



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 3-5-2026

REQUESTER: James Briggs, Parks Development Manager

PRESENTER: James Briggs, Parks Development Manager

ITEM TITLE: CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF LAND OR FEE IN LIEU OF PARK LAND FOR THE BOB MOORE FARMS NORTH ADDITION REVISED PRELIMINARY PLAT

BACKGROUND:

Bob Moore Farms North Addition PUD is located in Section 35 of Township 9 North, Range 3 West of the Indian Meridian. It is located on the east side of 36th Avenue SW, just south of Main Street, south of Sam's Club and the other commercial developments, including the west side Pioneer Library (See Map). This plat was reviewed by the Board of Park Commissioners in August 2024, with the condition that if there were a change in the land's use, a new preliminary plat would be developed and returned to the park board for review. This large development was initially proposed as a mix of multi-family housing and commercial properties. However, the revised preliminary plat now under consideration is entirely residential. There are 804 total units of RM-6-type development in the PUD, requiring either 3.5577 acres of public park land or 7.1154 acres of private park land.

DISCUSSION:

This development will yield \$60,300 in Neighborhood Park Development Fees and the same amount in Community Park Development fees once all building permits have been issued, if public park land or fee-in-lieu of land is provided. The developer has again requested a Fee-in-Lieu of land decision for this project, even though the preliminary site plan shows more than enough green space to meet the requirements for Private Park Land, provided park-like improvements are made on that land. The original plat from 2024 had 642 total units of RM-6-type development (apartments), equaling 2.84 acres of public park land dedication. This revision, as mentioned above, increases the total unit count to 804 units and the public parkland calculation to 3.5577 acres.

The proposed Addition is directly north of the Willowbend Addition, a residential housing area with a large parcel of undeveloped HOA-owned private park land available for the homes built there over the years. Besides that, is there any other housing between Main Street and the Lindsey Street south extension that wraps around from the bridge crossing of Interstate-35 around to 36th Avenue S.W. The nearest neighborhood park is Cherry Creek Park, located west of this development across 36th Avenue. That park was recently updated via the NORMAN FORWARD Neighborhood Park Improvements project. Any fees collected from the Bob Moore Farms North PUD would likely be spent to make additional improvements to Cherry Creek Park. Any Fee-In-Lieu of land would also be used either at Cherry Creek or to purchase park land near this Addition in the future, if it becomes available.

RECOMMENDATION:

It is recommended that the Park Board recommend a Fee-In-Lieu of Land Decision for the revised Preliminary Plat of the Bob Moore Farms North Addition PUD.