

October 15th, 2019

To: Amanda Yamaguchi

Re: BAZ-2036 project

CG/R2 change proposal to CH, PUD 294

First of all--we are not against the Restaurants and Business tracts that will align Elm and 121st in front of the water channel.

What we oppose is changing the zoning to CH which allows the construction of the two story RV storage and warehouse which will impact the west side of the Richland Park subdivision. Normally, this type of development is put in areas that does not directly impact a residential neighborhood. You just don't place industrial storage units that back up to a residential neighborhood! Not only does this de-value our homes but it is not the highest and best use of the land. If put into effect, does the City of Broken Arrow plan to compensate us for the de-valued property values? Our property values will obviously go down with metal storage buildings backing to our fences. The proposed 8' foot opaque fence, which is two feet higher than our current fence, will not help shield a two story metal building and it won't stop the lighting and it won't stop the noise.

Because this land has had flooding problems in the past, would the city of Broken Arrow consider purchasing the back part of the property (tracts E, F & G) to develop a retention pond and park area? This would help the businesses as well as our subdivision. It would permanently correct the flooding, eliminate the unnecessary buildings and it would be aesthetically appealing to both the commercial development on the front of the property and to the residential homes that border the west and south end of the property .

We have owned our home for 25 years and it was originally going to be phase 2 of the Richland Park subdivision. That was the understanding when we bought this property. Had we known

it could be changed to an industrial warehouse situation, we would have never bought in this neighborhood. Other concerns are the hours of operation and the lighting that will be put into place which would be intrusive on our lifestyle we have enjoyed for the last 25 years.

So, this would not only hurt us financially but also take away our enjoyment of the western sunset, the quietness, the privacy, etc.

Please include these concerns to the Planning Commission meeting on Thursday, October 24th as well as the City Councilors meeting in November.

Thank you in advance for your consideration for Richland Park, South Park South and South Park Plaza property owners.