



ZONING & LAND USE APPLICATION

REZONING

PROPERTY INFORMATION	
Property Address	
Parcel ID Number	

APPLICANT INFORMATION	
Name	
Address	
Phone	
Email	

OWNER INFORMATION	
Name	
Address	
Phone	
Email	

REZONING REQUEST	
Current Zoning	
Proposed Zoning	
Purpose of Rezoning	

FEES			
Application	\$400	Escrow	\$2,000

ACKNOWLEDGEMENT

APPLICANT STATEMENT

This application should be processed in my name, and I am the party whom the City of Rogers should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

Applicant Signature

Date

OWNER STATEMENT

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments and other debts or obligations due to the City of Rogers by me or for this property have been paid. I further certify that I am in compliance with all ordinance requirements and conditions regarding other city approvals that have been granted to me for any matter. (If the owner is a corporation or partnership, a resolution authorizing this action on behalf of the board or partnership must be attached.)

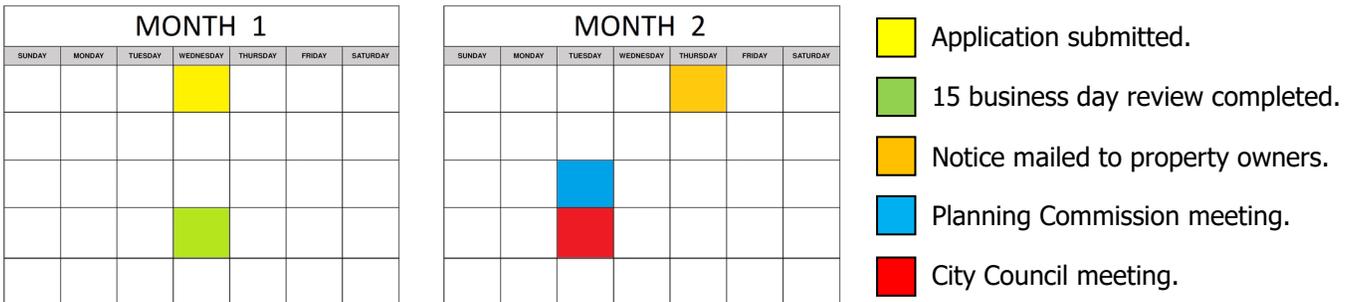
Applicant Signature

Date

SUBMITTAL REQUIREMENTS	
Application Fee(s)	Non-refundable application fee and escrow to cover expenses related to the review.
Legal Description	A full legal description, as documented on property deed or certificate of title.
Survey	A Certificate of Survey prepared by a Registered Land Surveyor must be submitted. The survey must include: lot dimensions, platted and recorded easements and rights of way, existing structures with dimensions to show size and location, structure setbacks from property lines, natural areas, driveways and utility lines.
Written Statement	This narrative shall describe the requested Rezoning, current and intended use(s) of the property, compatibility of the change to the surrounding land uses, and a detailed justification as to why the City should consider and approve the request.
Vicinity Map	Aerial map showing property to be rezoned and existing zoning and uses of all adjoining properties, and abutting streets and public rights of way.
Mailing Labels	Mailing list, labels and map of names and addresses of property owners located within 350 feet of the subject property. Labels are available through Hennepin County at https://gis.hennepin.us/locatenotify/default.aspx <i>The City may also provide this information for an additional \$25 fee.</i>
Other Items	City staff reserve the right to require additional items be submitted for a full review of the application if deemed necessary to consider the request.
Submittal Format	(1) Hardcopy Plans – 11" x 17" and (3) Hardcopy Plans – 24" x 36" Electronic Application & Plans

All documents are public information and may be used in written reports and distributed to the public.

PROCESS



NOTICE TO APPLICANT

All applications are reviewed individually and are evaluated based on their own merit(s). Applicants are encouraged to meet with City staff prior to formally submitting their application to discuss the request and concept ideas for the proposed project in an effort to reduce delays. Participation in the pre-submittal meeting does not provide or guarantee approval of the request or project.

The City has 15 business days from the date of submittal to determine whether the application is complete. If complete, the City has 60 days up to 120 days to approve or deny the request. If not complete, the applicant may be required to submit additional information to include with the application. The City reserves the right to reject incomplete applications.

Public hearings, if required, are conducted by the Planning Commission. Notices are sent to the newspaper for publication and to all property owners within 350 feet of the property for which the request is made or project is located. Any person has the option of providing comment in writing or in person at the public hearing. Applicants are encouraged to discuss their request or project at public hearing.

All expenses pertaining to application reviews are the responsibility of the applicant. Application fees help cover the costs incurred by the City to review, which may include, but is not limited to: City staff and consultant time, legal review, notice publication and mailing, etc. Unspent escrow fees paid at the time of application are returned six (6) months after City Council action. The City may require additional escrow to be paid to cover any expense(s) in excess of escrow fees paid at the time of application.