HOPE
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February 28, 2023

Colton Leonard
City of Bryant
210 Southwest Third St.
Bryant, AR 72022

RE: Conditional Use Permit for Self-Storage in C-2
(Parcels 840-11640-124 & 840-11640-239)

Dear Mr. Leonard,

On behalf of our client, Hope Consulting is formally requesting the City of Bryant Staff and Planning Commission begin the review and approval process for the Conditional Use Permit for this property. A detailed drawing of the boundary of this property is shown on Exhibit "A".

The property adjoined to the east is zoned C-3 which storage is allowed by right. The property adjoined to the south is C-3 which storage is allowed by right. The property adjoined to the north is C-3 and R-1. The property adjoined to the west is zoned R-E and C-3. On sides adjacent to residential our proposed use would have a substantial building setback. An arial photo and site plan have been submitted with this application which we believe shows this "use" is appropriate for this property. The applicant understands all outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to neighbors. An arial photo of the parcel and site have been submitted with this application which we believe shows this "use" is appropriate for this location.

Please feel free to contact me with any questions or concerns or if I can be of any further assistance.

Sincerely,

Jonathan Hope

129 N Main St. Benton, Arkansas 72015
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EXHIBIT "A"



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