

6/6/2015

Dear Mr. Whelpley and Broken Arrow Planning Commission members,

I am writing to explain why I and my family urge you to reject the change of designation outlined in BACP-146.

My name is Jennifer Day, and my family and I have lived for 9 years as residents of Country Lane Estates here in Broken Arrow. Before that, my husband and I were both raised here and graduated from BAHS in 1991. My parents and his parents both worked in the schools and we have a long history in the Broken Arrow area. Broken Arrow has changed and grown tremendously and I am proud and happy to call it home.

We are writing this letter to voice our concerns in response to a notice for public hearing that we received on Friday, 29 May 2015. We wish to make this letter a matter of public record for that event. That public hearing, scheduled for Thursday, 25 June 2015 at 5:00 p.m., is in reference to BACP-146, a request to change 19.64 acres of the Future Development Guide designation of the Comprehensive Plan, from level 2 to level 3 for a proposed multi-family development.

Our concerns regarding this proposed change and future development are many; We will list and discuss what we feel are the priorities that this commission should consider when making their decision. Those concerns are as follows:

(1) – Increased potential for flooding and Flash Flooding of Country Lane estates homes along East Kansas Street and surrounding areas. This poses a significant risk to life as well as property in our opinion. Not indicated on the maps provided with the official notice, is the drainage creek bordering the North side, and transiting the entire length of East Kansas Street. This creek literally passes through the back yards and the private property of each homeowner on the North side of East Kansas Street. It originates in the pasture immediately West of East Kansas Street. Normal seepage water flow and drainage from this apparent pasture wetland, just West of Country Lane estates, keeps this creek actually flowing the majority of the year. Following the completion of Country Lane Intermediate School a few years ago, myself and other residents noted an increase in the amount of flow and runoff through the creek following normal rainfall. At times, during heavier storms, the creek began rising to levels that none of us had previously seen. By observing the drainage of stormwater over many years in this area, it was readily apparent that the increased flow in the creek was due

City of Broken Arrow
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JUN 8 2015

to much more rapid runoff of stormwater over areas that were now paved around the Intermediate School, versus buffered and slowed by the school's former wetland area and pasture land. The creek never reached more than about 1/2 of its capacity at this time however, and most grew unconcerned about the increased flow. Last summer, a new multi-family development opened its doors in the same wetland pasture as the newly proposed development. This time, about 1/3 or more of the wetland pasture was replaced with concrete and asphalt. Rainfall since the opening of this development has much more rapidly entered the creek, and levels have risen extremely fast and extremely high more than once. Some homes, especially those on the East end of East Kansas Street, are now in serious jeopardy of flooding after only 2-3 inches of rain over a short period of time. Increasing our concern for flooding, is the proposed development of the land owned by St John's, along and adjacent to the North bank of the creek. This will without a doubt, dump tremendous amounts of water from what will be yet another paved area, straight into the creek and directly upstream of those homes on East Kansas Street. Now, we have the proposal at hand (BACP-146) for paving and developing what is pretty much the only remaining wetland drainage buffer zone for this creek. Increased water flow in the creek, and the inability to handle that increased amount of water within its banks, will almost certainly at some point flood our neighborhood as well as Lynn Lane and Nienhuis Park. There is little doubt in our mind that BACP-146 will dramatically increase flooding potential and further risk the loss of life or property.

(2)- Loss of property value for those invested and living in Country Lane Estates. This really needs no further clarification as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. In addition, there are already three large apartment complexes (The Greens, Mission Hills, and Crown Village) in the area that provide housing options.

(3)- Immediate impact of increased student numbers at Country Lane Elementary School, Country Lane Intermediate School, and Centennial Middle School. Our children will start 6th grade at Centennial and Kindergarten at Country Lane Primary this Fall. Our future 6th grader attended Country Lane Elementary and then Country Lane Intermediate. As per the Broken Arrow Public Schools Demographics Report of 2014, all three of these schools are already over capacity Page 70 of the same report shows that our three schools have experienced the most growth out of the entire district. From the 2010/11 school year to the 2013/14 school year, our three schools had a net change of students at 1006. We don't have any more room. The classrooms are full. Last I heard, we had 11 classrooms of kindergarten students and that is with 23 or more in each classroom. According to the Tulsa County Assessor's Office, the Country Lane area

has had more than 1,900 residential parcels sold. We definitely do not need any more students in this area.

- http://www.baschools.org/pages/BrokenArrow_Demographic_Report_2014.pdf

(4)- Destruction of a Wetland environment and native wildlife species. Over our 9 years of living here, my family and I have observed the following species of wildlife either in the creek, on the banks of the creek, or in the pasture wetlands that feed the creek. (Red-tailed hawk, red-shouldered hawk, Cooper's hawk, american kestrel, mallards, great blue herons, green herons, night herons, great horned owls, common snapping turtles, red eared sliders, crayfish, various frogs and snakes, white tailed deer, bobcats, coyotes, raccoons, opossums, and many, many more). I strongly recommend that a study be done regarding the impact on this wildlife and the destruction of the wetland field in which many of those species breed and nest.

We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community. If Broken Arrow is to remain a desirable place to live and build a business, we must prioritize quality of life not just quantity of housing.

We urge you to reject this change of designation proposed by BACP-146.



Mr. and Mrs. Bill Day
112 E. Kansas St.
Broken Arrow, OK 74012
jenday3@gmail.com bill@billday.com

City of Broken Arrow

JUN 8 2015

03/June/2015

Dear MR Whelpley and Broken Arrow Planning Commission members,

I am Darin Swinney, a retired US Navy veteran, and a 12 year resident of Country Lane Estates here in Broken Arrow. We live in a fantastic city; I applaud city government officials like you for their dedication and their service to this community. My wife Carole and I raised three children that all graduated from Broken Arrow High School before moving on as successful adults in their individual lives. Needless to say, we are proud of our city and its leadership.

I am writing this letter to voice my concerns in response to a notice for public hearing that I received on Friday, 29 May 2015. I wish to make this letter a matter of public record for that event. That public hearing, scheduled for Thursday, 25 June 2015 at 5:00 p.m., is in reference to **BACP-146**, a request to change 19.64 acres of the Future Development Guide designation of the Comprehensive Plan, from level 2 to level 3 for a proposed multi-family development.

My concerns regarding this proposed change and future development are many; I will list and discuss what I feel are the priorities that this commission should consider when making their decision. Those concerns are as follows: (1) - **Increased potential for flooding and Flash Flooding of Country Lane estates homes along East Kansas Street and surrounding areas.** This poses a significant risk to life as well as property in my opinion. Not indicated on the maps provided with the official notice, is the drainage creek bordering the North side, and transiting the entire length of East Kansas Street. This creek literally passes through the back yards and the private property of each home owner on the North side of East Kansas Street. It originates at in the pasture immediately West of East Kansas Street. Normal seepage water flow and drainage from this apparent pasture wetland, just West of Country Lane estates, keeps this creek actually flowing the majority of the year. Following the completion of Country Lane Intermediate School a few years ago, myself and other residents noted an increase in the amount of flow and runoff through the creek following normal rainfall. At times, during heavier storms, the creek began rising to levels

City of Broken Arrow

JUN 5 2015

that none of us had previously seen. By observing the drainage of storm water over many years in this area, it was readily apparent that the increased flow in the creek was due to much more rapid runoff of storm water over areas that were now paved around the Intermediate School, vice buffered and slowed by pasture land. The creek never reached more than about ½ of its capacity at this time however, and most grew unconcerned about the increased flow. Last summer, a new multi-family development opened its doors in the same wetland pasture as the newly proposed development. This time, about 1/3 or more of the wetland pasture was replaced with concrete and asphalt. Rainfall since the opening of this development has much more rapidly entered the creek, and levels have risen extremely fast and extremely high more than once. Some homes, especially those on the East end of East Kansas Street, are now in serious jeopardy of flooding after only 2-3 inches of rain over a short period of time. I recently shot a video of storm water drainage through this creek and will submit a copy of that video as evidence supporting my concerns. Of note is that the video was taken after only about 2 inches of rain during an approximate 3-4 hour span of time. Increasing my concern for flooding, is the proposed development of the land owned by St John's, along and adjacent to the North bank of the creek. This will without a doubt, dump tremendous amounts of water from what will be yet another paved area, straight into the creek and directly upstream of those homes on East Kansas Street. Now, we have the proposal at hand (BACP-146) for paving and developing what is pretty much the only remaining wetland drainage buffer zone for this creek. Increased water flow in the creek, and the inability to handle that increased amount of water within its banks, will almost certainly at some point flood our neighborhood as well as Lynn Lane and Nienhuis Park. Tulsa network television news crews, stood in flood water that was rushing across Lynn Lane just last week as they covered the heavy rains and flooding in the surrounding area. There is little doubt in my mind that BACP-146 will dramatically increase flooding potential and further risk the loss of life or property. (2)- **Loss of property value for those invested and living in Country Lane Estates.** This really needs no further clarification as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. (3)- **Immediate impact of increased student numbers at County Lane Elementary School, Country Lane**

City of Broken Arrow

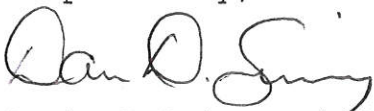
JUN 5 2015

Intermediate School, and Centennial Middle School. We just got all of our children out of modular classrooms, this dramatic influx of students will almost certainly put us right back at square one in these schools. (4)- **Destruction of a Wetland environment and native wildlife species.** Over my 12 years of living here, I have observed and photographed the following species of wildlife either in the creek, on the banks of the creek, or in the pasture wetlands that feed the creek. (Bald Eagle, Red-Tailed Hawk, Red-shouldered Hawk, Coopers Hawk, American Kestrel, Mallards, Great Blue herons, Green Herons, Common snapping turtles, red eared sliders, crayfish, white tailed deer, bobcats, coyotes, raccoons, opossum's, and many, many more). I will provide photographic evidence to the planning commission upon request and plan to submit them, as well as my concerns over the destruction of this wetland, to the Army Corps of Engineers, ODWC, and the EPA. I strongly recommend that a study be done regarding the impact to this wildlife and the destruction of the wetland field in which many of those species breed and reproduce.

The above concerns are just that, my concerns. I fully realize that we all live in challenging economic times and that growth of our city is paramount in staying ahead of those hard times. We must always weigh that need for growth however against its impact on our citizens, our homes, our community and our lives. I encourage you to consider my concerns prior to the public hearing on 25 June 2015 at 5:00 P.M. I look forward to seeing you there and discussing these matters.

I can be reached for any questions that you might have at (918)720-6001, or by email at USNRET01@aol.com

Respectfully,



Darin D Swinney (USN RET)

City of Broken Arrow

JUN 5 2015

From: [Anne Cunningham](mailto:Anne.Cunningham@brokenarrowok.gov)
To: [Fischer, Karissa](mailto:Fischer_Karissa@brokenarrowok.gov); LWhelpely@brokenarrowok.gov; RJones@brokenarrowok.gov; FDorrell@brokenarrowok.gov; GShaw@brokenarrowok.gov; CCarr@brokenarrowok.gov
Subject: BACP-146: Thursday June 25,2015 URGENT
Date: Monday, June 22, 2015 10:37:53 AM

Dear Mr. Whelpley and Broken Arrow Planning Commission members,

I am writing to explain why me and my family urge you to reject the change of designation outlined in BACP-146. We wish to make this letter a matter of public record for that event. A public hearing, scheduled for Thursday, 25 June 2015 at 5:00 p.m., is in reference to BACP-146, a request to change 19.64 acres of the Future Development Guide designation of the Comprehensive Plan, from level 2 to level 3 for a proposed multi-family development.

Our concerns regarding this proposed change and future development are many; we will list and discuss what we feel are the priorities that this commission should consider when making their decision. Those concerns are as follows:

- (1) – Increased potential for flooding and Flash Flooding of the area surrounding Country Lane Estates, Country Lane Elementary School, Country Lane Intermediate School and Centennial Middle School. These areas are extremely busy and populated and with the addition of apartments and their parking lots and thus the restructuring of natural water flow created over time, families, children and students could be at risk for personal danger as well as property damage. Tax payers money in both Tulsa and Broken Arrow are used for these public schools and thus citizens dollars are being put at risk due to careless and frivolous acceptance of "progress" to our area. Like you, we work hard for our money and would like it to be safe guarded and put to good use in our community.
- (2)- Loss of property value for those invested in and living in and around the proposed apartment. This really needs no further explanation as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. In addition, there are already **FIVE** large apartment complexes (The Greens at Battle Creek [379 units], Mission Hills [594 units], The Heights at Battle Creek [276 units], Crown Village [272 units], and The Greens at Broken Arrow I/II/III [492 units] in the area that provide housing options. That is a total of 2,013 units in approximately 1 square mile radius of BACP-146. A majority of these apartments are large complexes that provide school and traffic issues in and around the area in question.
- (3)- Immediate impact of increased student numbers at Country Lane Elementary School, Country Lane Intermediate School, and Centennial Middle School. As per the Broken Arrow Public Schools Demographics Report of 2014, all three of these schools are already over capacity. Page 70 of the same report shows that our three schools have experienced the most growth out of the entire district. From the 2010/11 school year to the 2013/14 school year, our three schools had a net change of students at 1006. We don't have any more room. The classrooms are full. My children are enrolled to be in Kindergarten this August, and they will be two of 23 kids in 11 kindergarten classes! That is 253 kindergarten students who enter this school setting in the 2015-2016 school year. According to the Tulsa County Assessor's Office, the Country Lane area has had more than 1,900 residential parcels sold. We definitely do not need any more students in this area.
- (4)- Traffic North of the proposed area is an issue. When traveling North, it is not hard to notice the large amount of traffic heading East and West on 51st Street which is a one lane street each way. The complex of schools will significantly be affected by additional traffic and can greatly

cause additional safety issues for our children. This street is heavily traveled and the intersections are congested and backed up multiple times of the day. It is a fact that many residents cut through neighborhoods to bypass the school traffic. Additional cars will greatly congest this area. This street is not equipped to handle additional traffic that will be a result of these additional apartment units.

The above concerns are valid and real for many citizens in the area. With the proposed apartments being near the border of two cities, Tulsa and Broken Arrow, let us not discount or negate the voice from those who live outside your district as their hard earned money is certainly being spent in the beautiful City of Broken Arrow and providing valuable tax dollars. It's time to listen to what is best for the area and to what a community might need and want. We are all Oklahomans and the spirit of our great State is that of unity and not boundaries.

We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community. If Broken Arrow is to remain a desirable place to live and build a business, we must prioritize quality of life not just quantity of housing.

We urge you to reject this change of designation proposed by BACP 146.

Thank you for your urgent consideration!

Anne Cunningham
5009 S. 163rd E. Ave.
Tulsa, OK 74134

Gary Wright
1601 W Montpelier St
Broken Arrow OK 74012

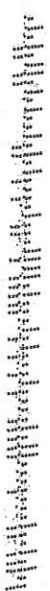
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18 JUN 2015 PM 5:11



City Hall
Planning Commission
220 S Fist St
Broken Arrow, OK 74012

City of Broken Arrow
JUN 22 2015

74012#4152



June 18, 2015

City Hall
220 S. First St.
Broken Arrow, OK 74012

Attn:
Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member
Glen Shaw, Commission Member
Carolyne Isbell-Carr, Commission Member

Dear Mr. Whelpley and Broken Arrow Planning Commission members,
I am writing on behalf of the Shiloh at Battle Creek Board of Directors and property owners to explain why we are urging you to reject the change of designation outlined in BACP-146.

We are writing this letter to voice our concerns in response to a notice for public hearing that was issued on May 25 2015. We wish to make this letter a matter of public record for that event. That public hearing, scheduled for Thursday, June 25, 2015 at 5:00 p.m., is in reference to BACP-146, a request to change 19.64 acres of the Future Development Guide designation of the Comprehensive Plan, from level 2 to level 3 for a proposed multi-family development.

Our several concerns regarding this proposed change are listed below and discussed as what we feel are the priorities that this commission should consider when making their decision. Those concerns are as follows:

(1)- Loss of property value for those invested and living in ***Shiloh at Battle Creek***. This really needs no further clarification as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. In addition, there are already several large apartment complexes (Greens at Battle Creek, The Heights at Battle Creek, The Greens, Mission Hills, and Crown Village) in the area that provide housing options.

City of Broken Arrow

JUN 22 2015

(2)- Immediate impact of increased student numbers at Country Lane Elementary School, Country Lane Intermediate School, and Centennial Middle School. As per the Broken Arrow Public Schools Demographics Report of 2014, all three of these schools are already over capacity. Page 70 of the same report shows that our three schools have experienced the most growth out of the entire district. From the 2010/11 school year to the 2013/14 school year, our three schools had a net change of students at 1006. We don't have any more room. The classrooms are full. Last I heard, we had 11 classrooms of kindergarten students and that is with 23 or more in each classroom. Similar increases and overcrowding for other grades as well.

The above concerns are just that, our concerns. We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community. If Broken Arrow is to remain a desirable and envious place to live and build a business, we must prioritize quality of life not just quantity of housing.

We urge you to reject this change of designation proposed by BACP 146.

Thank you for your consideration,



Gary L Wright - President, Shiloh at Battle Creek Property Owners Association

1601 W Montpelier

Broken Arrow, OK 74012

City of Broken Arrow

JUN 22 2015

100 E. Kansas St.
Broken Arrow, OK 74012

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CITY OF BROKEN ARROW PLANNING COMMISSION

CITY HALL

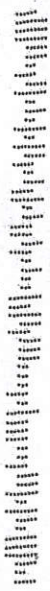
220 S. FIRST ST.

BROKEN ARROW, OK 74012

City of Broken Arrow

JUN 25 2015

74012#4152



June 22, 2015

Attention: Broken Arrow Planning Commission

I am very concerned about the proposed request described for BACP 146. First, I do not wish to lose value on my property which is inevitable should yet another multi-family development occur near my home. Second, such a development would perpetuate the problem of wiping out the little wildlife left that currently live on or near where this construction would occur. Haven't people done enough to wipe out the wildlife? I would much rather see the wildlife than more people congestion and all of the problems that would come along with it. Where my home is situated, I would be directly impacted by the increased flooding that this construction would cause. The city of Broken Arrow has already stated it is the property owners' responsibility to maintain the drainage area – unless of course we would like to just hand our property over to the city for free. I would have to be an idiot to do something like that. Not going to happen; especially in light of how the city has treated me in the past. They don't care about me or other property owners unless there is something in it for them and then the greed overtakes all common sense and decency. I'm just going to say it to you straight because I could care less about being "politically correct" – how would you feel if YOU became inundated by multi-family properties in YOUR backyard that dragged YOUR property value down? Please build this monstrosity somewhere else. The last one looks horrendous. If flooding problems increase, it will be your fault. If you still don't care, do you care about the numerous children who have to walk through the flooded areas when we get heavy rain? What would it take to make you care? Drownings? Something else? What's it going to take? If it happens, YOU are to blame and I hope THAT makes you care.



Joyce Summers
Cc: file

City of Broken Arrow

JUN 25 2015

From: [Blake J. Palmason](mailto:Blake.J.Palmason)
To: LWhelpley@brokenarrowok.gov
Cc: Fischer_Karissa; rjones@brokenarrowok.gov; FDorrell@brokenarrowok.gov; GShaw@brokenarrowok.gov; ccarr@brokenarrowok.gov
Subject: Change in BACP-146
Date: Sunday, June 28, 2015 7:04:45 PM

Dear Mr. Whelpley and Broken Arrow Planning Commission members,

I am writing to explain why me and my family urge you to reject the change of designation outlined in BACP-146. Our concerns regarding this proposed change and future development are many; we will list and discuss what we feel are the priorities that this commission should consider when making their decision. Those concerns are as follows:

(1) – Increased potential for flooding and Flash Flooding of the area surrounding Country Lane Estates, Country Lane Elementary School, Country Lane Intermediate School and Centennial Middle School. These areas are extremely busy and populated and with the addition of apartments and their parking lots and thus the restructuring of natural water flow created over time, families, children and students could be at risk for personal danger as well as property damage. Tax payers money in both Tulsa and Broken Arrow are used for these public schools and thus citizens dollars are being put at risk due to careless and frivolous acceptance of "progress" to our area. Like you, we work hard for our money and would like it to be safe guarded and put to good use in our community.

(2)- Loss of property value for those invested in and living in and around the proposed apartment. This really needs no further explanation as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. In addition, there are already **FIVE** large apartment complexes (The Greens at Battle Creek [379 units], Mission Hills [594 units], The Heights at Battle Creek [276 units], Crown Village [272 units], and The Greens at Broken Arrow I/II/III [492 units] in the area that provide housing options. That is a total of 2,013 units in approximately 1 square mile radius of BACP-146. A majority of these apartments are large complexes that provide school and traffic issues in and around the area in question.

(3)- Immediate impact of increased student numbers at Country Lane Elementary School, Country Lane Intermediate School, and Centennial Middle School. As per the Broken Arrow Public Schools Demographics Report of 2014, all three of these schools are already over capacity. Page 70 of the same report shows that our three schools have experienced the most growth out of the entire district. From the 2010/11 school year to the 2013/14 school year, our three schools had a net change of students at 1006. According to the Tulsa County Assessor's Office, the Country Lane area has had more than 1,900 residential parcels sold. Many families specifically bought into these single family neighborhoods because of the close proximity to good schools and the Broken Arrow School District.

(4)- Traffic North of the proposed area is an issue. When traveling North, it is not hard to notice the large amount of traffic heading East and West on 51st Street which is a one lane street each way. The complex of schools will significantly be affected by additional traffic and can greatly cause additional safety issues for our children. This street is heavily traveled and the intersections are congested and backed up multiple times of the day. It is a fact that many residents cut through neighborhoods to bypass the school traffic. Additional cars will

greatly congest this area. This street is not equipped to handle additional traffic that will be a result of these additional apartment units.

The above concerns are valid and real for many citizens in the area. With the proposed apartments being near the border of two cities, Tulsa and Broken Arrow, let us not discount or negate the voice from those who live outside your district as their hard earned money is certainly being spent in the beautiful City of Broken Arrow and providing valuable tax dollars.

It's time to listen to what is best for the area and to what a community might need and want. We are all Oklahomans and the spirit of our great State is that of unity and not boundaries.

We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community. If Broken Arrow is to remain a desirable place to live and build a business, we must prioritize quality of life not just quantity of housing.

We urge you to reject this change of designation proposed by BACP 146. Thank you for your time and consideration.

Very Respectfully,

Blake and Samantha Palmason
Trinity Creek Residents

City Hall
220 S. First St.
BA 74012
Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
Carolyn Isbell-Carr, Commission Member

Dear Mr. Whelpley and Broken Arrow Planning Commission members,

I am writing to explain why my family and I urge you to reject the change of designation outlined in BACP-146, a request to change 19.64 acres of the Future Development Guide designation of the Comprehensive Plan, from level 2 to level 3 for a proposed multi-family development. Please consider the following concerns regarding this proposed change and future development when the commission makes their decision:

(1)- Immediate impact of increased student numbers at Country Lane Elementary School, Country Lane Intermediate School, and Centennial Middle School. As per the Broken Arrow Public Schools (BAPS) Demographics Report of 2014, all three of these schools are already over capacity. Page 70 of the same report shows that our three schools have experienced the most growth out of the entire district. From the 2010/11 school year to the 2013/14 school year, our three schools had a net change of 1006 students. We don't have any more room. The classrooms are full! According to the Tulsa County Assessor's Office, the Country Lane area has had more than 1,900 residential parcels sold. The addition of more apartment complexes to this area will only increase classroom size for an already over-populated school.

(2)- Loss of property value for those invested in and living in and around the proposed apartment. This really needs no further explanation as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. In addition, there are already FIVE large apartment complexes (The Greens at Battle Creek [379 units], Mission Hills [594 units], The Heights at Battle Creek [276 units], Crown Village [272 units], and The Greens at Broken Arrow I/II/III [492 units]) in the area that provide housing options. That is a total of 2,013 units in approximately 1 square mile radius of BACP-146. A majority of these apartments are large complexes that provide school and traffic issues in and around the area in question.

(3)- Traffic North of the proposed area is an issue. It is not hard to notice the large amount of traffic heading East and West on 51st Street which is a two-lane street. This street is heavily traveled and the intersections are congested and backed up multiple times of the day. The complex of schools will significantly be affected by additional traffic and can greatly cause additional safety issues for our children.

The above concerns are valid and real for many citizens in the area. In fact, Tulsa City Council recently rejected a 300+ unit apartment complex that was proposed at 51st Street and Lynn Lane. The local residents who made their case for rejection also cited the issues state above.

With the proposed apartments being near the border of two cities, Tulsa and Broken Arrow, let us not discount or negate the voice from those who live outside your district as their hard earned money is certainly being spent in the City of Broken Arrow and providing valuable tax dollars. We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community.

We urge you to reject this change of designation proposed by BACP-146.

Sincerely,



RECEIVED

7.16.2015

BROKEN ARROW
DEVELOPMENT SERVICES

KJ

pg. 1 of 25

City Hall
220 S. First St.
BA 74012

Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
Carolynne Isbell-Carr, Commission Member

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With the proposed apartments being near the border of two cities, Tulsa and Broken Arrow, let us not discount or negate the voice from those who live outside your district as their hard earned money is certainly being spent in the City of Broken Arrow and providing valuable tax dollars. We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community.

We urge you to reject this change of designation proposed by BACP-146.

Sincerely,

Arcia Lingerfelt

RECEIVED

7-16-2015 KJ
BROKEN ARROW
DEVELOPMENT SERVICES

pg. 20 of 25

City Hall
220 S. First St.
BA 74012

Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
Carolynne Isbell-Carr, Commission Member

Dear Mr. Whelpley and Broken Arrow Planning Commission members,

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Sincerely,



RECEIVED

7.16.2015 KJ

BROKEN ARROW
DEVELOPMENT SERVICES

Pg. 3 of 25

City Hall
220 S. First St.
BA 74012
Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
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RECEIVED

7.16.2015 KH

**BROKEN ARROW
DEVELOPMENT SERVICES**

pg. 4 of 25

City Hall
220 S. First St.
BA 74012
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Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

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Sincerely,



RECEIVED

7.10.2015

BROKEN ARROW
DEVELOPMENT SERVICES

Pg. 5 of 25

City Hall
220 S. First St.
BA 74012

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Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

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Carolyne Isbell-Carr, Commission Member

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Sincerely,



RECEIVED

7.16.2015

BROKEN ARROW
DEVELOPMENT SERVICES

Pg. 6 of 25

City Hall
220 S. First St.
BA 74012

Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
Carolyne Isbell-Carr, Commission Member

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Sincerely,

Alison + Ryan Pitts

RECEIVED

7.16.2015 KJ

**BROKEN ARROW
DEVELOPMENT SERVICES**

pg. 7 of 25

City Hall
220 S. First St.
BA 74012

Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
Carolyne Isbell-Carr, Commission Member

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7.16.2015 KJ

BROKEN ARROW
DEVELOPMENT SERVICES

pg. 8 of 25

City Hall
220 S. First St.
BA 74012
Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
Carolyne Isbell-Carr, Commission Member

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Sincerely,

Thomas P. Wat

RECEIVED

7-16-2015 KH
BROKEN ARROW
DEVELOPMENT SERVICES

Pg. 9 of 25

City Hall
220 S. First St.
BA 74012

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Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
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Sincerely,



CARL T. DEVAN

RECEIVED

7.10.2015 KJ

BROKEN ARROW
DEVELOPMENT SERVICES

pg. 10 of 25

City Hall
220 S. First St.
BA 74012

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Ricky Jones, Vice Chairperson
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Sincerely,



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BROKEN ARROW
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Pg. 11 of 25

City Hall
220 S. First St.
BA 74012

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Sincerely,

Kim Knapp
Dan Knapp

RECEIVED

7-16-2015 KJ

BROKEN ARROW
DEVELOPMENT SERVICES

Pg. 12 of 25

City Hall
220 S. First St.
BA 74012

Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
Carolyne Isbell-Carr, Commission Member

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Sincerely,

Cathleen Bise
JASON BISE
C Bise
J Bise

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7.16.2015 KB
BROKEN ARROW
DEVELOPMENT SERVICES
pg. 13 of 25

City Hall
220 S. First St.
BA 74012

Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

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Carolyne Isbell-Carr, Commission Member

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7.16.2015 KR

BROKEN ARROW
DEVELOPMENT SERVICES

pg. 14 of 25

City Hall
220 S. First St.
BA 74012

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Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

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Sincerely,


Kim McKi 7/4/15

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7.10.2015 KZ
BROKEN ARROW
DEVELOPMENT SERVICES
Pg. 15 of 25

City Hall
220 S. First St.
BA 74012

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Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

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7.16.2015 KJ

**BROKEN ARROW
DEVELOPMENT SERVICES**

pg. 16 of 25

City Hall
220 S. First St.
BA 74012

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Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

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Carolyne Isbell-Carr, Commission Member

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Sincerely,



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7.16.2015 KH

BROKEN ARROW
DEVELOPMENT SERVICES

Pg. 17 of 25

City Hall
220 S. First St.
BA 74012
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Ricky Jones, Vice Chairperson
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BROKEN ARROW
DEVELOPMENT SERVICES

pg. 18 of 25

City Hall
220 S. First St.
BA 74012
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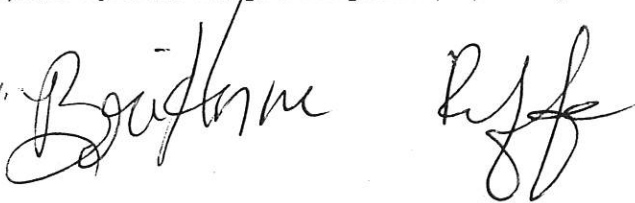
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BROKEN ARROW
DEVELOPMENT SERVICES

pg. 19 of 25

City Hall
220 S. First St.
BA 74012

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Ricky Jones, Vice Chairperson
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7.16.2015 KJ

**BROKEN ARROW
DEVELOPMENT SERVICES**

pg. 20 of 25

City Hall
220 S. First St.
BA 74012

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Carolyne Isbell-Carr, Commission Member

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Sincerely,

Ann Mae Dorrell

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7.16.2015 KJ

BROKEN ARROW
DEVELOPMENT SERVICES

pg. 21 of 25

City Hall
220 S. First St.
BA 74012

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BA 74012
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- (1)- Immediate impact of increased student numbers at Country Lane Elementary School, Country Lane Intermediate School, and Centennial Middle School. As per the Broken Arrow Public Schools (BAPS) Demographics Report of 2014, all three of these schools are already over capacity. Page 70 of the same report shows that our three schools have experienced the most growth out of the entire district. From the 2010/11 school year to the 2013/14 school year, our three schools had a net change of 1006 students. We don't have any more room. The classrooms are full! According to the Tulsa County Assessor's Office, the Country Lane area has had more than 1,900 residential parcels sold. The addition of more apartment complexes to this area will only increase classroom size for an already over-populated school.
- (2)- Loss of property value for those invested in and living in and around the proposed apartment. This really needs no further explanation as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. In addition, there are already FIVE large apartment complexes (The Greens at Battle Creek [379 units], Mission Hills [594 units], The Heights at Battle Creek [276 units], Crown Village [272 units], and The Greens at Broken Arrow I/II/III [492 units]) in the area that provide housing options. That is a total of 2,013 units in approximately 1 square mile radius of BACP-146. A majority of these apartments are large complexes that provide school and traffic issues in and around the area in question.
- (3)- Traffic North of the proposed area is an issue. It is not hard to notice the large amount of traffic heading East and West on 51st Street which is a two-lane street. This street is heavily traveled and the intersections are congested and backed up multiple times of the day. The complex of schools will significantly be affected by additional traffic and can greatly cause additional safety issues for our children.

The above concerns are valid and real for many citizens in the area. In fact, Tulsa City Council recently rejected a 300+ unit apartment complex that was proposed at 51st Street and Lynn Lane. The local residents who made their case for rejection also cited the issues state above.

With the proposed apartments being near the border of two cities, Tulsa and Broken Arrow, let us not discount or negate the voice from those who live outside your district as their hard earned money is certainly being spent in the City of Broken Arrow and providing valuable tax dollars. We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community.

We urge you to reject this change of designation proposed by BACP-146.

Sincerely,



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7.16.2015 KJ
BROKEN ARROW
DEVELOPMENT SERVICES
Pg. 23 of 25

City Hall
220 S. First St.
BA 74012

Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
Carolyne Isbell-Carr, Commission Member

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Sincerely,



RECEIVED

7.16.2015 KH

**BROKEN ARROW
DEVELOPMENT SERVICES**

pg. 24 of 25

City Hall
220 S. First St.
BA 74012
Lee Whelpley, Chairperson
Ricky Jones, Vice Chairperson
Fred Dorrell, Commission Member

Glen Shaw, Commission Member
Carolyne Isbell-Carr, Commission Member

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We urge you to reject this change of designation proposed by BACP-146.

Sincerely,



RECEIVED

7.16.2015 KJ

BROKEN ARROW
DEVELOPMENT SERVICES

pg. 25 of 25

July 14, 2015

Dear Broken Arrow Planning Commission,

I am writing today to express my concerns about the proposal BACP-146 and request that you reject the proposal. I purchased and moved into a home in Country Lane Estates in 2003. Since moving into the house, I have gotten married, and my wife and I raising our child in the home.

The creek that will handle the runoff water from these new apartments runs along the north side of Country Lane Estates, and my house is one of the homes that has the creek running through the back yard. Since moving into my house, I have noticed that more water flows through the creek with what seems to be the same size of storm as compared to a few years ago (when there was less development upstream). The conversion of the now empty field described in the proposal to apartment buildings and parking lots will cause more runoff water to run into the creek faster causing the creek to have higher crests than it currently does during normal rainstorms with heavy and severe storms causing the creek to get even higher than it does today.

With the proposed connection of Kansas Street to the proposed apartments, Elm Street, and the schools, I am concerned about the potential for increased traffic inside the Country Lane neighborhood. Already there are many cars near 1st and Kansas Street on many days during the times that parents are either dropping off their children or picking them up. (Traffic often gets backed up on the school grounds while parents are dropping off and picking up their children from school.) With the new connection to the school, I am concerned that this traffic will get worse. At the same time, the children that live in Country Lane walk and/or ride their bicycles or scooters to and from school creating a potentially dangerous situation due to the increased traffic.

I am also concerned about and adverse effect on housing values. The homeowners in the neighborhood have made an investment in Broken Arrow and Country Lane Estates. When looking at a home, many potential homebuyers will consider apartments in the vicinity as a negative on the house that they are viewing. The Park at Mission Hills was recently constructed to the south of Lynn Lane Village (the neighborhood that connects to the immediate south side of Country Lane.) With the recent construction of the Park at Mission Hills and these new proposed apartments, the quality of the Country Lane neighborhood may be hurt in the eyes of potential homebuyers.

During my time of living in Country Lane, it has been a nice neighborhood to live in. It has been quiet, well maintained, a place where the residents can feel safe. Please consider and protect the quality of life for the residents of the Country Lane Neighborhood and reject the BACP-146 proposal.

Sincerely,



Stephen Gurney



City of Broken Arrow

JUL 20 2015

July 19, 2015

City of Broken Arrow Planning Commission
City Hall
220 S. First St.
Broken Arrow, OK 74012

Lee Whelpley, Chairperson; Ricky Jones, Vice Chairperson; Fred Dorrell, Commission Member;
Glen Shaw, Commission Member;Carolyn Isbell-Carr, Commission Member

Dear Mr. Whelpley and Planning Commission members,

I am writing to express my opposition to the action regarding BACP 146, to change the designation of 19.64 acres of the Future Development Guide designation of the Comprehensive Plan from Level 2 Urban Residential to Level 3 for a proposed multi-family development. I am also requesting for this letter to be made part of public record for the upcoming scheduled meeting.

I am requesting for the Planning Commission to consider both the immediate and long -term negative impact that such action will have on the surrounding housing developments and the citizens of the area. Some of the major concerns are as follow:

1. Traffic and Streets- Currently, many of the main streets surrounding the proposed area are not able to support any further increases on traffic volume. In particular, Omaha St/51st, East of 129th a two- lane street already carries an overload of traffic during both commuting rush and school hours. In addition, of great concern is the Development Concept filed with this action proposing the construction of a street connection South 161st East Ave., a feeder street, to connect with Kansas St, a smaller neighborhood one-lane street in the Country Lane Estates housing addition. If approved, this construction will create a burdensome increase of traffic through this smaller street and great safety concerns for the children residing in this housing addition, especially since the apartment residents will be using the small neighborhood streets as means of access and circulation.
2. Overdevelopment and saturation of multi housing units- Per the Planning Commission's filed documents on this action, the total number of multifamily housing units North of the Broken Arrow Expressway currently completed are 2764 with approved addition of another 991 units for a total of over 3700 apartment units in 1 to 2 square mile radius area of the BACP-146. The Centennial Crossing multifamily project, if approved, will add another 353 units to an already overloaded number of apartments in this area.
3. Impact on the topography and wild life habitat- Currently, the creek and properties adjacent to the proposed apartment development have been defined by FEMA to be located in or adjacent to the 100 year floodplain. The most recent Flood Hazard Information brochure from the city of Broken Arrow outlines how the city uses natural floodplains as drainage areas that include natural grasses and the preservation of wetland habitats for wildlife and recreation. Nevertheless, many of the creeks in Broken Arrow have experienced increased

City of Broken Arrow
July 22, 2015
Received Via Email

flooding in the past years. Consequently, the approval of BACP 146 will present an immediate and very real future danger of flooding to the surrounding Country Lane Estates housing addition and surrounding areas. In addition, it will destroy the natural floodplains and habitat for the wildlife in the area.

Therefore, I am respectfully requesting for the Planning Commission to reject the change of designation from Level 2 to level 3 outlined in BACP 146.

Respectfully,

Sylvia Cicco

City of Broken Arrow
July 22, 2015
Received Via Email

BACP-146 Traffic Concerns

Bill and Jennifer Day
(concerned Country Lane Estates residents
and parents of Country Lane Primary and
Centennial students)

City of Broken Arrow
July 23, 2015
Received via email

Connecting Road to Kansas St

- BAPD have noted traffic violations and unsafe conditions for children traveling home from school previously (see letter from Police Department)
- More traffic on Kansas St would only exacerbate the problems

School Bus Traffic Relief

- Developers claim in 7/13/2015 meeting that connecting road to BAPS school road would “relieve bus traffic on 51st”
- How? Any buses using connection would either turn left (south) onto Elm creating additional problems, or...
- Buses turning right (north) head back to 51st Street, which is already horribly congested

School Connections Don't Work

- BAPS has had connections before
- According to former Superintendent Dr. Gary Gerber, connections like these don't work well
- For example: BAHS and N 20th St into neighborhood, Wolf Creek and W. Montgomery, Wolf Creek and W. Honolulu

Both Connections = Bad Ideas

- Connecting to school doesn't relieve traffic
- Connecting to Kansas St either increases traffic on Kansas St, causing additional danger for children and residents, or...
- If connecting to Kansas St doesn't send additional cars through Country Lane Estates neighborhood, why do it anyway?