

ANNUAL 2012 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN



CITY OF NORMAN

August 2013



Annual Status Report on Development and the Norman 2025 Plan For Calendar Year 2012

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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 2012. 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 plan and its 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 2012. 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

GREENWAY MASTER PLAN

On August 28, 2012 the City Council adopted the Greenways Master Plan into the 2025 Land Use and Transportation Plan as a flexible guide for the development of future policy. It does not impose any new regulations and is only to serve as guidance for future discussions that involve all interested parties, including the development community. The need for a citywide greenway and trail system was originally established as one of the key goals by the citizens of Norman in the 2020 Land Use and Transportation Plan and continued to be a feature in the Norman 2025 Plan.

The principal goal is to make Norman a pedestrian friendly community by determining how and where to link trails and open spaces to neighborhoods, schools, parks and businesses. A second goal is to support and promote the development of an environmentally friendly system of connected trails and greenways while locating trails in areas only after due consideration to current and future land owners on a case-by-case basis has occurred. A third goal is to facilitate the movement of citizens in a safe and efficient manner within the city network of streets, at any level, as well as through open spaces.

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CONCURRENT CONSTRUCTION IN RESIDENTIAL AREAS

On March 27, 2012, City Council amended the subdivision regulations of Chapter 19 of the City Code (O-1112-30) to allow construction in residential subdivisions, concurrent with the construction of public improvements. Financial security is to be provided by developers, and no certificate of occupancy for single family homes may be issued until all public improvements have been completed and accepted by the City. Prior to the passage of this ordinance, concurrent construction was allowed only in multi-family, commercial and industrial developments.

DIGITAL OFF-PREMISE SIGNS

On April 24, 2012, City Council adopted an amendment to the Sign Ordinance (O-1112-32) to allow electronic billboards. The amendment allows digital off-premise signs with limitations. Movement is not permitted. Only static images can be displayed, which must be shown for a minimum of eight seconds (the dwell time). Equipment must be installed on each billboard that would automatically adjust the brightness when ambient light conditions change, such as a cloudy day. In the event of a programming or electronic failure, the sign must “freeze” to display only one image rather than flash uncontrollably. Off-premise digital signs must be located at least 200 feet from the boundary line of any residential zoning district. Existing billboards could be converted to a digital format if they otherwise complied with the code requirements, with the exception of separation between billboards. The ordinance allows non-conforming signs that do not meet the 1000 foot separation requirement to be converted, but requires that digital signs still observe a 1000 foot separation from another digital sign, but not from a regular billboard.

DIGITAL ON-PREMISE SIGNS

On October 23, 2012 City Council adopted an amendment to the Sign Ordinance (O-1213-6) to allow on-premise digital signs with conditions. This amendment allows digital on-premise signs within the Commercial within the Commercial and Industrial categories, as well as for Institutional uses in low density residential areas. An individual business would be allowed either a wall (building) sign or a freestanding ground sign. In those areas utilizing joint use signs (such as shopping centers) if the joint identification sign were digital, each business within that area could still opt to install a digital wall sign. Because of the potential for visual distraction, language is included that restricts the location of digital signs near signalized intersections to be no closer than fifty feet (50') to the edge of pavement and only static images can be displayed which must be shown for a minimum of 12 seconds (the dwell time). Illumination levels are the same as billboards that is 5000 NITs daytime and 300 NITs at night and a device must be installed which adjust for ambient light levels, as well as a device that will “freeze” the image if a malfunction occurs. Because many businesses are located near residential areas, the draft seeks to limit any potential impact by requiring a separation of two hundred feet (200') between the sign and any nearby residential zoning district.

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An exception to the 200-foot rule is provided for churches, schools and other institutional uses in the section of the Sign Code that regulates signs for institutional uses when they occur in neighborhood areas (identified as low density residential in the Code).

USE OF TEMPORARY DWELLINGS WHILE REBUILDING HOUSES DESTROYED BY WILDFIRES

Beginning on August 3, 2012, the City of Norman and surrounding jurisdictions began to experience a series of damaging wild fires. As a result of the fires, approximately 58 dwelling units in the City of Norman were destroyed. In light of the severity of the damage and the impact on the citizens of Norman, City Council adopted Resolution R-1213-31 on August 24, 2012 to allow affected citizens to live in temporary dwellings, when located on the same lot as the permanent dwelling that was rendered uninhabitable by fire, while the permanent dwelling is repaired or reconstructed.

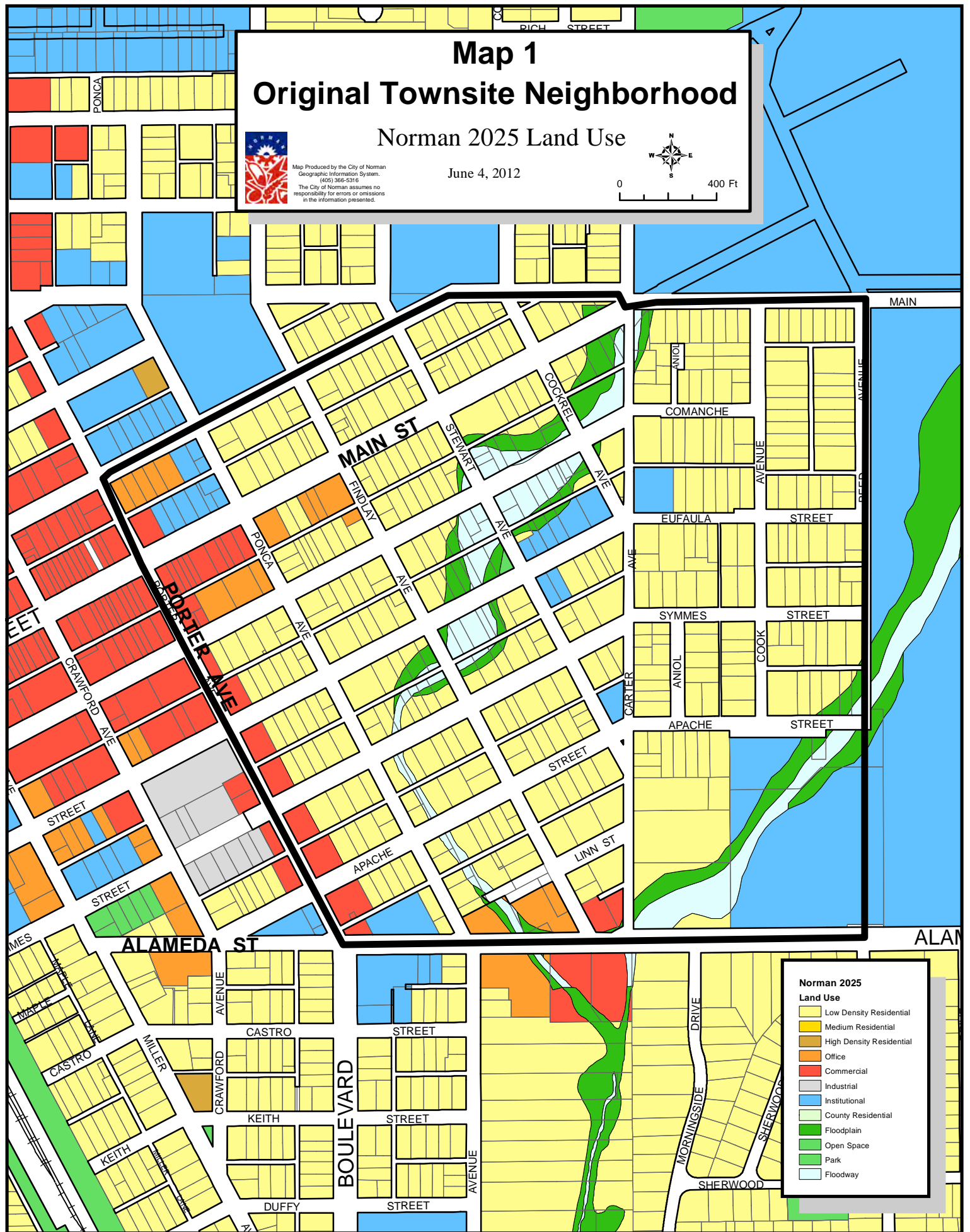
Temporary dwellings are limited to mobile homes, recreational vehicles, travel trailers, and structures permanently affixed to the ground. They may only be located in A-1, A-2, and RE zoning districts, must have adequate water, wastewater disposal systems, and electricity, and may not be located within ten feet of property lines, within site triangles or over utility easements. Also, the affected property owners must apply for and receive a building permit within a year from the date of the destruction of their permanent residence in order to be able to continue to occupy the temporary dwelling. Additionally, once the permanent residence is rebuilt, a property owner shall remove the temporary dwelling or make the necessary changes for the property to be in conformance with the regulations of the district in which the property is located within a time limit or prior to the issuance of a Certificate of Occupancy for the new permanent structure.

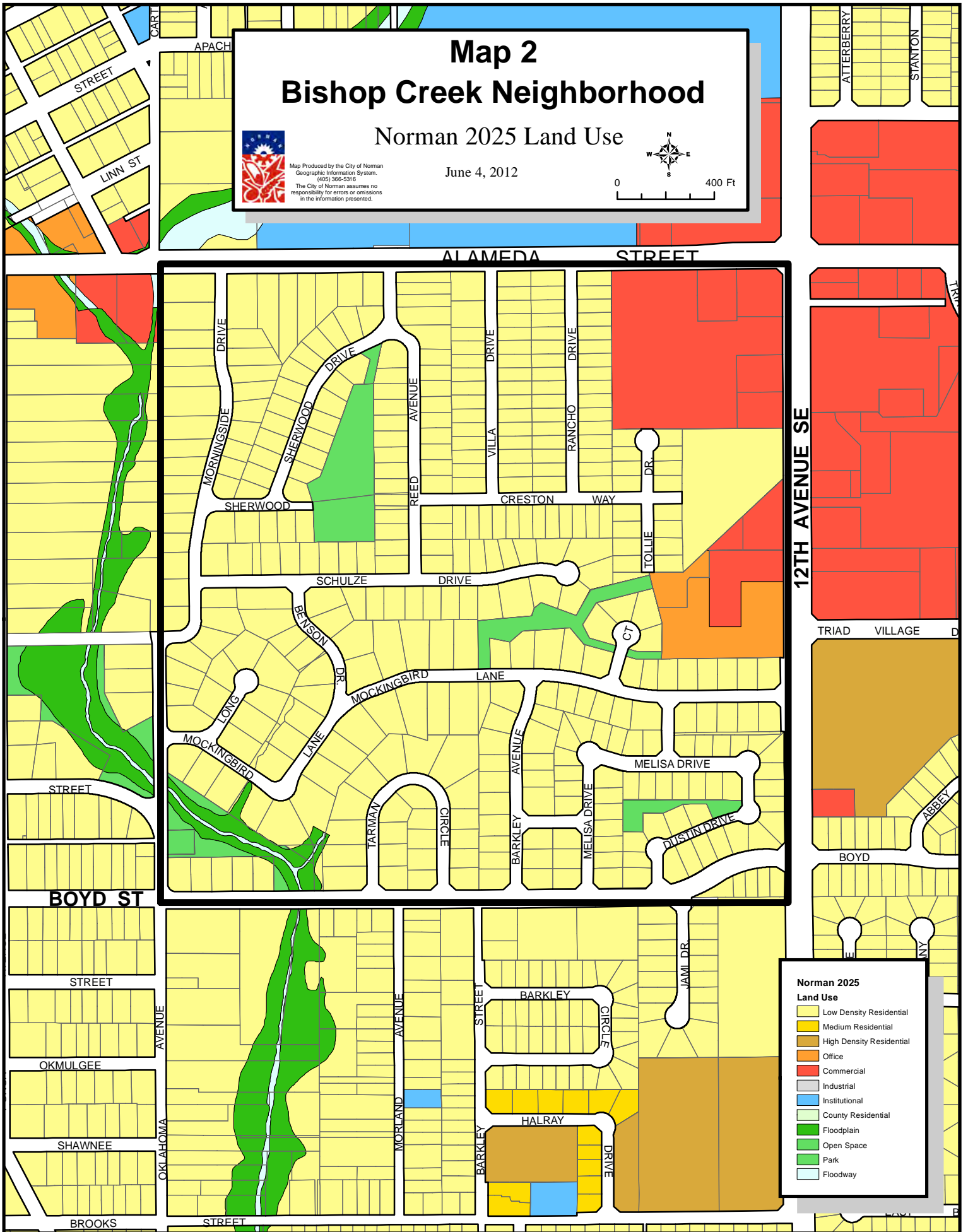
ORIGINAL TOWNSITE AND BISHOP CREEK NEIGHBORHOOD PLANS

On November 13, 2012, City Council adopted two core area neighborhood plans into the *Norman 2025 Land Use and Transportation Plan* by resolutions (R-1112-131 and R-1112-132). The Original Townsite and Bishop Creek Neighborhood Plans were created through a participatory planning process that directly addressed such issues as land use compatibility, parking, circulation, and neighborhood improvements. The plans did not modify any underlying land use adopted by the Norman 2025 Plan but are policy documents aimed at helping protect the neighborhoods' assets and effectively reverse negative trends.

Both plans are organized around goals intended to preserve and strengthen existing neighborhood assets. Long-term goals and objectives will be implemented by neighborhood residents themselves; some by City staff and some by a partnership of City staff working alongside neighborhood residents.

Development and adoption of Neighborhood Plans for Core Area neighborhoods supports two key goals and a number of policy recommendations that were included in the *Norman 2025 Land Use and Transportation Plan*:





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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.

- ☐ **Map 1** depicts the boundaries of the Original Townsite Neighborhood
- ☐ **Map 2** depicts the boundaries of the Bishop Creek Neighborhood

CREMATORIUMS

On November 13, 2012, City Council adopted an ordinance (O-1213-17) allowing crematoriums as a Special Use in the A-2, C-2 and C-3 zones and as a Permitted Use in I-1 and I-2. The following five development requirements must be met whether developed as a Special Use or a Permitted Use.

Crematoriums shall meet the setback requirements of the underlying zoning district, except that they will be located a minimum of 400 feet from any residential building, measured from the closest point of the crematorium building to the nearest residential building; facilities shall meet all applicable state and federal requirements for incineration equipment and shall be licensed at all times; all storage shall be inside; incinerator stacks shall not be located on the front side of the roof of any structure facing the street; and crematoriums shall have direct vehicle access to an arterial street.

CHICKENS ALLOWED IN URBAN RESIDENTIAL DEVELOPMENTS

On November 13, 2012, City Council adopted an ordinance (O-1213-18) allowing a maximum of four chickens or laying hens (no roosters) to be kept and maintained in the rear yards in the R-1 zoning district as long as certain provisions are met. Setback requirements, chicken coops meeting specified requirements, water availability, and protection from predators are some of the provisions. Outdoor slaughter of chickens is prohibited.

HIGH DENSITY DEVELOPMENT DISCUSSION SERIES AND ORDINANCE

At the direction of the Community Planning and Transportation Committee (CPTC), City staff held six public meetings between June 11 and August 30, 2012 on topics related to increasing residential density in the City of Norman. A total of 168 people participated in the six discussion sessions. Each meeting drew new participants with a low attendance of 61 and a high of 78. Using participant's input on a variety of issues gathered through facilitated table discussions; the workshops were intended to test the boundaries of the community's comfort with the idea of higher density development in Norman.

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- ☐ The workshop schedule:

<u>Date</u>	<u>Content/Topic</u>
June 11	Introduction to High Density Presentation
June 28	Compatibility and Location
July 9	Height and Mixed Uses
July 26	Parking and Infrastructure
August 13	Design
August 30	Series Wrap Up Session

Following the presentation of the High Density Discussion Series Final Report in September, 2012, the CPTC directed staff to begin preparing a High Density Residential Zoning Ordinance.

Between October and May, staff developed a draft high density zoning ordinance, presenting refinements based on committee members' input given at each month's committee meeting.

On May 27, 2013 CPT committee members voted to table the high density zoning ordinance indefinitely based on a request from the University of Oklahoma that the city join them in undertaking a comprehensive visioning exercise for Campus Corner, Downtown and surrounding neighborhoods.

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 2012 thirty-three 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 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 2012 thirty-six applications were discussed in Pre-Development 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 resulted in permits being issued in early 2012. Except for 2010 and 2012, since 2008 the total number of all residential units permitted did not exceed the *Land Demand* predictions. Single-family construction in 2012 increased by 7.5 million dollars in valuation and the total number of housing units built increased by fifty-eight from 2011. Permitted single-family units in 2012 totaled 85% of the *Land Demand* projections and total new residential units were greater than 200% of the projections. The overall residential value increased 37% from the previous year.

Non-residential construction continues to be a positive in Norman's development environment. Non-residential construction in 2012 was \$85.5 million, only \$7.8 million less than the 5-year average.

The continued strength of non-residential construction, and the improving single-family and multi-family construction environment, resulted in a total permitted construction value of \$213 million in 2012. This figure is the highest dollar value of the past five years.

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 *The Norman 2025 Plan*, which is the most recent plan and includes the most current statistical summaries and estimates.

Section One: Tables and Maps

Table 1: All Types of Construction

This table reflects the aggregate numbers for all types of construction between 2008 and 2012, the five-year total, and the average for those five years. The value of all residential construction activity for 2012 increased \$47.4 million dollars from 2011 levels. This increase is led by non-residential construction, with single family housing construction improving, and multi-family construction increasing significantly.

Tables 2- 5: Residential Construction

These tables reflect residential construction for the last five years. Consistent with national trends, during the years 2008-2010 the rate of single-family residential construction decreased significantly from the previous three years; but construction increased in 2011 and 2012. The tables indicate the following:

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- ❑ **Table 2** depicts new residential construction by type for 2008-2012, the five year average, the volume of new residential construction predicted by the *Land Demand* for 2012, and the *Land Demand's* 5-year average. The city's 1,364 new units permitted during 2012 are more than 200% of the 2012 prediction of 630 new units. The 414 new single-family units is lower than the 489 units projected in the *Land Demand* by 75 units, the 930 new multi-family units permitted in 2012 is significantly higher than the 118 projected by 812 units.
- ❑ **Table 3** and **Map 3** reflect the location of new residential units by Service Growth Area. The 95% in the Current Urban Service/Growth Area equals the high in 2010. The 1% in the Suburban Residential Growth Area equals 2010 as the lowest percentage and the 3% in the Country Residential Growth Area is the lowest in the previous four years. The five-year averages of all of the Growth Areas are lower than the range of growth projected in both the *Norman 2020 and 2025 Plans*.
- ❑ **Table 4** reflects new residential units permitted in 2012 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 2012 are down from 2011, with a total new dollar valuation of \$59,477,483 as estimated from permit applications. This dollar value is lower than two of the previous four 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 2008-2012 is \$59,220,500.

- ❑ **Map 4** depicts new non-residential construction permit activity throughout Norman between 2008-2012.
- ❑ **Map 5** depicts non-residential construction addition/alteration permit activity in Norman between 2008-2012.

**Table 1: Calendar Year Dollar Value* of 2012 Construction
and Four Previous Years**

Year	2008	2009	2010	2011	2012	TOTAL	5 YEAR AVG
New Single Family	\$90.3	\$57.4	\$57.7	\$66.9	\$74.4	\$346.7	\$69.3
New Mobile Homes	\$0.2	\$0.5	\$0.2	\$0.3	\$0.4	\$1.6	\$0.3
New Duplexes	\$0.8	\$0.3	\$0.3	\$0.3	\$0.9	\$2.5	\$0.5
New Multi-Family	\$1.3	\$5.9	\$18.4	\$0.0	\$35.5	\$61.0	\$12.2
Additions/ Alterations to Residential All	\$11.6	\$10.6	\$16.3	\$12.5	\$16.3	\$67.3	\$13.5
Subtotal Residential	\$104.1	\$74.6	\$92.9	\$80.1	\$127.5	\$479.1	\$95.8
New Non-Residential	\$56.0	\$76.1	\$43.9	\$64.3	\$61.7	\$302.0	\$60.4
Additions/ Alterations to Non-Residential	\$16.9	\$40.9	\$29.8	\$53.1	\$23.8	\$164.5	\$32.9
Subtotal Non-Residential	\$73.0	\$117.0	\$73.7	\$117.4	\$85.5	\$466.5	\$93.3
Total All Construction	\$177.0	\$191.5	\$166.6	\$197.5	\$213.0	\$945.6	\$189.1

**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
2012 PREDICTED*	489	(INCLUDED IN SINGLE FAMILY)	19	118	630
2012	414	10	10	930(59)	1364
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
5 YEAR AVERAGE	402	7	4	312(24)	725

**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
2012	1300 (95%)	16 (1%)	14 (1%)	34 (3%)	1364
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
5 YEAR AVERAGE	667 (90%)	3 (0%)	14 (3%)	39 (8%)	706
NORMAN 2025 22 YEAR AVERAGE % OF GROWTH EXPECTED	85-90%		10-15%		100%

Table 4: Calendar Year 2012 New Residential Units by Ward

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI- FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
Ward 1	31	0	0	0	31
Ward 2	6	0	0	0	6
Ward 3	6	0	0	238	244
Ward 4	6	0	4	0	10
Ward 5	41	10	0	416	467
Ward 6	227	0	0	0	227
Ward 7	63	0	0	276	339
Ward 8	34	0	6	0	40
2012 TOTAL	414	10	10	930	1364

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
2012 CURRENT	330	4	4	4	342
2012 FUTURE	6	0	0	0	6
2012 SUBURBAN	5	0	2	0	7
2012 COUNTRY	0	11	5	9	25
2012 TOTAL	341	15	11	13	380
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
5 YEAR AVERAGE (TOTAL)	360	19	12	15	406

MAP 3: 2012 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

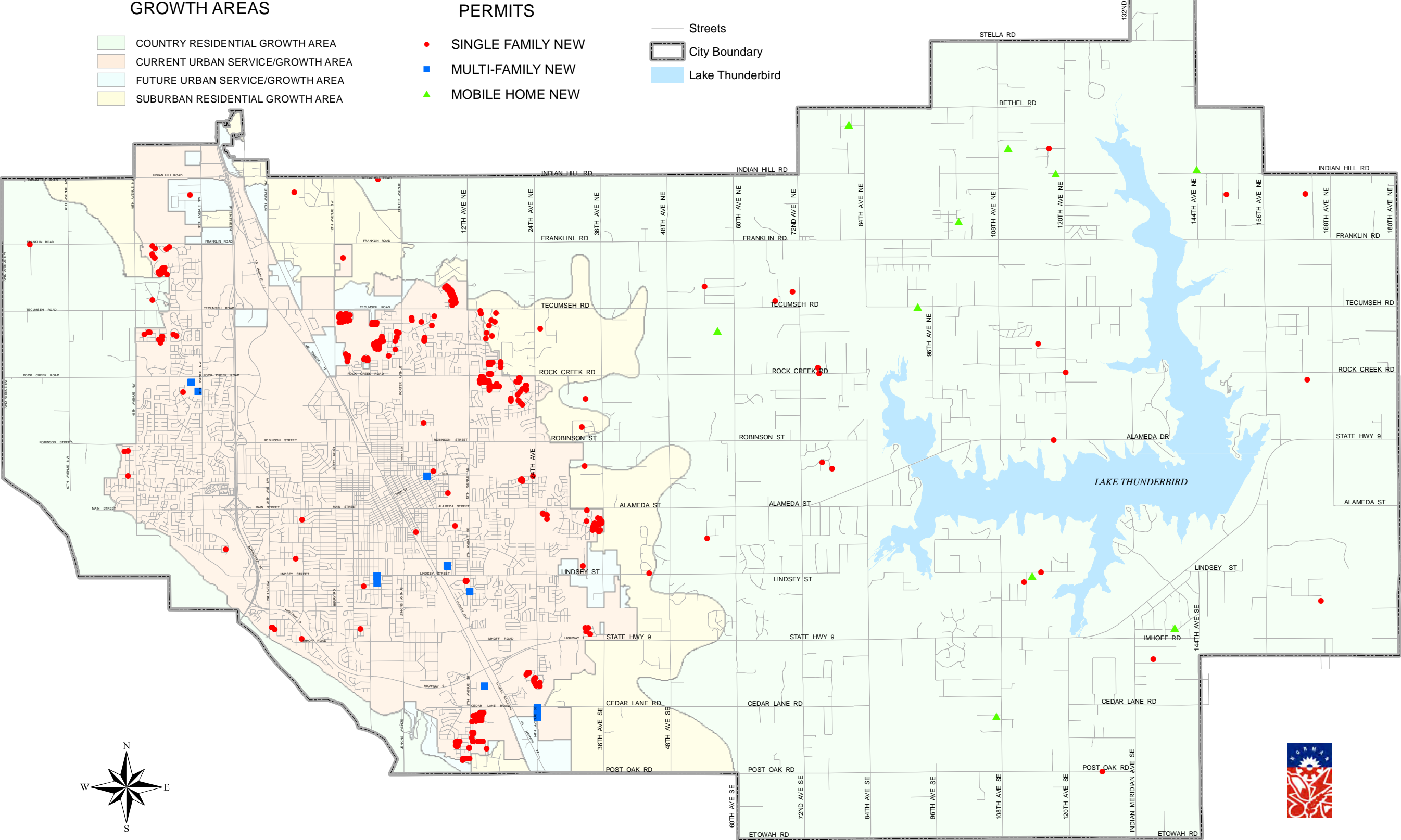
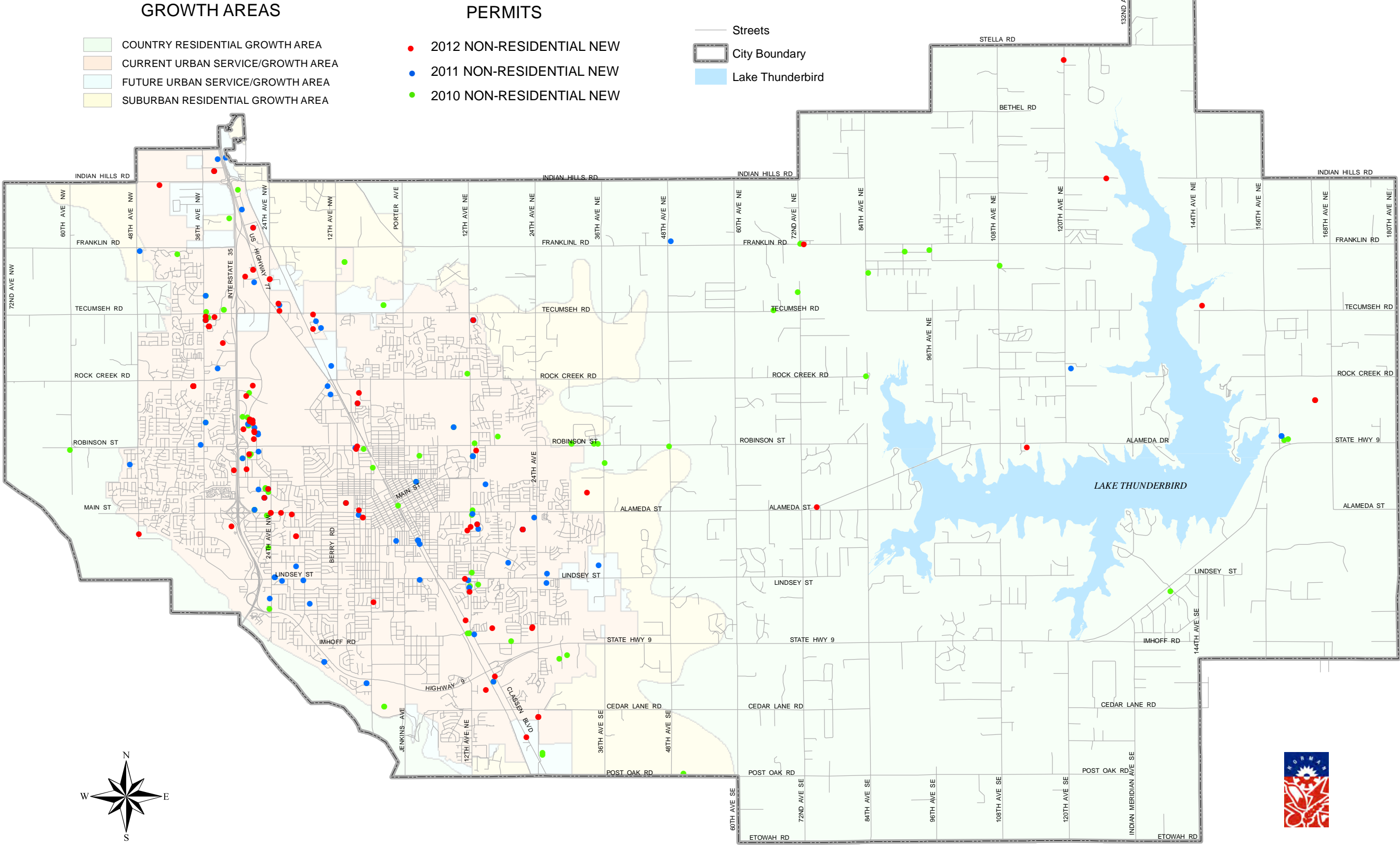


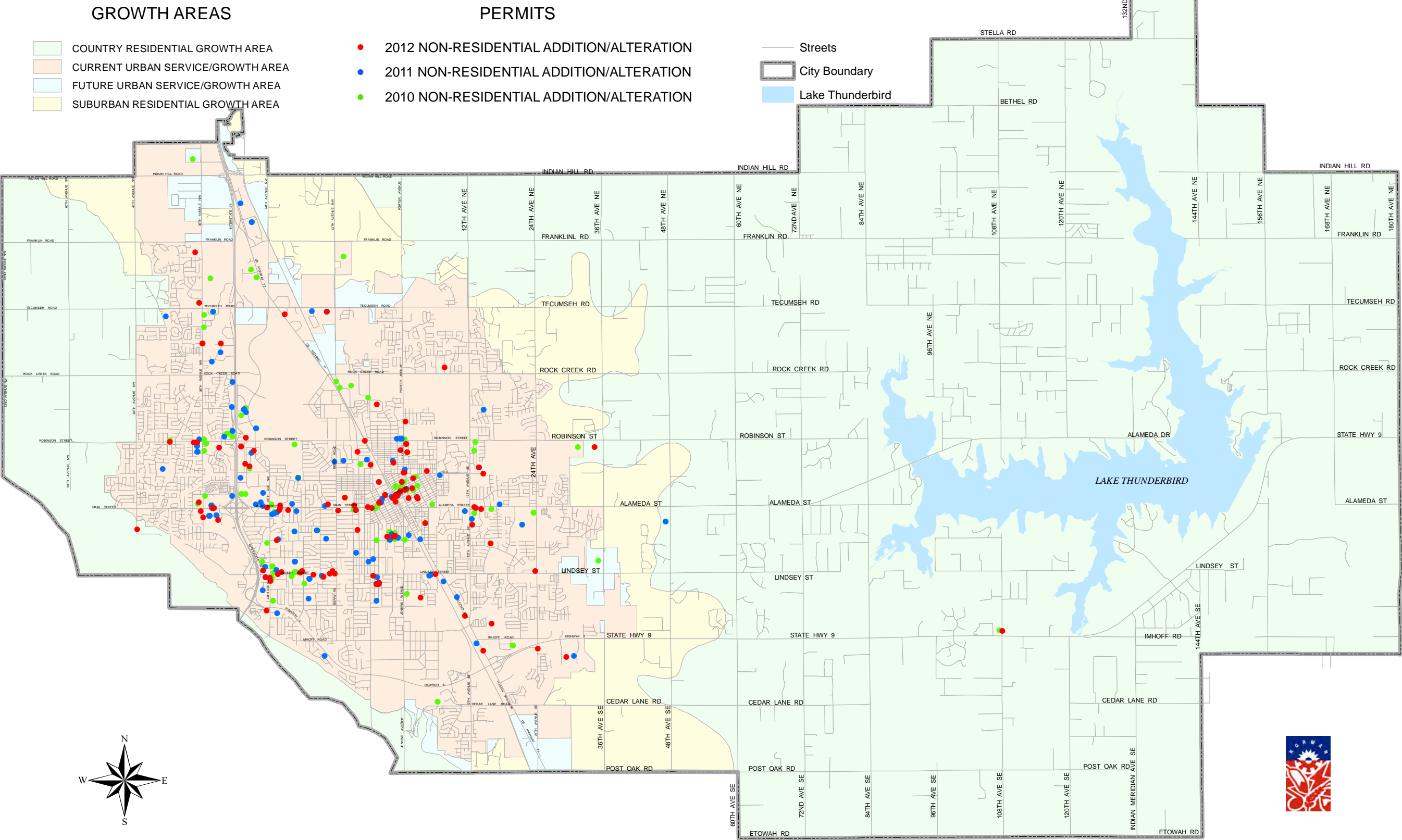
Table 6: Calendar Year Non-Residential New Construction Permits by Type

	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2012 PERMITS	6	13	23	33	75
2012 ESTIMATED SQ FT	47,871	128,509	186,506	236,889	599,775
2012 ESTIMATED VALUE	\$1,654,290	\$19,573,637	\$17,460,256	\$20,789,300	\$59,477,483
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
5 YEAR AVG PERMITS	12.6	25.4	25.0	37.0	98.6
5 YEAR AVG SQ FT	120,357	192,536	115,497	245,740	658,002
5 YEAR AVG ESTIMATED VALUE	\$4,497,193	\$28,997,712	\$10,064,482	\$18,345,544	\$59,220,500
ANNUAL NORMAN 2025 SQ FT PROJECTION	84,691	N/A	94,350	195,136	N/A

MAP 4: 2010 - 2012 NEW NON-RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY



MAP 5: 2010 - 2012 NON-RESIDENTIAL CONSTRUCTION ADDITION/ALTERATION PERMIT ACTIVITY



SECTION THREE: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed twelve applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2012. This was an increase of one from 2011 in the total number of applications with close to 59 acres involved, about 340 acres less than in 2011 and 540 acres less than in 2010. The average per year has been 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 24 applications for rezoning during Calendar Year 2012, five more than in 2011. The rezoning applications in 2012 were mainly on smaller parcels with two exceptions. Nineteen of the 24 applications were infill or redevelopment.

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 2012. For each of the twelve 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 2012. For each of the 24 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 2012 Land-Use Plan Amendments

ORDINANCE	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
R-1112-95 LUP-1112-3	RCB BANK	IMHOFF RD & OAKHURST DR	OFFICE	MIXED USE	16.46	APP 1/12/11	APP 2/28/12
R-1112-111 LUP-1112-4	SASSAN MOGHADAM	48TH AVE NW SOUTH OF TECUMSEH RD	FLOODPLAIN	LOW DENS RES	14.89	APP 2/9/12	APP 3/13/12
R-1112-118 LUP-1112-5	ELSEY PARTNERS	PART OF BLK 3, STATE UNIVERSITY ADDITION	LOW DENS RES, HIGH DENS RES	SPECIAL PLANNING AREA	2.33	DEN 4/12/12	DEN 1/123/12
R-1112-129 LUP-1112-6	MARK RISSER / B3 DEVELOPMENT GROUP	710 & 730 ASP AVE, 412-427 BUCHANAN AVE	HIGH DENS RES, OFFICE	COMM	1.53	5/10/12, 7/12/2012, 8/9/12, 9/13/12	WITH-DRAWN 6/25/13
R-1112-130 LUP-1112-7	HUDIMAX NORMAN HOLDINGS, L.L.C.	NORTH INTERSTATE DRIVE	OFFICE	COMM	6.28	DEN 5/10/12	WITH-DRAWN 6/22/12
R-1112-141 LUP-1112-8	MB REAL ESTATE II	BOYD ST & MONNETT	OFFICE	MIXED USE	0.4	APP 6/1/12	APP 8/14/12
R-1213-9 LUP-1213-1	PAR-MAR, L.L.C.	36TH AVE NW & CROSSROADS BLVD	HIGH DENS RES	OFFICE	7.02	APP 7/12/12	APP 8/14/12
R-1213-25 LUP-1213-2	CENTER FOR CHILDREN AND FAMILIES, INC.	701 & 703 E EUFAULA	LOW DENS RES	INST	2.9	APP 8/9/12	APP 9/11/12
R-1213-36 LUP-1213-3	OSOI TECUMSEH DEVELOPMENT, LLC & NE DEVELOPMENT, LLC	36TH AVE NW & TECUMSEH	COMM	MED DENS RES	13.86	NO REC 10/11/12	APP 11/27/12
R-1213-37 LUP-1213-4	NORMAN DOP VII, LLC	ALAMEDA DRIVE	COUNTRY RES	COMM	2.02	APP 9/13/12	APP 11/13/12
R-1213-62 LUP-1213-5	SWITZER'S LOCKER ROOM OF NORMAN, LLC	3180 & 3290 CLASSEN BLVD	SPECIAL PLANNING AREA	INDUSTRIAL	1.84	WITH-DRAWN 11/8/12	
R-1213-75 LUP-1213-6	NORMAN DOP VII, LLC	PORTER AVE & WOODCREST DR	HIGH DENS RES	COMM	1.16	APP 12/13/12	APP 1/22/13

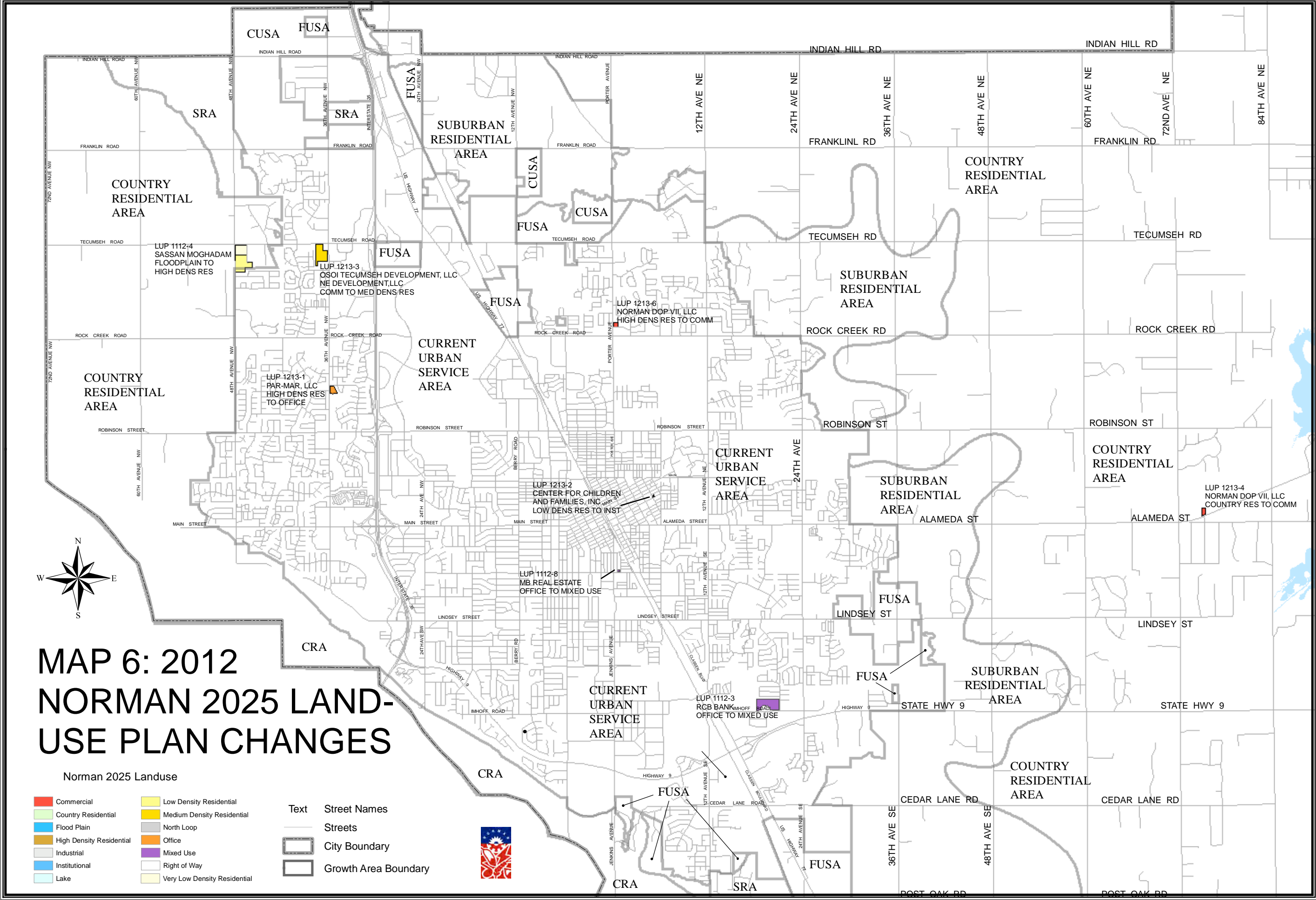





























Table 8: Calendar Year 2012 Zoning Amendments*

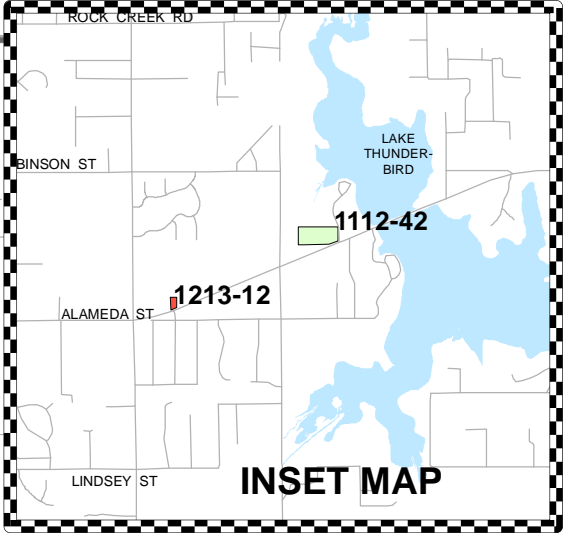
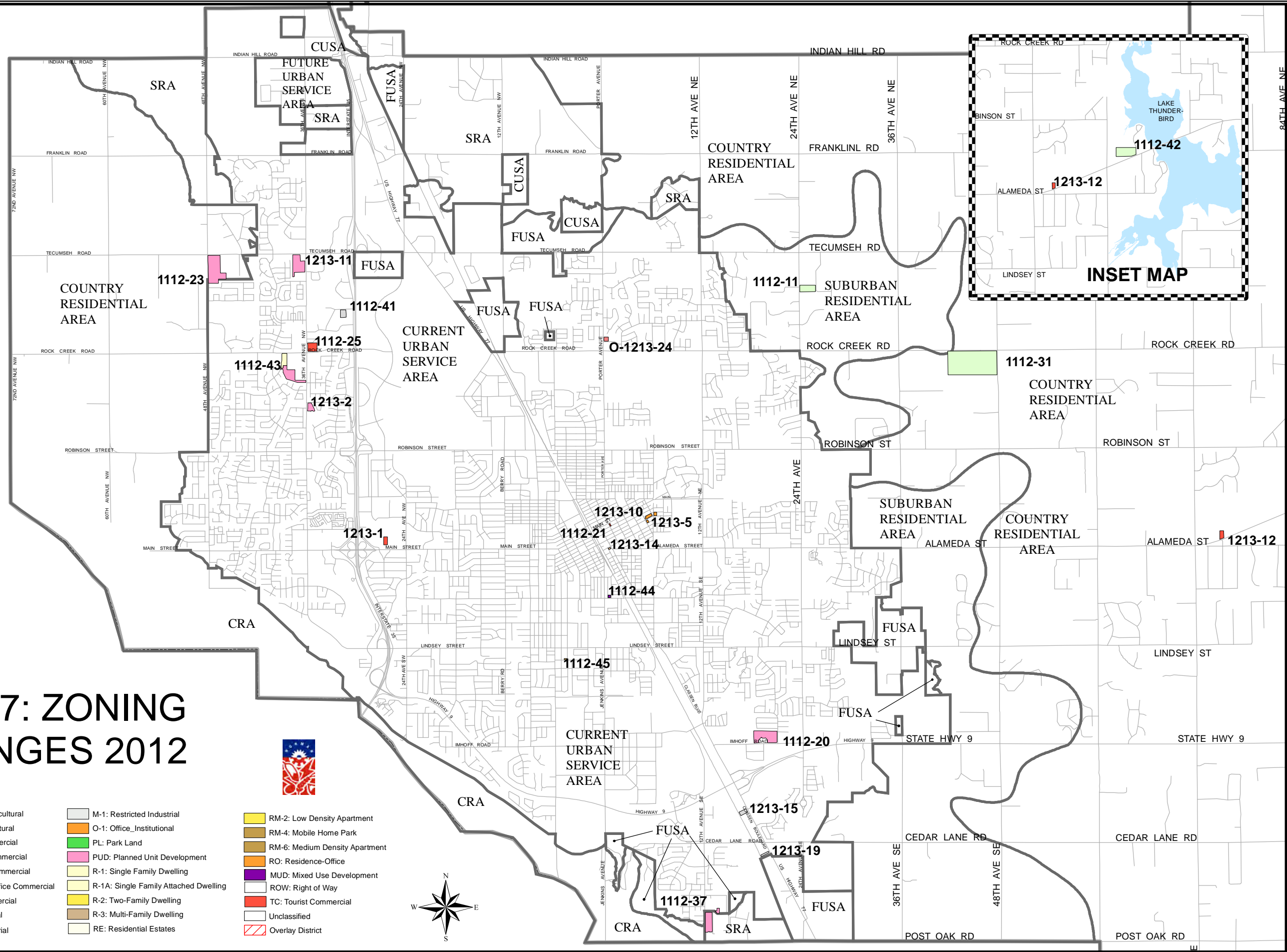
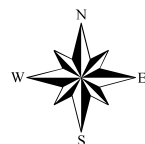
ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 ORD	ACREAGE	PC ACTION	CC ACTION
O-1112-20	RCB BANK	IMOFF RD & OAKHURST AVE	CO	PUD	LUP 1112-5	16.46	APP 1/12/12	APP 2/28/12
O-1112-21	JOY SHALBERG DBA JOY'S PALACE	300 E MAIN ST	C-3	SU	N/A	0.15	APP 2/9/12	APP 3/13/12
O-1112-23	SASSAN MOGHADAM	48TH AVE NW SOUTH OF TECUMSEH RD	A-2	PUD	LUP 1112-4	14.89	APP 2/9/12	APP 3/13/12
O-1112-25	WAL-MART REAL ESTATE BUSINESS TRUST	36TH AVE NW & ROCK CREEK RD	A-2	C-2	N/A	5.12	APP 4/12/12	APP 5/22/12
O-1112-31	ROCK CREEK YOUTH CAMP, INC	4606 E ROCK CREEK RD	A-2	SU	N/A	80.00	APP 4/12/12	APP 6/12/12
O-1112-36	SHANAH AHMADI	1515 W MAIN ST	R-1	PUD	N/A	3.72	DEN 5/10/12	
O-1112-37	COBBLESTONE CREEK ADDITION	12TH AVE SE & COBBLESTONE CREEK DR	RE	PUD	N/A	10.16	APP 6/14/12	APP 8/14/12
O-1112-38	MARK RISSE / B3 DEVELOPMENT GROUP	710 & 730 ASP AVE, 421-427 BUCHANAN AVE	C-1 RO	C-3 SU	LUP 1112-6	1.53	DEN 9/13/12	WITH-DRAWN 6/25/13
O-1112-39	HUDIMAX NORMAN HOLDINGS, LLC	N INTERSTATE DR	C-1	PUD	LUP 1112-7	6.28	DEN 5/10/12	WITH-DRAWN 6/22/12
O-1112-41	COMMUNITY CHRISTIAN SCHOOL	3106 BROCE DRIVE	I-1	SU	N/A	2.80	APP 6/14/12	APP 7/24/12
O-1112-42	JENNIFER LADD	8809 ALAMEDA DR	A-1	A-2 SU	N/A	24.09	APP 6/14/12	APP 7/24/12
O-1112-43	CIES PROPERTIES, INC.	36TH AVE NW & ROCK CREEK RD	RM-6	R-1 PUD	N/A	15.48	APP 6/14/12	APP 7/24/12
O-1112-44	MB REAL ESTATE II	BOYD ST & MONNETT AVE	R-3	MUD	LUP 1112-8	0.40	APP 6/14/12	APP 8/4/12
O-1112-45	823 PROPERTIES, LLC	930 ELM AVE	R-1	RM-6	N/A	0.24	APP 6/14/12	APP 8/4/12
O-1213-1	KUNKLE PROPERTIES, LLC	W MAIN ST	I-1 A-2	C-2	N/A	2.73	APP 7/12/12	APP 8/28/12
O-1213-2	PAR-MAR, LLC	36TH AVE NW & CROSSROADS BLVD	PUD	PUD	LUP 1213-2	7.02	APP 7/12/12	APP 9/11/12
O-1213-5	CENTER FOR CHILDREN AND FAMILIES, INC.	701 & 703 EUFAULA ST	R-2	O-1 SU	LUP 1213-2	2.90	APP 8/9/12	APP 9/11/12
O-1213-10	MARIAN NUNEZ/ OPOLIS PRODUCTIONS	113 N CRAWFORD AVE	C-3	SU	N/A	1259SF	APP 9/13/12	APP 10/23/12
O-1213-11	OSO TECUMSEH DEVELOPMENT, LLC & NE DEVELOPMENT, LLC	36TH AVE NW & TECUMSEH RD	C-1	PUD	LUP 1213-3	13.86	DEN 10/11/12	APP 11/27/12
O-1213-12	NORMAN DOP VII, LLC	ALAMEDA DRIVE	A-2	CR	LUP 1213-4	2.02	APP 9/13/12	APP 10/23/12
O-1213-14	G. BLAKE VIRGIN	404 S. PETERS AVE	R-3	SU	N/A	9968 SF	APP 10/11/12	APP 11/27/12
O-1213-15	SWITZER'S LOCKER ROOM OF NORMAN, LLC	3180 CLASSEN BLVD	A-2	I-1	N/A	1.76	APP 11/8/12	APP 12/11/12
O-1213-19	77 STORAGE PLACE LLC	3722 CLASSEN BLVD	A-2	I-1	N/A	0.89	APP 12/13/12	APP 1/22/13
O-1213-24	NORMAN DOP VII, LLC	PORTER AVE & WOODCREST DR	RM-6	C-1	LUP 1213-6	1.16	APP 12/13/12	APP 1/22/13

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

MAP 7: ZONING CHANGES 2012

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 |  MUD: Mixed Use Development |
|  CO: Suburban Office Commercial |  R-1A: Single Family Attached Dwelling |  ROW: Right of Way |
|  CR: Rural Commercial |  R-2: Two-Family Dwelling |  TC: Tourist Commercial |
|  I-1: Light Industrial |  R-3: Multi-Family Dwelling |  Unclassified |
|  I-2: Heavy Industrial |  RE: Residential Estates |  Overlay District |



SECTION FOUR: PLATTING AND SUBDIVISION ACTIVITY

In 2012 the City of Norman processed a total of nine Certificates of Survey (COS) and Short Form Plats (SFP) involving a total of 178 acres over 18 lots. This compares to 2011 when the City processed six COS/SFPs involving 204 acres on 17 lots. The ten-year average is nine COS/SFP involving 389 acres of land with an average of 30 lots.

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 2012. 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 2012, 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 2012 indicate that final plats in the four growth areas consumed 353 acres and 634 lots. This is around 58 fewer acres than the ten-year average. The 2012 numbers also reflect 23 fewer new urban lots than the ten-year average going to final plat; however, the numbers represent a large drop in the acreage coming forward for preliminary platting. Companion Map 8 shows the location of the 2012 plats as well as plats from the proceeding nine years.
- ❑ **Table 11 and Map 9** identify the number of Norman Rural Certificates of Surveys and Short Form Plats applied for in Calendar Year 2012, 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
2012 PRELIMS (PARTIAL)	10 (4)	2 (2)	0 (1)	2 (2)	0	18
2012 ACRES	281.19	39.74	9.09	93.91	0.00	423.93
2012 LOTS	671	16	8	67	0	762
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
10 YEAR Total # OF PLATS*	97.0	17.0	5.0	6.0	N/A	150.0
10 YEAR AVERAGE # OF PLATS*	12.1	2.1	0.6	0.8	N/A	15.0
10 YEAR AVERAGE # OF LOTS	878.9	317.8	38.5	15.6	N/A	1257.8
10 YEAR AVERAGE ACRES	383.3	166.1	39.9	41.3	N/A	634.6

*Partial plats counted in all growth areas







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

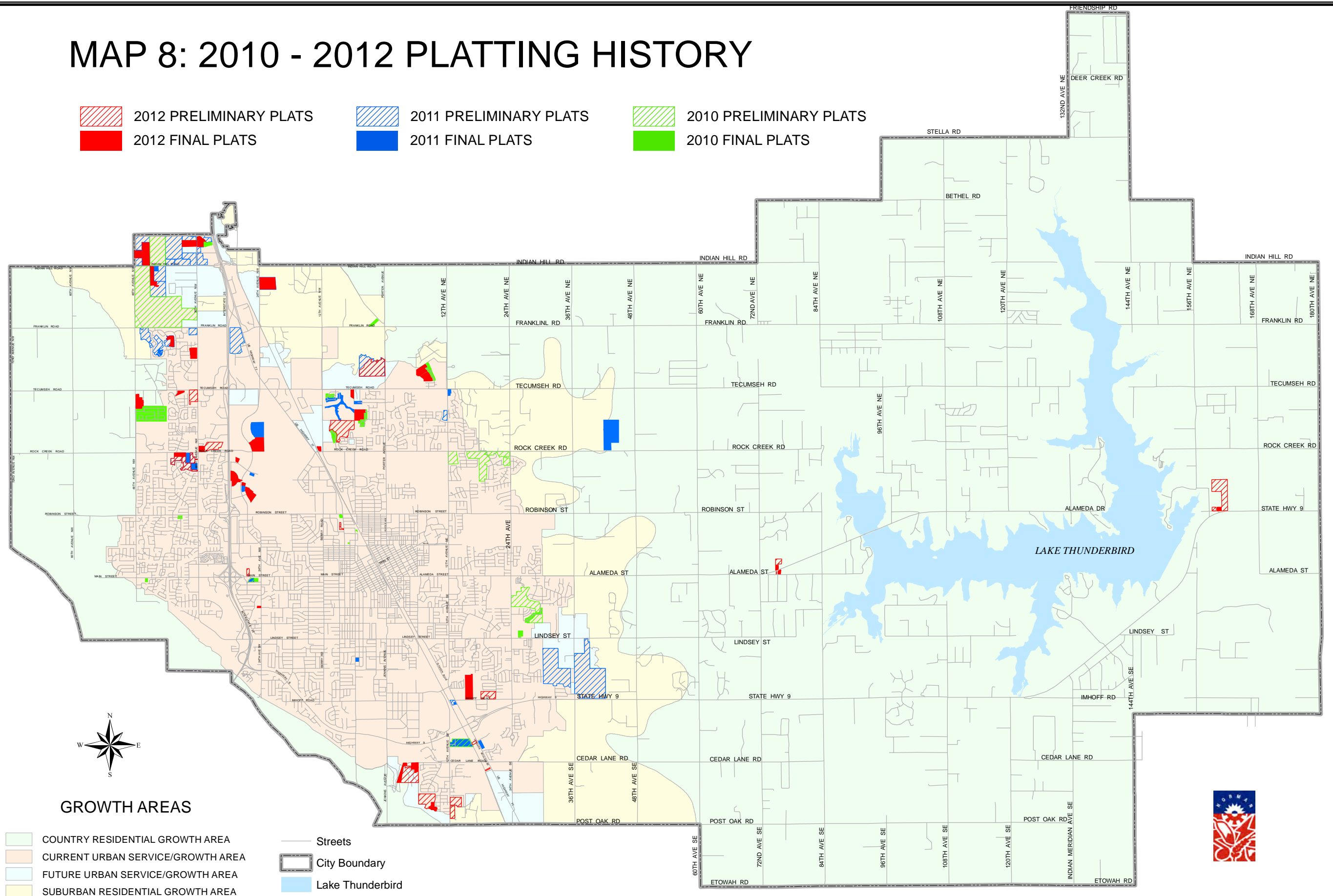
GROWTH AREA/ SERVICE AREA	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2012 # FINAL PLATS (Partial)	22 (2)	2 (1)	1	3 (2)	30
2012 ACRES	276.20	17.50	32.60	26.60	352.90
2012 LOTS	557	5	7	65	634
2012 AVG SINGLE FAMILY LOT SIZE	0.28	0.18	4.66	0.31	0.33
2012 AVG OTHER LOT SIZE*	5.72	8.48	N/A	1.88	5.37
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
10 YEAR TOTAL # FINAL PLATS**	237	16	10	16	270
10 YEAR AVG # FINAL PLATS**	24.6	4.3	3.9	4.4	27.0
10 YEAR AVG ACRES	286.2	28.6	54.1	42.0	410.9
10 YEAR AVG LOTS	587.9	31.6	19.6	18.0	657.1
10 YEAR AVG SF LOT SIZE	0.3	0.3	13.7	2.2	0.7
10 YEAR AVG OTHER LOT SIZE*	2.59	5.04	7.78	6.00	4.75

*Other includes all non-single family uses

**Partial plats counted in all growth areas

MAP 8: 2010 - 2012 PLATTING HISTORY

- | | | | | | |
|---|------------------------|---|------------------------|---|------------------------|
|  | 2012 PRELIMINARY PLATS |  | 2011 PRELIMINARY PLATS |  | 2010 PRELIMINARY PLATS |
|  | 2012 FINAL PLATS |  | 2011 FINAL PLATS |  | 2010 FINAL PLATS |



GROWTH AREAS








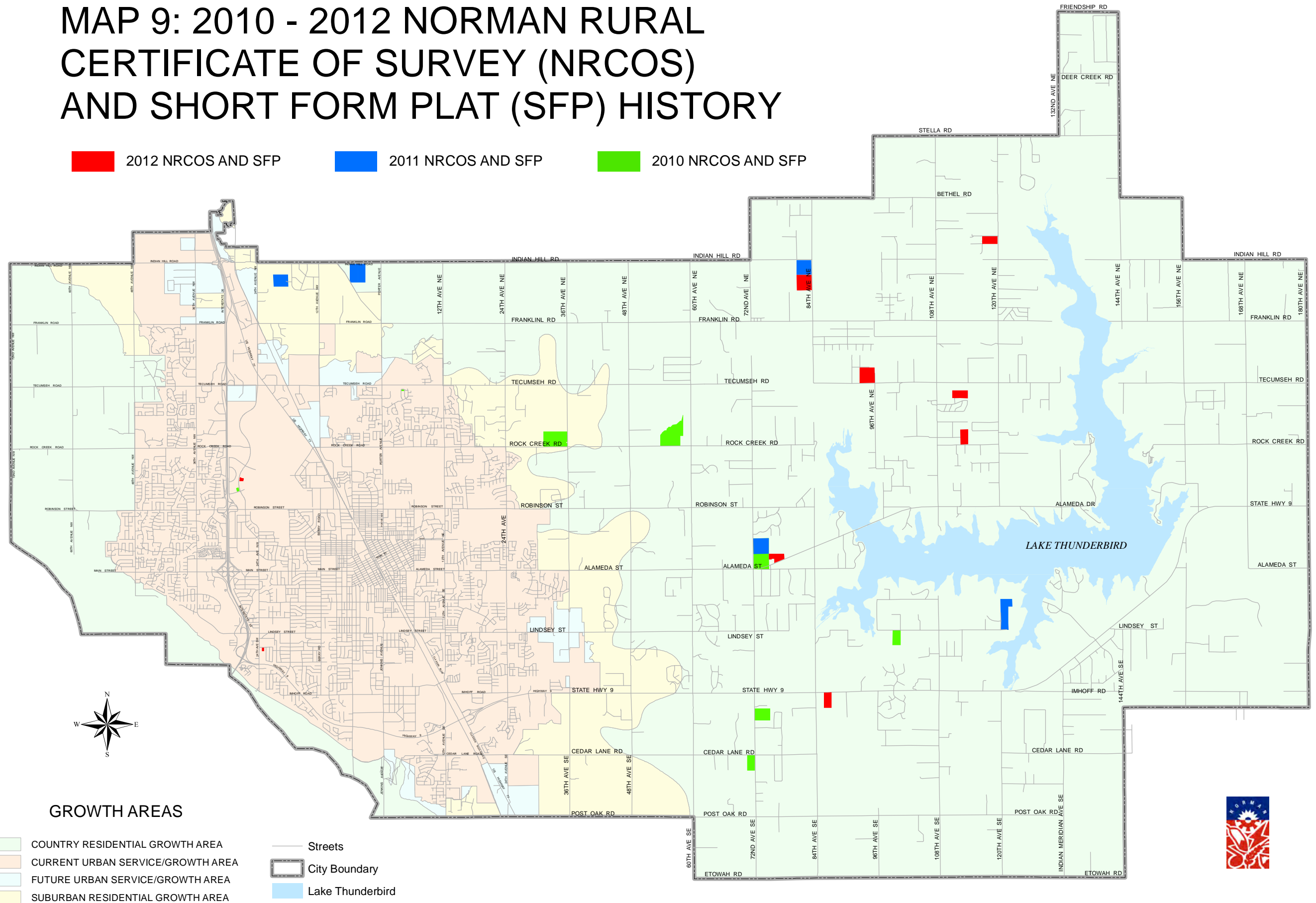
- | | | | |
|---|-----------------------------------|--|------------------|
|  | COUNTRY RESIDENTIAL GROWTH AREA |  | Streets |
|  | CURRENT URBAN SERVICE/GROWTH AREA |  | City Boundary |
|  | FUTURE URBAN SERVICE/GROWTH AREA |  | Lake Thunderbird |
|  | SUBURBAN RESIDENTIAL GROWTH AREA | | |

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
2012 # COS AND SFP'S	2	0	0	7	9
2012 ACRES	3.60	0.00	0.00	174.10	177.70
2012 LOTS	3	0	0	15	18
2012 AVG LOT SIZE	1.20	N/A	N/A	11.61	9.87
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
10 YEAR TOTAL # COS AND SFP'S	15	0	16	60	91
10 YEAR AVG # COS AND SFP'S	1.5	0.0	1.6	6.0	9
10 YEAR AVG ACRES	2.2	0.0	104.5	282.3	389.0
10 YEAR AVG LOTS	4.2	0.0	4.4	21.0	29.6
10 YEAR AVG LOT SIZE	1.0	0.0	17.3	14.0	13.2

MAP 9: 2010 - 2012 NORMAN RURAL CERTIFICATE OF SURVEY (NRCOS) AND SHORT FORM PLAT (SFP) HISTORY

2012 NRCOS AND SFP
 2011 NRCOS AND SFP
 2010 NRCOS AND SFP



SUMMARY AND FUTURE OUTLOOK

Construction

During the last five years the total dollar value of construction has increased except in 2010. The 2012 total construction value of \$213 million is the highest in that five-year period and also exceeds the five year average.

The pace of single-family residential construction activity slowed after 2008, but shows a gain in 2012, \$127.5 million, up from \$80.1 million in 2011. In 2012 there was an increase over 2011 of \$7.5 million in valuation and an increase of 58 single-family housing units built. The dollar value of multi-family development was almost double that of the next highest year in 2010. Multi-family construction in 2012 increased from zero units built in 2011 to 930 units built in 2012. The total residential dollar value is up \$47.4 above the 2011 value.

The total non-residential permitting valuation for 2011 was \$117.4 million, the second highest level since 2007. The total non-residential valuation in 2012 was \$85.5 million which is \$31.9 million below the 2011 level. This represents the fact that additions/alterations was down \$29.3 million from the previous year but new construction remained stable from 2011 to 2012.

Land Use and Zoning

The City of Norman accepted twelve applications for amendments to the Norman 2025 Land Use and Transportation Plan in 2012. Eight were acted on by City Council totaling almost 57 acres, the largest of which was approximately 15 acres. The other four applications were withdrawn or denied.

The City of Norman acted on 24 applications for rezoning during 2012, five more than in 2011. Nineteen of the 24 applications were infill or redevelopment. The largest rezoning parcel was in the rural area and was an 80-acre request to amend the Rock Creek Youth Camp.

Platting and Subdivision

In 2012 the City processed 18 Preliminary Plats totaling almost 424 acres and including 762 lots. Thirty Final Plats were approved in 2012 totaling almost 353 acres and including 634 lots. The majority of land subdivided was in the Current Urban Service Area.

On March 27, 2012 City Council amended Chapter 19 of the City Code to allow construction in residential subdivisions concurrent with the construction of public improvements.

Greenways Master Plan

On August 28, 2012 the City Council adopted the Greenway Master Plan into the 2025 Land Use and Transportation Plan as a flexible guide for the development of future policy. The principal

goal is to make Norman a pedestrian friendly community by determining how and where to link trails and open spaces to neighborhoods, schools, parks and businesses.

Neighborhood Plans

On November 13, 2012, City Council adopted two core area neighborhood plans, the Original Townsite and Bishop Creek, into the Norman 2025 Land Use and Transportation Plan. Both Plans are organized around goals of the Plan intended to preserve and strengthen existing neighborhood assets.

Zoning and Sign Code Amendments

Several Code amendments which affect the development of land were approved in 2012. They included allowing Digital Off-Premise and On-Premise Signs, creating standards for the construction of Crematoriums, and allowing chickens in residential developments.

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.

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.
- After completing a scoping survey for a city-wide Transportation Plan in 2011, a city-wide Comprehensive Transportation Plan (CTP) was initiated in FYE 2013. This information will be important to include in the Plan update, and it was determined that the CTP should be completed before the Plan update.