

Norman Board of Parks Commissioners

July 3, 2025

SPECIAL MEETING

The Norman Board of Parks Commissioners of the City of Norman, Cleveland County, State of Oklahoma, met in a Special Session in the Development Center Conference Room A, on the 3rd day of July 2025 at 1:08 p.m., and notice of the agenda of the meeting was posted at the Development Center Building at 225 N. Webster Avenue and on the City website at least 48 hours prior to the beginning of the meeting.

ROLL CALL

Present: Chair Sheriff and Commissioners Davison, Fagin, Isacksen, Nanny & Tedder-Loffland

Absent: Commissioners Usry, Wright, and Wyckoff

City Officials

Present: Jason Olsen, Director of Parks and Recreation
James Briggs, Park Development Manager
Jeff Moody, Recreation Supervisor
Mitchell Richardson, Recreation Manager
Karla Sitton, Administrative Technician IV

ITEM 1, being:

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF
LAND OR FEE IN LIEU OF PARK LAND FOR THE 2880 CLASSEN BOULEVARD
SPUD ADDITION

Mr. James Briggs, Park Development Manager, said the 2880 Classen Boulevard SPUD Addition is located on the west side of Classen Boulevard, south of Imhoff Road and east of the BNSF Railroad tracks. The development is located north of the Whataburger and OnCue Store on Highway 9 and Classen Boulevard. It will replace an automotive repair shop currently occupying the land being platted there. The plat contains 18 units of RM-2 (duplex) zoning, along with commercial property on the site's east side, facing Classen (not considered for parkland requirements). When it develops, there will be a total required public parkland dedication of 0.0797 acres. This development would also yield \$1,350 in Neighborhood Park Development Fees and the same in Community Park Development fees once all building permits have been issued. A private park would need to be twice as large as the public park, or 0.1594 acres.

The proposed plat contains a small detention pond on the south end and a large amount of paved surface parking for the commercial and residential buildings. As a result, there is limited space available for any parkland; the city does not seek such a small parcel of land for parkland development, especially in areas that are almost entirely commercial, such as the tract of land between the railroad and Classen Boulevard. The proposed plat will connect to the sidewalk system along Classen Boulevard that travels north to Constitution Street and then west across the tracks to Oak Tree Avenue, where Oak Tree South Park is located. That park is just over 100 feet from the western line of this addition, but it is across the railroad tracks, with no crossing allowed in that area. Based on these factors, the developer has requested a Fee-In-Lieu of Land decision, with fees to be used for the continued development of Oak Tree South Park.

Commissioner Tedder-Loffland asked if the proposed development had always been residential and Mr. Briggs said the developer is trying to rezone the property from commercial to residential. Commissioner Fagin asked if the park development fees collected would go to Oak Tree South Park, and if that park has a small skate park. Staff replied yes to both. Commissioner Isacksen said that while you cannot cross the railroad tracks, it is only a one-half mile walk (most of the walk has sidewalks) from the proposed development to Oaktree South Park. She asked whether a fence would be installed so people do not cross the railroad tracks, and the Staff said yes, most likely, BNSF railroad will require some fencing to be installed. Chair Sheriff asked if this development would include a recreation area, and Ms. Libby Smith, Attorney for the Developer, said there are no plans at this time due to it being a small development. Chair Sheriff asked whether the proposed detention pond would always be wet, and Ms. Smith said no, it would likely be dry.

Park Board Special Meeting

Page 2 of 2

July 3, 2025

Commissioner Nanny wondered whether the Council had approved this proposed development, and the staff said no. The process is to present it to the Park Board for recommendation, then to the Planning Commission, and lastly to the Council for consideration. Commissioner Tedder-Loffland said she did not like the proposed development for residential use due to the number of businesses already in the area and the proximity of the nearest neighborhood park to the railroad tracks (Oak Tree South). Ms. Smith said there are a lot of student apartments/dwellings (urban development) in this area of Norman, including both sides of the railroad tracks. She said that this urban development is intended for the commercial retail businesses in front of the proposed development to serve the residents there. Commissioner Tedder-Loffland asked if this would be the only RM2 property in this area of Classen Boulevard, and Ms. Smith said yes, most of the property is designated C2 Commercial; however, there are plans for an apartment development to be constructed on Imhoff Road, just south of this proposed development, and plans to rezone neighboring vacant lots to build an apartment development. Commissioner Tedder-Loffland asked if the proposed duplexes are for individual or family living, and Ms. Smith said the duplexes will have one or two bedrooms.

City Staff recommends that the Park Board accept a Fee-In-Lieu-of-Land decision for the 2880 Classen Boulevard SPUD Addition.

Commissioner Isacksen made the motion, and Commissioner Fagin seconded to accept a Fee-In-Lieu of Land decision for the 2880 Classen Boulevard SPUD Addition. The vote was taken with the following results:

YEAH: Chair Sheriff and Commissioners Davison, Fagin, Isacksen, Nanny & Tedder-Loffland

NAY: None

MISCELLANEOUS ITEMS

Commissioner Tedder-Loffland thanked the Staff for the maintenance and improvements recently done at Blake Baldwin Skate Park.

Mr. Jason Olsen, Director of Parks and Recreation, invited the Board to the annual Norman Fourth Fest tomorrow at Reaves Park and also invited them to a public art dedication for the Griffin Park Silos on July 10th at 10:00 a.m.

PUBLIC COMMENT

None.

ADJOURNMENT

Chair Sheriff adjourned the meeting at 1:24 p.m.

Passed and approved this _____ of _____ 2025

Sherrel Sheriff, Chair