



office memorandum

TO: City of Norman City Council

FROM: Lora Hoggatt, Planning Services Manager
Jane Hudson, Planning Director

DATE: January 27, 2026

RE: Discussion of Amendments to AIM Norman Agricultural Residential and Urban Reserve Language; Update AIM Norman Maps with New Turnpike Alignment; Correct Missing Zoning Classifications in Land Use Categories; Correct Character Area Map and Land Use Map

BACKGROUND:

Council approached City Planning Staff regarding the acreage requirement in the AIM Norman Comprehensive Land Use Plan’s Urban Reserve section. The current acreage requirement of 30 acres in this designation has been a topic of discussion throughout the AIM Norman process and since adoption. Council has requested staff explore revisions to the adopted language to allow for 10-acre minimums instead of 30-acres.

On September 23, 2025, the Oklahoma Turnpike Authority (OTA) announced a revised alignment for the South Extension Turnpike. The AIM Norman Comprehensive Land Use Plan and all maps associated with AIM Norman include the following note on shown Turnpike Routes:

AIM Norman does not endorse or influence the development and alignment of proposed turnpikes planned in east and north Norman by the Oklahoma Turnpike Authority (“OTA”). While the north-south connector turnpike is demonstrated in the position originally disclosed by the OTA, it is subject to change and an anticipated general shift westward. At this time, the actual nature and extent of the alignment shift for the north-south connector turnpike has not been specified by the OTA.

If Council agrees, all maps will be updated to reflect the current route from OTA.

Since the adoption of AIM Norman, both City Staff and Steering Committee members have identified minor items requiring correction in both the text and the maps.

DISCUSSION:

To accommodate the removal of the 30-acre requirement, and to maintain the conservation aspect of the Urban Reserve Land Use Category, Staff recommend keeping the Urban Reserve category separate from the Agricultural Residential category. While both categories would allow for a minimum of 10-acre lots, distinct differences should remain in place.

As part of this effort, some additions are recommended for the Agricultural Residential category. This is to maintain consistent language throughout the Plan document. Other sections refer to “cluster development” when discussing the allowance for lots down to 2 acres where 65% of the area is reserved as open space, and the addition of this term to Agricultural Residential and Urban Reserve is recommended for clarity and cohesiveness.

As demonstrated on Staff’s drafts, other Urban Reserve edits are recommended to more closely align and coordinate the format and content with other Land Use Category descriptions, including Agricultural Residential.

With respect to the minor corrections Staff proposes, each Land Use Category includes a “Zoning District” section identifying the most appropriate (based upon the current code) for each land use designation. Zoning districts shown in green are typically appropriate in the designated land use. Zoning districts shown in yellow may be appropriate in the designated land use but require intense review. Zoning districts shown in red are typically not appropriate in the designated land use. While implementing the Land Use Plan, Staff identified missing Zoning District in some sections and now proposes addressing each zoning district in each Land Use Category to ensure consistency.

Additionally, the Character Area Map was adopted without a designation for an area of properties south of E. Lindsey St., west of Maple Ave., north of W. Timberdell Rd., and east of Chautauqua Ave. The consultant mistakenly believed this area was part of the University of Oklahoma and did not assign the area a Character Area. The surrounding area is designated as Core Neighborhood Area and Staff proposes extending this designation to this area.

Finally, it has come to Staff’s attention that some Steering Committee-directed changes from March 12, 2025, were not implemented prior to approval by City Council on June 24, 2025. Namely, the Steering Committee voted for all Historic Districts within the City to be assigned Urban Low designation; however, the area around the Chautauqua Historic District was not changed to Urban Low on the adopted map. Staff propose changing this area from Urban Medium to Urban Low in accordance with the Steering Committee’s direction.

RECOMMENDATION:

Staff presents the attached draft revisions to the Agricultural Residential and Urban Reserve Land Use Categories in the AIM Norman Comprehensive Land Use Plan. The language underlined and in red is new text. Language in gray is text to be removed. For clarity, Staff would also like to see the current alignment for the South Extension be added to the maps in the AIM Norman Comprehensive Land Use Plan and associated documents. Finally, Staff recommends the implementation of the proposed minor corrections outlined above.