




The City of NORMAN

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PARKS AND RECREATION
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Date: 3 February 2016

To: Jane Hudson, Principle Planner

From: James Briggs, Park Planner II 

Subject: Destin Landing Master Plan as it relates to Parks

Upon review of the proposed Development Master Plan for the Destin Landing project and discussion of this proposal with the developers, the Norman Parks and Recreation Department presented this project (the Park and Open Space Master Plan for Destin Landing) to the October, 2015, Board of Park Commissioners meeting. At that time, we presented graphics prepared by the developer specific to the public park land locations proposed for the development and we discussed how these areas are to be formally presented and reviewed by the Park Board as plats are developed for sections of this large (5-square mile) development, which is adjacent to Saxon Community Park at State Highway 9 and 36th Avenue SE.

Staff noted that the PUD narrative for Destin Landing discusses the process by which public and/or private park land requirements shall be met; including the proposal that the Home/Property Owner's Association that will be created for this development will own and maintain over 200 acres of Open Space (green space including walking trails, detention ponds, outdoor furnishings, etc.) The public parks shown in the development will be developed by the City similar to Norman's other neighborhood parks—with playground areas, practice sports field areas, picnicking facilities, drinking fountains, grills, and other typical park furnishings and landscapes.

Understanding that there is no current plat of residential lots which needs a park land decision, City staff advised the Park Board that the likely combination of public and private park land appears to be appropriate to the park land that will be required as the area develops (as long as the land in the public park locations shown on the masterplan meets the standards for grading, street frontage, acreage, etc. as set forth in the Park Land Dedication Ordinance). We further recommended that the public park land dedication be done early in the development process, and that the green belt area includes trails that provide

access throughout the Destin Landing development, including land that would physically connect to John Saxon Community Park in order for the park development to be satisfactory.

Any plats that come forward for this area will still be required to come before the Board of Park Commissioners for review of their individual plan(s) for meeting their park land dedication requirements. Per our request, the Destin Landing PUD narrative does recognize that any single plat that includes over 2,500 residents must provide public park land only – with no option for private park land or a fee-in-lieu of land for their park land decision. All final park land decisions will, as always, be made by the City Council, based on the recommendation from the Park Board.

Following discussion, The Norman Board of Park Commissioners Accepted the Destin Landing Master Plan.

Contact the Park Planning Division for any further questions regarding this development.

JB