



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 8/25/2026

REQUESTER: Bob Moore Farms North, LLC

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2526-73 UPON SECOND AND FINAL READING: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE THE TRACT OF LAND BEING A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST AND THE WEST HALF (W/2) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST AND THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, AND A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWO (2), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE R-1, SINGLE-FAMILY DWELLING DISTRICT, RM-6, MEDIUM DENSITY APARTMENT DISTRICT, AND A-1, GENERAL AGRICULTURAL DISTRICT, AND PLACE SAME IN THE A-2, RURAL AGRICULTURAL DISTRICT AND PROVIDING FOR THE SEVERABILITY THEREOF. (WEST OF I-35 AND SOUTH OF W LINDSEY ST AND 36TH AVE SW; WARD 3)

APPLICANT/REPRESENTATIVE

Bob Moore Farms North, LLC

LOCATION

Generally located west of I-35 and south of West Lindsey Street

WARD

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CORE AREA	No
EXISTING ZONING	RM-6, Medium-Density Apartment District, R-1, Single Family Dwelling District, and A-1, General Agricultural District
EXISTING LAND USE DESIGNATIONS	Open Space and Agricultural Residential
CHARACTER AREA	Corridor, Rural and Protected & Sensitive Areas
PROPOSED ZONING	A-2, Rural Agricultural District
PROPOSED LAND USE	No Change

SUMMARY:

The owner proposes to rezone the subject property from its existing zoning designations of RM-6, Medium-Density Apartment District, R-1, Single-Family Dwelling District, and A-1, General Agricultural District. These zoning classifications have been in place since the adoption of Ordinance O-8384-144 in July 1985. At the time of the 1985 rezoning, the property was planned for a golf course and associated open space.

Moving forward, the applicant seeks to utilize the property for the keeping and grazing of several head of cattle. However, the existing zoning districts do not permit the raising of farm animals. Rezoning the property to the A-2, Rural Agricultural District will allow this agricultural use and is consistent with the applicant's intended use of the property.

In conjunction with the rezoning request, the applicant also proposes to construct a barbed wire fence to contain the livestock. Barbed wire fencing is not permitted under the current zoning districts but is allowed within the proposed A-2, Rural Agricultural District.

EXISTING CONDITIONS:

SIZE OF SITE: 130 acres

SURROUNDING PROPERTY DESIGNATIONS

	Subject Property	North	East	South	West
Zoning	RM-6/R-1/ A-1	RM-6/R-1	C-2/RM-6/ R-1	State Property/River	A-2

Land Use	Open Space/ Agricultural Residential	Urban Low/Urban Living Center/ Mixed-Use	Urban High/ Agricultural Residential	Open Space	Open Space/ Agricultural Residential
Current Use	Vacant	Vacant	Commercial/ Residential	Vacant	Vacant

CURRENT ZONING DESIGNATIONS (3)

A-1, General Agricultural District

This district is intended to provide a zoning classification for the land situated on the fringe of the urban area that is used for agricultural purposes but will be undergoing urbanization in the future. Most of these areas will be in close proximity to residential and commercial uses. Therefore, the agricultural activities conducted in this district should not be detrimental to urban land uses. It is not intended that this district provide a location for a lower standard of residential development than is authorized in other districts. The types of uses, area and intensity of use of land which is authorized in this district is designed to encourage and protect agricultural uses until urbanization is warranted and the appropriate change in district classification is made.

R-1, Single-Family Dwelling District

This residential district is intended for single-family detached development, including accessory dwelling units and other accessory structures. Other uses compatible with single-family residential development are also allowed. Developments in this zoning district should have access to City services and be located in the urbanized area.

RM-6, Medium-Density Apartment District

The RM-6 district is designed to encourage the development of neighborhoods having a variety of dwelling types, including townhouses, thus providing for the varying requirements of families. The regulations are intended to ensure compatibility with adjacent existing and proposed low-density apartment development.

CURRENT LAND USE DESIGNATIONS (2)

Open Space

See attached Open Space Land Use Category document

Agricultural Residential

See attached Agricultural Residential Land Use Category document

CURRENT CHARACTER AREA DESIGNATIONS (3)

Corridor

See attached Corridor Character Area document.

Rural

See attached Rural Character Area document.

Protected and Sensitive

See attached Protected and Sensitive Character Area document.

PROCEDURAL REQUIREMENTS:**PRE-DEVELOPMENT: PD26-16 June 25, 2026**

Rezoning requests exceeding 40 acres are required to attend a Pre-Development meeting. The applicant attended the June 25 Pre-Development meeting. This application does not require platting. Please see the attached summary.

REVIEW COMMENTS:

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk (*) indicates that the agency, department, and/or division responded with review comments “inconsistent” with AIM Norman Plan. Items blue in these sections represent City Staff analysis.

CITY DEPARTMENTS

1. Fire Department
2. Building Permitting Review
3. Public Works/Engineering
4. Transportation Engineer
5. Planning
6. Utilities

FIRE DEPARTMENT

Any code items will be addressed during the building permit stage. For code details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

BUILDING REVIEW

This application for rezoning does not include any structures. Any building permits will be required to go through the standard review process if the applicant decides to move forward with construction.

PUBLIC WORKS/ENGINEERING

The property is not platted and is not required to plat as part of this rezoning request.

TRANSPORTATION ENGINEER

The Transportation Engineer has no comments as platting is not required.

PLANNING**Proposed Zoning Consideration****A-2, Rural Agricultural District**

This district is intended to provide a zoning classification for land situated relatively remote from the urban area which is used for agricultural and related purposes and will

not be undergoing urbanization in the immediate future. The types of uses, the area and the intensity of use of land which is authorized in this district is designed to encourage and protect all agricultural uses until urbanization is warranted and the appropriate change in district classification is made. Areas included within this district are considered to be sufficiently remote from developed urban areas that exploration for and production of oil and gas will not be hazardous or detrimental to persons and property within the developed portions of the City. Further, the purpose of the following regulations for properties within the Ten Mile Flat Conservation Area, is to:

- Address unique conditions in the area commonly known as Ten Mile Flat, much of which land lies within the historical floodplain of Ten Mile Creek and the South Canadian River;
- To protect exceptional and irreplaceable natural resources located in the Ten Mile Flat area; and
- To protect against flood damage in the 100-year floodplain and other flood prone areas within the Ten Mile Flat area.

The applicant requests rezoning of the property to A-2, Rural Agricultural District, to permit running of cattle and related agricultural uses. The proposed use of the property is **consistent** with the intent and purpose of the A-2, Rural Agricultural District, which is intended to accommodate agricultural operations and rural land uses while preserving the agricultural character of the area.

AIM NORMAN LAND USE DESIGNATIONS

Please see the attached descriptions of the designated land uses for this property from the AIM Norman Land Use Plan.

There are no proposed changes to the AIM Norman Land Use Designations as part of this rezoning request.

LAND USE DESIGNATIONS (2)

Open Space

The proposal to preserve the area for agricultural use is **consistent** with this Open Space designation.

Agricultural Residential, AR

The agricultural use planned for this site is **consistent** with the Agricultural Residential designation within AIM.

CHARACTER AREA DESIGNATIONS (3)

Corridor Area Policies

The Corridor Area designation applies to a small area located in northeast portion of the site. This area is very small and situated between two areas designated as flood plain. The property is not platted; therefore, platting will be required prior to any future development. With that platting process, future development will be reviewed for compliance with the Corridor Area Policy as adopted by AIM. Until such development is proposed, this section is considered N/A for this item.

Rural Area

The proposal is **consistent** with this Rural Area designation. The overall use of the property is agricultural in nature, and this request will preserve that use.

Protected & Sensitive Areas

The agricultural use planned for this site is **consistent** with the Protected & Sensitive Areas policies within AIM.

SITE REVIEW

Structures

N/A, no structures are proposed as part of this request. If properly permitted, accessory structures may be constructed within this zoning district. Structures are required to be located outside the existing flood plain area(s). If structures are planned within the designated flood plain areas, approval from the Flood Plain Permit Committee is required.

Site Design

The proposed agricultural use fits within the Rural and Protected & Sensitive Area Character Area designations as well as the current Land Use designations. If future development is proposed for the area designated as Corridor, a preliminary plat and rezoning will be required for that development in the future.

Transportation

The property is not platting at this time; there is no requirement for a traffic report. The existing access point located at the northwest corner and the east side will remain and be the only points of access.

Utility Access

The site has access to public water and sanitary sewer facilities. If the property is developed in the future, the development will be reviewed for proper utility access at that time.

Public Space

There is no public space planned as part of this application. Much of the area is covered with flood plain. If the property is developed in the future, the plan will be reviewed for the needed public spaces for the proposed use.

Neighborhood and/or Special Area Plans

The Corridor Area designated in the northeast portion of this property is included in the overall Ed Noble Parkway Center Special Study Area. This area is not covered with any flood plain and could be developed in the future with proper platting and rezoning.

UTILITIES

AIM NORMAN PLAN CONFORMANCE

N/A – This application is only for downzoning; there is no development proposed with this rezoning application.

SOLID WASTE MANAGEMENT

N/A – This application is only for downzoning; there is no development proposed with this rezoning application.

WATER/WASTEWATER AVAILABILITY

Water Availability

N/A – This application is only for downzoning; there is no development proposed with this rezoning application.

Wastewater Availability

N/A – This application is only for downzoning; there is no development proposed with this rezoning application.

DISCUSSION:

The proposed rezoning request seeks to change the subject property from the more intensive zoning classifications of RM-6, Medium-Density Apartment District, R-1, Single Family Dwelling District, and A-1, General Agricultural District, to A-2, Rural Agricultural District, to allow for the intended use of the land for running cattle and related agricultural activities. This request represents a reduction in development intensity, preserving the rural character and existing flood plain areas of the property, while supporting a agricultural use. Rezoning to an agricultural district is consistent with maintaining open space, minimizing impacts on surrounding properties, and promoting the productive use of the land for cattle grazing rather than higher-density residential or commercial development in this protected and sensitive area of southwest Norman.

CONCLUSION:

Staff forwards this request for rezoning from RM-6, Medium-Density Apartment District, R-1, Single Family Dwelling District, and A-1, General Agricultural District, to A-2, Rural Agricultural District, and Ordinance O-2526-73 for consideration by City Council.

Attachments:

BMFN AIM Supporting Documents

PLANNING COMMISSION RESULTS:

At their meeting on July 9, 2026, the Planning Commission recommended approval of Ordinance O-2526-73, by a vote of 5-0.