



Planning Division
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Land Development Fees

There is a 50% reduction in all land development fees for developments occurring within an Enterprise Zone.

Historic Preservation/Conservation	
Petitions for rezoning and zoning text amendments	\$893.00
Certificate of Appropriateness - Staff Approval	No fee
Certificate of Appropriateness – Historic Preservation Board Review <ul style="list-style-type: none">• Single – family structure or its accessory structure• All other structures	\$154.10 \$770.79
Certificate of Appropriateness Penalty (if work began prior to application being filed, in addition to fee above).	\$540.50

Land Use and Zoning Changes	
Small Scale Land Use Amendment – less than 10 acres	\$2,311.90
Large Scale Land Use Amendment – greater than 10 acres	\$4,623.60
Text Change to the Comprehensive Plan or Land Development Code	\$892.40
Zoning Map Change	\$4,299.60

Development Plan Review	
Concept Review - fee shall be credited toward the plan review fee if a subsequent petition for development plan review is filed within six months of its concept review	\$1,784.20
General Site Plan Review	\$250.00
Rapid/Minor Plan Review	\$2,311.90
Intermediate Plan Review	\$5,393.90
Major Plan Review	\$6,155.70
Traffic Study - 100+ new peak trips: includes up to three reviews per development plan. Additional reviews require payment of an additional fee at the full amount.	\$3,082.40
Planned Development Rezoning (in addition to any other applicable development plan review fees)	\$6,935.10
Planned Development Amendment	\$1,962.90

A resubmittal/revision fee of 25% of the original fee amount will be applied to all fee areas. If a continuance is requested, the fee for the continuance will be the actual cost of advertising.

Other Petitions	
Variance	\$401.93
Vacate Public Right-of-Way	\$1,168.80
Code Compliance Letter	\$71.59
Special Use Permit	\$1,445.60
Commercial Tree Removal Permit – 5 acres or less	\$89.42
Commercial Tree Removal Permit – more than 5 acres	\$133.69
Appeal of Decision	\$892.40
Alcohol License Review	\$63.00
Advisory Board Hearings	\$104.00
Sign Face Change	\$104.00

Subdivisions	
Design Plat Application	\$713.58
• plus, for each lot on plot	\$16.10
Final Plat Application	\$490.77
• plus, for each lot on plot	\$12.94
Roadway Inspection Fee	\$892.40
• plus, per linear roadway center line foot	\$6.33
Minor Subdivision	\$713.58
Lot Split	\$356.79
Single Lot Replat	\$892.40

Zoning	
Zoning Verification	\$25.00
Sidewalk Café in City Right-of-Way	\$79.93
Doggie Dining Permit	\$350.00
Seasonal POD Use Permit	\$332.93

Environmental	
Basic Review	No Fee
Level I Review	\$698.92
Level II Review	\$2,935.40
Optional binding resource determination of regulated natural and archaeological resources	\$698.92
Optional binding resource determination of regulated sinkholes and listed species	\$174.80
Optional binding resource determination update for changes that could alter the presence and location of resources	\$350.00