ANNUAL STATUS REPORT ON DEVELOPMENT

AND THE NORMAN 2025 PLAN

FOR CALENDAR YEAR 2009

June, 2010

office memorandum

DATE: June 4, 2010

TO: Honorable Mayor and Council Members
Chair and Members, Norman Planning Commission

THROUGH: Susan F. Connors, Director of Planning

FROM: Patrick Copeland, Project Manager, NORMAN 2025 Plan
Manager, Development Services Division

SUBJECT: Calendar Year 2009 NORMAN 2025 Annual Report

The NORMAN 2025 Land Use and Transportation Plan was adopted in December of 2004. This report represents a summary of development activity for calendar year 2009, as well as an analysis of development and construction since the adoption of the NORMAN 2020 Plan, the predecessor of the NORMAN 2025 Plan. As has been the case since the adoption of the NORMAN 2020 Plan, staff prepares a yearly summary and analysis for the Planning Commission and the City Council in order to provide a means of comparison between what the Plan anticipated and what has actually occurred.

The pace of construction and development since adoption of the NORMAN 2025 Plan in 2004 has generally been higher than the assumptions made in the Plan and the underlying Demand Analysis. Although not as much as in other parts of the country, residential development in Norman has slowed over the last three years. Residential development in 2009 was just under 87% of the average yearly anticipated rate of growth identified in the NORMAN 2025 Land Demand Analysis. Single-family dwellings represented the majority of that downturn reflecting only 74% of the average yearly anticipated rate of growth and only 63% when compared to the specific 2009 prediction.

Bolstered by several institutional projects, non-residential development increased last year from $73 million in 2008 to $117 million in 2009. The $117 million far exceeds the last thirteen year average of $78.9 million and was only exceeded during the past thirteen years by the record $221 million reached in 2007.

In spite of the reduction in residential construction, the increase in commercial construction resulted in a total permitted construction of $191.5 million. That figure represents the 6th highest dollar value of the past thirteen years and represents an $8 million, or 4%, higher total than the yearly average over the past thirteen years.

Content of the Report

Through the attached tables and maps, you are provided with a statistical summary of the amount, type and location of development and construction in Norman for Calendar Year 2009. Also provided is information for the preceding years, most dating back to the adoption of the NORMAN 2020 Plan in 1997. This data should help keep this yearly report in proper context, as much of the data now dates back for more than an entire decade.

Construction Activity.

Tables 1, 2, 3, 4, 5 and 6 reflect construction activity and are described below. Maps 1, 2, and 3 illustrate the geographic locations of the construction identified in those tables.

Table 1 reflects the aggregate numbers for **all types of construction** for each year from 2009 back through 1997, the thirteen year total, and the average for those thirteen years. Although the residential construction activity for 2009 reflects almost $30 million (29%) below the thirteen year average, the non-residential activity reflects over $38 million (32%) above the thirteen year average.

Tables 2, 3 4 and 5 reflect **residential construction** for all of the years since adoption of the NORMAN 2020 Plan. Consistent with national trends, 2007 through 2009 residential construction was significantly slower than the previous four years. The tables indicate the following:

- **Table 2** shows the amount of new residential construction by type for 2009 back through 1997, the thirteen year average, and the amounts of new residential construction predicted by NORMAN 2025 for 2009 and for the 22-year average covered by the NORMAN 2025 Demand Analysis. The 516 new units constructed in 2009 are below the 2009 predictions of 678 new units. Also, the NORMAN 2025 average projected new units per year over the 22 years covered by the 2025 Plan reflects 594 new units per year, about 13% higher than the 516 new units constructed in 2009.
- **Table 3**, and companion Maps 1 and 2, reflect the location of new residential units by Service Growth Area. The 2% in the Suburban and 8% in the Country Residential Growth Areas are consistent with previous years. The thirteen year average of 12% for these two areas remains consistent within the 10 to 15% range projected in both the NORMAN 2020 and 2025 Plans.
- **Table 4** reflects new residential units permitted in 2009 by Ward boundaries. This information is the basis for the calculations which will ultimately be used for consideration by the Reapportionment Commission.
- **Table 5** reflects a grouping of parcel sizes within each growth area where the new residential units were permitted.

Table 6 breaks the majority of the **non-residential construction** permitting activity into four categories – Industrial, Institutional, Office and Retail. The aggregate numbers for 2009 reflect continued strong activity, with total new dollar valuation of $71,158,013, as estimated on the permit applications, equaling the third highest volume of the past twelve years. Only 2007

(with $200,112,009 in total valuation) and 2002 (with $78,421,547 in total valuation) were higher. The twelve year average valuation is $55,117,789.

Land Use Plan Amendments and Zoning.

Table 7, and companion Map 4, identifies each of the applications for NORMAN 2025 Land Use and Transportation Plan amendments requested in Calendar Year 2009. For each of those 8 applications, the table provides a summary indicating the applicant, location, original 2025 designation, the change(s) requested, the acres involved, and action taken by both the Planning Commission and City Council, if any. Although the number of applications is down, the nearly 600 acres involved in these actions is considerably higher than an average year, which is closer to 350 acres. The increase was due to large conversions of Future Urban Service Areas into Current Urban Service Areas resulting partially from voter approved sewer improvements, including connecting northwest Norman to the renovated Lift Station D.

Table 8, and companion Map 5, identifies all of the zoning applications that were filed in Calendar Year 2009. For each of those 10 applications, the table provides a summary indicating the applicant, location, original zoning and the zoning which was being sought, the acres involved, and the action taken by both the Planning Commission and the City Council, if any.

Platting and Development Activity.

Tables 9, 10 and 11 provide data relative to all of the land division activity requested during Calendar Year 2009 that was subject to the City of Norman Subdivision Regulations. Also shown is the same information for preceding years.

Tables 9 and 10 identify the number of Preliminary and Final Plats applied for in Calendar Year 2009, for the preceding nine years, and a ten year average. The information provides the number of acres involved, the number of lots proposed, and the distribution between the four Service/Growth Areas of the 2025 Plan. The numbers for 2009 indicate that Final Plats in all four growth areas resulted in about 58 more acres but generated nearly 250 fewer new lots than the ten year annual average. These numbers also reflect more than 215 fewer new urban lots in 2009 than the ten year average. Companion Maps 6 and 7 show the location of those plats in 2009 and for the three years ending with 2009.

Table 11, and companion Map 8, identifies the number of Norman Rural Certificates of Surveys and Short Form Plats applied for in Calendar Year 2009, for the preceding nine years, and a ten year average. The information provides the number of acres involved, the number of lots proposed, and the distribution between the four Growth Areas of the 2025 Plan. Of interest in these numbers is the increase in the average lot size for these areas, with the average of 20.16 acres/lot in 2009 exceeding the twelve year average of 13.4 acres/lot by over 50%.

Summary.

In summary, the five years since adoption of the NORMAN 2025 Plan have seen significant growth and development. Although residential construction activity has been down since 2007,

along with the rest of the region, increased activity in the non-residential sectors has resulted in overall construction valuations staying near or even higher than in previous years. The total valuation of all permitted activity for 2009, at $191.5 million, is almost $8 million higher than the thirteen year average of $183.9 million.

Residential construction in 2009 was down in all areas. The total permit valuation of $74.6 million was the third lowest total of the past 13 years and the lowest since the $68.8 million permitted in 2000. The 2009 total is more than $30 million below the average for the last thirteen years, which is $105 million.

Non-residential construction activity has remained strong during those down years for residential construction. When compared to the last thirteen years, the total non-residential permitting valuation for 2009 at $117 million is second only to the $221.7 million recorded in 2007. Additionally, both new construction and additions/alterations were substantial and well balanced, with each being within the top three of those categories as compared to the last thirteen years.

The NORMAN 2025 Plan called for a major update to occur in 2009. However, there were several factors that caused it to be appropriate to delay the 2025 Plan update. Some of those factors included:

- Although there had been significant growth that had occurred since 2004, the development that had occurred since adoption of the 2025 Plan was generally consistent with the goals and directions established in the NORMAN 2025 Plan and the supporting documents. The same can now be said for 2009;
- Economic forecasts suggested a continued slowing of the local and national economies, which did occur in Norman during 2009;
- Norman was close to completion of a comprehensive Storm Water Master Plan and progress was just beginning on the implementation Action Plan; and
- The 2010 United States Census was scheduled for April of 2010, with that data becoming available beginning in the fall of 2010.

For all of those factors, staff recommended last year that the NORMAN 2025 Land Use and Transportation Plan update be postponed until 2011.

The community is presently undertaking an update of the Waste Water Master Plan through present condition flow monitoring and current loading analysis. A long-range water supply study is also close to completion. Information and directions established through both of those efforts will play key roles in the NORMAN 2025 Plan update.

In anticipation of completion of those efforts, staff is currently assessing options for undertaking the update to the NORMAN 2025 Plan to commence in 2011.

Reviewed and approved by:

Steve Lewis, City Manager

Jeff Bryant, City Attorney

Susan F. Connors, Director of Planning and Community Development

Table 1: Calendar Year Dollar Value* of 2009 Construction and Selected Previous Years

Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	TOTAL	13 YEAR AVG
New Single Family	$61.9	$72.1	$82.8	$60.3	$76.2	$74.2	$88.8	$108.3	$120.9	$117.6	$73.6	$90.3	$57.4	**$1,084.2**	**$83.4**
New Mobile Homes	$2.0	$2.9	$2.4	$1.5	$0.7	$1.7	$0.5	$1.0	$0.8	$0.5	$0.5	$0.2	$0.5	**$15.2**	**$1.2**
New Duplexes	$0.9	$0.6	$0.7	$1.3	$0.3	$6.2	$4.0	$0.5	$0.5	$0.2	$0.0	$0.8	$0.3	**$16.3**	**$1.3**
New Multi-Family	$0.0	$2.7	$8.7	$0.0	$1.0	$0.2	$6.5	$50.2	$20.0	$7.7	$6.7	$1.3	$5.9	**$110.8**	**$8.5**
Additions/ Alterations to Residential All	$8.0	$19.3	$6.9	$5.7	$9.1	$8.4	$10.0	$11.4	$14.0	$11.7	$11.6	$11.6	$10.6	**$138.3**	**$10.6**
Subtotal Residential	**$72.8**	**$97.7**	**$101.5**	**$68.8**	**$87.4**	**$90.7**	**$109.8**	**$171.4**	**$156.2**	**$137.7**	**$92.4**	**$104.1**	**$74.6**	**$1,364.9**	**$105.0**
New Non-Residential	$36.1	$24.7	$45.6	$13.4	$44.0	$78.4	$27.0	$21.4	$29.1	$55.8	$200.1	$56.0	$76.1	**$707.6**	**$54.4**
Additions/ Alterations to Non-Residential	$14.4	$22.3	$55.2	$14.1	$25.1	$18.0	$15.9	$33.2	$20.0	$20.7	$21.5	$16.9	$40.9	**$318.2**	**$24.5**
Subtotal Non-Residential	**$50.5**	**$47.0**	**$100.7**	**$27.4**	**$69.1**	**$96.4**	**$42.9**	**$54.6**	**$49.1**	**$76.5**	**$221.7**	**$73.0**	**$117.0**	**$1,025.8**	**$78.9**
Total All Construction	**$123.3**	**$144.7**	**$202.2**	**$96.3**	**$156.5**	**$187.1**	**$152.7**	**$226.0**	**$205.3**	**$214.1**	**$314.0**	**$177.0**	**$191.5**	**$2,390.7**	**$183.9**

Values in Millions of Dollars

Table 2: Calendar Year New Residential Units by Type

YEAR	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3 UNIT/MULTI-FAMILY UNITS (PERMITS)	TOTAL NEW RESIDENTIAL UNITS
NORMAN 2025 22 YEAR AVERAGE PREDICTION*	**456**	**(INCLUDED IN SINGLE FAMILY)**	**13**	**125**	**594**
2009 PREDICTED*	**535**	**(INCLUDED IN SINGLE FAMILY)**	**20**	**123**	**678**
2009	**339**	**7**	**2**	**168 (14)**	**516**
2008	564	6	2	18 (4)	590
2007	419	9	0	68 (11)	496
2006	669	13	4	122 (9)	808
2005	724	20	4	371 (30)	1119
2004	652	19	6	768 (91)	1445
2003	619	15	48	187 (30)	869
2002	492	43	84	3 (1)	622
2001	508	18	4	8 (2)	538
2000	439	38	21	0 (0)	498
1999	631	56	8	188 (2)	883
1998	568	59	10	462 (4)	1099
1997	521	51	22	0 (0)	594
13 YEAR AVERAGE	**550**	**27**	**17**	**182 (15)**	**775**

NORMAN 2025 Land Demand Analysis

Table 3: Calendar Year New Residential Units by Service/Growth Area

YEAR	CURRENT URBAN SERVICE/GROWTH AREA # and (%)	FUTURE URBAN SERVICE/GROWTH AREA # and (%)	SUBURBAN RESIDENTIAL GROWTH AREA # and (%)	COUNTRY RESIDENTIAL GROWTH AREA # and (%)	TOTAL UNITS
2009	**464 (90%)**	**2 (<1%)**	**10 (2%)**	**40 (8%)**	**516**
2008	520 (88%)	3 (<1%)	16 (3%)	51 (9%)	590
2007	442 (89%)	0 (0%)	17 (3%)	37 (7%)	496
2006	731 (91%)	2 (<1%)	63 (8%)	12 (1%)	808
2005	1002 (90%)	5 (<1%)	24 (2%)	88 (8%)	1119
2004	1297 (90%)	25 (2%)	88 (6%)	35 (2%)	1445
2003	765 (88%)	18 (2%)	24 (3%)	62 (7%)	869
2002	518 (83%)	5 (1%)	19 (3%)	80 (13%)	622
2001	470 (87%)	0 (0%)	24 (5%)	44 (8%)	538
2000	422 (85%)	2 (<1%)	12 (2%)	62 (13%)	498
1999	729 (83%)	3 (<1%)	29 (3%)	124 (14%)	883
1998	959 (87%)	1 (<1%)	25 (2%)	114 (10%)	1099
1997	466 (78%)	0 (0%)	13 (2%)	115 (19%)	594
13 YEAR AVERAGE	**676 (87%)**	**5 (1%)**	**28 (3%)**	**66 (9%)**	**775**
NORMAN 2025 22 YEAR AVERAGE PREDICTION	85-90%		10-15%		100%

Table 4: Calendar Year 2009 New Residential Units by Ward

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
Ward 1	26	0	0	0	**26**
Ward 2	1	0	0	0	**1**
Ward 3	11	0	2	0	**13**
Ward 4	11	0	0	0	**11**
Ward 5	44	7	0	168	**219**
Ward 6	186	0	0	0	**186**
Ward 7	20	0	0	0	**20**
Ward 8	40	0	0	0	**40**
2009 TOTAL	**339**	**7**	**2**	**168**	**516**

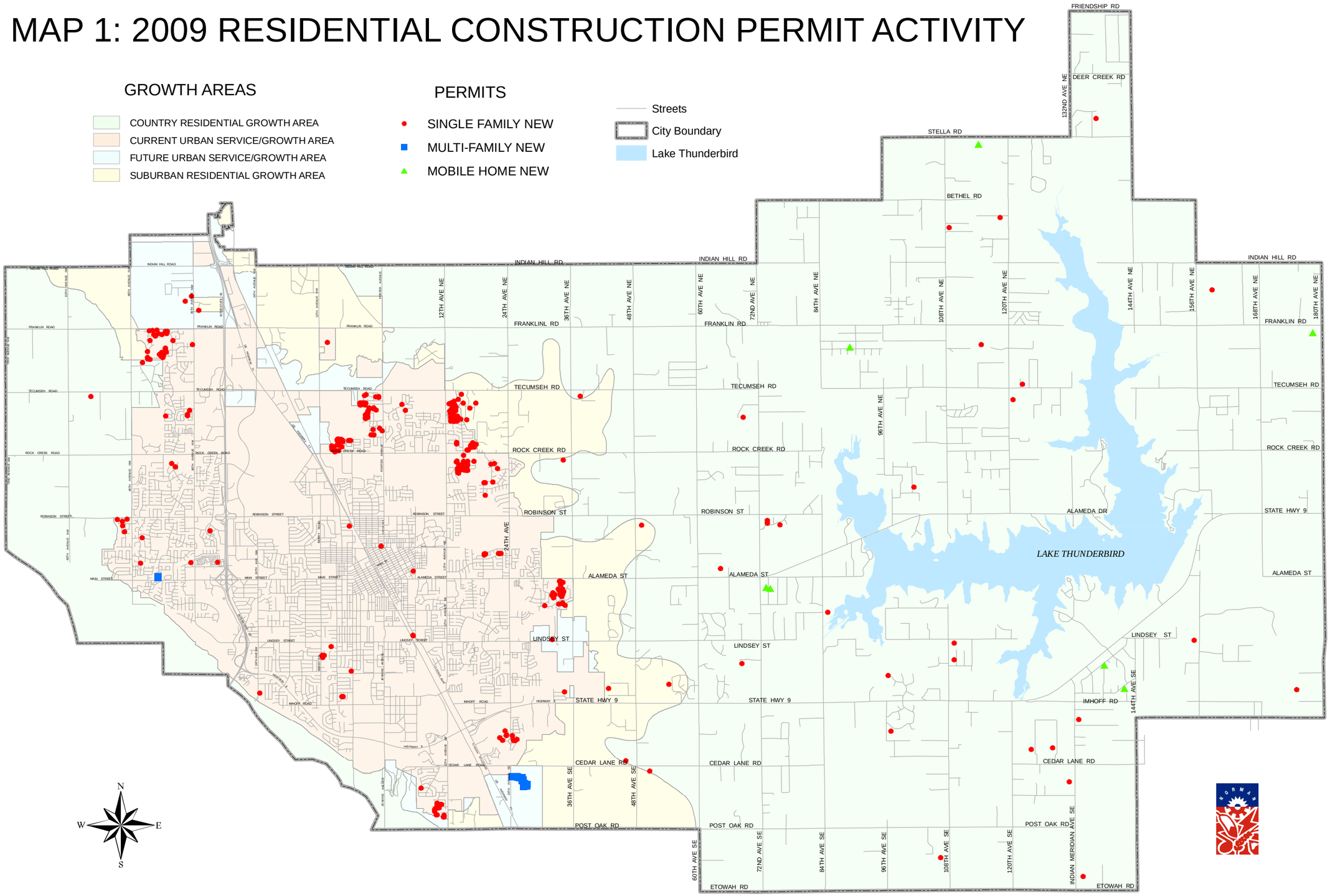
Table 5: Calendar Year New Residential Permits by Parcel Size and by Service/Growth Areas in the Most Recent Years

	< 2 ACRES	2 - 4.9 ACRES	5 - 9.9 ACRES	>= 10 ACRES	GRAND TOTAL
2009 CURRENT	**309**	**0**	**0**	**1**	**310**
2009 FUTURE	**1**	**0**	**0**	**1**	**2**
2009 SUBURBAN	**6**	**2**	**0**	**2**	**10**
2009 COUNTRY	**1**	**16**	**16**	**7**	**40**
2009 TOTAL	**317**	**18**	**16**	**11**	**362**
2008 CURRENT	503	2	0	1	506
2008 FUTURE	2	1	0	0	3
2008 SUBURBAN	7	6	1	2	16
2008 COUNTRY	1	18	12	20	51
2008 TOTAL	**513**	**27**	**13**	**23**	**576**
2007 CURRENT	373	4	7	1	385
2007 FUTURE	0	0	0	0	0
2007 SUBURBAN	9	6	1	1	17
2007 COUNTRY	5	15	12	5	37
2007 TOTAL	**387**	**25**	**20**	**7**	**439**
2006 CURRENT	607	6	2	3	618
2006 FUTURE	1	1	0	0	2
2006 SUBURBAN	3	6	1	2	12
2006 COUNTRY	2	26	16	19	63
2006 TOTAL	**613**	**39**	**19**	**24**	**695**
2005 CURRENT	637	11	3	10	661
2005 FUTURE	3	0	1	1	5
2005 SUBURBAN	14	7	2	1	24
2005 COUNTRY	3	42	19	24	88
2005 TOTAL	**657**	**60**	**25**	**36**	**778**
2004 TOTAL	**579**	**61**	**50**	**78**	**768**
2003 TOTAL	**631**	**44**	**13**	**24**	**712**
2002 TOTAL	**527**	**48**	**24**	**23**	**622**
2001 TOTAL	**474**	**34**	**14**	**10**	**532**
2000 TOTAL	**430**	**29**	**12**	**27**	**498**
1999 TOTAL	**551**	**81**	**29**	**36**	**697**
1998 TOTAL	**501**	**89**	**46**	**32**	**668**
1997 TOTAL	**451**	**40**	**57**	**35**	**583**
13 YEAR AVERAGE (TOTAL)	**526**	**48**	**27**	**30**	**631**

Table 6: Calendar Year Non-Residential New Construction Permits by Type

	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2009 PERMITS	**12**	**45**	**13**	**35**	**105**
2009 ESTIMATED SQ FT	**25,698**	**274,368**	**102,896**	**186,814**	**589,776**
2009 ESTIMATED VALUE	**$493,000**	**$52,576,847**	**$11,136,866**	**$6,951,300**	**$71,158,013**
2008 PERMITS	**26**	**21**	**43**	**51**	**141**
2008 ESTIMATED SQ FT	**412,977**	**48,109**	**148,959**	**404,307**	**1,014,352**
2008 ESTIMATED VALUE	**$4,698,348**	**$2,729,900**	**$15,825,408**	**$32,754,812**	**$56,008,468**
2007 PERMITS	10	32	19	75	**136**
2007 ESTIMATED SQ FT	69,433	491,966	114,598	1,143,166	**1,819,163**
2007 ESTIMATED VALUE	$1,658,995	$101,296,717	$6,318,650	$90,837,647	**$200,112,009**
2006 PERMITS	26	10	29	42	**107**
2006 ESTIMATED SQ FT	135,864	108,580	146,949	594,375	**985,768**
2006 ESTIMATED VALUE	$6,931,500	$12,247,048	$9,373,463	$27,228,001	**$55,780,012**
2005 PERMITS	19	13	21	16	**69**
2005 ESTIMATED SQ FT	272,236	50,225	97,643	84,495	**504,599**
2005 ESTIMATED VALUE	$11,434,092	$3,469,229	$8,229,046	$5,958,836	**$29,091,203**
2004 PERMITS	1	23	19	82	**125**
2004 ESTIMATED SQ FT	320	84,001	53,843	345,915	**484,079**
2004 ESTIMATED VALUE	$2,000	$5,477,596	$2,756,460	$13,146,375	**$21,382,431**
2003 PERMITS	32	15	15	11	**73**
2003 ESTIMATED SQ FT	178,186	159,786	85,212	84,374	**507,558**
2003 ESTIMATED VALUE	$3,913,837	$9,857,867	$7,281,438	$5,936,000	**$26,989,142**
2002 PERMITS	8	21	14	49	**92**
2002 ESTIMATED SQ FT	95,869	148,342	97,521	731,161	**1,072,893**
2002 ESTIMATED VALUE	$17,372,000	$14,618,774	$3,776,980	$42,653,793	**$78,421,547**
2001 PERMITS	13	11	11	20	**55**
2001 ESTIMATED SQ FT	111,989	114,056	95,579	523,424	**845048**
2001 ESTIMATED VALUE	$2,611,442	$7,712,399	$7,168,644	$26,346,950	**$43,839,435**
2000 PERMITS	3	10	16	19	**48**
2000 ESTIMATED SQ FT	11,381	89,069	82,745	141,659	**324,854**
2000 ESTIMATED VALUE	$431,190	$6,384,500	$4,892,600	$3,494,842	**$15,203,132**
1999 PERMITS	18	5	10	28	**61**
1999 ESTIMATED SQ FT	247,668	52,332	34,917	467,020	**801,937**
1999 ESTIMATED VALUE	$13,493,000	$4,109,900	$1,766,565	$20,597,819	**$39,967,284**
1998 PERMITS	20	6	23	27	**76**
1998 ESTIMATED SQ FT	117,443	141,896	63,236	290,637	**613,212**
1998 ESTIMATED VALUE	$2,051,000	$10,078,854	$1,918,975	$9,411,960	**$23,460,789**
12 YEAR AVG PERMITS	**15.7**	**17.7**	**19.4**	**37.9**	**90.7**
12 YEAR AVG SQ FT	**139,922**	**146,894**	**93,675**	**416,446**	**796,937**
12 YEAR AVG ESTIMATED VALUE	**$5,424,200**	**$19,213,303**	**$6,703,758**	**$23,776,528**	**$55,117,789**
ANNUAL NORMAN 2025 SQ FT PROJECTION	**84,691**	**N/A**	**94,350**	**195,136**	**N/A**

MAP 1: 2009 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY



MAP 1

MAP 2: 2007 - 2009 NEW NON-RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

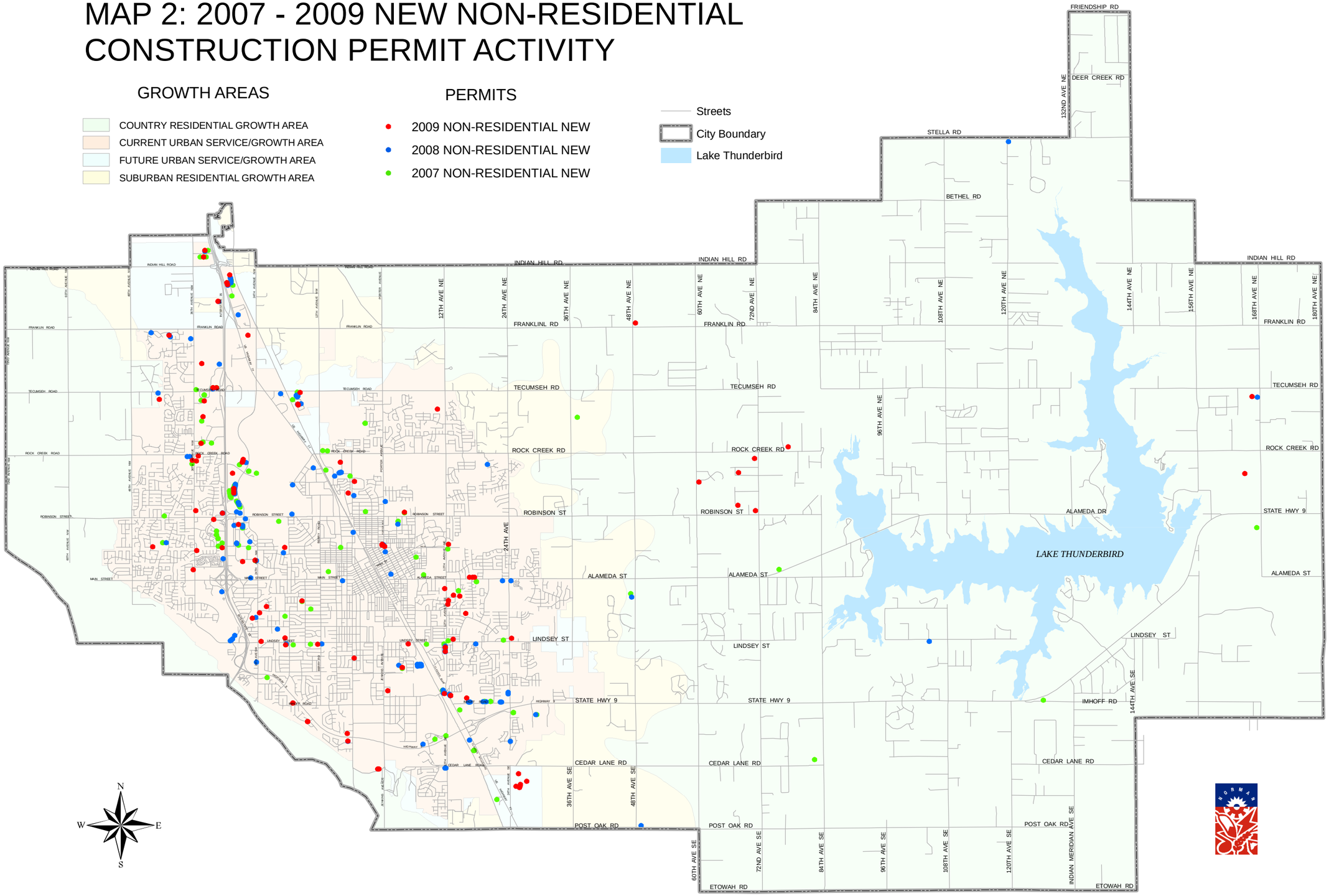
GROWTH AREAS

- COUNTRY RESIDENTIAL GROWTH AREA
- CURRENT URBAN SERVICE/GROWTH AREA
- FUTURE URBAN SERVICE/GROWTH AREA
- SUBURBAN RESIDENTIAL GROWTH AREA

PERMITS

- 2009 NON-RESIDENTIAL NEW
- 2008 NON-RESIDENTIAL NEW
- 2007 NON-RESIDENTIAL NEW

- Streets
- City Boundary
- Lake Thunderbird



MAP 2

MAP 3: 2007 - 2009 NON-RESIDENTIAL CONSTRUCTION ADDITION/ALTERATION PERMIT ACTIVITY

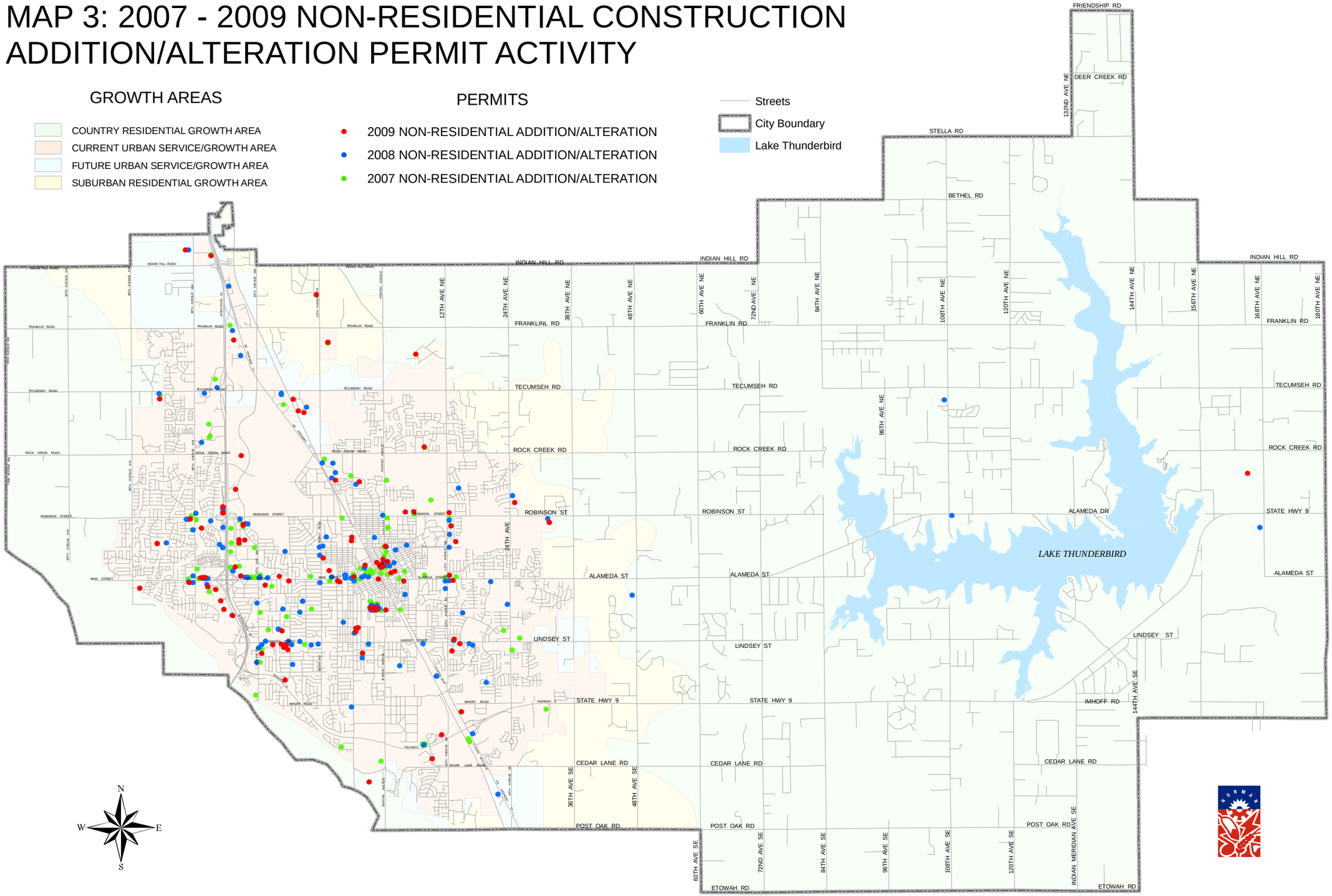
GROWTH AREAS

- COUNTRY RESIDENTIAL GROWTH AREA
- CURRENT URBAN SERVICE/GROWTH AREA
- FUTURE URBAN SERVICE/GROWTH AREA
- SUBURBAN RESIDENTIAL GROWTH AREA

PERMITS

- 2009 NON-RESIDENTIAL ADDITION/ALTERATION
- 2008 NON-RESIDENTIAL ADDITION/ALTERATION
- 2007 NON-RESIDENTIAL ADDITION/ALTERATION

- Streets
- City Boundary
- Lake Thunderbird



MAP 3

Table 7: Calendar Year 2009 Land-Use Plan Amendment Applications

ORDINANCE	APPLICANT	LOCATION	OLD USE	NEW USE	AREA	PC ACTION	CC ACTION
R-0809-63 LUP-0809-8	THE LINKS AT NORMAN	CEDAR LN & 24TH AVE SE	FUSA, LOW DENS RES	CUSA, MED DENS RES	153.53 AC	APP 1/08/09	APP 2/10/09
R-0809-76 LUP-0809-10	CLEVELAND HOSPITALITY LLC	700 COPPERFIELD DR	OFFICE	COMMERCIAL	0.06 AC	APP 1/08/09	APP 2/24/09
R-0809-116 LUP-0809-11	S&S FAMILY PROPERTIES LLC	ROCK CREEK RD & 36TH AVE NW	LOW DENS RES	MIXED USE	24.31 AC	DEN 3/12/09	APP 6/09/09
R-0809-117 LUP-0809-12	SASSAN MOGHADAM	LINDSEY ST & ED NOBLE PKWY	OFFICE, COMMERCIAL	COMMERCIAL, OFFICE	2.22 AC	DEN 3/12/09	APP 5/12/09
R-0809-49 LUP-0809-6	SHANNON O MOORE LLC	12TH AVE SE & STATE HWY 9	INDUSTRIAL	COMMERCIAL, MED DENS RES	44.03 AC	APP 7/09/09	DEN 8/25/09
R-0910-14 LUP-0910-1	NORMAN PROPERTIES LLC	MAIN ST & 48TH AVE SW	MED DENS RES	COMMERCIAL	1.06 AC	APP 7/09/09	APP 8/25/09
R-0910-30 LUP-0910-2	CLEVELAND CO & CCJA	FRANKLIN RD & HWY 77	INSTITU-TIONAL	COMMERCIAL	26.45 AC	APP 8/13/09	APP 10/27/09
R-0910-72 LUP-0910-3	J&J PROPERTIES LLC	FRANKLIN RD & 36TH AVE NW	FUSA, LOW DENS RES	CUSA, COMM, HIGH DENS RES	348.33 AC	APP 1/14/10	APP 3/23/10

CUSA = Current Urban Service/Growth Area
FUSA = Future Urban Service/Growth Area
SRA = Suburban Residential Growth Area
CRA = Country Residential Growth Area

Table 8: Calendar Year 2009 Zoning Amendment Applications

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 ORD	ACREAGE	PC ACTION	CC ACTION
O-0809-17	SHANNON O MOORE LLC	12TH AVE SE & STATE HWY 9	I-1	PUD	LUP 0809-6	25.15 AC	APP 7/09/09	N/A
O-0809-24	THE LINKS AT NORMAN	CEDAR LANE & 24TH AVE SE	A-2	PUD	LUP 0809-8	153.53 AC	APP 1/08/09	N/A
O-0809-31	CLEVELAND HOSPITALITY LLC	700 COPPERFIELD RD	CO	C-2	LUP 0809-10	0.06 AC	APP 1/08/09	APP 2/24/09
O-0809-38	SASSAN MOGHADAM	LINDSEY ST & ED NOBLE PKWY	RM-6	C-2, RM-6, SU	LUP 0809-12	7.30 AC	DEN 3/12/09	APP 5/12/09
O-0809-40	KHOURI & JAZZAR PROPERTIES LLC	500 ALAMEDA ST	PUD	CO	N/A	1.40 AC	APP 4/09/09	APP 5/26/09
O-0809-41	ADBAR LLC	1037 N UNIVERSITY BLVD	I-1	SU	N/A	0.55 AC	APP 4/09/09	APP 5/26/09
O-0910-1	NORMAN PROPERTIES LLC	MAIN ST & 48TH AVE SW	RM-2	C-1	LUP 0910-1	1.21 AC	APP 7/09/09	APP 8/25/09
O-0910-2	CLEVELAND CO & CCJA	FRANKLIN RD & HWY 77	I-1	C-2	LUP 0910-2	33.22 AC	APP 8/13/09	APP 10/27/09
O-0910-3	BETSY & DAYLE BISHOP	917 W BOYD	R-1	SU	N/A	0.38 AC	APP 8/13/09	APP 9/22/09
O-0910-14	J&J PROPERTIES LLC	FRANKLIN RD & 36TH AVE NW	A-2	PUD	LUP 0910-3	348.33 AC	APP 1/14/10	APP 3/23/10

Table 9: Calendar Year Preliminary Plats by Service/Growth Area

	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2009 PRELIMS	7	3	0	0	10
2009 ACRES	105.46	506.21	0.00	0.00	611.67
2009 LOTS	46	603	0	0	649
2008 PRELIMS	12	1	0	1	14
2008 ACRES	555.18	153.99	0.00	80.07	789.24
2008 LOTS	1425	9	0	3	1437
2007 PRELIMS	13	4	0	0	17
2007 ACRES	170.78	375.87	0.00	0.00	546.65
2007 LOTS	209	1123	0	0	1332
2006 PRELIMS (PARTIAL)	9 (3)	1 (3)	0 (4)	0 (2)	15
2006 ACRES	347.36	202.32	268.27	53.81	871.76
2006 LOTS	961	391	312	14	1678
2005 PRELIM PLATS	17	2	1	1	21
2005 ACRES	213.28	64.36	89.46	9.23	376.33
2005 LOTS	413	151	58	1	623
2004 PRELIM PLATS	12	1	0	2	15
2004 ACRES	352.40	59.21	0.00	175.63	587.24
2004 LOTS	762	143	0	71	976
2003 PRELIM PLATS	18	0	0	0	18
2003 ACRES	961.24	0.00	0.00	0.00	961.24
2003 LOTS	2369	0	0	0	2369
2002 PRELIM PLATS	0	0	3	6	9
2002 ACRES	0.00	0.00	133.18	233.36	366.54
2002 LOTS	0	0	25	20	45
2001 PRELIM PLATS	17	2	2	1	22
2001 ACRES	449.92	44.48	86.17	26.41	606.98
2001 LOTS	1081	20	6	2	1109
2000 PRELIM PLATS	11	0	0	2	13
2000 ACRES	187.91	0	0	40.72	228.63
2000 LOTS	544	0	0	19	563
10 YEAR AVERAGE # OF LOTS	**781.0**	**244.0**	**40.1**	**13.0**	**1078.1**
10 YEAR AVERAGE ACRES	**334.4**	**140.6**	**57.7**	**61.9**	**594.6**

Table 10: Calendar Year Approved Final Plats by Service/Growth Area

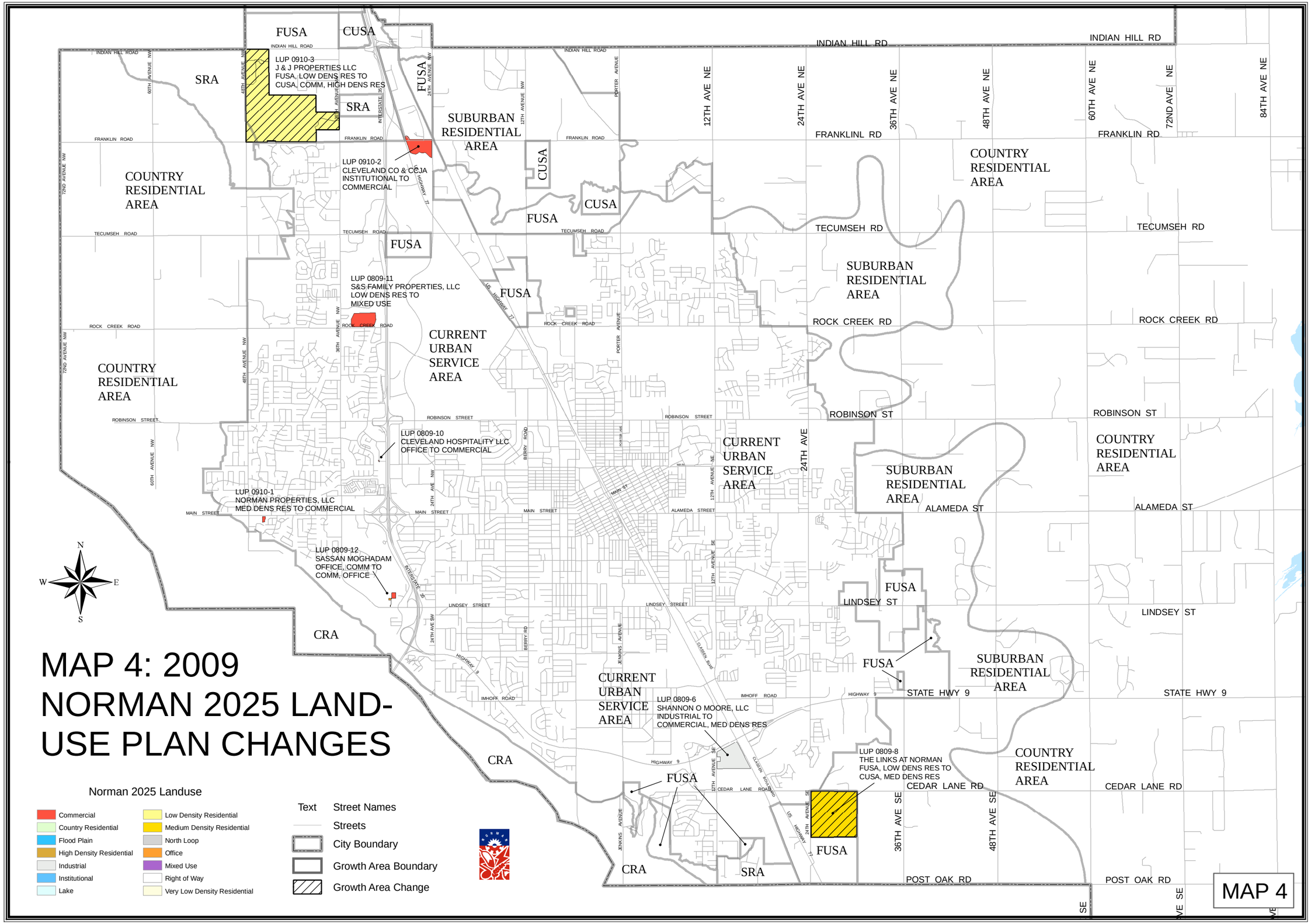
GROWTH AREA/ SERVICE AREA	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2009 # FINAL PLATS	20	2	0	1	23
2009 ACRES	304.57	157.88	0.00	25.62	488.08
2009 LOTS	441	12	0	1	454
2009 AVG SINGLE FAMILY LOT SIZE	0.39	N/A	N/A	N/A	0.40
2009 AVG OTHER LOT SIZE*	3.73	8.68	N/A	25.62	2.42
2008 # FINAL PLATS	22	0	1	1	24
2008 ACRES	237.86	0.00	157.66	83.54	479.06
2008 LOTS	331	0	83	38	452
2008 AVG SINGLE FAMILY LOT SIZE	0.27	N/A	0.82	2.20	3
2008 AVG OTHER LOT SIZE*	3.96	N/A	22.17	N/A	26.13
2007 # FINAL PLATS	25	2	0	0	27
2007 ACRES	367.46	13.05	0.00	0.00	380.51
2007 LOTS	699	20	0	0	719
2007 AVG SINGLE FAMILY LOT SIZE	0.41	0.17	0	0.00	0.41
2007 AVG OTHER LOT SIZE*	1.91	4.96	0	0	2.03
2006 # FINAL PLATS (Partial)	27 (4)	0 (2)	0 (2)	2 (2)	34
2006 ACRES	432.02	5.75	142.62	83.68	664.07
2006 LOTS	1031	4	74	23	1132
2006 AVG SINGLE FAMILY LOT SIZE	0.24	0.50	0.8	1.30	0.4
2006 AVG OTHER LOT SIZE*	2.61	4.25	22.6	5.89	2.67
2005 # FINAL PLATS	22	1	1	0	24
2005 ACRES	271.94	4.83	89.46	0.00	366.22
2005 LOTS	566	1	1	0	568
2005 AVG SINGLE FAMILY LOT SIZE	0.37	N/A	89.46	N/A	0.57
2005 AVG OTHER LOT SIZE*	0.74	4.83	N/A	N/A	0.79
2004 # FINAL PLATS	27	3	0	3	33
2004 ACRES	285.40	65.88	0.0	126.54	477.82
2004 LOTS	742	207	0	46	995
2004 AVG SINGLE FAMILY LOT SIZE	0.31	0.32	N/A	2.35	0.41
2004 AVG OTHER LOT SIZE*	1.43	0.38	N/A	20.63	1.60
2003 # FINAL PLATS	36	1	3	1	41
2003 ACRES	406.32	13.55	100.69	18.35	538.91
2003 LOTS	995	49	21	1	1066
2003 AVG SINGLE FAMILY LOT SIZE	0.27	3.62	4.00	N/A	0.34
2003 AVG OTHER LOT SIZE*	1.17	N/A	6.09	18.35	1.81
2002 # FINAL PLATS	30	1	0	1	32
2002 ACRES	214.74	4.76	0	34.45	253.95
2002 LOTS	505	2	0	15	522
2002 AVG SINGLE FAMILY LOT SIZE	0.29	N/A	N/A	2.30	1.29
2002 AVG OTHER LOT SIZE*	1.785	2.38	N/A	N/A	2.38
2001 # FINAL PLATS	23	4	0	2	29
2001 ACRES	230.96	66.98	0	72.14	370.08
2001 LOTS	623	120	0	33	776
2001 AVG SINGLE FAMILY LOT SIZE	0.25	0.47	N/A	1.48	0.34
2001 AVG OTHER LOT SIZE*	1.8	1.15	N/A	4.41	1.99
2000 # FINAL PLATS	19	0	1	0	23
2000 ACRES	266.57	0	21.26	0	287.83
2000 LOTS	337	0	2	0	339
2000 AVG SINGLE FAMILY LOT SIZE	0.31	N/A	N/A	N/A	N/A
2000 AVG OTHER LOT SIZE*	3.61	N/A	10.63	N/A	N/A
10 YEAR AVG # FINAL PLATS	25.3	1.5	0.7	1.1	29.0
10 YEAR AVG ACRES	301.8	33.3	51.2	44.4	430.7
10 YEAR AVG LOTS	627.0	41.5	18.1	15.7	702.3
10 YEAR AVG SF LOT SIZE	0.3	0.3	22.8	1.6	0.9
10 YEAR AVG OTHER LOT SIZE*	2.27	4.25	13.85	13.04	4.98

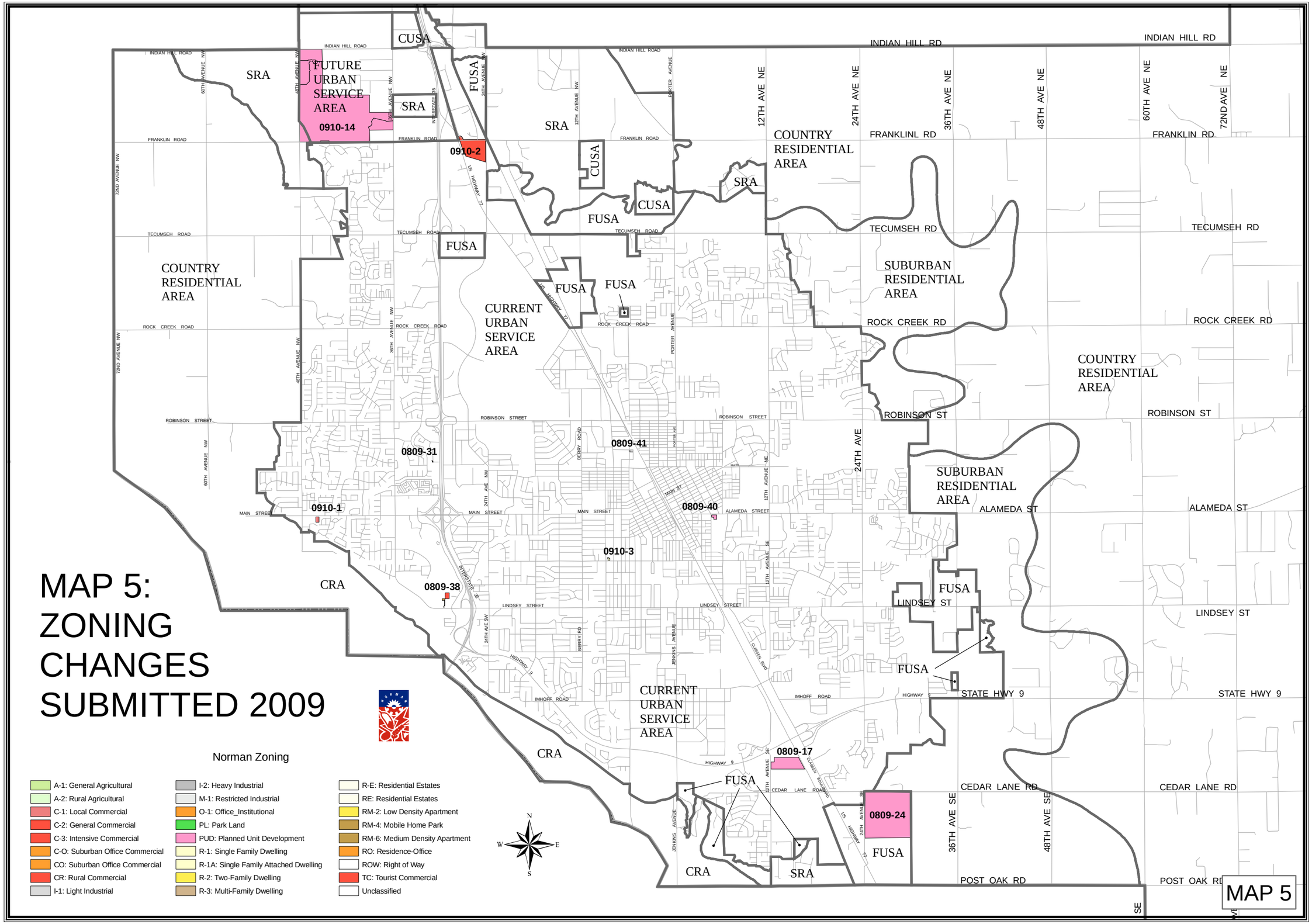
***Other includes all non-single family uses**

TABLE 10

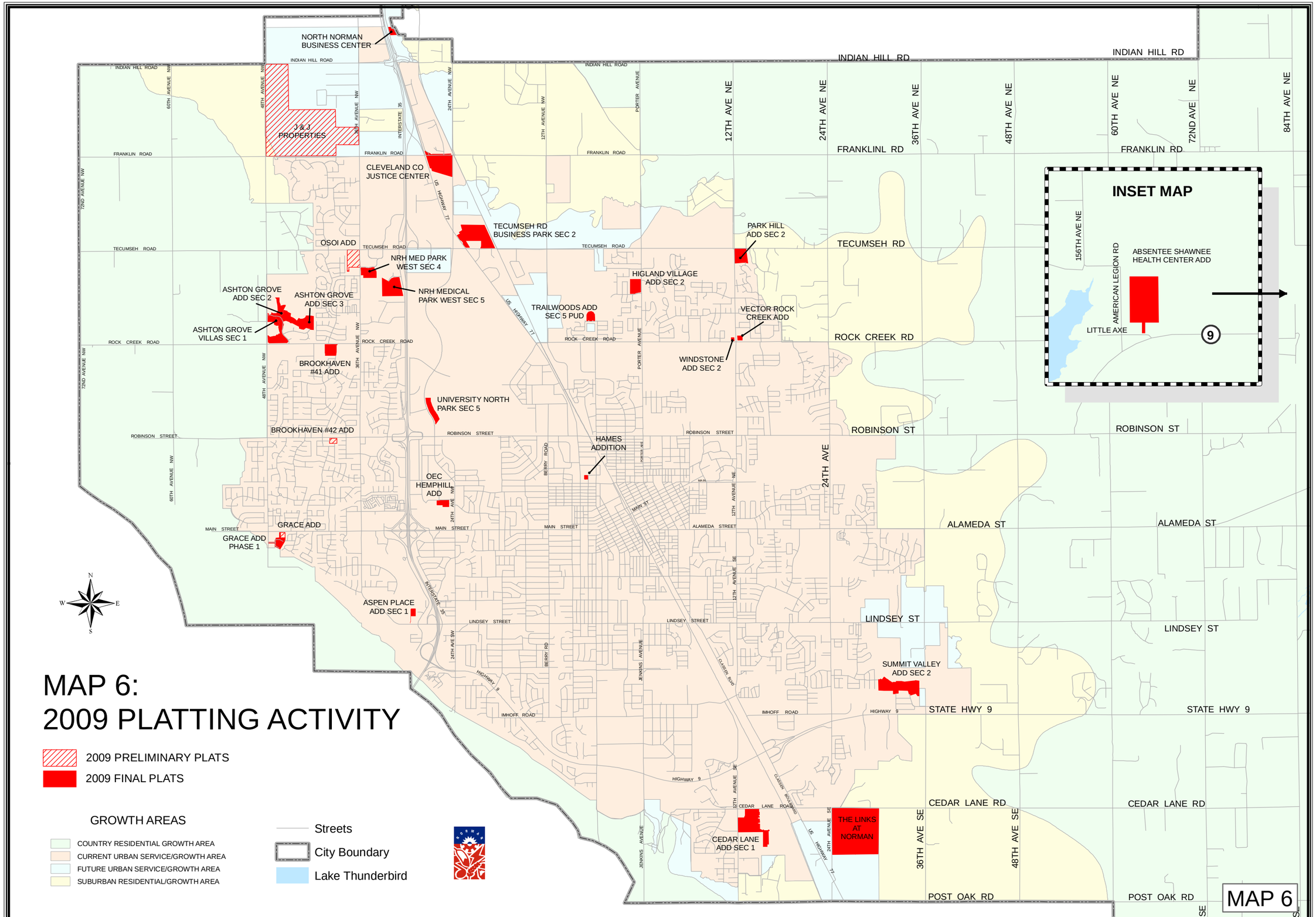
Table 11: Calendar Year Approved Norman Rural Certificates of Survey and Short Form Plats by Service/Growth Area

GROWTH AREA	CURRENT URBAN SERVICE/ GROWTH AREA	FUTURE URBAN SERVICE/ GROWTH AREA	SUBURBAN RESIDENTIAL GROWTH AREA	COUNTRY RESIDENTIAL GROWTH AREA	TOTAL
2009 # COS AND SFP'S	0	0	1	6	**7**
2009 ACRES	0.00	0.00	49.44	414.31	**463.76**
2009 LOTS	0	0	3	20	**23**
2009 AVG LOT SIZE	N/A	N/A	16.48	20.72	**20.16**
2008 # COS AND SFP'S	2	0	0	3	**5**
2008 ACRES	5.88	0.00	0.00	96.31	**102.18**
2008 LOTS	2	0	0	7	**9**
2008 AVG LOT SIZE	2.94	N/A	N/A	13.76	**11.35**
2007 # COS AND SFP'S	2	0	0	8	**10**
2007 ACRES	3.16	0.00	0.00	301.71	**304.87**
2007 LOTS	2	0	0	23	**25**
2007 AVG LOT SIZE	1.58	0.00	0.00	13.12	**12.19**
2006 # COS AND SFP'S	1	0	4	5	**10**
2006 ACRES	0.59	0.00	134.48	265.62	**400.69**
2006 LOTS	2	0	11	14	**27**
2006 AVG LOT SIZE	0.30	0.00	12.23	18.97	**14.84**
2005 # COS AND SFP'S	2	0	4	6	**12**
2005 ACRES	1.23	0.00	512.34	229.23	**742.80**
2005 LOTS	22	0	13	33	**68**
2005 AVG LOT SIZE	0.06	0.00	39.41	6.95	**10.92**
2004 # COS AND SFP'S	3	0	4	7	**14**
2004 ACRES	4.14	0.00	225.78	284.80	**514.72**
2004 LOTS	6	0	6	22	**34**
2004 AVG LOT SIZE	0.71	0.00	37.63	12.95	**15.14**
2003 # COS AND SFP'S	1	0	1	8	**10**
2003 ACRES	0.71	0.00	30.88	661.41	**693.01**
2003 LOTS	1	0	3	48	**52**
2003 AVG LOT SIZE	0.71	0.00	10.29	13.78	**13.33**
2002 # COS AND SFP'S	0	0	3	6	**9**
2002 ACRES	0.00	0.00	133.18	233.36	**366.54**
2002 LOTS	0	0	25	20	**45**
2002 AVG LOT SIZE	0.00	0.00	5.33	11.67	**8.15**
2001 # COS AND SFP'S	1	0	1	6	**8**
2001 ACRES	0.61	0.00	136.78	425.52	**562.91**
2001 LOTS	1	0	2	31	**34**
2001 AVG LOT SIZE	0.61	0.00	68.39	13.73	**16.56**
2000 # COS AND SFP'S	0	0	2	7	**9**
2000 ACRES	0.00	0.00	38.78	407.09	**445.87**
2000 LOTS	0	0	4	36	**40**
2000 AVG LOT SIZE	0.00	0.00	9.69	11.31	**11.15**
10 YEAR AVG # COS AND SFP'S	**1.2**	**0.0**	**2.0**	**6.2**	**9**
10 YEAR AVG ACRES	**1.6**	**0.0**	**126.2**	**331.9**	**459.7**
10 YEAR AVG LOTS	**3.6**	**0.0**	**6.7**	**25.4**	**35.7**
10 YEAR AVG LOT SIZE	**0.8**	**0.0**	**22.2**	**13.7**	**13.4**


MAP 4: 2009
NORMAN 2025 LAND-USE PLAN CHANGES
LUP 0910-3
J & J PROPERTIES LLC
FUSA, LOW DENS RES TO
CUSA, COMM, HIGH DENS RES
LUP 0910-2
CLEVELAND CO & CCJA
INSTITUTIONAL TO
COMMERCIAL
LUP 0809-11
S&S FAMILY PROPERTIES, LLC
LOW DENS RES TO
MIXED USE
LUP 0809-10
CLEVELAND HOSPITALITY LLC
OFFICE TO COMMERCIAL
LUP 0910-1
NORMAN PROPERTIES, LLC
MED DENS RES TO COMMERCIAL
LUP 0809-12
SASSAN MOGHADAM
OFFICE, COMM TO
COMM, OFFICE
LUP 0809-6
SHANNON O MOORE, LLC
INDUSTRIAL TO
COMMERCIAL, MED DENS RES
LUP 0809-8
THE LINKS AT NORMAN
FUSA, LOW DENS RES TO
CUSA, MED DENS RES
FUSA
CUSA
SRA
SUBURBAN RESIDENTIAL AREA
COUNTRY RESIDENTIAL AREA
CURRENT URBAN SERVICE AREA
CRA
INDIAN HILL RD
FRANKLINL RD
FRANKLIN RD
TECUMSEH RD
ROCK CREEK RD
ROBINSON ST
ALAMEDA ST
LINDSEY ST
STATE HWY 9
CEDAR LANE RD
POST OAK RD
12TH AVE NE
24TH AVE NE
36TH AVE NE
48TH AVE NE
60TH AVE NE
72ND AVE NE
84TH AVE NE
36TH AVE SE
48TH AVE SE
Norman 2025 Landuse
Commercial
Country Residential
Flood Plain
High Density Residential
Industrial
Institutional
Lake
Low Density Residential
Medium Density Residential
North Loop
Office
Mixed Use
Right of Way
Very Low Density Residential
Text Street Names
Streets
City Boundary
Growth Area Boundary
Growth Area Change
MAP 4

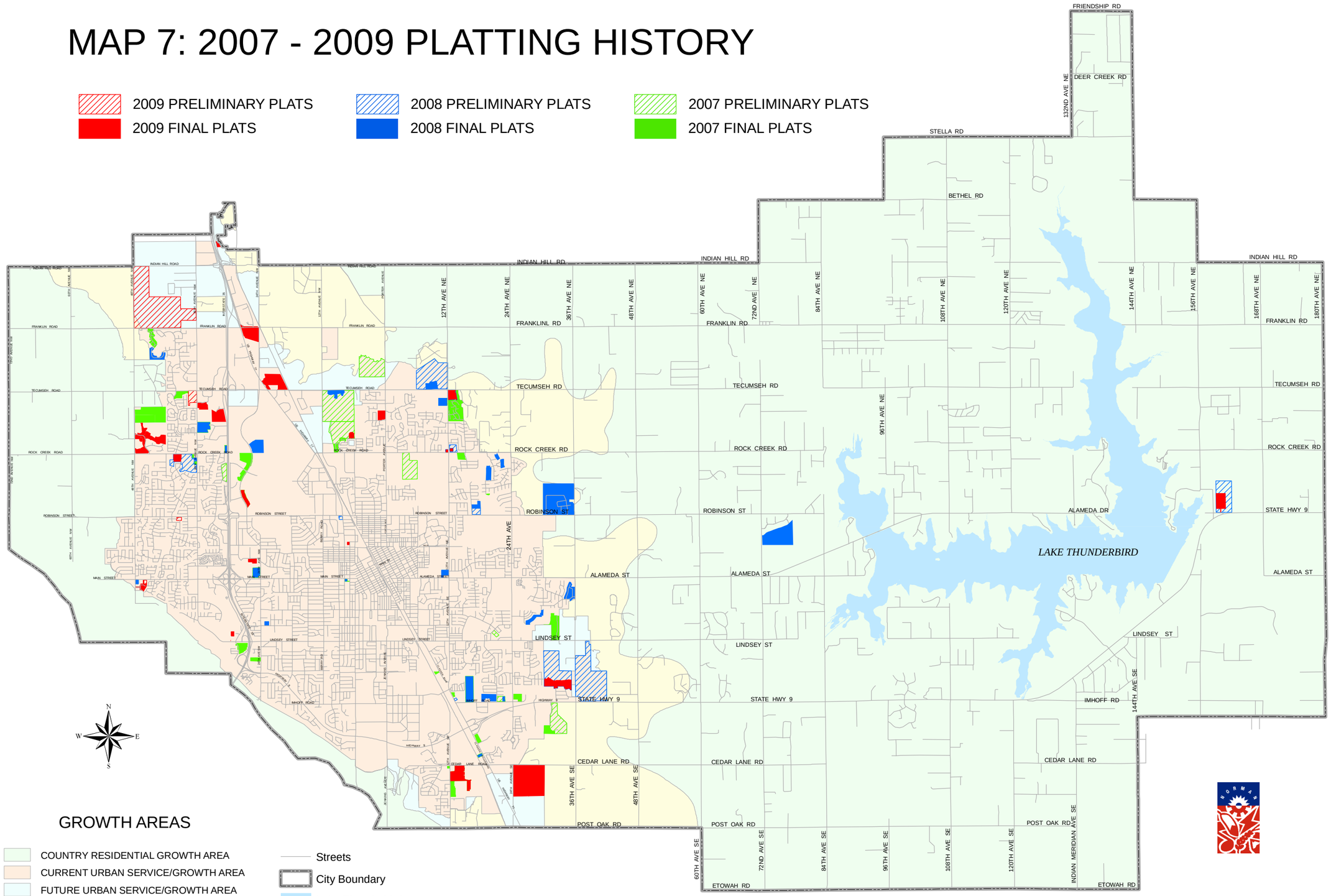

MAP 5:
ZONING
CHANGES
SUBMITTED 2009
Norman Zoning
A-1: General Agricultural
A-2: Rural Agricultural
C-1: Local Commercial
C-2: General Commercial
C-3: Intensive Commercial
C-O: Suburban Office Commercial
CO: Suburban Office Commercial
CR: Rural Commercial
I-1: Light Industrial
I-2: Heavy Industrial
M-1: Restricted Industrial
O-1: Office_Institutional
PL: Park Land
PUD: Planned Unit Development
R-1: Single Family Dwelling
R-1A: Single Family Attached Dwelling
R-2: Two-Family Dwelling
R-3: Multi-Family Dwelling
R-E: Residential Estates
RE: Residential Estates
RM-2: Low Density Apartment
RM-4: Mobile Home Park
RM-6: Medium Density Apartment
RO: Residence-Office
ROW: Right of Way
TC: Tourist Commercial
Unclassified
SRA
FUTURE URBAN SERVICE AREA
0910-14
CUSA
FUSA
0910-2
COUNTRY RESIDENTIAL AREA
CURRENT URBAN SERVICE AREA
SUBURBAN RESIDENTIAL AREA
0809-31
0809-41
0910-1
0809-40
0910-3
0809-38
CRA
0809-17
0809-24
INDIAN HILL RD
FRANKLIN RD
FRANKLINL RD
TECUMSEH RD
ROCK CREEK RD
ROBINSON ST
ALAMEDA ST
LINDSEY ST
STATE HWY 9
CEDAR LANE RD
POST OAK RD
12TH AVE NE
24TH AVE NE
36TH AVE NE
48TH AVE NE
60TH AVE NE
72ND AVE NE
24TH AVE
36TH AVE SE
48TH AVE SE
INTERSTATE 35
US HIGHWAY 77
PORTER AVENUE
BERRY ROAD
JENKINS AVENUE
CLASSEN BLVD
MAIN ST
IMHOFF ROAD
N
S
E
W

MAP 5


MAP 6:
2009 PLATTING ACTIVITY
2009 PRELIMINARY PLATS
2009 FINAL PLATS
GROWTH AREAS
COUNTRY RESIDENTIAL GROWTH AREA
CURRENT URBAN SERVICE/GROWTH AREA
FUTURE URBAN SERVICE/GROWTH AREA
SUBURBAN RESIDENTIAL/GROWTH AREA
Streets
City Boundary
Lake Thunderbird
NORTH NORMAN BUSINESS CENTER
J & J PROPERTIES
CLEVELAND CO JUSTICE CENTER
TECUMSEH RD BUSINESS PARK SEC 2
OSOI ADD
NRH MED PARK WEST SEC 4
NRH MEDICAL PARK WEST SEC 5
ASHTON GROVE ADD SEC 2
ASHTON GROVE ADD SEC 3
ASHTON GROVE VILLAS SEC 1
BROOKHAVEN #41 ADD
UNIVERSITY NORTH PARK SEC 5
BROOKHAVEN #42 ADD
HAMES ADDITION
OEC HEMPHILL ADD
GRACE ADD
GRACE ADD PHASE 1
ASPEN PLACE ADD SEC 1
TRAILWOODS ADD SEC 5 PUD
HIGLAND VILLAGE ADD SEC 2
PARK HILL ADD SEC 2
VECTOR ROCK CREEK ADD
WINDSTONE ADD SEC 2
SUMMIT VALLEY ADD SEC 2
CEDAR LANE ADD SEC 1
THE LINKS AT NORMAN
INSET MAP
ABSENTEE SHAWNEE HEALTH CENTER ADD
LITTLE AXE
9
INDIAN HILL RD
FRANKLIN RD
TECUMSEH RD
ROCK CREEK RD
ROBINSON ST
ALAMEDA ST
LINDSEY ST
STATE HWY 9
CEDAR LANE RD
POST OAK RD
12TH AVE NE
24TH AVE NE
36TH AVE NE
48TH AVE NE
60TH AVE NE
72ND AVE NE
84TH AVE NE
24TH AVE
36TH AVE SE
48TH AVE SE
INTERSTATE 35
US HIGHWAY 77
MAIN ST
BERRY RD
JENKINS AVENUE
CLASEN BLVD
IMHOFF ROAD
HIGHWAY 9
MAP 6

MAP 7: 2007 - 2009 PLATTING HISTORY

2009 PRELIMINARY PLATS
2009 FINAL PLATS
2008 PRELIMINARY PLATS
2008 FINAL PLATS
2007 PRELIMINARY PLATS
2007 FINAL PLATS



GROWTH AREAS

- COUNTRY RESIDENTIAL GROWTH AREA
- CURRENT URBAN SERVICE/GROWTH AREA
- FUTURE URBAN SERVICE/GROWTH AREA
- SUBURBAN RESIDENTIAL GROWTH AREA

- Streets
- City Boundary
- Lake Thunderbird

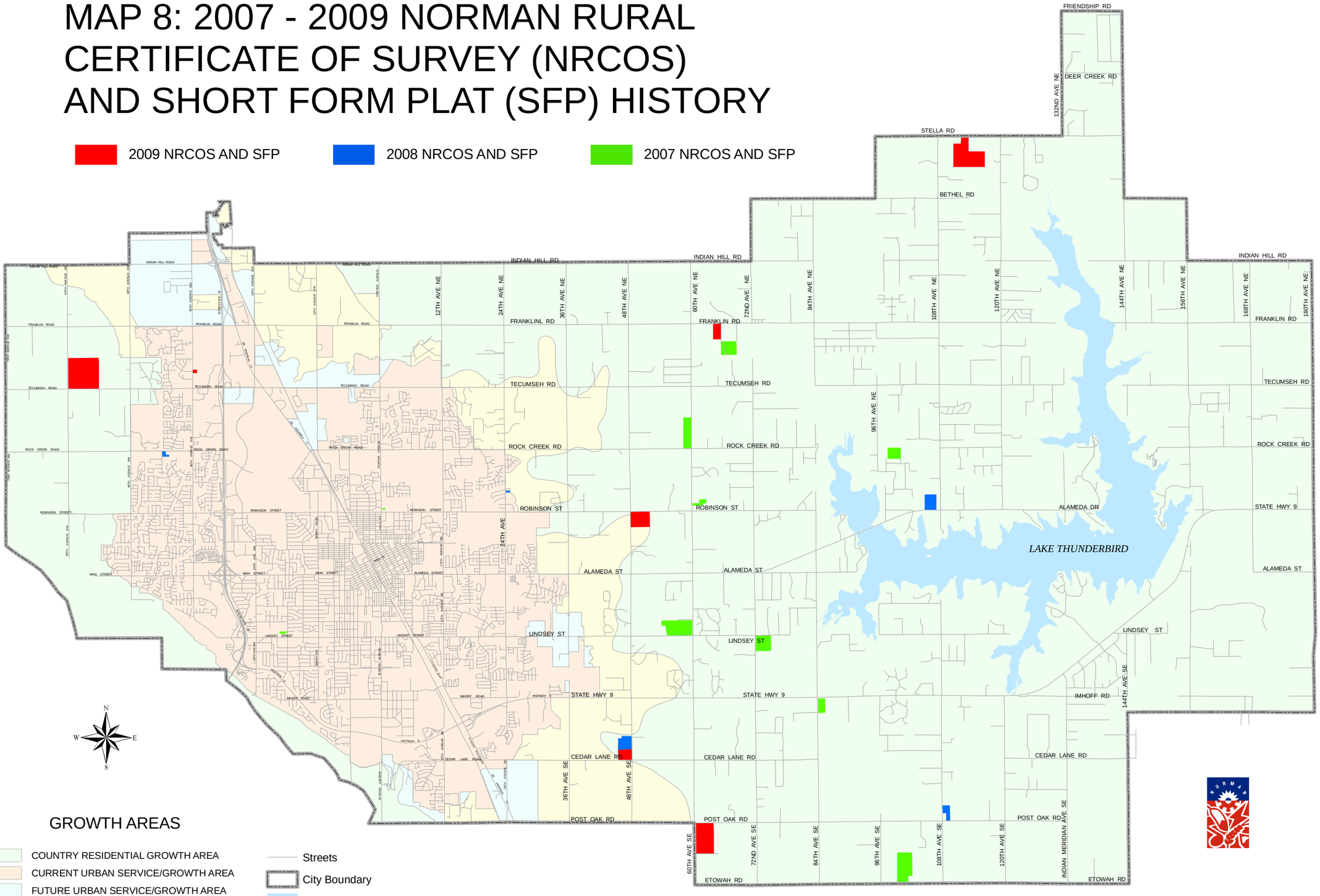
MAP 7

MAP 8: 2007 - 2009 NORMAN RURAL CERTIFICATE OF SURVEY (NRCOS) AND SHORT FORM PLAT (SFP) HISTORY

2009 NRCOS AND SFP

2008 NRCOS AND SFP

2007 NRCOS AND SFP



GROWTH AREAS

- COUNTRY RESIDENTIAL GROWTH AREA
- CURRENT URBAN SERVICE/GROWTH AREA
- FUTURE URBAN SERVICE/GROWTH AREA
- SUBURBAN RESIDENTIAL GROWTH AREA

- Streets
- City Boundary
- Lake Thunderbird

MAP 8