



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 05/01/2025

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 IRONWOOD HILLS PUD ADDITION

BACKGROUND:

The Ironwood Hills PUD Addition is located in a part of Section 2, Township 8 North, Range 2 West of the Indian Meridian and is located south of Lindsey Street and east of 36th Avenue Southeast. The development is located north of the Bellatona neighborhood; where Bentley Park is located (See Map). The plat contains 299 units of R-1 (single-family housing) and 52 units of RM-2 (duplex) zoning. When it develops, there will be a total required public parkland dedication of 2.1885 acres. This development would also yield \$26,325 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 4.377 acres. A private park land decision would also waive the collection of Neighborhood Park Development Fees and, instead, require that same amount of funds be spent at a minimum when developing a private park. Community Park Development Fees would still be collected.

DISCUSSION:

The plat being proposed contains two areas of potential private parkland in the southeast part of the development, which show room for a playground, basketball court, walking trails and additional un-programmed open green space. The total combined land in these areas is 4.82 acres (more than the 4.377 acres required by the Ordinance). There is also a detention pond in the larger of the two park areas, which cannot count as parkland; but the trail around it does count (see green space exhibit). As a result, a good variety of outdoor recreational opportunities will be available for residents in the Ironwood Hills PUD Addition. The proposed plat does not physically connect to Bellatona Addition (Bentley Park neighborhood) via the street network; which does emphasize the need for green space/park land in this development. If a private park is created, then the Community Park Fees collected for the new residential lots would be available for projects in any of the city's Community Parks in the future.

RECOMMENDATION:

City Staff recommends that Park Board accept a private parkland decision for the Ironwood Hills PUD Addition.