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**RESOLUTION #2020-06 BYLAW AMENDMENT  
FORM-BASED OVERLAYS - ZONING COMPLIANCE PLAN  
SUBMISSION FEE**

**STAFF REPORT  
October 15, 2020**

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**Resolution #2020-06 Bylaw Amendment  
FORM-BASED OVERLAYS - ZONING COMPLIANCE PLAN SUBMISSION FEE**

**Staff Report  
October 15, 2020**

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**BACKGROUND:**

With the adoption of UZO Chapter 7, Form-Based Overlays, and the first sub-section of that chapter concerning Lafayette's Historic Centennial Neighborhood all in 2016, one item of business remained to be completed relative to the process of approval outlined in that chapter: a reasonable fee for the staff review of a Zoning Compliance Plan submissions.

Per Chapter 7, upon completing a pre-submission conference with staff and the Administrative Officer, an applicant shall submit a Zoning Compliance Plan to APC, so that a determination of compliance with the requirements of the Form-Based Overlay can be made and delivered by staff to the Administrative Officer. As this work involves a measurable amount of time to accurately make this determination, a fee for this service is appropriate and should be consistent with other fees for similar services provided by the APC.

The following amendment to the Bylaws of the Area Plan Commission will add a simple base fee of \$500 to capture all the APC staff time connected with the review of Zoning Compliance Plans for Form-Based Overlays. For comparison purposes, this base fee is identical to standard rezones, subdivisions, planned development minor modifications and ABZA petitions.

While no fee for a public service ever captures the total cost of that service, staff believes this addition to the fee schedule will make a reasonable contribution to off-setting the cost to the taxpayer for staff's time.

In addition to the inclusion of this new fee, staff identified an omission from our 2013 fee-schedule update that left out the zoning title "Rural Estate" from the list of subdivision fees. Staff has added the "Rural Estate" title back into the fee schedule (as it was prior to the 2013 revision) so that the current reference in the Unified Subdivision Ordinance to submission fees for Rural Estate subdivisions is connected back to the fee schedule. This is simply a correction to the text of the fee schedule and not a new fee of any kind.

**RECOMMENDATION:**

Approval

**SCHEDULE OF FILING FEE CHARGES**  
**As Adopted December 16, 2013 and Amended October 21, 2020**

<i>Service</i>	<i>Filing Fee</i>
<b>Standard Rezone</b>	\$500
<b>PD Rezone</b>	
Draft	\$1000
Preliminary	\$200
Final Detailed Plan (Residential)	\$600 + \$30/du
Final Detailed Plan (Mixed use)	\$600 + \$30/du + \$0.10/sf nonresidential GFA
...Final Detailed Plan (Non-res.)	\$600 + \$0.10/sf nonresidential GFA
PD Plat Review/Recordation	\$100
Minor Modification	\$500
<b>Variance – S-F Residential</b>	\$100 + \$50 for each additional request
<b>Variance – Other</b>	\$500 + \$50 for each additional request
<b>Special Exception</b>	\$500
<b>Appeals from the Decision of the AO</b>	\$500 (No fee if filing an appeal of a zoning ordinance violation citation notification– Res. #2019-01)
<b>Parcelization</b>	\$150
<b>Dissolution of a Parcelization</b>	\$25
<b>Plat Vacations</b>	\$250
<b>Zoning Verifications</b>	\$100 per property/lot for official written verification
<b>Commitments</b>	With Rezone: additional \$100 per commitment; \$100 for recorded change, modification or release
<b>Subdivisions</b>	
Minor Sketch (All)	\$500
Major Sketch (Residential 1 & 2 family, & Rural Estate)	\$500 + \$30/lot for lots 1 through 200 + \$20/lot for each lot over 200
Major Sketch (multifamily)	\$500 + \$10/du
Major Sketch (Non-Res.)	\$500 + \$10/acre
Preliminary (All)	\$500
Construction Plans (All)	\$500
Final Plat (All)	\$500
Belated extension requests	\$50
Extensions (All)	\$200
<b>Form-Based Overlays</b>	
Zoning Compliance Plan	\$500