



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 4/28/2026

REQUESTER: City of Norman

PRESENTER: Jane Hudson, Planning and Community Development Director

ITEM TITLE: CONSIDERATION OF ADOPTION, 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.

DISCUSSION:

Council approached City Planning Staff regarding the minimum acreage requirement for a Norman Rural Certificate of Survey (NRCOS) in the AIM Norman Comprehensive Land Use Plan's Urban Reserve Land Use Category. The minimum acreage requirement of 30 acres for a NRCOS in this designation was a topic of discussion throughout the AIM Norman process and since adoption. Council requested staff explore revisions to language to allow for a 10-acre minimum instead of the 30-acre minimum.

Resolution R-2526-112 proposes amendments to the AIM Norman Comprehensive Land Use Plan to remove the current 30-acre minimum development requirement within the Urban Reserve and to implement related updates to the Urban Reserve and Agricultural Residential land use classifications.

The 30-acre minimum was intended to preserve large tracts of land for coordinated long-term planning and to discourage premature or fragmented development in this area of Norman. However, recent discussions have centered on whether this threshold has limited flexibility and created unintended barriers for property owners requesting to subdivide their property, via a NRCOS, below the 30-acre requirement.

BACKGROUND:

Previously, the subdivision requirement for a Norman Rural Certificate of Survey (NRCOS) required a minimum parcel size of 10-acres, which provided landowners with reasonable flexibility while maintaining the rural character of the area. Under the new regulation, created with the adoption of AIM Norman, the minimum requirement was increased to 30-acres, which

added protections in line with the overall spirit of the plan, but also significantly limited subdivision opportunities and placed added constraints on property owners. Members of the community and Council expressed this change is unnecessarily restrictive and does not reflect the needs of the community. This amendment will revert to the original 10-acre minimum.

Purpose of the Urban Reserve Acreage Amendment

The proposed amendment seeks to:

- Remove the 30-acre minimum requirement for a NRCOS within the Urban Reserve category.
- Allow properties of smaller size to be considered based on policy compliance rather than acreage alone.
- Implement consistent and clarifying updates to both the Urban Reserve and Agricultural Residential categories.
- Align the Comprehensive Plan with prior and future development conditions and planning objectives.

The amendment can still support goals of the Comprehensive Plan, including:

- Managed and strategic growth
- Efficient use of infrastructure (Policies still present in AIM Norman)
- Protection of agricultural and residential character where appropriate

The removal of the 30-acre minimum does not automatically entitle owners to development approval. All proposals will continue to be evaluated through:

- Comprehensive Plan consistency
- Zoning review and amendment processes
- Traffic impact analysis
- Public input and Council consideration

The allowance for cluster development is not new language; it is relocated to the Description & Context section to align with other Land Use Categories. This language has been in place in Norman since the NORMAN 2020 Land Use Plan, adopted in 1999.

Purpose of the Agricultural Residential Amendment

Other Land Use Categories within the Land Use Plan use the term “cluster development.” This term is used to describe the following allowance:

Lots down to 2 acres may be allowed as part of a Planned Unit Development (or other appropriate regulatory process) where 65% of the area is reserved as open space for preservation and conservation or undeveloped.

Staff would like to include the term “cluster development” in Agricultural Residential, where this type of development is mentioned. This would create common language throughout the Land Use Plan.

CONCLUSION:

Resolution R-2526-112 presents an update to the AIM Norman Comprehensive Land Use Plan. Removing the 30-acre Urban Reserve minimum requirement simply reverts to the previous subdivision allowance for a Norman Rural Certificate of Survey (NRCOS) of 10-acre minimums. It also cleans up language to provide commonality throughout the Land Use Plan.

Approval of this resolution will provide greater flexibility, promote fairness among property owners, and ensure that development decisions remain guided by sound planning principles rather than an arbitrary acreage threshold. It will also create cohesion in language used in the Land Use Categories.

RECOMMENDATION:

Staff forwards Resolution R-2526-112 for consideration by City Council.

PLANNING COMMISSION RESULTS: At their meeting on March 12, 2026, the Planning Commission recommended approval of Resolution R-2526-112 by a vote of 5-2.