 cash escrow***
Final Plat	
-- 3 lots or fewer	\$ 200 base fee plus \$2,000 cash escrow***
-- 4 or more lots	\$ 300 base fee plus \$3,000 cash escrow***
PRE-APPLICATION SKETCH REVIEW	\$ 200 base fee plus \$2,000 cash escrow***
*REZONING	\$ 700

(OVER)

SITE PLAN

-- **Major Project ¹ (new or amendment)	\$ 200 base fee plus \$2,000 cash escrow***
-- Minor Project ² (new or amendment)	\$ 200
-- Plan Modification	\$ 100

****VARIANCE**

◆ Subdivision Code Variance	\$ 150
◆ Zoning Ordinance Variance	
-- 1- or 2-Family Lot	\$ 200
-- All Other Lots	\$ 300

ZONING TEXT AMENDMENT

\$ 300

ZONING LETTER

\$ 50 or \$ 100 (depends on info requested)

WETLAND RELATED

-- Delineation Report	\$ 100
-- Reclassification	\$ 100
-- Wetland Replacement Plan	\$ 300

***SIGNAGE FEE:** Additional fee of \$165 for a development sign on one street frontage, plus \$50 per sign for each additional street frontage (refer to zoning ordinance section 21022).

****NOTICE OF DEVELOPMENT SIGN FEE:** A non-residential use within 500 lineal feet of any residential property requires an additional fee of \$165 for a development sign on one street frontage, plus \$50 per sign for each additional street frontage.

◆VARIANCE FEES: For applications involving multiple variances, a separate application fee is required for each code or section from which the applicant is requesting variances: zoning ordinance, subdivision code, shoreland management overlay district, wetlands district or floodplain overlay district. Contact planning staff to determine fees for a specific application.

*****CASH ESCROWS:**

- When multiple applications that require a **CASH ESCROW** are applied for at the same time, the city collects one cash escrow in the amount of the largest escrow required for the overall proposal (e.g., a proposal that includes both a comprehensive plan amendment and a PUD general plan would require one cash escrow in the amount of \$2,000).
- Costs of city time and materials expended in reviewing and processing an application will be charged against a cash escrow account and credited to the city. If, at any time, a required cash escrow account is depleted to less than 10% of its original amount, the applicant shall deposit additional funds in the cash escrow account as determined by the city.

PAYMENT: Fees and cash escrows are payable by cash or check to the "City of Plymouth" at the time an application is submitted. The city will not begin processing an application until all required fees/escrows are provided.

FEE REFUNDS: The city will not consider refunding fees unless the applicant submits a written request for withdrawal of the application prior to its submission to the Planning Commission. Additional consideration for refunds will include the amount of staff time expended.

CASH ESCROW REFUNDS: Any balance remaining in a cash escrow account upon completion of the review process will be returned to the applicant after all claims and charges thereto have been deducted.

¹ Major Project – Applies to residential sites (except 1- & 2-family developments), and to non-residential sites located within 200 feet of residential property (refer to section 21045.05)

² Minor Project – Applies to non-residential sites located at least 200 feet from residential property (refer to section 21045.04).