

Development Review Fees (Escrow)

- For all matters up to final plat approval, including zoning matters, the Development Review Fee Account shall be credited as follows:

Matter	Development Review Fee Account Sum
Zoning variance, 1 lot	\$200
Special Exceptions	\$500
Zoning Amendment:	
Less than 2 acres	\$1,000
2 acres, up to 5 acres	\$500 per acre
5 acres, up to 20 acres	\$300 per acre but not less than \$2,500
20 or more acres	\$200 per acre but not less than \$6,000
Commercial or Institutional Development Plan Review:	
Less than 10,000 sq ft	\$2,500
10,001 to 20,000 sq ft	\$3,500
20,001 to 30,000 sq ft	\$4,500
30,001 to 40,000 sq ft	\$7,500
40,000 sq ft or more	\$10,000
Planned Development and/or Development Agreement:	
Less than 1 acre	\$2,500
1 acre, up to 5 acres	\$5,000
5 acres, up to 10 acres	\$10,000
10 or more acres	\$25,000
Subdivision/Development Review Plan:	
Less than 2 acres	\$1,000
2 acres, up to 5 acres	\$400 per acre or fraction thereof but not less than \$1,000
5 acres, up to 20 acres	\$400 per acre or fraction thereof but not less than \$2,000
20 or more acres	\$400 per acre or fraction thereof but not less than \$6,000 or more than \$25,000
In the event a petitioner is seeking more than one action, such as special exception and zoning, the higher fee shall only be paid. At the sole discretion of the Planning Director on zoning amendments or residential subdivisions less than 5 acres deposits may be reduced or waived.	

- For any matters after a preliminary or conditional plat of subdivision has been approved, such as inspections and supervision during construction, the Development Review Fee Account shall be credited 3 percent of the City Engineer's estimated cost of subdivision improvements. This deposit shall be made prior to the execution and recording of the conditional plat of subdivision. Any funds left from the preliminary plan Development Review Fee Account shall be credited to the final plat. The requirement here-under should not be construed to be a restriction on the amount development review fees required to be credited to the account and developer shall be responsible for the total costs incurred by the City.