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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 98 was approved by the Jenks City Council on June 6, 2016. Our client is under contract to purchase Lots 5-9, 14, 15, & 17 of Block 1 with the intent to construct a surgical hospital. Development Area A of the PUD, which the above lots are wholly contained within, authorizes "All ususes permitted by right within the CS zoning district and Use Unit 22 Warehousing and Wholesaling" which would not permit Hospital uses since that use is only authorized in the CS district by specific use (per the newly approved Unified Development Ordinance). As such we are requesting that Hospital be included as a permitted use within Development Area A for the lots specified above. Since the PUD Major Amendment process closely mirrors the specific use process a separate specific use approval should be unnecessary.

Development Area A also sets out the maximum height for buildings within this area as Six Store and/or 70 feet. The developer would like to amend the PUD, as it relates to the lots listed, to reflect a maximum permitted height of 130' with no reference to a number of stories. This portion of the site is well buffered from any surrounding residential properties and will be directly abutted by only commercial uses. The height request is supported by the developers of the yet undeveloped land to the south. All buildings will be subject to FAA review and approval regardless of the heights listed in the PUD.

We have attached a conceptual site plan showing the current site configuration that is still in development. The design process is still in the early stages however contractual requirements necessitate that we secure the right to construct a Hospital at this stage. We feel that the above changes do not constitute a major departure from the original spirit and intent of the PUD and could be considered as a minor amendment, however, in consideration of the specific use permit requirement for Hospital uses we request that this amendment be processed in accordance with the Major Amendment guidelines.

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

IMPERVIOUS SURFACE COVERAGE

Enclosure