



# Plan Review Fees

Joint Conceptual Workshop

October 25, 2018

# Background & Overview



- Plan Review Fees were last comprehensively updated in 2010
- Number, frequency, and complexity of planning submittals has risen since that time
- Some cities attempt to cover their staff costs with plan review fees, but this has not been the policy historically in Franklin
- The proposed increase is incremental and does not recover full staff costs
- This proposed increase would put COF plan review fees near the average of peer cities studied

# Proposed Fees



Submittal Type	Current Fee	Proposed Fee
Annexation and Plan of Services	None	Less than 10 acres: \$100.00*; 10-50 acres: \$250.00*; Over 50 acres: \$500.00*
Plan Amendment	\$250	\$500
Rezoning	\$400	\$500
Joint Workshop	\$50	\$100
Development Plan	\$600 plus \$0.02 per nonresidential sq ft and \$10 per unit	\$1,000 plus \$0.02 per nonresidential sq ft and \$10 per unit
Site Plan	\$300 plus \$0.02 per nonresidential sq ft and \$10 per unit	\$500 plus \$0.02 per nonresidential sq ft and \$10 per unit
Preliminary Plat	\$300 plus \$20 per lot	\$500 plus \$25 per lot
Final Plat	\$200 plus \$25 per lot	\$500 plus \$25 per lot
Tree Removal Permit	\$25	\$50
Zoning Certification Letter	\$25	\$75

\*Perhaps include cost of a referendum if required for annexation

# Peer City Comparison



Franklin	Murfreesboro	Nashville	Gallatin	Cary NC	Alpharetta GA	Brentwood	Mt Juliet	Naperville IL
<b>Rezoning:</b> \$400	<b>\$700</b> or \$950	<b>\$2200</b>	<b>\$300 +\$50/ac</b> up \$1500 max	<b>\$1400</b>	<b>\$400</b> +\$10 per acre or \$750 + \$10 per acre	<b>\$1000</b> up to \$5000 based on size	<b>\$650</b> - up to 5 ac + \$20/acre - next 15 acres + \$5/ac - next 80 ac + \$2.50/ ac for all add'l ac + <b>\$50</b> Admin Advert Fee.	<u>0-10 ac:</u> \$290 <u>11-50 ac:</u> <b>\$400</b> <u>50 + ac:</u> \$640
<b>Site Plan:</b> \$300 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	<b>\$400</b> or <b>\$500</b> or \$600 based on size	<b>\$2500</b> or <b>\$4500</b> or \$6195 based on size or number of units	<b>\$300</b> up to 3 acres + \$50 / acre thereafter up to \$1500 max	<b>\$900</b> or \$2000 based on size	<b>\$750</b> < 2 ac or \$1000 >= 2 ac	<b>\$250</b> +\$20/acre	<b>\$500</b> up to 3 ac + \$100 / ac up to \$3000 max	<b>\$380</b>
<b>Preliminary Plat:</b> \$300 plus \$20 per lot	<b>\$400</b> +\$85/lot		<b>\$300</b> +\$5/lot		<b>\$750</b>	<b>\$250</b> +\$25/lot	<u>1-25 lots:</u> \$500 + \$25/ lot 26-50 lots: <b>\$1000</b> <b>+\$25/ lot</b> 50 lots or more: \$2500 + \$25 / lot	<u>0-5 ac:</u> \$2500 <u>5-50 ac:</u> <b>\$2500+</b> \$120/ac over 5 <u>50+ ac:</u> \$7780
<b>Final Plat:</b> \$200 plus \$25 per lot	<b>\$200</b> +\$55/lot	<b>\$1000</b>	<b>\$300</b> +\$5/lot	<b>\$350</b>	<b>\$750</b>	<b>\$250</b> +\$25/lot	<b>\$200</b> +\$25/lot	<u>0-5 ac:</u> \$5,000 <u>5-50 ac:</u> <b>\$5,000</b> +\$300/ ac over 5 <u>50+ ac:</u> \$18,500

\*Numbers in the gray font color were not used in determining the average.

# Peer City Comparison



	<b>Average*</b>	<b>Franklin- Existing</b>	<b>Franklin- Proposed</b>
Rezoning	\$840	\$400	\$500
Site Plan	\$934	\$300 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$500 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit
Development Plan	n/a	\$600 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$1000 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit
Preliminary Plat	\$809	\$300 plus \$20 per lot	\$500 plus \$25 per lot
Final Plat	\$932	\$200 plus \$25 per lot	\$500 plus \$25 per lot
*Average of fees from comparable communities.			

# Peer City Comparison



	<b>Review Fees Actual*</b>	<b>Review Fees Peer Average**</b>	<b>Review Fees Proposed***</b>
January	\$8094.60	\$12,732.00	\$11,594.60
February	\$5510.72	\$8906.00	\$7,910.72
March	\$17,286.44	\$18,360.42	\$22,186.44
April	\$19,748.06	\$16,659.00	\$24,258.06
May	\$14,964.24	\$15,802.00	\$19,014.24
June	\$14,061.04	\$20,489.04	\$18,961.04
July	\$7130.00	\$11,360.00	\$9,830.00
August	\$10,096.78	\$15,406.04	\$14,376.18
September	\$6664.26	\$10,856.00	\$9,534.26
October	\$7249.84	\$8,182.00	\$8,949.84
November	\$6706.04	\$13,191.00	\$10,301.04
December	\$6900.00	\$11,312.00	\$10,200.00
<b>YEAR END TOTAL</b>	<b>\$124,412.02</b>	<b>\$163,255.50</b>	<b>\$167,116.42</b>

# Fee Analysis



	100-Unit Subdivision Development Plan	200-Unit/50,000 Sq Ft Mixed Use Development Plan	100,000 SF Office Site Plan	20-Lot Preliminary Plat	20-Lot Final Plat
<b>Existing Fee</b>	<b>\$1,600</b>	<b>\$3,600</b>	<b>\$2,300</b>	<b>\$700</b>	<b>\$700</b>
<b>Proposed Fee</b>	<b>\$2,000</b>	<b>\$4,000</b>	<b>\$2,500</b>	<b>\$1,000</b>	<b>\$1000</b>

100-Unit Subdivision Development Plan: difference of \$400

200-Unit/50,000 Sq Ft Mixed Use Development Plan: difference of \$400

100,000 SF Office Site Plan: difference of \$200

20-Lot Preliminary Plat: difference of \$300

20-Lot Final Plat: difference of \$300

# Costs to the City → Staffing



- 2010: 9.5 hours of individual review time \* 20 DRT staff members \*  
average hourly wage of \$22 per hour = **\$4,180 per plan review**
- 2018: 10.5 hours of individual review time \* 21 DRT staff members \*  
average hourly wage of \$33.47 per hour = **\$7,380 per plan review**
- These hours of review time are not inclusive of site visits, neighborhood meetings, or as needed appointments/meetings
- In 2017, the average review fees by type are as follows: Development Plan-\$1,225; Site Plan-\$870; Preliminary Plat-\$624; Final Plat-\$479
- The proposed fee increases would not fully cover the costs of staff review, but it would leave less for the City to subsidize.





# Questions?

# Feedback for staff?