



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 11/06/2025

REQUESTER: James Briggs, Park Development Manager

PRESENTER: James Briggs, Park Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF LAND OR FEE IN LIEU OF PARK LAND FOR THE LIBERTY POINT PUD ADDITION

BACKGROUND:

Liberty Point Addition PUD is located in parts of Sections 15 and 16 of Township 8 North, Range 2 West of the Indian Meridian. It is located on the west side of State Highway 77 (Classen Boulevard) and north of Post Oak Road, extending half a mile in each direction (see map). This is a large Planned Unit Development that contains a mix of commercial shopping, different restaurant types, office space, multi-family residential, and a large RV Park in its current preliminary plat (attached). The development is directly south of The Links Apartments and Golf Course, and the new four-acre Bluestem Park that the city is building along 24th Avenue SE in the southwest corner of The Links site (See Map). There are 334 total units of apartment and duplex housing in the Liberty Point PUD Addition: requiring 1.478 acres of park land. The other land uses indicated on the PUD do not require any park land dedication. This development will yield \$25,050 in Neighborhood Park Development Fees and the same amount in Community Park Development Fees, once all building permits have been issued.

DISCUSSION:

The developer has requested a Fee-in-Lieu of Land decision for this project, with the collected fees assigned to the Bluestem Park development account. As stated earlier, this PUD shares part of its property line with Bluestem Park (see map), which will be fully developed in the coming months, as part of the Norman Forward New Neighborhood Parks Project. The Liberty Point PUD plat shows residential development only in a portion of the site. The RV Park is not part of the park land calculation, as that is a commercial venture with no permanent residents to consider. There are also approximately 14 acres of undeveloped open space running through the development, which includes open green space and detention ponds, as well as a large on-site recreational area planned in the RV Park portion of the development. If there is a change in use for the land shown on the plat, a new preliminary plat will be developed and presented to the Park Board, which may result in a different decision at that time. Based on what is being presented at this time, it makes the most sense to take a fee-in-lieu of land, to avoid taking on a small (under 2-acre) park in a mostly retail and restaurant area, especially with a four-acre public park adjacent to the development.

RECOMMENDATION:

City Staff recommends that the Board of Park Commissioners approve a fee-in-lieu of land decision for the Liberty Point Addition PUD.