

## DS, Subdivision and Zoning

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**From:** Elaine Hardwick <archerokc@att.net>  
**Sent:** Monday, July 17, 2023 1:00 PM  
**To:** Sara.welch@okc.gov; Ward2; Liggins, Curtis D; DS, Subdivision and Zoning; nclair@adgblatt.com; camalpennington@gmail.com; Chronister, Lisa M; katherine.friddle@okc.gov  
**Subject:** (SPUD-1540) application by SFR WR LLC to rezone 4330 N. Francis from R-4 to Simplified Planned Unit Development Ward 2.  
**Attachments:** Staff Report (1).pdf; R4 Bulk Standards Revised.pdf

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Hello to All-

My name is Elaine Hardwick and I have been a resident of Crown Heights since 1982. I am writing to all of you regarding the above-mentioned project which will come before you on July 27th. I am out of town or I would be attending the meeting.

Attached is the application.

My intent is to address my concerns regarding this application.

It is way too much, too big, too dense. In the last few years, many smaller homes west of Shartel and north of 43rd have been torn down and new Single Family homes have been built. The attached application is asking for 11 units(which I have been told is now 9) on a 1.5-acre lot., not a single-family home. This project is backing up to 42nd St. which is a HP neighborhood and I feel it is no in keeping with the neighborhood.

1. Density. Since the zoning on these lots is R4, by right, each lot can have 4 units... making 8 units. they want 11. (Now 9?)
2. Parking is available on the site. Where are people parking?
3. Set Back- they want to extend the buildings out closer to 43rd than allowed.
4. Building Height. They want to be able to build a 35-foot building up to within 20 feet of the HP border., So at this point that could look like a 35-foot wall from the width and 5 feet of their property line on both the east and west side and a 25-foot building that would come even closer to the HP border... Within 5 feet of HP. So their master design plan is describing something that could be even larger than the site plan that they have been issuing.
5. Dumpster. The plan is to have a commercial-size dumpster on the south end of the building on Francis directly adjacent to the HP property to the south.
6. Lot Drainage. Taken from the site plan that the developer provided, about 76% of the property site is either planned to be building structures or concrete paving. 100% of the site inside the easement is impervious surface.

It is my understanding that they are needing to get the following variants on the project:

- Density
- Parking
- Set Back

I just don't believe that this is the right design plan for this lot size. It will also set the stage for more developments of this size which is detrimental to the surrounding neighborhoods.