

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

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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

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