



December 28, 2009

The City of Fort Smith recently conducted an analysis of all zoning and development application fees. The last known time these fees were analyzed appears to be the 1970's. The analysis included a comparison of other Arkansas cities throughout the State. The analysis included the number of hours city staff spends on each application and the publication costs to advertise the public hearings.

During our analysis, we sought the advice and review of an advisory group that included representatives from various sectors of the local design, development and construction community. A recommendation was developed with the assistance of the committee, which was approved by the Board of Directors when they passed and approved Ordinance No. 109-09.

The new fees become effective on January 13, 2010. A copy of the new fee structure is attached for your use.

Please contact any of the Planning staff or myself if you have any specific questions regarding the new fees.

Sincerely,

A handwritten signature in black ink, appearing to read "Wally Bailey".

Wally Bailey
Director of Development Services

Enc.

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<u>Application Type</u>	<u>Fee</u>
Accessory Residential Use	\$ 35
Rezoning or Zoning Text Amendment	\$ 350
Development Plan Review	\$ 300 \$ 100 when submitted with another application
Conditional Use Permit	\$ 350
Subdivision-Major	\$ 200 + \$4 per lot; \$ 600 maximum
Subdivision-Minor	\$ 125
Appeals/Vested Rights to Planning Commission	\$ 75
Variances (Zoning, Driveway, or Subdivision)	\$ 250
Home Occupations	\$ 150
Comprehensive Plan/Master Land Use Plan Amendment	\$ 350 \$ 100 when submitted with a rezoning application
Annexation	\$ 350
Temporary Revocable License	\$ 150
Street/Right-of-way/Easement Closing	\$ 150