

Landreth
LAW FIRM

PLC

March 31, 2022

E-Mail: llandreth@landrethlaw.com

VIA ELECTRONIC AND U.S. MAIL

Brandon Macy, Jenks City Clerk
PO Box 2007
Jenks, OK 74037
BMacy@jenksok.org

Marcae Hilton, Jenks Planning Director
PO Box 2007
Jenks, OK 74037
MHilton@jenksok.org

Re: PUD Amendment regarding 813 E "B" Street, Jenks, Oklahoma

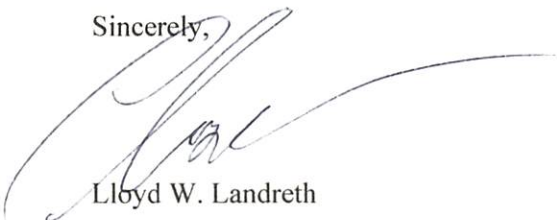
Dear Mr. Macy and Ms. Hilton:

I am writing you with regard to the application of a major PUD amendment to allow for the use of a "health club" and "general services" at 813 East "B" Street, Jenks, Oklahoma. I own the property and operate my law firm at 801 East B Street, which is adjacent to the property for which the PUD amendment is proposed. While I do support the development of 813 E. B Street, should I be unable to attend the April 7th Planning Commission meeting, I wanted to document for the record my concerns as follows:

- The proposed use must have adequate ingress and egress and parking. There will be no unauthorized parking in my office lot.
- My property was originally zoned as protected residential use. My office use is compatible and was in the Comprehensive Plan as such. Stating the new use as a "health club" and "general services" is not specific enough to understand the planned use for which the zoning change is requested. For example, if "general services" includes a cannabis dispensary business, such would never be compatible with my use or the protected residential area adjacent to 813 B Street.
- What are the hours of operation? The hours of operation must be compatible with the protected residential area and my business. A bar or similar use with late hours would not be compatible.

In summary, while in favor of development, the unique setting of 813 B Street requires very specific language on what type of business can and cannot be conducted. I look forward to learning more about what the project proponent has planned and is willing to commit to as far as use.

Sincerely,



Lloyd W. Landreth

LWL/dmk