

# **DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT FEE SCHEDULE**

## **INDEX**

### **PAGE #**

<b>1</b>	<b>Requests for Rezoning</b>
<b>1</b>	<b>Plats (Subdivision Review/Open Space Plat)</b>
<b>2</b>	<b>Review/Inspection of SOS, PRD or Cluster Open Space Plans</b>
<b>3</b>	<b>Multiple-Family Housing</b>
<b>3</b>	<b>Commercial, Industrial or Other Site Plans</b>
<b>3</b>	<b>Uses in B-4, OS-2 Districts (Marginal Access Drives)</b>
<b>4</b>	<b>Uses in OS-3 Districts</b>
<b>4</b>	<b>Planned Residential Development</b>
<b>4</b>	<b>One-Family Cluster Qualification</b>
<b>4</b>	<b>One-Family Cluster Option</b>
<b>5</b>	<b>Two-Family Dwelling Option</b>
<b>5</b>	<b>Mobile Home Park</b>
<b>5</b>	<b>Review of Greenbelts, Buffer Yards, Berms, Parking Lot Landscaping or Other Planting Plans</b>
<b>6</b>	<b>Division of Land or "Lot Splits"</b>
<b>6</b>	<b>Certificate of Occupancy</b>
<b>6</b>	<b>Alley or Street Vacation</b>
<b>6</b>	<b>Review of Expired Site Plans</b>
<b>6</b>	<b>Special Approval</b>
<b>6</b>	<b>One-Family Construction Review</b>
<b>6</b>	<b>Addressing: Commercial and Residential</b>
<b>6</b>	<b>Commercial Fence Permit</b>
<b>6</b>	<b>Tree Permit</b>
<b>7</b>	<b>Zoning Verification Letter</b>
<b>7</b>	<b>Cellular Tower Removal Bond</b>
<b>7</b>	<b>Application to the Zoning Board of Appeals</b>
<b>7</b>	<b>P.U.D. Qualification/P.U.D. Plans</b>
<b>7</b>	<b>Application for Medical &amp; Sales Trailers</b>
<b>7</b>	<b>Revision Fee Schedule Guidelines</b>
<b>8</b>	<b>Tree Inventories/Tree Protection Plans</b>

**CITY OF FARMINGTON HILLS**

**FEE SCHEDULE  
FOR**

**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

(Revised 2/8/2010)

1. **Request for Rezoning or Amendment to Zoning Ordinance** **\$780.00**  
(\$150.00 to be refunded to applicant if request is with-  
drawn by the proponent on or before Regular Hearing).
  
2. **Review of all plats will be charged at the following rate (per lot or acre,  
whichever is greater).**
  - a. **Subdivision Review:**
    - **Review of Preliminary Plat/  
Site Condominium Plan<sup>1</sup>** **\$610.00 + 135.00\* + \$4.60/lot  
or acre<sup>2</sup>**
    - **Second Revision<sup>3</sup>** **\$285.00+ \$1.50/lot  
or acre<sup>4</sup>**
    - **For each major revision initiated  
by the proprietor, an additional charge** **\$480.00 + \$3.90/lot  
or acre<sup>5</sup>**
    - **Mylar charge** **\$210.00 + \$1.70/lot**

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<sup>1</sup> Includes one or two reviews

<sup>2</sup> Or fraction thereof

<sup>3</sup> At option of the Planning Consultant

<sup>4</sup> Or fraction thereof

<sup>5</sup> Or fraction thereof

**b. Subdivision Open Space Plat/Site Condominium Plan**

- **Review of one-family lot layout plus general review of open space areas (not including open space plan and inspection)<sup>6</sup>** **\$820.00 + \$135.00\* + \$4.50/lot or acres<sup>7</sup>**
- **Second revision<sup>8</sup>** **\$340.00 + \$1.45/lot or acre<sup>9</sup>**
- **For each major revision initiated by the proprietor, an additional charge** **\$655.00 + \$4.30/lot or acre<sup>10</sup>**
- **Mylar charge** **\$210.00 + \$1.70/lot**

**3. Review and inspection of SOSP, PRD or Cluster Open Space plans shall be charged at the following rate:**

- a. Initial review of open space** **\$820.00 for 5 acres or less, plus \$53.00 for each additional acre over 5, or fraction thereof.**
- b. Second revision of open space<sup>11</sup>** **\$350.00 for 5 acres or less, plus \$27.00 for each additional acre over 5, or fraction thereof.**
- c. Inspection of completed open space**
  - **For one or two inspections; provided that second inspection is requested within one hundred eighty (180) days of the first inspection.** **\$350.00 plus \$27.00/acre or fraction thereof for one or two inspections.**
  - **For each additional inspection thereafter** **\$260.00 An additional (100.00) will be charged if the Planning Consultant meets on the site with the proprietor (at the request of the City.)**

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<sup>6</sup> Includes one or two reviews

<sup>7</sup> Or fraction thereof

<sup>8</sup> At option of the Planning Consultant

<sup>9</sup> Or fraction thereof

<sup>10</sup> Or fraction thereof

<sup>11</sup> At option of the Planning Consultant

**4. Review of all site plans will be charged at the following rates:**

<b>a. Multiple-Family Housing:</b>		
-	<b>Review of site plan<sup>12</sup></b>	<b>\$470.00 + \$135.00* + \$4.45/d.u.</b>
-	<b>Second Revision<sup>13</sup></b>	<b>\$160.00 + \$2.20/d.u.</b>
-	<b>For each major revision initiated by developer</b>	<b>\$350.00 + \$3.00/d.u.</b>
<b>b. Commercial, Industrial or Other Site Plan:</b>		
-	<b>Review of site plan<sup>14</sup></b>	
-	<b>(1) Two acres or less</b>	<b>\$500.00 + \$135.00* + \$15.00/acre</b>
-	<b>(2) Over 2 acres but less than 20 acres</b>	<b>\$500.00 + \$135.00* + \$24.00/acre or fraction thereof.</b>
-	<b>(3) 20 acres and greater</b>	<b>\$520.00 + \$135.00* + \$28.00/acre or fraction thereof.</b>
-	<b>Second Revision<sup>15</sup></b>	
-	<b>(1) Two acres or less</b>	<b>\$180.00</b>
-	<b>(2) Over 2 acres but less than 20 acres</b>	<b>\$210.00 + \$10.00/acre or fraction thereof.</b>
-	<b>(3) 20 acres and greater</b>	<b>\$230.00 + \$11.60/acre or fraction thereof.</b>
-	<b>For each revision initiated by the developer</b>	<b>Same as Second Revision.</b>
<b>c. Uses in B-4, OS-2 District or other site plan requiring a "marginal access drive"</b>		
-	<b>Review of site plan<sup>16</sup></b>	<b>\$490.00 + \$135.00* + \$15.40/acre or fraction thereof.</b>
-	<b>Second Revision<sup>17</sup></b>	<b>\$280.00 + \$7.50/acre or fraction thereof.</b>

<sup>12</sup> Includes one or two reviews

<sup>13</sup> At option of the Planning Consultant

<sup>14</sup> Includes one or two reviews

<sup>15</sup> At option of the Planning Consultant

<sup>16</sup> Includes one or two reviews

<sup>17</sup> At option of the Planning Consultant

<b>d. Uses in the OS-3 District</b>		
-	<b>Review of site plan<sup>18</sup></b>	<b>\$820.00 + \$135.00* + \$30.50/acre or fraction thereof.</b>
-	<b>Second Revision<sup>19</sup></b>	<b>\$280.00 + \$11.50/acre or fraction thereof.</b>
<b>e. Planned Residential Development:</b>		
-	<b>Preliminary plan<sup>20</sup></b>	<b>\$1,060.00 + \$135.00* + \$4.00/lot and dwelling.</b>
-	<b>Second Revision<sup>21</sup></b>	<b>\$390.00 + \$ 1.50/lot and dwelling</b>
-	<b>Final plans or plats</b>	
	<b>(1) Preliminary plats/ Site Condominium Plans</b>	<b>\$140.00 + \$ 1.70/lot</b>
	- <b>First Revision</b>	<b>\$140.00 + \$ 1.70/lot</b>
	- <b>Second Revision<sup>22</sup></b>	<b>\$140.00 + \$ 1.70/lot</b>
	<b>(2) Final Multiple-Family Site Plans</b>	<b>As per applicable charges in 4.a. above.</b>
<b>f. One-Family Cluster Option:</b>		
-	<b>Review of qualification for Cluster</b>	<b>\$420.00</b>
-	<b>Review of site plan<sup>23</sup></b>	<b>\$940.00 + \$135.00* + \$6.55/d.u.</b>
-	<b>Second Revisions<sup>24</sup></b>	<b>\$220.00 + \$2.35/d.u.</b>
-	<b>For each revision initiated by developer</b>	<b>\$490.00 + \$5.40/d.u.</b>

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<sup>18</sup> **Includes one or two reviews**

<sup>19</sup> **At option of the Planning Consultant**

<sup>20</sup> **Includes one or two reviews**

<sup>21</sup> **At option of the Planning Consultant**

<sup>22</sup> **At option of the Planning Consultant**

<sup>23</sup> **Includes one or two reviews**

<sup>24</sup> **At option of the Planning Consultant**

**g. Two-Family Dwelling Option:**

- **Review of site plan<sup>25</sup>** **\$470.00+ \$135.00\* + \$4.35/d.u.**
- **Second Revision<sup>26</sup>** **\$190.00 + \$2.05/d.u.**
- **For each revision initiated by developer.** **\$280.00 + \$3.15/d.u.**

**h. Mobile Home Park:**

- **Review of site plan<sup>27</sup>** **\$490.00 + \$135.00\* + \$4.45/d.u.**
- **Second Revision<sup>28</sup>** **\$180.00 + \$2.20/d.u.**
- **For each revision initiated by developer.** **\$340.00 + \$3.25/d.u.**

**5. Review of greenbelts, buffer yards, berms, parking lot landscaping or other planting plans:**

**a. Review of Plans:**

- **Each submission<sup>29</sup>** **\$500.00**
- **Second Revision<sup>30</sup>** **\$200.00**

**b. Field inspections, each** **\$420.00**

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<sup>25</sup> **Includes one or two reviews**

<sup>26</sup> **At option of the Planning Consultant**

<sup>27</sup> **Includes one or two reviews**

<sup>28</sup> **At option of the Planning Consultant**

<sup>29</sup> **Includes one or two reviews**

<sup>30</sup> **At option of the Planning Consultant**

<b>6.</b>	<b>Division of land or “lot splits”:</b>	
<b>a.</b>	<b>Two Divisions<sup>31</sup></b>	<b>\$260.00 +\$135.00*</b>
	- <b>Second Revision<sup>32</sup></b>	<b>\$110.00</b>
<b>b.</b>	<b>Three or four divisions<sup>33</sup></b>	<b>\$435.00 +\$135.00*</b>
	- <b>Second Revision<sup>34</sup></b>	<b>\$160.00</b>
<b>c.</b>	<b>Five or more divisions</b>	<b>As applicable in 2.a above.</b>
<b>7.</b>	<b>Certificate of Occupancy</b>	
<b>a.</b>	<b>Field Inspection:</b>	
	- <b>Initial request includes one or two inspections</b>	<b>\$70.00</b>
	- <b>For each additional inspection thereafter</b>	<b>\$70.00</b>
<b>8.</b>	<b>Miscellaneous Fees:</b>	
<b>a.</b>	<b>Alley or Street Vacation</b>	<b>\$190.00</b>
<b>b.</b>	<b>Review of Expired Site Plans</b>	<b>\$70.00</b>
<b>c.</b>	<b>Special Approval:</b>	
	- <b>Publication and mailing</b>	<b>\$200.00. Required mailings over 25 will be charged at \$1.25 each.</b>
<b>d.</b>	<b>One-Family Construction Review</b>	<b>\$50.00</b>
<b>e.</b>	<b>Addressing:</b>	
	- <b>Commercial Development</b>	<b>\$70.00</b>
	- <b>Residential Development</b>	<b>\$370.00</b>
<b>f.</b>	<b>Commercial Fence Permit</b>	<b>\$10.00</b>

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<sup>31</sup> Includes one or two reviews

<sup>32</sup> At option of the Planning Consultant

<sup>33</sup> At option of the Planning Consultant

<sup>34</sup> At option of the Planning Consultant

g.	Tree Permit (except occupied single-family)	\$60.00
h.	Zoning verification letter	\$80.00
i.	Cellular tower removal bond	\$5,000.00
9.	<b>Application to the Zoning Board of Appeals:</b>	
	- Single-Family use or zone	\$110.00 Required mailings over 25 will be charged at \$1.25 each.
	- All other applications	\$340.00 Required mailings over 25 will be charged at \$1.25 each.
	- Special Meetings	\$960.00
10.	a. P.U.D. Qualification	\$500.00 + \$135.00*
	b. Individual P.U.D. Plans	
	Original Submittal	\$960.00 + \$135.00* + \$35.00 per acre.
	Second Revision	\$420.00 + \$17.00 per acre
	Site Plans	As applicable in 4.a and b above.
	Plats/Site Condominium Plans	As applicable in 2.a above.
11.	Application for Medical & Sales Trailers**	\$300.00
12.	There will be no charge for the first revisions of items that are resubmitted within ninety (90) days of the original submission. Such first revisions submitted after ninety (90) days of the original sub-mission will be charged for at the "second revision" rate. Any revisions submitted after one hundred and fifty (150) days of previous submission will be charged at the original submission fee.	

\* \$135.00 fee for Engineering approved by City Council in July, 2009, and collected by the Planning Division.

\*\* Fee adopted by City Council on August 27, 2007.

## TREE INVENTORIES/TREE PROTECTION PLANS

### REVIEW FEES

Fees will be based on the number of protected trees indicated on surveys/plans and verified in the field. The base fee covers the initial review and the review of first revisions if submitted within 90 days. Additional fees would be charged for subsequent reviews, if any are required, in accordance with the schedule below.

The fees are as follows:

<u>NO. TREES OF 6" DBH OR MORE<sup>35</sup></u>	<u>FEE<sup>36</sup></u>	<u>EACH ADDITIONAL SUBMISSION</u>
Five or less	\$290.00	\$170.00
6 - 15	\$430.00	\$250.00
16 - 50	\$530.00	\$290.00
51 - 100	\$640.00	\$320.00
101 - 200	\$780.00	\$370.00
201 - 500	\$960.00	\$530.00
OVER 500	\$1,080.00	\$600.00

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Dale A. Countegan, Director  
Planning and Community Development Department

Adopted by City Council February 8, 2010  
Effective February 8, 2010

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<sup>35</sup> If the number of trees is not indicated, the fee will be based on the number observed in the field. If the number is different from the number indicated on the tree survey, the consultant will charge for the difference.

<sup>36</sup> Including first revised submission of survey/plan.