



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 ORDINANCE O-2526-76 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING CHAPTER 30 ("SUBDIVISIONS") OF THE CODE, SECTION 30-606(a) IN ORDER TO REMOVE THE 30-ACRE MINIMUM LOT SIZE REQUIREMENT FOR RURAL CERTIFICATES OF SURVEY WITH AN URBAN RESERVE LAND USE DESIGNATION; AND PROVIDING FOR THE SEVERABILITY THEREOF.

DISCUSSION:

Section 36-606, Exception To Allow Norman Rural Certificates Of Survey As Plats In A-1 And A-2 Zoning Districts, in the City's Subdivision Regulations (Chapter 30) currently state:

- (a) For those properties located in the reserve and rural areas of Norman, as identified in the Comprehensive Plan, including the Land Use Plan, it is the purpose of this exception to allow lots of ten acres or more **(or where designated as Urban Reserve land use, lots of thirty acres or more)** to be developed and sold adjacent to public or private roadways in the A-1 and A-2 Agricultural Districts; however, private roadways should be constructed and maintained in such a manner that said roadways may be traversed and used by police, fire and other official vehicles of all municipal, county, State and federal agencies. Lots created under this process shall be designated as "City rural certificate of survey subdivisions" and may be permitted under the following procedures:

In order to align with the proposed acreage change from 30- to 10-acres in the Urban Reserve Land Use Category (companion item, Resolution R-2526-158), the Subdivision Regulations would need to reflect the 10-acre number. The following language is proposed:

- (a) For those properties located in the reserve and rural areas of Norman, as identified in the Comprehensive Plan, including the Land Use Plan, it is the purpose of this exception to allow lots of ten acres or more ~~(or where designated as Urban Reserve land use, lots of thirty acres or more)~~ to be developed and sold adjacent to public or

private roadways in the A-1 and A-2 Agricultural Districts; however, private roadways should be constructed and maintained in such a manner that said roadways may be traversed and used by police, fire and other official vehicles of all municipal, county, State and federal agencies. Lots created under this process shall be designated as "City rural certificate of survey subdivisions" and may be permitted under the following procedures:

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.

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.

RECOMMENDATION:

Staff forwards Ordinance O-2526-76 for consideration by City Council.

PLANNING COMMISSION RESULTS:

At their meeting on June 11, 2026, the Planning Commission recommended denial of Ordinance O-2526-76, by a vote of 0-8.