



**CITY OF MAPLE GROVE
12800 ARBOR LAKES PARKWAY
MAPLE GROVE MN 55369-7064
763-494-6040**

Office Use Only:
CASE # _____
PLANNER: _____

REZONING APPLICATION

Name of Project: _____

Application is hereby made for a rezoning from a(n) _____ zone district to a(n) _____ zone district for the purpose of: _____

Address of Property: _____ PID# _____

OWNER: _____

CONTACT NAME (PRINT): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY/ZIP: _____ E-MAIL: _____

APPLICANT: _____

CONTACT NAME (PRINT): _____ PHONE: _____

ADDRESS: _____ FAX: _____

CITY/ZIP: _____ E-MAIL: _____

The following information is submitted in support of the application as described on the attached "Rezoning Procedures":

- ____ 1) Completed Application for Rezoning
- ____ 2) Application Fee: **From R-A or R-1: \$500 plus \$20 per acre up to a maximum of \$700**
 From Other: \$500 plus \$20 per acre up to a maximum of \$650
- ____ 3) Legal description of property to be rezoned
- ____ 4) Acknowledgement of Responsibility form completed
- ____ 5) Affirmation of Sufficient Interest form completed
- ____ 6) Depending on the proposed use of the property, the following are required:
 - ____ a) Single Family: Preliminary Plat Application
 - ____ b) Planned Unit Development: Planned Unit Development Application
 - ____ c) Multi Family Residential, Commercial, Industrial, or Institutional Buildings: Conceptual plans/drawings of all information listed on the sheet entitled "Site Plan Review Requirements"
- ____ 7) 2 sets (8½" x 11") of paper copies of all documents listed in #6 above (not stapled)
- ____ 8) Flash Drive – PDF set of all maps in #6 above.

I fully understand that all of the above required information must be submitted at least 28 days prior to a Planning Commission meeting to ensure review by the Planning Commission on that date.

Applicant's Signature

Printed Name

Date

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposed of review of my application and to erect a temporary sign indicating the application proposed.

Signature of applicant _____ Date _____

Name of applicant _____ Phone _____
(Please Print)

Name and address of Contact (if other than applicant) _____

Phone Number

Date

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant _____
(Please Print)

Street address/legal description of subject property _____

Signature **Date**

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

REZONING PROCEDURES

APPLICANT

Submit all filing requirements to the Community & Economic Development Department 28 days prior to the regular Planning Commission meeting at which the public hearing will be held. **All required information must be received before the application will be scheduled for a Planning Commission meeting.**

FILING REQUIREMENTS

See items 1 through 8 on the application form.

CITY STAFF

- Publish public hearing notice at least ten (10) days before the Planning Commission meeting at which the item will be heard.
- Mail notice to area residents within a radius of at least 500 feet.
- Place rezoning petition on Planning Commission agenda with a staff recommendation of either approval or denial.
- Forward staff report to the Planning Commission and applicant at least three (3) days prior to the meeting.
- Planning Commission holds public hearing and recommends either approval or denial to the City Council.
- Place rezoning petition on City Council agenda with staff report and Planning Commission recommendations noted.
- Council acts on petition either approving, denying, or referring it back to Planning Commission.
- If approved, Council directs staff to draft ordinance amendment.
- Place Ordinance amendment on City Council agenda (approximately two (2) weeks after initial Council approval).
- City Council adopts ordinance.
- Upon adoption by Council, Community & Economic Development Department notifies the applicant in writing of Council decision. Amendment is published in official newspaper. The publication date becomes the effective date of the ordinance.

SITE PLAN REVIEW REQUIREMENTS

The following information is required for requesting site plan review approval. Please refer to Zoning Ordinance Section 36-81 through 36-85 for specific information.

1. **Map** indicating existing conditions on the site and all property and all property within 200 feet. This scaled drawing should show:
 - a) Property boundaries and dimensions.
 - b) Adjacent roadways and access points.
 - c) Existing topographical contours.
 - d) Existing structures
 - e) Existing parking areas and other man-made features.
 - f) Existing significant vegetation

2. **Site Plan** - this shall be a scaled drawing indicating:
 - a) Building footprints, size and dimensions.
 - b) Parking areas including location of handicapped.
 - c) Setback lines.
 - d) Wetlands or floodplains
 - e) Ingress and egress points
 - f) Sign locations and details. (optional)
 - g) Light fixture details and placement.
 - h) On this plan, a summary should be provided indicating building square footage, lot areas, parking spaces (also indicating number of handicapped spaces), lot coverage, type and height of light fixtures, and green space.
 - i) Details of curbed gutter, concrete entrance aprons, parking lot/driveway sections, other site improvement details.

3. **Landscape Plan** - This shall be a scaled drawing indicating:
 - a) Any existing trees to remain by size and species.
 - b) Proposed plantings by size, species, and planting mode (B/R, B/B).
 - c) Any berms or other buffers provided.
 - d) Location and type of underground sprinkling system.
 - e) Retaining walls or other improvements considered part of the landscape plan.

4. **Grading and Drainage Plans** (can be combined with landscape plan) indicating:
 - a) Existing contours and final land contours
 - b) Method of drainage proposed (catch basins, culverts, ponding areas)

5. **Utility Plan** (can be combined with Drainage Plan)
 - a) Sanitary sewer
 - b) Water
 - c) Hydrant location
 - d) Miscellaneous external mechanical

6. **Building Elevations** indicating:

- a) Building heights
 - b) Building material of roof and facade
 - c) The relationship of the building to the site and surrounding area
 - d) Colored renderings of elevations and perspective drawings
7. **Written narrative** explaining the type of use, operational information, design parameters, development concept, and time schedule of the facility being proposed.
8. One Set of **8½ X 11 Paper Copies** of 1 - 6 above.

NEIGHBORHOOD MEETINGS

The City of Maple Grove, in certain cases, strongly encourages developers to hold neighborhood meetings prior to bringing a development through the formal approval process. It is hoped that through these informational meetings, citizens will be better informed about the development in their neighborhoods, and be given the opportunity to voice concerns and/or provide input to the developer prior to a formal public hearing.

It is suggested that residents within a 500 ft. radius of the proposed development site be notified of the neighborhood meeting in writing. For assistance with the notification area, production of address labels, or list of possible meeting facilities and contacts located near the neighborhood, please contact the Community & Economic Development Department at 763-494-6040.

If any of the following items apply to the development being proposed, the City strongly encourages holding two or more neighborhood meetings:

- Comprehensive Land Use Plan Amendment
- Rezoning
- Proposed land use that is inconsistent with neighboring land uses.
- City financing or other City involvement

HOW TO ORGANIZE COMMUNITY MEETINGS

Holding an open invitation community meeting is only one way of communicating with prospective neighbors. Other options include direct mail, door to door canvassing (with handouts), holding one smaller pre-meeting prior to a large meeting, holding a series of smaller house meetings, or hold an all day “open house” in the neighborhood in which developer staff are available to provide information and answer questions. The main benefit of open invitation community meetings is that they can require less staff time. The benefit of smaller meetings and open houses is the opportunity for better conversation, more civility, better understanding of your organization and the proposal.

CITY OF MAPLE GROVE 2021 PLANNING COMMISSION SUBMISSION DATES

Submission Deadline (DATE is FIRM)	Planning Commission Meeting Dates	City Council Meeting Dates	Osseo-MG Press PH Notice Deadline	Residential Mailing Deadline
December 7, 2020 December 28, 2020	January 11, 2021 January 25, 2021	*Tues., January 19, 2021 February 1, 2021	December 23, 2020 January 7, 2021	December 31, 2020 January 15, 2021
January 11, 2021 January 25, 2021	February 8, 2021 February 22, 2021	*Tues., February 16, 2021 March 1, 2021	January 21, 2021 February 4, 2021	January 29, 2021 February 12, 2021
February 8, 2021 February 22, 2021	March 8, 2021 March 29, 2021	March 15, 2021 April 5, 2021	February 18, 2021 March 11, 2021	February 26, 2021 March 19, 2021
March 8, 2021 March 29, 2021	April 12, 2021 April 26, 2021	April 19, 2021 May 3, 2021	March 25, 2021 April 8, 2021	April 2, 2021 April 16, 2021
April 12, 2021 April 26, 2021	May 10, 2021 *Tues., June 1, 2021	May 17, 2021 June 7, 2021	April 22, 2021 May 13, 2021	April 30, 2021 May 21, 2021
May 10, 2021 June 28, 2021	June 14, 2021 July 26, 2021	June 21, 2021 August 2, 2021	May 27, 2021 July 8, 2021	June 4, 2021 July 16, 2021
July 12, 2021 July 26, 2021	August 9, 2021 August 30, 2021	August 16, 2021 *Tues., Sept. 7, 2021	July 22, 2021 August 12, 2021	July 30, 2021 August 20, 2021
August 9, 2021 August 23, 2021	September 13, 2021 September 27, 2021	September 20, 2021 October 4, 2021	August 26, 2021 September 9, 2021	September 3, 2021 September 17, 2021
*Tues., September 7, 2021 September 27, 2021	October 11, 2021 October 25, 2021	October 18, 2021 November 1, 2021	September 23, 2021 October 7, 2021	October 1, 2021 October 15, 2021
October 11, 2021 October 25, 2021	November 8, 2021 November 29, 2021	November 15, 2021 December 6, 2021	October 21, 2021 November 10, 2021	October 29, 2021 November 19, 2021
November 8, 2021	December 13, 2021	December 20, 2021	November 24, 2021	December 3, 2021

After the Planning Commission makes its recommendation, (unless it is tabled) the item will be scheduled on the next available City Council meeting for their action.