



City of Ann Arbor PLANNING SERVICES

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48104-1908
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

PLANNING REVIEW FEES (effective 7/1/2023) *Payment is required at time of application via STREAM.*

Development Review: Administrative Action		
Administrative Amendment to:		
<ul style="list-style-type: none"> Approved Site Plan, PUD Site Plan, or Planned Project Site 	\$4,380	
Site Plan for Planning Manager Approval	\$5,080	
Administrative Land Transfer	\$1,530	
Land Division (without Easement)	\$2,790	
Land Division (with Easement)	\$3,140	
Master Deed Review	\$500	
Public/Charter School Plan Review	\$3,940	

Development Review: City Planning Commission Action		
Site Plan for Planning Commission Approval	\$10,940 +\$50	With City Stormwater Review Per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
Site Plan for Planning Commission Approval	\$10,640 +\$50	With WCWRC Stormwater Review Per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
Alternative Storm Water Management System	\$625	Add to appropriate site plan fee
Area Plan Waiver	\$275	
Chapter 62 Landscape Modification	\$700	Add to appropriate site plan fee
Land Division Appeal	\$650	
Special Exception Use	\$1,283	Add to appropriate site plan fee
Special Exception Use – No Development	\$3,398	
Wetland Use Permit	\$600	Add to appropriate site plan fee

Development Review: City Planning Commission Review and City Council Action		
<i>Annexation and R1 & R2 Zoning (parcels of 2 acres or less for a single or two-family dwelling)</i>	\$1,640	
<i>Annexation</i>	\$1,715	Add to appropriate zoning fee
<i>Area (Conceptual) Plan</i>	\$8,090	
<i>Chapter 62 Landscape Modification</i>	\$700	Add to appropriate site plan fee
<i>Planned Project Modification</i>	\$470	Add to appropriate site plan fee
<i>PUD – Combined Zoning and Conceptual Plan</i>	\$9,240 +\$45	Per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
<i>PUD - Combined Zoning and Site Plan</i>	\$13,240 \$12,990 +\$105	With City Stormwater Review OR With WCWRC Stormwater Review Per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
<i>PUD - Site Plan</i>	\$12,140 \$11,890 +\$85	With City Stormwater Review OR With WCWRC Stormwater Review Per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
<i>Site Plan - City Council Approval</i>	\$14,990 \$13,990 +\$85	With City Stormwater Review OR With WCWRC Stormwater Review Per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
<i>Site Plan - Site Condominium</i>	\$14,990 \$14,490 +\$85	With City Stormwater Review OR With WCWRC Stormwater Review Per lot OR per 1,000 sq ft of new gross floor area or fraction thereof
<i>Street or Public Easement Vacation</i>	\$2,990	
<i>Wetland Use Permit</i>	\$1,000	Add to appropriate site plan fee

Development Review: City Planning Commission Review and City Council Action - Continued		
Zoning - Map Amendment (except PUD)	\$1,408	Add to appropriate area plan or site plan fee
Zoning - Text Amendment or PUD Supplemental Regulations Amendment	\$2,000	

Development Review: City Council Action		
Brownfield Plan	\$2,000	
Brownfield Plan Environmental Activities Review	\$2,000	
Revision to Approved Building Elevations	\$600	
Revision to Approved Development Agreement	\$1,185	

Notes:

Petitions requiring a traffic impact study will require a review fee calculated and collected by the Engineering Department. Please contact the Engineering Department at (734)794-6410 for more information.

Petitions requiring utility modeling preparation or review will require a fee calculated and collected by the Systems Planning Unit. Please contact the Systems Planning Unit at (734) 794-6430 for more information.

Petitions for Plat Approvals will require review fees. Please contact Planning Services at (734) 794-6265 for more information.

Appeals Boards		
Design Review Board	\$1,500	
Zoning Board of Appeals: Single & Two-Family	\$1,000	Per parcel
Zoning Board of Appeals: Multiple-Family and Commercial	\$1,000	Per parcel/project
Zoning Board of Appeals: Administrative Appeal	\$1,000	

Zoning Administration		
Address Change	\$100	
Building Permit Review for Zoning Compliance - Projects up to \$10,000	\$25	
Building Permit Review for Zoning Compliance – Projects over \$10,000	\$70	
Zoning Compliance Permit – Construction (sheds, free-standing decks)	\$25 \$70	For construction projects up to \$10,000 For construction projects over \$10,000
Zoning Compliance Permit - Fence Permit	\$75	
Zoning Compliance Permit - Sales and Use	\$75	
Football Game Day Zoning Compliance Permit - Sales and Use	\$140	
Zoning Report - Analysis	\$275	Per parcel
Zoning Report - Verification	\$150	Per parcel

Rehearing Policy

If the petitioner requests a rehearing after Board or Commission action, the petitioner shall pay one half of the original filing fee.

If the petitioner requests a rehearing by a Board or Commission or by City Council after City Council action, the petitioner shall pay the entire original filing fee.

Refund Policy

Administrative Reviews - Withdrawals made within 10 business days from date of acceptance will receive a 50% refund; after 10 business days from date of acceptance, no refunds will be given.

Board/Commission Reviews - Withdrawals made before notice is sent will receive a 50% refund; withdrawals made after notice is sent but before final action will receive a 25% refund.