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November 9, 2015

Dear Property Owner:

I write to introduce myself and my company before you receive formal notification from the City of Broken Arrow of an upcoming public meeting. My name is David Charney and I am the owner of Capital Homes Residential Group, a local home building company. Over the last twenty five years, we have worked hard to build trust with all those that welcome us as neighbors.

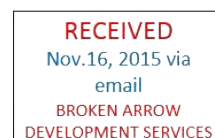
You will receive a letter shortly notifying you of a formal application our company has submitted to the City of Broken Arrow seeking approval of a change to the City's Comprehensive Plan for the following described property:

Approximately 20 acres located east of Battle Creek Golf Course, south of West Granger Street, and north of West Albany Drive (see attached diagram).

Capital Homes is asking the City to approve changes to the Comprehensive Plan that will allow development of single-story patio homes on the described property. Our company will host a public meeting to provide you an opportunity to become fully aware of our development plans and to ask questions. The Neighborhood Information Meeting will be held on Thursday, December 3, 2015, 5:30 PM, at the Broken Arrow Library, 300 West Broadway Avenue.

In the spirit of cooperation, and out of courtesy to our future neighbors, I would like to share additional details of our plans in advance of our meeting. We are excited about the concept we have developed for this special property and hope you will share in our enthusiasm. Ultimately, this proposed residential patio home community is the optimal use for land that is currently zoned for commercial use. Our proposed community will provide high-quality, well-maintained homes while preserving the pleasant, peaceful feeling that many appreciate about living in the Battle Creek area. Please note that we are not seeking multi-family/apartment zoning. On the contrary, we are seeking to change the zoning from a commercial classification to a less intense residential classification that will allow for home ownership. Our target market consists of mature homeowners that wish to own a new patio home, not tenants.

The changes proposed by Capital Homes would no longer automatically allow commercial uses; the changes would allow this land to be used for residential purposes. While well-intentioned, the current commercial classification of this particular property no longer seems appropriate. Any "regional commercial/employment" use – even if well screened and buffered from neighboring residences – could only do so much to limit noise, traffic, and multi-story uses. Potential uses may



also include loading/shipping bays, commercial dumpsters, and security lighting being used at all hours of the day. We believe a single-story residential use is more appropriate for this property. Capital Homes has built similar patio homes in another neighborhood in Broken Arrow, and the homes maintain a serene feel despite very close proximity to commercial activity and a highway system. This small, gated neighborhood with private streets will have an active homeowners association that maintains landscaping and other community amenities. Residents are generally mature buyers that have downsized but are seasoned in homeowner responsibilities. The homes themselves are attractive, single-story buildings, with spacious front and back patios. The style of these homes and this proposed community will contribute to the calm, quiet feel of the surrounding area.

Capital Homes respectfully requests your support in our efforts. During the public meeting, we will illustrate how the property will be developed and answer any questions. Should you have questions prior to the meeting, please feel free to contact me.

Sincerely,



David Charney  
Owner, Capital Homes

P.S. Although you may be receiving this notice because you live within 300 feet of the subject property, please feel free to invite to the meeting any neighbors in the area who may not live within the 300 foot radius.





Proposed Area for Patio Home Community



**RECEIVED**  
Nov.16, 2015 via  
email  
BROKEN ARROW  
DEVELOPMENT SERVICES