



office memorandum

TO: City of Norman Oversight Committee

FROM: Jane Hudson, Planning Director
Lora Hoggatt, Planning Services Manager

DATE: January 8, 2026

RE: Discussion of Amendments to AIM Norman Agricultural Residential and Urban Reserve Language; Update AIM Norman Maps with New Turnpike Alignment

BACKGROUND:

Council approached City Planning Staff regarding the acreage requirement in the AIM Norman Comprehensive Land Use Plan's Urban Reserve section. The acreage requirement of 30 acres in this designation has been a topic of discussion throughout the AIM Norman process and since adoption. Council has requested staff explore revisions to language to allow for 10-acre minimums instead of 30 acres.

On September 23, 2025, the Oklahoma Turnpike Authority (OTA) announced a revised alignment for the South Extension Turnpike. The AIM Norman Comprehensive Land Use Plan and all maps associated with AIM Norman include the following note on shown Turnpike Routes:

AIM Norman does not endorse or influence the development and alignment of proposed turnpikes planned in east and north Norman by the Oklahoma Turnpike Authority ("OTA"). While the north-south connector turnpike is demonstrated in the position originally disclosed by the OTA, it is subject to change and an anticipated general shift westward. At this time, the actual nature and extent of the alignment shift for the north-south connector turnpike has not been specified by the OTA.

If Council agrees, the maps will be updated to reflect the current route from OTA.

DISCUSSION:

In an effort to maintain the conservation aspect of the Urban Reserve Land Use Category, Staff would recommend keeping the Urban Reserve category separate from the Agricultural Residential category. While they would both allow for a minimum of 10 acre lots, they have distinct differences that should remain.

Some additions are recommended for the Agricultural Residential category. This is to maintain consistent language throughout the Plan document. Other sections refer to "cluster development" when discussing the allowance for lots down to 2 acres where 65% of the area is reserved as open space, and the addition of this term to Agricultural Residential and Urban Reserve is also recommended.

Other Urban Reserve edits are recommended in order to more closely align and coordinate the format and content with other Land Use Category descriptions, including Agricultural Residential.

RECOMMENDATION:

Staff presents the attached revisions to the Agricultural Residential and Urban Reserve Land Use Categories in the AIM Norman Comprehensive Land Use Plan. The language underlined and in red is new text. Language in gray is to be removed. For clarity, Staff would like to see the current alignment for the South Extension be added to the maps in the AIM Norman Comprehensive Land Use Plan and associated documents.