



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

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

Thursday, October 02, 2025 at 4:00 PM

AGENDA

It is the policy of the City of Norman that no person or groups of persons shall on the grounds of race, color, religion, ancestry, national origin, age, place of birth, sex, sexual orientation, gender identity or expression, familial status, marital status, including marriage to a person of the same sex, disability, relation, or genetic information, be excluded from participation in, be denied the benefits of, or otherwise subjected to discrimination in employment activities or in all programs, services, or activities administered by the City, its recipients, sub-recipients, and contractors. In the event of any comments, complaints, modifications, accommodations, alternative formats, and auxiliary aids and services regarding accessibility or inclusion, please call 405-366-5424, Relay Service: 711. To better serve you, five (5) business days' advance notice is preferred.

CALL TO ORDER

AGENDA ITEMS

1. DISCUSSION REGARDING MINIMUM LOT SIZES FOR DEVELOPMENT.
2. DISCUSSION REGARDING A POSSIBLE CHARTER ELECTION AND OTHER SPRING ELECTIONS.

ADJOURNMENT

Business and Community Affairs Committee

Minimum Lot Size

City of Norman
October 2, 2025



Two Subdivision Scenarios

- Greenfield development
 - Large acreage split into smaller lots with the Preliminary Plat process
- Infill development
 - Existing lot divided into a smaller lot that may not meet current requirements – dependent of existing zoning
 - R-1-A – 4,500; R-1 – 6,000; R-2, RM-2, R-3 – 5,000



Minimum Lot Sizes

- Current regulations
 - R-1-A – 4,500; R-1 – 6,000; R-2, 5,000 or 7,000
 - RM-2, R-3 – 5,000 SF (MF requires discussion)
- Proposed regulation options
 - No minimum lot size
 - Minimum 1,400 SF (Smallest we've seen.)



Must-Haves for All Lots

- Street frontage (needed for addressing)
 - Location for solid waste collection
 - Emergency vehicle access
 - Adequate drive access
- Utility access (water and sewer)



Setbacks

- Current setbacks and coverage for lots
 - 25' Front, 5' Side and 20' Rear
 - 65% maximum coverage
- Update front setback only
 - 20' – Keeps adequate setback for vehicles to clear sidewalk
- Still required to plat if unplatted



Platting

- Current Subdivision Regulations
 - Lot must abut the street for a minimum distance of 50' and 35' (cul-de-sac)
 - Depth of lot, 100'
- Proposed Subdivision Regulations
 - Lot must abut the street for a minimum distance of 35'
 - Depth of lot discussion



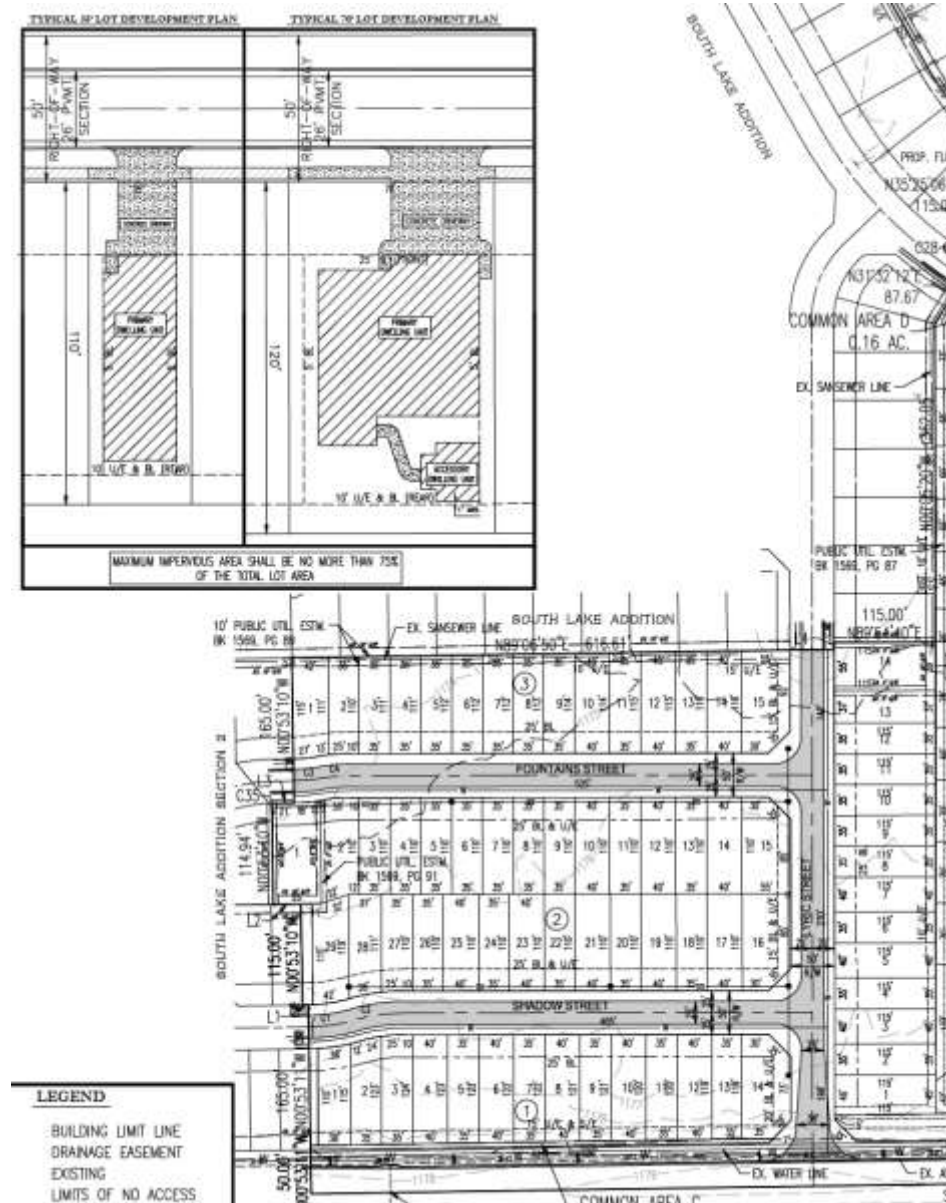
The Villages



PUD



PUD

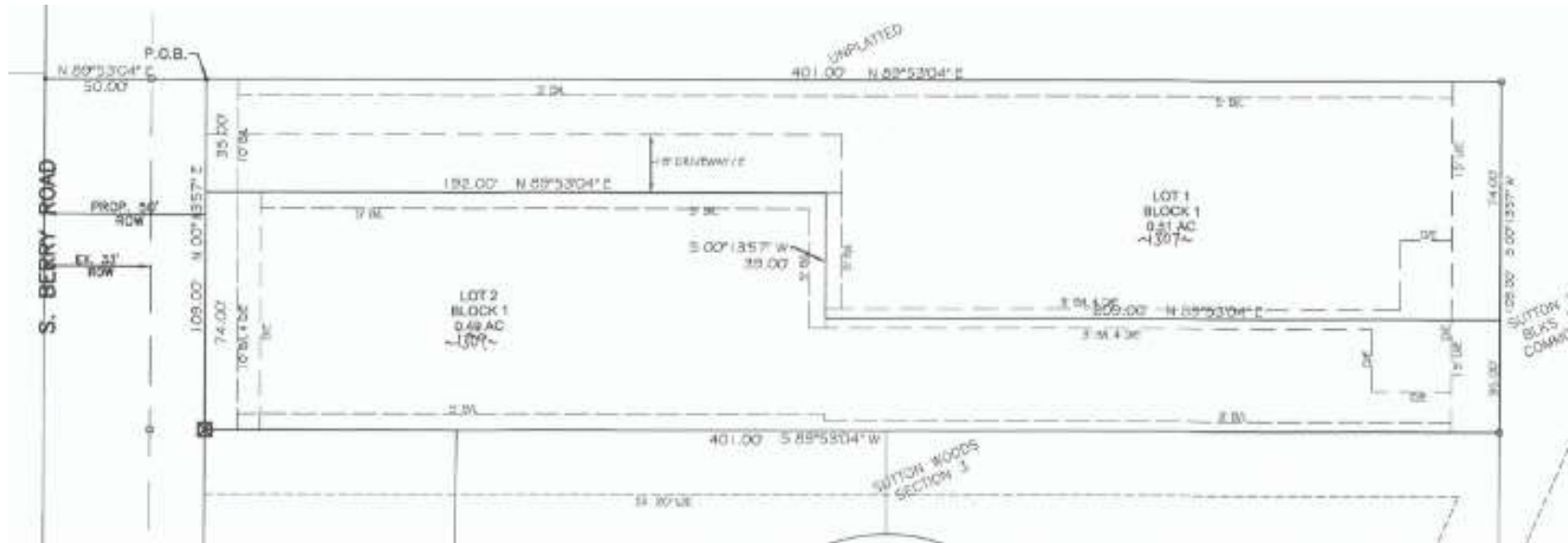


PUD



McCoop Abode Addition

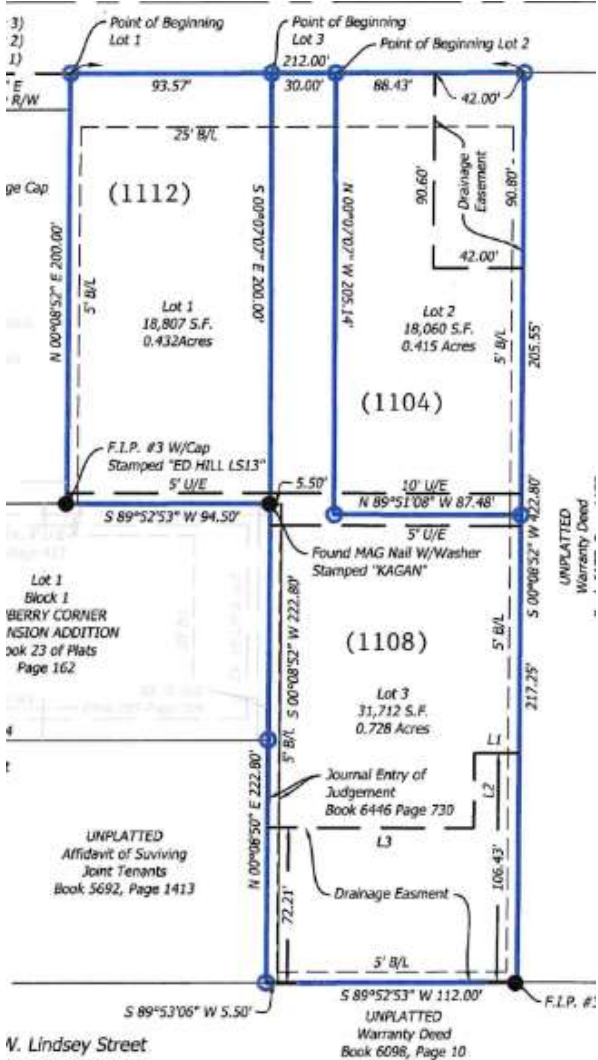
Item 1.



SPUD



Eschelman Place



SPUD



Takeaways

- Current Zoning and Subdivision Regulations will need amending.



Discussion

