

Gary Wright
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Broken Arrow OK 74012

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13 JUN 2015 PM 54 L

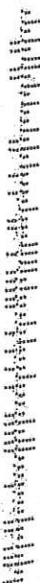


City Hall
Planning Commission
220 S First St
Broken Arrow, OK 74012

City of Broken Arrow

JUN 22 2015

74012#4152



June 18, 2015

City Hall
220 S. First St.
Broken Arrow, OK 74012

Attn:
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 on behalf of the Shiloh at Battle Creek Board of Directors and property owners to explain why we are urging you to reject the change of designation outlined in BACP-146.

We are writing this letter to voice our concerns in response to a notice for public hearing that was issued on May 25 2015. We wish to make this letter a matter of public record for that event. That public hearing, scheduled for Thursday, June 25, 2015 at 5:00 p.m., is in reference to 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.

Our several concerns regarding this proposed change are listed below and discussed as what we feel are the priorities that this commission should consider when making their decision. Those concerns are as follows:

(1)- Loss of property value for those invested and living in ***Shiloh at Battle Creek***. This really needs no further clarification 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 several large apartment complexes (Greens at Battle Creek, The Heights at Battle Creek, The Greens, Mission Hills, and Crown Village) in the area that provide housing options.

City of Broken Arrow

JUN 22 2015

(2)- 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 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 students at 1006. We don't have any more room. The classrooms are full. Last I heard, we had 11 classrooms of kindergarten students and that is with 23 or more in each classroom. Similar increases and overcrowding for other grades as well.

The above concerns are just that, our concerns. We need to weigh the desire for growth and development against its impact on our existing citizens, homes, and community. If Broken Arrow is to remain a desirable and envious place to live and build a business, we must prioritize quality of life not just quantity of housing.

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

Thank you for your consideration,



Gary L Wright – President, Shiloh at Battle Creek Property Owners Association

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