



CITY OF NORMAN, OK CITY COUNCIL BUSINESS & COMMUNITY AFFAIRS COMMITTEE MEETING

**Municipal Building, Executive Conference Room, 201 West Gray, Norman,
OK 73069**

Thursday, April 03, 2025 at 4:00 PM

MINUTES

The City Council Business and Community Affairs Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Executive Conference Room on the 3rd day of April, 2025 at 4:00 p.m. and notice of the agenda of the meeting were posted at the Municipal Building at 201 West Gray and on the City website at least 24 hours prior to the beginning of the meeting.

CALL TO ORDER

Chairman Peacock called the meeting to order at 4:00 p.m.

PRESENT:

Councilmember Ward 2 (Chair) Matthew Peacock
Councilmember Ward 4 Helen Grant
Councilmember Ward 6 Joshua Hinkle
Councilmember Ward 8 Scott Dixon

ABSENT:

Councilmember Ward 5 Michael Nash

OTHERS PRESENT:

Councilmember Ward 3 Bree Montoya
Councilmember Ward 7 Stephen T. Holman
Ms. Shannon Stevenson, Assistant City Manager
Ms. Jane Hudson, Planning and Community Development Director
Ms. Lora Hoggatt, Planning Services Manager
Mr. Tim Miles, City Engineer
Mr. Anthony Purinton, Assistant City Attorney
Ms. Beth Muckala, Assistant City Attorney
Ms. Shaakira Calnick, Internal Auditor
Mr. Taylor Johnson, Transit and Parking Program Manager
Ms. Sandra Simeroth, Administrative Technician IV
Ms. Kathryn Walker, Center for Economic Development Law
Mr. Dan Schemm, President and CEO of Norman Forward

AGENDA ITEMS

1. CONTINUED DISCUSSION REGARDING CREATION OF A TAX INCREMENT FINANCE (TIF) MASTER PLAN TO INCLUDE A TIF FOR THE GRIFFIN PROPERTY.

Ms. Kathryn Walker, Attorney, Center for Economic Development Law, provided an in-depth presentation on the proposed TIF Master Plan, focusing on the Griffin property and surrounding areas. The plan envisions a comprehensive redevelopment strategy encompassing Griffin Park, Griffin Memorial Hospital Property, Flood Avenue, and East Downtown Norman.

Key components of the proposal include the establishment of three increment districts, each activated at different times to optimize revenue generation and redevelopment efforts. Ms. Walker highlighted that while some areas, like Flood Avenue, have limited current development, they hold significant potential for future growth. Conservative estimates project a potential development investment of \$2 million over 25 years in this area, primarily aimed at retail space redevelopment.

The committee discussed the flexibility of the TIF timeline, noting that each increment district could have its own 25-year clock. This approach allows for staggered development triggers, enabling the city to initiate improvements in less lucrative areas when sufficient revenue is generated from more profitable districts.

Additionally, the potential redevelopment of the Porter Hospital area and nearby housing developments was discussed, aiming to enhance the downtown landscape. The committee emphasized the importance of aligning the TIF strategy with citywide goals and ensuring community engagement throughout the planning process.

2. DISCUSSION REGARDING MINIMUM LOT SIZES FOR RESIDENTIAL DEVELOPMENT.

Ms. Jane Hudson, Planning and Community Development Director, led a comprehensive discussion on the implications of adjusting minimum lot sizes for residential properties. Currently, certain zoning classifications in Norman require minimum lot sizes of approximately 6,000 square feet. The committee explored the possibility of reducing this requirement to as little as 1,000 square feet to promote increased housing density and more efficient land use.

Ms. Hudson emphasized the necessity of balancing increased density with essential infrastructure needs, including street access, utility connections, and drainage management. The committee acknowledged that while smaller lots could facilitate more housing options, they must also prevent potential issues such as increased impervious surface coverage, which could lead to drainage problems.

Item 2, continued

The conversation also touched on the role of accessory dwelling units (ADUs) in this evolving landscape. Currently, property owners can build ADUs, but the proposed changes could allow for more flexibility in subdividing properties, potentially transforming ADUs into primary residences. This could lower barriers to homeownership, particularly for first-time buyers.

The committee concluded that further data analysis and community feedback are necessary to assess the potential impacts of these changes on neighborhood character and growth management.

ADJOURNMENT

The meeting was adjourned at 5:02 p.m.

Attest:

City Clerk

Mayor