HOPE CONSULTING

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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 September 17, 2026 and we are happy to provide any additional information the City may need.

Thank you for your consideration.

Sincerely,

Jonathan Hope