



9-24-15

Michael Skates
Development Services Director
City of Broken Arrow

RE: Comprehensive Plan Change request,
Crossing's At Lynn Lane, Residential Development

Dear Mr. Skates,

This letter is regarding the Comprehensive Plan Change request application being submitted with this letter. The form requires a written explanation for why the request is warranted. Due to the long narrow shape of the two branches of this L-shaped property, it is more economically feasible to develop the property as a single use. The proposed land use for this property in the Comprehensive Plan is primarily L2 which comprises 34.8 acres out of the total 60 acres. Another significant portion of the property is 19.2 acres of L3 which can potentially be used as residential and is typically thought of as a buffer between higher intensity land uses and lower intensity. Lastly, there is a 6 acre strip of L6 on the northwest corner of the property adjacent to the mini storage to the north. We believe the residential neighborhood will fit within the overall development of this area which is largely residential. Mini storage activities are not likely to disturb the residential feel of this subdivision.

Since the Comprehensive Plan Change was adopted in 2012, this area has continued to grow and add more housing. The neighborhood directly south of this property has added dozens of homes and continues developing streets and lots for more houses.

The half mile that this parcel belongs to, has an undeveloped section in the SW/4 which will be level 3 per the Comprehensive Plan. This will provide buffer to the south and west for the subdivision. The land use to the east of this parcel is level 2 residential.

Sincerely,

Kyle Sewell, P.E.
Project Manager
918-588-4127

City of Broken Arrow

SEP 28 2015