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January 6th, 2023

Mrs. Marcae Hilton
City of Jenks, Director of Planning
211 N. Elm St.
Jenks, OK 74037

Mrs. Hilton,
Planned Unit Development 83 is the effective zoning overlay for the Gateway development. Our client is under contract to purchase a portion of Lot 1 of Block 2, more particularly described in the attached Exhibit A, with the intent to construct a retail shopping opportunity with an indoor shooting range. This portion of the PUD sets the building line along the highway right of way as 50'. We request that the westerly building setback line (along the Highway 75 ROW) be reduced to 30' for the above described property. The highway right of way is very wide and in a tapering transition through this area which makes the street yard inconsistent which limits the effect of requested reduction. A proposed site plan is included with the letter.

The proposed site is very constrained and has very few layout options available. Parking is also very critical to the use and this development as a whole. As such we request that there be no requirement for interior medians on continuous runs of parking spots. The site configuration has extensive perimeter landscaping which will provide parking lot softening and screening.

Please let me know if you need any additional information.

Respectfully,

A handwritten signature in black ink that reads 'Alan Betchan'.

Alan Betchan, P.E.
President
AAB Engineering, LLC

Enclosure