

ANNUAL 2011 STATUS REPORT ON NORMAN DEVELOPMENT AND THE NORMAN 2025 PLAN



CITY OF NORMAN
May 2012



Annual Status Report on Development and the Norman 2025 Plan For Calendar Year 2011

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BACKGROUND

Since the 1997 adoption of the *Norman 2020 Land Use and Transportation Plan* (*Norman 2020*), and its successor, the *Norman 2025 Land Use and Transportation Plan* (*Norman 2025*), adopted in 2004, the Planning and Community Development Department staff has produced an annual report on the status of development in the City of Norman. This year's report summarizes development activity for calendar year 2011. Staff provides this annual report to Planning Commission and City Council members to allow comparison of the pace of growth anticipated by the land use plans and their companion document *Norman 2025 Land Demand Analysis (Land Demand)* to the actual rate of development that has occurred in the community.

This report consists of four sections: Long Range Planning Activity; Construction Activity; Land Use Plan and Zoning Amendments; and Platting and Land Subdivision Activity. Each section begins with a brief narrative describing the maps and tables that follow. The maps and tables include statistical summaries of the amount, type, and location of development and construction in Norman for Calendar Year 2011. Several tables include information dating back five years. The remaining tables contain data spanning a decade of development. These tables put the current year's development into a temporal context and illustrate trends and changes that have occurred in recent years.

SECTION ONE: LONG-RANGE PLANNING ACTIVITY OUTDOOR LIGHTING ORDINANCE

On June 21, 2011, City Council adopted the *Commercial Outdoor Lighting* ordinance (O-1011-44), that contains lighting standards that would apply to all outdoor lighting for "commercial" uses, which include industrial, institutional, and multi-family uses, as well as all types of commercial categories. The adoption of this ordinance was the culmination of several years of work by the Planning Commission with City staff and members of the community to develop the ordinance that was adopted. Before going to the City Council as a whole, the Mayor appointed a City Council subcommittee to review the ordinance and to make recommendations.

The Outdoor Lighting Ordinance incorporates standards that define practical and effective measures by which the obtrusive aspects of commercial outdoor light usage can be minimized, while preserving safety, security, and the nighttime use and enjoyment of property. These measures are intended to reduce light spillover, minimize glare, and decrease resource waste. Unless otherwise provided, all new nonexempt outdoor lighting fixtures must be full cut-off fixtures mounted horizontally that prevent excessive light from going upward; outdoor luminous tube lighting does not require shielding and total output from lighting is limited with a maximum light level designated at the property line.

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WATER QUALITY PROTECTION ZONE

On June 28, 2011, City Council adopted a Water Quality Protection Zone (WQPZ) ordinance (O-1011-52) for the Lake Thunderbird watershed that was developed as a part of the implementation of the Storm Water Master Plan. The WQPZ for a stream system consists of a vegetated strip of land, preferably undisturbed and natural, extending along both sides of a stream and its adjacent wetlands, floodplains, or slopes. The width of the strip is adjusted to include contiguous sensitive areas such as steep slopes, where development or disturbance may adversely affect water quality, streams, wetlands, or other water bodies. The language in the ordinance was developed over a seven month period by City staff working with an appointed committee of citizens, the Storm Water Master Plan Task Force, which included environmentalists, developers, and interested citizens.

The required base width for all WQPZs is to be the greater of the following: 100 feet in width, measured from the top of the bank on either side of the stream; or the designated Stream Planning Corridor as delineated on Exhibit 4-4 to the Storm Water Master Plan or as indicated by the Applicant's independent engineering analysis; or the FEMA Floodplain. An alternative width equal to 25 feet in width, measured from the top of the bank, on either side of the stream when a reduction in nitrogen of at least 75% and a reduction in phosphorus of at least 58% is achieved through the use of an engineered process that is certified by a licensed Professional Engineer. Additional standards are incorporated that define circumstances that would require additional buffer width, define water pollution hazards, and restrictions on activity in the zone including a prohibition of clearing, grading, and construction that disturbs vegetation and a prohibition on any permanent structures or portions of septic systems, except for structural controls or other enhancing design features that will further the objectives of the ordinance.

The ordinance does include an appeal process if an applicant desires to appeal a decision of the Public Works Director or his or her designee. Documentation supporting said appeal will be forwarded to the City Clerk to place on the agenda of a City Council meeting.

The ordinance is not retroactive, but all development in the Lake Thunderbird watershed subsequent to the effective date of the ordinance must comply with the standards designed to protect water quality.

OLD SILK STOCKING AND FIRST COURTHOUSE NEIGHBORHOOD PLANS

On June 14, 2011, City Council adopted two core area neighborhood plans into the *Norman 2025 Land Use and Transportation Plan* by resolutions (R-1011-116 and R-1011-117). The Old Silk Stocking and First Courthouse Neighborhood Plans were created through a participatory planning process that directly addressed such issues as land use compatibility, parking, circulation, and neighborhood improvements. Initial work on the plans began with neighborhood meetings in 2007 and 2008, followed by field surveys conducted in 2009. Completion of the plans was delayed by the City

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Council's 2008 decision to undertake the *Porter Avenue Corridor Study*. Though the Porter planning effort delayed the neighborhood plans completion, many issues the neighborhood had grappled with for years were the result of land use conflicts along Porter Avenue and near Norman Regional Hospital. The adoption of the *Porter Avenue Corridor Plan* in 2010 and the Porter Corridor Zoning Overlay District addressed the land use conflicts and should have a positive effect on these two neighborhoods.

The plans did not modify any underlying land use adopted by the Norman 2025 Plan. The neighborhood plans were developed as policy documents that are intended to help protect the neighborhoods' assets and effectively reverse negative trends in the area.

The organizing principle in both the Old Silk Stocking and First Courthouse Neighborhood Plans was to strengthen what we have. This principle was articulated by six long-term goals and a variety of specific objectives. Some of the objectives will be implemented by neighborhood residents themselves; some by City staff, and some by a partnership of City staff working alongside neighborhood residents.

Adoption of the *Old Silk Stocking and First Courthouse Neighborhood Plans* supports two key goals and a number of policy recommendations that were included in the *Norman 2025 Land Use and Transportation Plan*:

Goal 3: Housing and Neighborhoods

Encourage and support diversified housing types and densities in order to serve different income levels, family structures and ownership.

Goal 7: Core Area Stability and Enhancement

Continue efforts to promote the enhancement and stability of the core area.

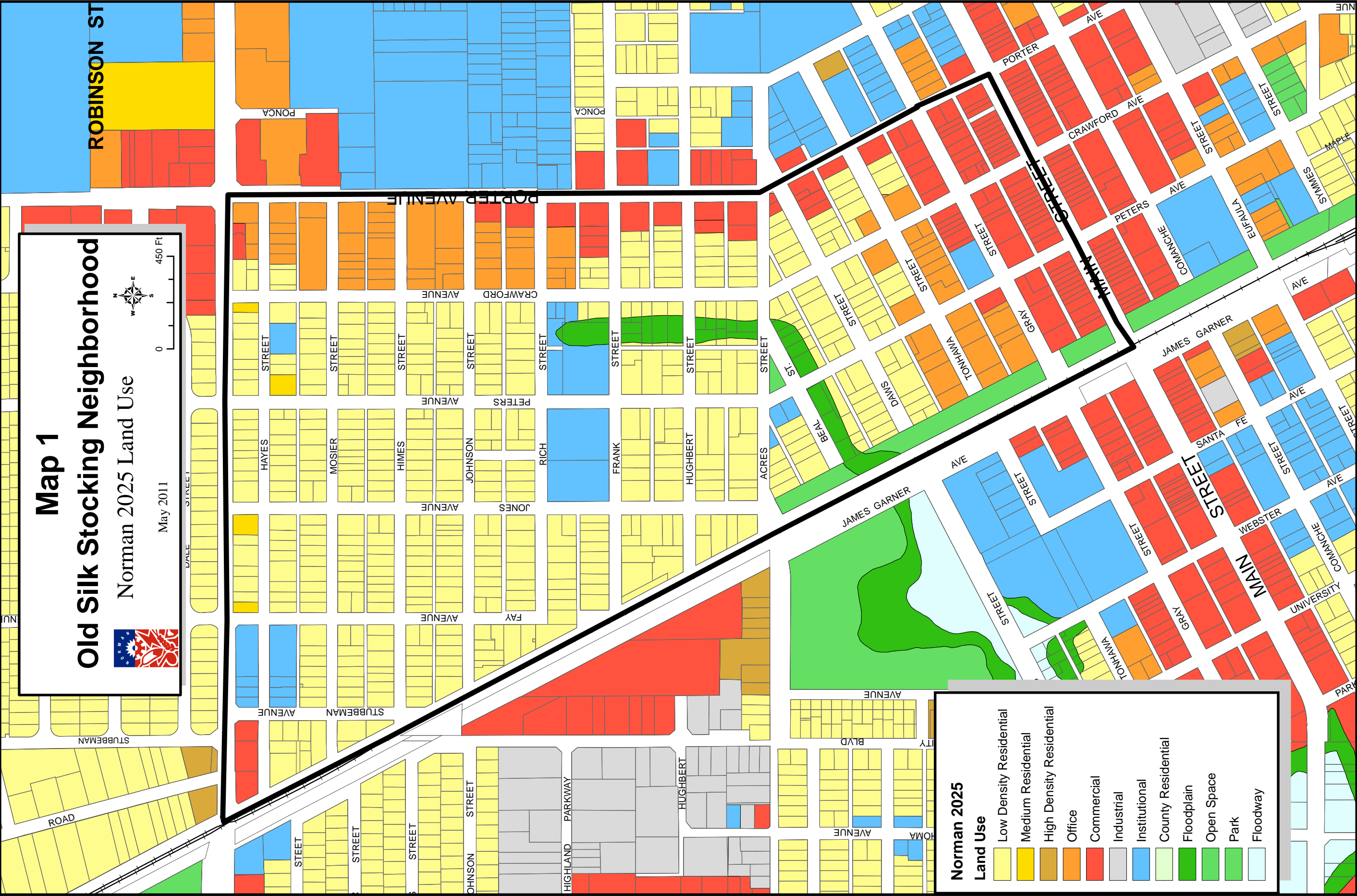
Adoption of the *Old Silk Stocking and First Courthouse Neighborhood Plans* also resulted in the adoption of six goals in each neighborhood that establish a plan for the future.

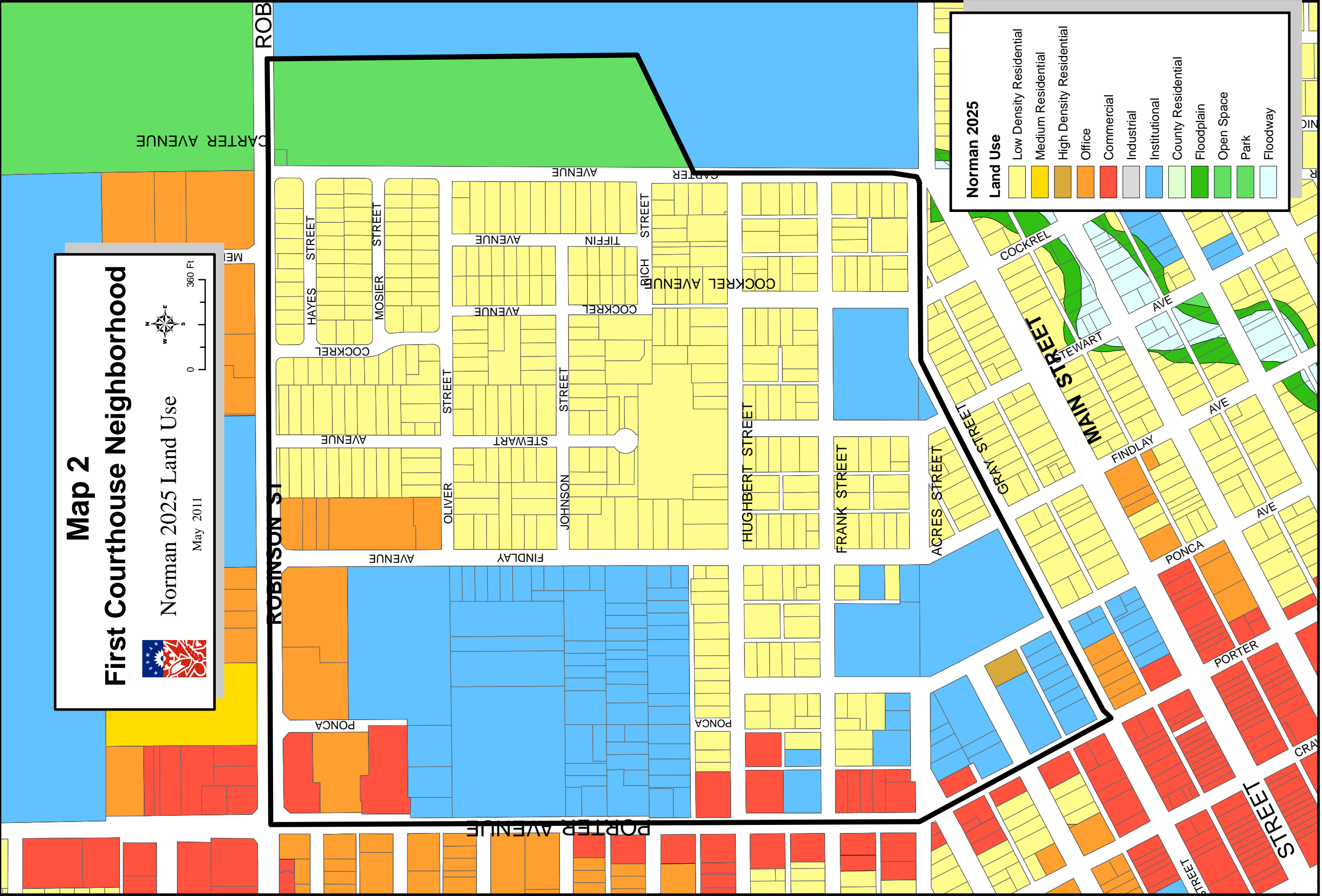
- ☐ **Map 1** depicts the boundaries of the Old Silk Stocking Neighborhood
- ☐ **Map 2** depicts the boundaries of the First Courthouse Neighborhood

GREENBELT COMMISSION AND PREDEVELOPMENT MEETINGS

The Greenbelt Commission's duties include reviewing all applications for a Land Use Plan amendment, a Norman Rural Certificate of Survey or preliminary platting of land in the City, and issuing a Greenbelt Enhancement Statement that articulates how the goals and objectives of Norman's Greenbelt System plan are met by the proposed development. In 2011, twenty-five applications were reviewed.

As a part of the development process, the City requires that a Pre-Development Information Meeting be held with nearby property owners so that the developer will have the opportunity to share the proposed development concept, answer questions, and





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discuss any concerns that affected property owners may have. It is expected that, to the maximum extent possible, these concerns can be addressed and solutions incorporated into the formal application when filed. Pre-Development Information Meetings are required prior to submission to the City of a formal application for a NORMAN 2025 Land Use Plan Amendment, rezoning any parcel larger than 40 acres, any Special Use, any Preliminary Plat or a Norman Rural Certificate of Survey greater than 40 acres, and any new Commercial Communication Tower. In 2011 thirty-five applications were discussed in Pre-Development Information Meetings.

SECTION TWO: CONSTRUCTION ACTIVITY

Since the 2004 adoption of the *Norman 2025 Plan*, Norman's pace of multi-family residential construction has consistently surpassed assumptions made in the plan and *Land Demand* documents with the exception of 2011 when the only multi-family permits issued were for four duplex units. Although no multi-family permits were issued in 2011, a large number of apartment units were being processed and will result in permits being issued in early 2012. Except for 2010, since 2007 the total number of all residential units permitted did not exceed the *Land Demand* predictions. Single-family construction in 2011 increased by nine million dollars in valuation and the total number of housing units built increased by twenty from 2010. Permitted single-family units in 2011 totaled 73% of the *Land Demand* projections and total new residential units were 59% of the projections. In the previous two years, the drop in single-family units was offset by the number of multi-family residential units permitted during the same period. Though 2011 residential projects permitted dropped 33% from the 5-year average, the overall residential value increased 18% from the previous year.

Non-residential construction continues to be a positive in Norman's development environment. Non-residential construction in 2011 represented the highest valuation of projects permitted in the last four years at \$117.4 million, only \$3.1 million less than the 5-year average.

The continued strength of non-residential construction, and the improving single-family construction environment, resulted in a total permitted construction value of \$197.5 million in 2011. This figure is the second highest dollar value of the past five years; lower only than 2007 before the economy took a down turn.

The remainder of this section consists of descriptive summaries of the maps and tables related to construction activity. The section contains six tables and 3 maps that create a clear picture of development in Norman over the last five years. Most of the analytical assessments reference *Norman 2025*, which is the most recent plan and includes the most current statistical summaries and estimates.

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Section One: Tables and Maps

Table 1: All Types of Construction

This table reflects the aggregate numbers for all types of construction between 2007 and 2011, the five-year total, and the average for those five years. The value of all residential construction activity for 2011 increased \$30.6 million dollars from 2010 levels. This increase is led by non-residential construction, with single family housing construction improving, and multi-family construction dropping significantly.

Tables 2- 5: Residential Construction

These tables reflect residential construction for the last five years. Consistent with national trends, during the years 2007-2010 the rate of single-family residential construction decreased significantly from the previous three years; but construction increased in 2011. The tables indicate the following:

- ❑ **Table 2** depicts new residential construction by type for 2007-2011, the five year average, the volume of new residential construction predicted by the *Land Demand* for 2011, and the *Land Demand's* 5-year average. The city's 368 new units permitted during 2011 falls below the 2011 prediction of 622 new units. The 356 new single-family units is lower than the 485 units projected in the *Land Demand* by 129 units, the 4 new multi-family units permitted in 2011 is lower than the 137 projected by 133 units, and significantly lower than 2010. Although no multi-family permits were issued in 2011, a large number of apartment units were being processed and will result in permits being issued in early 2012.
- ❑ **Table 3** and **Map 3** reflect the location of new residential units by Service Growth Area. The 5% in the Suburban and 11% in the Country Residential Growth Areas are higher than in the previous four years, and the Future Urban Service/Growth Area is a little higher as well. However, the Current Urban Service/Growth Area is the lowest in the last five years. The five-year averages of the two remains consistent within the range of growth projected in both the *Norman 2020 and 2025 Plans*.
- ❑ **Table 4** reflects new residential units permitted in 2011 by Ward boundaries. This information is the basis for calculations that are ultimately used for consideration by the City's Reapportionment Commission.
- ❑ **Table 5** reflects a grouping of parcel sizes within each growth area where the new residential units were permitted.

Table 6: Non-Residential Construction

This table breaks the majority of the non-residential construction permitting activity into four categories: Industrial, Institutional, Office and Retail. The aggregate numbers for 2011 are up from 2010, with total new dollar valuation of \$67,896,898 as estimated from permit applications. This dollar value is higher than in two of the four previous years and is lower than the value of new construction cited in Table 1. The dollar value is lower because Table 1 includes several foundation-only permits that cannot be categorized until finish-out permits are applied for. The average valuation for the years 2007-2011 is \$87,347,405.

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- ☐ **Map 4** depicts new non-residential construction permit activity throughout Norman between 2007-2011.
- ☐ **Map 5** depicts non-residential construction addition/alteration permit activity in Norman between 2007-2011.

**Table 1: Calendar Year Dollar Value* of 2011 Construction
and Four Previous Years**

Year	2007	2008	2009	2010	2011	TOTAL	5 YEAR AVG
New Single Family	\$73.6	\$90.3	\$57.4	\$57.7	\$66.9	\$345.9	\$69.2
New Mobile Homes	\$0.5	\$0.2	\$0.5	\$0.2	\$0.3	\$1.7	\$0.3
New Duplexes	\$0.0	\$0.8	\$0.3	\$0.3	\$0.3	\$1.6	\$0.3
New Multi-Family	\$6.7	\$1.3	\$5.9	\$18.4	\$0.0	\$32.3	\$6.5
Additions/ Alterations to Residential All	\$11.6	\$11.6	\$10.6	\$16.3	\$12.5	\$62.6	\$12.5
Subtotal Residential	\$92.4	\$104.1	\$74.6	\$92.9	\$80.1	\$444.0	\$88.8
New Non-Residential	\$200.1	\$56.0	\$76.1	\$43.9	\$64.3	\$440.4	\$88.1
Additions/ Alterations to Non-Residential	\$21.5	\$16.9	\$40.9	\$29.8	\$53.1	\$162.2	\$32.4
Subtotal Non-Residential	\$221.7	\$73.0	\$117.0	\$73.7	\$117.4	\$602.6	\$120.5
Total All Construction	\$314.0	\$177.0	\$191.5	\$166.6	\$197.5	\$1,046.7	\$209.3

**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
2011 PREDICTED*	485	(INCLUDED IN SINGLE FAMILY)	19	118	622
2011	356	8	4	0	368
2010	336	6	2	444(41)	788
2009	339	7	2	168 (14)	516
2008	564	6	2	18 (4)	590
2007	419	9	0	68 (11)	496
5 YEAR AVERAGE	403	7	2	140(14)	552

**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
2011	304 (83%)	4 (1%)	20 (5%)	40 (11%)	368
2010	747 (95%)	1 (<1%)	8 (1%)	32 (4%)	788
2009	464 (90%)	2 (<1%)	10 (2%)	40 (8%)	516
2008	520 (88%)	3 (<1%)	16 (3%)	51 (9%)	496
2007	442 (89%)	0 (0%)	17 (3%)	37 (7%)	552
5 YEAR AVERAGE	495 (89%)	2 (0%)	14 (3%)	40 (8%)	544
NORMAN 2025 22 YEAR AVERAGE % OF GROWTH EXPECTED	85-90%		10-15%		100%

Table 4: Calendar Year 2011 New Residential Units by Ward

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI- FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
Ward 1	34	0	0	0	34
Ward 2	0	0	0	0	0
Ward 3	12	0	0	0	12
Ward 4	13	0	4	0	17
Ward 5	38	8	0	0	46
Ward 6	183	0	0	0	183
Ward 7	36	0	0	0	36
Ward 8	40	0	0	0	40
2011 TOTAL	356	8	4	0	368

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
2011 CURRENT	302	0	0	0	302
2011 FUTURE	3	1	0	0	4
2011 SUBURBAN	10	6	1	3	20
2011 COUNTRY	3	12	12	13	40
2011 TOTAL	318	19	13	16	366
2010 CURRENT	303	2	0	2	307
2010 FUTURE	1	0	0	0	1
2010 SUBURBAN	4	2	0	2	8
2010 COUNTRY	4	10	7	10	31
2010 TOTAL	312	14	7	14	347
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
5 YEAR AVERAGE (TOTAL)	369	21	14	14	418

MAP 3: 2011 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

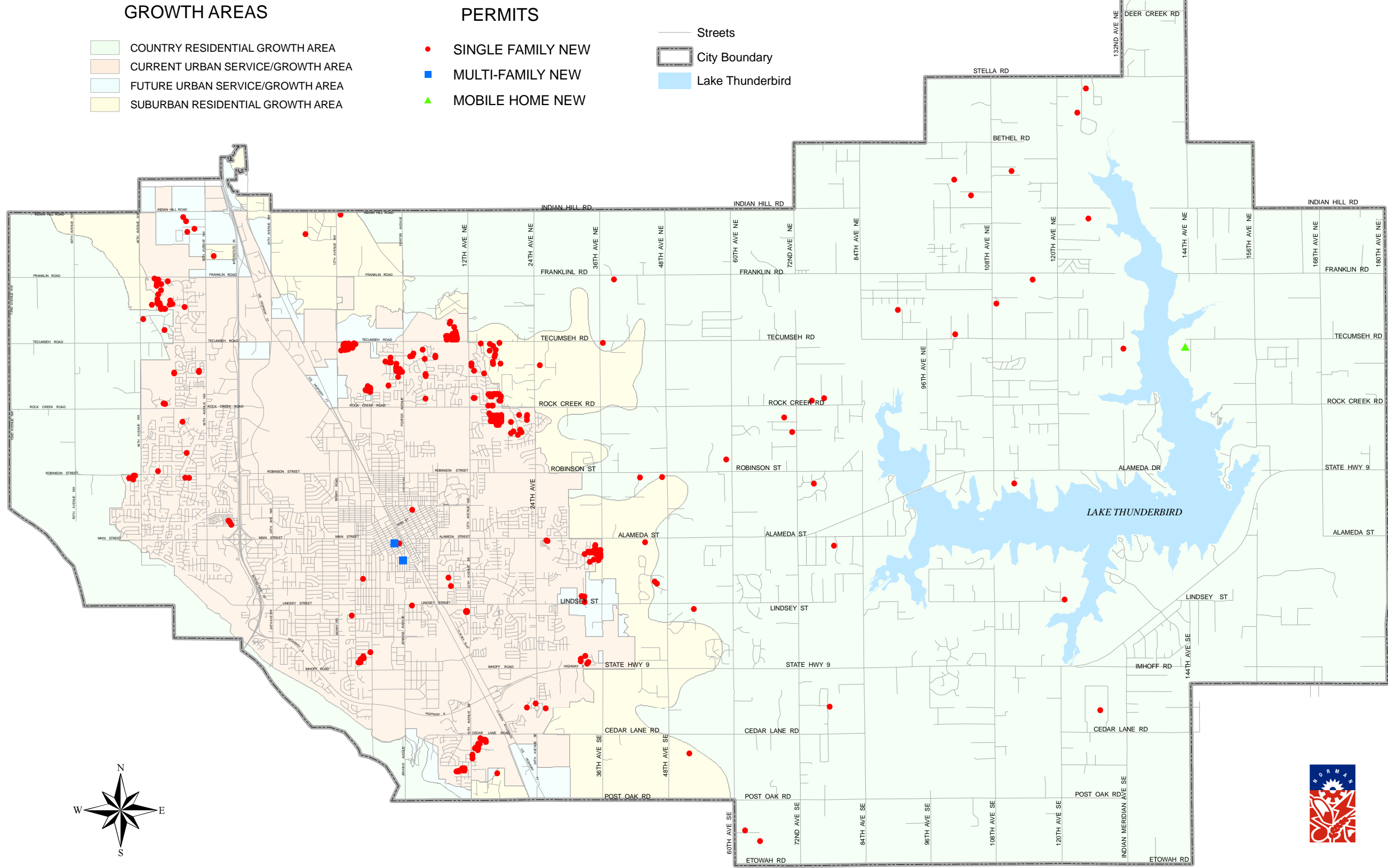
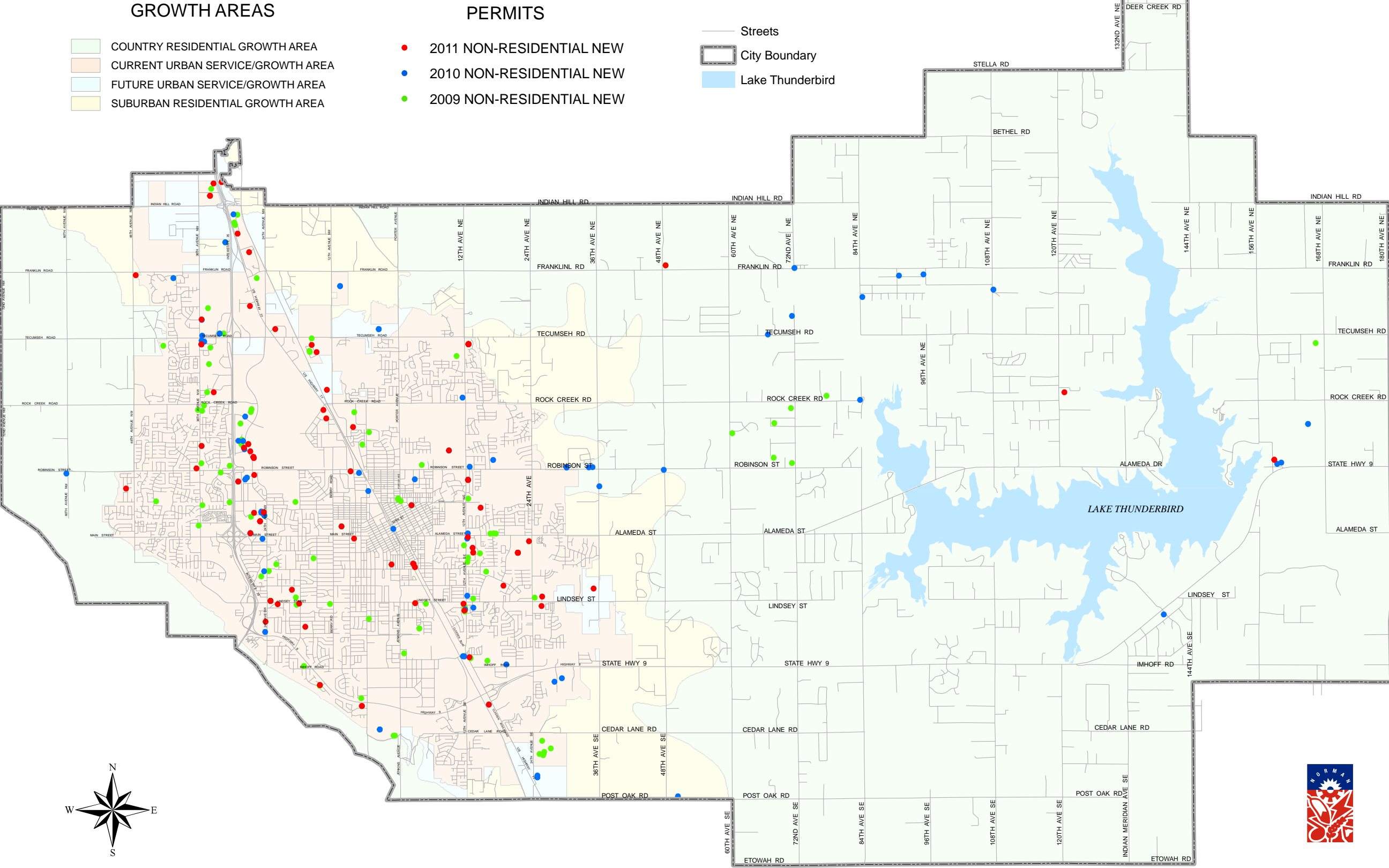


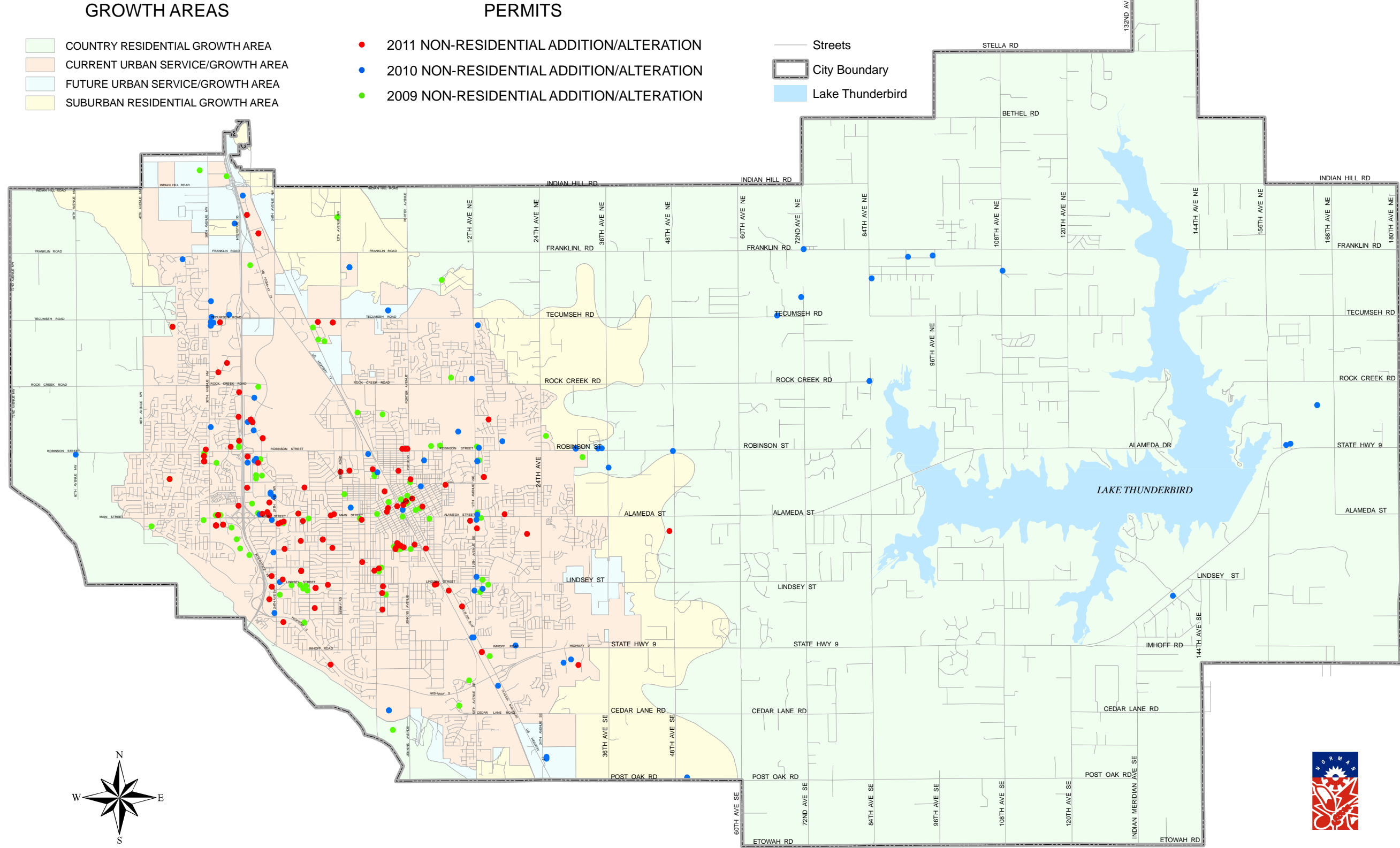
Table 6: Calendar Year Non-Residential New Construction Permits by Type

	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2011 PERMITS	7	21	25	37	90
2011 ESTIMATED SQ FT	12,275	280,990	106,334	241,272	640,871
2011 ESTIMATED VALUE	\$493,170	\$41,381,854	\$4,130,224	\$21,891,650	\$67,896,898
2010 PERMITS	5	27	21	29	82
2010 ESTIMATED SQ FT	22,325	230,703	32,788	159,419	445,235
2010 ESTIMATED VALUE	\$1,725,000	\$28,726,322	\$1,769,656	\$9,340,660	\$41,561,638
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
5 YEAR AVG PERMITS	14.8	29.2	24.2	45.4	110.8
5 YEAR AVG SQ FT	162,285	265,227	101,115	426,996	901,879
5 YEAR AVG ESTIMATED VALUE	\$8,326,200	\$45,342,328	\$7,836,161	\$32,355,214	\$87,347,405
ANNUAL NORMAN 2025 SQ FT PROJECTION	84,691	N/A	94,350	195,136	N/A

MAP 4: 2009 - 2011 NEW NON-RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY



MAP 5: 2009 - 2011 NON-RESIDENTIAL CONSTRUCTION ADDITION/ALTERATION PERMIT ACTIVITY



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SECTION THREE: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed eleven applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2011. This was an increase of two from 2010 in the total number of applications with 400 acres involved, about 200 acres less than in 2010, but closer to the average per year of around 350 acres. The sizable increase in acreage in 2010 was due to conversions of large sections of Future Urban Service Areas into Current Urban Service Areas that were made possible by voter-approved sewer improvements, including the connection of northwest Norman to the renovated Lift Station D.

The City of Norman acted on 19 applications for rezoning during Calendar Year 2011, the same number as in 2010. Two of these applications involved the rezoning of 63.79 acres previously zoned for I-1 Light Industrial land. Both sites were rezoned for commercial use. The balance of rezoning applications involved the conversion of agricultural land to residential or commercial use, three of which included Special Use Permits; requests for Special Use Permits in residential and commercial districts; one rezoning from residential to commercial; and rezoning from residential and/or commercial land use to PUDs.

Section two: Tables and Maps

Tables 7-8

- ❑ **Table 7 and Map 6** identify each of the applications for *Norman 2025 Land Use and Transportation Plan* amendments approved during Calendar Year 2011. For each of the eleven applications processed, the table summarizes the applicant's name, property location, original *2025 Plan* designation, change(s) requested, acreage involved, and action taken by the Planning Commission and City Council.
- ❑ **Table 8 and Map 7** identify all of the zoning changes that were approved by the Planning process during Calendar Year 2011. For each of the 19 applications processed, the table summarizes the applicant's name, property location, original zoning and zoning being sought, acreage involved, and action taken by the Planning Commission and the City Council.

Table 7: Calendar Year 2011 Land-Use Plan Amendments

ORDINANCE	APPLICANT	LOCATION	OLD USE	NEW USE	AREA	PC ACTION	CC ACTION
R-01011-82 LUP-1011-5	2681 JEFFERSON STREET HOLDINGS, L.L.C.	1801 JEFFERSON CT & 2681 JEFFERSON ST	COMM	HIGH DENS RES	5.01 AC	APP 2/10/11	APP 5/31/11
R-1011-82 LUP-1011-6	FOXWORTH DEVELOPERS, L.L.C.	INDIAN HIL RD & 48TH AVE NW	FUSA, LOW DENS RES	CUSA COMM	164.75 AC	APP 2/10/11	APP 3/22/11
R-1011-84 LUP-1011-7	SHAZ INVESTMANT GROUP, L.L.C.	INDIAN HIL RD & 48TH AVE NW	FUSA	CUSA	38.69 AC	APP 2/10/11	APP 3/22/11
R-1011-89 LUP-1011-8	BRIDGEVIEW UNITED METHODIST CHURCH	INDIAN HIL RD & 48TH AVE NW	FUSA	CUSA	29.29 AC	APP 3/10/11	APP 4/26/11
R-1011-106 LUP-1011-9	L&S DEVELOPMENT II, L.L.C.	INDIAN HIL RD & 48TH AVE NW	FUSA	CUSA	48.78 AC	APP 4/14/11	APP 6/21/11
R-1011-108 LUP-1011-10	HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C.	INDIAN HIL RD & 36TH AVE NW	OUTER LOOP	PARK, OFFICE, MED DENS RES	20.22 AC	APP 4/14/11	APP 9/27/11
R-1011-105 LUP-1011-12	FRANKLIN BUSINESS PARK, L.L.C.	US HIGHWAY 77 & FRANKLIN RD	IND	COMM	14.21 AC	APP 5/12/11	APP 7/12/11
R-1011-115 LUP-1011-13	HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C.	INDIAN HIL RD & 36TH AVE NW	FUSA, OUTER LOOP, LOW DENS RES	CUSA, COMM, OFFICE, MED DENS RES, HIGH DENS RES	47.80 AC	APP 7/14/11	APP 9/27/11
R-1011-126 LUP-1011-14	SHANNON O MOORE, L.L.C.	12TH AVE SW & CEADR LANE	MED DENS RES	OFFICE	25.22 AC	APP 6/9/11	APP 8/9/11
R-1112-4 LUP-1112-1	THE TECUMSEH PROJECT, L.L.C	TECUMSEH RD & ASTOR DR	LOW DENS RES	OFFICE	4.25 AC	APP 8/11/11	APP 10/11/11
R-1011-5 LUP-1112-2	SOUTHERN PLAINS TREATMENT SERVICES, INC.	24TH AVE NW & HARRIET RD.	FUSA INDUSTRIAL	CUSA OFFICE	1.9 AC	APP 9/8/11	APP 10/25/11

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 2011 Zoning Amendments*

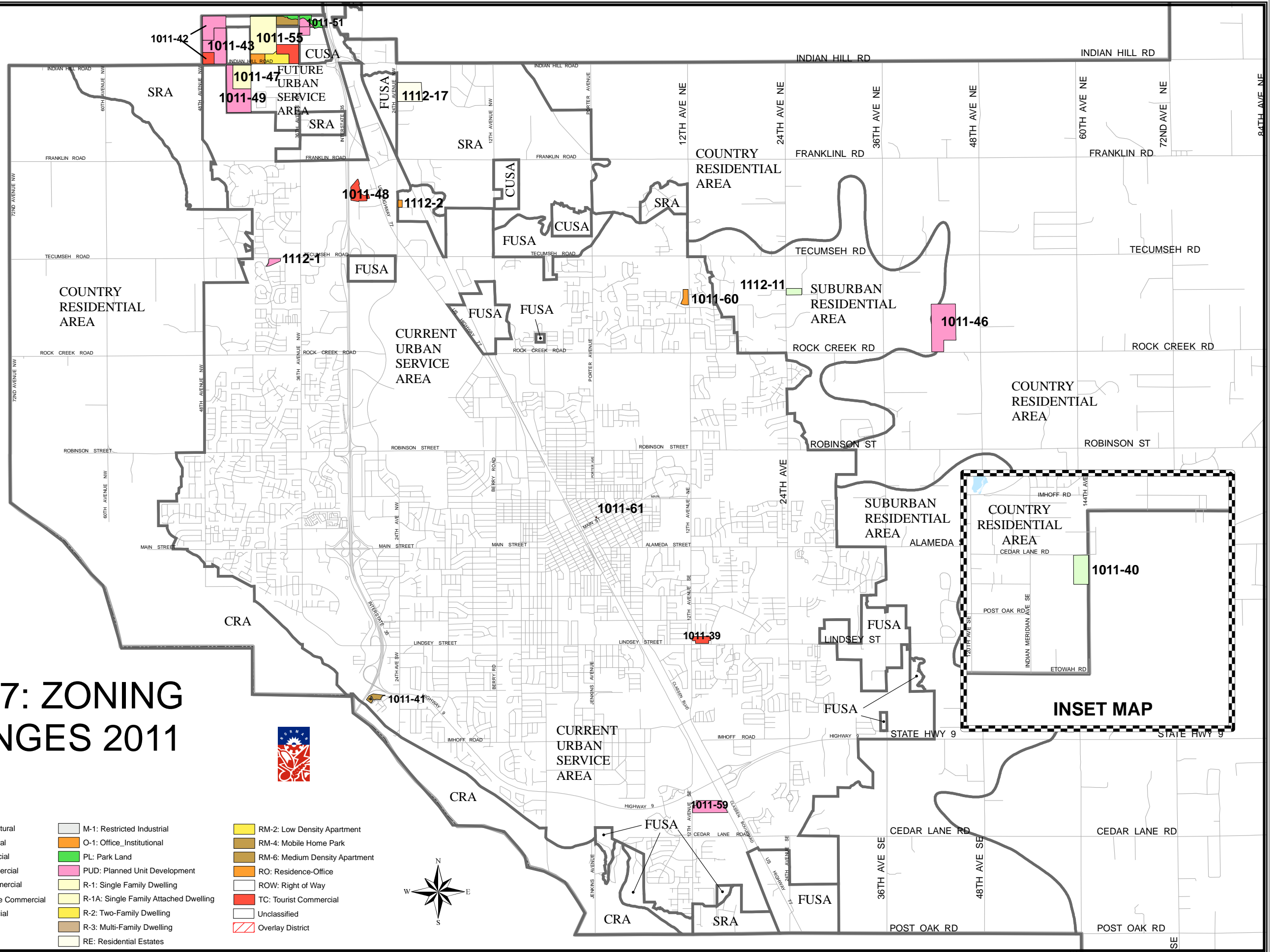
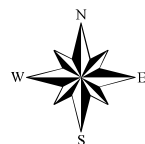
ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 ORD	ACREAGE	PC ACTION	CC ACTION
O-1011-39	LEMMCO, L.L.C.	1317 E. LINDSEY STREET	C-2	SU	N/A	7.52	DEN 1/13/11	APP 3/22/11
O-1011-40	MARILEE TUSSING	14100 E. CEDAR LANE ROAD	A-2	SU	N/A	78.63	APP 1/14/11	APP 2/22/11
O-1011-41	2681 JEFFERSON STREET HOLDINGS, L.L.C.	1801 JEFFERSON COURT & 2681 JEFFERSON	C-2	RM-6	LUP 1011-5	5.11	APP 2/10/11	APP 5/31/11
O-1011-42	FOXWORTH DEVELOPERS, L.L.C.	INDIAN HILL ROAD AND 48TH AVE NW	A-2	PUD C-2	LUP 1011-6	37.32	APP 2/10/11	APP 3/22/11
O-1011-43	SHAZ INVESTMENT GROUP, L.L.C.	INDIAN HILL ROAD AND 48TH AVE NW	A-2	PUD	LUP 1011-7	38.76	APP 2/10/11	APP 3/22/11
O-1011-46	ROCK CREEK LAND, L.L.C.	ROCK CREEK RD AND 36TH AVE NW	A-2	PUD	N/A	69.43	APP 3/10/11	APP 4/26/11
O-1011-47	BRIDGEVIEW UNITED METHODIST CHURCH	INDIAN HILL ROAD AND 48TH AVE NW	A-2	R-1 SU	LUP 1011-8	29.29	APP 3/10/11	APP 4/26/11
O-1011-48	FRANKLIN BUSINESS PARK, L.L.C.	US HIGHWAY 77 & FRANKLIN RD	I-1	C-2	LUP 1011-12	15.01	APP 5/12/11	APP 7/12/11
O-1011-49	L&S DEVELOPMENT II, L.L.C.	INDIAN HILL ROAD AND 48TH AVE NW	I-1	C-2	LUP 1011-9	48.78	APP 4/14/11	APP 5/11/10
O-1011-51	HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C.	INDIAN HILL ROAD AND 36TH AVE NW	A-2 PUD	PUD PL	LUP 1011-10	20.22	APP 4/14/11	APP 9/27/11
O-1011-55	HALLBROOKE DEVELOPMENT GROUP ONE, L.L.C.	INDIAN HILL ROAD AND 36TH AVE NW	A2	C-2, CO RM-2, RM6 R-1, PL	LUP 1011-13	127.41	APP 7/14/11	APP 9/27/11
O-1011-59	SHANNON O MOORE, L.L.C. AND CAMPUS CREST DEVELOPMENT	12TH AVE SW AND CEDAR LANE	PUD	PUD	LUP 1011-14	25.14	APP 6/9/11	APP 8/9/11
O-1011-60	JACK EURE	3000 12TH AVE NE	RM-2	CO	N/A	5.93	APP 10/13/11	APP 11/22/11
O-1011-61	MOHAMMAD DAVANI	117 N CRAWFORD AVE	C-3	SU	N/A	0.09	APP 7/14/11	APP 8/9/11
O-1112-1	THE TECUMSEH PROJECT, L.L. C.	TECUMSEH RD & ASTOR DRIVE	PUD	PUD	LUP 1112-1	4.26	APP 7/14/11	APP 10/11/11
O-1112-2	SOUTHER PLAINS TREATMENT SERVICES, L.L.C.	24TH AVE NW & HARRIET ROAD	RE	O SU	LUP 1112-2	1.99	APP 9/8/11	APP 10/11/11
O-1112-11	THOMAS & LISA HUNTER	3100 26TH AVE NE	A-2	SU	N/A	6.81	APP 9/8/11	APP 11/23/11
O-1112-17	LOHMAN INVESTMENTS, L.L.C.	24TH AVE NW & INDIAN HILL	A-2	RE	N/A	31.61	APP 12/8/11	APP 1/24/12
O-1112-18	JEFFREY TISDALE	1321 E. LINDSEY	C-2	SU	N/A	N/A	APP 12/8/11	DEN 1/24/12

*Does not include easement closures and administrative changes that do not alter map.

MAP 7: ZONING CHANGES 2011

Norman Zoning

 A-1: General Agricultural	 M-1: Restricted Industrial	 RM-2: Low Density Apartment
 A-2: Rural Agricultural	 O-1: Office_Institutional	 RM-4: Mobile Home Park
 C-1: Local Commercial	 PL: Park Land	 RM-6: Medium Density Apartment
 C-2: General Commercial	 PUD: Planned Unit Development	 RO: Residence-Office
 C-3: Intensive Commercial	 R-1: Single Family Dwelling	 ROW: Right of Way
 CO: Suburban Office Commercial	 R-1A: Single Family Attached Dwelling	 TC: Tourist Commercial
 CR: Rural Commercial	 R-2: Two-Family Dwelling	 Unclassified
 I-1: Light Industrial	 R-3: Multi-Family Dwelling	 Overlay District
 I-2: Heavy Industrial	 RE: Residential Estates	



SECTION FOUR: PLATTING AND SUBDIVISION ACTIVITY

In 2011 the City of Norman processed a total of six Certificates of Survey (COS) and Short Form Plats (SFP) involving a total of 204 acres over 17 lots. This compares to 2010 when the City processed eight COS/SFPs involving 286 acres on 23 lots. The ten-year average is nine COS/SFP involving 408 acres of land with an average of 32 lots.

During the Calendar Year 2011 there was one revision made to City Ordinances involving the process of platting or subdivision of land, the water quality protection zone.

Section 3: Tables and Maps

Tables 9-11

These tables provide data relative to all land division activity that was subject to the City of Norman Subdivision Regulations during Calendar Year 2011. The tables also depict land subdivision activity for the past five years.

- ❑ **Tables 9 -10 and Map 8** identify the number of Preliminary and Final Plats applied for in Calendar Year 2011, for the preceding nine years, and a ten-year average. The data includes acreages involved, number of lots proposed, and distribution between the four Service/Growth Areas of the *2025 Plan*. Numbers for 2011 indicate that final plats in the four growth areas consumed 207 acres and 154 lots. This is around 194 fewer acres than the ten-year average. The 2011 numbers also reflect 149 fewer new urban lots than the ten-year average going to final plat, however the numbers represent a large increase in the acreage coming forward for preliminary platting. Companion Map 8 shows the location of the 2011 plats as well as plats from the proceeding two years.
- ❑ **Table 11 and Map 9** identify the number of Norman Rural Certificates of Surveys and Short Form Plats applied for in Calendar Year 2011, for the preceding nine years, and a ten-year average. The information provides the acreage involved, the number of lots proposed, and the distribution among the four Growth Areas of the *2025 Plan*.

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

	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	NORTHERN LOOP AREA	TOTAL
2011 PRELIMS (PARTIAL)	9(1)	3(2)	1	0	(3)	14
2011 ACRES	651.62	180.02	32.59	0.00	40.74	904.97
2011 LOTS	1512	449	7	0	70	2038
2010 PRELIMS	6	2	0	0	N/A	8
2010 ACRES	194.17	419.90	0.00	0.00	N/A	614.07
2010 LOTS	421	872	0	0	N/A	1293
2009 PRELIMS	7	3	0	0	N/A	10
2009 ACRES	105.46	165.38	0.00	0.00	N/A	270.84
2009 LOTS	46	24	0	0	N/A	70
2008 PRELIMS	12	1	0	1	N/A	14
2008 ACRES	555.18	153.99	0.00	80.07	N/A	789.24
2008 LOTS	1425	9	0	3	N/A	1437
2007 PRELIMS	13	4	0	0	N/A	17
2007 ACRES	170.78	375.87	0.00	0.00	N/A	546.65
2007 LOTS	209	1123	0	0	N/A	1332
2006 PRELIMS (PARTIAL)	9 (3)	1 (3)	0 (4)	0 (2)	N/A	15
2006 ACRES	347.36	202.32	268.27	53.81	N/A	871.76
2006 LOTS	961	391	312	14	N/A	1678
2005 PRELIM PLATS	17	2	1	1	N/A	21
2005 ACRES	213.28	64.36	89.46	9.23	N/A	376.33
2005 LOTS	413	151	58	1	N/A	623
2004 PRELIM PLATS	12	1	0	2	N/A	15
2004 ACRES	352.40	59.21	0.00	175.63	N/A	587.24
2004 LOTS	762	143	0	71	N/A	976
2003 PRELIM PLATS	18	0	0	0	N/A	18
2003 ACRES	961.24	0.00	0.00	0.00	N/A	961.24
2003 LOTS	2369	0	0	0	N/A	2369
2002 PRELIM PLATS	0	0	3	6	N/A	9
2002 ACRES	0.00	0.00	133.18	233.36	N/A	366.54
2002 LOTS	0	0	25	20	N/A	45
10 YEAR Total # OF PLATS*	97.0	17.0	8.0	12.0	N/A	141.0
10 YEAR AVERAGE # OF PLATS*	10.8	1.9	0.9	1.3	N/A	14.1
10 YEAR AVERAGE # OF LOTS	811.8	316.2	40.2	10.9	N/A	1186.1
10 YEAR AVERAGE ACRES	355.1	162.1	52.3	55.2	N/A	628.9

*Partial plats counted in all growth areas







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

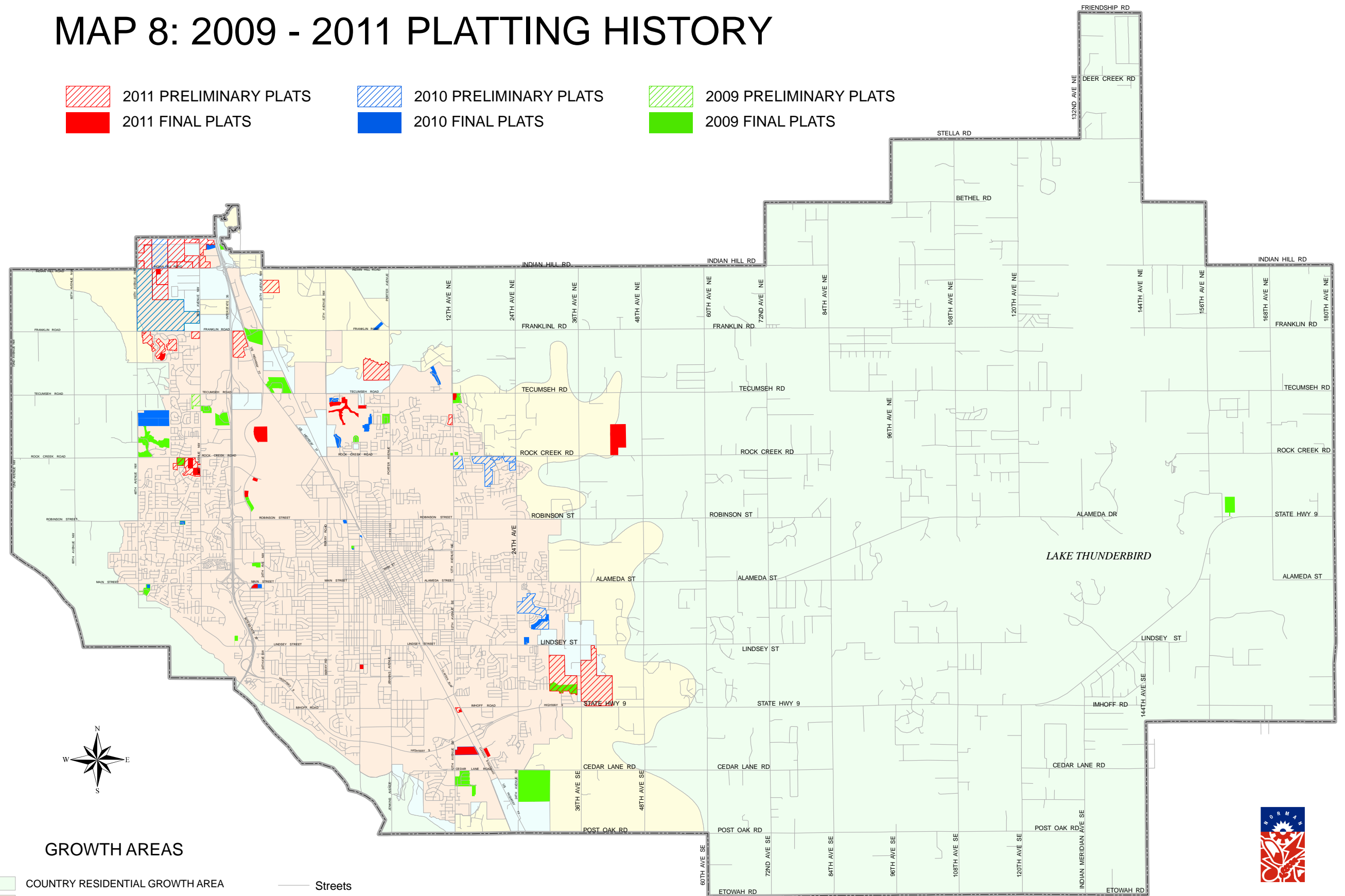
GROWTH AREA/ SERVICE AREA	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2011 # FINAL PLATS	15	2	1	1	18
2011 ACRES	130.76	7.60	13.05	55.92	207.33
2011 LOTS	122	18	8	6	154
2011 AVG SINGLE FAMILY LOT SIZE	0.21	0.23	1.6	9.32	0.93
2011 AVG OTHER LOT SIZE*	2.32	3.69	0	0	2.34
2010 # FINAL PLATS	15	0	1	0	16
2010 ACRES	149.27	0.00	5.14	0.00	154.41
2010 LOTS	395	0	2	0	397
2010 AVG SINGLE FAMILY LOT SIZE	0.34	N/A	2.57	0	0.35
2010 AVG OTHER LOT SIZE*	2.36	N/A	0	0	2.36
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	0.00	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	0	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	0	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
10 YEAR TOTAL # FINAL PLATS**	243	14	9	12	272
10 YEAR AVG # FINAL PLATS**	25.0	4.3	3.7	4.0	27.2
10 YEAR AVG ACRES	280.0	27.3	50.9	42.8	401.0
10 YEAR AVG LOTS	582.7	31.3	18.9	13.0	645.9
10 YEAR AVG SF LOT SIZE	0.3	0.3	17.2	1.2	0.8
10 YEAR AVG OTHER LOT SIZE*	2.20	4.17	8.95	6.52	4.45

*Other includes all non-single family uses

**Partial plats counted in all growth areas

MAP 8: 2009 - 2011 PLATTING HISTORY

- | | | | | | |
|-----------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------|------------------------|
|  | 2011 PRELIMINARY PLATS |  | 2010 PRELIMINARY PLATS |  | 2009 PRELIMINARY PLATS |
|  | 2011 FINAL PLATS |  | 2010 FINAL PLATS |  | 2009 FINAL PLATS |



GROWTH AREAS








- | | | | |
|-------------------------------------------------------------------------------------|-----------------------------------|--------------------------------------------------------------------------------------|------------------|
|  | COUNTRY RESIDENTIAL GROWTH AREA |  | Streets |
|  | CURRENT URBAN SERVICE/GROWTH AREA |  | City Boundary |
|  | FUTURE URBAN SERVICE/GROWTH AREA |  | Lake Thunderbird |
|  | SUBURBAN RESIDENTIAL GROWTH AREA | | |

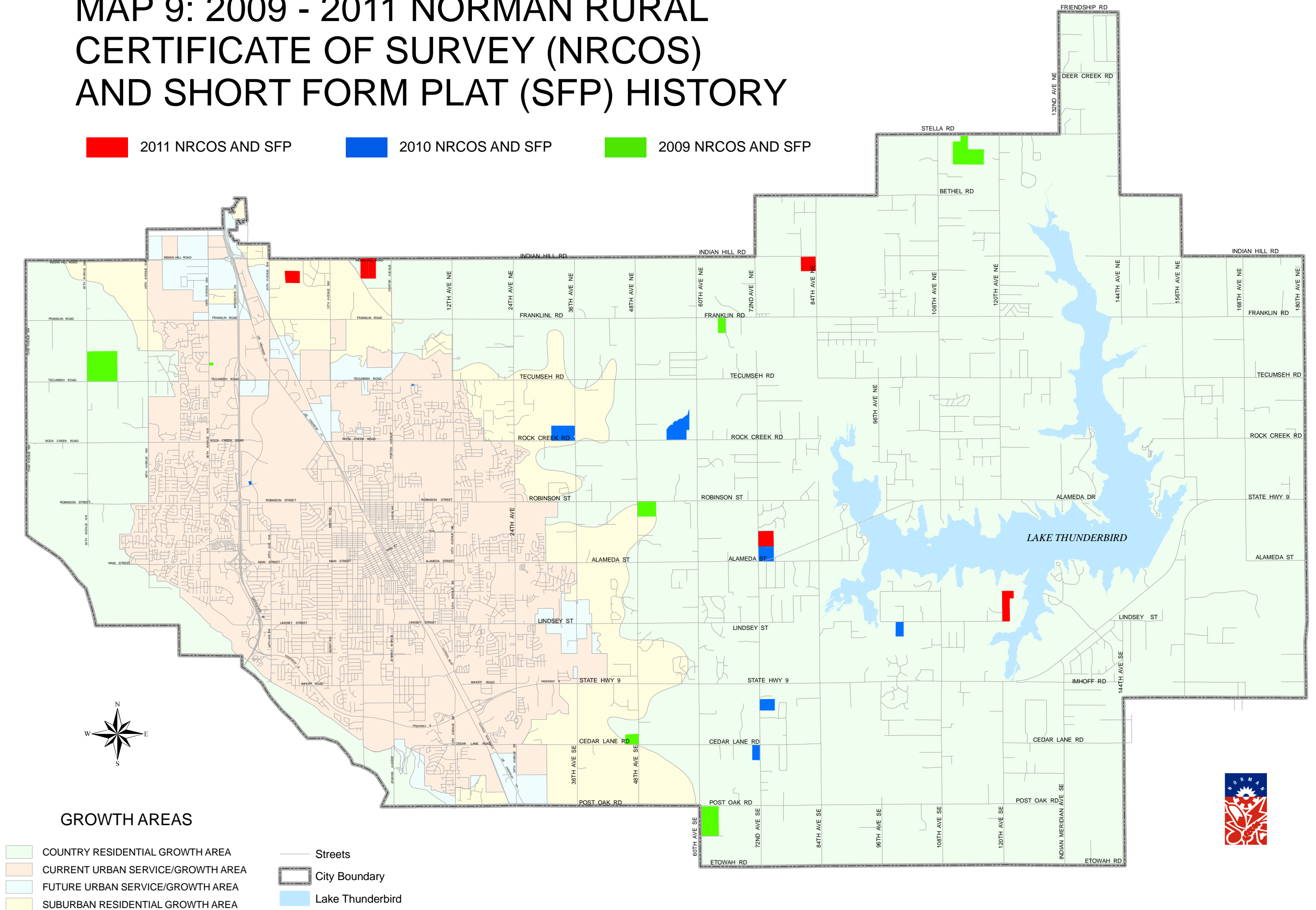


Table 11: Calendar Year Approved Norman Rural Certificates of Survey and Short Form Plats by Service/Growth Area

GROWTH AREA	CURRENT URBAN SERVICE/ GROWTH AREA	FUTURE URBAN SERVICE/ GROWTH AREA	SUBURBAN RESIDENTIAL GROWTH AREA	COUNTRY RESIDENTIAL GROWTH AREA	TOTAL
2011 # COS AND SFP'S	0	0	1	5	6
2011 ACRES	0.00	0.00	30.03	174.34	204.37
2011 LOTS	0	0	3	14	17
2011 AVG LOT SIZE	N/A	N/A	10.00	12.45	12.02
2010 # COS AND SFP'S	2	0	1	5	8
2010 ACRES	2.22	0.00	61.86	221.44	285.52
2010 LOTS	4	0	5	14	23
2010 AVG LOT SIZE	0.56	N/A	12.37	15.82	12.41
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
10 YEAR TOTAL # COS AND SFP'S	13	0	19	59	91
10 YEAR AVG # COS AND SFP'S	1.3	0.0	1.9	5.9	9
10 YEAR AVG ACRES	1.8	0.0	117.8	288.3	407.8
10 YEAR AVG LOTS	3.9	0.0	6.9	21.5	32.3
10 YEAR AVG LOT SIZE	0.9	0.0	16.0	14.0	13.1

MAP 9: 2009 - 2011 NORMAN RURAL CERTIFICATE OF SURVEY (NRCOS) AND SHORT FORM PLAT (SFP) HISTORY

2011 NRCOS AND SFP
 2010 NRCOS AND SFP
 2009 NRCOS AND SFP



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SUMMARY AND FUTURE OUTLOOK

Construction

During the last five years, Norman has experienced fairly significant growth and development primarily in the multi-family residential and non-residential construction sectors. The pace of single-family residential construction activity slowed after 2008, but has remained fairly steady with a gain in 2011. In 2011 there was an increase of \$9.2 million in valuation and an increase of twenty single-family housing units built. Multi-family construction in 2011 dropped to zero after a huge year in 2010 with 444 units built. Although no multi-family permits were issued in 2011, a large number of apartment units were being processed and will result in permits being issued in early 2012.

The total non-residential permitting valuation for 2011 is \$117.4 million, the second highest level since 2007. Additionally, the rate of new construction was up in 2011 and the rate of additions/alterations was substantial - the highest in the last five years. As a result of the strong performance of non-residential construction and additions/alteration activity, the total value of all permitted activity in 2011 is \$197.5 million, the highest since 2007.

Land Use and Zoning

The City of Norman processed eleven applications for amendments to the *Norman 2025 Plan* during Calendar Year 2011. This was an increase in the total number of applications from 2010 involving 400.12 acres, but was 200 acres less than in 2010. The increase in 2010 was due to large conversions of Future Urban Service Areas into Current Urban Service Areas that were enabled by voter-approved sewer improvements, including the connection of northwest Norman to the renovated Lift Station D.

The City of Norman processed 19 applications for rezoning during Calendar Year 2011. Two of these applications involved the rezoning of 63.79 acres previously zoned for I-1 Light Industrial land. Both sites were rezoned for commercial use. The balance of rezoning applications involved the conversion of agricultural land to residential or commercial use, three of which included Special Use Permits; requests for Special Use Permits in residential and commercial districts; one rezoning from residential to commercial; and rezoning for residential and/or commercial land use by PUDs.

Platting and Subdivision

In 2011 the City of Norman processed a total of 6 Certificates of Survey (COS) and Short Form Plats (SFP) involving a total of 204 acres over 17 lots. This compares to 2010 when the City processed eight COS/SFPs involving 285 acres on 23 lots. The ten-year average is nine COS/SFP involving 308 acres of land with an average of 32 lots.

Outdoor Lighting Ordinance

The Outdoor Lighting Ordinance incorporates standards that define practical and effective measures by which the obtrusive aspects of commercial outdoor light usage can be minimized, while preserving safety, security, and the nighttime use

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and enjoyment of property. These measures are intended to reduce light spillover, minimize glare, and decrease resource waste. Unless otherwise provided, all new nonexempt outdoor lighting fixtures must be full cut-off fixtures mounted horizontally that prevent excessive light from going upward; outdoor luminous tube lighting does not require shielding and total output from lighting is limited with a maximum light level designated at the property line.

Water Quality Protection Zone

On June 28, 2011, City Council adopted a Water Quality Protection Zone (WQPZ) ordinance (O-1011-52) for the Lake Thunderbird watershed that was developed as a part of the implementation of the Storm Water Master Plan. The WQPZ for a stream system consists of a vegetated strip of land, preferably undisturbed and natural, extending along both sides of a stream and its adjacent wetlands, floodplains, or slopes. The width of the strip is adjusted to include contiguous sensitive areas such as steep slopes, where development or disturbance may adversely affect water quality, streams, wetlands, or other water bodies.

The ordinance is not retroactive, but all development in the Lake Thunderbird watershed subsequent to the effective date of the ordinance must comply with the standards designed to protect water quality.

Old Silk Stocking and First Courthouse Neighborhood Plans

On June 14, 2011, City Council adopted two core area neighborhood plans into the *Norman 2025 Land Use and Transportation Plan* by resolutions (R-1011-116 and R-1011-117). The Old Silk Stocking and First Courthouse Neighborhood Plans were created through a participatory planning process that directly addressed such issues as land use compatibility, parking, circulation, and neighborhood improvements. Initial work on the plans began with neighborhood meetings in 2007 and 2008, followed by field surveys conducted in 2009.

The plans did not modify any underlying land use adopted by the *Norman 2025 Plan*. The neighborhood plans were developed as policy documents that are intended to help protect the neighborhoods' assets and effectively reverse negative trends in the area.

The organizing principle in both the Old Silk Stocking and First Courthouse Neighborhood Plans was to strengthen what we have. This principle was articulated by six long-term goals and a variety of specific objectives. Some of the objectives will be implemented by neighborhood residents themselves; some by City staff, and some by a partnership of City staff working alongside neighborhood residents.

Norman 2025 Plan Update

Eight years ago the *Norman 2025 Plan* recommended that a major plan update be undertaken every five years. However, several factors that have emerged since the plan's adoption in 2004 have caused City officials to deem it appropriate to delay a plan update project.

Norman Annual Development Report for 2011

These factors include:

- Significant growth that has occurred since 2004 has been consistent with the goals and directions established in the *Norman 2025Plan* and its supporting documents.
- Economic forecasts suggested a continued slowing of the local and national economies which proved true in Norman beginning in 2009.
- Norman adopted a comprehensive Storm Water Master Plan in 2010 and progress has just begun on the implementation Action Plan. It was important to sustain city officials' and the public's attention on this critical planning effort.
- A Water Quality Protection Zone ordinance for the Lake Thunderbird watershed was adopted in 2011 as an implementation tool of the Storm Water Master Plan, and the impact of that will be important in an update to the *Norman 2025 Plan*.
- After completing a scoping survey for a city-wide Transportation Plan in 2011, a city-wide Transportation Plan is being proposed in the budget for FYE 2013. This information will be important to include in any plan update.

Taking all of these reasons into account in 2011, staff recommended that the *Norman 2025 Land Use and Transportation Plan* update be postponed until at least 2013.