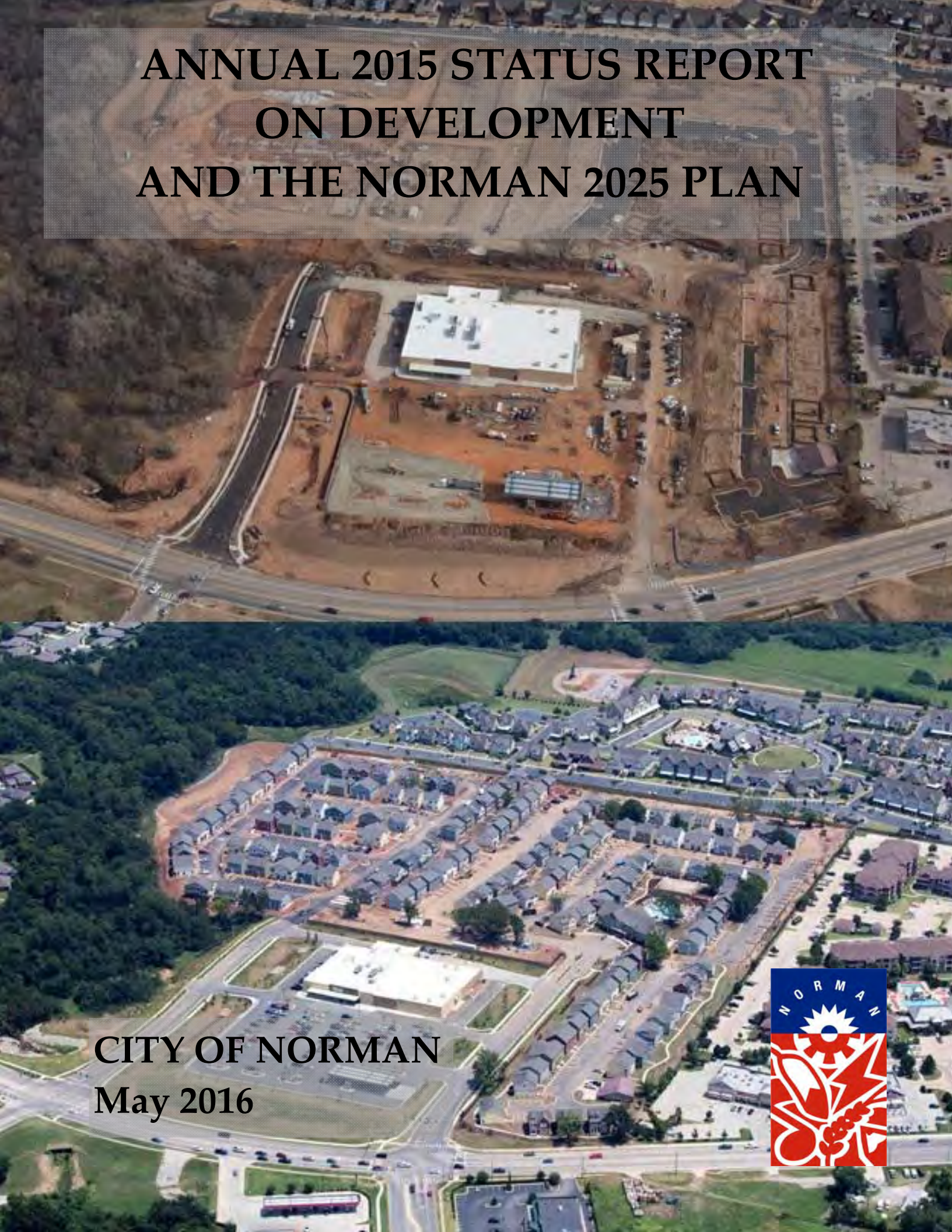
ANNUAL 2015 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN



CITY OF NORMAN
May 2016

Annual Status Report on Development and the Norman 2025 Plan For Calendar Year 2015

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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 2015. 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 2015. 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 2015. 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.

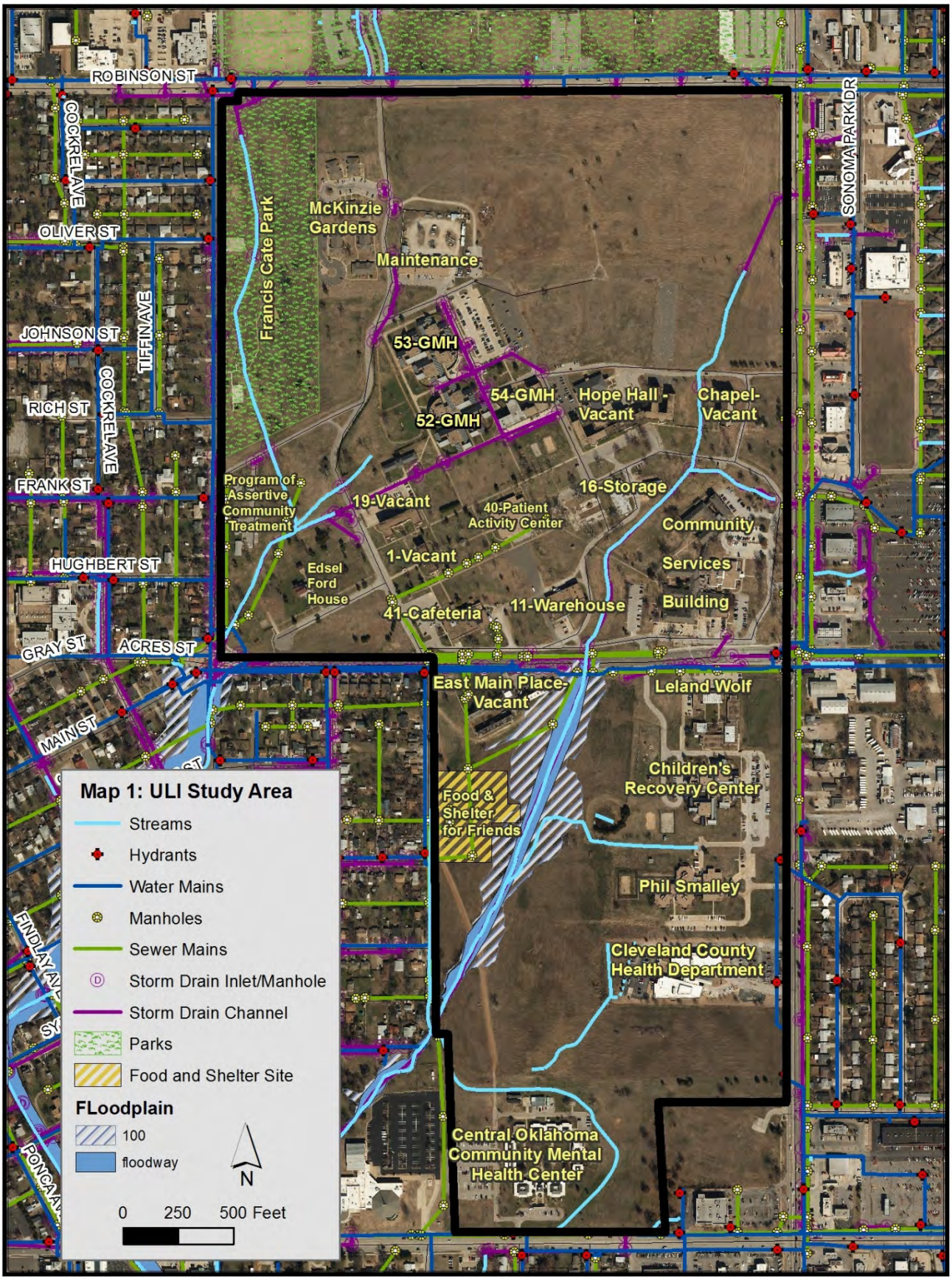
II: COMMUNITY PLANNING AND SPECIAL PROJECTS

Urban Land Institute Advisory Services Panel for the Griffin Memorial Hospital Site

The City of Norman and the Oklahoma Department of Mental Health and Substance Abuse Services (ODMHSAS) hosted a five-day Advisory Services Panel conducted through the Urban Land Institute (ULI). The 7-member panel of nationally renowned land use and urban planning experts spent the week from April 26, 2015 through May 1, 2015 evaluating the redevelopment potential of the Griffin Memorial Hospital campus, a 240-acre site, located in Ward 4 of the City, which is shown on **Map 1.**

The ODMHSAS is seeking to redefine the site's future operations and has asked ULI for advice on determining how the city can bring together public and private interests to create a vibrant mixed-use development at the Griffin Memorial Hospital site. The land is currently owned by the State of Oklahoma, which must first sell the land in order to realize the goal of new facilities and create the greatest overall value for ODMHSAS, the City of Norman, and the community at large.

The panel spent the week touring the study area as well as meeting with stakeholders and members of the local community. After carefully analyzing the area and interviewing up to 100 individuals, the panel then spent two days framing their recommendations and drafting a report that was presented to the public on May 1, 2015. The advisory panel was chaired by Glenda Hood, founding partner of triSect, LLC in Orlando, Florida. Hood


ROBINSON ST
COCKRELL AVE
OLIVER ST
JOHNSON ST
TIFFIN AVE
RICH ST
FRANK ST
HUGHBERT ST
GRAY ST
ACRES ST
MAIN ST
FINDLAY AVE
PONCA AVE
SONOMA PARK DR
Francis Cate Park
McKinzie Gardens
Maintenance
53-GMH
54-GMH
52-GMH
Hope Hall - Vacant
Chapel-Vacant
Program of Assertive Community Treatment
19-Vacant
40-Patient Activity Center
16-Storage
Community Services Building
1-Vacant
Edsel Ford House
41-Cafeteria
11-Warehouse
East Main Place-Vacant
Leland Wolf
Food & Shelter for Friends
Children's Recovery Center
Phil Smalley
Cleveland County Health Department
Central Oklahoma Community Mental Health Center
Map 1: ULI Study Area
Streams
Hydrants
Water Mains
Manholes
Sewer Mains
Storm Drain Inlet/Manhole
Storm Drain Channel
Parks
Food and Shelter Site
FLoodplain
100
floodway
N
0 250 500 Feet

previously served as Florida's Secretary of State and as the City of Orlando's first female mayor. In addition to Hood, other panelists included: Dick Galehouse, principal emeritus, Sasaki Associates, Lexington, Massachusetts; James Lima, president, James Lima Planning +Development, New York, New York; Nancy T. Montoya, principal, TAA, New Orleans, Louisiana; John Orfield, principal, BOKA Powell, Dallas, Texas; Zane Segal, project director, NorthGulf ZSP, Houston, Texas; and Tamara Zahn, president, Zahn Associates, Indianapolis, Indiana. The advisory panel created a plan shown in **Map 2** that sets the stage for future growth, determining which types of public investment and incentives will best catalyze private investment.

Map 2: ULI Panel's Vision for Griffin Hospital Site

The next step is drafting a MOU between the City of Norman and the Oklahoma Department of Mental Health and Substance Abuse Services to begin the redevelopment of the Griffin Hospital Land.

Center City Form Based Code

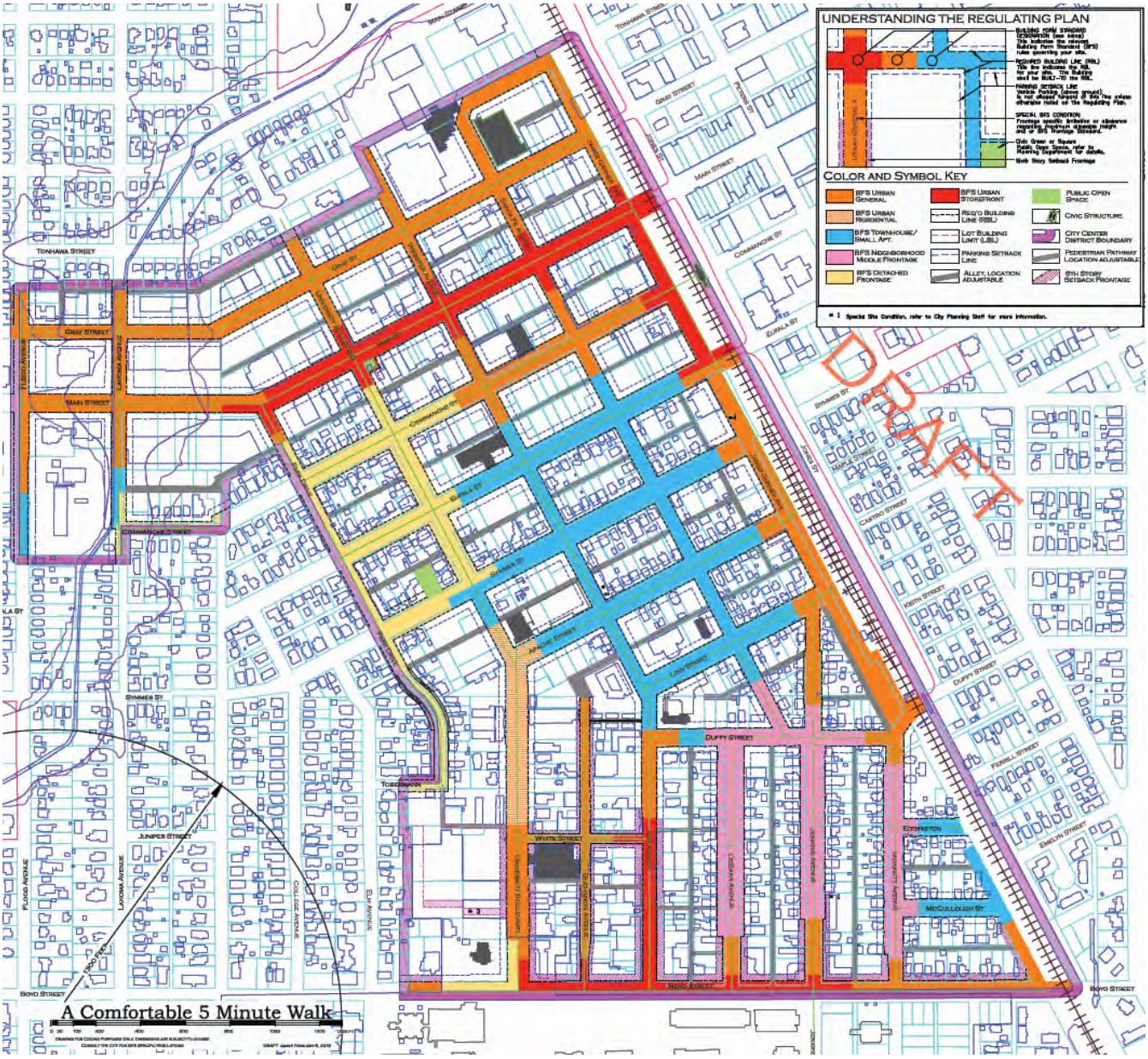
The goal of Norman Center City Vision Project and Plan was to provide guidance for future development and redevelopment in Center City. Center City Form Based Code is intended to implement the purpose and goals of that Plan by providing strong implementation tools for the Center City area shown in **Map 3**. 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.

The work conducted on the Center City Form Based Code during 2015 was focused on discussions between the consultant and the Executive Committee and meetings of the Steering Committee to finalize the draft code. There were several Steering Committee meetings to define the approval process for development in the Center City boundary. After

the Steering Committee agreed on a draft, the comments and requested changes were sent to the consultant for incorporation into the Code.

Staff received the final draft of the Form Based Code from the consultant in November and scheduled a presentation by the consultant, Mary Madden for a Study Session with City Council, the Planning Commission and the Steering Committee on December 1, 2015.

Two public meetings were held in early January. The Steering Committee is continuing to meet to discuss the preparation of the final draft for public hearings at Planning Commission and City Council.



Map 3: Draft Center City Regulating Plan

Comprehensive Plan

After being postponed for several years, the development of a Comprehensive Plan for the City of Norman began this year with the release of an RFP on September 23, 2015. The City of Norman has not updated the Comprehensive Plan in 12 years and the City has seen sizable growth since 2004. The population has grown from 105,336 to 118,119 and the City has seen an additional 2000 acres of land under development. During the last ten years multi-family housing units have increased dramatically, primarily to serve the student population. Norman's growth over the last 10 years has spurred the development of associated plans needed to address the growth in several crucial areas including storm water, water supply, parks, open space and transportation. Though the Comprehensive Plan is outdated, the development of the first comprehensive transportation system plan was determined to be needed before tackling a new Comprehensive Plan. Since the Comprehensive Transportation Plan (CTP) was adopted in May 2014, it is now time to turn planning efforts to developing a Comprehensive Plan that will provide a new vision that matches the growth of Norman as well as the quality of life that its citizens expect. Following an extensive Request for Proposal, the City of Norman is now ready to embark on the development of a new Comprehensive Plan, which is estimated to take eighteen to twenty-four months to complete.

An essential element to the development of a successful Comprehensive Plan will be citizen participation. The consultants, MIG, have been tasked with designing a public engagement strategy that incorporates effective and innovative participation techniques and encourages participation throughout the development of the Comprehensive Plan. Participation by residents, businesses, agencies, organizations and officials will be sought through meetings, workshops, events, and online participation. In addition, a Steering Committee of approximately 30 people representing a wide range of interests in the City will oversee the process of the development of the Comprehensive Plan.

Modern plans are more all-encompassing than documents drafted in previous decades. The plan is anticipated to be a holistic policy document that will go beyond a land use map with implementation strategies for development. Norman is transitioning from being a town to being a city. This comprehensive plan will address and provide policy guidance on topics that include economic development and redevelopment, housing, neighborhood revitalization, healthy community, sustainability and resiliency. It is intended to provide a vision to guide development of the built environment while identifying and maintaining the unique characteristics of the City of Norman that make it a desirable place to live and work.

CDBG

The City of Norman developed the *2015-2019 Consolidated Plan* needed to comply with the federal government statutory requirements of the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs that the City administers. As a part of that effort, the City of Norman completed two studies analyzing the state of

housing within the city. The *Housing Market Analysis* was completed in September 2015 and the *Analysis of Impediments to fair Housing Choice* was completed in July 2015.

The last *Housing Market Analysis* was done with the development of the *Norman 2025 Land Use and Transportation Plan* in 2004. In addition to being able to use the information in the development of the *Consolidated Plan*, the City will be able to utilize the information during the update to the Comprehensive Plan. The housing market analysis will be used to assess current and future housing needs, formulate initiatives for affordable housing, and examine current land use and economic development trends. During the process there was public outreach as well as review of existing documents; housing demand analysis; demographic analysis; economic base analysis; housing supply analysis; and analysis of needs specific to the consolidated plan regulations.

III: AMENDMENTS TO THE CODE OF ORDINANCES

In February, 2015 the City Council approved a Sign Code amendment to allow Festival and Public Event Banners to be approved administratively rather than appearing on a City Council Consent Agenda. The groups requesting these banners have rarely varied over several years, so it is more efficient and saves time for the applicants to approve these administratively.

Ordinance 1516-32 was adopted by Council on February 23, 2016 and goes into effect on March 24, 2016. The ordinance amends the Sign Code to allow and regulate feather flags, which were historically prohibited. Feather flags will be allowed as on-premise signs on private property in all Zoning Districts except Low Density Residential Zones (i.e. R-1, R-1-A, RE, A-1, A-2 and PL). They are in-lieu-of temporary signs and annual banners (i.e. a property may only have one option at a time – temporary signs, annual banners or feather flags, but not any combination).

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 2015, thirty-two applications were reviewed.

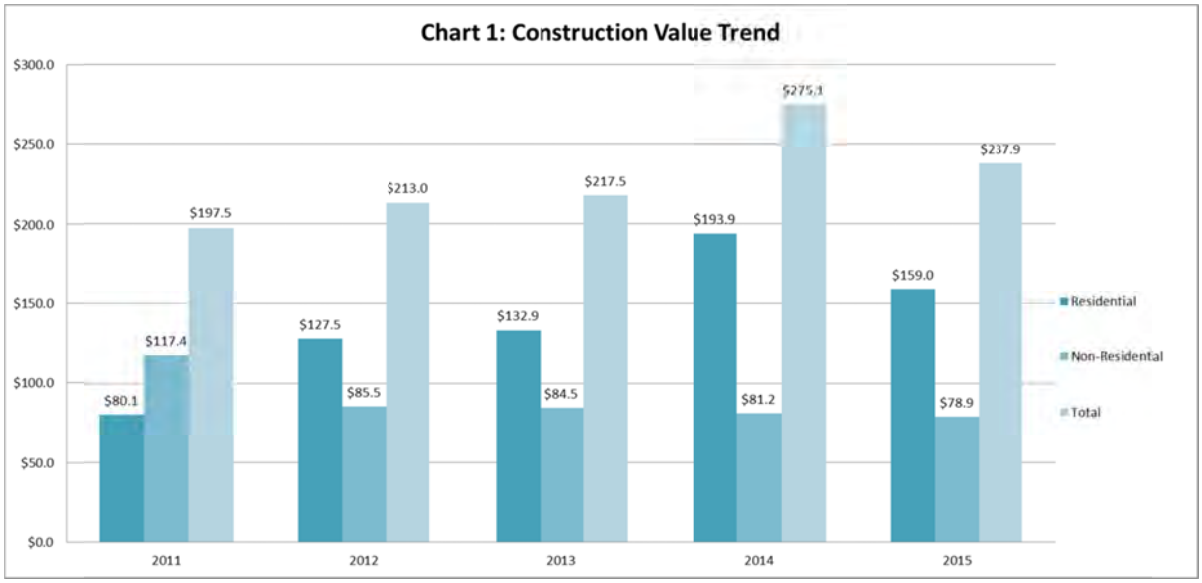
The Greenbelt Commission (GBC) developed a "Greenbelt Priority Trail System" concept to prioritize and focus the implementation of trails development in Norman. This was presented to the City Council's Community Planning and Transportation Committee on October 22, 2015. The GBC was asked to refine the concept and return with proposed amendments to the *Greenways Master Plan* and Parks *Master Plan*. The concept has been refined and is pending scheduling on the City Council calendar for presentation.

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 2015, forty-one 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. 2015 is the first year since 2011 that the total number of new residential units fell below *Norman 2025* predictions. The number of new permits in 2015 may be down due to the very large number processed in the previous year, 2014. Permitted single-family units in 2014 totaled 80% of the *Land Demand* projections and total new residential units totaled 87% of the projections. The five year average for number of residential units is 127% of the predicted number. Non-residential construction continues to be stable. Non-residential construction in 2015 was $78.9 million, slightly lower than last year's value. **Chart 1** shows the stability of non-residential construction and residential



construction environments, which resulted in a total permitted construction value of $237.9 million in 2015. While the value is lower than the value of construction in 2014, it is still above the five year average. If the construction of large student oriented apartment complexes has run its course, this year's numbers may be more indicative of normal than the preceding years. The *Housing Market Analysis* indicted that the number of student housing units may be beginning to exceed potential demand.

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 comprehensive plan and includes the most current statistical summaries and estimates.

Table 1: Calendar Year Dollar Value* of 2015 Construction and Four Previous Years

Year	2011	2012	2013	2014	2015	TOTAL	5 YEAR AVG
New Single Family	$66.9	$74.4	$95.5	$101.3	$108.7	**$446.9**	**$89.4**
New Mobile Homes	$0.3	$0.4	$0.2	$0.7	$0.6	**$2.2**	**$0.4**
New Duplexes	$0.3	$0.9	$2.7	$1.7	$5.1	**$10.8**	**$2.2**
New Multi-Family	$0.0	$35.5	$10.6	$69.9	$21.6	**$137.6**	**$27.5**
Additions/ Alterations to Residential All	$12.5	$16.3	$23.8	$20.4	$23.0	**$96.0**	**$19.2**
Subtotal Residential	**$80.1**	**$127.5**	**$132.9**	**$193.9**	**$159.0**	**$693.5**	**$138.7**
New Non-Residential	$64.3	$61.7	$52.2	$42.0	$50.2	**$270.4**	**$54.1**
Additions/ Alterations to Non-Residential	$53.1	$23.8	$32.3	$39.2	$28.7	**$177.0**	**$35.4**
Subtotal Non-Residential	**$117.4**	**$85.5**	**$84.5**	**$81.2**	**$78.9**	**$447.4**	**$89.5**
Total All Construction	**$197.5**	**$213.0**	**$217.5**	**$275.1**	**$237.9**	**$1,140.9**	**$228.2**

Values in Millions of Dollars

****The assesory structures of multi-family projects previously***

Table 1 reflects the aggregate numbers for all types of construction between 2011 and 2015, the five-year total, and the average for those five years. The value of all residential construction activity for 2015 decreased from 2014, but remained above the 5 year average. The construction value of 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 $108.7 million and the average value of the individual unit is $278,700. This is an increase of more than $40,000 per unit over 2014. While the total value of single family housing permitted in 2014 increased by over $7 million, the number of units constructed decreased by 38. The value of multi-family construction is down over $48 million from last year's high. Only one apartment complex was permitted during this period. It is targeted toward young professionals rather than students. The number of duplexes permitted is up to 22 in 2015 from 10 the previous year. This is still above the five-year average of 13, but similar to the estimate of 20 that *Norman 2025* indicated would be needed. All of the duplexes were permitted in central Norman.

The total value of non-residential construction was $78.9 million, which is down $2.3 million from 2014. New non-residential construction was very strong with an increase in value of $8.2 million. Two very large industrial and commercial projects with values in excess of $5 million were permitted in 2015. The Walmart Super Center on Classen Boulevard was permitted in October and the relocation of IMMY, a company that specializes in diagnostic products, from Technology Place on Highway 9 to University North Park was permitted in November. There was also a cluster of new development in the area between Interstate 35 and Mercedes that included new restaurants and retail. The value of non-residential additions and alterations permitted decreased by $10.5 million to $28.7 million. The majority of large addition and alteration projects were renovations to Norman Public School properties.

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 2015, 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 five year 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 4** on page 12 that shows the location of development by housing type.

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
2015 PREDICTED*	499	(INCLUDED IN SINGLE FAMILY)	20	135	654
2015	390	10	22	146(4)	568
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
5 YEAR AVERAGE	403	9	13	470(68)	835

**NORMAN 2025 Land Demand Analysis*

Table 2 depicts new residential construction by type for 2011-2015, the five year average, the volume of new residential construction predicted by the *Land Demand* for 2015, and the *Land Demand's* predicted 5-year average. The city's 568 new units permitted during 2015 are 86% of the 2015 prediction of 654 new units. The 400 new single-family units is 20% lower than the 499 units projected in the *Land Demand* and the 146 new multi-family units permitted in 2015 is 108% of the 135 units projected in the *Land Demand*. **Chart 2** Illustrates the dominance of multi-family projects and the consistency of the single-family housing in the Norman market.

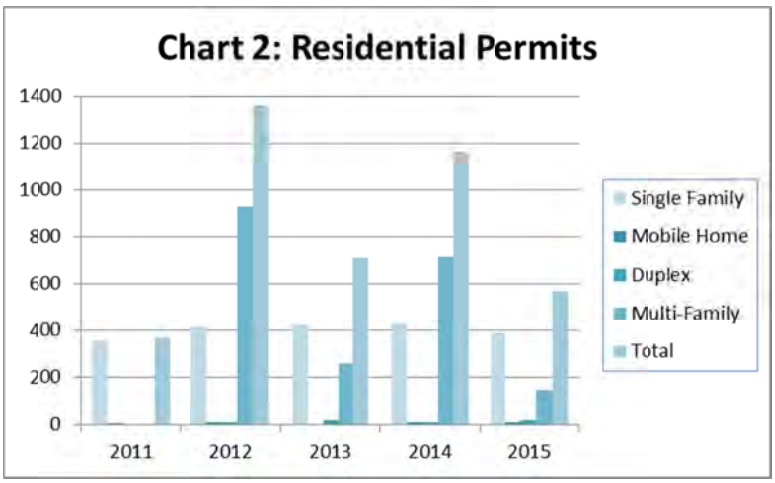
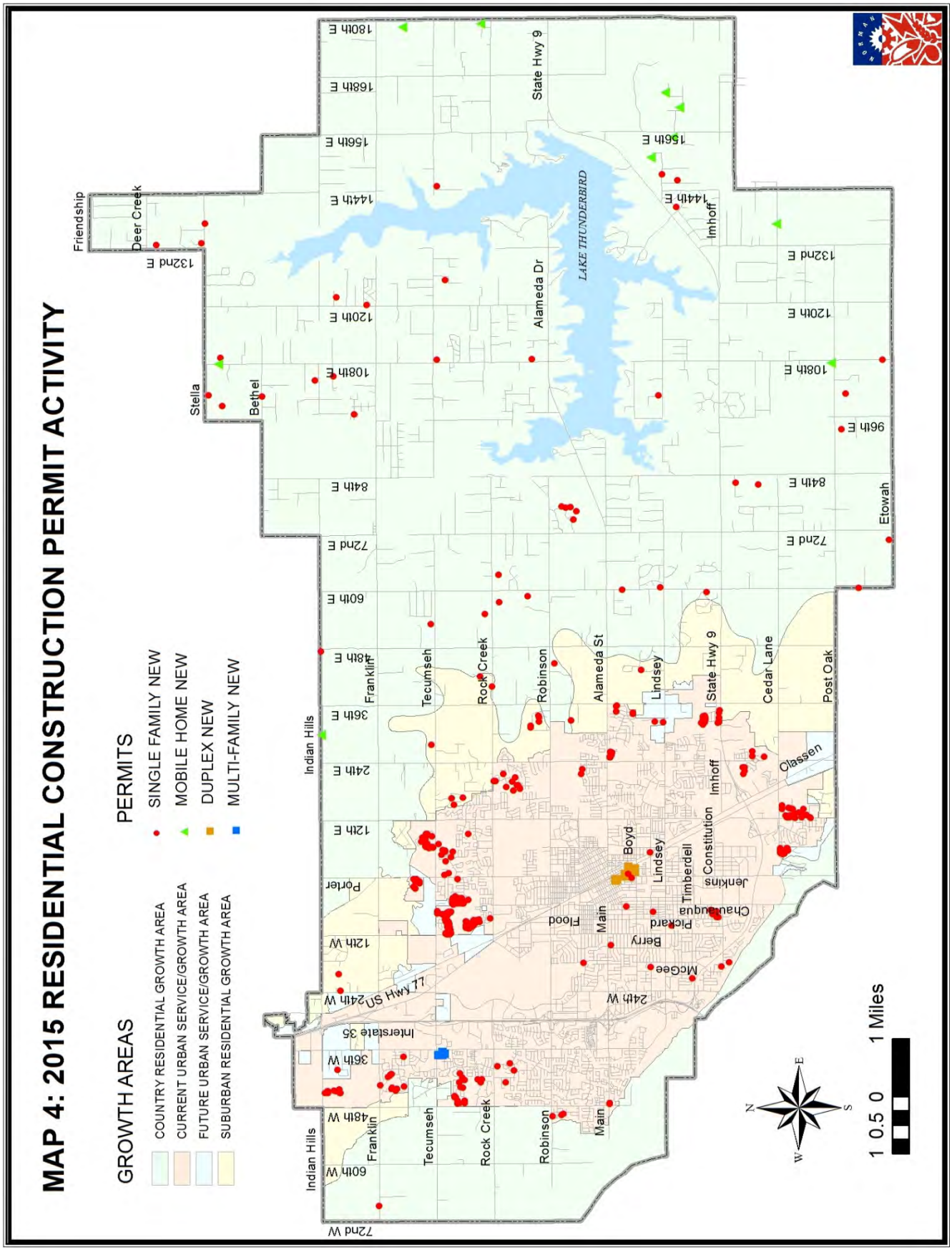


Table 3: Calendar Year New Residential Units by Service/Growth Area

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
2015	498 (88%)	2 (0%)	15 (3%)	53 (9%)	568
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
5 YEAR AVERAGE	**769 (90%)**	**8 (1%)**	**15 (2%)**	**40 (7%)**	**835**
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 90% of residential development in the Current Urban Service/Growth Area (CUSA) in 2015 is within the range that was predicted by *Norman 2025*. The five-year average of growth in the CUSA is slightly 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 years in the last five years that all the growth areas fell into their predicted rate was 2011 and 2015. This corresponds to the years in which the number of apartments permitted were close to or below the expected numbers. It also underscores that *Norman 2025* under predicted the demand for multi-family housing during the last 5 years. **Map 4** shows the location of new residential housing by types overlying the growth areas.


MAP 4: 2015 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY
GROWTH AREAS
COUNTRY RESIDENTIAL GROWTH AREA
CURRENT URBAN SERVICE/GROWTH AREA
FUTURE URBAN SERVICE/GROWTH AREA
SUBURBAN RESIDENTIAL GROWTH AREA
PERMITS
SINGLE FAMILY NEW
MOBILE HOME NEW
DUPLEX NEW
MULTI-FAMILY NEW
LAKE THUNDERBIRD
Friendship
Deer Creek
Stella
Bethel
Etowah
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Alameda Dr
State Hwy 9
Lindsey
Cedar Lane
Post Oak
Imhoff
Classen
Constitution
Timberdell
Jenkins
Boyd
Porter
Flood
Main
Chautauqua
Pickard
Berry
McGee
US Hwy 77
Interstate 35
180th E
168th E
156th E
144th E
132nd E
120th E
108th E
96th E
84th E
72nd E
60th E
48th E
36th E
24th E
12th E
12th W
24th W
36th W
48th W
60th W
72nd W
N
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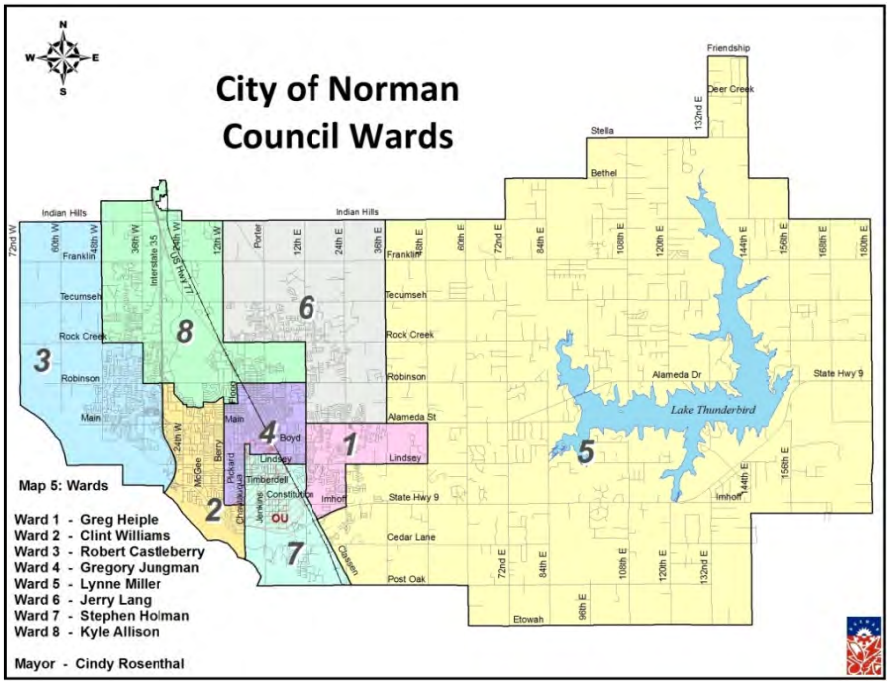
1 0.5 0 1 Miles

Table 4 reflects new residential units permitted in 2015 by Ward boundaries. Forty-five percent of the single family units were permitted in Ward 6. While Ward 4 had only 12 single family permits, all 22 duplexes were built in Ward 4. Ward 8 had 100% of the 146 multi-family in 2015.

Table 4: Calendar Year 2015 New Residential Units by Ward

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
Ward 1	17	0	0	0	17
Ward 2	6	0	0	0	6
Ward 3	18	0	0	0	18
Ward 4	12	0	22	0	34
Ward 5	69	9	0	0	78
Ward 6	175	1	0	0	176
Ward 7	51	0		0	51
Ward 8	42	0	0	146	188
2015 TOTAL	390	10	22	146	568

The development patterns in Ward 4, which is adjacent to the main campus of the University of Oklahoma, illustrates a type of housing product, which is geared toward students and rents by the bedroom that has entered the Norman housing market recently. They are duplexes that are being built 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
2015 CURRENT	**326**	**1**	**1**	**2**	**330**
2015 FUTURE	**3**	**0**	**0**	**0**	**3**
2015 SUBURBAN	**9**	**3**	**0**	**4**	**16**
2015 COUNTRY	**3**	**20**	**16**	**13**	**52**
2015 TOTAL	**341**	**24**	**17**	**19**	**401**
2014 CURRENT	**373**	**1**	**1**	**2**	**377**
2014 FUTURE	**1**				**1**
2014 SUBURBAN	**2**	**5**	**1**	**2**	**10**
2014 COUNTRY	**6**	**19**	**12**	**13**	**50**
2014 TOTAL	**382**	**25**	**14**	**17**	**438**
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**	**31**
2013 TOTAL	**383**	**13**	**16**	**7**	**419**
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**
5 YEAR AVERAGE (TOTAL)	**353**	**19**	**14**	**14**	**401**

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.

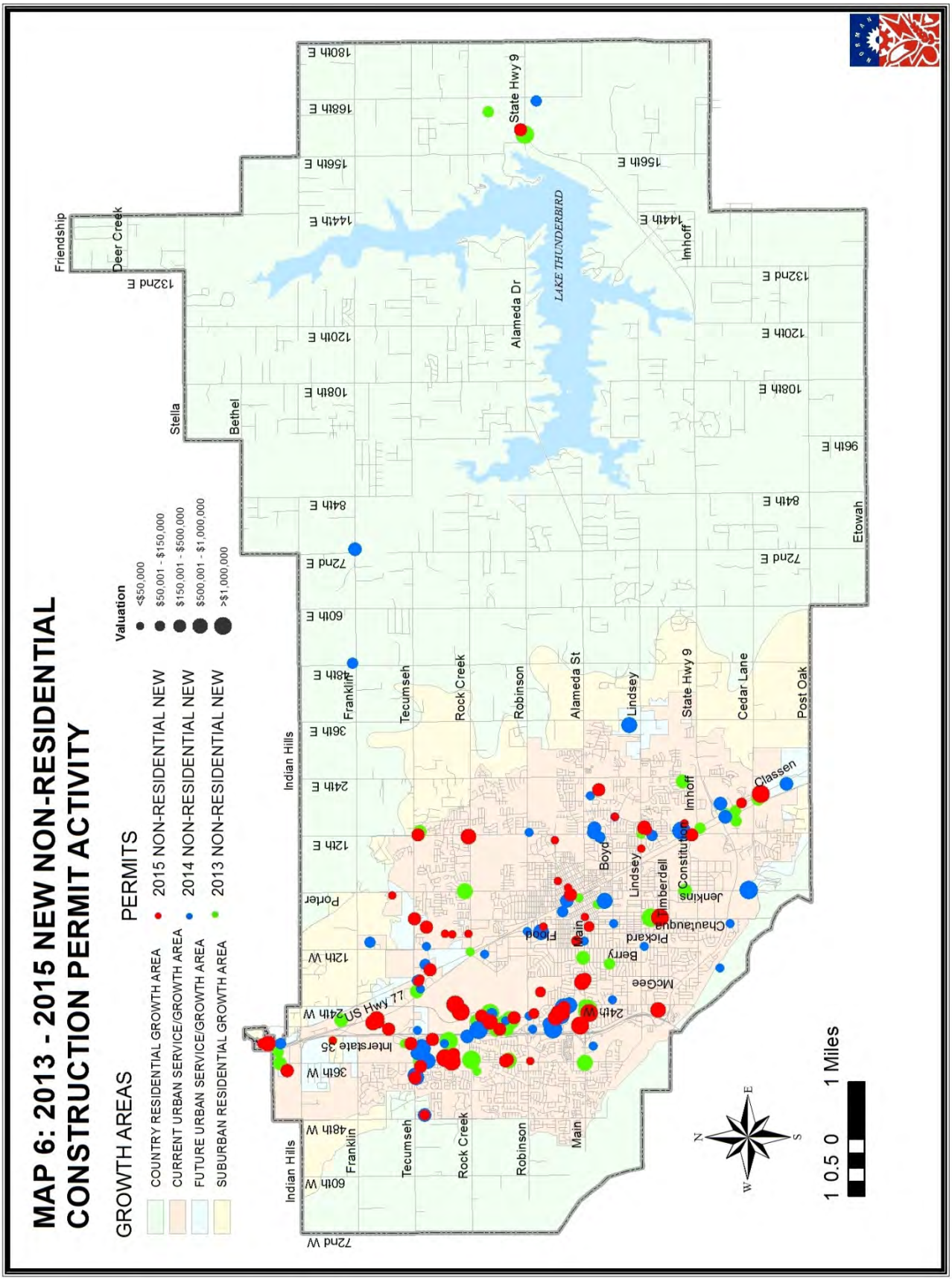
Non-Residential Construction

Table 6 breaks the majority of the non-residential construction permitting activity into four categories: industrial, institutional, office and retail. The aggregate numbers for 2015 are up from 2014, with a total new dollar valuation of $40,254,387 as estimated from permit applications. This dollar value 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 2011-2015 is $50,511,965.

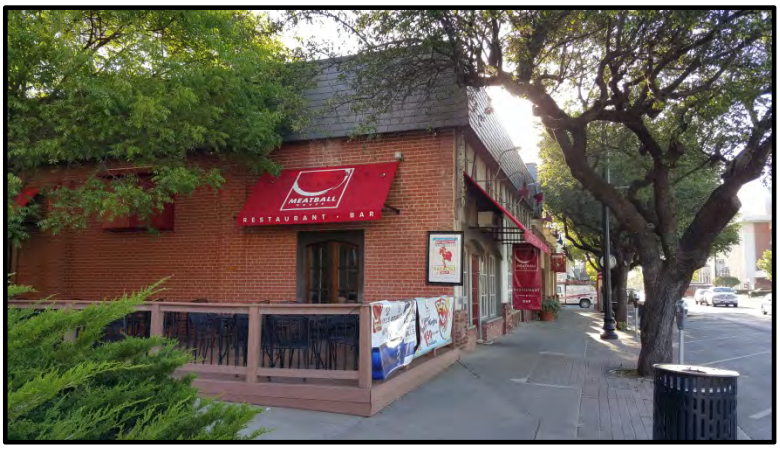
Table 6: Calendar Year Non-Residential New Construction Permits by Type

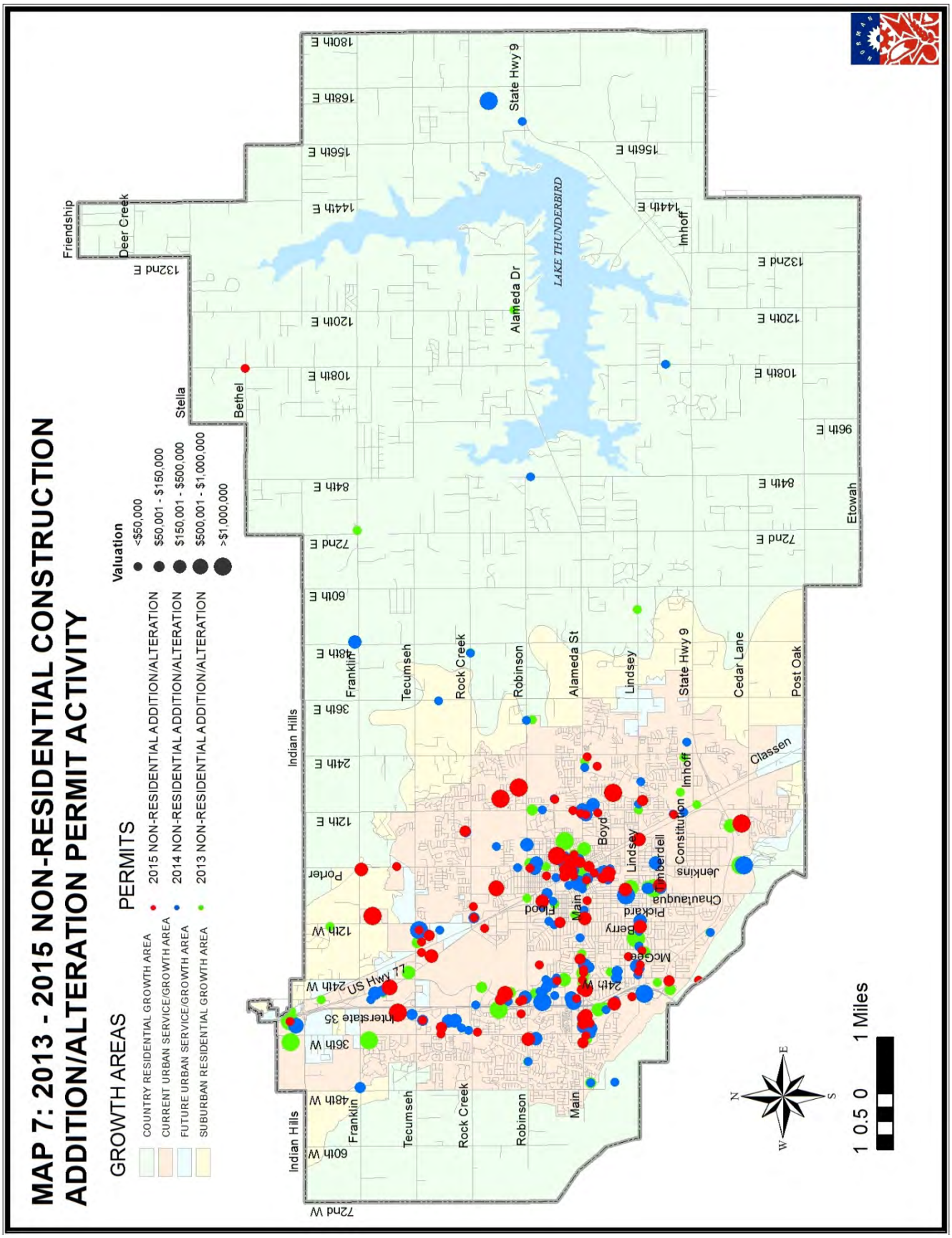
	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2015 PERMITS	**7**	**14**	**8**	**12**	**41**
2015 ESTIMATED SQ FT	**64,302**	**37,768**	**75,555**	**304,459**	**482,084**
2015 ESTIMATED VALUE	**$1,950,000**	**$7,010,619**	**$11,628,128**	**$19,665,640**	**$40,254,387**
2014 PERMITS	2	12	11	14	39
2014 ESTIMATED 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
5 YEAR AVERAGE PRMTS	***5.5***	***15***	***17***	***24***	**61**
5 YEAR AVERAGE SQ FT	***37,471***	***117,550***	***107,154***	***255,712***	**517,888**
5 YEAR AVERAGE VALUE	***$1,184,058***	***$19,209,300***	***$9,703,960***	***$20,414,648***	**$50,511,965**

Map 6 depicts new non-residential construction permit activity throughout Norman from 2013-2015. There were several major additions to UNP this year. In addition to IMMY, two new shell buildings were permitted. They will eventually house World of Beer, Torchy's Tacos, and Shilla Restaurant, which increases the entertainment choices in the area. Separately Red Rock Canyon Grill also broke ground in the UNP in 2015. As mentioned earlier the area between Interstate 35 and Mercedes was quite active with additions that include: Zaxby's, Dairy Queen, Hibdon's Tires, Dental Design Studio and the Health Source Office Building. A third cluster is related to the development of 36 N Business Park, which is located between Rock Creek Road and Tecumseh Boulevard on 36th Avenue NW. Finally one of the largest developments in 2015 was the Walmart Super Center at the intersection of Classen Boulevard and Cedar Lane Road.


MAP 6: 2013 - 2015 NEW NON-RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY
GROWTH AREAS
COUNTRY RESIDENTIAL GROWTH AREA
CURRENT URBAN SERVICE/GROWTH AREA
FUTURE URBAN SERVICE/GROWTH AREA
SUBURBAN RESIDENTIAL GROWTH AREA
PERMITS
2015 NON-RESIDENTIAL NEW
2014 NON-RESIDENTIAL NEW
2013 NON-RESIDENTIAL NEW
Valuation
<$50,000
$50,001 - $150,000
$150,001 - $500,000
$500,001 - $1,000,000
>$1,000,000
Friendship
Deer Creek
Stella
Bethel
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Lindsey
State Hwy 9
Cedar Lane
Post Oak
Etowah
Porter
Boyd
Flood
Main
Berry
McGee
Pickard
Imberdell
Constitution
Imhoff
Jenkins
Chautauqua
Classen
Interstate 35
US Hwy 77
Alameda Dr
LAKE THUNDERBIRD
72nd W
60th W
48th W
36th W
24th W
12th W
12th E
24th E
36th E
48th E
60th E
72nd E
84th E
96th E
108th E
120th E
132nd E
144th E
156th E
168th E
180th E
N
S
E
W
1 0.5 0 1 Miles

Map 7 depicts non-residential construction addition/alteration permit activity in Norman from 2013-2015. Non-residential additions and alterations to existing building stock occurred throughout the city in 2015. As usual there were clusters in Downtown and Campus Corner, which included renovation to offices and gift stores, as well as two new restaurants: Coolgreens and the Meatball House. The largest renovation project permitted in 2015 was to the Norman Public schools to renovate Eisenhower Elementary. Six of the top ten permits by value in 2015 were issued to Norman Public Schools. Rounding out the top ten were Bob Moore Nissan, Astella's Pharmaceutical, Moore Norman Technology Center, and Immanuel Baptist Church.




MAP 7: 2013 - 2015 NON-RESIDENTIAL CONSTRUCTION ADDITION/ALTERATION PERMIT ACTIVITY
GROWTH AREAS
COUNTRY RESIDENTIAL GROWTH AREA
CURRENT URBAN SERVICE/GROWTH AREA
FUTURE URBAN SERVICE/GROWTH AREA
SUBURBAN RESIDENTIAL GROWTH AREA
PERMITS
2015 NON-RESIDENTIAL ADDITION/ALTERATION
2014 NON-RESIDENTIAL ADDITION/ALTERATION
2013 NON-RESIDENTIAL ADDITION/ALTERATION
Valuation
<$50,000
$50,001 - $150,000
$150,001 - $500,000
$500,001 - $1,000,000
>$1,000,000
Friendship
Deer Creek
Stella
Bethel
Etowah
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Lindsey
State Hwy 9
Cedar Lane
Post Oak
Classen
Imhoff
Alameda Dr
LAKE THUNDERBIRD
Porter
Interstate 35
US Hwy 77
Boyd
Flood
Main
Berry
McGee
Pickard
Chautauqua
Timberdell
Constitution
Jenkins
180th E
168th E
156th E
144th E
132nd E
120th E
108th E
96th E
84th E
72nd E
60th E
48th E
36th E
24th E
12th E
12th W
24th W
36th W
48th W
60th W
72nd W
1 0.5 0 1 Miles
N
E
S
W

VI: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed ten applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2015. This was a decrease of nine from 2014 in the total number of applications with close to 120 acres involved, about 80 acres less than in 2014. Most of these changes were less than 10 acres. The two largest amendments converted 93 acres from FUSA to CUSA this year.

Table 7 below and **Map 8** on page 20 identify each of the applications for *Norman 2025 Land Use and Transportation Plan* amendments approved during Calendar Year 2015. For each of the ten 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.

Table 7: Calendar Year 2015 Land Use Plan Amendments

ORDINANCE	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION
R-1415-83	Vintage Creek, LLC	N side Tecumseh Rd approx 1/2 mile E of 12th Ave NW	Future Urban Service Area	Current Urban Service Area	83 ac	3/12/2015
R-1415-85	Shay Development	S side Lindsey Street approx. 1/2 mile E of 24th Ave SE	Future Urban Service Area	Current Urban Service Area	10 ac	3/12/2015
R-1415-101	Carroll Family, LLC	N side Tecumseh Rd on E side 36th Ave NW	Office	Commercial	8 ac	6/11/2015
R-1516-5	Bison Ridge Investments	601 N Porter Ave	Institutional	Commercial	0.9599 ac	7/9/2015
R-1516-7	Robert Cleveland & SW Regional Sports, Inc.	3160 & 3170 S. Classen Blvd.	Industrial	Commercial	1.84 ac	8/13/2015
R-1516-9	University Senior Living Partners, LLC	E side of 12th Ave SE on N side Cobblestone Creek Dr	Low Density Residential	High Density Residential	5 ac	8/13/2015
R-1516-20	Tommie & Ruby Montgomery Trust	SE corner N Berry Rd & W Robinson St	Low Density Residential	Office	0.18 ac	10/8/2015
R-1516-26	Fulton Worster Group, on behalf of Nancy Guerra & Don Hatcher	NE corner 24th Ave SW & Brooks St	Office	Commercial	2.62 ac	11/12/2015
R-1516-27	Red Rock Land Fund, LLC	N & W of interstion of 12h Ave NE & Tecumseh Rd	Commercial	Low Density Residential	5.51 ac	11/12/2015
R-1516-55	Wildwood Community Church	E side of 24th Ave NE at Lindenwood Lane	Open Space	Institutional	2.57 ac	12/10/2015

The City of Norman acted on 20 applications for rezoning during calendar year 2015, 19 less than were processed in 2014. Eighty percent of the Zoning Amendments were less than 5

acres in size. The largest of these was an amendment to the University North Park PUD, it changes the allowed uses on almost 50 acres of the PUD.

Table 8 on page 21 and **Map 9** on page 22 identify all of the zoning changes that were processed during Calendar Year 2015. For each of the 20 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.

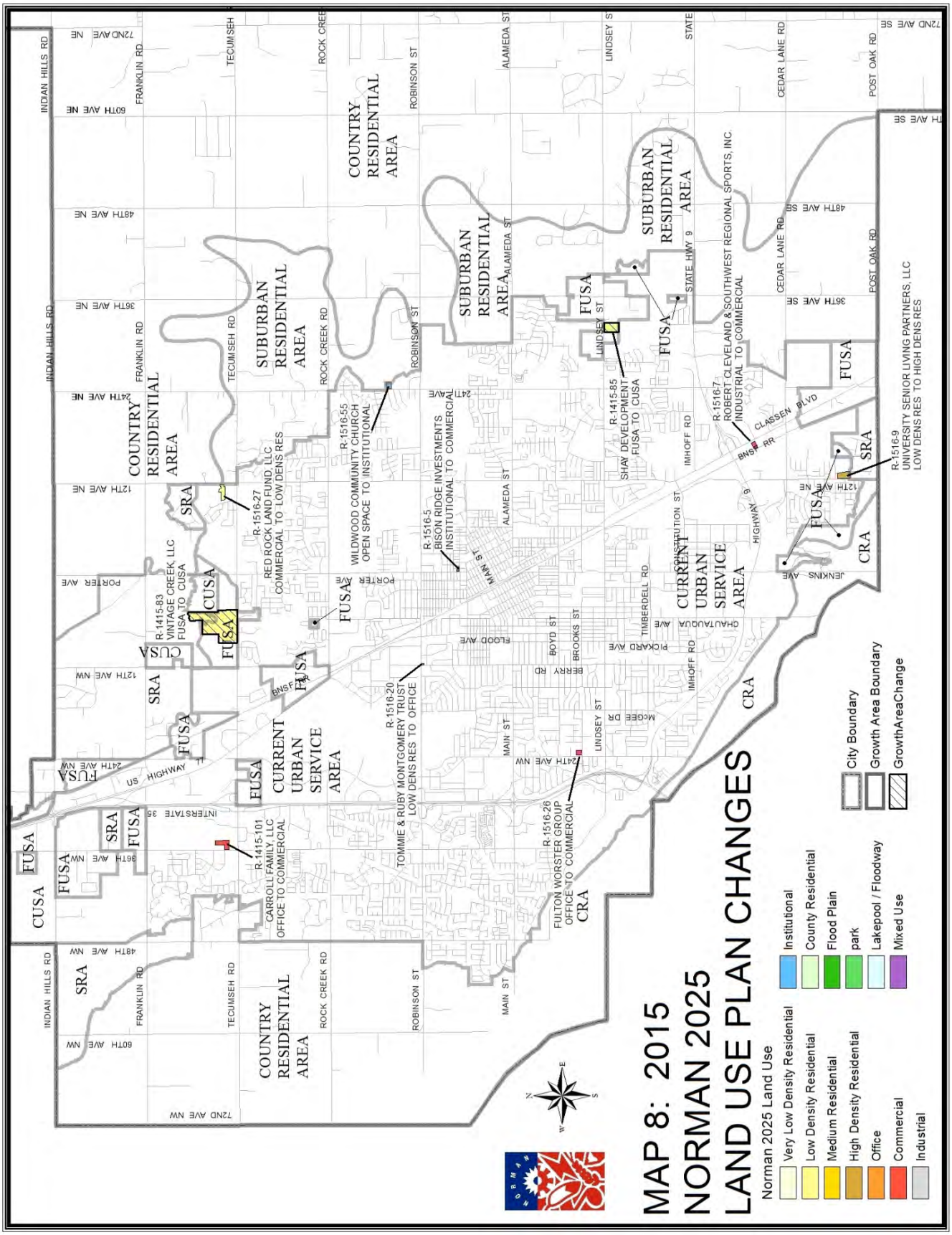
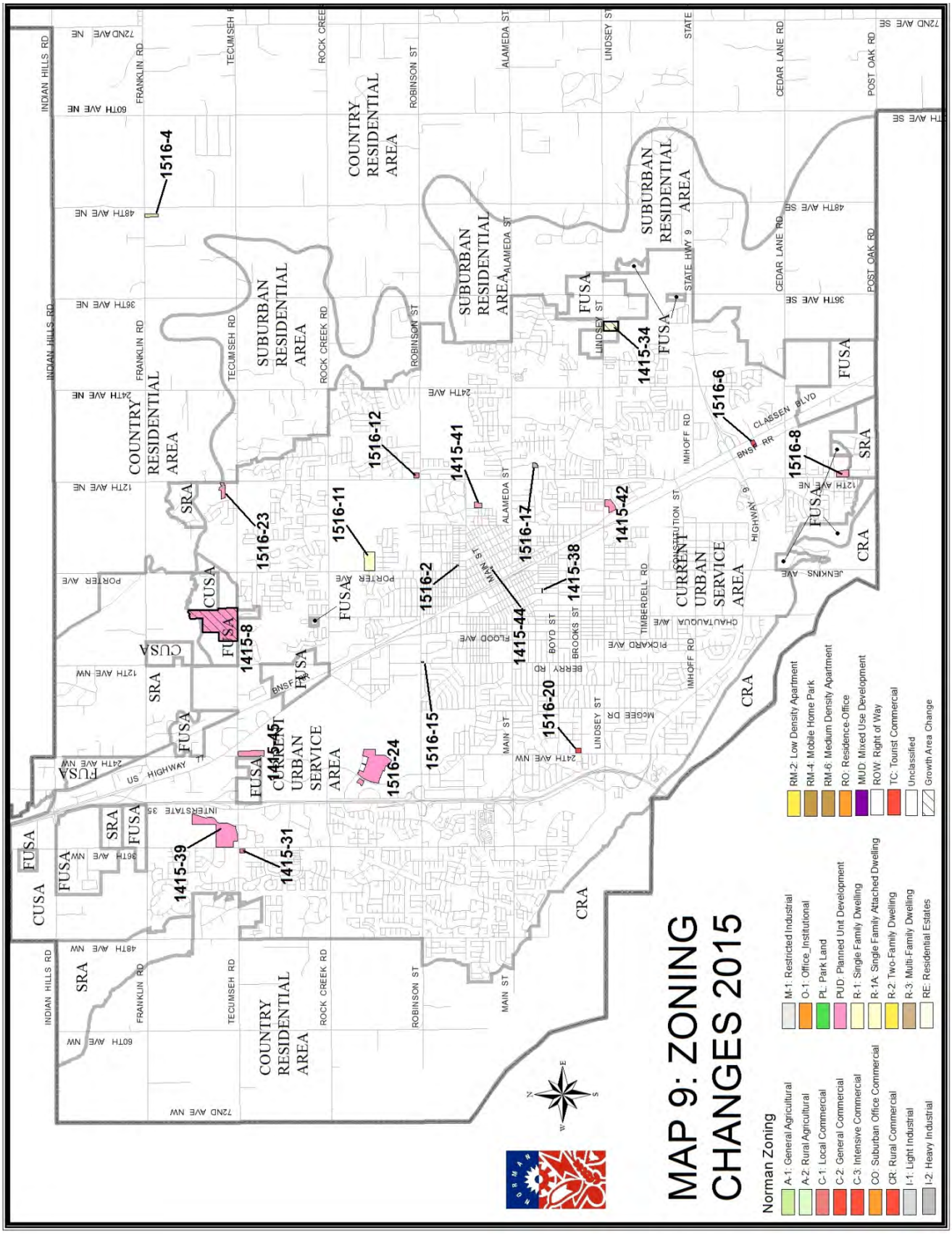

MAP 8: 2015
NORMAN 2025
LAND USE PLAN CHANGES
Norman 2025 Land Use
Very Low Density Residential
Low Density Residential
Medium Residential
High Density Residential
Office
Commercial
Industrial
Institutional
County Residential
Flood Plain
park
Lakepool / Floodway
Mixed Use
City Boundary
Growth Area Boundary
GrowthAreaChange
R-1415-101
CARROLL FAMILY, LLC
OFFICE TO COMMERCIAL
R-1516-20
TOMMIE & RUBY MONTGOMERY TRUST
LOW DENS RES TO OFFICE
R-1516-26
FULTON WORSTER GROUP
OFFICE TO COMMERCIAL
R-1415-83
VINTAGE CREEK, LLC
FUSA TO CUSA
R-1516-27
RED ROCK LAND FUND, LLC
COMMERCIAL TO LOW DENS RES
R-1516-55
WILDWOOD COMMUNITY CHURCH
OPEN SPACE TO INSTITUTIONAL
R-1516-5
BISON RIDGE INVESTMENTS
INSTITUTIONAL TO COMMERCIAL
R-1415-85
SHAY DEVELOPMENT
FUSA TO CUSA
R-1516-7
ROBERT CLEVELAND & SOUTHWEST REGIONAL SPORTS, INC.
INDUSTRIAL TO COMMERCIAL
R-1516-9
UNIVERSITY SENIOR LIVING PARTNERS, LLC
LOW DENS RES TO HIGH DENS RES
COUNTRY RESIDENTIAL AREA
SUBURBAN RESIDENTIAL AREA
CURRENT URBAN SERVICE AREA
CUSA
FUSA
SRA
CRA
INDIAN HILLS RD
FRANKLIN RD
TECUMSEH RD
ROCK CREEK RD
ROBINSON ST
ALAMEDA ST
LINDSEY ST
STATE HWY 9
CEDAR LANE RD
POST OAK RD
MAIN ST
PORTER AVE
FLOOD AVE
BOYD ST
BROOKS ST
BERRY RD
TIMBERDELL RD
PICKARD AVE
CHAUTAUQUA AVE
IMHOFF RD
CONSTITUTION ST
HIGHWAY 9
CLASSEN BLVD
BNSF RR
US HIGHWAY 77
INTERSTATE 35
JENKINS AVE
MCGEE DR
24TH AVE NW
12TH AVE NW
36TH AVE NW
48TH AVE NW
60TH AVE NW
72ND AVE NW
12TH AVE NE
24TH AVE NE
36TH AVE NE
48TH AVE NE
60TH AVE NE
72ND AVE NE
36TH AVE SE
48TH AVE SE
72ND AVE SE

Table 8: Calendar year 2015 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 ORD	ACREAGE	PC ACTION	CC ACTION
O-1415-8	Vintage Creek, LLC	N side W Tecumseh Rd approx. 1/2 mile E of 12th Ave NW	A-2	PUD	R-1415-83	83 ac	APP 3/12/15	APP 4/28/15
O-1415-31	Byblos Holding, LLC	SW corner 36th Ave NW & Tecumseh Rd	C-1	C-1, SU Gas Station		1.7544 ac	APP 4/9/15	APP 5/26/15
O-1415-34	Shay Development	S side Lindsey St approx 1/2 mile E of 24th Ave SE	A-2	R-1	R-1415-85	10.43 ac	APP 3/12/15	APP 4/28/15
O-1415-38	Spearman Investments	531 S University Blvd	R-3	R-3, SU Off-Street Parking		0.76 ac	APP 4/9/15	APP 5/26/15
O-1415-39	Carroll Family, LLC	N of Tecumseh Rd and E of 36th Ave NW	PUD	Amend PUD	R-1415-101	51.3 ac	APP 6/11/15	APP 7/28/15
O-1415-41	Food & Shelter, Inc.	E side Reed Ave approx. 481' S of E Main St	Unclassified	PUD		3 ac	APP 6/11/15	APP 8/25/15
O-1415-44	Z & A Limited Partnership	226-228 W Main St	C-3	C-3, SU Mixed Bldg		0.16 ac	APP 7/9/15	APP 8/25/15
O-1415-45	University North Park Business Cntr, LLC	SE corner 24th Ave NW & Tecumseh Rd	PUD	Amend PUD		7.79 ac	APP 6/11/15	APP 7/28/15
O-1516-2	Bison Ridge Investments	601 N Porter Ave	RM-2	C-3		0.95999 ac	APP 7/9/15	APP 8/25/15
O-1516-4	Joseph & Taya Neely	4630 E Franklin Rd	A-2	A-1		3.28 ac	APP 7/9/15	APP 10/13/15
O-1516-6	Robert Cleveland & SW Regional Sports, Inc.	3160 & 3170 S Classen Blvd	I-1	C-2	R-1516-7	1.84 ac	APP 8/13/15	APP 9/22/15
O-1516-8	University Senior Living Partners, LLC	E side 12th Ave SE on N side Cobblestone Creek Dr	R-1	PUD	R-1516-9	5 ac	APP 8/13/15	APP 9/22/15
O-1516-11	Norman Community Church of the Nazarene	1801 N Porter Ave	R-1	R-1, SU Church		15.02 ac	APP 9/10/15	APP 10/27/15
O-1516-12	Grubbs Consulting, LLC & 7-Eleven, LLC	1201 12th Ave NE	C-1	C-1, SU Gas Station		2.04 ac	APP 9/10/15	APP 10/27/15
O-1516-15	Tommie & Ruby Montgomery Trust	SE corner N Berry Rd & W Robinson St	R-1	RO	R-1516-20	0.18 ac	APP 10/8/15	APP 11/24/15
O-1516-17	Golden Twins, LLC	1305 Triad Village Dr	PUD	PUD Amend Site Plan		1.7 ac	APP 11/12/15	APP 12/22/15
O-1516-20	Fulton Worster Group, behalf Nancy Guerra & Don Hatcher	NE corner 24th Ave SW & Brooks St	RM-6	C-2	R-1516-26	2.62 ac	APP 11/12/15	APP 1/12/16
O-1516-22	CASL Holdings, LLC	542 S University Blvd	RO	PUD		0.92 ac	DEN 12/10/15	
O-1516-23	Red Rock Land Fund, LLC	NW corner 12th Ave NE & Tecumseh Rd	PUD	Amend PUD allowed uses	R-1516-27	5.51 ac	APP 11/12/15	APP 12/22/15
O-1516-24	UTC II, LLC & University Town Center, LLC	University North Park	PUD	Amend PUD allowed uses		49.84 ac	APP 11/12/15	APP 12/22/15

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


MAP 9: ZONING CHANGES 2015
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
COUNTRY RESIDENTIAL AREA
SUBURBAN RESIDENTIAL AREA
CURRENT URBAN SERVICE AREA
1516-4
1516-23
1516-12
1516-11
1516-2
1415-41
1516-17
1415-38
1415-44
1415-42
1415-34
1516-6
1516-8
1415-8
1415-15
1415-39
1415-31
1516-24
1516-15
1516-20
INDIAN HILLS RD
FRANKLIN RD
TECUMSEH RD
ROCK CREEK RD
ROBINSON ST
ALAMEDA ST
LINDSEY ST
STATE HWY 9
CEDAR LANE RD
POST OAK RD
72ND AVE NE
60TH AVE NE
48TH AVE NE
36TH AVE NE
24TH AVE NE
12TH AVE NE
PORTER AVE
12TH AVE NW
24TH AVE NW
36TH AVE NW
48TH AVE NW
60TH AVE NW
72ND AVE NW
US HIGHWAY 77
INTERSTATE 35
BNSF RR
CLASSEN BLVD
IMHOFF RD
CONSTITUTION ST
HIGHWAY 9
JENKINS AVE
TIMBERDELL RD
CHAUTAUQUA AVE
PICKARD AVE
BERRY RD
BROOKS ST
BOYD ST
FLOOD AVE
MAIN ST
McGEE DR
CUSA
FUSA
SRA
CRA

VII: PLATTING AND SUBDIVISION ACTIVITY

Preliminary and Final Plats

Calendar year 2015 was slightly above average in terms of the number ofpreliminary plats and final plats processed in recent years. The number of lots receiving final approval is also slightly above the five-year average. The number of acres subdivided using the Certificates of Survey or Short Form Plats is slightly below the five-year average. More details, regarding land divisions occurring in Calendar Year 2015, 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 2015, 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 2015 indicate that final plats in the four growth areas consumed 322 acres and created 489 lots. This is around 37 more acres than the five-year average and it is 16 lots above the five-year average being final platted. Companion **Map 10** shows the location of the 2015 plats as well as plats from the preceding two 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
2015 PRELIMS (PARTIAL)	13(2)	5	0(2)	2	N/A	22
2015 ACRES	340.13	124.66	57.86	12.13	N/A	534.78
2015 LOTS	821	237	39	2	N/A	1099
2014 PRELIMS	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 (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
5 YEAR Total # OF PLATS*	**66.0**	**29.0**	**10.0**	**14.0**	N/A	**87.0**
5 YEAR AVERAGE # OF PLATS*	**13.2**	**2.9**	**1.0**	**1.4**	N/A	**17.4**
5 YEAR AVERAGE # OF LOTS	**989.6**	**159.2**	**11.6**	**14.8**	N/A	**1189.2**
5 YEAR AVERAGE ACRES	**435.4**	**75.1**	**22.0**	**24.8**	N/A	**565.4**

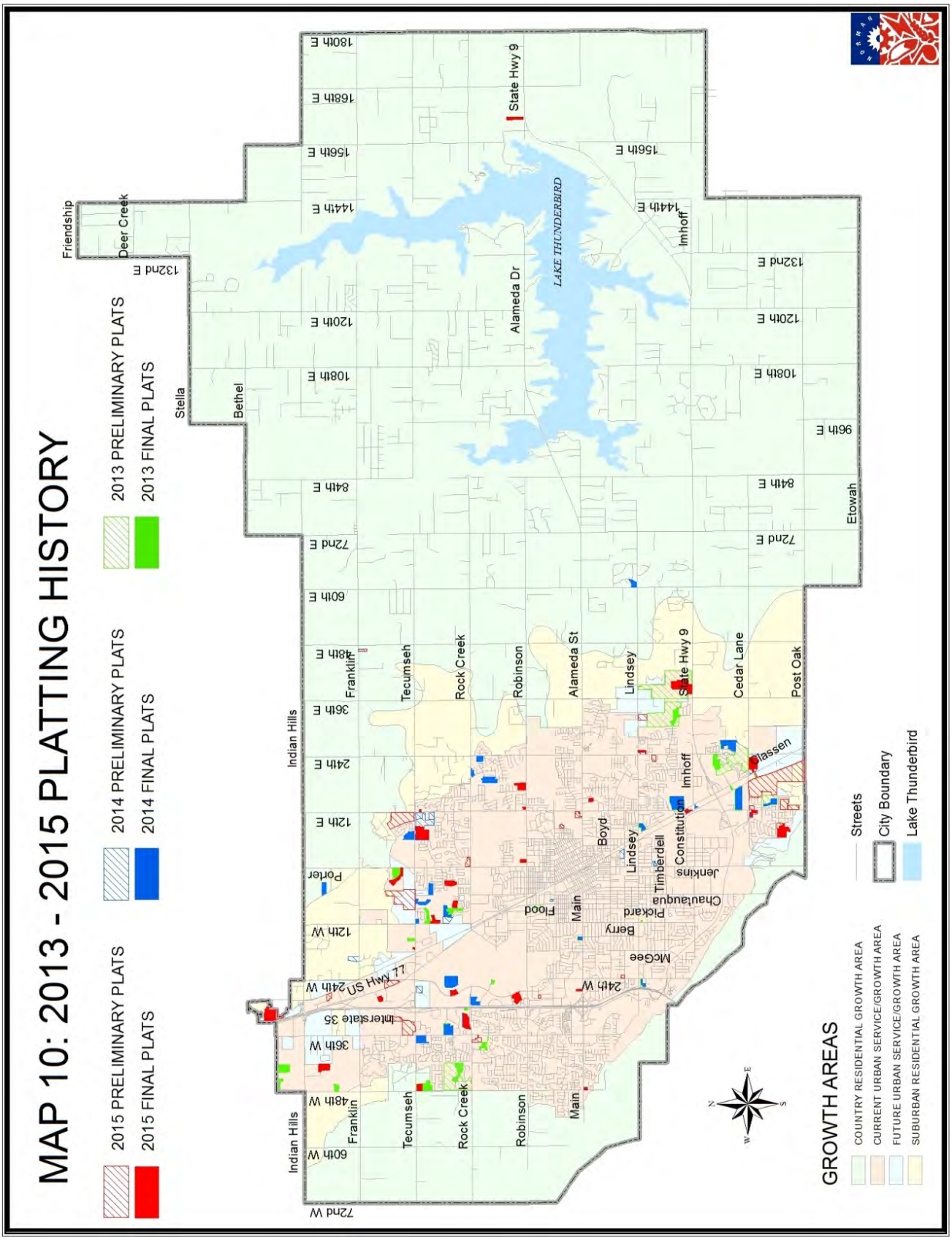
*Partial plats counted in all growth areas

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
2015 # FINAL PLATS (Partial)	27	2	0	1	30
2015 ACRES	289.10	24.75	0.00	9.00	322.85
2015 LOTS	486	2	0	1	489
2015 AVG SINGLE FAMILY LOT SIZE	0.36	N/A	N/A	N/A	0.36
2015 AVG OTHER LOT SIZE*	2.50	12.38	0	9	2.75
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	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	0.35
2011 AVG OTHER LOT SIZE*	2.32	3.69	0	N/A	2.34
5 YEAR TOTAL # FINAL PLATS**	110	8	2	9	122
5 YEAR AVG # FINAL PLATS**	23	5.7	6.0	6.6	24.4
5 YEAR AVG ACRES	243.93	10.3	9.1	21.9	285.2
5 YEAR AVG LOTS	449	6.0	2.5	12.8	474
5 YEAR AVG SF LOT SIZE	0.3	0.2	3.1	4.4	0.3
5 YEAR AVG OTHER LOT SIZE*	3.59	8.18	0.00	5.44	3.58

*Other includes all non-single family uses

**Partial plats counted in all growth areas


MAP 10: 2013 - 2015 PLATTING HISTORY
2015 PRELIMINARY PLATS
2015 FINAL PLATS
2014 PRELIMINARY PLATS
2014 FINAL PLATS
2013 PRELIMINARY PLATS
2013 FINAL PLATS
GROWTH AREAS
COUNTRY RESIDENTIAL GROWTH AREA
CURRENT URBAN SERVICE/GROWTH AREA
FUTURE URBAN SERVICE/GROWTH AREA
SUBURBAN RESIDENTIAL GROWTH AREA
Streets
City Boundary
Lake Thunderbird
LAKE THUNDERBIRD
Friendship
Deer Creek
Stella
Bethel
Etowah
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Alameda Dr
Lindsey
State Hwy 9
Cedar Lane
Post Oak
Imhoff
Classen
Porter
Boyd
Constitution
Timberdell
Jenkins
Chautauqua
Pickard
Berry
McGee
Main
Flood
US Hwy 77
Interstate 35
72nd W
60th W
48th W
36th W
24th W
12th W
12th E
24th E
36th E
48th E
60th E
72nd E
84th E
96th E
108th E
120th E
132nd E
144th E
156th E
168th E
180th E

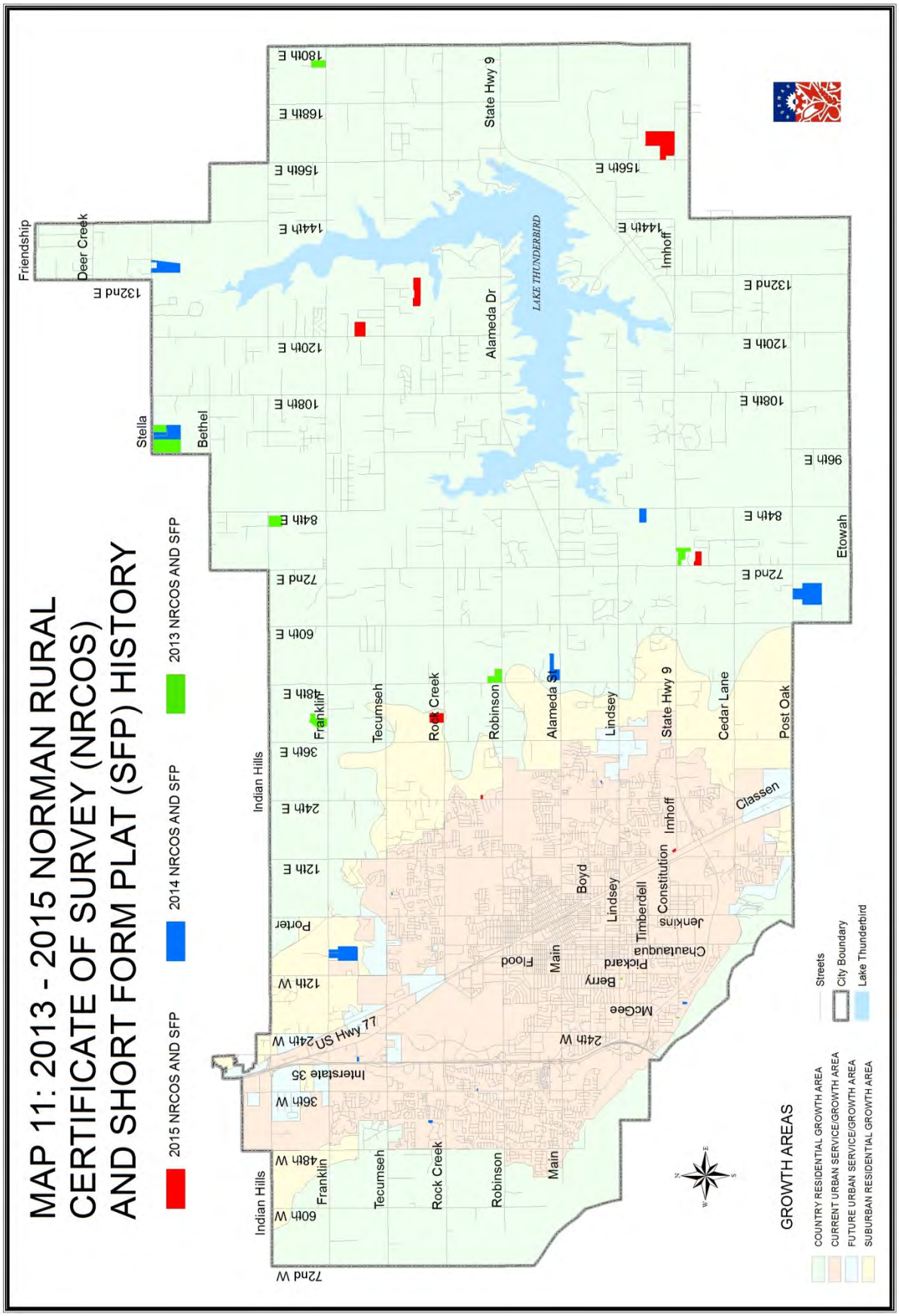
Norman Rural Certificates of Survey and Short Form Plats

This section summarizes land divisions done using Norman Rural Certificates of Survey (COS) and Short Form Plats (SFP). SFP's 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 allows the development of properties larger than ten acres in the 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 identifies the number of Norman Rural Certificates of Survey (COS) and Short Form Plats (SFP) applied for in Calendar Year 2015, 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 2015, the City of Norman processed a total of 7 COS/SFP's involving a total of 227 acres divided into 19 lots. This compares to 2014 when the City processed 9 COS/SFP's involving 344 acres divided into 30 lots. The five-year average is 9 COS/SFP's involving 248 acres of land with an average of 22 lots. Companion **Map 11** shows the location of the 2015 COS/SFP's as well as COS/SFP's from the preceding two years.

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
2015 # COS AND SFP'S	2	0	1	4	**7**
2015 ACRES	3.12	0.00	26.09	197.65	**226.86**
2015 LOTS	3	0	2	14	**19**
2015 AVG LOT SIZE	1.04	N/A	13.05	14.12	**11.94**
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**
5 YEAR TOTAL # COS AND SFP'S	**12**	**0**	**3**	**28**	**43**
5 YEAR AVG # COS AND SFP'S	**2.4**	**0.0**	**0.6**	**5.6**	**8.6**
5 YEAR AVG ACRES	**3.2**	**0.0**	**24.9**	**219.7**	**247.9**
5 YEAR AVG LOTS	**4.2**	**0.0**	**1.8**	**16.2**	**22.2**
5 YEAR AVG LOT SIZE	**0.8**	**N/A**	**13.4**	**13.7**	**11.2**


MAP 11: 2013 - 2015 NORMAN RURAL
CERTIFICATE OF SURVEY (NRCOS)
AND SHORT FORM PLAT (SFP) HISTORY
2015 NRCOS AND SFP
2014 NRCOS AND SFP
2013 NRCOS AND SFP
GROWTH AREAS
COUNTRY RESIDENTIAL GROWTH AREA
CURRENT URBAN SERVICE/GROWTH AREA
FUTURE URBAN SERVICE/GROWTH AREA
SUBURBAN RESIDENTIAL GROWTH AREA
Streets
City Boundary
Lake Thunderbird
LAKE THUNDERBIRD
Friendship
Deer Creek
Stella
Bethel
Etowah
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Alameda Dr
Lindsey
State Hwy 9
Cedar Lane
Post Oak
Classen
Imhoff
Porter
Boyd
Constitution
Timberdell
Jenkins
Chautauqua
Pickard
Berry
McGee
Flood
Main
US Hwy 77
Interstate 35
72nd W
60th W
48th W
36th W
24th W
12th W
24th E
36th E
48th E
60th E
72nd E
84th E
96th E
108th E
120th E
132nd E
144th E
156th E
168th E
180th E

VIII: SUMMARY AND FUTURE OUTLOOK

Construction

During the last five years the total dollar value of construction has been stable or increased each year. While the total value of construction in 2015 dropped to $237.9 million, which is below the 2014 total construction value of $275.1 million, it remains above the five-year average.

The pace and value of single family permits have gradually increased or remained stable 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. While the number of single family units dropped in 2015 by 38, the average unit value for single family permits experienced another strong increase of over $40,000 per unit.

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 2014 and 2015 with a slight drop to $78.9 million from $81.2 million.

Land Use and Zoning

The City of Norman accepted 10 applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2015. All were acted on by City Council totaling almost 120 acres, the largest of which converted approximately 83 acres from FUSA to CUSA for Vintage Creek Addition, which is a single family development.

The City of Norman acted on 20 applications for rezoning during 2015, 19 fewer than in 2013. The largest rezoning was an amendment to the University North Park PUD, which changes the allowed uses on almost 50 acres of the PUD.

Platting and Subdivision

In 2015 the City processed 17 Preliminary Plats totaling almost 535 acres and including 1099 lots. Thirty Final Plats were approved in 2015 totaling a little over 322 acres and including 489 lots. All but three lots were in the Current Urban Service Area. One lot was in the Country Residential Area and two were in the Future Urban Service Area.

Comp Plan Update

After being postponed for several years, the development of a Comprehensive Plan for the City of Norman began this year with the release of an RFP on September 23, 2015. *The Norman 2025 Land Use and Transportation Plan* (Comprehensive Plan) was adopted in 2004. This needed plan update will provide important information regarding the community and will provide professional support for future recommendations concerning development by

staff. 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.

Looking toward the future, once the vision provided by the Comprehensive Plan for the community is in place, it may be time to update some of the ordinances and regulations used to implement it. Of particular concern is the Zoning Ordinance. While the document has been amended over the years it has not had a complete evaluation of its contents since the 1950s. It is an unwieldy document that frequently does not speak adequately to modern development concerns.