



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 01/05/2026

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 NORMAN A24 ADDITION

BACKGROUND:

The NORMAN A24 addition is located in a part of Section 27, Township 9 North, Range 2 West of the Indian Meridian. It is located at the northeast corner of the intersection of Alameda Street and 24th Avenue SE (see map). The development is located across 24th Avenue from a 7-11 convenience store, and across Alameda Street from the First Bank & Trust building. The site is also surrounded to the north and east by the existing Royal Oaks neighborhood, which contains a mix of public parkland (Royal Oaks Park) and private parkland with public access (the pond and trails adjacent to the public park—see map). The plat contains 62 units of RM-6 multi-family zoning, along with a commercial property at the street intersection in the southwest corner of the development (not considered for parkland requirements). When it develops, a total of 0.2744 acres of public parkland will be required. This development would also yield \$4,650 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 approximately 1.0976 acres.

DISCUSSION:

The proposed plat contains a large area designated as a Water Quality Protection Zone (WQPZ) on the east side of the developed area, with a small area designated as “Community Area and Recreation Space” within the WQPZ. However, the location and size of the area shown for this purpose are not appropriate to satisfy the parkland dedication ordinance. Overall, there is limited space available for parkland, and the city does not seek to acquire such a small parcel of land for park development. Additionally, since the proposed plat will connect to the sidewalk system along Alameda Street, there will be good access to an existing large neighborhood park and the adjacent private park pond and walking trails, which have public access (see map). Based on these factors, the Park Development staff recommends a Fee-In-Lieu of Land decision, with the fees to be used for the continued development of Royal Oaks Park.

RECOMMENDATION:

City Staff recommends that the Board of Park Commissioners accept a Fee-In-Lieu of land decision for the NORMAN A24 addition.