

7. CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF RESOLUTION R-2526-112: A RESOLUTION OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA AMENDING THE AIM NORMAN COMPREHENSIVE LAND USE PLAN TO REMOVE THE 30-ACRE URBAN RESERVE LAND USE MINIMUM REQUIREMENT FOR DEVELOPMENT, AND TO IMPLEMENT OTHER CONSISTENT CHANGES WITHIN THE URBAN RESERVE AND AGRICULTURAL RESIDENTIAL LAND USE CATEGORIES.

ITEMS SUBMITTED FOR THE RECORD

- 1. Staff Report**
- 2. Agricultural Residential Updates**
- 3. Urban Reserve Updates**

Staff Presentation

Lora Hoggatt, Planning Services Manager, presented the Staff Report for the AIM Urban Reserve and Agricultural Residential changes Resolution.

Commissioner Kindel asked whether the change to a 30-acre minimum resulted from Steering Committee and community input. Ms. Hoggatt confirmed it did. Commissioner Kindel asked if City Council is considering changing it to 10 acres after hearing from constituents seeking more flexibility to split their land, which Ms. Hoggatt confirmed.

Commissioner Bird added 10 acres is a common threshold in State regulations for lot splits, noting that 10 acres, sometimes five depending on the situation, is a typical measurement used in State language.

Commissioner Brewer asked how the 30-acre minimum was originally determined. Ms. Hudson explained it resulted from the AIM Norman Steering Committee and community input during listening sessions, with the intent of creating a transitional buffer area between future urban development moving east and the more rural areas near the lake.

Commissioner Kindel recalled the 30-acre minimum was intended to limit eastward sprawl, preserve rural land near the lake, and encourage infill development, but asked whether smaller land divisions could still occur through a PUD. Ms. Hoggatt responded a PUD could allow this but noted it may be costly due to application and platting requirements.

Commissioner Parker asked whether a 10-acre property in the Urban Reserve area would be allowed to include an accessory dwelling unit (ADU). Ms. Hoggatt clarified that ADUs are already permitted under existing zoning and the update simply reflects allowed building types and existing agricultural uses.

Applicant Presentation

City staff as applicant made the presentation.

Public Comments

No public comments

Planning Commission Discussion

Commissioner Jablonski expressed concern reducing the minimum lot size from 30 to 10 acres could effectively double density in the area and encourage outward growth rather than infill development. He noted spreading density farther from the urban core can make it more difficult to support services and amenities such as high-quality transit. While acknowledging the interests of individual property owners, he emphasized the need to consider broader impacts and indicated he would not support the proposed change.

Commissioner Bird asked how the change from a 30-acre to a 10-acre minimum would affect development potential. Ms. Hoggatt explained A-1 and A-2 zoning allows one principal dwelling unit and one accessory dwelling unit per lot. As a result, three 10-acre lots could allow up to six dwelling units if each included an ADU, whereas a single 30-acre lot would allow two units. She noted that while the permitted uses would not change, the number of potential lots, and therefore units, could increase.

Commissioner Bird asked how cluster development standards would affect the number of units if the base parcel size were 10 acres versus 30 acres. Ms. Hoggatt noted cluster development is percentage-based and evaluated case-by-case, making exact unit comparisons difficult. Ms. Hudson explained clustering, which allows smaller lots while preserving open space, existed prior to the AIM Norrman Plan and is intended to protect natural features while allowing development flexibility.

Commissioner Bird stated they do not believe reducing the base parcel requirement from 30 acres to 10 acres would significantly increase development, noting the potential increase in dwelling units would likely be limited. They added that a 10-acre threshold is commonly used in other communities and could make rural residential property more attainable for residents while still allowing for larger lots and accessory dwelling units. The commissioner also acknowledged the importance of Norman's unique environmental features but stated the change could improve affordability for residents seeking rural living.

Commissioner Brewer asked how many 30-acre parcels remain in the area. Ms. Hoggatt responded the consultant previously counted them during the planning process, but she did not recall the exact number and noted the information could be reviewed and provided later.

Commissioner Bird stated she felt a 10-acre minimum was reasonable while still maintaining limitations. Commissioner Kindel expressed concern that the language could encourage cluster development through the PUD process. Commissioner McDaniel added cluster developments would still require a PUD and full review process, including returning to the Planning Commission for consideration. Ms. Hoggatt confirmed that was correct.

Commissioner Brewer asked if the 65% language was also in the 2025 Plan. Ms. Hoggatt confirmed. Ms. Hoggatt noted this was also included in the 2020 Plan.

Commissioner Bird noted that dividing land into smaller parcels for family members is common in rural areas, sharing an example of a property where a two-acre portion was divided from family land while the remainder remained largely open space. She stated smaller parcels can make it more feasible for families to share or transfer land.

Commissioner Parker asked whether the PUD requirements for acre lots apply regardless of whether the base parcel is 10 acres or 30 acres. Ms. Hoggatt confirmed this and added the language was simply moved from a different section.

Commissioner Jablonski stated he supports the existing language because it creates some development “friction” in outlying areas, which can encourage infill development within the city. They noted that limiting outward expansion can help promote denser development in the urban core.

Motion made by Commissioner McDaniel, **Seconded** by Commissioner Brewer.

Voting Yea: Commissioner Brewer, Commissioner McClure, Chair Bird, Secretary Parker, Commissioner McDaniel

Voting Nay: Vice Chair Jablonski, Commissioner Kindel

Planning Commission recommended approval of R-2526-112.