



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 07/14/2026

REQUESTER: City of Norman

PRESENTER: Lora Hoggatt, Planning Services Manager

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-158: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN TO REMOVE THE 30-ACRE URBAN RESERVE LAND USE MINIMUM REQUIREMENT FOR DEVELOPMENT.

DISCUSSION:

Council approached City Planning Staff regarding the minimum acreage requirement for a Norman Rural Certificate of Survey (NRCOS) in the AIM Norman Comprehensive Land Use Plan's Urban Reserve Land Use Category. The minimum acreage requirement of 30 acres for a NRCOS in this designation was a topic of discussion throughout the AIM Norman process and since adoption. Council requested staff explore revisions to language to allow for a 10-acre minimum instead of the 30-acre minimum.

Resolution R-2526-158 proposes amendments to the AIM Norman Comprehensive Land Use Plan to remove the current 30-acre minimum development requirement within the Urban Reserve.

The 30-acre minimum was intended to preserve large tracts of land for coordinated long-term planning and to discourage premature or fragmented development in this area of Norman. However, recent discussions have centered on whether this threshold has limited flexibility and created unintended barriers for property owners requesting to subdivide their property, via a NRCOS, below the 30-acre requirement.

BACKGROUND:

Previously, the subdivision requirement for a Norman Rural Certificate of Survey (NRCOS) required a minimum parcel size of 10-acres, which provided landowners with flexibility while maintaining the rural character of the area. Under the new regulation, created with the adoption of AIM Norman, the minimum requirement was increased to 30-acres, which added protections in line with the overall spirit of the plan, but also significantly limited subdivision opportunities and placed added constraints on property owners. Members of the community

and Council expressed this change is unnecessarily restrictive and does not reflect the needs of the community. This amendment will revert to the original 10-acre minimum.

CONCLUSION:

Resolution R-2526-158 presents an update to the AIM Norman Comprehensive Land Use Plan. Removing the 30-acre Urban Reserve minimum requirement simply reverts to the previous subdivision allowance for a Norman Rural Certificate of Survey (NRCOS) to a 10-acre minimum.

RECOMMENDATION:

Staff forwards Resolution R-2526-158 for consideration by City Council.

PLANNING COMMISSION RESULTS:

At their meeting on June 11, 2026, the Planning Commission approved recommendation to reject Resolution R-2526-158, by a vote of 8-0.