

AIM Norman

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2425-101: RECOMMENDATION REGARDING A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA ADOPTING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN.

ITEMS SUBMITTED FOR THE RECORD

1. Staff Report
2. Draft AIM Norman Comprehensive Land Use Plan Approved by AIM Norman Steering Committee

Staff/Applicant Presentation

Inger Giuffrida and Shavonne Evans, co-chairs of the AIM Norman Steering Committee, gave a brief introduction on the AIM process. The co-chairs stated they were thankful for the honor and challenge of the process, which began in September of 2023 and was expected to take a year. Due to the complexities of ensuring the Land Use Plan and related Master Plans were properly working together, the overall process was much more intensive than originally thought.

The co-chairs highlighted the hundreds of Norman residents, as well as City staff and consultants, involved in the AIM Norman process as a crowning achievement.

Additionally, the co-chairs discussed the Sub-committees' unanimous recommendation of each Master Plan, and the unanimous recommendation for approval by the Steering Committee for all of the Master Plans and the Land Use Plan.

The co-chairs further expounded on the make-up of the Committees, which were all Norman residents, represented all City of Norman Wards, and had diverse viewpoints, expertise, and life experiences. Each Sub-Committee was chaired by a member of the AIM Norman Steering Committee, and was comprised of additional community members, fostering the diverse group of voices in the AIM Norman process. The co-chairs pointed out that a variety of partner agencies, including the University, had been involved in the process. Further, specifically for the Land Use Plan, a Land Use Working Group comprised of Steering Committee members, was established mid-way through the process to provide the highest level of care and attention to detail on the Land Use map.

The co-chairs also described two important items regarding the AIM Norman process; the ten Development Principles and Environmental Commitment. The Development Principles serve as guideposts for the mission and goals of each Master Plan, and the Environmental Commitment statement was established as a "North Star" during the AIM Norman process.

Jane Hudson, Planning and Community Development Director, thanked Inger Giuffrida and Shavonne Evans for all the hard work.

Amy Haase, RDG, presented the staff report.

Public Comments

There were no public comments.

Commission Discussion

Commissioner Bird recommended changes for consideration to the Land Use Plan as follows:

- Land Use Plan, Page 46, “Classic Neighborhood Areas,” “Challenges” which currently reads, “Poor active transportation access,” - Change the word “poor” to “limited.” With this change, the bullet point reads, “Limited active transportation access.”
- Land Use Plan, Page 48, “Suburban Neighborhood Areas,” “Characteristics & Intent,” in the first paragraph - Change the word “inconvenient” to “limited.” With this change, the sentence will read “This area is characterized by low pedestrian orientation, existing but largely limited public transit access, high to moderate degree of building and use separation, and is predominately residential with scattered civic buildings and varied street patterns, often curvilinear.”
- Land Use Plan, Page 35, “Three Important Points About the Maps,” Item 1: “Property Owners Decide” - Strike the word “sell” from this paragraph. With this change the paragraph reads, “The Land Use Map depicts land uses for privately owned properties. The transition from their current use to the depicted use is expected to occur slowly, in response to market demands, as property owners voluntarily develop or change the use of their land.”

Commissioner Bird addressed the broad definition of “Civic Use” in the Land Use Plan and the inclusion of a wide variety of intensities. On the Land Use Compatibility Matrix, “5” indicates high compatibility. Ms. Bird expressed concerns that not all Civic Land Uses are highly compatible in all areas. Commissioner Bird further stated that the Land Use Compatibility Matrix does not give the correct impression for all Civic Land Uses and dashes may be more appropriate than the number “5” on the matrix.

Lora Hoggatt, Planning Services Manager, stated the Zoning Code will control on a case-by-case basis. She further explained there are protections in place for Civic Land Uses and that the notification process is the same as other rezoning applications. Ms. Hoggatt stated removing the “5” rating on the Land Use Compatibility Matrix would create issues with interpretation and Plan implementation.

Commissioner Kindel recommended adding a statement that “compatibility was dependent upon zoning appropriateness.” Ms. Hoggatt explained this would be a component of staff reports to Planning Commission and City Council. Ms. Kindel stated concern that the matrix tool is not only for City staff and should be clear for anyone to interpret and understand limitations.

Commissioner Bird also recommended adding verbiage under the Land Use Compatibility Matrix in the Land Use Plan, Page 159, to explain the relation between higher numbers and use compatibility.

Lora Hoggatt requested the Commissioners consider a change from the “5” rating to a “3” rating for “Civic Uses” on the Land Use Compatibility Matrix. Commissioners Bird and Kindel supported this request.

Motion by Commissioner Bird to recommend approval of Resolution R-2425-101 as presented with the comments discussed during the meeting; **Second** by Commissioner McDaniel.

The motion passed unanimously with a vote of 8-0.