

To: City of Oklahoma City Planning Department
420 West Main St.
Suite 910
Oklahoma City OK 73102

RECEIVED

MAR 27 2025

PLANNING DEPARTMENT

From: North Cromwell Ave. Residents

On Saturday, March 22, 2025, we received a Notice of Hearing (Case No. PC-10968) to change the zoning of a piece of land from C-3 to R-1. Below are the concerns we have as property owners on North Cromwell Ave., where the zoning change is to take place.

1. This Notice of Hearing is deceptive. There is only one lot that must be converted from C-3 to R-1 but Harned Holdings LLC already owns the other four lots having purchased them from Amity Lodge 473 in 2022. There are a total of **FIVE (5)** lots that Harned Holdings LLC owns. This zoning change will allow them to build 5 houses unimpeded on the property. We want to see the **WHOLE** plan for the property.
2. The lots in reference already have a homeless problem. There have been tents erected in the field and the field backs up to a bike path that numerous homeless use to get around with their carts, bicycles, animals, etc. which enables them to go from Will Rogers Park and northward towards Lake Hefner. There are already many camping out in the park and a whole encampment is located next to I-44 about a half mile away. The bike trail leads to the south and then north to a field around the substation to the north which have been favorite places in the past. Future homeowners would probably not like the fact that their back fences or nearby fields are occupied by the homeless which the neighborhood has not been able to get addressed by the authorities.
3. The traffic on North Cromwell Ave. is already bad. Drivers currently use the street to cut through on their way to NW 39th St. Many of these drivers do not observe residential speed limits.
4. North Cromwell Ave. already has unrepaired sections, as well as the whole neighborhood. At the north end of the street, there is only one lane to access it and it is on a very tight curve with potholes. Drivers who live here know to slow down at the curve but there are times when a local driver has been forced to stop or veer sharply to the right to avoid missing another driver cutting through the neighborhood.
5. The streets west of the property of Harned Holdings LLC all have housing on both sides of the streets and most of the owners park in the street. Right now, North Cromwell is the only street that is not narrowed down to one lane because of parked cars.
6. The increased traffic on North Cromwell Ave. can only lower property values if more houses are built here. There are already two businesses on North Cromwell Ave. (Water

Bark and Amity Lodge 473) where non-residents are traveling North Cromwell Ave. but to add five additional houses to the same block will increase traffic.

7. Presently, if there is an activity at Will Rogers Park, parking is also done on North Cromwell Ave. creating more congestion.

8. The map on the back of the Notice of Hearing is not accurate. It shows that NW 37th St. goes from North Grand Blvd. (a one-way street) all the way to North Portland Ave. There is **NO** NW 37th St. from North Cromwell Ave. to North Grand Blvd. and three of the blocks have houses.

We the undersigned oppose the rezoning of this property.

Name

Address

Phone Number

Van Stiller 3729 N Cromwell Ave 571 221 5871

Paula Schintzer 3729 N. Cromwell Ave. 571-264-8582

Idabelle Steeper 3725 N Cromwell 947-5533

Shirley Komasz 3805 N. Cromwell NA

NOTICE OF HEARING

El presente aviso trata sobre un asunto de zonificación y delimitación de linderos cerca de su propiedad. La agenda a tratar y el informe del personal se publicarán en el siguiente vínculo: <https://okc.primegov.com/public/portal>. Llame al (405) 297-3533 si requiere información adicional.

CASE NUMBER: PC-10968

DATE OF HEARING: April 10, 2025

NOTICE IS HEREBY GIVEN that **Harned Holdings, LLC** has filed an application with the City of Oklahoma City to change the zoning designation of their property. The only property to be rezoned is outlined on the map on the reverse side of this notice. The Planning Commission will hold a public hearing on the date shown above to consider the rezoning request.

ADDRESS: 3716 Cromwell Drive

PROPOSED ZONING

From: C-3 Community Commercial District

To: R-1 Single-Family Residential District

To review Use Unit Classification allocations for the proposed zoning district visit www.okc.gov/districts.

PROPOSED USE: The purpose of this request is to allow residential development.

LEGAL DESCRIPTION: Lots Twenty-Five (25) and Twenty-Six (26), in Block Eight (8), of Broad View Heights Addition, Being a Subdivision of Blocks 65, 66, 67 and 68 of the Amended Plat of Brooklyn Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof.

Your property is not included within the area proposed to be rezoned. This notice is being provided to you because you own property nearby. You are not required to attend the hearing, but if you wish to you may. You can also have someone appear on your behalf. Should you wish to provide the Commission with information supporting or opposing the rezoning of this property, please consider the following: You may present brief written materials, graphics, maps, pictures, etc. to the Commission at the hearing to illustrate a point regarding a proposed zoning change. Lengthy written materials in support or opposition of the application should be submitted to City staff at the address below **by noon on Friday April 4, 2025**, to be delivered to the Commission members.

Following the hearing, the Planning Commission forwards its recommendations to the City Council where an ordinance to rezone the subject property is scheduled for a final public hearing. You will receive notice by mail of the final Council hearing from the City Clerk.

LOCATION OF PUBLIC HEARING

A **PUBLIC HEARING** will be held by the Oklahoma City Planning Commission at 1:30 p.m. on Thursday, April 10, 2025, in the Council Chamber, Third Floor, Municipal Building, 200 North Walker Avenue, Oklahoma City, Oklahoma.

The agenda and staff report for this meeting will be posted at following link:

<https://okc.primegov.com/public/portal>

Please conduct your business with us by phone or email.

City of Oklahoma City Planning Department

420 West Main Street, Suite 910, Oklahoma City, Oklahoma 73102 - Ph: (405) 297-2623 - Email: subdivisionandzoning@okc.gov

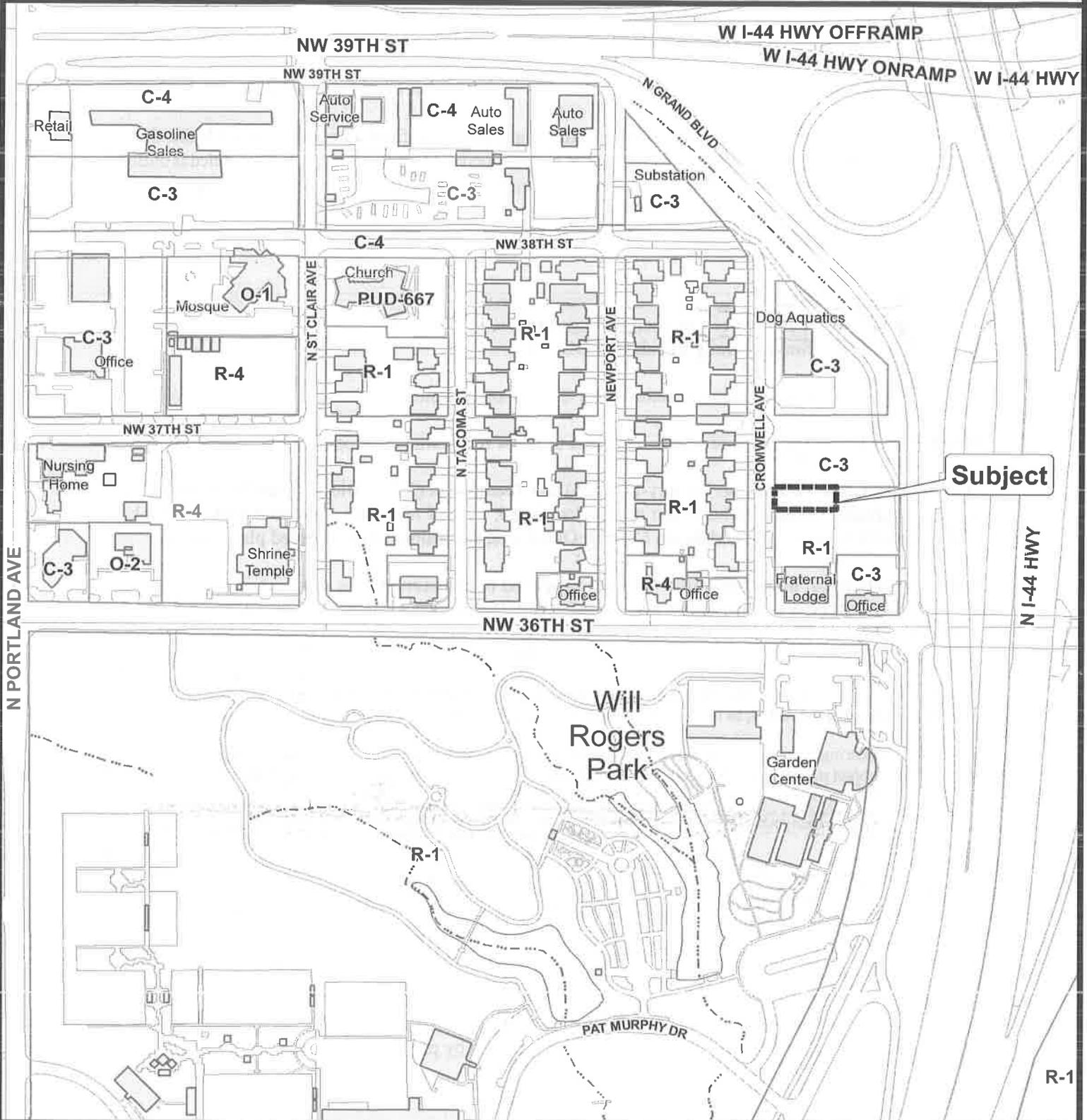
Case No: PC-10968

Applicant: Harned Holdings, LLC

Existing Zoning: C-3

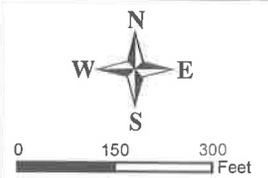
Proposed zoning: R-1

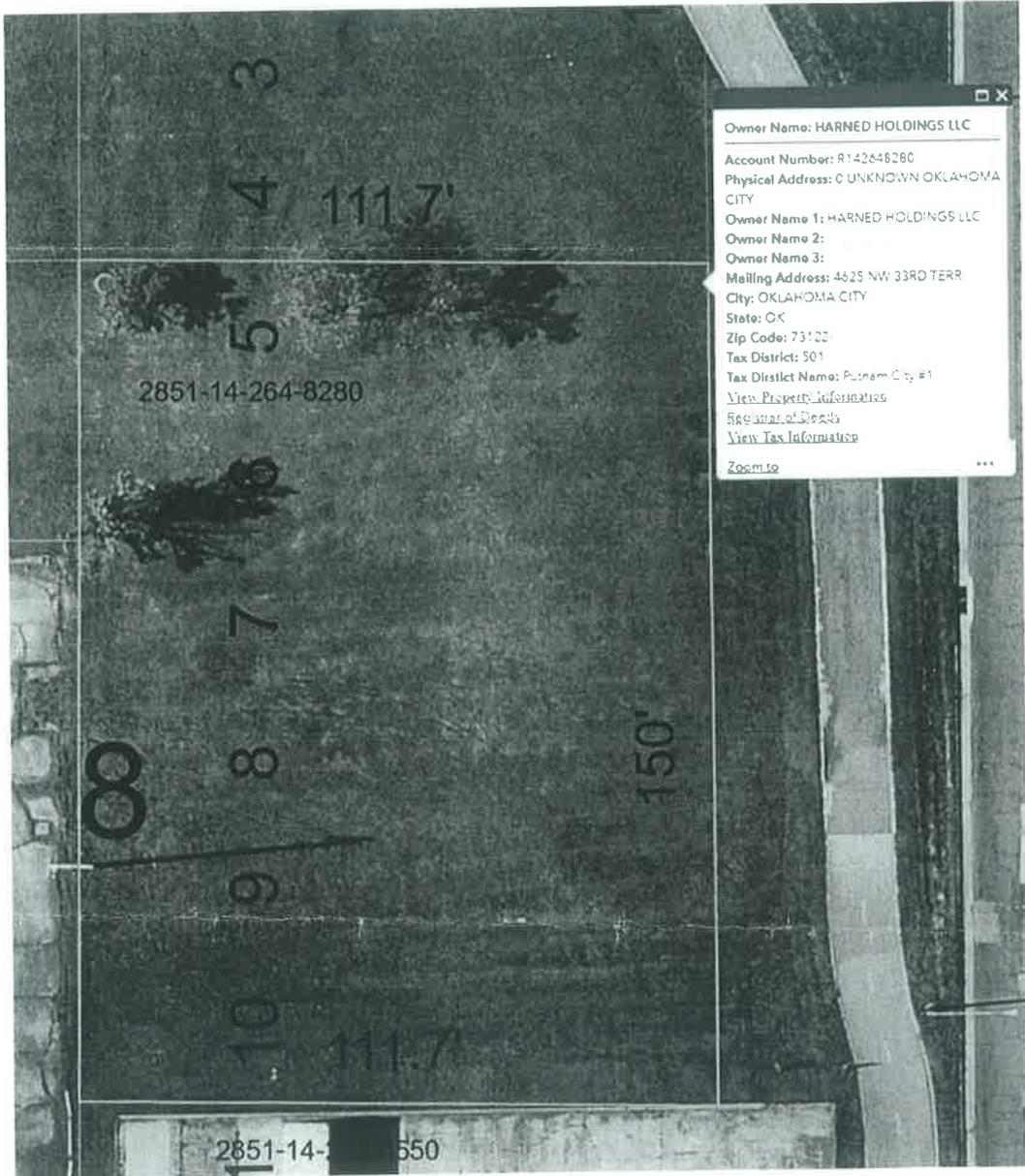
Location: 3716 Cromwell Ave.



The City of
OKLAHOMA CITY

Rezoning Application





Owner Name: HARNED HOLDINGS LLC
Account Number: R142648280
Physical Address: 0 UNKNOWN OKLAHOMA CITY
Owner Name 1: HARNED HOLDINGS LLC
Owner Name 2:
Owner Name 3:
Mailing Address: 4625 NW 33RD TERR
City: OKLAHOMA CITY
State: OK
Zip Code: 73122
Tax District: 501
Tax District Name: Putnam City #1
[View Property Information](#)
[Register of Deeds](#)
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Zoom to

→ Lodge

→ Guitar Shop