Planning & Development
210 SW 3rd Street, Bryant, AR 72022
501-943-0943 | comdev@cityofbryant.com

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.BryantAR.gov under the Planning and Development tab.

Date: 10/22/24

Project Location:

Property Address: 302 Ethel Drive, Bryant, AR 72022 (Lot 2, Big Oaks Addition)

Parcel Number(s): 840-01251-000 Zoning Classification: R-M

Applicant or Designee:

Name: Jonathan Hope - Hope Consulting, Inc.

Address: 129 N. Main St, Benton, AR 72015

Phone: 501-860-0467 Email Address: jonathan@hopeconsulting.com

Property Owner (If different from Applicant):

Name: John & Danita Hunter

Address: 726 Woody Drive, Alexander, AR 72002

Phone: _____ Email Address: _____

Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach description if necessary)

Lot 2, Big Oaks Addition

Current Use of Property Vacant Land

Description of Conditional Use Request / Proposed Use of Property (Attach any necessary drawings or images)

Proposed Duplex

Application Checklist

Requirements for Submission

- ☐ Completed Conditional Use Application (Not required if submitting through online portal.)
- ☐ Letter stating request of Conditional Use and reasoning for request
- ☐ Submit Conditional Use Permit Application Fee ($125)
- ☐ Submit Copy of completed Public Notice [Attachment 1]
- ☐ Submit one (1) copy of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.
- ☐ Public Notice Requirements: **NOTE: Failure to provide notice in the following manners shall require delay of the public hearing until notice has been properly made.**
  - Publication: Public Notice shall be published at least one (1) time **fifteen (15) days prior to the public hearing** at which the conditional use request will be heard. A copy of the public notice is provided with the application. [Attachment 1] Once published, the proof of publication must be provided to the Planning and Development office.
  - Posting of Property: The city shall provide a sign to post on the property involved for the **fifteen (15) consecutive days leading up to the public hearing.** One (1) sign is required for every two hundred (200) feet of street frontage.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

READ CAREFULLY BEFORE SIGNING

I Jonathan Hope, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

NOTICE

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Bryant, AR on the 16th day of November at 6:00 pm. This is located at Boswell Municipal Complex – Bryant City Hall at 210 SW Third Street, Bryant, AR 72022. This will be for the petition of RJ Hawk for a Conditional Use Permit for the property described below:

302 Ethel Drive, Bryant, AR 72022

LEGAL DESCRIPTION:

Lot 2, Big Oaks Addition, Saline County, Arkansas

Please contact Hope Consulting, Inc., 129 N. Main Street, City of Benton, Saline County, Arkansas. 501-315-2626 with questions.

HOPE CONSULTING

129 North Main Street, Benton, Arkansas 72015
(t) 501-315-2626 (e) www.HopeConsulting.com

September 9, 2026

Colton Leonard
Planning & Development
210 SW Third Street
Bryant, AR 72022

Re: Conditional Use Permit Application — 302 Ethel Drive, Bryant, AR 72022 (Lot 2, Big Oaks Addition)

Dear Mr. Leonard:

On behalf of RJ Hawk, who is under contract to purchase the property located at 302 Ethel Drive (Lot 2, Big Oaks Addition) from its current owners, John and Danita Hunter, Hope Consulting respectfully requests approval of a Conditional Use Permit to allow a two-family dwelling (duplex) on the property. The property is zoned R-M, which by right permits single-family dwellings and manufactured homes. Under Section 5.2 of the City of Bryant zoning ordinance, however, a two-family dwelling in the R-M district is permitted only as a conditional use. A Conditional Use Permit is therefore required before construction can proceed.

Enclosed for the City's review are the completed Conditional Use Permit application, the filing fee, and the required site plan. We respectfully request that this matter be placed on the agenda for the DRC meeting being held on November 16, 2026 and we are happy to provide any additional information the City may need.

Thank you for your consideration.

Sincerely,

Jonathan Hope

Order Receipt

Saline Courier

321 N. Market St.
Benton, AR 72015

Phone: 501-315-8228

URL: https://www.bentoncourier.com/

Melanie Gentry
Hope Consulting, Inc (28)
129 N. Main Street
Benton, AR 72015

Acct #: 01119461
Phone: (501)315-2626
Date: 10/16/2026
Ad #: 00206978
Salesperson: SCL Ad Taker: SC5

Class: 101

Sort Line: NOTICE Notice is hereby given

Ad Notes:

Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2026-10-20	46.80

Ad Text:

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302 Ethel Drive, Bryant, AR 72022

LEGAL DESCRIPTION:
Lot 2, Big Oaks Addition, Saline County, Arkansas

Payment Reference:

Total:	51.30
Tax:	0.00
Net:	51.30
Prepaid:	0.00
Total Due	**51.30**