

RESOLUTION NO. 25-16

A Resolution of the Shelbyville City Council to Repeal All Previous Ordinances and Resolutions Pertaining to Planning and Community Development Fees, and To Adopt a New Planning and Community Development Fee Schedule.

WHEREAS, the City Council of the City of Shelbyville has passed several fee amendments pertaining to land development review fees; and

Whereas, the City Council most recently passed Council Resolutions 4-15 and 11-15 pertaining to the Fee Schedule for Planning and Community Development fees in 2015, and

WHEREAS, the Planning Commission and City Council, while not wanting to discourage development, also desires to avoid situations where the City unduly subsidizes private development with tax payer dollars; and

WHEREAS, projects that have existing or proposed access to State highways, requiring outside government agency review oftentimes come back with modifications required by the State; and

WHEREAS, the State will require a letter from the local jurisdiction indicating agreement with the mandated change, requiring additional review by the City Engineer and staff; and

WHEREAS, Article 3 of the Zoning Ordinance allows for Temporary Dwelling Units as Residences during Construction; and

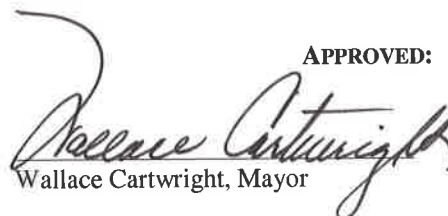
WHEREAS, the Planning Commission voted on July 28 and August 25, 2016 to recommend the assignment of application fees for these types of temporary dwelling units, as well as allowing for limited extensions of such units, as well as review fees for developments accessing State roads; and

WHEREAS, having several separate Resolutions setting fees can become confusing and lead to inaccuracies in the assessment of said Fees;

NOW, THEREFORE, LET IT BE RECOMMENDED:

1. That Exhibit A, attached, be adopted as the 2016 Planning and Community Development Schedule of Fees;
2. That any Ordinance, Resolution, or part of an Ordinance or Resolution in conflict herewith be repealed;
3. That Said Resolution becomes effective immediately upon passage by the Shelbyville City Council.

APPROVED:


Wallace Cartwright, Mayor

ATTEST:

A Mai
Anna Mai, City Recorder

APPROVE AS TO FORM:


Ginger Shofner, City Attorney

Planning and Community Development
2016 Schedule of Fees

Site Plan Applications:

<u>Project Site Size</u>	<u>Local Road Access Only</u>	<u>State Highway Access Points</u>
Less than 3 acres	\$250.00	\$550.00
3.01 acres – 10 acres	\$300.00	\$600.00
10.01 acres – 50 acres	\$400.00	\$700.00
Greater than 50.01 acres	\$500.00	\$800.00

Subdivision Plat Review Fees:

Subdivisions with New Local Streets:	\$325.00 per lot
Subdivisions with local streets and State highway access points:	\$625.00 per lot
Combination of Parcels (3 parcels or less):	\$150.00
Combination of Parcels (More than 4 parcels):	\$150.00 plus \$100 per parcel
Shifting of Lot Lines:	\$150.00

Temporary Dwelling Units During Construction:

Application:	\$0.00
First Extension:	\$250.00
Second and Final Extension:	\$250.00

Planned Unit Development Fee Schedule

Residential Planned Unit Development:

1-15 Dwelling Units:	\$150.00 per dwelling unit
16 or more Dwelling Units:	\$100.00 per dwelling unit

Commercial Planned Unit Developments:

Less than 5,000 gross square feet:	\$300 per 1,000 square feet
More than 5,000 gross square feet:	\$200 per 1,000 square feet

Mixed Use Planned Unit Developments:

1-15 Dwelling Units:	\$150.00 per dwelling unit
16 or more Dwelling Units:	\$100.00 per dwelling unit
Less than 5,000 gross square feet:	\$300 per 1,000 square feet
More than 5,000 gross square feet:	\$200 per 1,000 square feet

Board of Zoning Appeals Fee Schedule

Special Exceptions: \$200.00
Administrative Reviews: \$200.00
Variances: \$200.00

Zoning Ordinance and Map Amendments

Text Amendment: \$275.00
Rezoning Application: \$275.00

General Administrative Fees

Special Call Meeting Request: \$300.00
Zoning Verification Letters: \$25.00
Accessory Structure Applications: \$35.00
Vacating of Public Right of Way: \$100.00
Telecommunications Facilities Applications: \$500.00 plus site plan review fees