



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

**Building A, Conference Room D, 201 West Gray, Norman, OK 73069  
Thursday, January 06, 2022 at 4:00 PM**

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## **MINUTES**

The City Council Business and Community Affairs Committee of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in Conference Room D on the 6<sup>th</sup> day of January, 2022, at 4:00 p.m. and notice of the agenda of the meeting were posted at the Municipal Building and Building A 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.

## **MEMBERS PRESENT:**

Councilmember Ward 8 Matthew Peacock (Chair)  
Councilmember Ward 4 Lee Hall

## **OTHERS PRESENT**

Councilmember Ward 7 Stephen Holman  
Mr. Darrel Pyle, City Manager  
Mr. Matthew Petty, Pattern Zoning, Co.  
Mr. Matthew Hoffman, Pattern Zoning, Co.  
Ms. Beth Muckala, Assistant City Attorney  
Ms. Jane Hudson, Planning and Community Development Director  
Ms. Lisa Krieg, Community Development  
Ms. Jamie Meyer, Administrative Technician IV

## **AGENDA ITEMS**

### **1. PRESENTATION ON PATTERN ZONING.**

Mr. Matthew Hoffman and Mr. Matthew Petty, Pattern Zoning, Co., are urban planners and architects from Fayetteville, Arkansas. They made a presentation on the concept of Pattern Zoning, described as a potentially transformative development tool for Norman.

#### *Presentation Overview:*

Mr. Petty and Mr. Hoffman described Pattern Zoning as a voluntary, opt-in program that allows for pre-approved building designs and expedited permitting processes to support small-scale, incremental development. The goal is to enable development that is:

- Compatible with existing neighborhood character,
- Affordable and accessible to small-scale developers, and
- Aligned with City plans but easier to execute parcel-by-parcel

Item 1, continued:

*Their presentation emphasized:*

- Incremental Development as a traditional and resilient model of growth
- Case studies in Bryan, Texas, and Claremore, Oklahoma
- A catalog-based system with multiple building types (e.g., cottages, walk-up buildings, apartment houses, flex homes)
- Integration with existing zoning and regulatory codes
- Use of site diagrams and supplemental criteria to guide development and design standards
- Opportunities for public engagement and neighborhood buy-in through tangible models and visuals
- An online portal to access the pre-approval catalog, making participation simpler for small developers

*Discussion Highlights:*

- Chairman Peacock emphasized the potential to support small developers and improve infill development in Norman's core neighborhoods.
- Councilmember Hall inquired about local architect participation, the design approval process, and how supplementary criteria apply.
- Councilmember Holman noted support for the incremental approach and its potential to preserve neighborhood character.
- Councilmembers discussed the possibility of pilot programs in specific areas such as the Center City Form-Based Code District and addressing current development moratoriums.
- Concerns regarding student housing, parking solutions, and preserving historic neighborhoods were raised and addressed with specific examples and site diagram approaches.

*Key Takeaways from the Presentation:*

- Pattern Zoning is voluntary and flexible
- It allows both amateur and professional developers to build with confidence and simplicity
- Offers significant cost and time savings
- Enables City Staff and residents to see and understand exactly what will be built
- Cities retain control through design curation and optional engagement mechanisms

*Next Steps*

- Councilmembers expressed consensus and support for continuing discussions on implementing Pattern Zoning.
- Staff will schedule a February 1, 2022, City Council Study Session to present the Pattern Zoning concept to the full Council.
- Staff and presenters will work together to prepare presentation materials and explore potential pilot applications within Norman.

## **ADJOURNMENT**

The meeting adjourned at 5:15 p.m.