



# CITY OF NORMAN, OK BOARD OF PARKS COMMISSIONERS SPECIAL MEETING

Development Center, Room B, 225 N. Webster Ave., Norman, OK 73069  
Monday, January 05, 2026 at 1:00 PM

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## AGENDA

*It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.*

### ROLL CALL

### ACTION ITEMS

1. CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF LAND OR FEE IN LIEU OF PARK LAND FOR THE NORMAN A24 ADDITION

### ADJOURNMENT



## CITY OF NORMAN, OK STAFF REPORT

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**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

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### **BACKGROUND:**

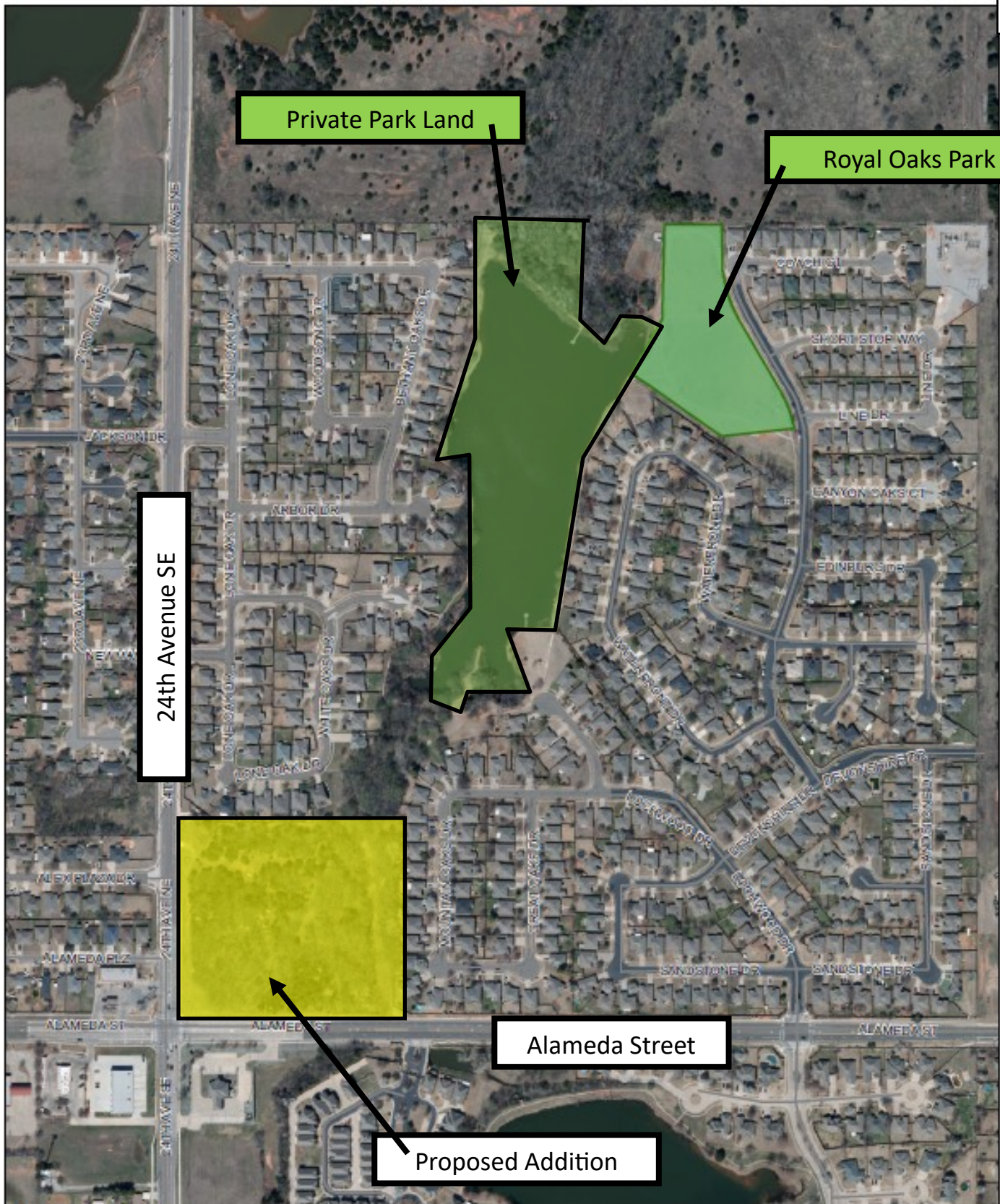
The NORMAN A24 addition is located in a part of Section 27, Township 9 North, Range 2 West of the Indian Meridian. It is located at the northeast corner of the intersection of Alameda Street and 24<sup>th</sup> Avenue SE (see map). The development is located across 24<sup>th</sup> Avenue from a 7-11 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.



12/29/2025, 3:50:58 PM

- Streets
- Parks
- AerialPhoto2025
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

## Location Map

### NORMAN A24 Addition





## CONTACT LIST

OWNER  
NORMAN A24, LLC  
C/O: LEGACY RIDGE DEVELOPMENT  
ATTN: CHAD COCHELL  
EMAIL: chad@leskeholding.com  
PHONE: 405.701.3505

CIVIL ENGINEER  
CEDAR CREEK INC.  
P.O. BOX 14534  
OKLAHOMA CITY, OK 73113  
OK CA 5864  
EXP. 06.30.26  
CONTACT: JASON EMMETT, P.E.  
PHONE: 405.406.4622

SURVEYOR  
GOLDEN LAND SURVEYING  
OK CA 7263  
EXP. 06.30.20  
7304 NW 164th ST., SUITE #5  
EDMOND, OK 73103  
PHONE: (405) 802-7883

DATE PREPARED: 12.17.25

## SITE DATA

TOTAL ACREAGE: 11.5910 ACRES  
TOTAL LOTS: 2  
LOT 1: 373,311.90 SF (8.57 AC)  
LOT 2: 61,380.73 SF (1.41 AC)  
FLOOR AREA RATIO = 0.12  
OPEN SPACE RATIO = 4.7  
LIVABILITY SPACE RATIO = 1.00  
RECREATION SPACE RATIO = 0.25

BUILDING MAX. HEIGHT:  
LOT 1: 35' FROM FFE  
LOT 2: 35' FROM FFE

IMPERVIOUS AREAS:  
LOT 1: 120,093 SF (32.16%)  
LOT 2: 42,388 SF (69.05%)

## ESTIMATED DIRTWORK

TOTAL CUT: 4,113.22 CY  
TOTAL FILL: 28,443.36 CY  
NET (FILL): 24,330.14 CY

## ESTIMATED PAVEMENT

DRIVES: 31,052.78 SF  
PARKING: 22,215.35 SF  
SIDEWALK: 9,049.25 SF

## PARK/WQPZ AREA

TOTAL ACREAGE: 17,7384.40 SF (4.07 AC)

NORMAN A24  
PRELIMINARY PLAT

BEING A PART OF THE SW/4 OF SECTION 27, T-9-N, R-2-W, I.M.  
NORMAN, CLEVELAND COUNTY, OKLAHOMA

## LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SW/4 OF SECTION 27, THENCE N 00°23'00" W A DISTANCE OF 674.04 FEET;  
THENCE N 89°31'00" E A DISTANCE OF 750.00 FEET TO THE WEST LINE OF ROYAL OAKS SECTION 6;  
THENCE S 00°23'00" E A DISTANCE OF 674.04 FEET TO THE SOUTH SECTION LINE;  
THENCE S 89°31'00" W A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 504,907.54 SQ FT OR 11.5910 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON IS LOCATED COMPLETELY WITHIN THE PROPERTY DESCRIBED IN AMERICAN GUARANTY TITLE INSURANCE COMPANY'S COMMITMENT NO. 25315658 DATED AUGUST 15, 2025.

BASIS OF BEARING: AN ASSUMED BEARING OF N 89°59'22" W AS THE SOUTH LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID

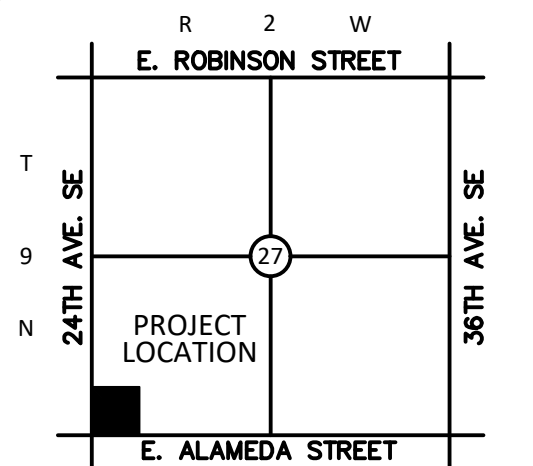
## STORM DRAINAGE DETENTION EASEMENT

DRAINAGE DETENTION FACILITY EASEMENTS ARE HEREBY ESTABLISHED AS SHOWN TO PROVIDE FOR DETENTION OF STORM SURFACE WATER AND CONSTRUCTED AS APPROVED BY THE CITY ENGINEER. ALL MAINTENANCE WITHIN THE DRAINAGE DETENTION FACILITY EASEMENT SHALL BE THE RIGHT, DUTY AND RESPONSIBILITY OF THE PROPERTY OWNERS IN THE PLAT OF 2880 CLASSEN BLVD. HOWEVER, IF MAINTENANCE IS NEGLECTED OR SUBJECT TO OTHER UNUSUAL CIRCUMSTANCES AND IS DETERMINED TO BE A HAZARD OR THREAT TO PUBLIC SAFETY BY THE CITY ENGINEER, CORRECTIVE MAINTENANCE MAY BE PERFORMED BY THE GOVERNING JURISDICTION WITH COSTS ASSESSED TO AND BORN UPON SAID PROPERTY OWNER(S). OFFICIALS REPRESENTING THE PUBLIC WORKS DEPARTMENT, SHALL HAVE THE RIGHT TO ENTER UPON THE EASEMENT FOR PURPOSES OF PERIODIC INSPECTION AND/OR CORRECTIVE MAINTENANCE OF THE FACILITY. UPON RECEIVING WRITTEN APPROVAL FROM THE THE PUBLIC WORKS DEPARTMENT, PROPERTY OWNER(S) MAY CONSTRUCT IMPROVEMENTS WITHIN THE EASEMENT, PROVIDED THE IMPROVEMENT DOES NOT INTERFERE WITH THE FUNCTION OF THE THE DETENTION FACILITY.



SCALE IN FEET  
0 40' 60' 80'  
SCALE: 1"=40'

## LOCATION MAP:



NOT TO SCALE

## (WQPZ) WATER QUALITY PROTECTION ZONE

NOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE DIRECTOR OF PUBLIC WORKS UNLESS SUCH DISTURBANCE IS DONE IN ACCORDANCE WITH 30-411(h) OF THE NORMAN CITY CODE

NOTE: THE WQPZ IS SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS AND THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS



## LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- SS PUBLIC SANITARY SEWER
- 8"SS PRIVATE SANITARY SEWER
- 6"W PUBLIC WATERLINE
- 6"W PRIVATE WATERLINE
- RETAINING WALL
- WQPZ EASEMENT
- BENCHMARK
- FIRE HYDRANT
- WATER VALVE
- EX. WATER METER PIT
- EX. WATER METER
- PROP. WATER METER
- EX. SPRINKLER VALVE
- EX. AUTO SPRINKLER
- EX. ELECT. PEDESTAL
- EX. ELECT. TRANSFORMER
- EX. ELECT. METER
- PROP. ELECT. METER
- EX. AIR CONDITIONER
- EX. SIGNAGE
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. BOLLARD
- PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- VERTICAL SEPARATION REQUIREMENT
- M/A/E - MUTUAL ACCESS EASEMENT
- FLOOD INUNDATION ZONE
- EX. POWER POLE
- PROP. POWER POLE
- EX. TELEPHONE PED.
- EX. TELEPHONE MANHOLE
- EX. TRAFFIC SIGNAL LIGHT
- EX. TRAFFIC CONTROL BOX
- EX. FLAG POLE
- EX. YARD LIGHT
- EX. GREASE TRAP
- EX. SS MANHOLE
- PROP. SS MANHOLE
- EX. GAS METER
- PROP. GAS METER
- EX. ELECT. MANHOLE
- EX. STORM MANHOLE

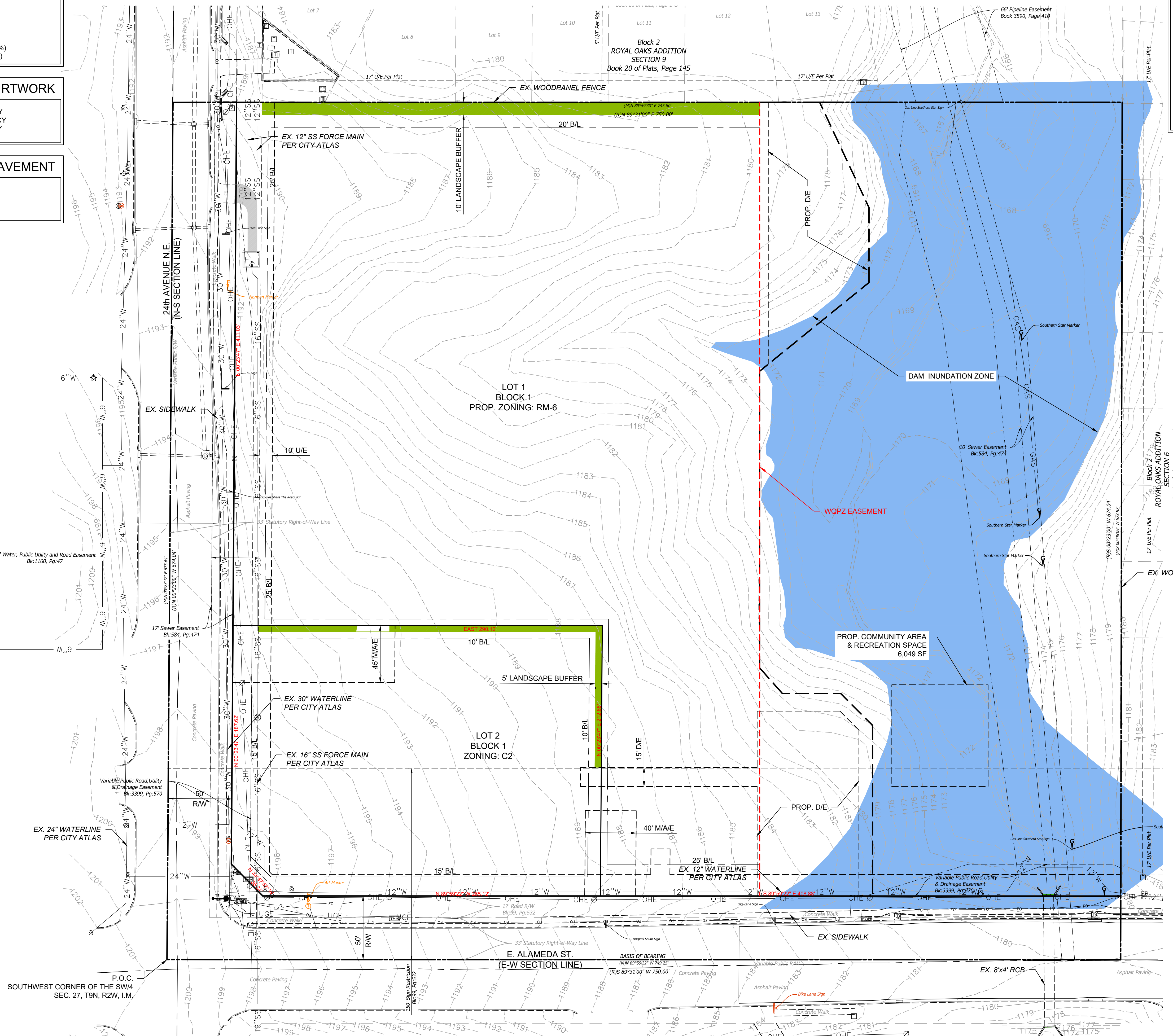
## BENCHMARK DATA

BENCHMARK #1  
DESC: MAG NAIL  
N:686427.399  
E:2145860.910  
Z:1207.968  
BENCHMARK #2  
DESC: MAG NAIL  
N:686507.333  
E:2146814.305  
Z:1181.036  
BENCHMARK #3  
DESC: MAG NAIL  
N:687303.461  
E:2146837.649  
Z:1174.907  
BENCHMARK #4  
DESC: MAG NAIL  
N:687314.587  
E:2145959.753  
Z:1192.135

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

## ZONING

CURRENT ZONING: C-2 & R1-A  
PROPOSED ZONING: C-2 & RM-6





## CONTACT LIST

**OWNER**  
NORMAN A24, LLC  
C/O: LEGACY RIDGE DEVELOPMENT  
ATTN: CHAD COCHELL  
EMAIL: chad@leskhold.com  
PHONE: 405.701.3505

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## LEGEND

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| --- | UNDERGROUND TELEPHONE             | --- | UNDERGROUND FIBER OPTIC                  |
| --- | PUBLIC SANITARY SEWER             | --- | PRIVATE SANITARY SEWER                   |
| --- | PUBLIC WATERLINE                  | --- | PRIVATE WATERLINE                        |
| --- | RETAINING WALL                    | --- | WQPZ EASEMENT                            |
| ●   | BENCHMARK                         | ●   | FIRE HYDRANT                             |
| ○   | EX. WATER METER PIT               | ○   | EX. WATER METER                          |
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| ○   | PROP. ELECT. METER                | ○   | EX. AIR CONDITIONER                      |
| ○   | EX. SIGNAGE                       | ○   | EX. LIGHT POLE                           |
| ○   | PROP. LIGHT POLE                  | ○   | EX. BOLLARD                              |
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VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT

## SETBACK DATA

RM-6 ZONING  
FRONT SETBACK: 25'  
BACK SETBACK: 20'  
SIDE SETBACK: 5'

C-2 ZONING  
FRONT SETBACK: 15'  
BACK SETBACK: 10'  
SIDE SETBACK: 10'

## PARK/WQPZ AREA

TOTAL ACREAGE: 17,7384.40 SF (4.07 AC)

## ZONING

CURRENT ZONING: C-2 & R-1-A  
PROPOSED ZONING: C-2 & RM-6

NORMAN A24  
PRELIMINARY  
SITE PLAN

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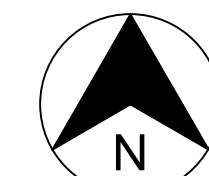
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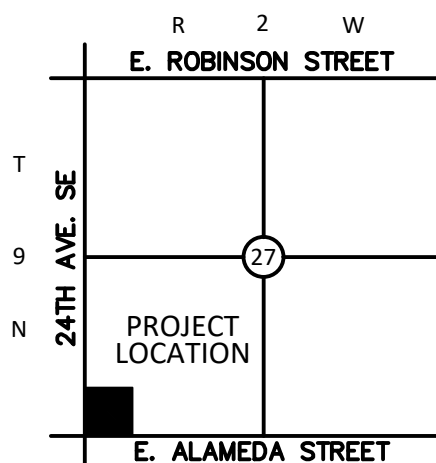
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ENGINEERING • PLANNING • CONSULTING  
P.O. Box 14534 Oklahoma City, OK 73113  
405-778-3385  
www.cedarcreekinc.com

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