

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 1<sup>st</sup> 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