



April 27, 2016

Office of the City Planner  
PO Box 2970  
Edmond, Oklahoma 73083-2970  
(405) 359-4790  
Fax (405) 359-4767

Dear Property Owner:

This is to inform you that Happy Land, LLC is requesting rezoning from "A" Single-Family Dwelling District to Commercial Planned Unit Development ("E-1" General Commercial uses) on 3.21 acres, generally located south of Danforth Road, east of I-35, and more particularly described as follows:

A tract of land located in the Northwest Quarter (NW/4) of Section 28, Township 14 North, Range 2 West, Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

**COMMENCING** at the Northeast corner of said NW/4; Thence S 00° 21' 57" E along the east line of said NW/4 a distance of 60.00 feet; Thence S 89° 33' 40" W a distance of 843.20 feet to the **POINT OF BEGINNING**;

Thence S 45° 26' 20" E a distance of 35.36 feet;

Thence S 00° 26' 20" E a distance of 160.00 feet;

Thence S 89° 33' 40" W a distance of 223.89 feet;

Thence N 56° 56' 13" W a distance of 124.32 feet;

Thence N 33° 03' 47" E a distance of 139.57 feet;

Thence N 89° 33' 40" E a distance of 225.52 feet to the **POINT OF BEGINNING**;

Said described tract contains 52,245.90 square feet or 1.20 acres, more or less.

**AND**

A tract of land located in the Northwest Quarter (NW/4) of Section 28, Township 14 North, Range 2 West, Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

**COMMENCING** at the Northeast corner of said NW/4; Thence S 00° 21' 57" E along the east line of said NW/4 a distance of 60.00 feet; Thence S 89° 33' 40" W a distance of 282.65 feet to the **POINT OF BEGINNING**;

Thence S 00° 26' 19" E a distance of 169.06 feet;

Thence along a curve to the right, (having a radius of 72.00 feet, and a chord bearing of S 05° 57' 24" W a distance of 16.04 feet) an arc distance of 16.07 feet;

Thence S 89° 33' 40" W a distance of 473.76 feet;

Thence N 00° 26' 20" W a distance of 160.00 feet;

Thence N 44° 33' 40" E a distance of 35.36 feet;

Thence N 89° 33' 40" E a distance of 450.55 feet to the **POINT OF BEGINNING**;

Said described tract contains 87,655.18 square feet or 2.01 acres, more or less.

AND

Rezoning from "A" Single-Family Dwelling District to Residential Planned Unit Development (to include Single-Family and Multi-Family uses as shown on the attached map). The Multi-Family area contains 9.87 acres and would provide for 252 units. The Single-Family Residential area contains 17.11 acres and would provide for 70 Single-Family lots. This parcel is located north of Arbor Creek at the Summit, west of Kanaly's Collegewood Acres, east of I-35 and south of Danforth Road. The 26 acres being zoned Residential Planned Unit Development allows 12 units per acre overall density, which is Multi-Family. The PUD Master Plan limits the area north of Arbor Creek at the Summit, and immediately west of Kanaly's Collegewood Acres, to Single-Family detached homes. The more particular description of the Residential Planned Unit Development is as follows:

A tract of land located in the Northwest Quarter (NW/4) of Section 28, Township 14 North, Range 2 West, Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

**COMMENCING** at the Northeast corner of said NW/4; thence S 00° 21' 57" E along the east line of said NW/4 a distance of 60.00 feet to the **POINT OF BEGINNING**;

Thence S 00° 21' 57" E a distance of 1262.34 feet;

Thence S 89° 36' 11" W a distance of 792.25 feet;

Thence N 00° 21' 40" W a distance of 587.36 feet;

Thence S 89° 29' 57" W a distance of 43.75 feet;

Thence along a curve to the left, (having a radius of 70.00 feet, and a chord bearing of S 84° 24' 02" W a distance of 12.44 feet) an arc distance of 12.46 feet;

Thence S 79° 18' 08" W a distance of 78.60 feet;

Thence along a curve to the right, (having a radius of 130.00 feet, and a chord bearing of S 84° 27' 10" W a distance of 23.34 feet) an arc distance of 23.37 feet;

Thence S 89° 36' 11" W a distance of 370.28 feet;

Thence N 00° 21' 40" W a distance of 333.95 feet;

Thence N 89° 31' 47" E a distance of 14.33 feet;

Thence N 33° 03' 47" E a distance of 289.05 feet;

Thence S 56° 56' 13" E a distance of 124.32 feet;

Thence N 89° 33' 40" E a distance of 223.89 feet;

Thence N 00° 26' 20" W a distance of 160.00 feet;

Thence N 45° 26' 20" W a distance of 35.36 feet;

Thence N 89° 33' 40" E a distance of 110.00 feet;

Thence S 44° 33' 40" W a distance of 35.36 feet;

Thence S 00° 26' 20" E a distance of 160.00 feet;

Thence N 89° 33' 40" E a distance of 473.76 feet;  
Thence along a curve to the left, (having a radius of 72.00 feet, and a chord bearing of N 05° 57' 24" E a distance of 16.04 feet) an arc distance of 16.07 feet;

Thence N 00° 26' 19" W a distance of 169.06 feet;

Thence N 89° 33' 40" E a distance of 282.65 feet to the **POINT OF BEGINNING**;

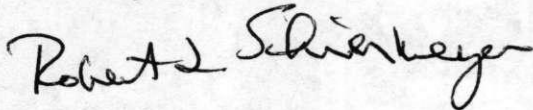
Said described tract contains 1,175,345.63 square feet or 26.98 acres, more or less.

**All of the parcels in this rezoning require an Amendment to the Edmond Plan.**

A list provided by the applicant indicates that your property is located within 300 feet of the above described property.

A public hearing will be held before the Edmond Planning Commission on Tuesday, May 17, 2016 at 5:30 p.m. and before the Edmond City Council on Monday, June 13, 2016 at 5:30 p.m. These meetings will be held at 20 South Littler, City Council Chambers, Edmond City Hall. If you have any objections or questions concerning this request, you are invited to attend these hearings.

Sincerely,



Robert L. Schiermeyer  
City Planner

RLS:lg  
DanforthCrossingPIAm-Rez



# Location Map



E-1 Level Uses  
3.21 Acres

Multi-Family Level Uses  
9.87 Acres

Single Family Homes in PUD  
(Multi-Family Zoning)  
14.81 Acres

Different Land Owner

Subject Property

Aerial Image: 12/20/2014  
The City of Edmond disclaims any warranty or merchantability or warranty for fitness of use for a particular purpose, expressed or implied, with respect to this data. Furthermore, the City of Edmond disclaims any responsibility for the accuracy or completeness of this data.



Edmond

April 21, 2016



CONCEPTUAL SITE PLAN  
**DANFORTH CROSSING**

A PART OF THE NORTHWEST QUARTER OF SECTION 28, T 14 N, R 2 W, I.M.  
 EDMOND, OKLAHOMA COUNTY, OKLAHOMA

