

March 13, 2025

Mark Latham, Community Development Director
City of Tontitown, Arkansas
P.O. Box 305
Tontitown, Arkansas 72770 (Mail)
235 E. Henri de Tonti Boulevard
Tontitown, Arkansas 72762 (Physical)

Transmitted via email to:
planning@tontitownar.gov

Re: Request to Reduce Impact Fees
Ruth's Landing, LLC LSD
895/899 E Henri de Tonti Boulevard

Mr. Latham,

On behalf of our client, we request a reduction or waiver of the development impact fees for this project, located at the southeast corner of the intersection of E. Henri de Tonti Boulevard (U.S. Highway 412) with Industrial Circle.

We request relief from the impact fees for two primary reasons:

- The developer's purchase of the property and the Planning Commission approval of the Large Scale Development (January 2024) both occurred prior to City Council approval of the impact fees in April of 2024.
- Although currently vacant with new improvements under construction, a prior commercial establishment operated on this property for many years. The current development in this sense is a replacement of an existing building or land use and does not represent an entirely new commercial development where none has operated before.

Thank you for your consideration of this request.

Sincerely,



Daniel Lazenby