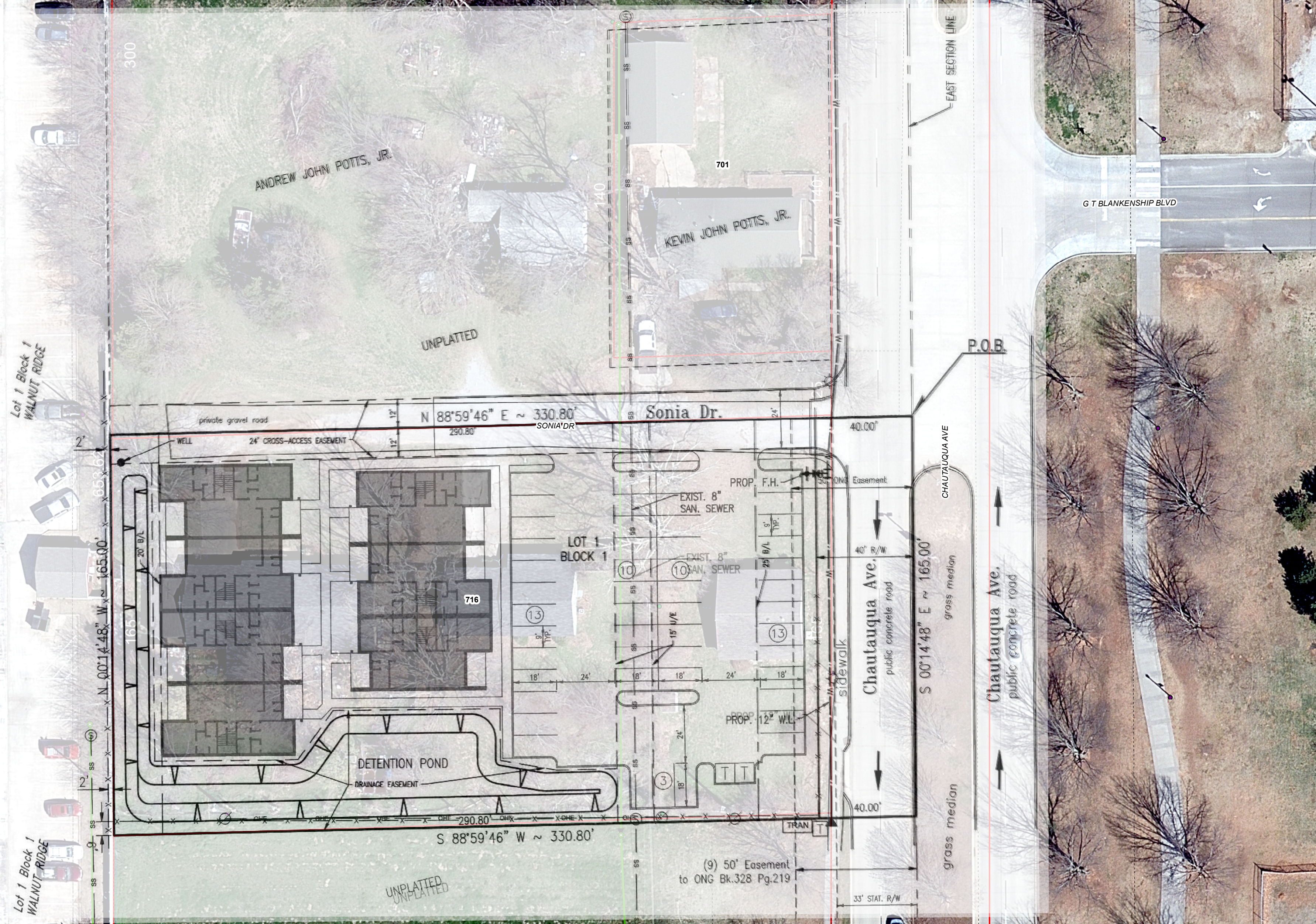
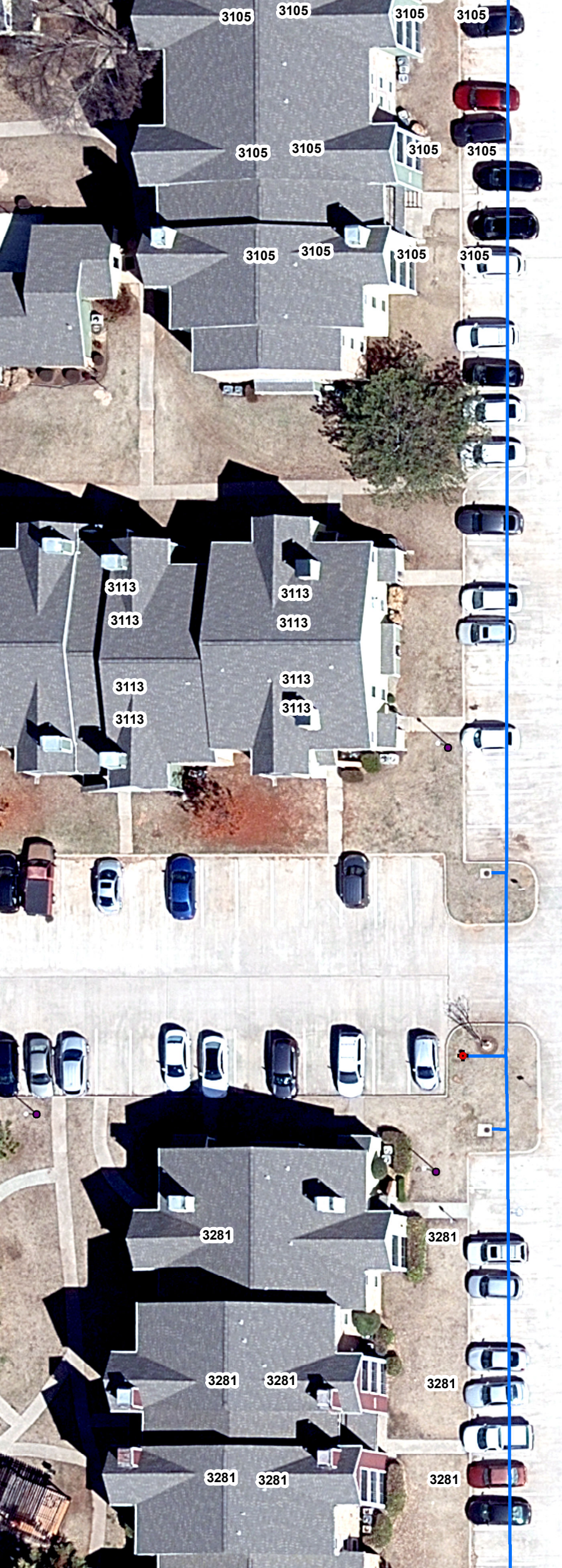


Staff Recommendation for
The Old Dairy Farm Addition

The Old Dairy Farm Addition is located in a part of Section 7, Township 8 North, Range 2 West of the Indian Meridian and is located west of Chautauqua Avenue and north of State Highway 9. The addition is located across the street from the University of Oklahoma, just south of the Rugby and Rowing facilities by the Lloyd Noble Center at the Sonia Drive intersection (See Map). The plat contains 8 units of residential duplex zoning. When it develops there will be a total required parkland dedication of .0354 acres. This development will also yield \$600 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued.

For a development of this small size, we do not recommend either a public or private parkland decision. The plat includes removing some old structures that were located on Sonia Drive and replacing them with duplexes and a parking lot. This site is located adjacent to a large apartment complex that borders one part of Walnut Ridge Park. That park has existed for decades, and is very popular with those living in the neighborhood between OU land and Highway 9. These 8 additional units of housing will not put a significant user-demand on Walnut Ridge Park; which makes a fee-in-lieu of land the preferred way to satisfy the park land requirements. Recreational opportunities will be available for residents in The Old Dairy Farm Addition at this park, and we will continue to make improvements with any fees collected in the area, and as funding becomes available by the current or any future tax-funded park improvement initiatives.

Therefore, City Staff recommends that Park Board accept a fee-in-lieu of parkland decision for The Old Dairy Farm Addition.



Lot 1 Block 1
WALNUT RIDGE

Lot 1 Block 1
WALNUT RIDGE

N 00°14'48" W ~ 165.00'
653.62'
165'
20' B/L
2'
2'
SS

ANDREW JOHN POTTS, JR.

KEVIN JOHN POTTS, JR.

UNPLATTED

UNPLATTED

private gravel road
24" CROSS-ACCESS EASEMENT

N 88°59'46" E ~ 330.80'
290.80' SONIA DR

Sonia Dr.

LOT 1
BLOCK 1

716

DETENTION POND

DRAINAGE EASEMENT

S 88°59'46" W ~ 330.80'

(9) 50' Easement
to ONG Bk.328 Pg.219

PROP. F.H.

EXIST. 8" SAN. SEWER

EXIST. 8" SAN. SEWER

PROP. 12" W.L.

sidewalk

Chautauqua Ave.
public concrete road

S 00°14'48" E ~ 165.00'

CHAUTAUQUA AVE

grass median

grass median

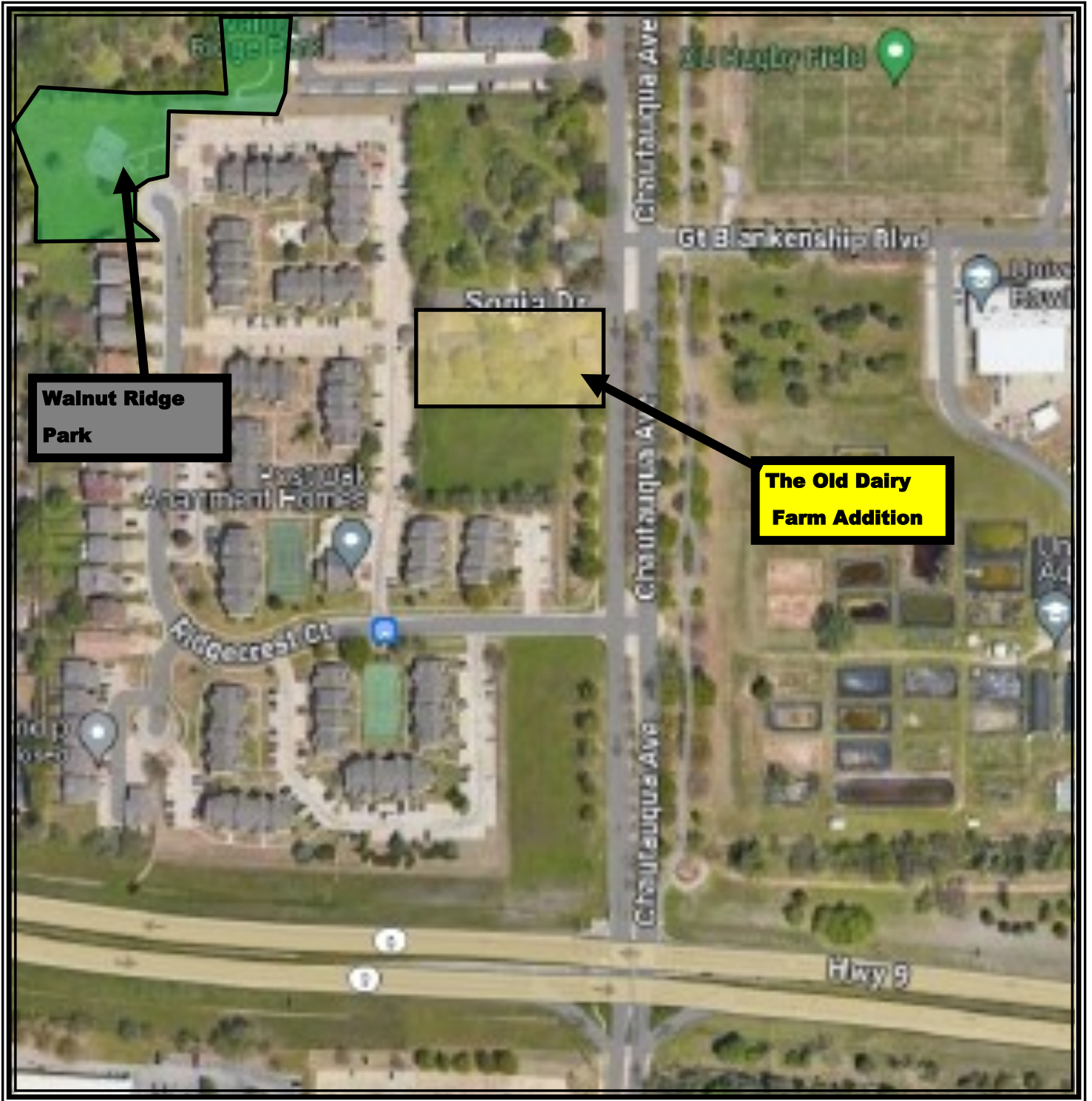
Chautauqua Ave.
public concrete road

P.O.B.

EAST SECTION LINE

G T BLANKENSHIP BLVD

33' STAT. R/W



Location Map
The Old Dairy Farm Addition