

Minh Vo
808 N. Willow Ave.
Broken Arrow, OK 74012
(918) 361-9415
tulac68@yahoo.com

October 16th, 2016

Re: Opposition to Proposed Zoning Change for 4321 W. Kenosha St. & 4401 W. Kenosha St.

Dear Honorable Planning Commission:

We hereby would like to oppose the proposed zoning change with the following concerns.

1. 71st Street directly north of our neighborhood and the proposed zoning change area is already an extremely high traffic area. The entrance to Union West II neighborhood (N. Willow Ave., east of the zoning change area), downhill from eastbound traffic, is already dangerous when making a left turn out of the neighborhood. Increasing the traffic volume to this immediate area at heavy traffic hours will only worsen the situation.
2. Our home at 808 (reference attached map) is directly adjacent and to the east of the proposed zoning change area. The house is closer to the zoning change area due to a curve of the street. The patio of our house is only approximately 32 feet from the back fence. We are directly affected by any additional noise and stray lights from the zoning change area.
3. Our house is lower in elevation relative to the zoning change area. We can already look from our patio over the back fence and see the house that's currently in the zoning change area. Any additional increase in elevation due to construction in the zoning change area will decrease our privacy. People will be able to look directly into our patio. Any additional structure will be an eyesore.
4. We work hard and minimize spending to be able to afford a house. The propose change will cause a decrease in our property value. Who will compensate us for that?
5. Approximately 10 years ago, a similar proposed zoning change was rejected by the city due to the concerns of our neighborhood. We appreciated the rejection so much. Our concerns today are similar to as it was 10 years ago.
6. We have lived in our house for over 12 years. We love the tranquility of the neighborhood and kindness of our neighbors. Our kids love to play in the yard. The zoning change will adversely affect this. Who really want to see an office building behind their backyard after working hard all day?
7. There are many other locations on 71st Street that are properly zoned already. Why take over part of a neighborhood and negatively affect the lives of the resident?

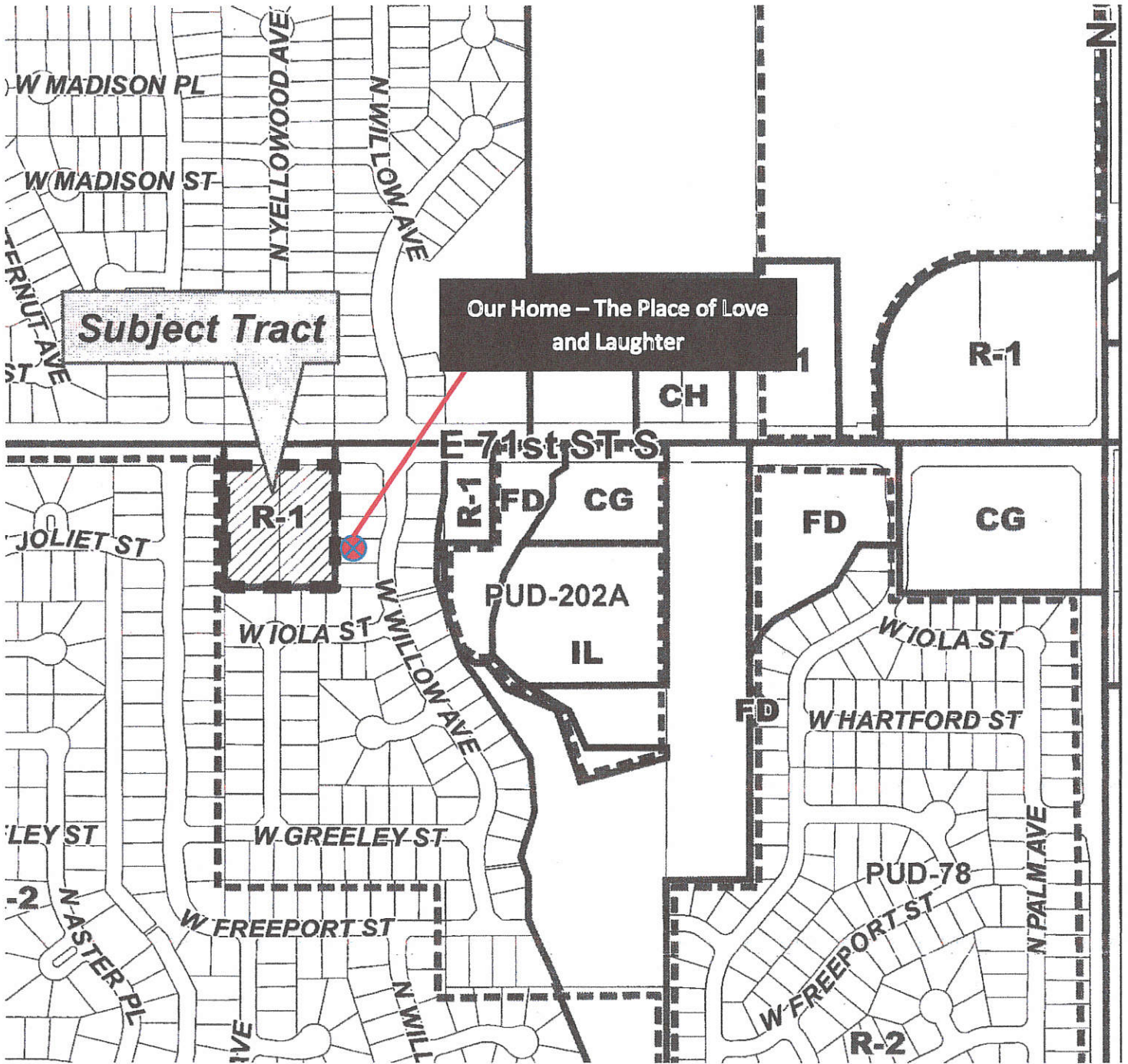
We sincerely request that you take our concerns and make a fair judgment for our family and neighbors. Thank you very much for your time and we wish you a joyful life. God bless.

Concerned Resident,

Minh Vo

City of Broken Arrow

OCT 26 2016



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Minh Vo
808 N Willow Ave
Broken Arrow, OK 74012-0603

JULSA OK 741
24 OCT 2016 PM 5:14

City of Broken Arrow

OCT 26 2016



TO: PLANNING DIVISION
P.O. BOX 610
BROKEN ARROW, OK 74013

74013#0610



City of Broken Arrow
1234 567