

DOERNER|SAUNDERS
DANIEL & ANDERSON
LLP LAWYERS

March 26, 2024

Dear Property Owner:

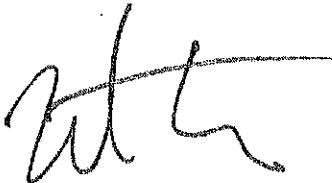
My name is Nathan Cross and I am the attorney and representative for BC Land Holding Company, LLC, in connection with their comprehensive plan amendment application.

You likely recently received a letter notifying you of a formal application that was submitted to the City of Broken Arrow seeking approval of a comprehensive plan amendment on two parcels totaling approximately 15 acres. For reference, I have enclosed an exhibit to help orient you to the location of the subject property.

In this application, my client is requesting that the City of Broken Arrow approve a reduction in the intensity of use on the property they own outlined in red from Levels 2, 4 and 6 to only Levels 3 and 4. Level 3 permits various transitional uses between residential and commercial, such as offices, townhomes and residential. Level 4 permits only commercial uses such as retail. Level 6 permits heavy commercial and industrial uses, such as office-warehouse and storage. At a later date my client intends to seek rezoning for a combination of commercial uses along the Aspen frontage shown in red and single-family detached residential homes behind the commercial, shown in orange; however rezoning of the property from its current zoning of Commercial General (CG) is not being heard by the Planning Commission at this time.

I hope that this letter and the attached illustration have been informative. Should you have questions prior to the meeting, please feel free to contact me.

Sincerely,



Nathan S. Cross of
DOERNER, SAUNDERS, DANIEL & ANDERSON, L.L.P.

Nathan S. Cross

918.591.5252
918.925.5252

ncross@dsda.com
Tulsa, OK

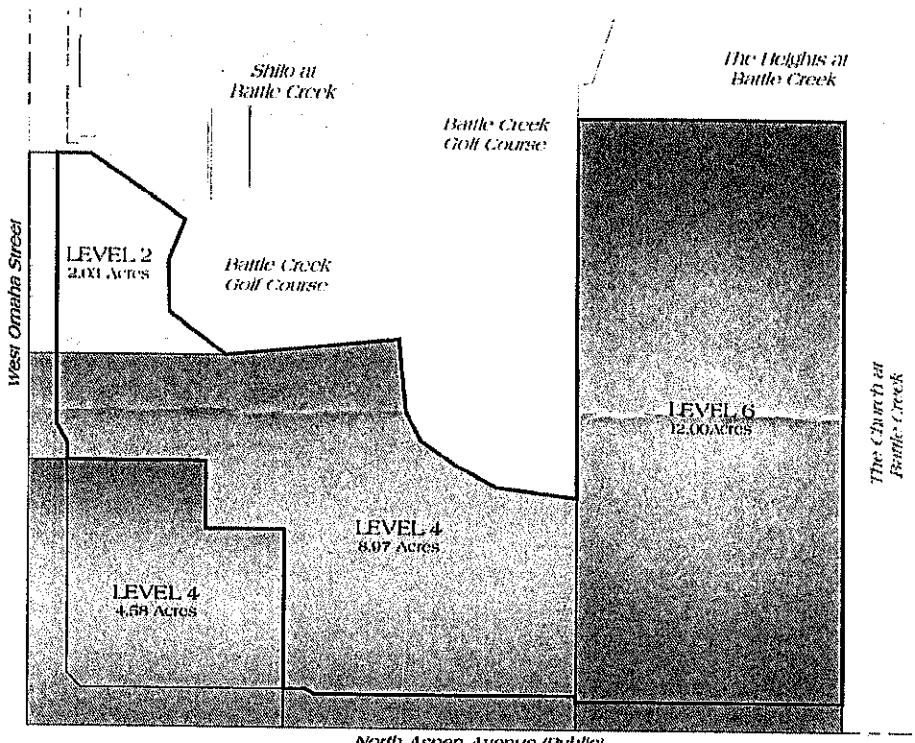
918.582.1211
918.591.5360

Williams Center Tower II
Two West Second Street, Suite 700
Tulsa, OK 74103-3117

405.319.3500
405.319.3509

Oklahoma Tower
810 Park Avenue, Suite 1200
Oklahoma City, OK 73102

Exhibit "A"
Existing Intensity of Land Use:



Proposed Intensity of Land Use:

