



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/03/2026

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 RE-PLAT OF CEDAR LANE ADDITION

BACKGROUND:

Cedar Lane Addition is located in Section 16, in Township 8 North, Range 2 West of the Indian Meridian. It is bounded by Cedar Lane Road on the north, Post Oak on the south, and 12th Ave. SE on the west and the BNSF Railroad on the east. It is east of Eagle Cliff Addition and just north of Cobblestone Creek Golf Course. The original preliminary plat for Cedar Lane was submitted to the Park Board in 2005. At that time, there were 861 single-family residential lots in this addition for a total required parkland dedication of 5.6935 acres. A public parkland decision was approved at that time. In 2015, the development was split into two—Cedar Lane and Monterey Additions. The original land decision was retained, with each of the two additions contributing part of the land required by ordinance. That land is now Songbird Park, located just south of Cedar Lane Road in the area originally shown in the 2005 plat, serving both Monterey and Cedar Lane residents.

When Cedar Lane Addition was originally platted, a large amount of land on the south half of the development was not proposed as R-1 housing. That preliminary plat showed a few large lots that, due to their size, were exempt from providing parkland and thus were not considered in the park board decision back then. That area has now been redesigned for development as 183 new lots or R-1 single-family housing, as shown on the re-plat (attached). Based on those numbers, the additional housing would require 1.1987 acres of public park land, and double that amount for private park land. The revised plat does show several areas of “open space”, including the dry area around the large detention pond in the south end of the development, and a low-sloping tree-covered area in the middle of the addition. However, neither of these is proposed as “Parkland,” and no park-like development is shown in any of the green/open spaces. The new R-1 units will also provide \$13,725 in neighborhood park development fees and the same amount in community park development fees as building permits are issued, according to our current ordinances.

DISCUSSION:

The replat of Cedar Lane Addition shows street and sidewalk connections throughout the new housing sections to the original Cedar Lane single-family area, which includes Songbird Park on Skylar's Way (see Map). The developer is proposing to pay a Fee-In-Lieu of Land for the additional R-1 housing while also leaving a large amount of land in this replatted area as open/green space. Since Songbird is a large neighborhood park with multiple amenities, such as a large playground, walking trail, large gazebo, full-court basketball area, practice soccer field, and extensive tree cover and natural habitat, the staff is willing to support this proposal. That fee, plus the additional park development fees collected with the building permits for the new housing, can be used to make additional improvements at Songbird Park. There are several other parks in the other housing additions in the area (Eagle Cliff, Links, Southlake/St James, and Pebblebrook) for residents of those additions to use, which reduces the burden on Songbird to serve residents in Cedar Lane and Monterey as those neighborhoods are built.

RECOMMENDATION:

City Staff recommends that the Norman Board of Park Commissioners accept a fee-in-lieu-of-land decision for the re-plat of Cedar Lane Addition.