



Land Use, LLC

*Robert Bell
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*1011 W G Street
Jenks, OK*

December 22, 2021

City of Jenks
Attn: Marcae Hilton
P.O. Box 2007
Jenks, OK 74037

RE: Plat Waiver Request associated with Zone Change Request to CS (Commercial Shopping Center) PUD 130 for property identified as 9330 S Elwood, Zoning Application JZ 21 PUD 130.

Dear Ms. Hilton:

This letter is the official request for a Plat Waiver in conjunction with the property identified above which was approved for a zone change to CS (Commercial Shopping Center) PUD 130 District.

The subject property is 2.27 acres in size. The Planned Unit Development is associated with a development of an office park on the subject property. Because of elevated cost related to building materials the development group planning to build the complex did not close on the property.

The property is now under contract with a user that will utilize the existing structure for an ear doctor use. This sale will also promote a new use in Downtown Jenks that has their existing office at 503 E. Main under contract.

The Plat Waiver is requested with the understanding that the waiver is only addressing the east 100 feet of the property and the use of the existing structure for office use. This will allow the new owners to apply for a use change within the existing building and to establish a parking lot related to that change.

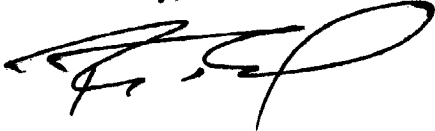
The prospective owners are aware that any drainage from the site associated with the new parking lot would need to be directed toward Elwood Avenue. They are also aware that any development

towards new structures and starting of the Office Park would initiate the platting requirement for entire property.

The right of way associated with Elwood Avenue has already been dedicated at 50 feet from the centerline of the road as depicted on the attached Alta Survey. The parking lot development on the site will require a detailed drainage plan and access plan approved by the City Engineer. It is anticipated that a Retention area will be established on the 90 feet from the existing building to the south property line. These activities are recognized as normal development requirements associated with a commercial site.

Your consideration of the interim use of the property is greatly appreciated and will promote the business-friendly environment to allow the interim use of the subject property at the same time promoting the expansion of uses in the Downtown District,

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bell', with a large, stylized flourish at the end.

Robert Bell
Bell Land Use LLC