

Staff Recommendation for Whispering Trails Addition PUD

Whispering Trails Addition PUD is located in the east half of the Southwest Quarter (SW/4) of Section 34 Township 10 North, Range 3 West of the Indian Meridian and is located north of Indian Hill Road that lies on the border of Moore, between 36th Avenue and 48th Avenue Northwest.

Whispering Trails Addition is part of the Indian Hill Neighborhood Park Master Plan, which was approved by park board in 2010. That plan covers a ½ section of land which is broken into five different ownerships; four of which have single-family development potential. (See the attached neighborhood concept plan). All total, these four developments would yield a combined 6.387 acre park land dedication; assuming a 3 lots per-acre density. There is more than enough land on the northern border of the half-section to accommodate the park land dedication.

In 2010, Whispering Trails Addition PUD was platted with a total of 288 single-family lots. At this density, the addition would have generated a parkland dedication requirement of 1.89 acres. The revised plat now being presented contains 252 units of multi-family housing (either apartment or duplex), which calls for a parkland dedication of only 1.1151 acres. There is now a larger amount of commercial development in the rest of the plat; however, the streets in Whispering Trails are connected internally to those in the adjacent Redlands Addition (which was a plat approved last year by Park Board). The public park in Redlands is the western end of a linear park that stretches along the northern boundary of the developments in this area; across 36th Avenue NW, and then continuing east to the area set aside west of 36th Avenue to create a “Gateway Park” area at the border of Moore and Norman (see attached). The fees collected from Whispering Trails would be used to purchase a portion of the land for this linear park between the Redlands Park site and the 36th Avenue park area in the Commerce Parkway Addition, approved years ago.

When completed, Whispering Trails Addition’s building permits will also generate \$18,900 in Neighborhood Park Development Fees, and the same amount in Community Park Development Fees (\$150 per unit; split between the Neighborhood and Community Park Funds).

Staff recommends that the Board of Park Commissioners make a fee-in-lieu of land decision for the revised preliminary plat of Whispering Trails Addition PUD.

NEIGHBORHOOD PARK MASTERPLAN FOR THE INDIAN HILL NEIGHBORHOOD

City of Moore

Foxworth Part A

Park improvements in this General area

30 Acres
(N/A)

Church

Whispering Trails

Redlands Addition

Future Residential
Development

Foxworth Part B

Potential
Park

Radio
Tower

Future
Church

DELLA ST

STERLING ST

PIONEER ST

J & J Properties

