



## CITY OF NORMAN, OK STAFF REPORT

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**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 TULL TRAILS SPUD ADDITION

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### **BACKGROUND:**

The Tull Trails SPUD (Simple Planned Unit Development) Addition is located in a part of Section 19, Township 9 North, Range 2 West of the Indian Meridian, and is located on the south side of Rock Creek Road, on the west side of Porter Avenue. The development is located immediately east of Norman North High School's athletic fields, and across Porter from the IOOF Cemetery; and includes a large pond that has been in place for decades (See Map). The plat contains 360 units of RM-6 (apartment/multi-family housing) in several buildings and several more units of senior living duplexes (RM-2) zoning, which would result in a total public parkland dedication of 1.593 acres. The commercial buildings on the plat do not require any park land dedication. This development would also yield \$27,000 in Neighborhood Park Development Fees and the same in Community Park Development fees once all residential building permits have been issued. A private park would need to be twice as large as the public park; or 3.186 acres. A private park land 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 plat being proposed contains a large amount of green space and walking trails around the pond, as well as several wider open areas between the duplexes and the lake trail where additional park like amenities could be built. The lake and any apartment swimming pool or clubhouse areas would not count towards any park land decision.

The proposed plat is still labeled as "2200 N. Porter Avenue / A Simple Planned Unit Development"; however, the name on any future plats will reflect the "Tull Trails SPUD" name for the same land. The open space exhibit for this plat shows that the single-family house in the northeast corner of the plat will remain in private ownership; and also shows that the western shore of the lake is not part of this ownership. Any lakeside trails will need to account for these

conditions as they are laid out for construction. Also note that the proposed “Preliminary Park Plan” (attached) shows what portion of the proposed trail that would satisfy the acreage required of a Private Park Land decision, if granted. All other recreational features seen on the plat would be above and beyond the required amount. Those green space areas that are not used as a trail do show a picnic pavilion in one location, however there is no plan showing any other amenities at the time of this report. There is a public park southwest of the proposed addition—Tull’s Park located south of the Norman North High School land, closer to Robinson Street (see location map) that would be in walking distance of this addition. Other public parks are also close-by; however, they are accessed by crossing busy collector streets at signaled crosswalk intersections (see location map). Sutton Place Park (east, across Porter Avenue) and Highland Village Park (north, across Rock Creek Road) are the two closest public parks after Tull’s Park.

The developer has requested a Private Park Decision for this addition, which is available as shown on the attached drawings.

**RECOMMENDATION:**

City Staff recommends that Park Board accept a Private Park Land decision for the Tull Trails SPUD Addition.