



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 08/07/2025

REQUESTER: James Briggs, Park Development Manager

PRESENTER: James Briggs, Park Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RENEWING THE PUBLIC PARKLAND DECISION FOR ST. JAMES PARK ADDITION WITH THE INCREASED LAND REQUIREMENT BEING LOCATED ADJACENT TO THE EXISTING PARK LAND LOCATED ALONG SOUTHLAKE BOULEVARD

BACKGROUND:

St. James Park Addition is located in Sections 9 and 10, Township 9 North, Range 2 West of the Indian Meridian, and is generally located just east of State Highway 77-south (Classen Boulevard) and south of State Highway 9. It is the land that was once platted as Southlake Addition; however, that addition was only partially built in the 1980s. It included a small amount of parkland dedicated to the City at that time. St. James Park Addition extends south down to Cedar Lane Road and will construct the Cedar Lane Road & 24th Avenue SE intersection, once development is complete. That intersection is across from the south Walmart Supercenter on Cedar Lane Road (see map). The preliminary plat for this addition was considered at the June 2003 Park Board meeting. At that time, the plat contained 601 R-1 zoned single-family residential units. The recommendation was made and approved to accept land for a public park from St. James Park Addition. That preliminary plat has expired, and the remainder of that addition is now being brought forward as a revised preliminary plat, but with a new total lot count.

The 601 single-family residential lots from the 2003 plat required a parkland dedication of 3.9366 acres. This revised preliminary plat increases the total number of lots in St. James Park to 692, due to the change in lot sizes in the southwest portion of the development. The new lot count requires a parkland dedication of 4.5326 acres. This development will also yield \$51,900 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued.

DISCUSSION:

For several decades, the City of Norman has accepted deeds from St. James Park Addition and Southlake Addition in an area shown on those plats as "Public Parkland" (see parkland exhibit). The Southlake Addition satisfied all their land requirements before they sold the remainder of their land to become what was re-designed as St. James Park Addition decades ago. As the first several phases of St. James Park Addition were built, they also deeded land in this area to match

what they were developing. The result is that the city owns a 0.8264-acre tract from Southlake, adjacent to several tracts of parkland in St. James Park Addition, which has satisfied 3.309 acres of their required dedication. With this new plat, the balance of necessary parkland from St. James Park is 1.2236 acres (4.5326 acres required minus 3.309 acres already received). There is additional land available adjacent to the land already owned by the City of Norman to fulfill this requirement (see map); and city staff have been in contact with the developer to work out the details of what that remaining 1.2236 acres will look like and collect deed(s) for the remainder.

Once all deed work is done, the City of Norman plans to start work immediately to construct the park, as it was identified as one of the new neighborhood parks to be built with the help of the Norman Forward $\frac{1}{2}$ % sales tax approved in 2015.

There will also be the possibility of purchasing additional land beyond what is required by this plat once the developer has completed the work needed on their pond of detention and other earthwork on the land they own adjacent to the public park land. That could be years from now, but it has been discussed as a future park expansion, which could also connect to a 1.0 acre tract the city accepted along Renaissance Drive that will allow for a path to be built to connect the apartment communities on that street to this public park area with a trail along the finished pond south to Southlake Boulevard. Funds have been set aside for that additional land purchase, once it is no longer part of the St. James Park Addition construction process. In the meantime, the required public parkland will be available to those on Renaissance Drive via sidewalks along the streets in the area. The final total parkland size and shape will be determined at that time.

The developer is also providing some private recreation areas for the residents of this addition, such as a clubhouse and swimming pool. However, these cannot count as private or public parkland, and the developer is not asking for any exemption to parkland requirements due to these amenities. The developer proposes to satisfy all parkland requirements in this addition with the public parkland donation discussed above.

RECOMMENDATION:

Staff recommends renewing the public parkland decision for the St. James Park Addition, with the increased land requirement located adjacent to the existing parkland along Southlake Boulevard. All park deed work will be finalized as soon as possible to allow for the development of the entire park site.