



CITY OF NORMAN, OK BOARD OF PARKS COMMISSIONERS SPECIAL MEETING

Development Center, Room A, 225 N. Webster Ave., Norman, OK 73069
Thursday, July 03, 2025 at 1:00 PM

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 2880 CLASSEN BOULEVARD SPUD ADDITION

MISCELLANEOUS ITEMS

PUBLIC COMMENTS

This is an opportunity for citizens to address the Norman Board of Parks Commissioners. Due to Open Meeting Act regulations, the Commissioners are not able to participate in discussion during public comments. Remarks should be directed to the Commissioners as a whole and limited to three minutes or less.

ADJOURNMENT



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.

CONTACT LIST

OWNER
P2H HOLDINGS, LLC
ATTN: JAMES PARKER
EMAIL: jamesleathparker@gmail.com

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: 06.19.25

SITE DATA

TOTAL ACREAGE: 2.75 ACRES

TOTAL LOTS: 1

ZONING

CURRENT ZONING: C-2

PROPOSED ZONING: SPUD

2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT (REPLAT OF MONROE ADDITION)

BEING A PART OF THE NW/4 OF SECTION 9, T-8-N, R-2-W, I.M.
NORMAN, CLEVELAND COUNTY, OKLAHOMA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CLEVELAND, STATE OF OKLAHOMA, AND IS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 6657, PAGE 261 ON APRIL 23, 2024, IN THE RECORDS OF CLEVELAND COUNTY, OKLAHOMA, AS FOLLOWS, TO-WIT:

TRACT 1:

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER (W/2 NW/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 9;

THENCE NORTH 89°14'30" EAST A DISTANCE OF 7.65 FEET TO THE RIGHT-OF-WAY LINE OF THE AT & SF RAILROAD;

THENCE SOUTH 27°44'11" EAST A DISTANCE OF 1188.06 FEET FOR A POINT OF BEGINNING;

THENCE NORTH 56°43'32" EAST A DISTANCE OF 341.15 FEET TO THE RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 77;

THENCE SOUTH 27°35'11" EAST A DISTANCE OF 138.30 FEET;

THENCE SOUTH 48°17'14" WEST A DISTANCE OF 349.55 FEET;

THENCE NORTH 27°44'11" WEST A DISTANCE OF 189.80 FEET TO THE POINT OF BEGINNING.

AND

TRACT 2:

LOT ONE (1), IN BLOCK ONE (1) OF MONROE ADDITION TO THE CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

CONTAINING 120,133SQ. FT. OR 2.7579 ACRES, MORE OR LESS.

BASIS OF BEARING: SOUTH 27°35'11" EAST AS THE EAST LINE OF THE SUBJECT PROPERTY PER OKLAHOMA STATE PLANE GRID SOUTH.

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 SANITARY SEWER
- 8"W WATERLINE
- 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
- 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

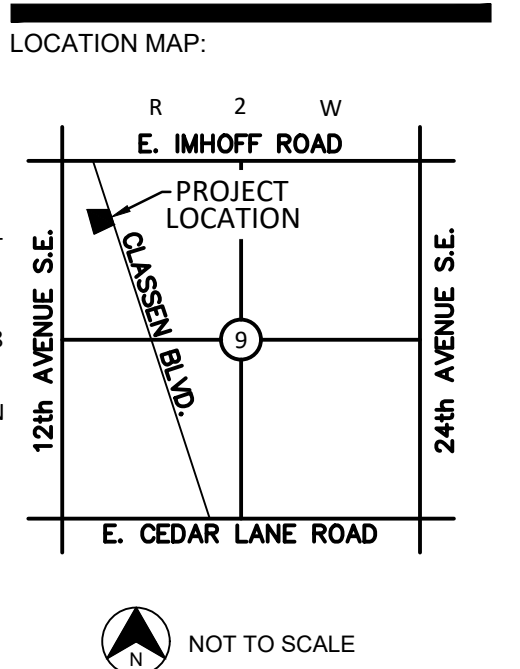
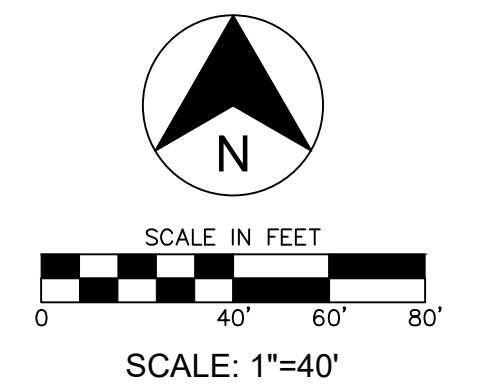
PROP. INLETS (SEE GRADING PLAN FOR TYPE)

VERTICAL SEPARATION REQUIREMENT

BENCHMARK DATA

BENCHMARK #1 DESC: MAG NAIL N:675352.342 E:2141617.106 Z:1141.711	BENCHMARK #3 DESC: MAG NAIL N:675014.540 E:2141813.179 Z:1140.862	BENCHMARK #5 DESC: 1/2" I.P. N:675206.801 E:2141135.944 Z:1144.928
BENCHMARK #2 DESC: MAG NAIL N:675169.511 E:2141638.831 Z:1141.128	BENCHMARK #4 DESC: MAG NAIL N:674722.162 E:2141590.607 Z:1141.735	

VERTICAL DATUM: NAVD 88 OKC GPS MONUMENT



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2880 CLASSEN BLVD. A SIMPLE PLANNED UNIT DEVELOPMENT PRELIMINARY SITE PLAN (REPLAT OF MONROE ADDITION) BEING A PART OF THE NW/4 OF SECTION 9, T-8-N, R-2-W, I.M. NORMAN, CLEVELAND COUNTY, OKLAHOMA

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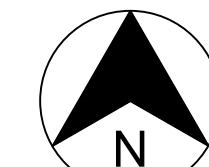
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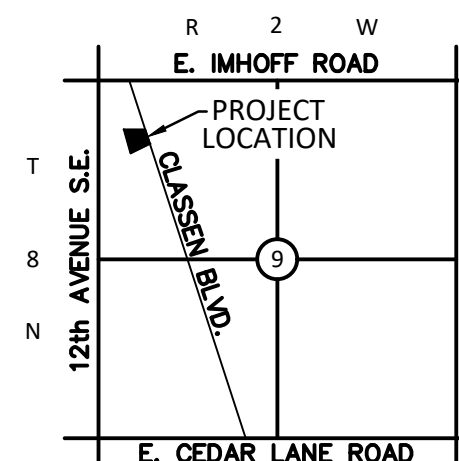
STORM DRAINAGE DETENTION EASEMENT

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



Location Map

2880 Classen Boulevard Addition

