



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/03/2025

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 2880 CLASSEN BOULEVARD SPUD ADDITION

BACKGROUND:

The 2880 Classen Boulevard SPUD Addition is located in a part of Section 9, Township 8 North, Range 2 West of the Indian Meridian and is located on the west side of Classen Boulevard, south of Imhoff Road and east of the BNSF Railroad tracks (see map). The development is located north of the Whataburger and OnCue Store locations at Highway 9 and Classen (See Map). The new development will replace an automotive repair shop that currently occupies the land being platted here. The plat contains 18 units of RM-2 (duplex) zoning, along with commercial property on the east side of the site, facing Classen (not considered for parkland requirements). When it develops, there will be a total required public parkland dedication of 0.0797 acres. This development would also yield \$1,350 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 0.1594 acres.

DISCUSSION:

The plat being proposed contains a small detention pond on the south end and a large amount of paved surface parking for the commercial and residential buildings. As a result, there is limited space available for any type of parkland; and the city does not seek such a small parcel of land for the purposes of parkland development, especially in areas that are almost entirely commercial, such as the tract of land between the railroad and Classen Boulevard. The proposed plat will connect to the sidewalk system along Classen that travels north to Constitution Street and then west across the tracks to Oak Tree Avenue, where Oak Tree South Park is located (see map). That park is just over 100 feet from the western line of this addition; but it is across the railroad tracks, with no crossing allowed in that area. Based on these factors, the developer has requested a Fee-In-Lieu of Land decision, with fees to be used for the continued development of Oak Tree South Park.

RECOMMENDATION:

City Staff recommends that Park Board accept a Fee-In-Lieu of Land decision for the 2880 Classen Boulevard SPUD Addition.