

City Hall  
220 S. First St.  
BA 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 Broken Arrow Planning Commission members,

I am writing to explain why my family and I urge you to reject the change of designation outlined in BACP-146, a request to change 19.64 acres of the Future Development Guide designation of the Comprehensive Plan, from level 2 to level 3 for a proposed multi-family development. Please consider the following concerns regarding this proposed change and future development when the commission makes their decision:

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(2)- Loss of property value for those invested in and living in and around the proposed apartment. This really needs no further explanation as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. In addition, there are already FIVE large apartment complexes (The Greens at Battle Creek [379 units], Mission Hills [594 units], The Heights at Battle Creek [276 units], Crown Village [272 units], and The Greens at Broken Arrow I/II/III [492 units]) in the area that provide housing options. That is a total of 2,013 units in approximately 1 square mile radius of BACP-146. A majority of these apartments are large complexes that provide school and traffic issues in and around the area in question.

(3)- Traffic North of the proposed area is an issue. It is not hard to notice the large amount of traffic heading East and West on 51st Street which is a two-lane street. This street is heavily traveled and the intersections are congested and backed up multiple times of the day. The complex of schools will significantly be affected by additional traffic and can greatly cause additional safety issues for our children.

The above concerns are valid and real for many citizens in the area. In fact, Tulsa City Council recently rejected a 300+ unit apartment complex that was proposed at 51<sup>st</sup> Street and Lynn Lane. The local residents who made their case for rejection also cited the issues state above.

With the proposed apartments being near the border of two cities, Tulsa and Broken Arrow, let us not discount or negate the voice from those who live outside your district as their hard earned money is certainly being spent in the City of Broken Arrow and providing valuable tax dollars. We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community.

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Sincerely,



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7.16.2015

BROKEN ARROW  
DEVELOPMENT SERVICES

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*Arica Lingerfelt*

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Sincerely,

*Alison & Ryan Pitts*

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CARL T. DEVAN

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(3)- Traffic North of the proposed area is an issue. It is not hard to notice the large amount of traffic heading East and West on 51st Street which is a two-lane street. This street is heavily traveled and the intersections are congested and backed up multiple times of the day. The complex of schools will significantly be affected by additional traffic and can greatly cause additional safety issues for our children.

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We urge you to reject this change of designation proposed by BACP-146.

Sincerely,



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7.16.2015 KJ

BROKEN ARROW  
DEVELOPMENT SERVICES

Pg. 11 of 25

City Hall  
220 S. First St.  
BA 74012

Lee Whelpley, Chairperson  
Ricky Jones, Vice Chairperson  
Fred Dorrell, Commission Member

Glen Shaw, Commission Member  
Carolyn Isbell-Carr, Commission Member

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Sincerely,

Kim Knapp  
Dan Knapp

**RECEIVED**

7-16-2015 KJ

BROKEN ARROW  
DEVELOPMENT SERVICES

Pg. 12 of 25



City Hall  
220 S. First St.  
BA 74012

Lee Whelpley, Chairperson  
Ricky Jones, Vice Chairperson  
Fred Dorrell, Commission Member

Glen Shaw, Commission Member  
Carolyne Isbell-Carr, Commission Member

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Sincerely,

Cathleen Bise  
JASON BISE

C Bise  
J Bise

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7.16.2015 K8

BROKEN ARROW  
DEVELOPMENT SERVICES

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City Hall  
220 S. First St.  
BA 74012

Lee Whelpley, Chairperson  
Ricky Jones, Vice Chairperson  
Fred Dorrell, Commission Member

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Carolyn Isbell-Carr, Commission Member

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7.16.2015 KJ

BROKEN ARROW  
DEVELOPMENT SERVICES

pg. 14 of 25



City Hall  
220 S. First St.  
BA 74012

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Ricky Jones, Vice Chairperson  
Fred Dorrell, Commission Member

Glen Shaw, Commission Member  
Carolyn Isbell-Carr, Commission Member

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Sincerely,

*Kim McKi*

Kim McKi 7/4/15

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7.10.2015 K8  
BROKEN ARROW  
DEVELOPMENT SERVICES  
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City Hall  
220 S. First St.  
BA 74012

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Fred Dorrell, Commission Member

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**RECEIVED**

7.16.2015 KJ

BROKEN ARROW  
DEVELOPMENT SERVICES

Pg. 16 of 25



City Hall  
220 S. First St.  
BA 74012

Lee Whelpley, Chairperson  
Ricky Jones, Vice Chairperson  
Fred Dorrell, Commission Member

Glen Shaw, Commission Member  
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**RECEIVED**

7.16.2015 KJ

BROKEN ARROW  
DEVELOPMENT SERVICES

Pg. 17 of 25

City Hall  
220 S. First St.  
BA 74012

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Fred Dorrell, Commission Member

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**RECEIVED**

7.16.2015 KJ

BROKEN ARROW  
DEVELOPMENT SERVICES

pg. 18 of 25



City Hall  
220 S. First St.  
BA 74012  
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Ricky Jones, Vice Chairperson  
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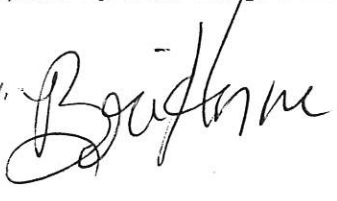
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Sincerely,



**RECEIVED**

7.16.2015 KJ

BROKEN ARROW  
DEVELOPMENT SERVICES

Pg. 19 of 25

City Hall  
220 S. First St.  
BA 74012

Lee Whelpley, Chairperson  
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Fred Dorrell, Commission Member

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DEVELOPMENT SERVICES

pg. 20 of 25



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(1)- Immediate impact of increased student numbers at Country Lane Elementary School, Country Lane Intermediate School, and Centennial Middle School. As per the Broken Arrow Public Schools (BAPS) Demographics Report of 2014, all three of these schools are already over capacity. Page 70 of the same report shows that our three schools have experienced the most growth out of the entire district. From the 2010/11 school year to the 2013/14 school year, our three schools had a net change of 1006 students. We don't have any more room. The classrooms are full! According to the Tulsa County Assessor's Office, the Country Lane area has had more than 1,900 residential parcels sold. The addition of more apartment complexes to this area will only increase classroom size for an already over-populated school.

(2)- Loss of property value for those invested in and living in and around the proposed apartment. This really needs no further explanation as there are well-established historical records regarding the impact of construction of multi-family developments in the proximity of single family homes. In addition, there are already FIVE large apartment complexes (The Greens at Battle Creek [379 units], Mission Hills [594 units], The Heights at Battle Creek [276 units], Crown Village [272 units], and The Greens at Broken Arrow I/II/III [492 units]) in the area that provide housing options. That is a total of 2,013 units in approximately 1 square mile radius of BACP-146. A majority of these apartments are large complexes that provide school and traffic issues in and around the area in question.

(3)- Traffic North of the proposed area is an issue. It is not hard to notice the large amount of traffic heading East and West on 51st Street which is a two-lane street. This street is heavily traveled and the intersections are congested and backed up multiple times of the day. The complex of schools will significantly be affected by additional traffic and can greatly cause additional safety issues for our children.

The above concerns are valid and real for many citizens in the area. In fact, Tulsa City Council recently rejected a 300+ unit apartment complex that was proposed at 51<sup>st</sup> Street and Lynn Lane. The local residents who made their case for rejection also cited the issues state above.

With the proposed apartments being near the border of two cities, Tulsa and Broken Arrow, let us not discount or negate the voice from those who live outside your district as their hard earned money is certainly being spent in the City of Broken Arrow and providing valuable tax dollars. We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community.

We urge you to reject this change of designation proposed by BACP-146.

Sincerely,

*Ann Mae Dorrell*

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7.16.2015 KJ

BROKEN ARROW  
DEVELOPMENT SERVICES

pg. 21 of 25

City Hall  
220 S. First St.  
BA 74012

Lee Whelpley, Chairperson  
Ricky Jones, Vice Chairperson  
Fred Dorrell, Commission Member

Glen Shaw, Commission Member  
Carolyn Isbell-Carr, Commission Member

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