



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/01/2026

REQUESTER: James Briggs, Park Development Manager

PRESENTER: Jason Olsen, Director of Parks & Recreation

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF LAND OR FEE IN LIEU OF PARK LAND FOR THE RETREAT AT NORMAN ADDITION

BACKGROUND:

The Retreat at Norman Addition is located in the southwest $\frac{1}{4}$ of Section 9, Township 8 North, Range 2 West of the Indian Meridian. It is located at the southeast corner of the intersection of State Highway 9 and 12th Avenue Southeast (see map). This preliminary plat proposes a student housing development with 190 units of apartments and duplexes (see site plan). Based on this unit count and housing type, the development would be required to dedicate 0.8408 acres of public parkland at this density. A private park development would be twice the public amount, or 1.6816 acres. The development will generate \$14,250 in Neighborhood Park Development Fees and the same amount in Community Park Development Fees. A private park decision would only collect the Community Park Fees.

DISCUSSION:

The developer would like to pursue a private park decision and has shown sufficient land on the preliminary plat to satisfy this request. The proposed private park areas are currently planned to have walking paths with bench seating in some spots, two pickleball courts, a small dog park, a picnicking cabana with grills and tables, and some unprogrammed outdoor spaces (room to play catch, set up lawn games, or any other outdoor activities), which will be available for residents. The total amount of land in the Private Park Land is approximately 2.05 acres, exceeding the required amount. The builder must also provide proof/records of construction completion for all amenities shown as installed and paid for, once approved. It should also be noted that the developer is not proposing to include the pond area near the development's entry, nor the clubhouse and pool in the middle of the development, as part of the private park, since such spaces do not count as park land. However, there are additional recreational/open spaces that would be beyond the required private parkland.

This Addition is in an area that is somewhat isolated from other public parks. The nearest public parks are Songbird (in Cedar Lane Addition) and Eagle Cliff. However, both are approximately a mile south of this addition. Oak Tree South Park is a bit closer, but it is on the north side of State Highway 9, which means those going there would have to cross that traffic along the way. This is a good reason why a private park decision makes sense for those who will live at The Retreat at Norman.

RECOMMENDATION:

City Staff recommends that the Norman Board of Park Commissioners accept the private park decision for The Retreat at Norman Addition, provided that the improvements shown on the plat are completed by the builder, as required by ordinance with any Private Park Decision.