

CITY OF EDEN PRAIRIE

Land Development Application 2026



Email completed application form to planning@edenprairiemn.gov to begin process

PROJECT NAME LOCATION AND LEGAL DESCRIPTION	Name: _____ <hr/> Location: _____ <hr/> Legal Description: (Attach separate document for lengthy descriptions)
APPLICANT/ FEE OWNER INFORMATION **Applicant information will be used as the main point of contact in ProjectDox**	Applicant: _____ Address: _____ City/State/Zip: _____ Phone: _____ E-mail: _____ <hr/> Fee Owner: _____ Address: _____ City/State/Zip: _____ Phone: _____ E-mail: _____
REQUIRED SIGNATURES	<p>The undersigned certifies they are familiar with the procedural requirement of Chapter 11 of the City Code, fees and City ordinances, and acknowledge the Planning Commission meetings are held the second and fourth Mondays of each month. Projects will not be scheduled for any meeting until information is found to be complete by the City Planner. <i>Plans, drawings and reports submitted in connection with development applications may be posted to the City of Eden Prairie website for review and comment by the public and will be included as part of agenda materials for the Planning Commission and City Council. Use of copyrighted plans and drawings in preparation for review and comment in public meetings on proposed development constitutes reasonable "fair use" under Federal copyright law. City officials may enter the subject property for the purpose of inspection. The applicant and owner consents to the city posting a development sign on the property for the purpose of public notification. The sign must be displayed until removed by the city.</i></p> <hr/> Applicant: _____ Date: _____ Fee Owner: _____ Date: _____

REQUEST AND FEES
(Application fees are non-refundable)

<p><u>DEVELOPMENT DEPOSIT</u> <input type="checkbox"/> 0 - 80 ACRES \$5,750 <input type="checkbox"/> 81 + ACRES \$6,250 <input type="checkbox"/> Administrative Reviews \$1,000</p>	\$	
<p><u>GUIDE PLAN CHANGE</u> \$1000 + \$5/acre (indicate number of acres)</p>	\$	
<p><u>PUD CONCEPT REVIEW, DISTRICT REVIEW</u> \$1000 + \$5/acre (indicate number of acres)</p>	\$	
<p><u>PUD AMENDMENT</u> \$1000 + \$5/acre (indicate number of acres) <u>DEVELOPMENT AGREEMENT AMENDMENT</u> \$575</p>	\$	
<p><u>ZONING AMENDMENT OR CHANGE</u> Zoning Text Amendment \$400 Residential (indicate number of units) <input type="checkbox"/> 0 - 10 units \$640 + \$5/unit <input type="checkbox"/> 11 + units \$770 + \$5/unit Commercial/Industrial/Office/Public (indicate number of acres) <input type="checkbox"/> 0 - 3 acres \$640 + \$25/acre <input type="checkbox"/> 3.1 + acres \$750 + \$25/acre</p>	\$	
<p><u>SITE PLAN REVIEW</u> Residential – Multi-Family only (indicate number of units) <input type="checkbox"/> 0 - 10 Units \$640 + \$5/unit <input type="checkbox"/> 11 + units \$750 + \$5/unit Commercial/Industrial/Office/Public (indicate number of acres) <input type="checkbox"/> 0 - 3 acres \$640 + \$25/acre <input type="checkbox"/> 3.1 + acres \$750 + \$25/acre Administrative Review \$475</p>	\$	
<p><u>SUBDIVISION – ADMINISTRATIVE</u> <u>Lot Split / Combination</u> \$230 <u>Lot Line Adjustment</u> \$155 <u>Minor Subdivision</u> \$430</p>	\$	
<p><u>PRELIMINARY PLAT</u> Residential (indicate number of units) <input type="checkbox"/> 0 - 10 units \$640 + \$5/unit <input type="checkbox"/> 11 + units \$750 + \$5/unit Commercial/Industrial/Office/Public (indicate number of acres) <input type="checkbox"/> 0 - 3 acres \$640 + \$25/acre</p>	\$	

<input type="checkbox"/> 3.1 + acres \$750 + \$25/acre		
FUTURE STUDY (when advised)	\$	
<u>WETLAND DELINEATION REVIEW</u> \$1900	\$	
<u>EAW/EIS</u> (indicate number of acres) \$660 + \$10/acre	\$	
<u>TRAFFIC STUDY</u> Deposit to be determined by scope of study required – excess funds returned upon completion and acceptance	\$	
TOTAL AMOUNT DUE	\$	

2026 APPLICATION DEADLINE SCHEDULE

Application Deemed Complete	PC Meeting Dates	CC Meeting Dates	CC Consent Agenda Date (Unless continued)
January 26, 2026	March 9, 2026	April 7, 2026	May 5, 2026
February 9, 2026	March 23, 2026	April 21, 2026	May 19, 2026
March 2, 2026	April 13, 2026	May 5, 2026	June 16, 2026
March 16, 2026	April 27, 2026	May 19, 2026	June 16, 2026
March 30, 2026	May 11, 2026	June 16, 2026	July 14, 2026
April 14, 2026	May 26, 2026	June 16, 2026	July 14, 2026
April 27, 2026	June 8, 2026	July 14, 2026	August 18, 2026
May 11, 2026	June 22, 2026	July 14, 2026	August 18, 2026
June 1, 2026	July 13, 2026	August 18, 2026	September 15, 2026
June 15, 2026	July 27, 2026	September 1, 2026	October 6, 2026
June 29, 2026	August 10, 2026	September 15, 2026	October 20, 2026
July 13, 2026	August 24, 2026	September 15, 2026	October 20, 2026
August 3, 2026	September 14, 2026	October 6, 2026	November 17, 2026
August 17, 2026	September 28, 2026	October 20, 2026	November 17, 2026
September 14, 2026	October 26, 2026	November 17, 2026	January 5, 2027
September 28, 2026	November 9, 2026	December 1, 2026	January 5, 2027
October 31, 2026	December 14, 2026	January 5, 2027	February 2, 2027
November 28, 2026	January 11, 2027	February 2, 2027	March 2, 2027
December 14, 2026	January 25, 2027	February 16, 2027	March 16, 2027
December 28, 2026	February 8, 2027	March 2, 2027	April 6, 2027

CITY OF EDEN PRAIRIE

DEPOSIT AGREEMENT

THIS AGREEMENT is made and entered into on the _____ day of _____, 2026, by _____ ("Applicant") for the benefit of the City of Eden Prairie, a Minnesota Municipal corporation ("City"). **WHEREAS**, Applicant has applied to City for the following approval(s) or action(s)

- a.
- b.
- c.
- d.

(The "Requested Approvals"); and,

WHEREAS, in conjunction with City's review of the Requested Approval, City may incur costs, including administrative, planning, engineering, and other consulting costs, and City requires a guaranty that such costs will be paid by Applicant; and

WHEREAS, Applicant acknowledges the receipt of a benefit from City's review of the Requested Approval and from City's Review Costs;

NOW, THEREFORE, Applicant agrees as follows for the benefit of the City:

1. Deposit. Applicant has made the following development deposit required for the Requested Approvals listed above, consistent with Resolution 93-6 (all such deposits hereafter collectively referred to as the "Deposit Funds"):

Deposit Amount _____

Deposit amount is based on Total Acres _____, except for Administrative Subdivisions (Combination / Subdivision or Lot Line Adjustments)

2. Use of Deposit Funds. City may, at any time, draw upon the Deposit Funds to pay Review Costs for the Requested Approvals. City shall determine the Review Costs based upon the rates listed in the most current fee schedule adopted by the Eden Prairie City Council. The fee schedule is subject to change by the City Council, without notice to the Applicant.

3. Conditions of Deposit. The following conditions shall apply to the Deposit Funds:
 - a. Administrative hourly rates for processing applications shall be charged at a flat rate of \$100.00 per hour.
 - b. Payment shall be made to City consultants, including but not limited to, engineering, legal and planning, in the amounts billed, according to the customary consulting rates in effect at that time. Such consulting services or costs shall reasonably and necessarily relate to the subject matter of the Requested Approval, as determined by City in its sole discretion.
 - c. Payment shall be made to cover costs relating to public hearing mailings.
 - d. City shall not be responsible for paying any interest on the Deposit Funds.
 - e. If in the discretion of City, there is deemed to be an inadequate balance in Applicant's deposit account to pay for all the Review Costs incurred or to be incurred by City, City will notify Applicant of the need for additional Deposit Funds. Applicant agrees to make such additional deposits within ten (10) days of mailing of such notice. Late fees of 10% of outstanding balance will be applied and compounded monthly.
 - f. No Requested Approval will be acted upon or processed by any City personnel until all Deposit Funds due at the time of original submission, or which thereafter become due pursuant to subparagraph 3.d., have been paid in full.
4. Positive Balances in Account. In the event there is a positive balance in the deposit account and there is (a) completion of the development process, either in the form of final approval or final denial of the Requested Approvals, or (b) an application is withdrawn, in writing, by Applicant, then the balance shall be paid to Applicant within ninety (90) days of receipt by City of a written request by Applicant for payment.
5. Accounting. Upon Request by Applicant, City will provide an accounting of all expenses charged against the account, but in no event more often than once every 30 days. An accounting will be provided when City notifies Applicant of a requirement for additional deposits and when the account is closed.
6. Application Fees. Applicant understands and agrees that the Review Costs and Deposit Funds are in addition to, and not in lieu of, City application fees.
7. Breach. In the event of breach of any terms of this Agreement by Applicant, City may, at its

