



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 03/06/2026

REQUESTER: Jason Olsen, Director of Parks & Recreation

PRESENTER: James Briggs, Park Development Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, ACCEPTANCE, REJECTION, AMENDMENT AND/OR POSTPONEMENT OF PARKLAND REQUIREMENTS FOR THE NORMAN NORTH VILLAGE PUD ADDITION

BACKGROUND:

The Norman North Village PUD Addition is located in a part of Section 2, Township 9 North, Range 3 West of the Indian Meridian and is located on the west side of the I-35 west frontage road and south of Indian Hills Road. The addition has a half mile of frontage along 36th Avenue NW and has been used as farmland for decades (See Map). The plat contains 1,500 RM-6 (apartment) zoning and 170 units R-1 (single-family housing) zoning units. When it develops, there will be a total required parkland dedication of 7.571 acres. This development will also yield \$125,250 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued.

DISCUSSION:

The City's ordinance requires a land decision for a development of this size, with no option for a fee-in-lieu of land. A private park would need to be twice as large as the public park; or 15.142 acres. This will create a large urban living type of neighborhood, with a mix of retail, office, and housing, as well as large parking areas and multi-story apartments included in the design. There are no other parks between I-35 and 36th Avenue NW until you get to Ruby Grant Park at Franklin Road. This area will have a large population, making a large park desirable.

The design proposed contains two large areas of flat parkland, along with a sizeable linear trail system along the southwest edge of the development and around the large detention pond. The pond cannot count as parkland, but the trail around it and the green space for the trail that connects to the parkland and over to an additional multi-modal path along the 36th Avenue street frontage does count. Besides the 7.5 acres of parkland, several private green recreation spaces are shown in and around the clustered multi-story apartment buildings in the center of the addition (see green space exhibit). As a result, a good variety of outdoor recreational opportunities will be available for residents in the Norman North Village from both the public park/trail system and the private spaces in the residential areas. All fees collected will be used to make improvements to the public parkland, as they are collected.

RECOMMENDATION:

City Staff recommends that the Park Board accept a public parkland decision for the Norman North Village PUD Addition.