



## CITY OF NORMAN, OK STAFF REPORT

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**MEETING DATE:** 3/24/2026

**REQUESTER:** James Briggs, Park Development Manager

**PRESENTER:** Jason Olsen, Director of Parks & Recreation

**ITEM TITLE:** CONSIDERATION OF APPROVAL, ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-128: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, COMPLETING A WARRANTY DEED FROM THE CITY OF NORMAN, OKLAHOMA, TO MONTEREY DEVELOPMENT COMPANY, L.L.C., FOR A 0.0059 ACRE STRIP OF LAND ADJACENT TO MONTEREY III ADDITION AS PART OF THE FINAL PARK LAND DEDICATION AMOUNT REQUIRED FOR MONTEREY ADDITION.

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### **BACKGROUND:**

In 2005, a preliminary plat was approved for land south of Cedar Lane Road and west of the BNSF Railroad Tracks for the development of Cedar Lane Addition. The Board of Park Commissioners accepted the staff recommendation at that time to provide an estimated 5 acres of park land from the developer to satisfy the City of Norman's Park Land Dedication ordinance. As time passed, the preliminary plat for Cedar Lane Addition split into two final plats—one for Monterey Addition and one for Cedar Lane Addition.

Each addition was responsible for its portion of the required park land as development continued, which would ultimately total 4.69 acres once all final plats were filed. In 2010, we received a deed for a 17-foot-wide, 0.3258-acre strip of land from Monterey, which covered their park dedication up to that date. The remainder of the Monterey Addition park land would come later as development continued and final plats were approved. Cedar Lane Addition also contributed all of the land they owed in a single dedication in 2011, totaling 4.3729 acres. The Monterey and Cedar Lane park land dedications are contiguous parcels. At that point, the city had enough land to proceed with the development of a large neighborhood park, which was completed as Songbird Park in 2019.

At that time, Monterey had not built any additional housing sections beyond its first phase. The land they would eventually have to deed to the city is a strip of uncleared land adjacent to their original 17-foot-wide land dedication, which is currently the western edge of Songbird Park. The additional land dedication will be easily added to Songbird by removing the fence that currently separates it from the City-owned property, allowing city crews to develop and maintain that area like the rest of the park.

**DISCUSSION:**

The developer of Monterey Addition has contacted the Parks and Recreation Department and is prepared to issue a warranty deed to the City of Norman for the remaining land they owe to fulfill their park land obligation, now that they are final-platting the remainder of their development. However, they have discovered that the 17-foot-wide strip of land they deeded to the city in 2005 needs to be adjusted by 2 feet to make the size of one of their residential lots adjacent to the current park land the proper size for final grading, fencing, and underground storm sewer clearance.

In order to do this, the amount of land described in the deed for the lot adjustment will be accounted for by a slight widening of the remaining park land they will deed to the city adjacent to Songbird Park. The south end of the Monterey Addition park land dedication being adjusted also provides a pedestrian connection from Monterey Addition to the park in the remaining 15-foot-wide strip adjacent to the house lot being adjusted on Presidio Drive (see overall park dedication exhibit). There is also a drainage easement being granted to the city from the developer that will cross the park land shown on the exhibit.

Accepting the additional park land and the drainage easement are normal actions handled by City staff. However, the conveyance of land from the city to a private party needs Council approval. This Item is being presented only to approve staff to execute the deed of the 0.0059-acre of land as shown in Exhibit A. All final deeds will be filed with the county upon approval.

**RECOMMENDATION 1:**

It is recommended that the City Council approve Resolution Number R-2526-128 and execute a Warranty Deed to convey 0.0059 acres of land from the original public park land dedication from Monterey Addition back to Monterey Development Company L.L.C., in order to provide a proper lot size for the Monterey III development.

**RECOMMENDATION 2:**

It is also recommended that the City Council accept a deed from Monterey Development Company for public park land in the amount of 0.7722 acres adjacent to Songbird Park, which will include their final park land dedication acreage, plus an amount of land equal to the .0059 acres of land being deeded back to Monterey via this action.