



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 09/04/2025

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 COLERAINE MULTIFAMILY PUD ADDITION

BACKGROUND:

The Coleraine Multifamily PUD Addition is located in Section 4, Township 8 North, Range 2 West of the Indian Meridian. It is located on the north side of Imhoff Road, between Classen Boulevard and 24th Avenue SE. The development is situated in an area where several apartment communities have been built since 2000 (See Map). The plat contains 456 units of RM-6 (apartment/multi-family housing) zoning. When it develops, it will result in a total public parkland dedication of 2.0178 acres. This development would also yield \$34,200 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 4.0356 acres. A private parkland decision would also 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 proposed plat contains several on-site recreation areas, including pickleball courts, a playground, outdoor basketball courts, and picnic areas. There are also two swimming pool areas, a clubhouse amenity for residents to use, and a large amount of undeveloped land around a detention pond area on the north end of the plat, adjacent to the Woodcreek Park land. If a private park were created, then those Community Park Fees collected for this addition would be available for future projects in any of the city's Community Parks. It should be noted that the detention pond cannot count as parkland or the swimming pools and clubhouse area if there is a request for private parkland. Ultimately, a good variety of outdoor recreational opportunities will be available for residents in the Coleraine Multifamily Addition, no matter if the decision is for parkland or fee-in-lieu of land.

The proposed plat shows a physical (sidewalk) connection to the adjacent residential neighborhood to the east via the existing Twisted Oaks Drive (the Oakhurst Park neighborhood). However, the streets do not connect due to zoning restrictions on the length of collector streets. As a result, residents of the Coleraine Addition could walk to the nearest public park (Oakhurst), and there are other public parks within walking distance, such as Woodcreek Park and Colonial Estates Park (see Map). As mentioned above, a fee-in-lieu of land could be used to help improve any of these parks, once collected, along with the park impact fees collected at the time of construction. This option would result in the most positive impact on the existing public parks. At the same time, the residents of the proposed Coleraine Multifamily PUD Addition would have walking access to those parks and the variety of on-site recreation opportunities provided by the developer/builder. Accessing public parks would require exiting the addition and driving along city streets to whichever park they chose, due to the emergency gate at the border of this property on Twisted Oaks Drive, as per zoning requirements.

RECOMMENDATION:

City Staff recommends that the Park Board accept a fee-in-lieu-of-land decision for the Coleraine Multifamily PUD Addition.