The City of
NORMAN

201 West Gray A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-307-7112

CASE NUMBER: PD22-20

APPLICANT: Classen Montessori School

DATE: August 4, 2022

LOCATION: 2323 S. Classen Blvd.

WARD: 7

TO: Interested Neighbors

FROM: City of Norman Department of Planning and Community Development

SUBJECT: Pre-Development Discussion of a Special Use for a School (New Site Plan)

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use for a School to modify the site plan. This property is currently zoned R-1, Single Family Dwelling District with Special Use for a School.

Please join us for a Pre-Development discussion of this proposal on **Thursday, August 25, 2022 from 6:30 p.m. until 7:00 p.m.** The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

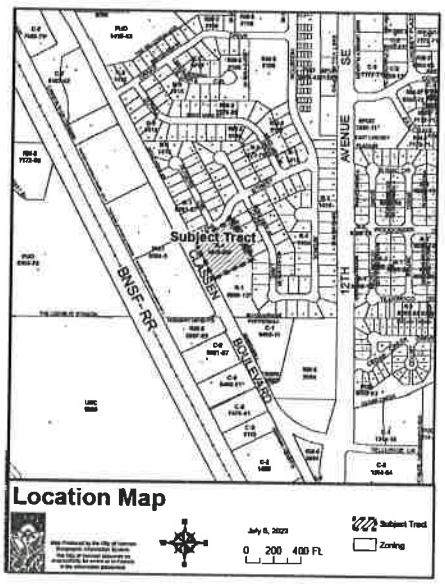
This application will not be considered at the August 11, 2022 Planning Commission meeting because the applicant did not attend the July 28 Pre-Development meeting and a correct site plan was not filed. It will be rescheduled for Planning Commission consideration of this project at their September 8, 2022 meeting. An additional notice of that meeting will not be mailed. Postponement of this item to the September 8 Planning Commission meeting will be approved at the August 8 Planning Commission meeting.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Kristen Hill, (405) 321-1275 during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Application for

Pre-Development Informational Meeting

Case No. PD 22-20

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER	ADDRESS
Classen Montessori School Kristen Hill, Head of School	2323 Classen Blvd. Norman OK 73071
EMAIL ADDRESS kristen@cmsnorman.org	**NAME AND PHONE NUMBER OF CONTACT PERSON(S)** Kristen Hill 405-321-1275 **BEST TIME TO CALL:** M-F 8-5pm

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located Boyd View Lot 1 Blk 1

and containing approximately 1.89 **acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.**

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Expand school and facility improvements. School intends to serve PRE K through middle school students. Immediate needs shall be met with a 4,000-6,000 foot building serving Admin and middle school education. Soon after, Second building shall be built to serve current one to three year waiting period in Pre K through Eighth grade. Alter and add parking and paving to support improvements as needed.

This proposed development will necessitate (check all that apply):

☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation

☐ Rezoning to _____ District(s)

☑ Special Use for School

☐ Preliminary Plat _____ (Plat Name)

☐ Norman Rural Certificate of Survey (COS) - (NOT REQUIRED)

☐ Commercial Communication Tower

Items submitted:

☑ Deed or Legal Description
☑ Radius Map
☑ Certified Ownership List
☑ Written description of project
☐ Preliminary Development Map
☐ Greenbelt Enhancement Statement
☑ Filing fee of $125.00

Current Zoning: R-1 Single Family

Current Plan Designation: Institutional

OFFICE USE ONLY

Concurrent Planning Commission Review Requested: _____

Received on: 8-4-2022

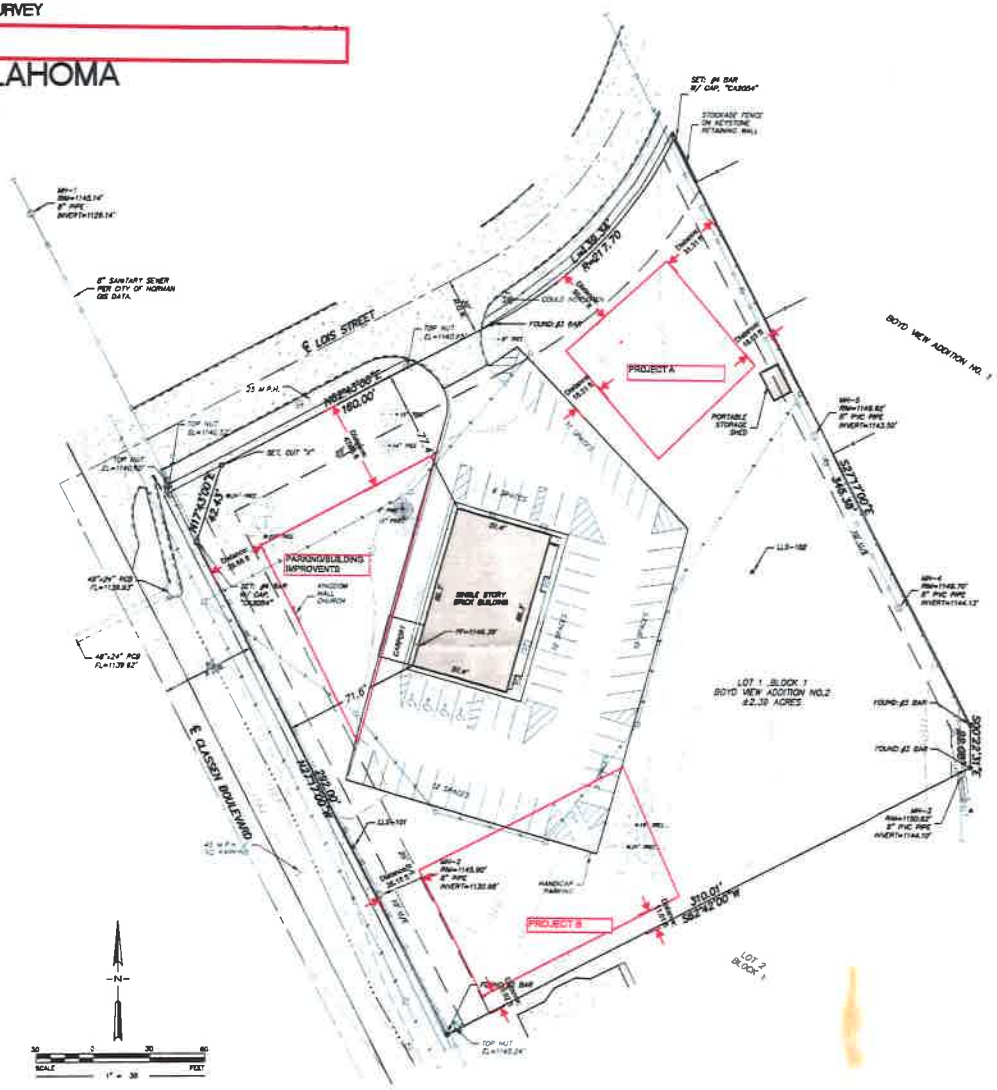
at 9:20 a.m./p.m.

by _____

ALTA/ACSM LAND TITLE SURVEY

CLASSEN MONTESSORI SCHOOL

NORMAN, OKLAHOMA



LOCATION MAP

UTILITY WARNING:
The underground utilities shown have been located from record documents or field locations by the operator. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Utility elevations and sizes may have been measured under adverse field conditions. Upon exposing the utility, elevations and line sizes should be verified by the contractor prior to construction. Contractor should verify critical elevations using the benchmark provided by the surveyor or engineer. Any discrepancies should be immediately brought to the engineer's and surveyor's attention.

CALL OKIE TICKET: 080813120812260
CONTACTED: OKLAHOMA NATURAL GAS, OKLAHOMA ELECTRIC CO-OP, COX COMMUNICATIONS, OG&E, MCI/SBC USA, AT&T, CITY OF NORMAN, OLP MIDSTREAM, & QWEST COMMUNICATIONS.

SURVEY CONTROL

HORIZONTAL CONTROL

HORIZONTAL DATUM IS SITE ASSUMED. BEARINGS ARE BASED ON THE PLAT OF BOYD VIEW ADDITION NO.2.

VERTICAL CONTROL

VERTICAL DATUM IS NAVD88 DERIVED FROM CITY OF NORMAN CONTROL NETWORK POINT 350.

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
LLS-101	3846.90	9973.00	1145.62	#4 BAR
LLS-102	9664.19	10183.33	1148.25	#4 BAR

TOPOGRAPHIC LEGEND

- AIR CONDITIONER UNIT
- FIRE HYDRANT
- LIGHT POLE
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- TRANSFORMER POLE
- POWER POLE
- ELECTRIC METER
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- SANITARY SEWER CLEANOUT
- COMMERCIAL SIGN
- SIGN
- TELEPHONE RISER
- WATER METER
- WATER VALVE BOX
- CHAINLINK FENCE
- STOCKADE FENCE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE TV LINE
- WATER LINE
- GROUND SURFACE CONTOUR
- CURB AND GUTTER
- SURFACE DRAINAGE FLOWLINE
- CONCRETE
- ASPHALT

SURVEYOR'S CERTIFICATE

This survey is made for the benefit of:

Cornerstone Christian Church

I, Robby L. Johnson, a Registered Professional Land Surveyor, do hereby certify to the aforesaid parties, as of the date set forth above that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Lot 1, Block 1, Boyd View Addition No.2, to the City of Norman, Cleveland County, Oklahoma, according to the recorded plat thereof.

Said tract of land contains 104268.86 square feet or 2.39 acres, more or less.

I further certify that:

1. This map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes items 1, 2, 4, 5, 6, 7a, 8, 9, 10, and 11a of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

2. This survey meets or exceeds the requirements set forth by the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Basis of bearing: Recorded Plat Bearings – Boyd View Addition No.2.

Date of survey: August-20-2008

Current Zoning: R-1 Single Family Dwelling Based upon City of Norman GIS Data.

NOTE: No Title commitment was provided for this survey. An Easement search of the Cleveland County Clerks Record revealed no easements other than shown on the recorded plat.

ROBBY L. JOHNSON
1820
OKLAHOMA
LICENSED PROFESSIONAL LAND SURVEYOR
Sheet 1 of 1

LEMKE LAND SURVEYING, Inc.
S L L S

Date	Description	Rev.

Surveyed By	RL/JPS
Drawn By	JPS
Approved By	RLJ
Date	AUGUST-22-2008
Scale	1"=30'
Project No.	CN391.00

ALTA / ACSM LAND TITLE SURVEY
LOT 1, BLOCK 1, BOYD VIEW ADDITION NO.2
NORMAN, CLEVELAND COUNTY, OKLAHOMA
CORNERSTONE CHRISTIAN CHURCH

Sheet Number
1
Sheet 1 of 1