

May 27, 2022

BC Land Holding Co LLC  
12150 E 96th ST N  
Suite 200  
Owasso, OK 74055-5340

Dear Property Owner:

My name is Nathan Cross and I am an attorney and the representative for BC Land Holding Company, LLC in connection with their rezoning application.

You likely recently received a letter notifying you of a formal application that has been submitted to the City of Broken Arrow seeking approval of rezoning on two parcels totaling approximately 23 acres at the southeast corner of Aspen (145<sup>th</sup>) and Omaha (51<sup>st</sup>). For reference, I have enclosed a Conceptual Site Plan as an Exhibit to help orient you to the conceptual layout of the subject property, as well as a Conceptual Rendering of an exterior elevation.

In this application, my client is requesting that the City of Broken Arrow approve rezoning through a Planned Unit Development (PUD) for a mixed-use of commercial and residential. At the request of City Staff, and in accordance with Level 4 of the City's Comprehensive Plan, the frontage along both Aspen and Omaha will be Commercial. The interior property, in accordance with Level 3 of the City's Comprehensive Plan, will permit a multi-family development of no greater than 328 dwelling units in two and three-story buildings. As shown on the Conceptual Site Plan, the residential portion will be setback, screened and buffered from both the Aspen and Omaha streets by stormwater detention ponds and Commercial pad sites. As well, the residential portion will be setback, screened and buffered from the Shiloh at Battle Creek community by a stormwater detention pond, Commercial pad sites and the Battle Creek Golf Course.

I hope that this letter and the attached illustrations have been informative. Should you have questions prior to the meeting, please feel free to contact me.

Nathan S. Cross

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Tulsa, OK

P: 918.582.1211  
F: 918.591.5360

Williams Center Tower II  
Two West Second Street, Suite 700  
Tulsa, OK 74103-3117

P: 405.319.3500  
F: 405.319.3509

Oklahoma Tower  
210 Park Avenue, Suite 1200  
Oklahoma City, OK 73102

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Sincerely,

A handwritten signature in blue ink, appearing to read 'Nathan S. Cross', with a stylized flourish extending to the right.

Nathan S. Cross of  
DOERNER, SAUNDERS, DANIEL & ANDERSON, L.L.P.

NSC:KF  
Attachment

Exhibit "A"  
Conceptual Site Plan:

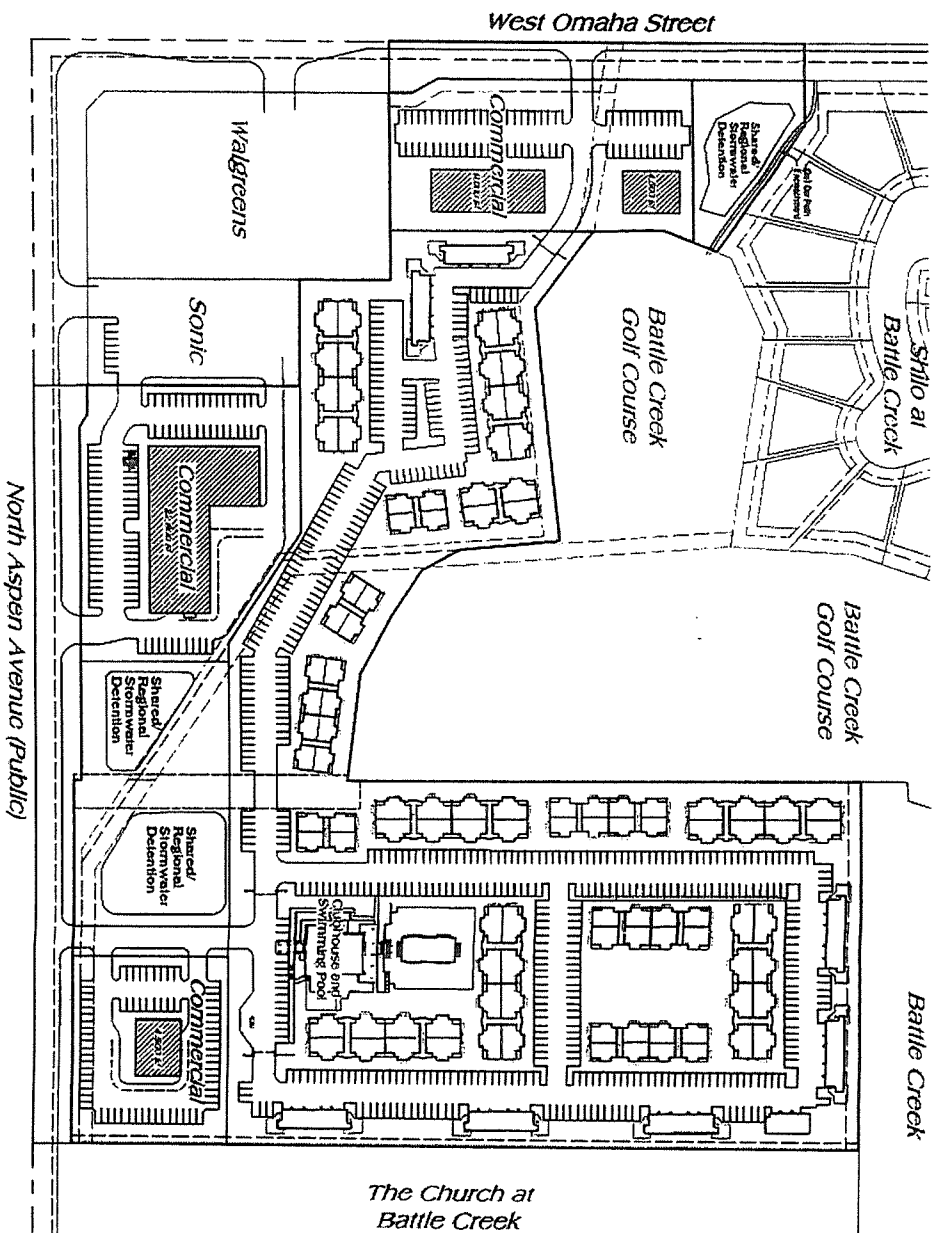


Exhibit "B"  
Conceptual Elevation:

