



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 STERLING FIELDS PUD ADDITION

BACKGROUND:

Sterling Fields Addition PUD is located in a part of Section 25 Township 9 North, Range 2 West of the Indian Meridian and is located south of Robinson Street, between 36th and 48th Avenues Northeast (see location map). Sterling Fields Addition PUD is being platted with large single-family lots in an area with no other residential neighborhoods nearby. The lots are just below the 1-acre size that would make this addition fall into the “Residential Estates (RE)” category, which is exempt from the Park Land Dedication Ordinance. There are 59 lots of R-1 zoning, which are approximately .75 acres each. At this density, the addition will generate a parkland dedication requirement of 0.3865 acre. A private park decision would generate twice that amount, or 0.7729 acre. This development would also yield \$4,425 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued. A private park land decision would waive the collection of Neighborhood Park Development Fees and, instead, require that the same amount of funds be spent at a minimum when developing the private park for the Addition. Community Park Development Fees would still be collected.

DISCUSSION:

The developer would like to pursue a private park decision and, to that effect, has proposed two areas of open space in the plat, totaling 4.63 acres (excluding a 1.31-acre pond in the northern green space shown). The greenspace exhibit (attached) shows a proposed private park area (“Private Parkland and D/E—3.64 acres; with 2.33 acres not in the pond) with a walking trail along the pond edge in the northern green space, which would also include a sports court, seating areas, and natural/native landscaping. The south open space (“Common Area A”—2.30 acres) has no park-like design planned at this time. Either area would satisfy the doubled park land acreage (.7729) that would be required if a private park decision is made.

The project is located in a part of town that is designated in the AIM Norman Planning document as “Low Urban” density; so that area could continue to develop as large residential lots someday. Currently, there are no plats filed for those areas west of Sterling Fields. Without that, the nearest

public park is Royal Oaks Park, which is approximately 2.5 miles east and south of Sterling Fields PUD. A private park decision would make sense based on the small amount of land required for a public park, and due to the size of the individual lots, which would allow for at-home outdoor recreation for residents, if they choose. Any private park land and/or Common Areas would have public access and be maintained by the mandatory Property Owners Association being created with this development.

RECOMMENDATION:

Based on these factors, Staff supports the developer's request and recommends that the Board of Park Commissioners make a private park decision for the Sterling Fields Addition PUD.