



City of Maple Plain
 5050 Independence St
 P.O. Box 97
 Maple Plain, MN 55359
 Office: (763) 479-0515
 Fax: (763) 479-0519

ZONING & LAND USE APPLICATION

APPLICANT INFORMATION

Applicant Name	Company, if applicable
Address	Phone Number
City, State, Zip	Email
Are you the owner of the property? <input type="checkbox"/> Yes. <input type="checkbox"/> No. <i>(If not, property owner information is required.)</i>	

Owner Name	Company, if applicable
Address	Phone Number
City, State, Zip	Email

Applicant Signature	Owner Signature
Date	Date

PROJECT INFORMATION

Site Address or Property Identification Number
Type of Request (Check all that apply.)

	Fee	Escrow		Fee	Escrow
<input type="checkbox"/> Appeal Administration Decision	\$250	\$250			
<input type="checkbox"/> Concept Plan Review	\$500				
Residential Application	Fee	Escrow	Commercial Application	Fee	Escrow
<input type="checkbox"/> Conditional Use Permit	\$750	\$1500	<input type="checkbox"/> Conditional Use Permit	\$1500	\$3000
<input type="checkbox"/> Interim Use Permit	\$750	\$1500	<input type="checkbox"/> Interim Use Permit	\$1500	\$3000
<input type="checkbox"/> Site Plan	\$750	\$1500	<input type="checkbox"/> Site Plan	\$1500	\$3000
<input type="checkbox"/> Minor Subdivision	\$750	\$1500	<input type="checkbox"/> Minor Subdivision	\$1500	\$3000
<input type="checkbox"/> Variance	\$750	\$1500	<input type="checkbox"/> Variance	\$1500	\$3000
<input type="checkbox"/> Rezoning	\$750	\$1500	<input type="checkbox"/> Rezoning	\$1500	\$3000
<input type="checkbox"/> Text Amendment	\$750	\$1500	<input type="checkbox"/> Text Amendment	\$1500	\$3000
<input type="checkbox"/> Vacation of Property	\$750	\$1500	<input type="checkbox"/> Vacation of Property	\$1500	\$3000
<input type="checkbox"/> Home Occupation	\$400	\$1000	<input type="checkbox"/> Sign Package	\$ 500	\$3000

Residential/Commercial Industrial/Office Planning and Zoning Application	Fee	Escrow	Grading and Excavation Park Fees and Signs	Fee	Escrow
<input type="checkbox"/> Preliminary Plat	\$1000	\$3000	<input type="checkbox"/> <100 Cubic Yards	N/C	
<input type="checkbox"/> Subdivision Application	\$1000	\$3000	<input type="checkbox"/> >100 Cubic Yards	\$500	
<input type="checkbox"/> Rezoning	\$1000	\$3000	<input type="checkbox"/> >1000 Cubic Yards	\$1000	*See below
<input type="checkbox"/> Comprehensive Plan Amendment	\$1000	\$3000	<input type="checkbox"/> Right of Way Permit	\$250	\$1000
<input type="checkbox"/> Planned Unit Development	\$1500	\$3000	<input type="checkbox"/> Park Dedication Fee- Residential	10% of land value of development**	
<input type="checkbox"/> Final Plat	\$ 750	\$3000	<input type="checkbox"/> Park Dedication Fee- Other	10% of land value of development	
			<input type="checkbox"/> Signage Permanent	\$250	
			<input type="checkbox"/> Temporary Sign	\$25	

*Escrow or surety bond in amount of 150% of land alteration costs

** Minimum of 3,750 per unit and maximum of \$8,000 per unit

Brief Project Narrative / Overview *(Use additional paper if necessary. Please be thorough.)*

NOTICE TO APPLICANT

The Maple Plain City Code guides and enables development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community.

All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in the City's pre-application workshop prior to submitting a formal land use application. The workshop is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the pre-application process does not provide approval, or guarantee of approval, of the project. The City shall not accept plans, drawings or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

All expenses pertaining to project reviews are the responsibility of the applicant. Planning review deposits and other applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City ordinance, help cover costs incurred by the City to review the application. The City of Maple Plain often uses consulting firms to assist in the review of projects. City staff and consultant review costs are billed hourly; all other costs are billed at cost. Applicants shall be billed directly for incurred expenses upon receipt by the City. The City reserves the right to request an applicant to submit a development escrow in advance of the formal project review.

Please refer to the City's Fee Schedule for information on planning review fees and deposits, and other applicable costs.

By signing this form, the applicant recognizes his/her responsibility for any and all fees associated with the land use application from project review through to construction and release of financial guarantees for an approved project. All fees associated with a project that is denied or withdrawn remain the sole responsibility of the applicant and shall be paid upon receipt of invoice.

I hereby understand the fee statement and responsibilities associated with this land use application:

Applicant Signature
Date

Owner Signature
Date

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period an additional 60 days, if necessary, due to insufficient information or scheduling difficulties.

Please review the corresponding checklist that goes with the request as all materials are required unless waived by the City. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date shown may result in a delay of the review by the Planning Commission and City Council.

DEADLINES

Planning Commissioning meetings are held on the first Thursday of the month at 6:00 P.M.
All applications are due 30 days prior to meeting.

OFFICE USE ONLY

Application Type	Review Deadline
	<input type="checkbox"/> 15 Business Days: _____ <input type="checkbox"/> 60 Day Review: _____ <input type="checkbox"/> 120 Day Review: _____
Fees Collected	Received by
<input type="checkbox"/> Application Fee Collected: \$ _____ <input type="checkbox"/> Escrow: \$ _____ <input type="checkbox"/> Total Receipt: \$ _____	<input type="checkbox"/> Name: _____ <input type="checkbox"/> Signature: _____ <input type="checkbox"/> Date: _____
Receipt	Application Complete
<input type="checkbox"/> Receipt Number(s) _____	Are there any missing materials? <input type="checkbox"/> Yes. <input type="checkbox"/> No. If yes, was the application accepted? <input type="checkbox"/> Yes. <input type="checkbox"/> No.



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SITE PLAN CHECKLIST & PROCEDURE

APPLICATION REQUIREMENTS

The following materials are required in order for each application to receive consideration. The City reserves to waive certain requirements. An application that is missing materials may not be accepted.

- | | |
|--|--|
| <input type="checkbox"/> Completed Land Use Application and pay all applicable fees. | |
| <input type="checkbox"/> All materials as required by City Zoning Code regarding Site Plans. | |
| <input type="checkbox"/> Certified survey of property (8 full size, 10 reduced) plus CAD and PDF electronic files. | |
| <input type="checkbox"/> Written narrative of outlining project and purpose of request. | |
| <input type="checkbox"/> Wetland report by Certified Wetland Specialist. | |
|
 | |
| <input type="checkbox"/> Scaled site plan showing dimensions & distances | <input type="checkbox"/> Parking plan |
| <input type="checkbox"/> Existing & proposed property conditions (<i>page 2</i>) | <input type="checkbox"/> Lighting plan |
| <input type="checkbox"/> Four-sided architectural plans and elevations | <input type="checkbox"/> Landscape plan |
| <input type="checkbox"/> Specifications for exterior finishes | <input type="checkbox"/> Utility plan |
| <input type="checkbox"/> Grading, erosion control & drainage plans (<i>page 2</i>) | <input type="checkbox"/> Tree Preservation plan |
| <input type="checkbox"/> Location of fire suppression, if applicable | <input type="checkbox"/> Signage plan |
| <input type="checkbox"/> Soil borings, if applicable | <input type="checkbox"/> Storage & waste enclosure |

APPROVALS & PERMITS

Project applications may require review and comment from the following agencies. Applicants should allow for enough time for agency review. The City encourages applicants to contact each state and county agency and the appropriate watershed district prior to submitting formal application to understand agency requirements.

- | | |
|--|---|
| <input type="checkbox"/> City of Maple Plain | <input type="checkbox"/> MN Pollution Control Agency (NPDES) |
| <input type="checkbox"/> Hennepin County | <input type="checkbox"/> Minnehaha Creek Watershed District |
| <input type="checkbox"/> MN Department of Transportation | <input type="checkbox"/> Pioneer-Sarah Creek Watershed Commission |

Upon completion of the formal review period, the following permits may be required for an approved project. The City, county, state and other jurisdictional agencies each have a review period for all permit requests.

- | | |
|---|--|
| <input type="checkbox"/> Building Permit | <input type="checkbox"/> Hennepin County Right of Way Permit |
| <input type="checkbox"/> Demolition Permit | <input type="checkbox"/> MnDOT Right of Way Permit |
| <input type="checkbox"/> Excavation & Grading Permit | <input type="checkbox"/> Minnehaha Creek Watershed District Permit |
| <input type="checkbox"/> Right of Way Permit | <input type="checkbox"/> Pioneer-Sarah Creek Watershed Commission |
| <input type="checkbox"/> Sewer Availability Charges (SAC) | <input type="checkbox"/> MnPCA Storm Water (NPDES) Construction Permit |
| <input type="checkbox"/> Water Availability Charge (WAC) | <input type="checkbox"/> Wetland Conservation Act requirements |
| <input type="checkbox"/> Sign Permit | |

NOTICE TO APPLICANT

In order to receive consideration, the applicant must complete a number of steps.

1. Meet with City staff to discuss the proposed use, whether permitted or conditional, obtain a land use application packet, and schedule a pre-application meeting.
2. Assemble information outlining the request.
3. Submit a completed application packet, including all materials as required by City Zoning Code related to the type of request, to City Hall by the dates noted on the Land Use Application.
4. Participate in the review process by attending City staff and public meetings.
5. Attend all Public Hearings, and Planning Commission and City Council meetings.

By law, the City of Maple Plain must notify adjacent property owners of proposed projects that may impact their properties. This notification is mailed to property owners within 350 feet of the project area at least 10 days prior to the public hearing. A Certified List of Property Owners will be compiled by the City of Maple Plain.

ADDITIONAL INFORMATION

Drawings of Existing & Proposed Conditions should include:

- gross and net acreages of the proposed development
- location, width and name of all existing streets and highway, public property, railroad, utility rights of way, & easements within the proposed development
- location and size of existing buildings & infrastructure (water, sewer and storm sewer lines)
- wetlands, wooded areas & other natural features
- tree inventory, including trees to be removed & saved
- layout of proposed streets, rights of way and appropriate street information
- layout proposed sidewalks, trails and pedestrian ways
- location and dimension of all easements
- minimum building setback lines.

Grading & Erosion Control & Drainage Plans must show the following:

- existing & proposed topography
- existing natural features, such as trees, wetlands, ponds, swales, drainage channels, etc.
- existing and proposed storm sewer facilities
- proposed storm water improvements
- flood elevations based on a 100-year flood plain
- spot elevations & directional arrows representing drainage patterns
- wetland delineation & mitigation plan at 2:1 ratio

ACKNOWLEDGEMENT

By signing this form, the applicant hereby acknowledges the receipt of the checklist and procedure for the project to be submitted for consideration. It is the responsibility of the applicant to submit all required materials. All permit requests should be submitted in a timely manner so as not to cause project delays.

Applicant Signature

Date

Owner Signature

Date