

ANNUAL 2014 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN

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CITY OF NORMAN
May 2015



Annual Status Report on Development and the Norman 2025 Plan For Calendar Year 2014

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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 2014. 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 eight sections. Each section describes different aspects of development and planning that has occurred in the City of Norman during 2014. The section begins with a narrative and is followed by maps and tables that include statistical summaries of the amount, type, and location of development and construction in Norman for Calendar Year 2014. 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: COMMUNITY PLANNING AND SPECIAL PROJECTS

Center City Visioning Project

City Council approved a Memorandum of Understanding (MOU) between the City of Norman and the University of Oklahoma (OU) on January 14, 2014. The MOU sets forth the terms and conditions that govern the development of a Center City Vision Plan and outlines the responsibilities of the City of Norman and the University of Oklahoma. Under the terms of the MOU, each party is responsible for providing representation in the selection of a Consultant for the Project; providing representation on the Project Steering Committee; providing support to the Consultant in their respective areas of expertise; and providing funding for the project up to \$100,000 each with a total funding allocation not to exceed \$200,000.

The Plan for this Project will be generated and recommended through a Steering Committee. In addition, an Executive Subcommittee of the Steering Committee shall be comprised of one representative from the City of Norman, one representative from the University of Oklahoma, and one citizen chosen jointly by the City of Norman and the University of Oklahoma.

The boundaries of the Plan contain an approximately 42-block area generally bounded by Gray Street on the north, the railroad tracks on the east, Boyd Street on the south and Park Avenue and Flood Avenue on the west. **Map 1** illustrates the boundaries of the Center City Visioning Study Area.

The initial meetings for the Plan began in March, 2014 followed by a week-long Charrette the week of May 12-16, 2014. The form-based code is in draft form and is in the review stage.

III: AMENDMENTS TO ZONING ORDINANCE AND SUBDIVISION REGULATIONS

Amendments to the Zoning Ordinance

The Zoning Ordinance was amended to modify the Non-Conforming Uses Section of the Code, to clarify the location of off-street parking spaces, to allow second homes for medical reasons, to modify when a variance is allowed and to add definitions for clarification. The specific changes are detailed below:

1. Section 22-431.7 addresses the location of off-street parking spaces. Section (a) language was updated to read more clearly. Section (b) added the same restriction regarding parking surfaces for commercial districts as for residential districts except for vehicle and equipment storage yards that are completely enclosed by an opaque fence. Section (c) added the provision that notices for illegal parking may be issued to the property owner if information is not available on the registration of the vehicle. Also, if the offending vehicle is not moved to a legal parking surface within the time period specified, a citation may be issued to the property owner. Subsection [a] was deleted after the language changes in the main body of section (c) were added.
2. Paragraph 22:441.7(b) is related to Special Exceptions to allow the reconstruction of non-conforming buildings that have been destroyed by fire or act of God under very stringent criteria, including that the Board of Adjustment must find a “compelling public necessity” to allow the continuance of the use. Many Ordinances allow the reconstruction of a non-conforming building that is destroyed by a natural disaster back to its original footprint with no changes without any additional oversight. Paragraph 22:441.7(b) was deleted and language was added to Section 419, Non-Conforming Uses, to allow a building to be built back to its pre-disaster condition. The existing Section affected the Hibdon Tires that burnt down near the west side WalMart.
3. Section 22:441.7 (g) added an amendment to allow a Mobile Home and a House on the same lot in the A-2 zone for a medical emergency. This is allowed in Edmond and Oklahoma City, and the regulations are similar to Oklahoma City regulations. Edmond has a more informal process.
4. Section 22:441.10 was amended to allow a variance to be considered by the Board of Adjustment for any regulation in Chapter 22 as opposed to the language that only allowed variances to be considered for “height, area, and the size of yards and open spaces except that in the A-2, Rural Agricultural District, the frontage requirement may also be varied when justified.” There are other common development regulations that people would like to request a variance for, such as the Exterior Appearance regulations. The criteria for evaluation of a Variance would remain the same. Requesting a variance does not ensure that it will be granted but does allow a property owner the process for it to be considered.

5. Section 22:450 was amended to create a definition for Garage and to provide better definitions for Building and Structure. These terms have been problematic recently. The new definitions will allow staff to administer zoning and building applications more efficiently.

IV: GREENBELT COMMISSION AND PRE-DEVELOPMENT ACTIVITY

Greenbelt Commission

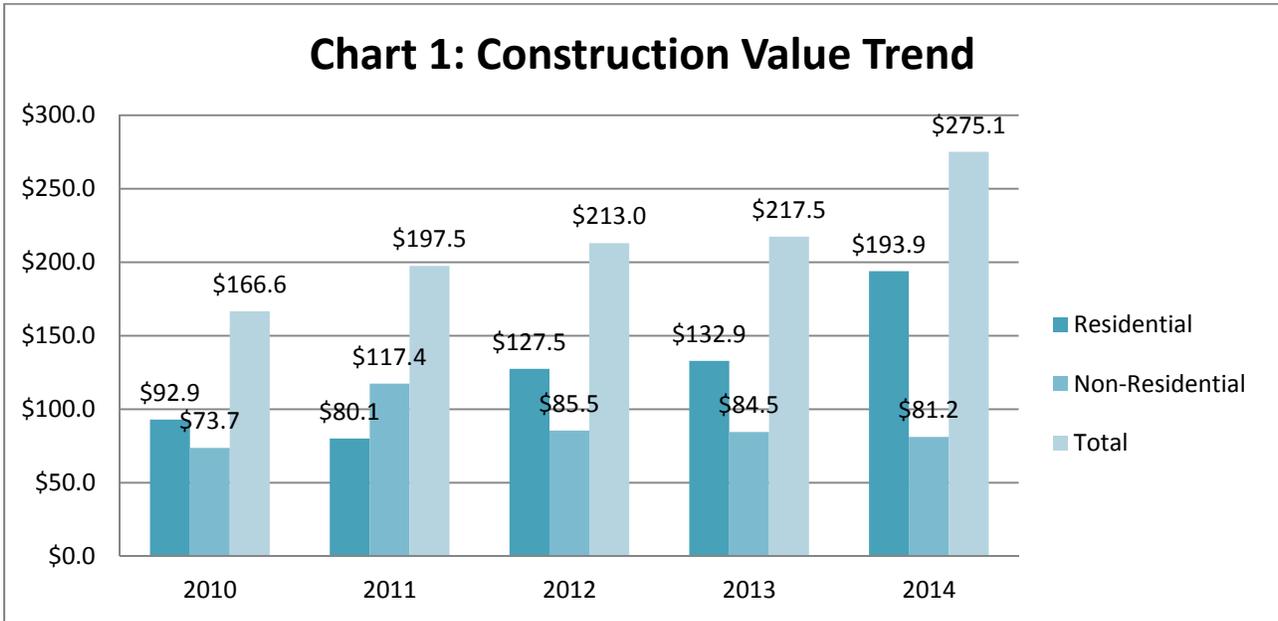
The Greenbelt Commission's duties include reviewing all applications for a Land Use Plan amendment, a Norman Rural Certificate of Survey or preliminary platting of land in the City, and issuing a Greenbelt Enhancement Statement that articulates how the goals and objectives of Norman's Greenways Master Plan are met by the proposed development. In 2014, twenty-nine 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 2014, thirty-seven applications were discussed in Pre-Development Information Meetings.

V: CONSTRUCTION ACTIVITY

This section identifies the construction activity that has occurred in Norman over the last year and compares it to recent trends. 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 2010 the total number of all residential units permitted exceeded the *Land Demand* predictions in four of the five years – 2010, 2012, 2013 and 2014. Permitted single-family units in 2014 totaled 86% of the *Land Demand* projections and total new residential units totaled 180% of the projections. The overall residential value increased 26% from 2014. Non-residential construction continues to be a positive in Norman's development environment. Non-residential construction in 2014 was \$81.2 million, only \$7.7 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 \$275 million in 2014. This figure is the highest dollar value of the past five years.

The remainder of this section consists of descriptive summaries of maps and tables related to construction activity. 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: Calendar Year Dollar Value* of 2014 Construction and Four Previous Years

Year	2010	2011	2012	2013	2014**	TOTAL	5 YEAR AVG
New Single Family	\$57.7	\$66.9	\$74.4	\$95.5	\$101.3	\$395.8	\$79.2
New Mobile Homes	\$0.2	\$0.3	\$0.4	\$0.2	\$0.7	\$1.8	\$0.4
New Duplexes	\$0.3	\$0.3	\$0.9	\$2.7	\$1.7	\$5.9	\$1.2
New Multi-Family	\$18.4	\$0.0	\$35.5	\$10.6	\$69.9	\$134.4	\$26.9
Additions/Alterations to Residential All	\$16.3	\$12.5	\$16.3	\$23.8	\$20.4	\$89.3	\$17.9
Subtotal Residential	\$92.9	\$80.1	\$127.5	\$132.9	\$193.9	\$627.3	\$125.5
New Non-Residential	\$43.9	\$64.3	\$61.7	\$52.2	\$42.0	\$264.2	\$52.8
Additions/Alterations to Non-Residential	\$29.8	\$53.1	\$23.8	\$32.3	\$39.2	\$178.1	\$35.6
Subtotal Non-Residential	\$73.7	\$117.4	\$85.5	\$84.5	\$81.2	\$442.3	\$88.5
Total All Construction	\$166.6	\$197.5	\$213.0	\$217.5	\$275.1	\$1,069.6	\$213.9

*Values in Millions of Dollars

** The value of accessory structures of multi-family projects previously counted as non-residential construction was moved to the residential category in 2014.

Table 1 reflects the aggregate numbers for all types of construction between 2010 and 2014, the five-year total, and the average for those five years. The value of all residential construction activity for 2014 increased \$60.1 million from 2014 levels. This increase is led by multi-family housing construction which saw a \$59.3 million increase in value, which was compounded by a move of accessory structures of multi-family projects from the non-residential to residential category. Even if this change in accounting had not occurred, the value of multi-family residential permits would have been up \$55.1 million from the previous

year's total. The number of multifamily units permitted in 2014 was 716 with several large developments beginning construction. These developments include the following: Windsor, The Ave, Millennium and Aspen Heights. The number of duplexes permitted is down to 11 in 2014 from 20 the previous year. This is still above the five-year average of 9. Most of the duplexes were permitted in central Norman. Single-family housing continued the steady growth pattern it has established over the last five years. The total value of single family houses permitted was \$101.3 million and the average value of the individual unit is \$236,600. This is an increase of more than \$12,000 per unit over 2013. While the total value of single family housing permitted in 2014 increased by almost \$6 million, the number of units constructed only increased by 2.

The value of new non-residential construction dropped \$10.2 million; however, \$4.2 million of that total were the residential accessory structures that were removed from this category. Even if they had been included, there still would have been a drop of \$6 million in this category. The value of non-residential additions and alterations permitted increased by \$6.9 million to \$39.2 million. The total value of non-residential construction was \$81.2 million, which is down \$3.3 million from 2013. If the residential accessory permits had been counted in this category, the total non-residential permit value would have been up just under \$1 million for the year, so the lower number does not indicate a contraction in the category.

Residential Construction

Consistent with national trends, construction of single family houses was below the level that was predicted by *Norman 2025* since the housing crash of 2008. While still below the level that *Land Demand* predicted for 2014, single family housing has slowly recovered over the last five years. The area of residential construction that has seen the most growth is multi-family housing.

When the number of multi-family housing units constructed is combined with the number of single family housing units constructed, the City of Norman is well above the total number of housing units that the *Land*



Demand predicted would be constructed during the period covered by this report. A detailed account of new residential construction by type for the last five years is described below in **Table 2** and its descriptive narrative. It is followed by several tables that compare the characteristics of residential development to what was predicted by *Norman 2025* and **Map 2** that shows the location of development by housing 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
2014 PREDICTED*	496	(INCLUDED IN SINGLE FAMILY)	19	131	646
2014	428	11	11	716(152)	1166
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
5 YEAR AVERAGE	392	8	9	470(68)	879

**NORMAN 2025 Land Demand Analysis*

Table 2 depicts new residential construction by type for 2010-2014, the five year average, the volume of new residential construction predicted by the *Land Demand* for 2014, and the *Land Demand's* predicted 5-year average. The city's 1166 new units permitted during 2014 are 180% of the 2014 prediction of 646 new units. The 428 new single-family units is 14% lower than the 496 units projected in the *Land Demand* by 68 units, the 716 new multi-family units permitted in 2014 is 547% higher than the 131 projected in the *Land Demand* by 585 units. **Chart 2** Illustrates the dominance of multi-family projects and the consistency of the single-family housing in the Norman market.

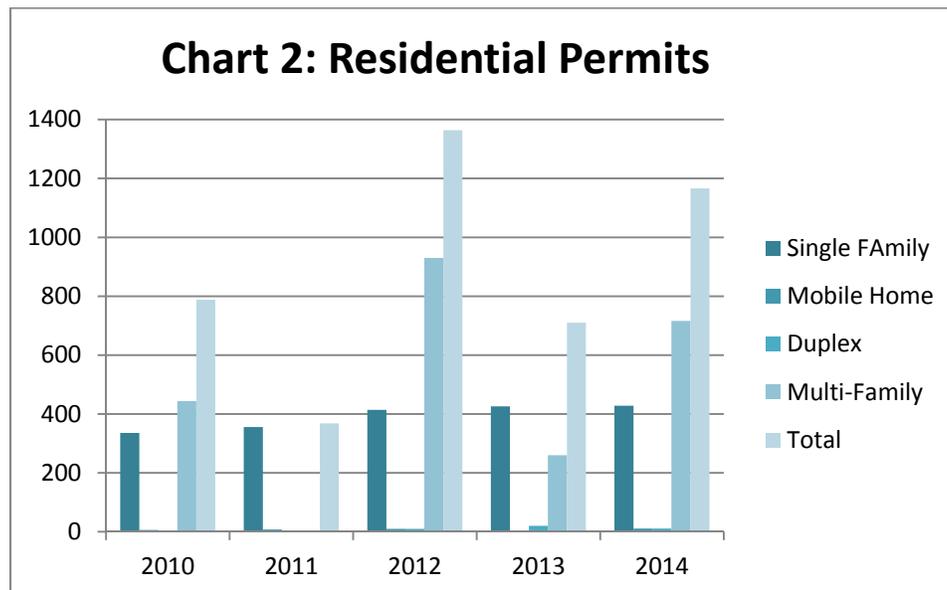


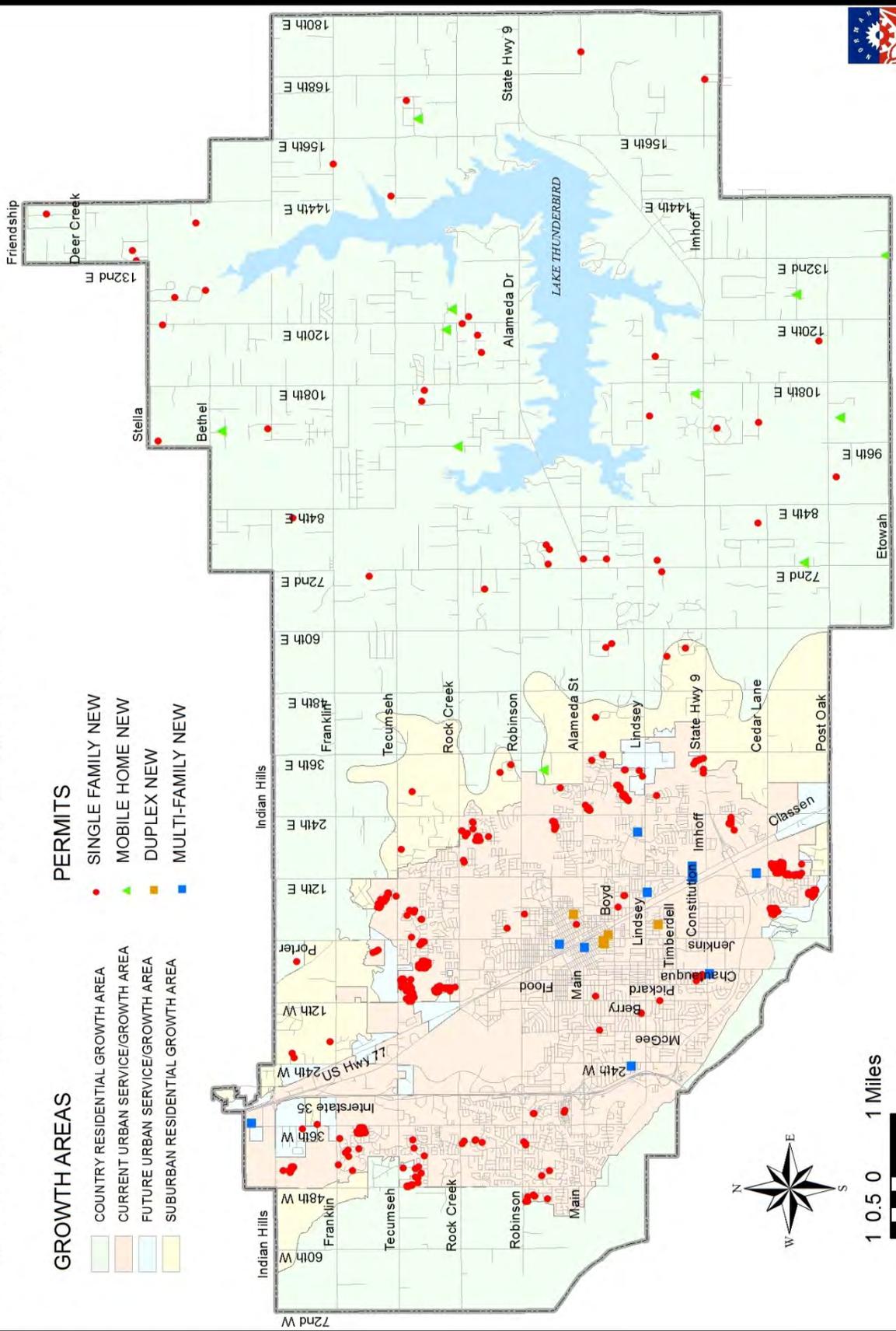
Table 3: Calendar Year New Residential Units by Service/Growth Area

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
2014	1101 (94%)	2 (0%)	12 (1%)	51 (4%)	1166
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
5 YEAR AVERAGE	819 (92%)	5 (1%)	11 (2%)	23 (6%)	879
NORMAN 2025 22 YEAR AVERAGE % OF GROWTH EXPECTED	85-90%		10-15%		100%

Table 3 indicates the location of new residential units by Service/Growth Area. The 94% of residential development in the Current Urban Service/Growth Area (CUSA) in 2014 is higher than was predicted by *Norman 2025*. Growth in the CUSA has consistently been higher than was predicted. The five-year average of growth in the CUSA is higher than the range of growth projected in both *Norman 2020* and *Norman 2025*, but the other growth areas are experiencing growth lower than the range projected. This indicates that *Norman 2025* is achieving two of its goals: directing development to areas that have adequate infrastructure to support it, and protecting sensitive areas in the Country Residential Growth Area (CRA). The CRA has not been above the expected percentage of growth in any year of the last five. The only year in the last five years that all the growth areas fell into their predicted rate was 2011. This corresponds to the one year in the last five that did not have any apartments permitted. It underscores the fact that *Norman 2025* under predicted the demand for multi-family housing during the last 5 years. **Map 2** shows the location of new residential housing by type overlying the growth areas.

MAP 2: 2014 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

- | | |
|--|--|
| GROWTH AREAS | PERMITS |
| <ul style="list-style-type: none"> COUNTRY RESIDENTIAL GROWTH AREA CURRENT URBAN SERVICE/GROWTH AREA FUTURE URBAN SERVICE/GROWTH AREA SUBURBAN RESIDENTIAL GROWTH AREA | <ul style="list-style-type: none"> ● SINGLE FAMILY NEW ▲ MOBILE HOME NEW ■ DUPLEX NEW ■ MULTI-FAMILY NEW |



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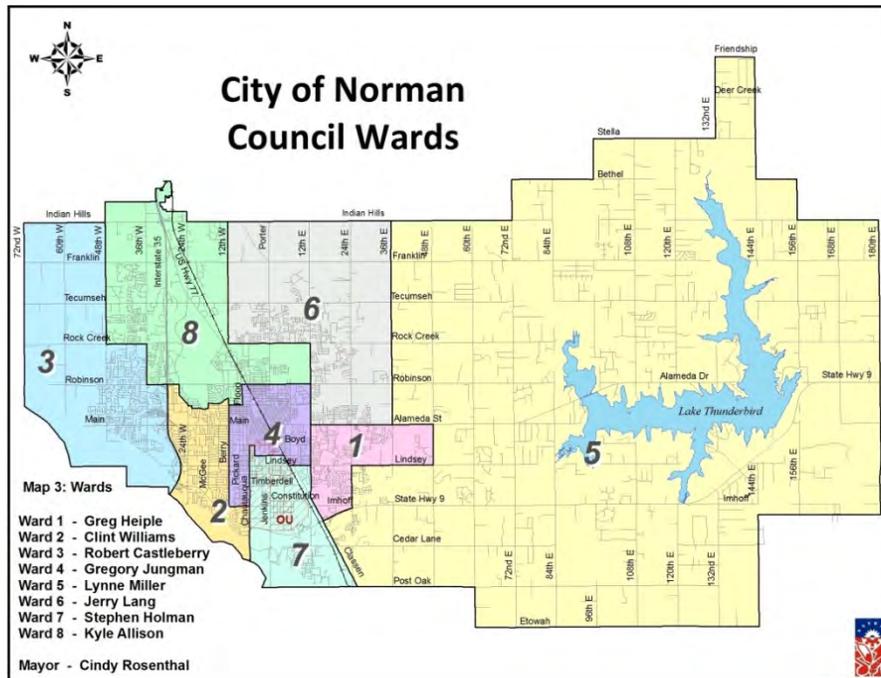
Table 4 reflects new residential units permitted in 2014 by Ward boundaries. Over 35% of the single family units were permitted in Ward 6. While Ward 2 had only 3 single family permits, 9 of the 11 duplexes were developed in

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
Ward 1	33	0	0	169	202
Ward 2	3	0	0	29	32
Ward 3	20	0	0	0	20
Ward 4	14	0	9	6	29
Ward 5	59	10	0	0	69
Ward 6	156	1	0	0	157
Ward 7	83	0	2	512	597
Ward 8	60	0	0	0	60
2013 TOTAL	428	11	11	716	1166

Ward 4. Ward 7 had over 70% multi-family development with 512 of the 716 units being built there in 2014.

The development patterns in Wards 4 and 7, which are the wards adjacent to the main campus of the University of Oklahoma, illustrates two types of housing products, which are geared toward students and rent by the bedroom, that have entered the Norman housing

market recently. The first type is large apartment complexes with lots of amenities. Since these student-oriented apartment complexes were introduced, over 1500 units with more than 5000 beds have been built. The second type of housing product is duplexes. These are being developed in older neighborhoods close to the campus. These areas have been zoned as R-3 since the original Zoning Ordinance was enacted in 1954. While



R-3 allows duplexes to be constructed, many of these areas were developed as single family neighborhoods. The higher density is leading to conflict with both neighbors and with the city's Three Unrelated Persons Ordinance, which has also been in effect since the original 1954 Zoning Ordinance. Many of the duplexes being developed have four or more bedrooms that are leased individually.

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
2014 CURRENT	373	1	1	2	377
2014 FUTURE	1				1
2014 SUBURBAN	2	5	1	2	10
2014 COUNTRY	6	19	12	13	44
2014TOTAL	382	25	14	17	432
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
5 YEAR AVERAGE (TOTAL)	347	17	12	13	388

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.

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 2014 are down from 2013, with a total new dollar valuation of \$34,419,090 as estimated from permit applications. This dollar value is the lowest in the five years reported 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 2010-2014 is \$46,499,807.

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

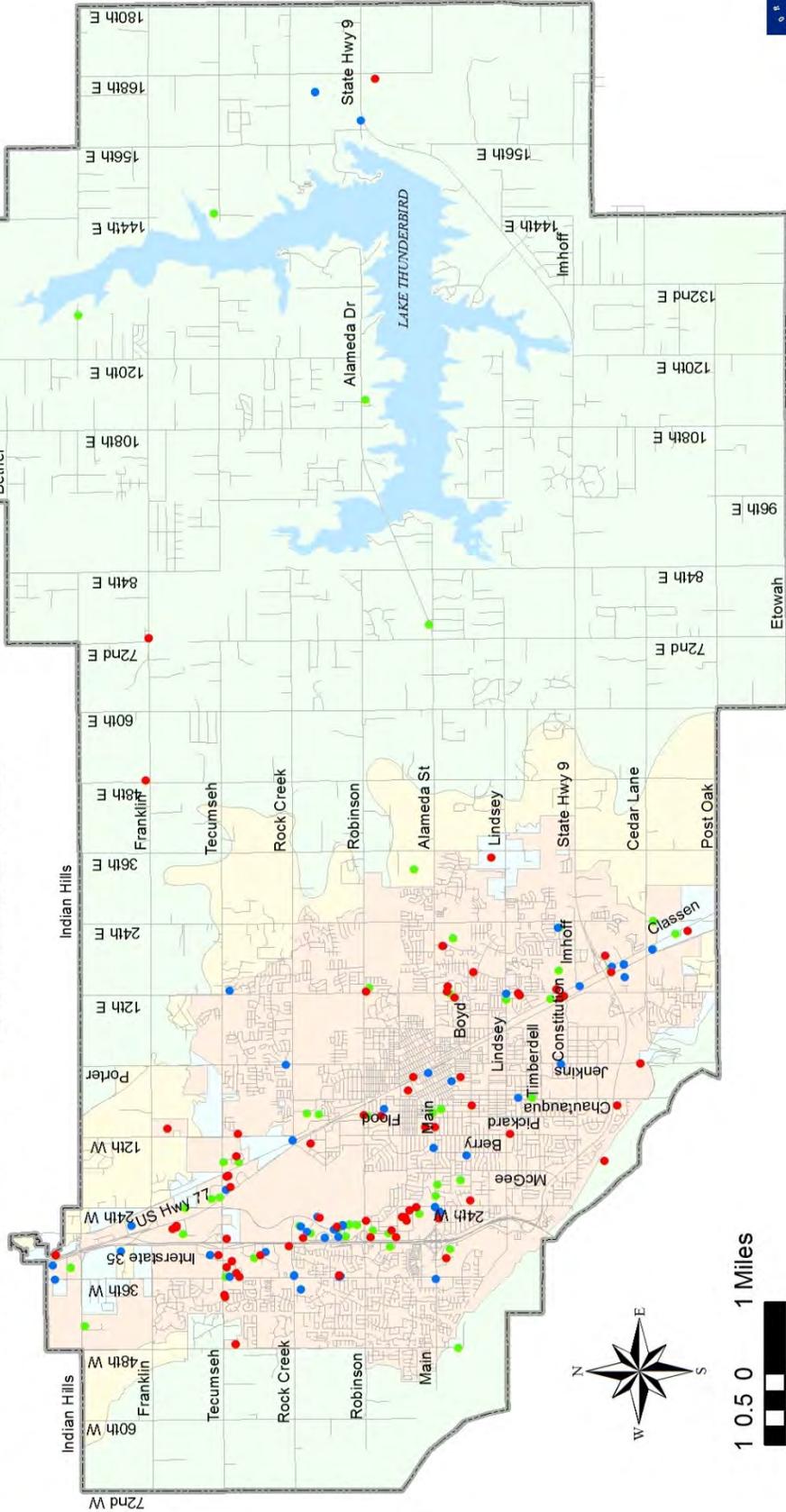
	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2014 PERMITS	2	12	11	14	39
2014 ESTIMATED SQ FT	25,435	22,934	60,222	240,229	348,820
2014 ESTIMATED VALUE	\$638,771	\$8,871,089	\$5,597,230	\$19,312,000	\$34,419,090
2013 PERMITS	13	23	5	12	53
2013 ESTIMATED SQ FT	62,493	116,871	14,900	325,562	519,826
2013 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
5 YEAR AVERAGE PRMTS	6.75	20.75	16	23	66
5 YEAR AVERAGE SQ FT	30,632	162,875	53,561	241,621	488,688
5 YEAR AVERAGE VALUE	\$1,256,210	\$23,273,883	\$3,209,278	\$18,760,437	\$46,499,807
ANNUAL NORMAN 2025 SQ FT PROJECTION	84,691	N/A	94,350	195,136	N/A

Map 4 depicts new non-residential construction permit activity throughout Norman from 2012-2014. There were fewer permits in the University North Park than in previous years; however, the area has become a vital shopping destination. The major addition to UNP this year was Chuck E Cheese, which increases the entertainment choices in the area. The remainder of new development is dispersed throughout the community: a new addition was made to the 5th floor of the Norman Regional Healthplex, Fowler Volkswagen built a new dealership on Interstate Drive, a new commercial shell building valued at over \$4 million went in on 24th Ave SW, a new building valued at \$1 million is under construction on Campus Corner, and a Walmart Neighborhood Market went in on Classen Boulevard.



MAP 4: 2012 - 2014 NEW NON-RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

- | GROWTH AREAS | | PERMITS | |
|--|-----------------------------------|--|--------------------------|
| | COUNTRY RESIDENTIAL GROWTH AREA | | 2014 NON-RESIDENTIAL NEW |
| | CURRENT URBAN SERVICE/GROWTH AREA | | 2013 NON-RESIDENTIAL NEW |
| | FUTURE URBAN SERVICE/GROWTH AREA | | 2012 NON-RESIDENTIAL NEW |
| | SUBURBAN RESIDENTIAL GROWTH AREA | | |



Map 5 depicts non-residential construction addition/alteration permit activity in Norman from 2012-2014. Non-residential additions and alterations to existing building stock occurred throughout the city in 2014. There were clusters in Downtown and Campus Corner, which included an interior renovation to the AT&T Office on Main Street and a remodel to accommodate the new CVS Pharmacy on Asp Avenue. Other major non-residential addition/alteration permits include the following: a major renovation of Beta Theta Pi Fraternity House on Chautauqua Avenue, a remodel and expansion of Reynolds Ford, a renovation of David Stanley Chevrolet, a renovation of Norman Region Hospital on Porter Avenue, interior work for Astellas Pharma, and a remodel of Sam's Club on West Main. The largest renovation project permitted in 2014 was to the City of Norman to upgrade the Water Reclamation Plant.



VI: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed nineteen applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2014. This was an increase of six from 2013 in the total number of applications with close to 200 acres involved, about 60 acres more than in 2013, 140 acres more than in 2012, 200 acres less than in 2011, and about 400 acres less than in 2010. The average per year for the last five years is around 280 acres. Calendar year 2010 had the most acres with about 600 acres. This was due to conversions of large sections of Future Urban Service Areas (FUSA) into Current Urban Service Areas (CUSA) that were made possible by voter-approved sewer improvements, including the connection of northwest Norman to the renovated Lift Station D. Just over 30 acres was converted from FUSA to CUSA this year.

Table 7 on page 18 and **Map 6** on page 19 identify each of the applications for *Norman 2025 Land Use and Transportation Plan* amendments approved during Calendar Year 2014. For each of the nineteen 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.

The City of Norman acted on 39 applications for rezoning during calendar year 2014, almost double the 21 processed in 2013. After a year made up largely of small infill projects in 2013, there were several large projects processed in 2014. The largest of these is Montoro Ridge PUD, a large lot single-family development of almost 80 acres at the southwest corner of Tecumseh and 12th Avenue NE. Another notable rezoning was 32 acres for the Walmart Supercenter at St. James Center located at the southeast corner of Cedar Lane and Classen Boulevard. Two major reuse rezoning cases were CVS on Campus Corner and Whispering Pines Nursing Center. There were three rezoning applications for large apartment complexes. Two were approved: Legacy Trail Apartments, a traditional lease by the unit complex; and Bishops Landing, a student oriented lease by the bedroom complex. The third, Page Circle was rejected by the Planning Commission and failed at Council City. Page Circle was a student oriented complex.

Table 8 on page 20 and **Map 7** on page 22 identify all of the zoning changes that were processed during Calendar Year 2014. For each of the 39 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.

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Table 7: Calendar Year 2014 Land Use Plan Amendments

ORDINANCE	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
R-1314-46	Landmark Land, LLC	SW Corner Tecumseh Rd and 12th Ave NE	Med Dens Res, High Dens Res, Commercial	Low Dens Res and Commercial	8.50 ac comm 68.03 ac lres	2-13-14 approved 5-0	4-8-14 adoped 9-0
R-1314-97	Nicholas Robert Corporation	213 E. Tonhawa	Low Dens Res	Med Dens Res	0.24 ac	2-13-14 rejected 2-3	3-25-14 adopted 5-4
R-1314-98	Shay Development	S side Lindsey approx. 1/2 mile east of 24th Ave SE	FUSA	CUSA	10.43 ac	3/13/14 approved 8-0	withdrawn
R-1314-99	750 Imhoff, LLC	750 Imhoff	Commercial	High Dens Res	1.39 ac	2-13-14 approved 4-1	3-25-14 adopted 5-4
R-1314-110	Billy & Diana Loch	5451 Broadway	Country Res	Very Low Den Res	10.05 ac	3-13-14 approved 8-0	7-8-14 adopted 5-2
R-1314-123	R. Blaine Nice for Applicant (Walmart)	SE corner E Cedar Lane/Classen	Low Dens Res/ FUSA	Commercial/ CUSA	32.32 ac/ 2.18 ac	6-12/14 approved 9-0	7-22-14 adopted 5-4
R-1314-124	St. Thomas More Catholic Church	1601 S Jenkins & 1526 Lincoln	Low Dens Res	Institutional	1.04 ac	5-8-14 approved 6-0	6-10-14 adopted 7-0
R-1314-133	Billy & Diana Loch	5451 Broadway	Sp Plan Area 6 Community Separator		10.05 ac	6-12-14 approved 9-0	7-8-14 approved 5-2
R-1314-134	Eagle Cliff, LP	SW corner E Cedar Lane and 12th Ave SE	Commercial	Med Dens Res	7.34 ac	6-12-14 approved 9-0	7-22-14 rejected 0-7
R-1314-135	Golden Twins, LLC	1305 Triad Village Drive	Commercial	High Dens Res	1.67 ac	6-12-14 approved 8-0	8-12-14 adopted 9-0
R-1415-4	Classen Crossing, LLC	S of Constitution and W of Classen	Commercial	Mixed Use	3.93 ac	12-11-14 approved 5-3	1-27-15 adopted 8-0
R-1415-26	Sooner Traditions, LLC	2596 W Tecumseh Rd	Industrial/ FUSA	Commercial/ CUSA	2.32 ac/ 8.37 ac	10-9-14 approved 9-0	11-25-14 adoped 8-0
R-1415-27	Aria Development, LLC	SE corner W Main St and 48th Ave SW	Commercial	Med Dens Res	2.13 ac	10-9-14 approved 9-0	11-25-14 adopted 8-0
R-1415-28	Builders Rock Creek Land Investments, LP	E side of 12th Ave NW approx 1/2 mile N of Rock Creek Rd	Industrial/ FUSA	Low Dens Res/ CUSA	10.48 ac	10-9-14 approved 9-0	11-25-14 adopted 8-0
R-1415-29	Eagle Cliff, LP	SW of intersection of E Cedar Lane Rd and 12th Ave SE	Commercial	Med Dens Res	7.34 ac	10-9-14 approved 9-0	12-9-14 adopted 6-1
R-1415-31	Eley Partners	Page Circle	Low Dens Res	High Dens Res	4.2 ac	12-11-14 rejected 1-7	1-27-15 rejected 0-8
R-1415-40	Inland American Communities Acquisitions LLC	303, 333, 403 E Brooks St	Floodplain	High Dens Res and Floodplain	7.36 ac	12-11-14 no rec 4-4	2-10-15 adopted 8-0
R-1415-48	Sunny Properties, LLC	E side Triad Village Dr	High Den Res	Commercial	3.63 ac	11-13-14 approved 6-0	12-23-14 approved 6-0
R-1415-61	Legacy Trail Apartments, LLC	3219 W. Rock Creek Rd	Commercial	High Dens Res	10.31 ac	12-11-14 approved 8-0	1-13-15 adopted 9-0

CUSA = Current Urban Service/Growth Area

FUSA = Future Urban Service/Growth Area

SRA = Suburban Residential Growth Area

CRA = Country Residential Growth Area

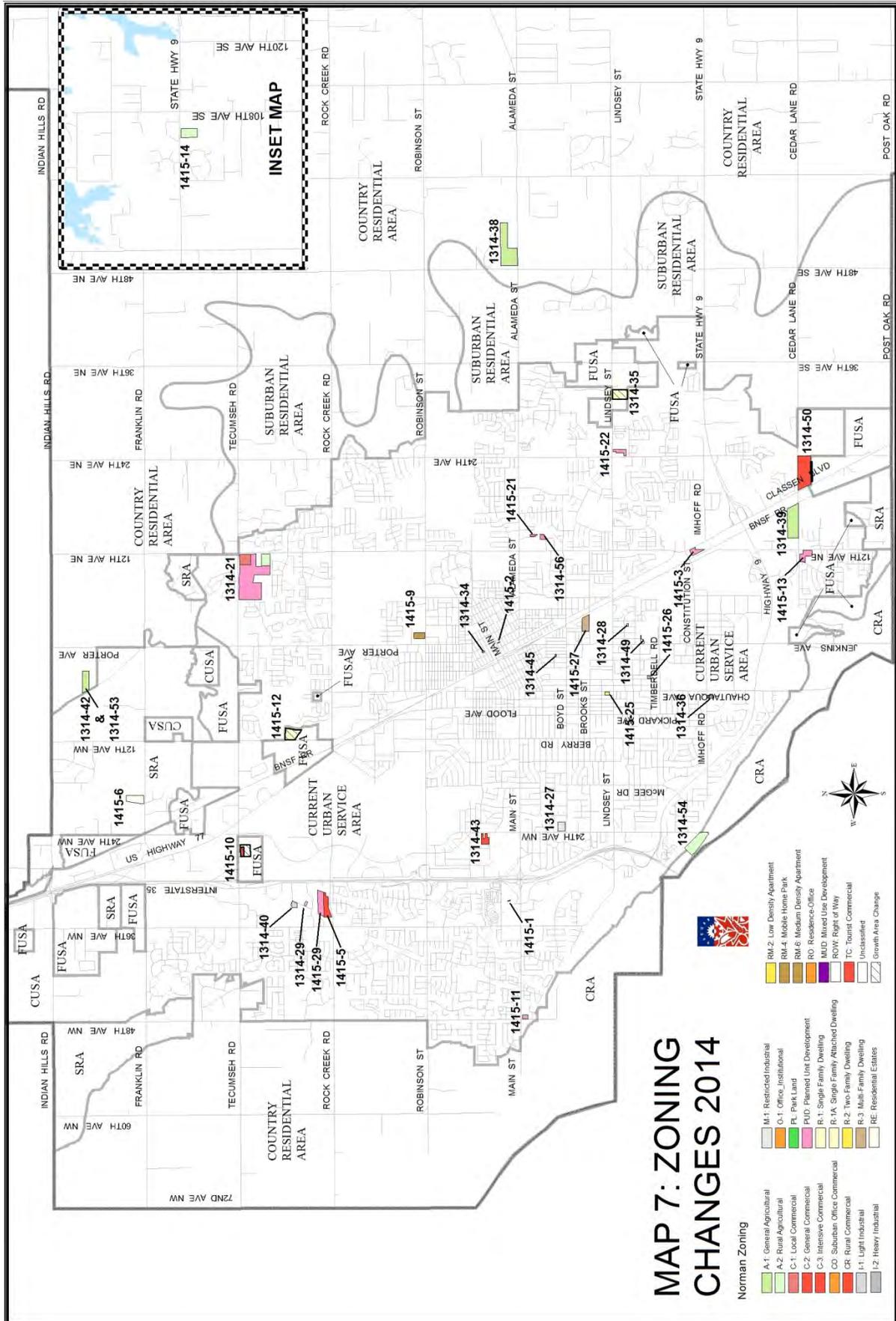
Table 8: Calendar year 2014 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 ORD	ACREAGE	PC ACTION	CC ACTION
O-1314-27	OG&E	2217 W. Boyd	R-1	M-1, SU	NA	5.74 ac	APP 1/9/14	APP 2/25/14
O-1314-28	David Houck	1405 McKinley	R-1	R-1, SU	NA	9230 sq ft	APP 1/9/14	APP 2/25/14
O-1314-29	Thomas Rose	2795 Broce Dr	I-1	I-1, SU	NA	0.71 ac	DEN 1/9/14	APP 3/11/14
O-1314-21	Landmark Land, LLC	SW Corner Tecumseh and 12th Ave NE	R-1, RM-2, PL, C-1	PUD	R-1314-46	79.66 ac	APP 2/13/14	APP 4/8/14
O-1314-34	Nicholas Robert Corp.	213 E. Tonhawa	CO	R-3	R-1314-97	0.3 ac	DEN 2/13/14	APP 3/25/14
O-1314-35	Shay Development	S side Lindsey approx. 1/2 mile east of 24th Ave SE	A-2	R-1	R-1314-98	10.43 ac	APP 3/13/14	Withdrawn
O-1314-36	750 Imhoff, LLC	750 Imhoff	C-1	RM-6	R-1314-99	1.39 ac	APP 2/13/14	APP 3/25/14
O-1314-38	Inez Strategier	4903 E. Alameda	A-2	A-1	NA	35.42 ac	APP 3/13/14	APP 4/22/14
O-1314-39	Madole Family Rev Trust	N side Cedar Lane east of 12th Ave SE	A-2	A-1	NA	25.6 ac	APP 3/13/14	APP 4/22/14
O-1314-40	Norman New Life Bible Church	3308 Broce Ct	I-1	I-1, SU	NA	2.16 ac	APP 3/13/14	APP 4/8/14
O-1314-41	Chad & Helen Bartlett	2101 W Boyd St	R-1	R-1, SU	NA	0.25 ac	DEN 3/13/14	Withdrawn
O-1314-42	Billy & Diana Loch	5451 Broadway	A-2	A-1	R-1314-110	10 ac	APP 3/13/14	APP 7/8/14
O-1314-43	SKM Development LLC	480 24th Ave NW	C-2	C-2, SU	NA	4.7 ac	APP 4/10/14	APP 5/27/14
O-1314-45	Orange Development, Inc.	735 Asp Ave	C-2	C-3	NA	0.25 ac	APP 4/10/14	APP 5/13/14
O-1314-49	St. Thomas More Catholic Church	1601 S Jenkins & 1526 Lincoln Ave	R-1, R-3	R-1, R-3, SU	R-1314-124	1.153 ac	APP 5/8/14	APP 6/10/14
O-1314-50	R. Blaine Nice for Walmart	SE corner Cedar Lane/Classen	I-1	C-2, SU	R-1314-123	32.32 ac	APP 6/12/14	APP 8/12/14
O-1314-53	Billy & Diana Loch	5451 Broadway	Comm Sep	Remove	R-1314-110	10 ac	APP 6/12/14	APP 7/8/14
O-1314-54	Go Church/Chad & Helen Bartlett	2300 24th Ave SW	R-1	A-2, SU	NA	17.29 ac	APP 6/12/14	APP 7/22/14
O-1314-55	Eagle Cliff, LP	SW Corner Cedar Lane/12th Ave SE	C-2	R-2	R-1314-134	7.34 ac	APP 6/12/14	Not considered
O-1314-56	Golden Twins, LLC	1305 Triad Village Drive	C-2	PUD	R-1314-135	1.7 ac	APP 6/12/14	APP 8/12/14
O-1415-1	Plantations	3207 W. Main Street		SU	NA	600 sq ft	APP 7/10/14	APP 8/26/14
O-1415-2	222 E Main, LLC	222 E Main St	C-3	C-3, SU	NA	0.08 ac	APP 7/10/14	APP 8/26/14
O-1415-3	Classen Crossing, LLC		A-2, I-2	PUD	R-1415-4	3.9364 ac	APP 12/11/14	APP 1/27/15
O-1415-5	Legacy Business Park, LLC	3219 W. Rock Creek Rd	A-2	C-2	NA	9.03 ac	APP 8/14/14	APP 9/23/14
O-1415-6	Mark Cochran & Elizabeth George	2013 W. Franklin Rd	A-2	RE	NA	10.3 ac	APP 9/11/14	APP 10/28/14
O-1415-9	WP Oklahoma Nursing, LLC	501 E Robinson	R-2	RM-6, SU	NA	4.559 ac	APP 10/9/14	APP 11/25/14
O-1415-10	Sooner Traditions, LLC	2596 W Tecumseh Rd	I-1	C-2	R-1415-26	2.32 ac	APP 10/9/14	APP 11/25/14
O-1415-11	Aria Development, LLC	SE corner Main/48th SW	C-2	PUD	R-1415-27	2.13 ac	APP 10/9/14	APP 11/25/14
O-1415-12	Builders Rock Creek Land Investments, LP	12th Aven NW	I-1	R-1	R-1415-28	10.48 ac	APP 10/9/14	APP 11/25/14

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O-1415-13	Eagle Cliff, LP	Cedar Lane/12th SE	C-2	R-2	R-1415-29	7.34 ac	APP 10/9/14	APP 12/9/14 as PUD
O-1415-14	Sereta & Rob Wilson	10400 E State Hwy 9	A-2	A-2, SU	NA	20 ac	APP 10/9/14	APP 11/25/14
O-1415-19	Eelsey Partners	Page Circle	R-3	PUD	R-1415-31	4.19 ac	DEN 12/11/14	DEN 1/27/15
O-1415-21	Sunny Properties LLC	Triad Village Drive	C-2	C-1	R-1415-48	0.95 ac	APP 11/13/14	APP 12/23/14
O-1415-22	Landstar Developing, LLC	24th SE/Lindsey	C-1	PUD	NA	3.44 ac	APP 11/13/14	APP 1/13/15
O-1415-25	Alpha Gamma Delta Chapter	920 Chautauqua	R-2	RM-2, SU	NA	1.05 ac	APP 12/11/14	APP 1/13/15
O-1415-26	GSH AOII Oklahoma, LLC	1411 Elm	R-3	R-3, SU	NA	0.86 ac	APP 12/11/14	APP 1/13/15
O-1415-27	Inland American Communities Acquisitions LLC	303, 333, 403 E Brooks	R-3	PUD	R-1415-40	7.36 ac	DEN 12/11/14	APP 1/27/15
O-1415-29	Legacy Trail Apartments, LLC	3219 W Rock Creek	A-2	PUD	R-1415-61	10.31	APP 12/11/14	APP 1/13/15

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



VII: PLATTING AND SUBDIVISION ACTIVITY

Calendar year 2014 was a slow year in terms of preliminary plats and an average year for platting in terms of the number of final plats processed in recent years. The number of lots receiving final approval is almost exactly the five-year average. The number of acres subdivided using the Certificates of Survey or Short Form Plats is above the five-year average. More details, regarding land divisions occurring in Calendar Year 2014, 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 2014, 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 *Norman 2025*. Numbers for 2014 indicate that final plats in the four growth areas consumed 317 acres and created 450 lots. This is around 65 more acres than the five-year average; however, it is just 5 lots less than the five-year average being final platted. Companion **Map 8** shows the location of the 2014 plats as well as plats from the preceding three years.

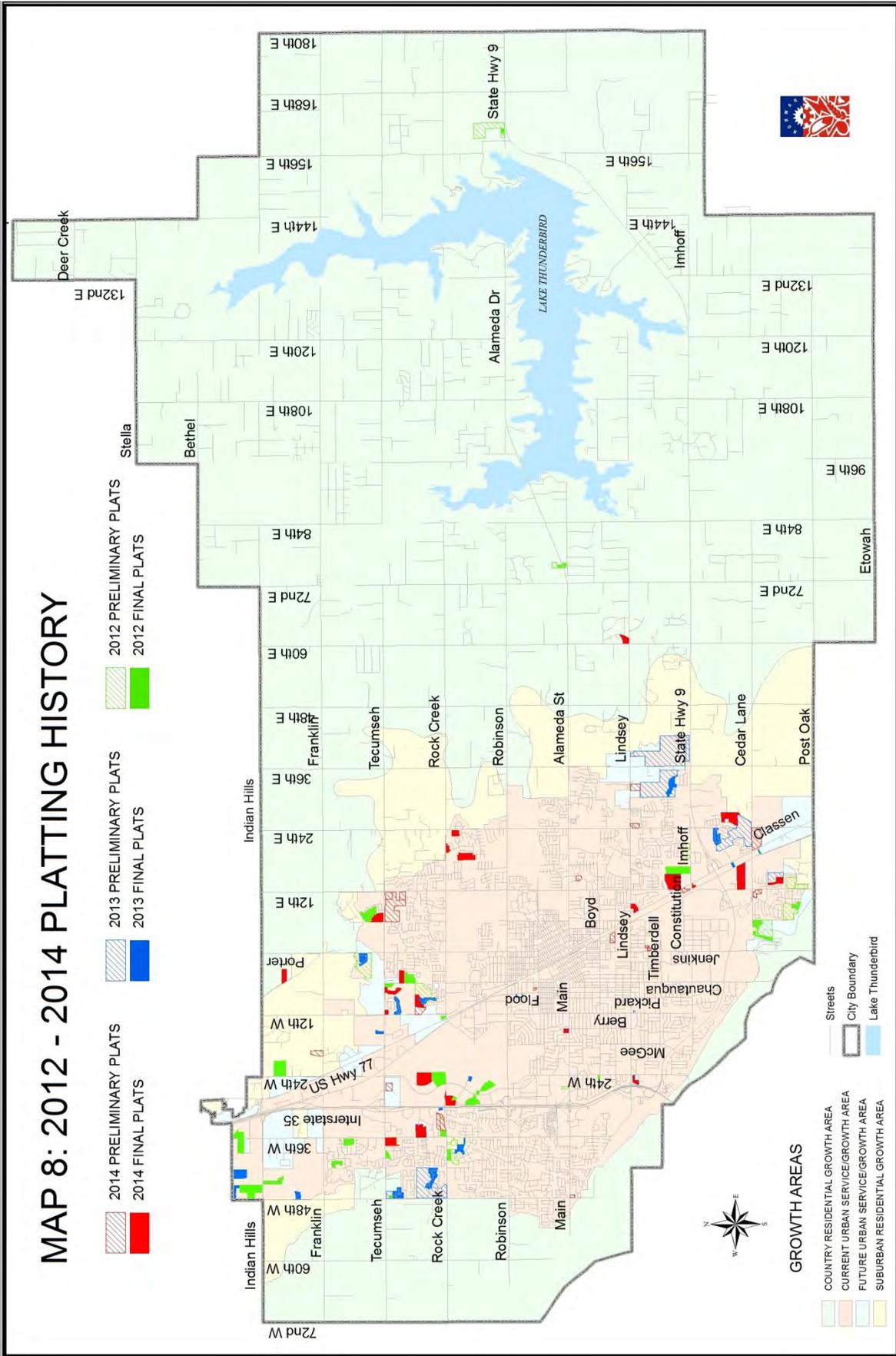
Table 9: Calendar Year Preliminary Plats by Service/Growth Area

	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	NORTHERN LOOP AREA	TOTAL
2014 PRELIMS (PARTIAL)	10(1)	3(1)	1	2	N/A	17
2014 ACRES	164.55	30.96	10.30	18.06	N/A	223.87
2014 LOTS	112	94	4	5	N/A	215
2013 PRELIMS	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
5 YEAR Total # OF PLATS*	57.0	26.0	8.0	12.0	N/A	73.0
5 YEAR AVERAGE # OF	11.4	2.6	0.8	1.2	N/A	14.6
5 YEAR AVERAGE # OF LOTS	909.6	286.2	3.8	14.4	N/A	1228.0
5 YEAR AVERAGE ACRES	406.2	134.1	10.4	22.4	N/A	581.3

*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
2014 # FINAL PLATS (Partial)	20(1)	(1)	0	2	22
2014 ACRES	297.27	1.48	0.00	18.06	316.81
2014 LOTS	440	5	0	5	450
2014 AVG SINGLE FAMILY LOT SIZE	0.30	0.30	N/A	3.61	0.30
2014 AVG OTHER LOT SIZE*	6.97	N/A	0	N/A	6.97
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	N/A	N/A	N/A	0.34
2013 AVG OTHER LOT SIZE*	0.45	N/A	0	N/A	0.45
2012 # FINAL PLATS	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	0	1.88	5.37
2011 # FINAL PLATS	15	2	1	1	19
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	N/A	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	N/A	0.35
2010 AVG OTHER LOT SIZE*	2.36	N/A	0	N/A	2.36
5 YEAR TOTAL # FINAL PLATS**	96	6	3	8	108
5 YEAR AVG # FINAL PLATS**	22.0	5.5	6.2	7.2	21.6
5 YEAR AVG ACRES	216.0	5.3	10.2	20.1	251.6
5 YEAR AVG LOTS	431.0	5.6	2.8	12.7	455.2
5 YEAR AVG SF LOT SIZE	0.3	0.2	2.9	4.4	0.4
5 YEAR AVG OTHER LOT SIZE*	3.56	6.09	0.00	1.88	3.50
*Other includes all non-single family uses					
**Partial plats counted in all growth areas					

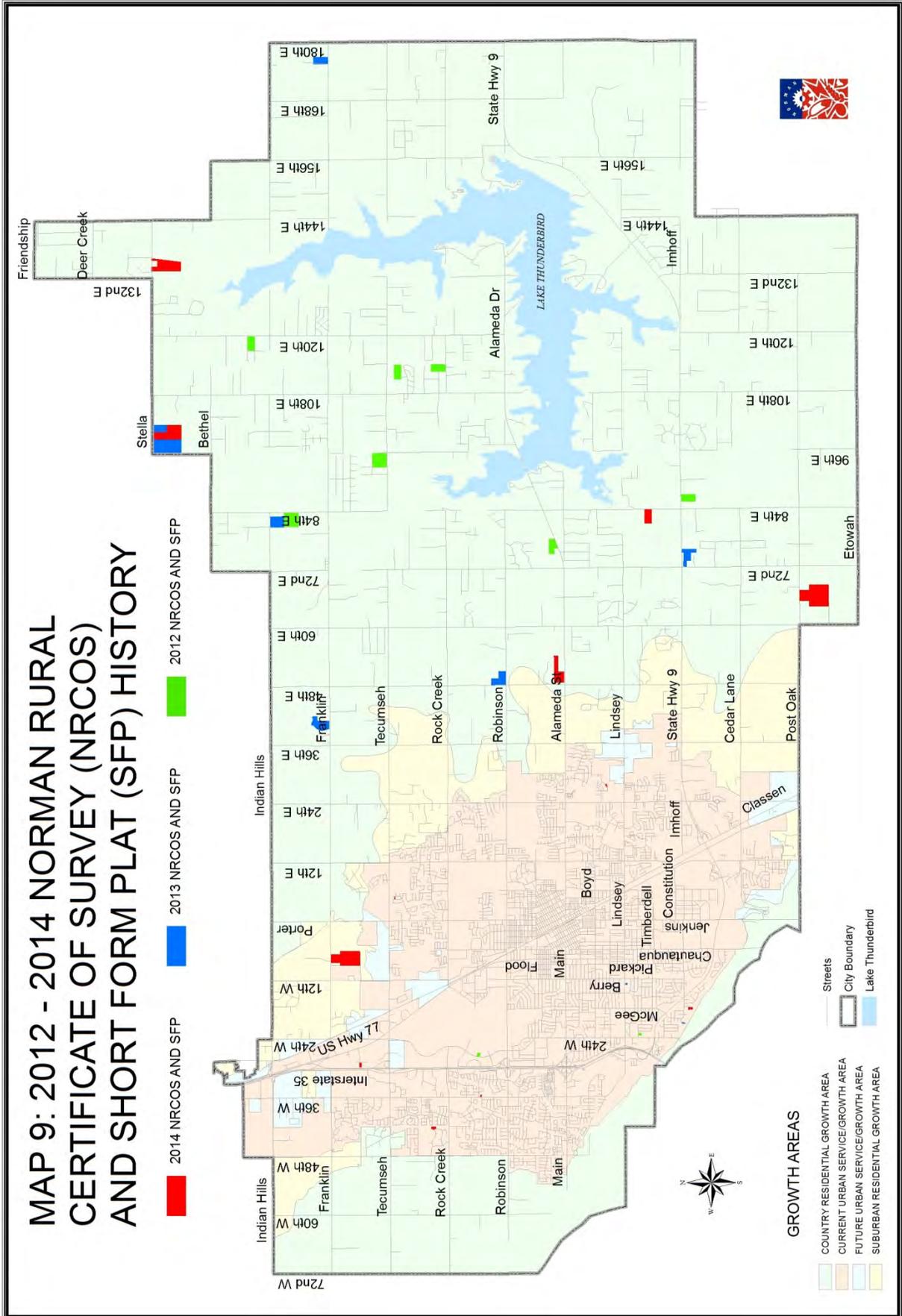


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This section summarizes land divisions done using Norman Rural Certificates of Survey (COS) and Short Form Plats (SFP). SFP are plats that involve less than three acres, are subdivided into less than three lots, have a single ownership, and require no public improvements. Because they do not need infrastructure improvements, they have a shorter approval process. A COS allow the development of properties larger than ten acres in A-1 and A-2 Zoning Districts provided that they are on roadways that are usable by public safety and other official government vehicles. **Table 11** and **Map 9** identify the number of Norman Rural Certificates of Survey (COS) and Short Form Plats (SFP) applied for in Calendar Year 2014, 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 2014, the City of Norman processed a total of 12 COS and SFP involving a total of 344 acres divided into 30 lots. This compares to 2013 when the City processed nine COS/SFP involving 286 acres divided into 27 lots. The five-year average is nine COS/SFP involving 260 acres of land with an average of 23 lots.

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
2014 # COS AND SFP'S	6	0	1	5	12
2014 ACRES	8.01	0.00	68.51	267.62	344.14
2014 LOTS	11	0	4	15	30
2014 AVG LOT SIZE	0.73	N/A	17.13	17.84	11.47
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	10.01	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
5 YEAR TOTAL # COS AND SFP'S	12	0	3	29	44
5 YEAR AVG # COS AND SFP'S	2.4	0.0	0.6	5.8	8.8
5 YEAR AVG ACRES	3.1	0.0	32.1	224.5	259.6
5 YEAR AVG LOTS	4.4	0.0	2.4	16.2	23.0
5 YEAR AVG LOT SIZE	0.7	N/A	13.2	14.0	11.3



VIII: SUMMARY AND FUTURE OUTLOOK

Construction

During the last five years the total dollar value of construction has increased each year. The 2014 total construction value of \$275.1 million is the highest in that five-year period and also exceeds the five-year average.

The pace and value of single family permits 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 428 permits issued in 2014 being the most issued in the reporting period. The average unit value for single family permits experienced another strong increase of over \$12,000 per unit. It was also a very active year for multi-family housing. While 2014 had the second highest number of multi-family units at 716 compared to 2012's 930, it had the highest value at \$69.9 million; over \$30 million higher than 2012 even if the value of accessory structures had not been counted in the 2014 total. The extremely robust multi-family market combined with the increase in the value of single family housing units accounted for a \$61.1 million increase in the value of residential permits.

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 2013 and 2014 with a slight drop to 81.2 million from \$84.5 million. If the residential accessory structures had been counted in this category as they had been previously, there would have been an \$800,000 increase in the value of non-residential permits. Non-residential permitting has been very stable over the last 3 years fluctuating only about \$1 million in value over this period.

Land Use and Zoning

The City of Norman accepted nineteen applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2014. Eighteen were acted on by City Council totaling almost 200 acres, the largest of which was approximately 32 acres.

The City of Norman acted on 39 applications for rezoning during 2014, 18 more than in 2013. The largest rezoning parcel was at the southwest corner of Tecumseh and 12th Avenue NE and was an 80-acre request by Landmark Land, LLC for a PUD, which will be developed as a single family large lot development with 67 lots.

Platting and Subdivision

In 2014 the City processed 17 Preliminary Plats totaling almost 240 acres and including 215 lots. Twenty-two Final Plats were approved in 2013 totaling a little over 316 acres and including 450 lots. All but ten lots were in the Current Urban Service Area. Five lots were in the Country Residential Area and five were in the Future Urban Service Area.

Zoning Code Amendments

The Zoning Ordinance was amended to modify the Non-Conforming Uses Section of the Code, to clarify the location of off-street parking spaces, to allow second homes for medical reasons, to modify when a variance is allowed and to add definitions for clarification.

Comp Plan Update

The Norman 2025 Land Use and Transportation Plan (Comprehensive Plan) was adopted in 2004. It was recommended that the Plan be updated every five years. This has not occurred and many other important projects have postponed the update. This needed update will provide important information regarding the community and will provide professional support for future recommendations. The comprehensive plan is a tool used to plan for the future growth of the City of Norman. Most importantly, it is used as a tool to address the constant change and evolution of a community. The Comprehensive Plan deals with issues related to the appropriate uses of land and addresses compatibility issues between various uses of land, management and preservation of natural resources, identification and preservation of historically significant lands and structures, and adequate planning for infrastructure needs. It also addresses issues related to schools, recreation, and housing. Comprehensive planning is very much related to the economic prosperity of a community.

Eleven 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:

- The Center City Vision Project was initiated in 2014, which is a study of a portion of Central Norman and the development of a form-based zoning code for this area. This project was very community oriented and was important for the University of Oklahoma and the City of Norman to move ahead of the update of the *Norman 2025 Plan*.
- 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.

The CTP is complete and the economic outlook for Norman has been improving over the last few years. If funding is approved in the Capital Improvement Budget, the Planning and Community Development Department will begin a major update to the comprehensive plan in Fiscal Year 2016.