

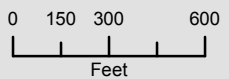
Subject Tract

LEGEND

-  Broken Arrow Corporate Limits

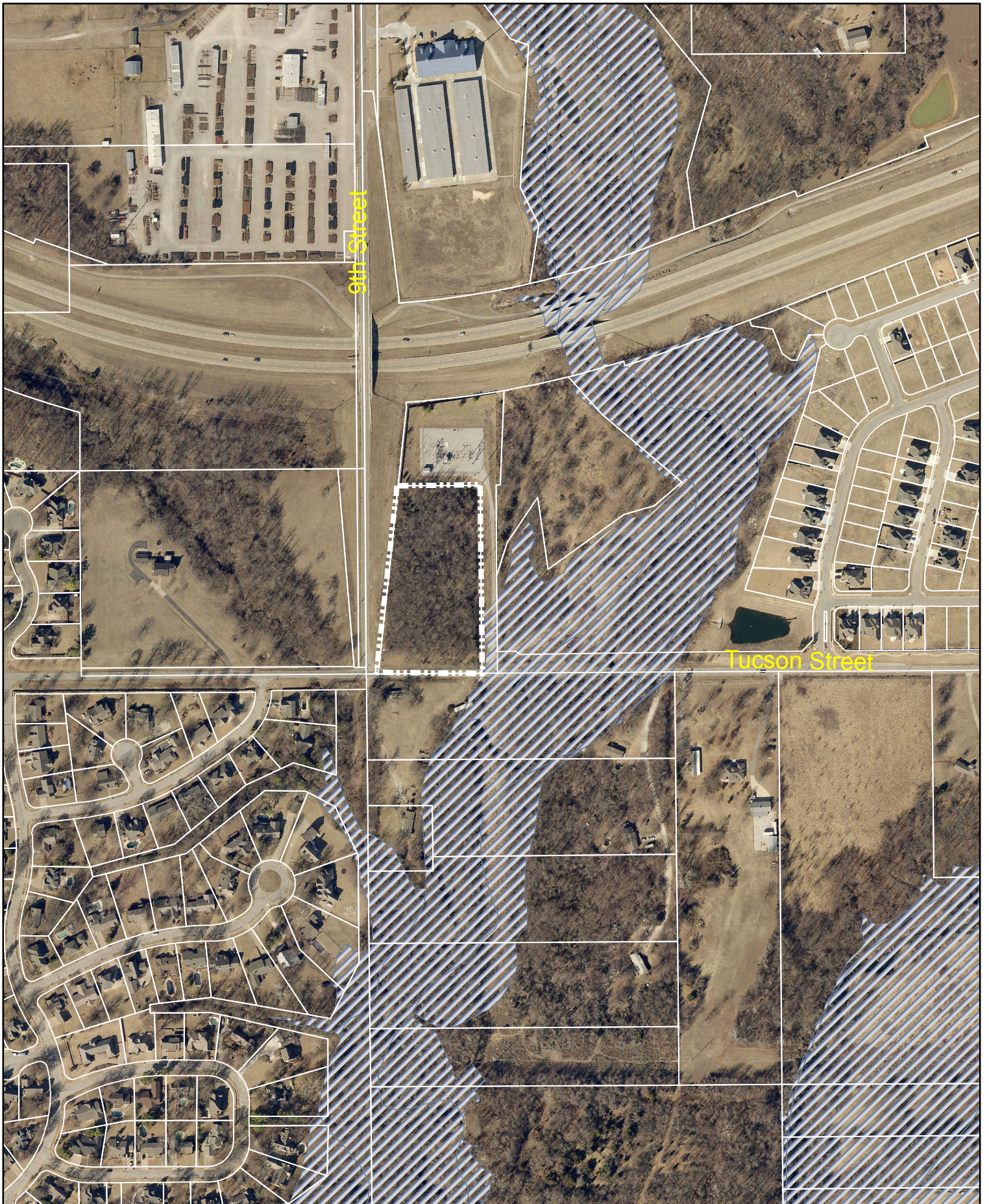


BAZ-1943

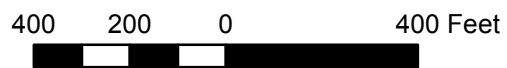


36 18-14



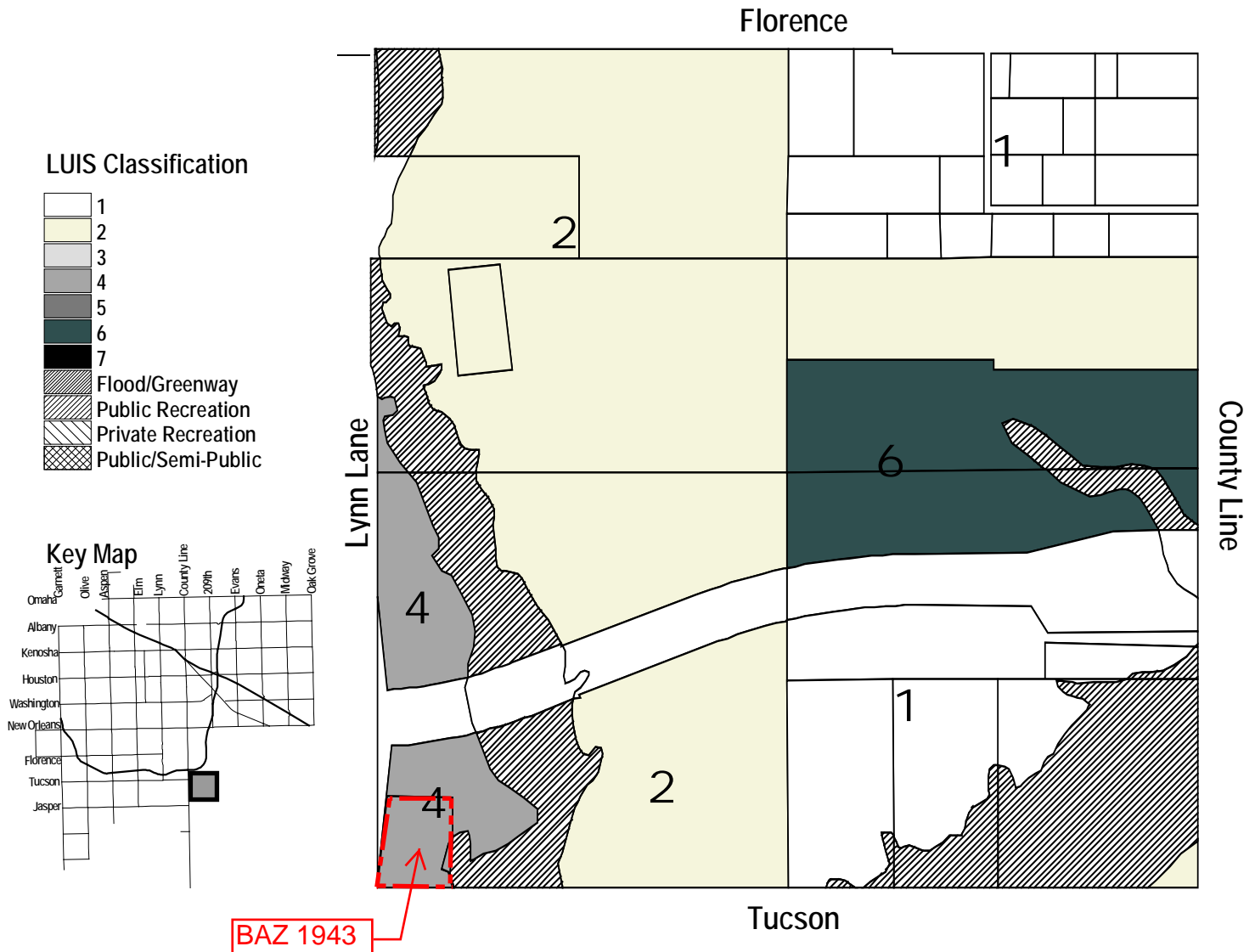


BAZ 1943
Ross Property



Florence/County Line/Tucson/Lynn Lane (Section 36-18-14)

A Level 6 designation is proposed for tracts north of the proposed South Loop along County Line in anticipation of future interchange at the South Loop. This is to encourage economic development in Broken Arrow. Level 4 designations are proposed for tracts west and south of the floodplain based on the LUIS model, adjacent industrial uses and the proposed South Loop. Level 2 designations are proposed for remaining tracts in the northeast, southwest and northwest quarter sections that lie north of the proposed South Loop and are not in the floodplain. A Level 1 designation is given the north half the northeast quarter and the south half of the southeast quarter to reflect the intensity of existing development and based on the likelihood that this area will not development at more intense levels than those allowed by Level 1 in the future.



Proposed Land Use and Zoning change

***NE Corner E. 121st Street & S. 177th E. Avenue
Broken Arrow, Oklahoma***

4.13 Acres - 179,903 sf

Property owned by Adam and Cathy Ross since May 20, 2015

To: Authority of Broken Arrow Planning and Development,

The owners, Adam and Cathy Ross, propose a change in current zoning from Agricultural to general commercial. The purpose of this request is consistent with the Broken Arrow planning and development comprehensive plan on future growth for this property. However, before committing to this proposal we would like to confirm that this change would best benefit our intended use. After our last correspondence with your department we have recognized a general commercial zoning change would potentially best suite the intended use of this 4 acre corner property. We plan to grow our current business, Green Country Reclaimed Materials, LLC. Our company purchases reclaimed high quality vintage building material from historic textile mills and barn structures across the United States for resale. We currently operate the business from our Bixby residence, utilizing rented space in other cities to store the reclaimed antique building materials. We find this property location ideal for the city and the growth of our business. Land improvements for this property include clearing the land in accordance with the approved earth change permit. We plan on constructing a 50' by 70' steel building structure with a 25' by 20' attached full brick showroom. We are in the process of applying with the Creek Turnpike Authority for a curb cut access off of Lynn Lane. A full land survey has been completed and available. Building construction specifications are drafted and pending final coding requirements for commercial zoning. We hope you approve the proposed zoning change and look forward to participating in the improvements for this property and community.

Thank you,

Adam and Cathy Ross

Email: gcreclaimed@yahoo.com

Phone: 918- 520-2363