ANNUAL 2013 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN

CITY OF NORMAN
April 2014

Annual Status Report on Development and the Norman 2025 Plan For Calendar Year 2013

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Norman Annual Development Report for 2013

I: 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 2013. 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 seven sections: Background, Amendments to Zoning Ordinance and Subdivision Regulations; Greenbelt Commission and Predevelopment Activity; Construction Activity; Land Use Plan and Zoning Amendments; Platting and Land Subdivision Activity; and Summary and Outlook. 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 2013. Several tables include information dating back five years. These tables put the current year's development into a temporal context and illustrate trends and changes that have occurred in recent years.

II: AMENDMENTS TO ZONING ORDINANCE AND SUBDIVISION REGULATIONS

CONCURRENT SUBMITTAL OF PRE-DEVELOPMENT AND PLANNING COMMISSION APPLICATIONS

On March 26, 2013 the City Council adopted Ordinance No. O-1213-31 amending the Zoning Ordinance, Chapter 22 of the *City Code of Ordinances* (*Code*) to allow concurrent submittal of Pre-Development and Planning Commission applications in an effort to streamline the development process. The change allows both applications to be heard in the same application cycle.

Property owners requesting *NORMAN 2025* amendments, rezoning parcels larger than 40 acres, approving a Special Use on a tract and preliminary plats are required to go through the Pre-Development Information Meetings as well as the Planning Commission. Previously, the timing of the meetings added 28-30 days to the development process because the first opportunity for the development to appear on a Planning Commission agenda would be a month after the Pre-Development Meeting.

AMENDMENTS TO THE SUDIVISION REGULATIONS

On March 26, 2013, City Council amended the Subdivision Regulations, Chapter 19 of the *Code* (O-1213-32). City Council made adjustments to the platting process aimed at

both streamlining the development process and making it more flexible to accommodate changing economic conditions. Those adjustments include the following:

- Extend the validity period of preliminary plats from three to five years, plats are now valid for five years with and extension of two years if a final plat is filed of record, establish an administrative approval process for a preliminary plat extension of an additional five years with a $900 filing fee;
- Remove the requirement for Planning Commission approval of final plats; final plats are now reviewed by the Development Committee (an administrative process);
- Allow an applicant to apply for a Pre-Development Information Meetings and Planning Commission meeting for preliminary plats during the same application cycle;
- Remove the requirement of a Pre-Development meeting for Norman Rural Certificate of Survey properties larger than 40 acres.

COMMERCIAL LIGHTING STANDARDS

On March 26, 2013, City Council adopted an amendment to the Zoning Ordinance, Chapter 22 of the *Code* (O-1213-38) to change the commercial lighting standards in six ways:

- Removed compliance tables in favor of language that simplified, but preserved the content of the compliance actions and noted that corrective action includes shielding, re-aiming, or replacement of a fixture with a full cut-off fixture.
- Existing businesses are allowed to install new light poles to correspond with existing poles that may be taller than currently permitted; this ensures a consistent, uniform look.
- Lumen cap requirement was removed, however, the maximum light level at any point on a property line zoned or used for single or two-family dwellings, located either adjacent to or across the street from the subject property shall not exceed 0.2 footcandles.
- Photometric plan requirement was amended; previously, photometric plans were required for all new outdoor commercial lighting projects. The amendment requires photometric plans when the property to be lit is adjacent or across the street from property zoned or used for single or two-family residential purposes. For all other developments, photometric plans are required if they exceed designated square footage. In addition, photometric plans may now be prepared by electrical contractors as well as by engineers and representatives of the lighting industry.
- The definition of glare was updated to read as follows: “the sensation produced by luminance directed or reflected within the visual field that is sufficiently greater than the luminance to which the eyes are adapted which causes annoyance, discomfort, or loss in visual performance and visibility to a reasonable person.”
- A new category of exempted lighting was added: luminaires that are used exclusively to provide emergency power illumination at exit discharge locations that operate only from an emergency power source in the event of a normal power failure.

REPLACEMENT OF PLANT SPECIES LIST

On April 23, 2013 City Council adopted an amendment to the Zoning Ordinance, Chapter 22 of the *Code* (O-1213-39) to replace Appendix F (Plant List) with a list containing plant species that are native, drought resistant and/or Oklahoma Proven, to increase the survivability of landscapes in periods of drought. The amended version contains more species that can withstand periods of drought without requiring more water to survive thus creating more sustainable landscapes.

CREMATORIUMS

On November 22, 2013, City Council adopted an amendment to the Zoning Ordinance, Chapter 22 of the *Code* (O-1314-13) allowing crematoriums in a funeral parlor or mortuary in non-residential zoning districts.

III: GREENBELT COMMISSION AND PRE-DEVELOPMENT ACTIVITY

GREENBELT COMMISSION

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 2013, thirty-two applications were reviewed.

PRE-DEVELOPMENT INFORMATION MEETINGS

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 and any new Commercial Communication Tower. In 2013, thirty-three applications were discussed in Pre-Development Information Meetings.

IV: CONSTRUCTION ACTIVITY

Since the 2004 adoption of the *NORMAN 2025*, 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 unit applications were being processed and resulted in permits being issued in early 2012. Since 2009 the total number of all residential units permitted exceeded the *Land Demand* predictions in three of the five years – 2010, 2012, and 2013. Single-family construction in 2013 increased by 21.1 million dollars in valuation but the total number of housing units built decreased by 634 from 2012. Permitted single-family units in 2013 totaled 87% of the *Land Demand* projections and total new residential units totaled 111% of the projections. The overall residential value increased 4% from 2012.

Non-residential construction continues to be a positive in Norman's development environment. Non-residential construction in 2013 was $84.5 million, only $11.1 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 $217.5 million in 2013. 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 three 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.

Table 1: All Types of Construction

This table reflects the aggregate numbers for all types of construction between 2009 and 2013, the five-year total, and the average for those five years. The value of all residential construction activity for 2013 increased $5.4 million from 2012 levels. This increase is led by single family housing construction which saw a $21 million increase in value, but only 12 more units were constructed in 2013 than in 2012. The average value of a single family house built in 2013 was $224,000. In 2012, the average value of a new single family unit was just under $180,000.

The number of multifamily units permitted in 2013 fell to 260 from a five year high of 930 the previous year. This is expected to be a temporary lull in multi-family construction. Developments, which are expected to add another 925 units of multi-family housing, have been approved by Council and are expected to be issued building permits during calendar year 2014. These developments include the following: Windsor, Park 7, Millennium and Aspen Heights. The majority of the multi-family units permitted in 2013

Table 1: Calendar Year Dollar Value* of 2013 Construction and Four Previous Years

Year	2009	2010	2011	2012	2013	TOTAL	5 YEAR AVG
New Single Family	$57.4	$57.7	$66.9	$74.4	$95.5	**$351.9**	**$70.4**
New Mobile Homes	$0.5	$0.2	$0.3	$0.4	$0.2	**$1.6**	**$0.3**
New Duplexes	$0.3	$0.3	$0.3	$0.9	$2.7	**$4.5**	**$0.9**
New Multi-Family	$5.9	$18.4	$0.0	$35.5	$10.6	**$70.4**	**$14.1**
Additions/ Alterations to Residential All	$10.6	$16.3	$12.5	$16.3	$23.8	**$79.5**	**$15.9**
Subtotal Residential	**$74.6**	**$92.9**	**$80.1**	**$127.5**	**$132.9**	**$508.0**	**$101.6**
New Non-Residential	$76.1	$43.9	$64.3	$61.7	$52.2	**$298.2**	**$59.6**
Additions/ Alterations to Non-Residential	$40.9	$29.8	$53.1	$23.8	$32.3	**$179.9**	**$36.0**
Subtotal Non-Residential	**$117.0**	**$73.7**	**$117.4**	**$85.5**	**$84.5**	**$478.1**	**$95.6**
Total All Construction	**$191.5**	**$166.6**	**$197.5**	**$213.0**	**$217.5**	**$986.1**	**$197.2**

Values in Millions of Dollars

were the Icon Apartments located at 36th Avenue NW. The number of duplexes doubled from 10 in 2012 to 20 in 2013. Most of the duplexes were permitted in central Norman.

The value of new non-residential construction dropped $9.5 million; however, non-residential additions and alterations increased by $8.5 million, which allowed overall value of non-residential construction to remain relatively stable decreasing by only $1 million.

Tables 2- 5: Residential Construction

These tables reflect residential construction for the last five years. Consistent with national trends, during the years 2009-2010 the rate of single-family residential construction decreased significantly from the previous three years; but construction increased in 2011, 2012, and 2013. The tables indicate the following:

- **Table 2** depicts new residential construction by type for 2009-2013, the five year average, the volume of new residential construction predicted by the *Land Demand* for 2013, and the *Land Demand's* 5-year average. The city's 710 new units permitted during 2013 are 111% of the 2013 prediction of 638 new units. The 426 new single-family units is lower than the 492 units projected in the *Land Demand* by 66 units, the 260 new multi-family units permitted in 2013 is 50% higher than the 128 projected by 132 units.
- **Table 3** and **Map 1** reflect the location of new residential units by Service Growth Area. The 91% in the Current Urban Service/Growth Area in 2013 is lower than the high in 2010 and 2012. The 2% in the Future Urban and Suburban Residential Growth Areas is higher than the percentage in 2012 and the 5% in the Country Residential Growth Area is higher than in the previous year, but is only the third highest of the previous four years. The five-year average of the Current Urban Growth Area is higher than the range of growth projected in both the *Norman 2020 and 2025 Plans*, but the other Growth Areas are lower than the range of growth projected.
- **Table 4** reflects new residential units permitted in 2013 by Ward boundaries. Almost half of the single family units were permitted in Ward 6. While Ward 4 had only 2 single family permits, 10 of the duplexes were developed in that area. Ward 8 had almost all of the Multi-family development with 256 of the 260 units being built there in 2013.
- **Table 5** reflects a grouping of parcel sizes within each growth area where the new residential units were permitted. As expected smaller lots were developed in the Current Urban Service Area (CUSA), while larger lots were developed in the Country Residential Area. Multi-family residential units are being developed on the larger lots being consumed in CUSA.

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 2013 are down from 2012, with a total new dollar valuation of $42,121,603 as estimated from permit applications. This dollar value is lower than all but one of the previous four years

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**
2013 PREDICTED*	**492**	**(INCLUDED IN SINGLE FAMILY)**	**18**	**128**	**638**
2013	**426**	**4**	**20**	**260(19)**	**710**
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
5 YEAR AVERAGE	**374**	**7**	**8**	**360(26)**	**749**

**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
2013	**644 (91%)**	**15 (2%)**	**14 (2%)**	**37 (5%)**	**710**
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
2008	464 (90%)	2 (<1%)	10 (2%)	40 (8%)	516
5 YEAR AVERAGE	**692 (91%)**	**6 (1%)**	**13 (2%)**	**33 (7%)**	**749**
NORMAN 2025 22 YEAR AVERAGE % OF GROWTH EXPECTED	85-90%		10-15%		100%

MAP 1: 2013 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

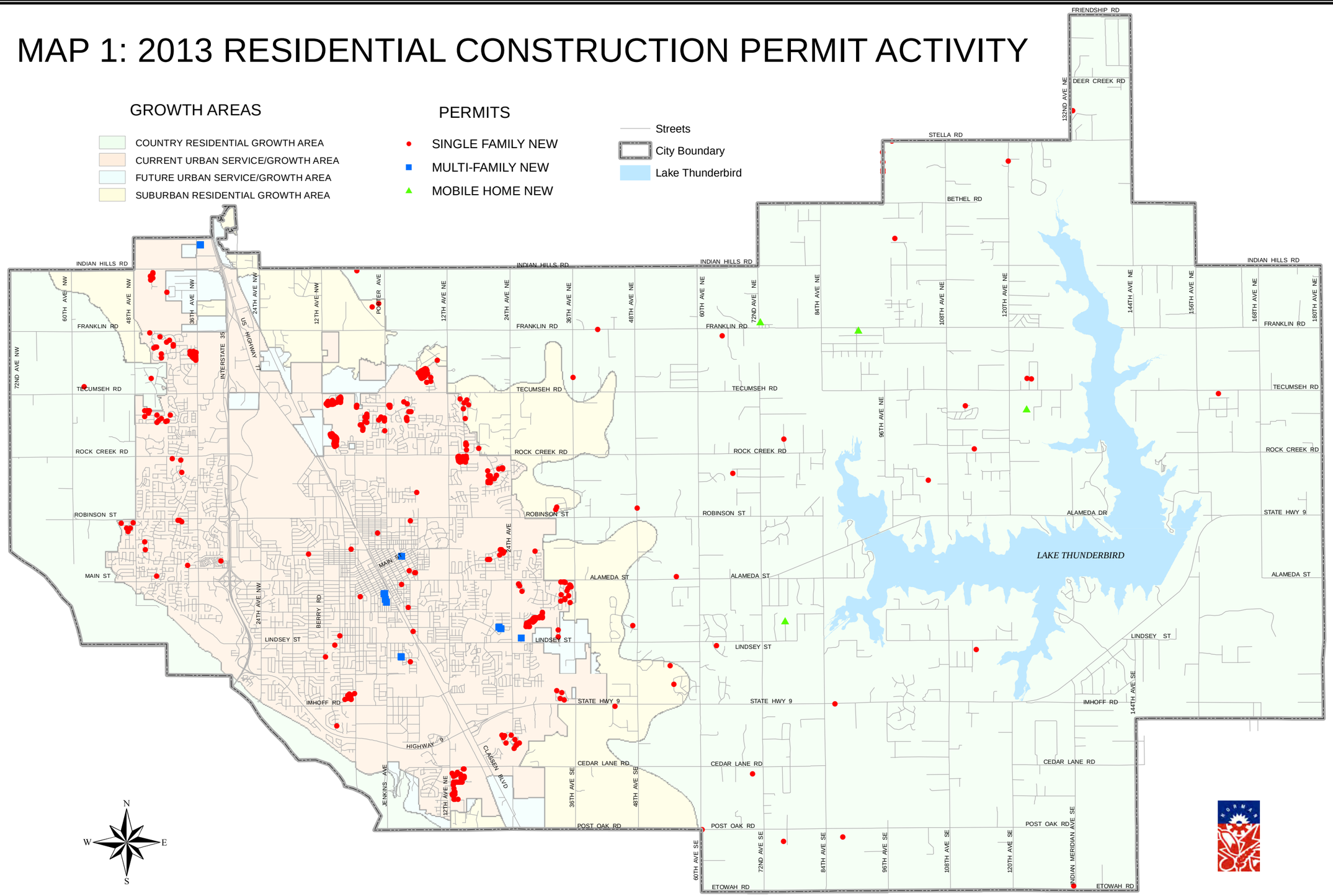


Table 4: Calendar Year 2013 New Residential Units by Ward

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
Ward 1	48	0	8	4	**60**
Ward 2	2	0	0	0	**2**
Ward 3	19	0	0	0	**19**
Ward 4	23	0	10	0	**33**
Ward 5	47	4	0	0	**51**
Ward 6	201	0	0	0	**201**
Ward 7	34	0	2	0	**36**
Ward 8	52	0	0	256	**308**
2013 TOTAL	**426**	**4**	**20**	**260**	**710**

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
2013 CURRENT	**356**	**1**	**1**	**1**	**359**
2013 FUTURE	**15**	**0**	**0**	**0**	**15**
2013 SUBURBAN	**10**	**2**	**2**		**14**
2013 COUNTRY	**2**	**10**	**13**	**6**	**29**
2013TOTAL	**383**	**13**	**16**	**7**	**417**
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**
5 YEAR AVERAGE (TOTAL)	**334**	**16**	**13**	**12**	**374**

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

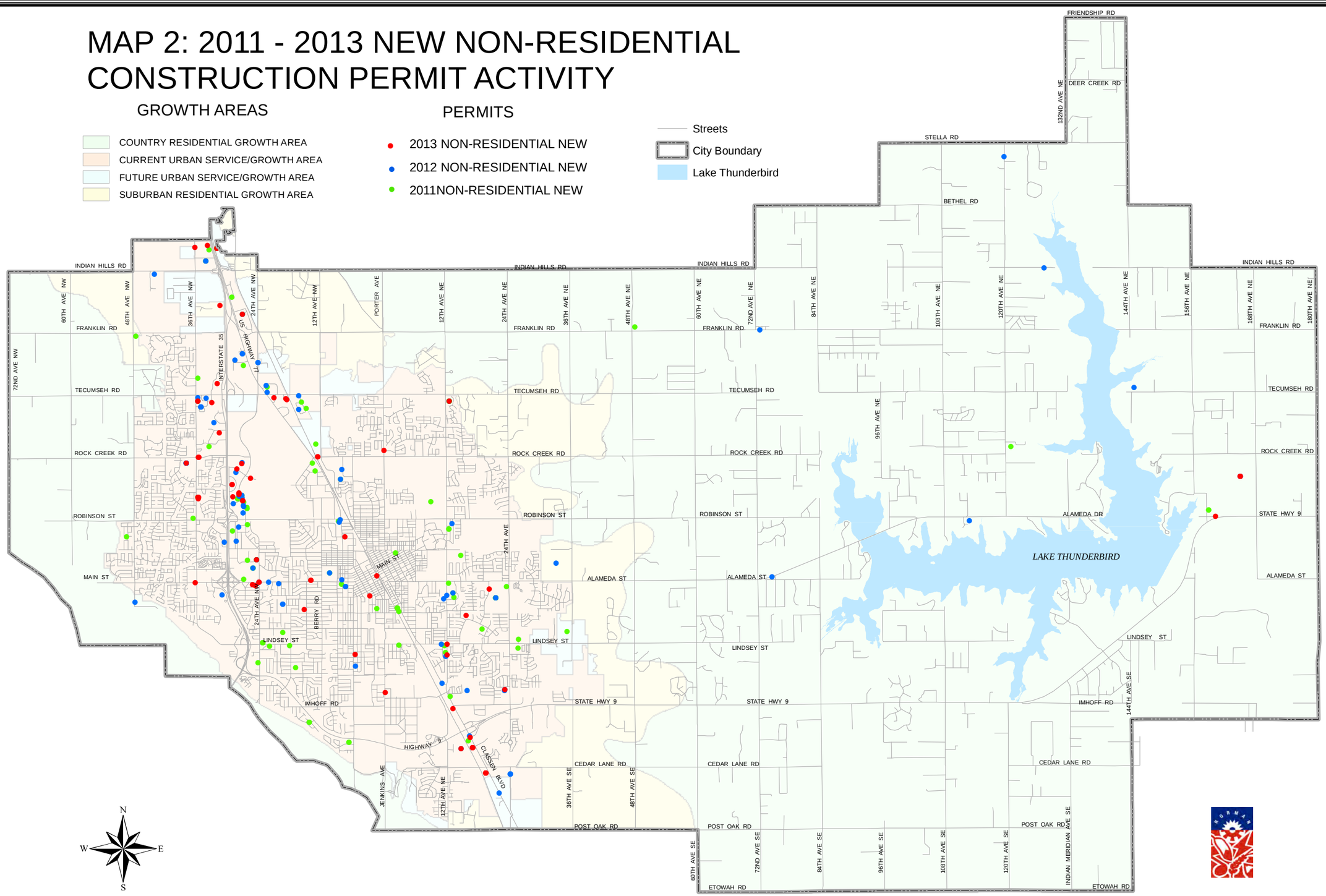
	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2013 PERMITS	**13**	**23**	**5**	**12**	**53**
2013 ESTIMATED SQ FT	**62,493**	**116,871**	**14,900**	**325,562**	**519,826**
2013 ESTIMATED VALUE	**$2,167,900**	**$14,116,265**	**$1,340,000**	**$24,497,438**	**$42,121,603**
2012 PERMITS	6	13	23	33	**75**
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**
5 YEAR AVERAGE PRMTS	***9***	***27***	***16***	***27***	**79**
5 YEAR AVERAGE SQ FT	***39,597***	***187,613***	***84,273***	***227,171***	**538,653**
5 YEAR AVERAGE VALUE	***$1,510,048***	***$28,748,268***	***$7,926,695***	***$15,394,675***	**$53,579,684**
ANNUAL NORMAN 2025 SQ FT PROJECTION	**84,691**	**N/A**	**94,350**	**195,136**	**N/A**

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 2009-2013 is $53,579,684.

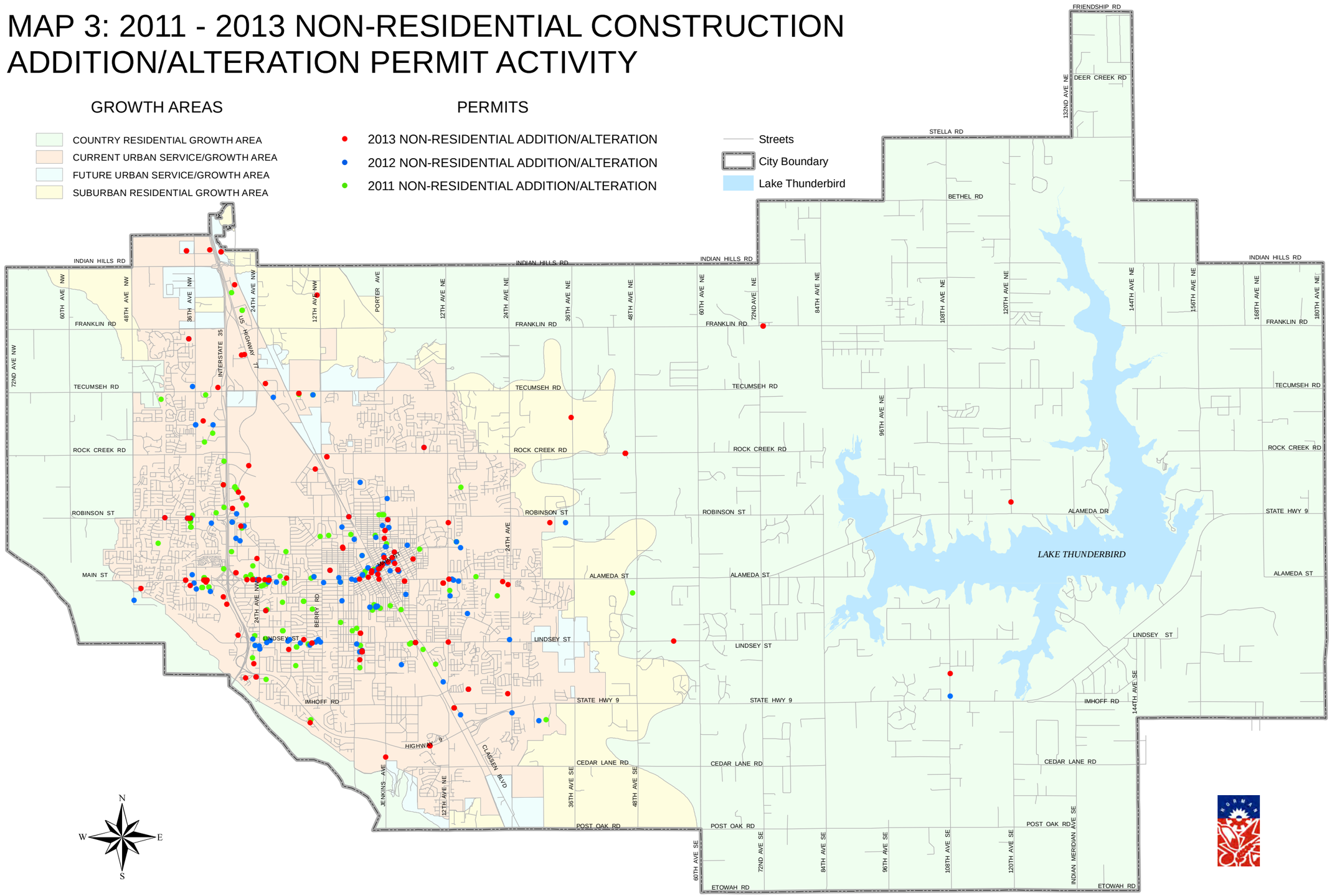
- **Map 2** depicts new non-residential construction permit activity throughout Norman from 2011-2013. The map shows a cluster of new development is occurring in University North Park (UNP). New businesses opening or starting construction in UNP in 2013 included Home Goods, Michaels, DSW, Crest, several restaurants, smaller stores and Holiday Inn Express. The area is fast becoming a vital shopping destination. The remainder of new development is dispersed throughout the community.

- **Map 3** depicts non-residential construction addition/alteration permit activity in Norman from 2011-2013. While non-residential additions and alterations to existing building stock occurred throughout the city in 2013, a cluster of redevelopment is occurring on or near Main Street in downtown Norman. Downtown construction includes the continued renovation of the Financial Building, renovation of First Fidelity Bank, two art studios, several specialty stores and renovations to several restaurants. The most notable of the restaurants are Scratch, which repurposed the space vacated by Native Roots Market, and S&B Burgers, which renovated the space once occupied by Coaches. Scratch and S&B Burgers join several other restaurants that have chosen to locate on Main in recent years including the Garage, Tres Cantina, Syrup and Das Boot Camp. While Norman's CBD is retaining offices and specialty shopping, the influx of restaurants is fueling the area's redevelopment into a vibrant entertainment district.

MAP 2: 2011 - 2013 NEW NON-RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY



MAP 3: 2011 - 2013 NON-RESIDENTIAL CONSTRUCTION ADDITION/ALTERATION PERMIT ACTIVITY



V: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed thirteen applications for amendments to the *NORMAN 2025 Land Use and Transportation Plan* in 2013. This was an increase of one from 2012 in the total number of applications with close to 140 acres involved, about 80 acres more than in 2012, 260 acres less than in 2011 and 460 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 21 applications for rezoning during calendar year 2013, three less than in 2012. The rezoning applications in 2013 were mainly on smaller parcels with three exceptions. Seventeen of the 21 applications were infill or redevelopment.

- **Table 7 and Map 4** identify each of the applications for *NORMAN 2025 Land Use and Transportation Plan* amendments approved during Calendar Year 2013. For each of the thirteen applications processed, the table summarizes the applicant's name, property location, original *NORMAN 2025* designation, change(s) requested, acreage involved, and action taken by the Planning Commission and City Council.
- **Table 8 and Map 5** identify all of the zoning changes that were processed during Calendar Year 2013. For each of the 21 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 2013 Land-Use Plan Amendments

ORDINANCE	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
R-1213-95	TJ FOOD & FUEL, dba GREEK HOUSE	768 SOUTH JENKINS	OFFICE	COMMERCIAL	0.15	DEN 2/14/13	DEN 6/11/13
R-1213-111	SASSAN MOGHADAM	48TH AVENUE NW & TECUMSEH ROAD	VERY LOW DENS RES, LOW DENS RES	LOW DENS RES, VERY LOW DENS RES	25.43	APP 4/11/13	APP 5/28/13
R-1213-113	BRECKENRIDGE LAND ACQUISITION LP	IMHOFF ROAD EAST OF CLASSEN BLVD	INDUSTRIAL	MED DENS RES	18.52	DEN 4/11/13	DEN 5/28/13
R-1213-133	MSDC PROPERTIES	36TH AVE SE & HWY 9	LOW DENS RES	COMMERCIAL	11.83	APP 6/13/13	APP 8/27/13
R-1213-134	COYSCO LLC	3530 MACDONNEL DRIVE	INDUSTRIAL	OFFICE	0.45	APP 6/13/13	APP 7/9/13
R-1213-136	AB & ASSOCIATES LLC	109 TONHAWA STREET	OFFICE	COMMERCIAL	10,500SQ FT	APP 6/13/13	APP 7/23/13
R-1213-139	PARK 7 GROUP	12TH AVE SE NORTH OF CEDAR LANE ROAD	LOW DENS RES	MED DENS RES	33.5	APP 6/13/13	APP 7/23/13
R-1314-6	GENE LAVASTIDA	1420 GEORGE AVE	LOW DENS RES	MED DENS RES	0.2	APP 7/11/13	APP 8/27/13
R-1314-7	1217 SOUTH BERRY LLC	1217 S BERRY ROAD	LOW DENS RES	COMMERCIAL	0.49	DEN 7/11/13	APP 8/27/13
R-1314-25`	Rose Rock School Foundation	1515 W Main Street	LOW DENS RES	INSTITUTIONAL	3.72	APP 9/12/13	APP 11/12/13
R-1314-44	Parkgreen Living, L.L.C.	SE corner Lindsey and Classen	Parkland and Commercial	High Density Residential	6.85 acres	APP 10/10/13	APP 11/26/13
R-1314-45	Bill Woods	1418 George Ave	LOW DENS RES	MED DENS RES	0.159 acres	APP 10/10/13	APP 11/26/13
R-1314-54	Sooner Mobile Home Redevelopment, LLC	2601 S Classen	Low Dens Res, Floodplain, Commercial	Med Dens Res, Commercial	38.3 acres	APP 11/14/13	APP 12/10/13

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

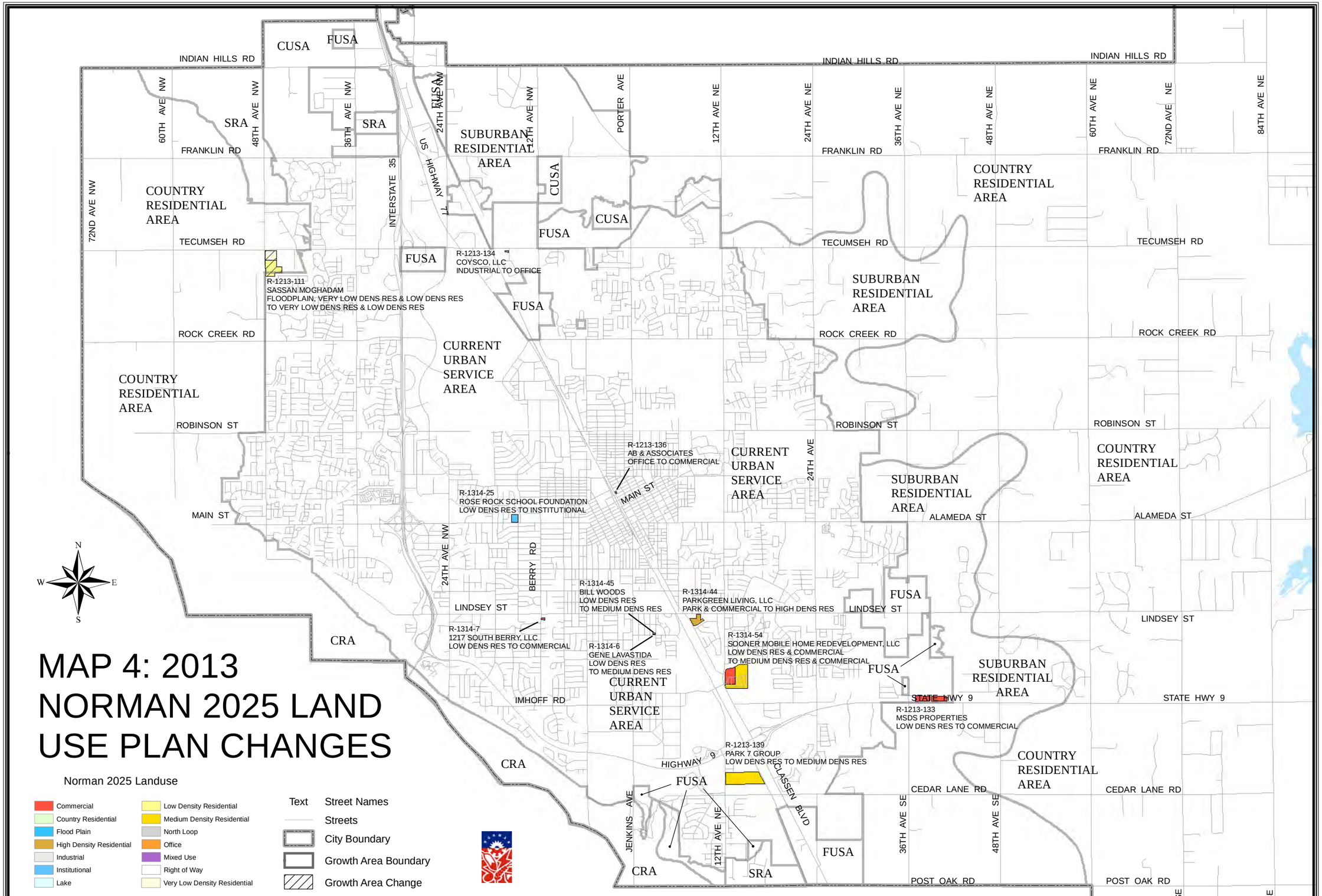
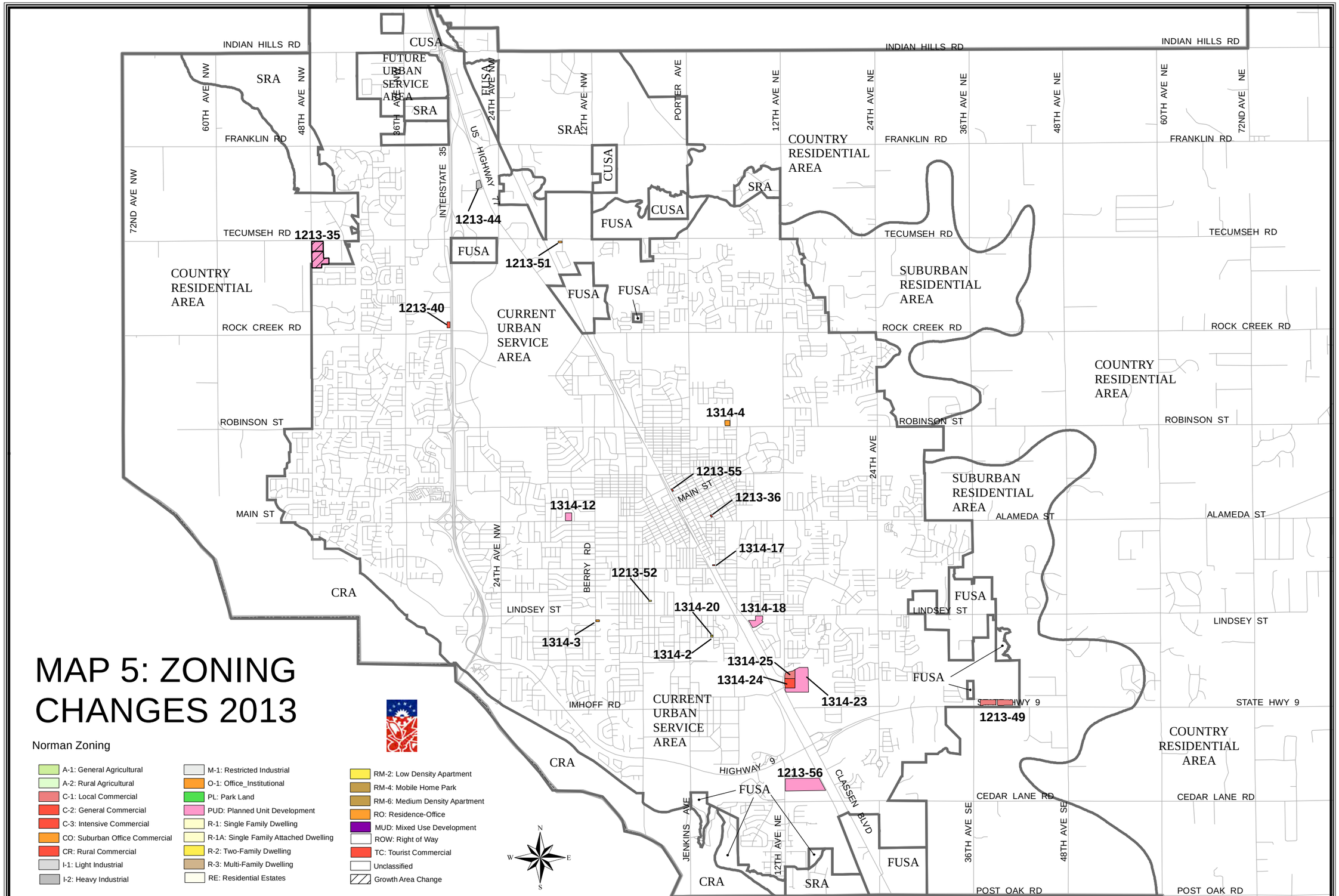

MAP 4: 2013
NORMAN 2025 LAND
USE PLAN CHANGES
Norman 2025 Landuse
Commercial
Country Residential
Flood Plain
High Density Residential
Industrial
Institutional
Lake
Low Density Residential
Medium Density Residential
North Loop
Office
Mixed Use
Right of Way
Very Low Density Residential
Text Street Names
Streets
City Boundary
Growth Area Boundary
Growth Area Change
N
S
E
W
INDIAN HILLS RD
FRANKLIN RD
TECUMSEH RD
ROCK CREEK RD
ROBINSON ST
MAIN ST
LINDSEY ST
IMHOFF RD
STATE HWY 9
CEDAR LANE RD
POST OAK RD
60TH AVE NW
48TH AVE NW
36TH AVE NW
24TH AVE NW
12TH AVE NW
72ND AVE NW
INTERSTATE 35
US HIGHWAY 77
PORTER AVE
12TH AVE NE
24TH AVE NE
36TH AVE NE
48TH AVE NE
60TH AVE NE
72ND AVE NE
84TH AVE NE
BERRY RD
CLASSEN BLVD
JENKINS AVE
HIGHWAY 9
36TH AVE SE
48TH AVE SE
CUSA
FUSA
SRA
CRA
SUBURBAN RESIDENTIAL AREA
COUNTRY RESIDENTIAL AREA
CURRENT URBAN SERVICE AREA
R-1213-111
SASSAN MOGHADAM
FLOODPLAIN, VERY LOW DENS RES & LOW DENS RES
TO VERY LOW DENS RES & LOW DENS RES
R-1213-134
COYSCO, LLC
INDUSTRIAL TO OFFICE
R-1213-136
AB & ASSOCIATES
OFFICE TO COMMERCIAL
R-1314-25
ROSE ROCK SCHOOL FOUNDATION
LOW DENS RES TO INSTITUTIONAL
R-1314-45
BILL WOODS
LOW DENS RES
TO MEDIUM DENS RES
R-1314-44
PARKGREEN LIVING, LLC
PARK & COMMERCIAL TO HIGH DENS RES
R-1314-7
1217 SOUTH BERRY, LLC
LOW DENS RES TO COMMERCIAL
R-1314-6
GENE LAVASTIDA
LOW DENS RES
TO MEDIUM DENS RES
R-1314-54
SOONER MOBILE HOME REDEVELOPMENT, LLC
LOW DENS RES & COMMERCIAL
TO MEDIUM DENS RES & COMMERCIAL
R-1213-133
MSDS PROPERTIES
LOW DENS RES TO COMMERCIAL
R-1213-139
PARK 7 GROUP
LOW DENS RES TO MEDIUM DENS RES

Table 8: Calendar year 2013 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 ORD	ACREAGE	PC ACTION	CC ACTION
O-1213-30	TJ FOOD & FUEL, dba GREEK HOUSE	768 S. JENKINS	RO	C-2	R-1213-95	0.15	DEN 2/14/13	DEN 6/11/13
O-1213-35	SASSAN MOGHADAM	48TH AVE NW & TECUMSEH ROAD	PUD & A-2	PUD	R-1213-111	25.43	APP 4/11/13	APP 5/28/13
O-1213-36	CHRIS WOMACK	420 SOUTH PORTER	C-3	C-2	N/A	0.24	APP 3/14/13	APP 4/13/13
O-1213-40	CHRISTIAN BROTHERS AUTOMOTIVE	WEST SIDE INTERSTATE DRIVE NORTH OF ROCK CREEK ROAD	PUD	C-2	N/A	1.28	APP 4/11/13	APP 5/28/13
O-1213-41	BRECKENRIDGE LAND ACQUISITION LP	IMHOFF ROAD EAST OF CLASSEN BLVD	A-2	PUD	R-1213-113	18.52	DEN 4/11/13	DEN 6/11/13
O-1213-44	2601 VENTURE LLC	2601 VENTURE DRIVE	I-1	I-2	N/A	2.87	APP 5/9/13	APP 6/11/13
O-1213-49	MSDC PROPERTIES	36TH AVE SE & HWY 9	R-1	C-1	R-1213-133	11.83	APP 7/11/13	APP 8/27/13
O-1213-51	COYSCO LLC	3530 MACDONNEL DRIVE	I-1	O-1	R-1213-134	0.45	APP 6/13/13	APP 7/9/13
O-1213-52	ALPHA IOTA HOUSE COPR OF DELTA GAMMA	739 ELM AVENUE	R-2	SU	N/A	0.23	APP 6/13/13	APP 7/23/13
O-1213-55	AB & ASSOCIATES LLC	109 TONHAWA STREET	I-1	C-3	R-1213-136	10,500 SQ FT	APP 6/13/13	APP 7/23/13
O-1213-56	PARK 7 GROUP	12TH AVE SE NORTH OF CEDAR LANE RD	A-2	PUD	R-1213-139	33.50	APP 6/13/13	APP 8/27/13
O-1314-2	Gene Lavastida	1420 George Avenue	R-1	R-2	NA	0.20	APP 7/11/13	APP 8/27/13
O-1314-3	1217 South Berry, LLC	1217 S. Berry Road	R-1	CO/SU	R-1314-7	0.49	DEN 7/11/13	APP 8/27/13
O-1314-4	Teamworks & Associates	Robinson & Medical Arts Drive	CO	O-1/SU	NA	2.03	APP 8/8/13	APP 9/24/13
O-1314-12	Rose Rock School Foundation	1515 W Main Street	R-1	PUD	R-1314-25	3.72	APP 9/12/13	APP 11/12/13
O-1314-17	Zain Fuel, Inc.	1226 Classen Blvd.	C-1	C-2/SU	na		APP 10/10/13	App 11/26/13
O-1314-18	Parkgreen Living, L.L.C.	SE Corner Lindsey & Classen	C-2/RM-6/ A-2	PUD	R-1314-44	6.85 acres	APP 10/10/13	APP 11/12/13
O-1314-20	Bill Woods	1418 George Avenue	R-2	R-2	R-1314-45	0.159 acres	APP 10/10/13	App 11/26/13
O-1314-23	Sooner Mobile Home Redevelopment, LLC	2601 S. Classen Blvd	C-1/RM-4 R-3/A-2	PUD	R-1314-54	26.23 acres	APP 11/14/13	APP 12/10/13
O-1314-24	Sooner Mobile Home Redevelopment, LLC	2601 S. Classen Blvd	C-1/RM-4/ R-3	C-2	R-1314-54	6.148 acres	APP 11/14/13	APP 12/10/13
O-1314-25	Sooner Mobile Home Redevelopment, LLC	2601 S. Classen Blvd	RM-4/A-2	C-1	R-1314-54	5.142 acres	APP 11/14/13	APP 12/10/13

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


MAP 5: ZONING CHANGES 2013
Norman Zoning
A-1: General Agricultural
A-2: Rural Agricultural
C-1: Local Commercial
C-2: General Commercial
C-3: Intensive 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
RE: Residential Estates
RM-2: Low Density Apartment
RM-4: Mobile Home Park
RM-6: Medium Density Apartment
RO: Residence-Office
MUD: Mixed Use Development
ROW: Right of Way
TC: Tourist Commercial
Unclassified
Growth Area Change
INDIAN HILLS RD
FRANKLIN RD
TECUMSEH RD
ROCK CREEK RD
ROBINSON ST
MAIN ST
LINDSEY ST
IMHOFF RD
HIGHWAY 9
STATE HWY 9
CEDAR LANE RD
POST OAK RD
ALAMEDA ST
60TH AVE NW
48TH AVE NW
36TH AVE NW
24TH AVE NW
12TH AVE NW
72ND AVE NW
PORTER AVE
12TH AVE NE
24TH AVE NE
36TH AVE NE
48TH AVE NE
60TH AVE NE
72ND AVE NE
INTERSTATE 35
US HIGHWAY 77
BERRY RD
JENKINS AVE
CLASSEN BLVD
36TH AVE SE
48TH AVE SE
SRA
CUSA
FUTURE URBAN SERVICE AREA
FUSA
COUNTRY RESIDENTIAL AREA
SUBURBAN RESIDENTIAL AREA
CURRENT URBAN SERVICE AREA
CRA
1213-35
1213-44
1213-51
1213-40
1314-4
1213-55
1213-36
1314-12
1314-17
1213-52
1314-20
1314-18
1314-3
1314-2
1314-25
1314-24
1314-23
1213-49
1213-56
N
S
E
W

VI: PLATTING AND SUBDIVISION ACTIVITY

Calendar year 2013 is a fairly average platting year in terms of the number of plats processed in recent years. While it appears that there is a large increase in acreage and numbers of lots in the preliminary plating process from 2012 to 2013, this actually reflects the re-approval of several expiring preliminary plats. Those plats include Bellatona, St. James Park, Summit Lakes and Ashton Grove. The number of lots receiving final approval is up from the five-year average. The number of acres subdivided using the Certificates of Survey or Short Form Plats is less than 3 acres above the five-year average. More details, regarding land division occurring in Calendar Year 2013, are illustrated by the tables and maps described below.

- **Tables 9 -10** identify the number of Preliminary and Final Plats applied for in Calendar Year 2013, for the preceding four years, and a five-year average. The data includes acreages involved, number of lots proposed, and distribution among the four Service/Growth Areas of the *NORMAN 2025*. Numbers for 2013 indicate that final plats in the four growth areas consumed 226 acres and created 641 lots. This is around 59 fewer acres than the five-year average; however, it is 210 more new urban lots than the five-year average going to final plat. Preliminary platting created 633 lots and consumed 149 acres over the five-year average. As stated above, these numbers include several re-approvals; therefore, they do not represent a major increase in platting activity. Companion **Map 6** shows the location of the 2013 plats as well as plats from the preceding three years.

- **Table 11** and **Map 7** identify the number of Norman Rural Certificates of Surveys and Short Form Plats applied for in Calendar Year 2013, for the preceding four years, and a five-year average. The information provides the acreage involved, the number of lots proposed, and the distribution among the four Growth Areas of the *Norman 2025*. In 2013, the City of Norman processed a total of nine Norman Rural Certificates of Survey (COS) and Short Form Plats (SFP) involving a total of 286 acres divided into 27 lots. This compares to 2012 when the City processed nine COS/SFPs involving 178 acres divided into 18 lots. The five-year average is eight COS/SFP involving 284 acres of land with an average of 22 lots.

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
2013 PRELIMS (PARTIAL)	16	0	0	0	N/A	16
2013 ACRES	739.62	0.00	0.00	0.00	N/A	739.62
2013 LOTS	1832	0	0	0	N/A	1832
2012 PRELIMS (PARTIAL)	10 (4)	2 (2)	0 (1)	2 (2)	N/A	18
2012 ACRES	281.19	39.74	9.09	93.91	N/A	423.93
2012 LOTS	671	16	8	67	N/A	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
5 YEAR Total # OF PLATS*	**53.0**	**26.0**	**7.0**	**10.0**	N/A	**66.0**
5 YEAR AVERAGE # OF PLATS*	**10.6**	**2.6**	**0.7**	**1.0**	N/A	**13.2**
5 YEAR AVERAGE # OF LOTS	**896.4**	**272.2**	**3.0**	**13.4**	N/A	**1199.0**
5 YEAR AVERAGE ACRES	**394.4**	**161.0**	**8.3**	**18.8**	N/A	**590.7**

*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
2013 # FINAL PLATS (Partial)	21	0	0	0	21
2013 ACRES	226.32	0.00	0.00	0.00	226.32
2013 LOTS	641	0	0	0	641
2013 AVG SINGLE FAMILY LOT SIZE	0.34	0.00	0	0	0.34
2013 AVG OTHER LOT SIZE*	0.45	0	0	0	0.45
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
5 YEAR TOTAL # FINAL PLATS**	95	7	3	7	108
5 YEAR AVG # FINAL PLATS**	21.8	6.0	6.2	7.2	21.6
5 YEAR AVG ACRES	217.4	36.6	10.2	21.6	285.8
5 YEAR AVG LOTS	431.2	7.0	2.8	12.0	456.0
5 YEAR AVG SF LOT SIZE	0.3	0.1	2.2	1.9	0.4
5 YEAR AVG OTHER LOT SIZE*	2.92	5.21	0.00	5.50	2.59

***Other includes all non-single family uses**
****Partial plats counted in all growth areas**

MAP 6: 2011 - 2013 PLATTING HISTORY

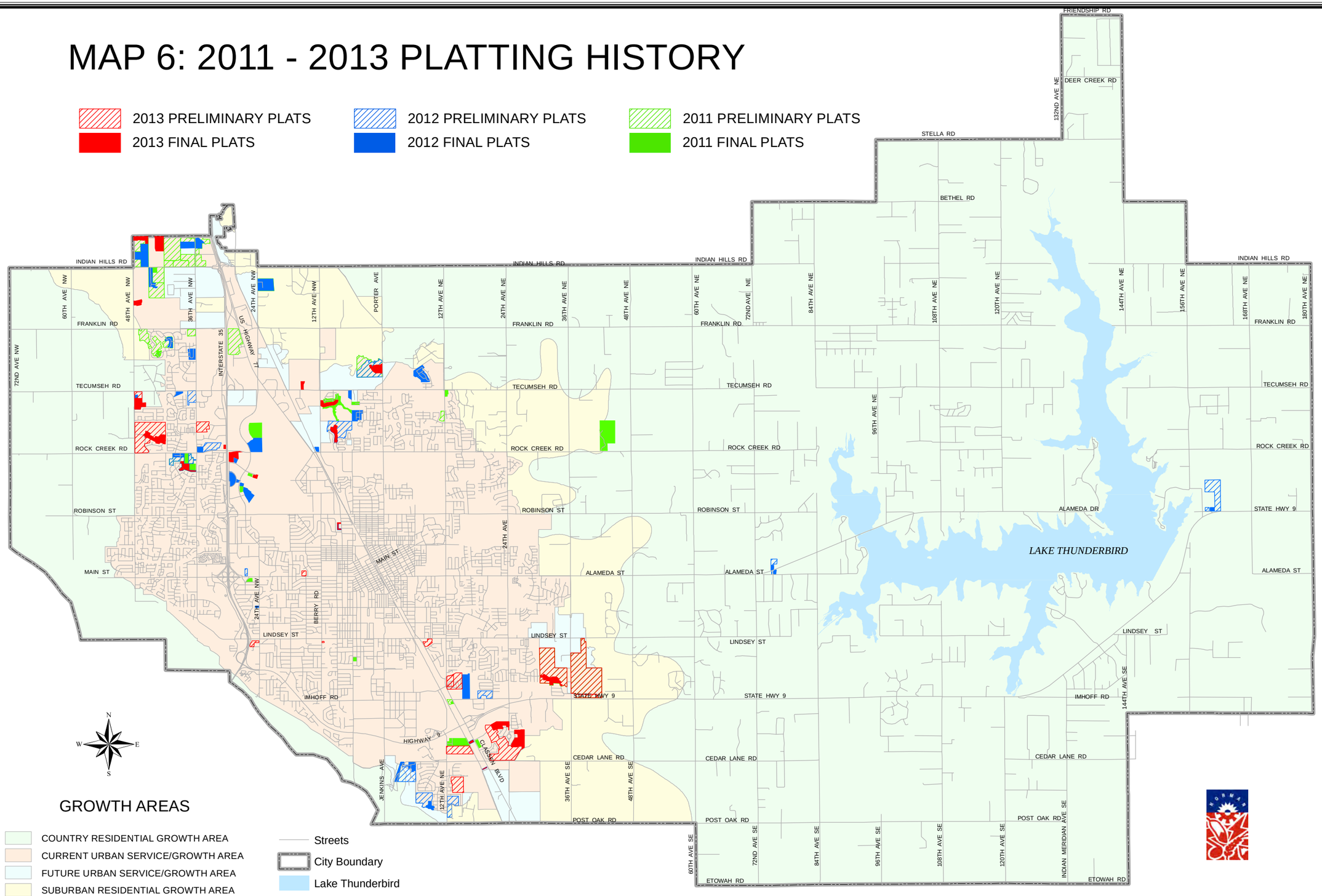
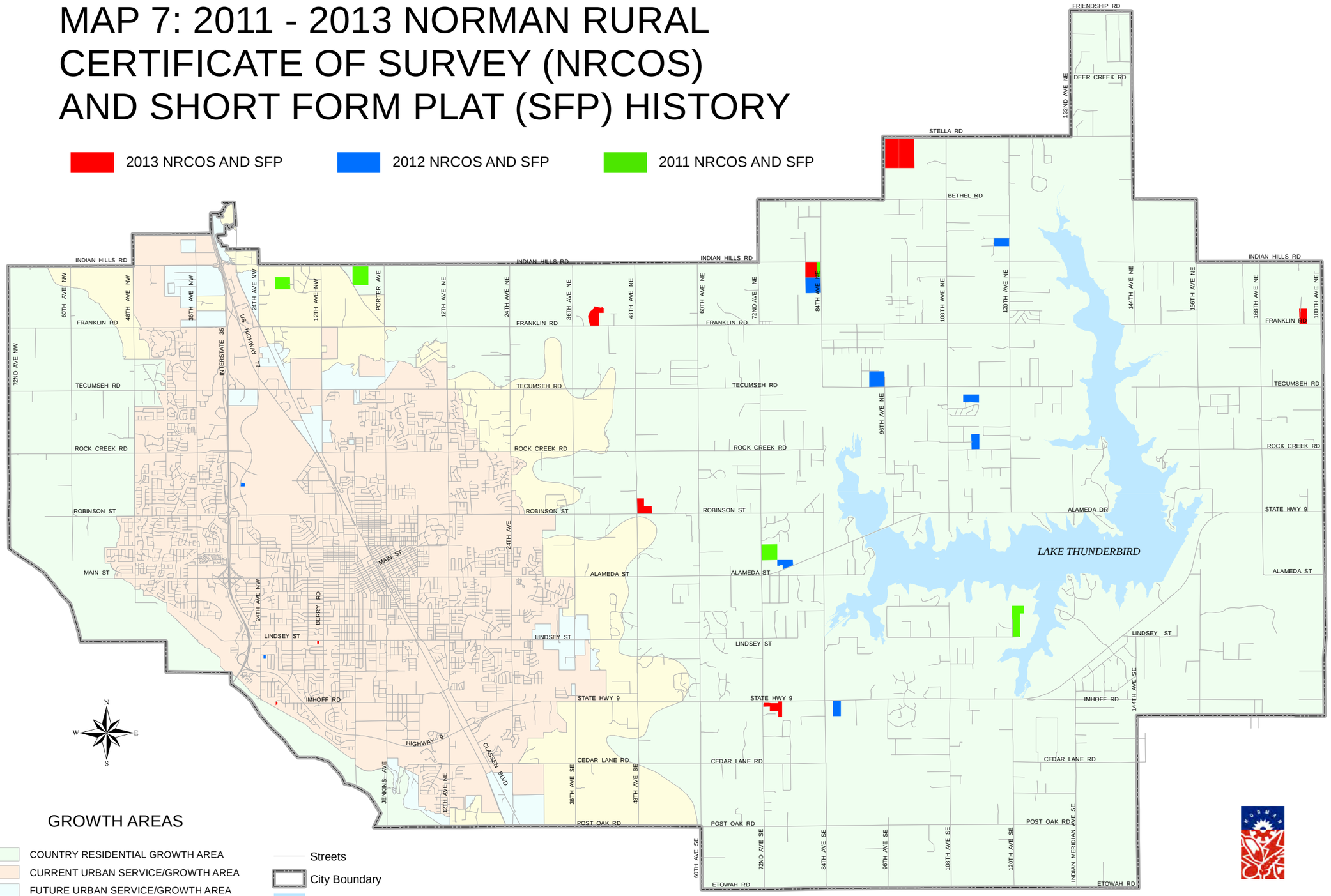


Table 11: Calendar Year Approved Norman Rural Certificates of Survey and Short Form Plats by Service/Growth Area

GROWTH AREA	CURRENT URBAN SERVICE/ GROWTH AREA	FUTURE URBAN SERVICE/ GROWTH AREA	SUBURBAN RESIDENTIAL GROWTH AREA	COUNTRY RESIDENTIAL GROWTH AREA	TOTAL
2013 # COS AND SFP'S	2	0	0	7	**9**
2013 ACRES	1.47	0.00	0.00	284.85	**286.32**
2013 LOTS	4	0	0	23	**27**
2013 AVG LOT SIZE	0.37	N/A	N/A	12.38	**10.60**
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**
5 YEAR TOTAL # COS AND SFP'S	**6**	**0**	**3**	**30**	**39**
5 YEAR AVG # COS AND SFP'S	**1.2**	**0.0**	**0.6**	**6.0**	**7.8**
5 YEAR AVG ACRES	**1.5**	**0.0**	**28.3**	**253.8**	**283.5**
5 YEAR AVG LOTS	**2.2**	**0.0**	**2.2**	**17.2**	**21.6**
5 YEAR AVG LOT SIZE	**0.7**	**N/A**	**9.7**	**14.6**	**13.0**

MAP 7: 2011 - 2013 NORMAN RURAL CERTIFICATE OF SURVEY (NRCOS) AND SHORT FORM PLAT (SFP) HISTORY



VII: SUMMARY AND FUTURE OUTLOOK

Construction

During the last five years the total dollar value of construction has increased except in 2010. The 2013 total construction value of $217.5 million is the highest in that five-year period and also exceeds the five-year average.

The pace and value of single family have gradually increased over the last five years as Norman has recovered from the effects of the housing bubble on the market. The largest increase in value was between 2012 and 2013 with an increase of $21.1 million. This increase in value does not coincide with the largest increase in the number of single family units constructed. The increase in the number of units built from the previous year was only 12 units, but the average value of those units increased by over $44,400. The number of units being permitted has consistently increased over the last five years with the 414 permits issued in 2013 being the most issued in the reporting period. This increase in the value of single family housing combined with a strong demand for additions and alterations to residential properties accounted for a $5.4 million increase in the value of residential development although multi-family development was down from 2012.

The value of multi-family construction permitted during fell 2013 from $35.5 million in 2012 to $10.6 million in 2013, with 670 fewer units permitted during 2013 than during 2012. This is expected to be a temporary lull in multi-family construction. Several developments, which may add up to another 925 units of multi-family units to Norman's housing stock, completed the zoning process in 2013 and are starting to apply for permits that will be processed in Calendar Year 2014.

The total non-residential permitting valuation for 2011 was $117.4 million and remains the highest valuation for the reporting period. The total non-residential valuation remained relatively stable between 2012 and 2013 with a slight drop to 84.5 million from $85.5 million. The value of new construction was down slightly, while value of additions and alterations was up.

Land Use and Zoning

The City of Norman accepted thirteen applications for amendments to the Norman 2025 Land Use and Transportation Plan in 2013. All were acted on by City Council totaling almost 146 acres, the largest of which was approximately 15 acres.

The City of Norman acted on 21 applications for rezoning during 2013, three less than in 2012. Seventeen of the 21 applications were infill or redevelopment. The largest rezoning parcel was on South Classen and was a 26-acre request to amend the Sooner Mobile Home Park to apartments and commercial development.

Platting and Subdivision

In 2013 the City processed 16 Preliminary Plats totaling almost 740 acres and including 1,832 lots. Twenty-one Final Plats were approved in 2013 totaling a little over 226 acres and including 641 lots. All subdivided land was in the Current Urban Service Area.

Concurrent Submittal of Pre-Development and Planning Commission Applications

On March 26, 2013 the City Council adopted Ordinance No. O-1213-31 to allow concurrent submittal of pre-development and Planning Commission applications in an effort to further streamline the development process. The change allows applications to be heard in the same application cycle.

Amendments to Subdivision Regulations

On March 26, 2013, City Council amended the subdivision regulations to extend the validity period of preliminary plats; to establish an administrative approval process for a plat extension of an additional 5 years and set fees for the extension; to remove the requirement for Planning Commission approval of Final Plats; to allow an applicant to apply for a pre-development meeting and Planning Commission meeting for preliminary plats during the same application cycle; and to remove the requirement of a pre-development meeting for Certificate of Survey properties larger than 40 acres. These changes allow more flexibility in bringing new developments to market.

Zoning Code Amendments

Several Code amendments which affect the development of land were approved in 2013. They included allowing Crematoriums in a funeral parlor or mortuary in non-residential zoning districts as a Special Use; replacing the Plant Species List with species that are native, drought resistant and/or Oklahoma Proven; and removing the compliance tables and simplifying language in the Commercial Lighting Standards while preserving the intent of the ordinance.

Norman 2025 Plan Update

Nine years ago the *Norman 2025* 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 2025* 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.