

# **ANNUAL 2016 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN**



**CITY OF NORMAN**  
**July 2017**





## Annual Status Report on Development and the Norman 2025 Plan For Calendar Year 2016

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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 2016. 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 nine sections. Each section describes different aspects of development and planning that has occurred in the City of Norman during 2016. 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 2016. 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.

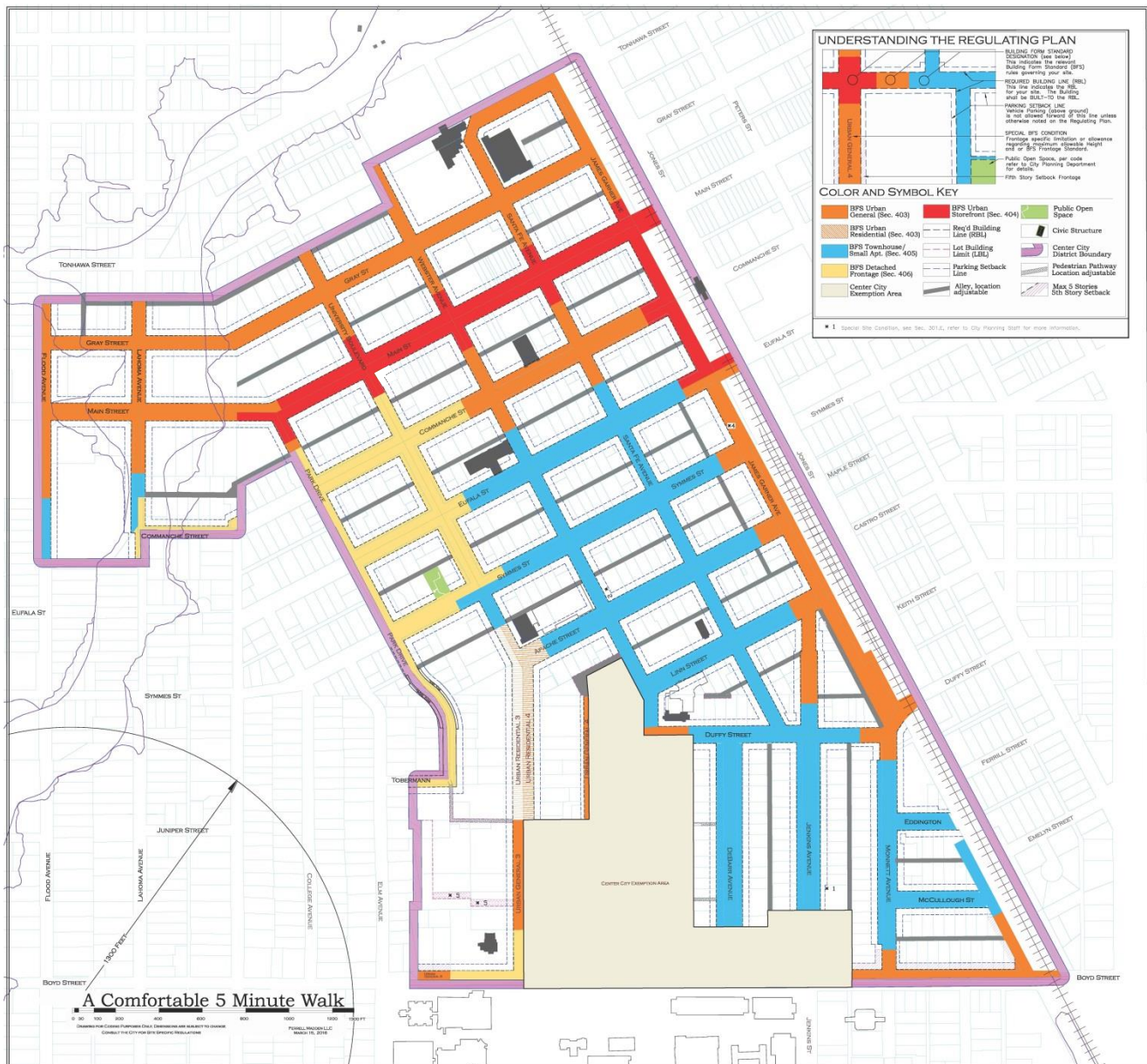
### II: COMMUNITY PLANNING AND SPECIAL PROJECTS

#### ***Center City Form Based Code***

Public meetings on the Form-Based Code were held in January, 2016. After those meetings, the work conducted on the Center City Form Based Code was focused on discussions with 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 and additional meetings with developers to hear their concerns. City Staff organized meetings with residential developers from the Center City area. Three meetings were held on May 25, June 3 and June 17, 2016. The Steering Committee met on June 30, 2016 and finalized their comments on the draft Form Based Code.

Staff received the final draft of the Form Based Code from the consultant in September, 2016 and scheduled presentations by the consultant, Mary Madden, for Study Sessions with City Council in October and November. City Council held additional meetings to discuss incentives in December, 2016 and January, February and March, 2017 and directed staff to begin the public hearing process on the Code.





## Map 1: Draft Center City Regulating Plan

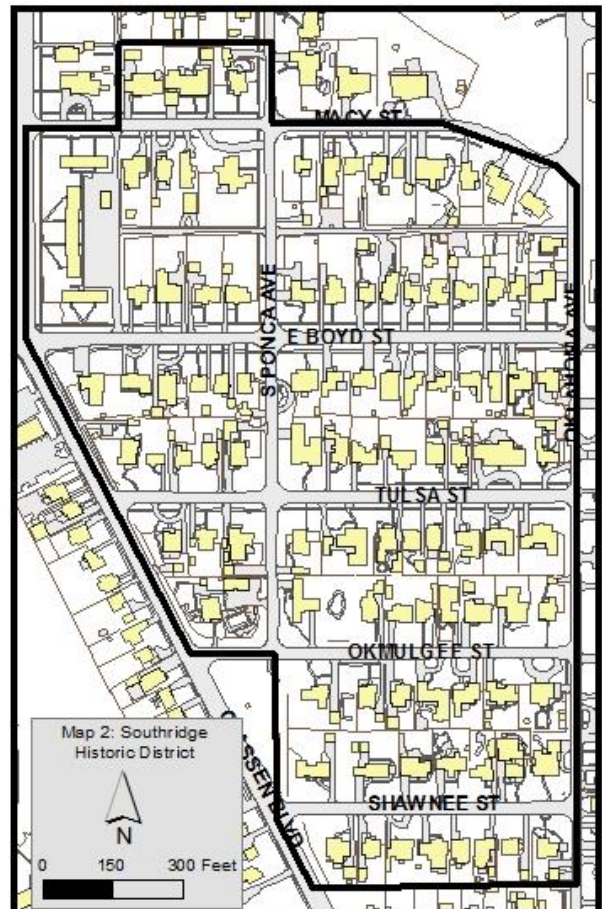
## Comprehensive Plan

The staff concluded negotiations with MIG and submitted the contract for approval to the City Council on March 22, 2016. The contract was approved and we began preparing background information for the consultant team. The City Council approved the members of the Comprehensive Plan Steering Committee on July 12th. The consultants made their first visit to Norman on July 19 and 20. The consultants toured Norman and met with staff in various departments on day one. The meetings with staff provided an overview of the project process and objectives and then a facilitated discussion was conducted to compile

staff's input on assets, issues and opportunities for the future of Norman. The consultant team held stakeholder interviews, met with City Council and held the first Steering Committee meeting on day two. The Steering Committee meetings have been held regularly with the Steering Committee in July, September, October and December, 2016 and February, March and May 2017. There have also been two intercept events in October, 2016, three community meetings held, one in September, 2016 in central Norman and one in March, 2017 in east Norman, and one in May, 2017.

### **Historic District**

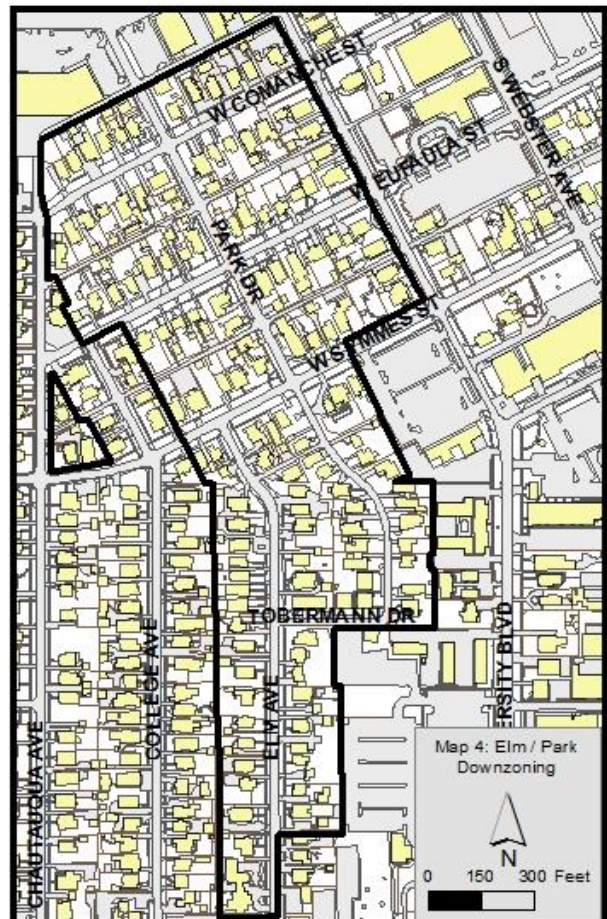
For the first time since 1997, Norman's City Council designated a new local historic district at the request of the neighborhood's residents. A committee of residents of the Southridge Neighborhood worked for many months gathering signatures and submitting the required documents. While this effort was not initiated by the City of Norman, City staff was available to assist the neighborhood. As part of that assistance, the City of Norman, with the use of Certified Local Government funds, commissioned an Intensive Level Historical Survey of the Southridge Neighborhood by a qualified architectural historian. That survey was completed in June of 2015. The area surveyed runs from Macy Street on the north down to Enid Street on the south and is bounded between the railroad tracks on the west and Oklahoma Avenue on the east. The final historic district boundaries were determined by the neighborhood and the support of the property owners in the Southridge Neighborhood. The neighborhood leaders with the information from the Southridge Historic Survey were successful in receiving support for historic district designation and in October 2016 the City Council approved a City Ordinance designating a part of the Southridge neighborhood as a historic district. **Map 2** shows the location and area of the new historic district.



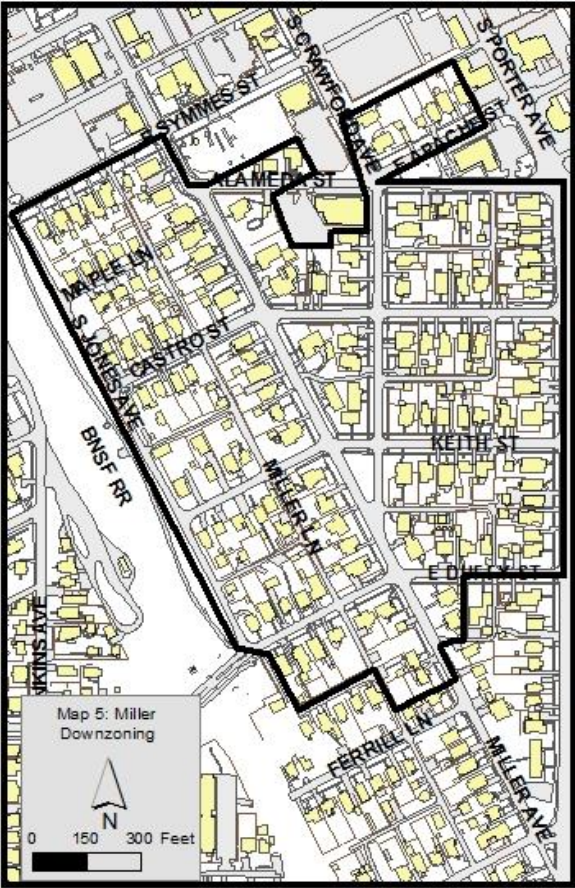


### III: ZONING PETITIONS

There were three citizen initiated neighborhood rezoning applications submitted in 2016. The applicants and petitioners submitted requests to rezone from R-3, Multi-Family to R-1, Single Family. According to the Zoning Ordinance, Section 442.1-Amendments, "Whenever the owners of fifty-one percent (51%) of the land in any area shall present a petition duly signed and acknowledged requesting an amendment of the regulations prescribed for such area, it shall be the duty of the City Council to vote upon such amendment within ninety (90) days of the filing of the same by the petitioners with the City Clerk." All of the applications had the support of more than 51% of the owners within their respective subject tracts. These requests were brought forward in response to the rapid redevelopment of core areas from single family housing into very large duplexes targeted at students.







## IV: AMENDMENTS TO THE CODE OF ORDINANCES

## Feather Flags

In February, 2016 City Council approved a Sign Code amendment to allow feather flags and banners. Marketing trends resulted in extensive use of feather flags and banners without regard to city regulations, becoming an increasingly difficult code enforcement issue for staff and merchants. In response to local merchants concerns staff amended the Sign Code to allow feather flags/banners in certain zoning districts with specific regulations regarding duration, location, square footage, height, spacing setback, illumination and number. They will be allowed in all zoning districts except low density residential and they are prohibited from locating in the public right-of-way.

### ***Beer, Wine and Spirits***

The State of Oklahoma adopted Senate Bill No. 424 in August of 2016, allowing craft breweries to serve and sell craft beers at their business site. However, the Zoning Ordinance did not allow for bar/alcohol consumption and the associated retail desired for many of these

businesses in the I-1, Light Industrial District. Therefore, staff prepared an amendment to the I-1 District to assist local breweries in growing their business and allowing for sale and consumption of alcohol on-site. The manufacturing of craft beer or spirits was an allowed use under the guidelines of manufacturing in the I-1 District, now the amendment will allow for the sale of beer, wine, and spirits, and associated retail merchandise in compliance with the Oklahoma Able Commission. In December, 2016 City Council approved the amendment to Section 426.1, I-1, Light Industrial District of the Zoning Ordinance.

### **V: 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 2016, fifteen applications were reviewed.

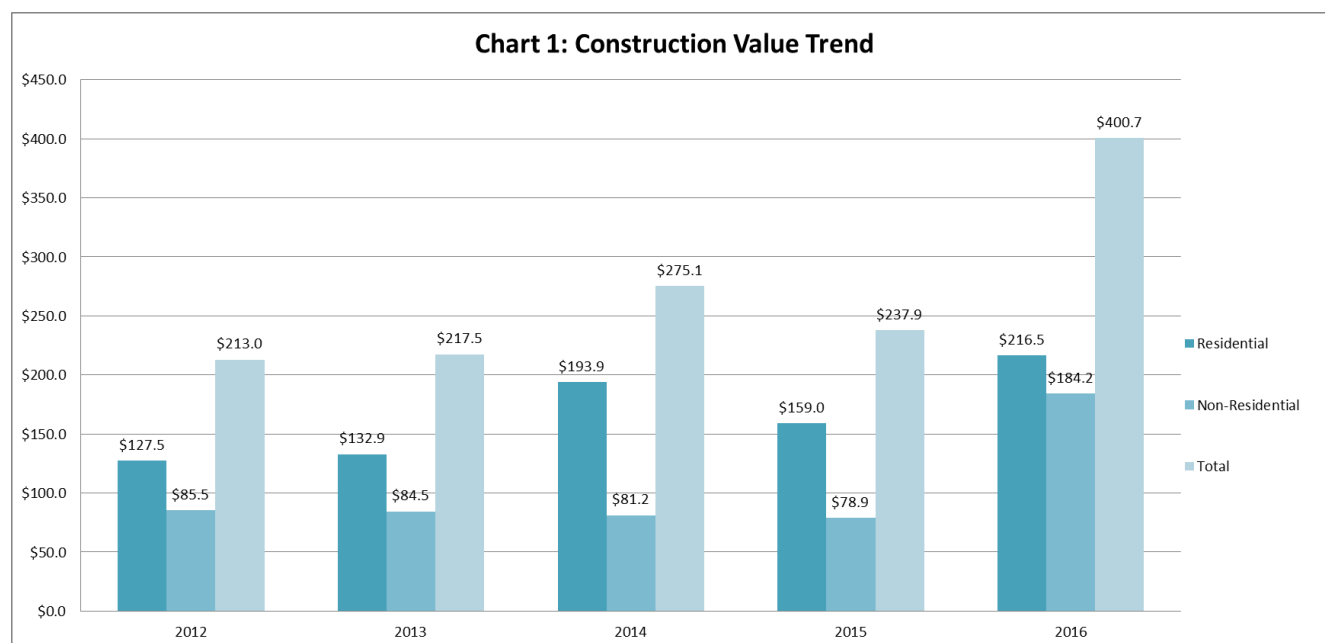
#### ***Pre-Development Information Meetings***

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, or concurrent with submission to the City of a formal application for a *Norman 2025* Amendment, rezoning any parcel larger than 40 acres, any Special Use, any Preliminary Plat and any new Commercial Communication Tower. In 2016, twenty-three applications were discussed in Pre-Development Information Meetings.

### **VI: CONSTRUCTION ACTIVITY**

This section identifies the construction activity that has been permitted in Norman over the last year and compares it to recent trends. 2016 was a very active construction year with more than \$400 million of construction permitted which is more than \$160 million more than the most recent year. Both residential and non-residential posted their best year of the period. 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*. 2016 was no exception to this with 993 units permitted. This is well above the 114 predicted by *Norman 2025*. The five-year average for number of residential units is 188% the

number predicted in the *Land Demand*. The only category of residential that is below what is predicted is single family, which is 78% of the predicted number of units. Non-residential had its best year of this five-year period. Over \$184 million of construction was permitted, which was more than 98 million more than 2012, which was the next best year of the reporting period.



**Chart 1** Illustrates the value of construction for the most recent year. It emphasizes that 2016 was as stand-out year for construction in Norman. Total construction was more than \$125 million more than 2014, which was the next highest year in the reporting period.

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 2016 Construction and Four Previous Years**

Year	2012	2013	2014	2015	2016	TOTAL	5 YEAR AVG
New Single Family	\$74.4	\$95.5	\$101.3	\$108.7	\$90.7	\$470.7	\$94.1
New Mobile Homes	\$0.4	\$0.2	\$0.7	\$0.6	\$0.4	\$2.2	\$0.4
New Duplexes	\$0.9	\$2.7	\$1.7	\$5.1	\$10.4	\$20.8	\$4.2
New Multi-Family	\$35.5	\$10.6	\$69.9	\$21.6	\$96.1	\$233.7	\$46.7
Additions/Alterations to Residential All	\$16.3	\$23.8	\$20.4	\$23.0	\$18.9	\$102.4	\$20.5
Subtotal Residential	\$127.5	\$132.9	\$193.9	\$159.0	\$216.5	\$829.8	\$166.0
New Non-Residential	\$61.7	\$52.2	\$42.0	\$50.2	\$102.2	\$308.4	\$61.7
Additions/Alterations to Non-Residential	\$23.8	\$32.3	\$39.2	\$28.7	\$82.0	\$206.0	\$41.2
Subtotal Non-Residential	\$85.5	\$84.5	\$81.2	\$78.9	\$184.2	\$514.3	\$102.9
Total All Construction	\$213.0	\$217.5	\$275.1	\$237.9	\$400.7	\$1,344.2	\$268.8

\*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 2012 and 2016, the five-year total, and the average for those five years. The total value of single family houses permitted was \$90.7 million and the average value of the individual unit is \$275,800 down from \$278,700 the previous year. This is the first year that the value of individual new single-family units has not increased during the period. The number of units was also the

lowest of the reporting period. The soft single-family market was more than made up for by the booming multifamily market. Almost 1000 multifamily units were permitted this period and they included both student oriented complexes such as the Callaway House on Brooks Street and more traditional apartment housing in the University North Park area. The number of duplexes permitted jumped 300% in 2016 up to 66 from 22 the previous year. This is 347% of the estimate of 19 that *Norman 2025* indicated would be needed.

The total value of non-residential construction was \$184.2 million, which is up \$105 million from 2015. New non-residential construction totaled \$102.2 million up from \$50.2 million the previous year. There were several permits with values in excess of \$5 million, which included a \$20 million expansion at Johnson Controls, the Best Western and Women's Healthcare Building at the Norman Regional Hospital Medical Park West, and the City of Norman's Westwood Family Aquatic Center that was approved as part of Norman Forward. The value of non-residential additions and alterations permitted increased by \$53.3 million from \$28.7 million to \$82 million. A large number of the addition and alteration projects were renovations to Norman Public School properties. The addition and alteration permits over \$500,000 also included renovation to the Norman Post Office, two churches, the Chick-fil-a, and the La Quinta Inn.

## 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. The area of residential construction that has seen the most growth is multi-family housing. When the number of

**Table 2: Calendar Year New Residential Units Permitted by Type**

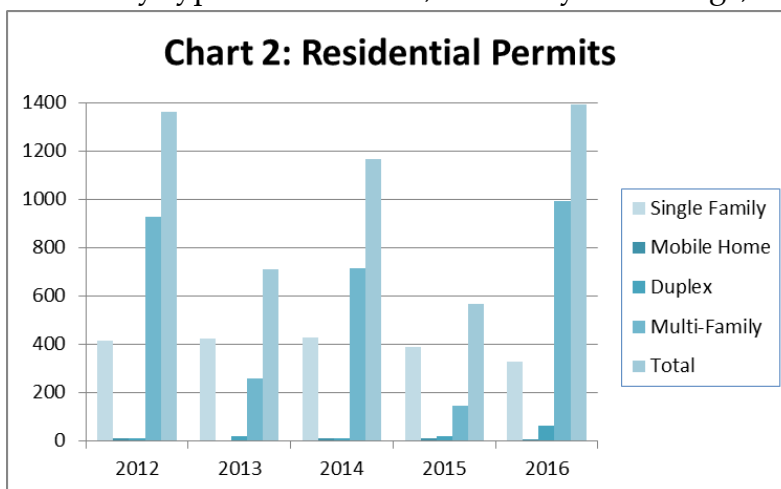
YEAR	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3 UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
NORMAN 2025 22 YEAR AVERAGE PREDICTION*	456	(INCLUDED IN SINGLE FAMILY)	13	125	594
2016 PREDICTED*	420	(INCLUDED IN SINGLE FAMILY)	19	114	553
2016	327	9	66	993(90)	1395
2015	390	10	22	146(4)	568
2014	428	11	11	716(152)	1166
2013	426	4	20	260(19)	710
2012	414	10	10	930(59)	1364
5 YEAR AVERAGE	397	9	26	610(65)	1041

\*NORMAN 2025 Land Demand Analysis

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 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 6** on page 13 that shows the location of development by housing type.

**Table 2** depicts new residential construction by type for 2012-2016, the five-year average, the volume of new residential construction predicted by the *Land Demand* for 2016, and the *Land Demand's* predicted 5-year average. The city's 1395 new units permitted during 2016 are 252% of the *Norman 2025* prediction of 553 new units. The 327 new single-family units is 22% lower than the 420 units projected in the *Land Demand* and the 993 new multi-family units permitted in 2016 is 870% of the 114 units projected in the *Land Demand*. **Chart 2** illustrates the dominance of multi-family dwelling units in the Norman market.

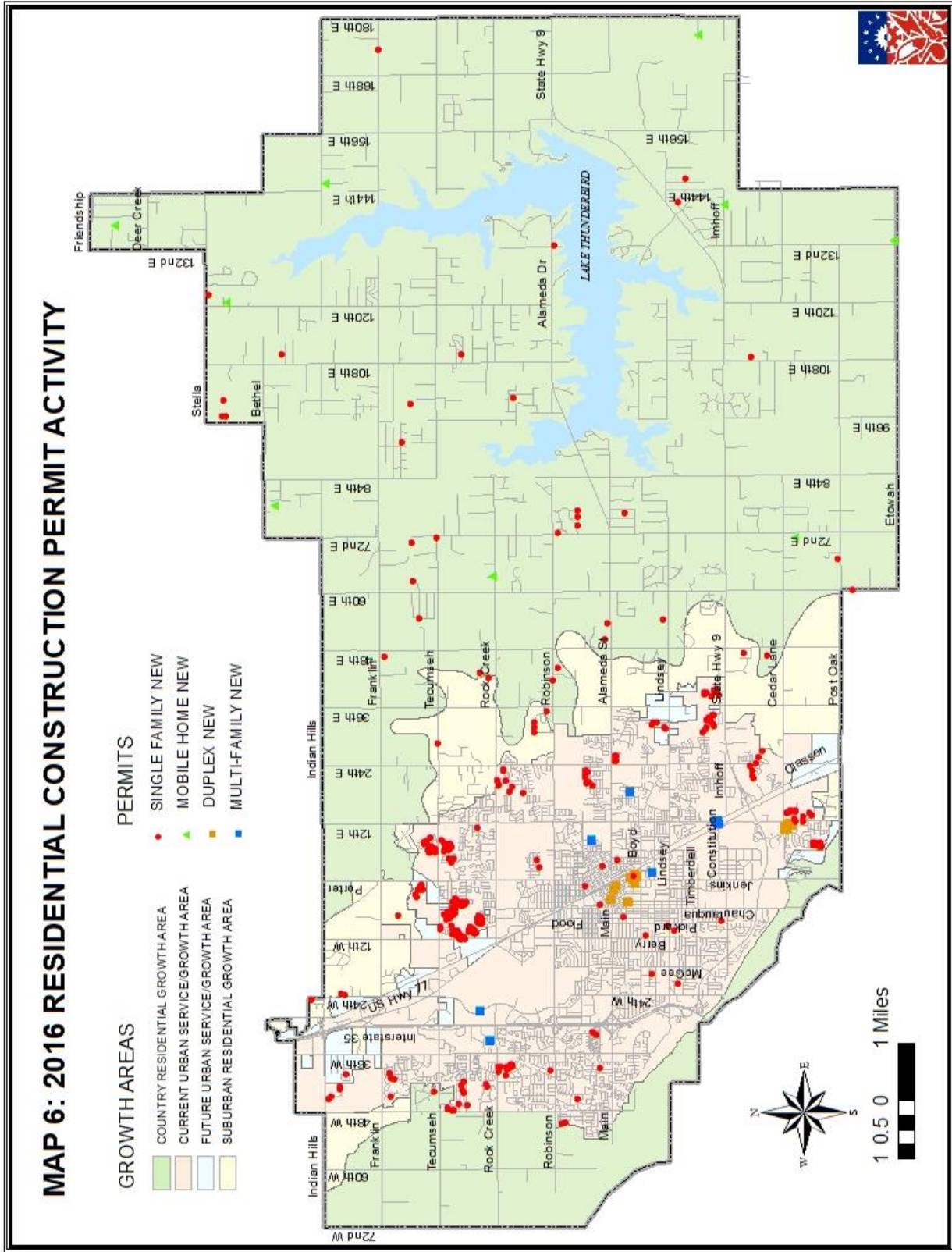




**Table 3: Calendar Year New Residential Units by Service/Growth Area**

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
2016	1340 (96%)	1 (0%)	10 (1%)	44 (3%)	1395
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
5 YEAR AVERAGE	938 (92%)	8 (1%)	14 (2%)	38 (6%)	1041
NORMAN 2025 22 YEAR AVERAGE % OF GROWTH EXPECTED	85-90%		10-15%		100%

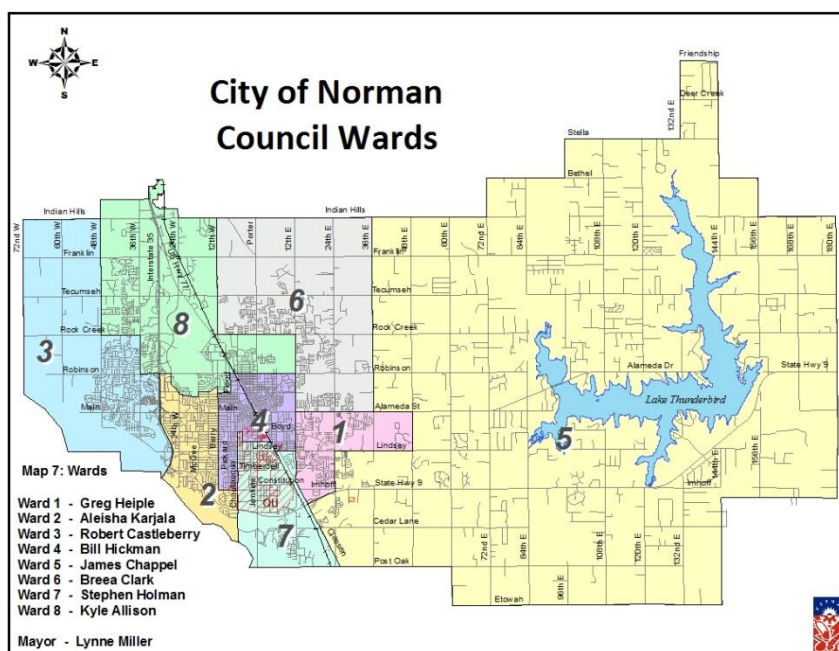
**Table 3** indicates the location of new residential units by Service/Growth Area. The 96% of residential development in the Current Urban Service/Growth Area (CUSA) in 2016 is slightly above the range that was predicted by *Norman 2025*. The five-year average of growth in the CUSA is slightly higher 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 year in the last five years that all the growth areas fell into their predicted rate was 2015. This corresponds to the year in which the number of apartments permitted were close to the expected numbers. It also underscores that *Norman 2025* under predicted the demand for multi-family housing during the last 5 years. **Map 6** shows the location of new residential housing by types overlying the growth areas.



**Table 4** reflects new residential units permitted in 2015 by Ward boundaries. Almost 50% percent of the single-family units were permitted in Ward 6. Wards 4 and 8 had most of the multi-family units.

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
<b>Ward 1</b>	12	0	2	32	<b>46</b>
<b>Ward 2</b>	2	0	0	0	<b>2</b>
<b>Ward 3</b>	18	0	0	0	<b>18</b>
<b>Ward 4</b>	11	0	28	420	<b>459</b>
<b>Ward 5</b>	68	9	0	0	<b>77</b>
<b>Ward 6</b>	161		0	0	<b>161</b>
<b>Ward 7</b>	26	0	36	16	<b>78</b>
<b>Ward 8</b>	29	0	0	525	<b>554</b>
<b>2016 TOTAL</b>	<b>327</b>	<b>9</b>	<b>66</b>	<b>993</b>	<b>1395</b>

Both the duplexes and multi-family units 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, which 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 current 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 adoption of the current 1954 Zoning Ordinance. Many of the duplexes being developed have four or more bedrooms that are leased individually. This conflict led to three areas that had adequate owner support to get more than 51% of the property owners to support the action to petition the City to downzone to R-1. All three petitions were granted.

**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
<b>2016 CURRENT</b>	<b>296</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>301</b>
<b>2016 FUTURE</b>	<b>1</b>				<b>1</b>
<b>2016 SUBURBAN</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>8</b>
<b>2016 COUNTRY</b>	<b>3</b>	<b>14</b>	<b>11</b>	<b>11</b>	<b>39</b>
<b>2016 TOTAL</b>	<b>303</b>	<b>17</b>	<b>13</b>	<b>16</b>	<b>349</b>
<b>2015 CURRENT</b>	326	1	1	2	330
<b>2015 FUTURE</b>	3	0	0	0	3
<b>2015 SUBURBAN</b>	9	3	0	4	16
<b>2015 COUNTRY</b>	3	20	16	13	52
<b>2015 TOTAL</b>	<b>341</b>	<b>24</b>	<b>17</b>	<b>19</b>	<b>401</b>
<b>2014 CURRENT</b>	373	1	1	2	377
<b>2014 FUTURE</b>	1				1
<b>2014 SUBURBAN</b>	2	5	1	2	10
<b>2014 COUNTRY</b>	6	19	12	13	50
<b>2014 TOTAL</b>	<b>382</b>	<b>25</b>	<b>14</b>	<b>17</b>	<b>438</b>
<b>2013 CURRENT</b>	356	1	1	1	359
<b>2013 FUTURE</b>	15	0	0	0	15
<b>2013 SUBURBAN</b>	10	2	2		14
<b>2013 COUNTRY</b>	2	10	13	6	31
<b>2013 TOTAL</b>	<b>383</b>	<b>13</b>	<b>16</b>	<b>7</b>	<b>419</b>
<b>2012 CURRENT</b>	330	4	4	4	342
<b>2012 FUTURE</b>	6	0	0	0	6
<b>2012 SUBURBAN</b>	5	0	2	0	7
<b>2012 COUNTRY</b>	0	11	5	9	25
<b>2012 TOTAL</b>	<b>341</b>	<b>15</b>	<b>11</b>	<b>13</b>	<b>380</b>
<b>5 YEAR AVERAGE (TOTAL)</b>	<b>350</b>	<b>19</b>	<b>14</b>	<b>14</b>	<b>397</b>

**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.

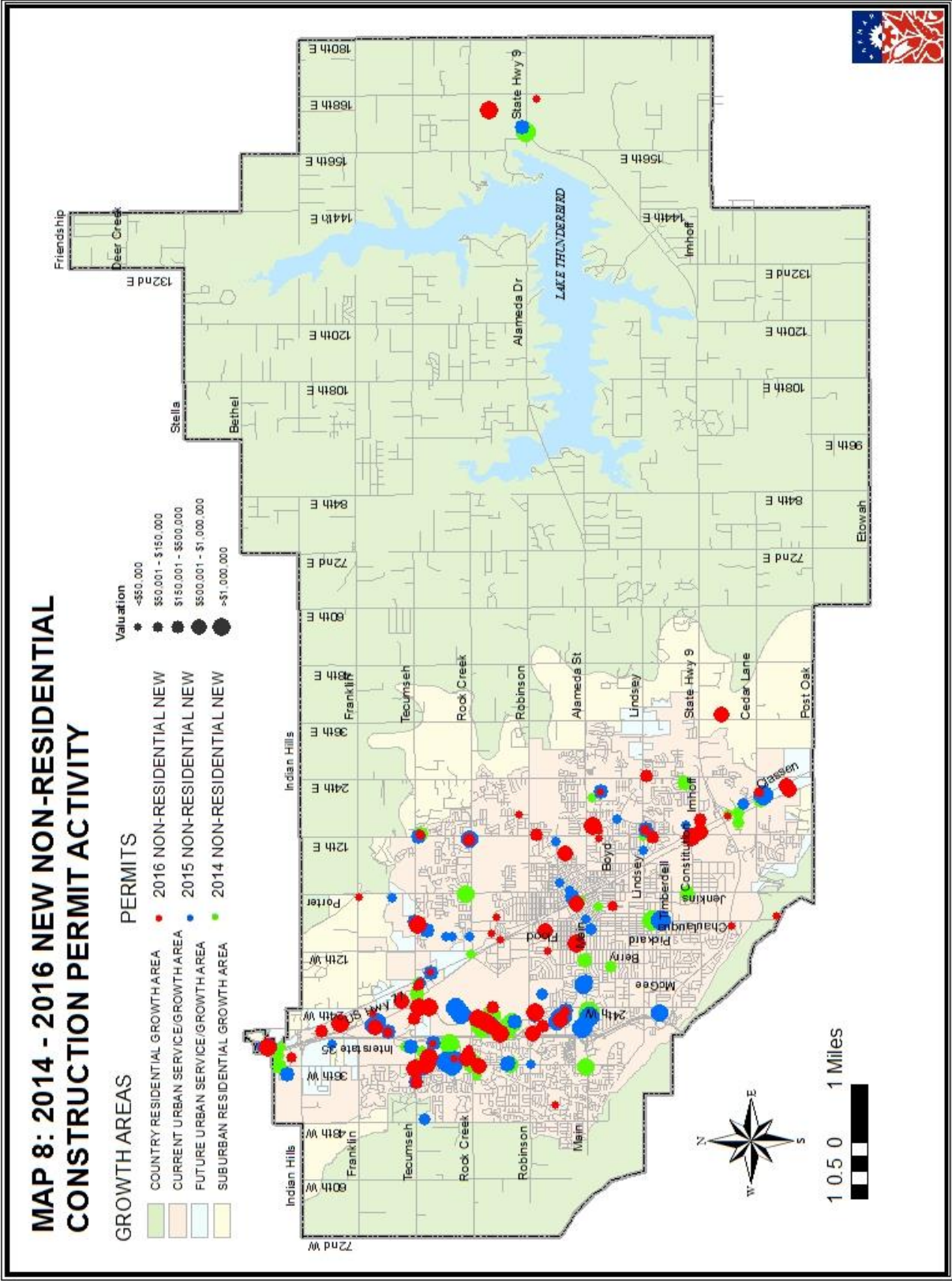
### Non-Residential Construction

**Table 6** breaks the majority of the non-residential construction permitting activity into four categories: industrial, institutional, office and retail. The aggregate numbers for 2016 are up from 2015 with a total new dollar valuation of \$101,323,852 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 2012-2016 is \$60,7794,331.

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

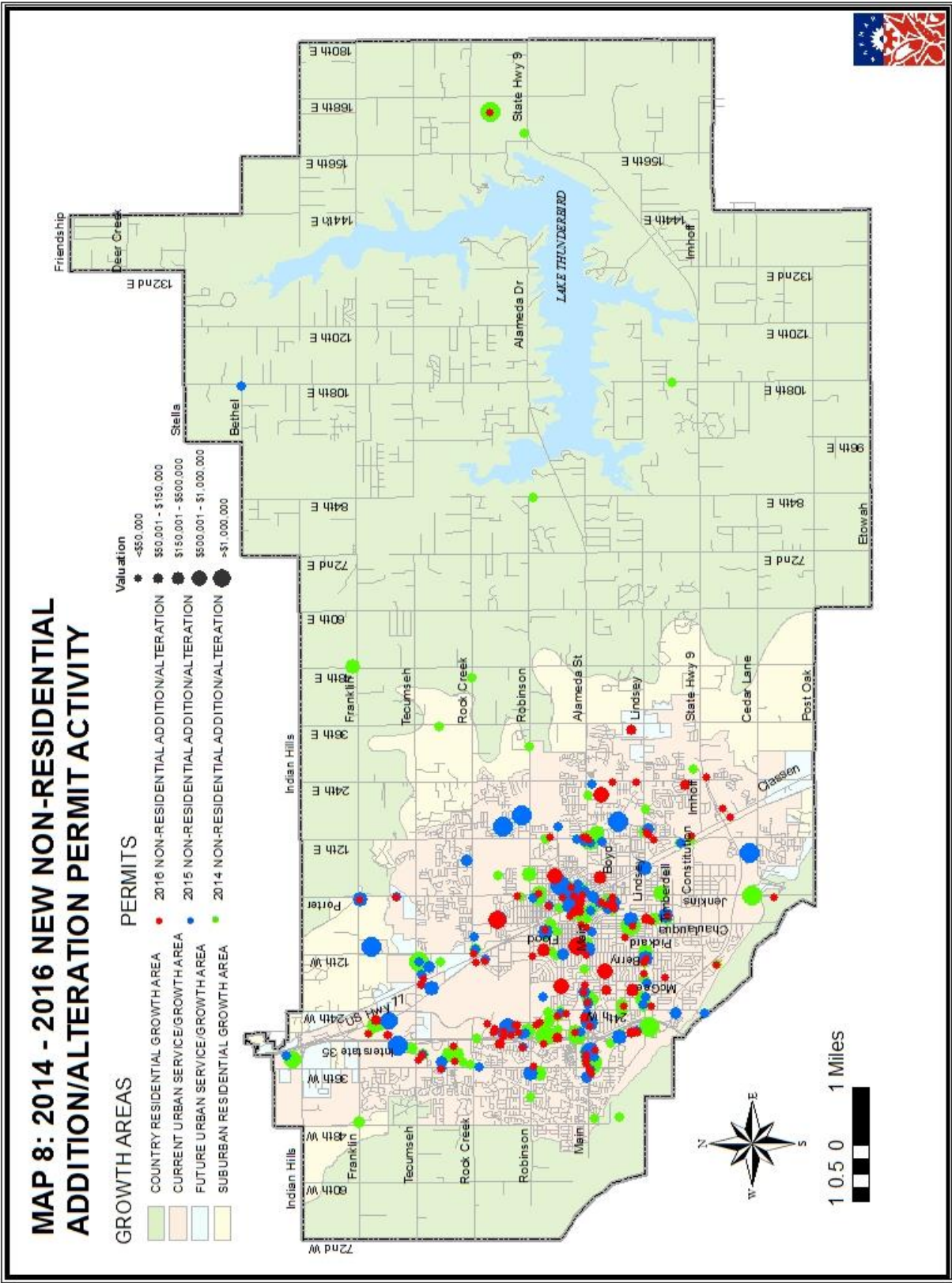
	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2016 PERMITS	25	20	24	15	84
2016 ESTIMATED SQ FT	280,988	71,189	174,601	275,693	802,471
2016 ESTIMATED VALUE	\$27,410,055	\$17,397,592	\$22,107,566	\$34,408,639	\$101,323,852
2015 PERMITS	7	14	8	12	41
2015 ESTIMATED SQ FT	64,302	37,768	75,555	304,459	482,084
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
5 YEAR AVERAGE PRMTS	12.75	17.5	15	18	63
5 YEAR AVERAGE SQ FT	113,914	88,584	112,891	285,651	601,039
5 YEAR AVERAGE VALUE	\$8,295,561	\$14,524,528	\$13,133,988	\$24,840,254	\$60,794,331
ANNUAL NORMAN 2025 SQ FT PROJECTION	84,691	N/A	94,350	195,136	N/A

**Map 8** depicts new non-residential construction permit activity throughout Norman from 2014-2016.



**Map 9** depicts non-residential construction addition/alteration permit activity in Norman from 2014-2016. Non-residential additions and alterations to existing building stock occurred throughout the city in 2016. As usual, there were clusters in Downtown, which included renovation to offices and gift stores, and restaurants. The largest renovation project permitted in 2016 was to the Norman Public Schools to renovate the library at Norman High School. All of the top ten permits by value in 2016 were issued to Norman Public Schools.





## VII: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed eight applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2016. This was a decrease of two from 2015 in the total number of applications with 800 acres involved, about 680 acres more than in 2015. All but one of these changes was less than 10 acres. The largest was the Destin Landing Master Plan that moved 760 acres of land from Very Low Density Residential to Mixed Use.

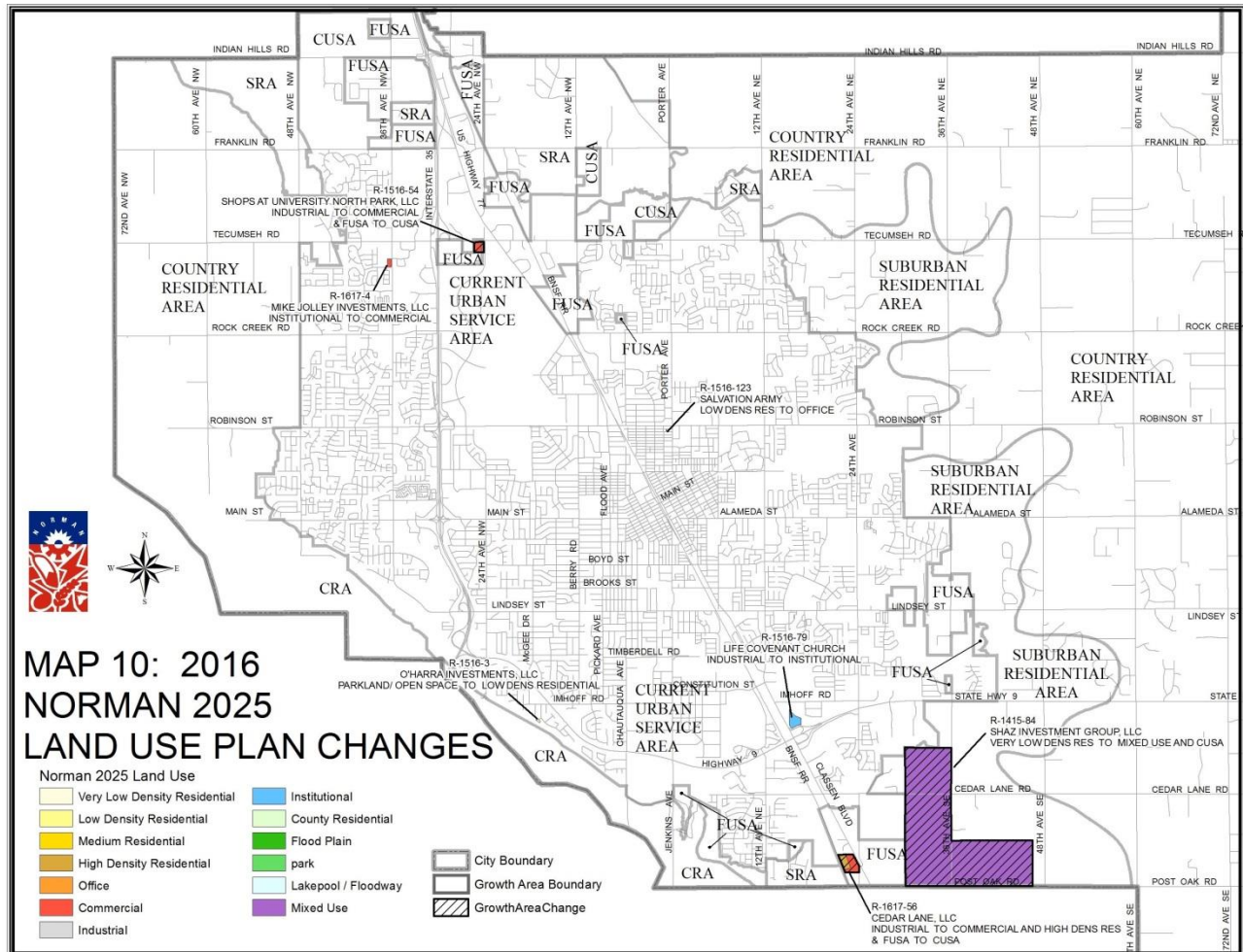
**Table 7** below and **Map 10** on page 21 identify each of the applications for *Norman 2025 Land Use and Transportation Plan* amendments approved during Calendar Year 2016. For each of the ten applications processed, the table summarizes the applicant's name, property location, original *Norman 2025* designation, change(s) requested, acreage involved, and dates of the decisions taken by the Planning Commission and City Council.

<b>Table 7: Calendar Year 2016 Land Use Plan Amendments</b>							
<b>ORDINANCE</b>	<b>APPLICANT</b>	<b>LOCATION</b>	<b>OLD USE</b>	<b>NEW USE</b>	<b>ACRES</b>	<b>PC ACTION</b>	<b>CC ACTION</b>
<b>1516-54</b>	Shops at University North Park LLC	SW Corner 24th NW & Tecumseh Road	Industrial	Commercial	7.5	1/14/2016	2/23/2016
<b>1516-79</b>	Life Covenant Church	S side of Imhoff Road 900' east of Classen	Industrial	Institutional	9.82	2/11/2016	3/22/2016
<b>1415-84</b>	Shaz Investment Group, LLC & Rieger, LLC	Post Oak Road & 36th SE	Very Low Density Residential	Mixed Use	760	2/11/2016	4/12/2016
<b>1516-3</b>	Stephanie O'Hara Living Trust & O'Hara Investments LLC	End of Echo Trail abutting Trails Golf Course	Parkland/Open Space	Low Density Residential	0.41	5/12/2016	6/28/2016
<b>1516-123</b>	Salvation Army	Lot 13, Block 4, Highland Addition	Low Density Residential	Office	0.67	6/9/2016	7/26/2016
<b>1617-4</b>	Mike Jolley Investments, LLC	NW corner 36th NW and Cascade Blvd	Institutional	Commercial	2.09	8/11/2016	9/27/2016
<b>1617-55</b>	800 West Lindsey LLC	800 W. Lindsey	Low Density Residential	Commercial	0.35	12/8/2016	3/28/2017
<b>1617-56</b>	Cedar Lane, L.L.C.	W of Classen Blvd and 24th Ave. SE	Industrial	Commercial	20	12/8/2016	2/28/2017

The City of Norman acted on 22 applications for rezoning during calendar year 2016, four more than were processed in 2015. More than half of the Zoning Amendments were less than 5 acres in size. As with the land use amendments the largest was the 760 acres for the Master Plan for Destin Landing. Other large zoning amendments include the creation of the new Historic District and the three down zonings from R-3 to R-1.

## Norman Annual Development Report for 2016

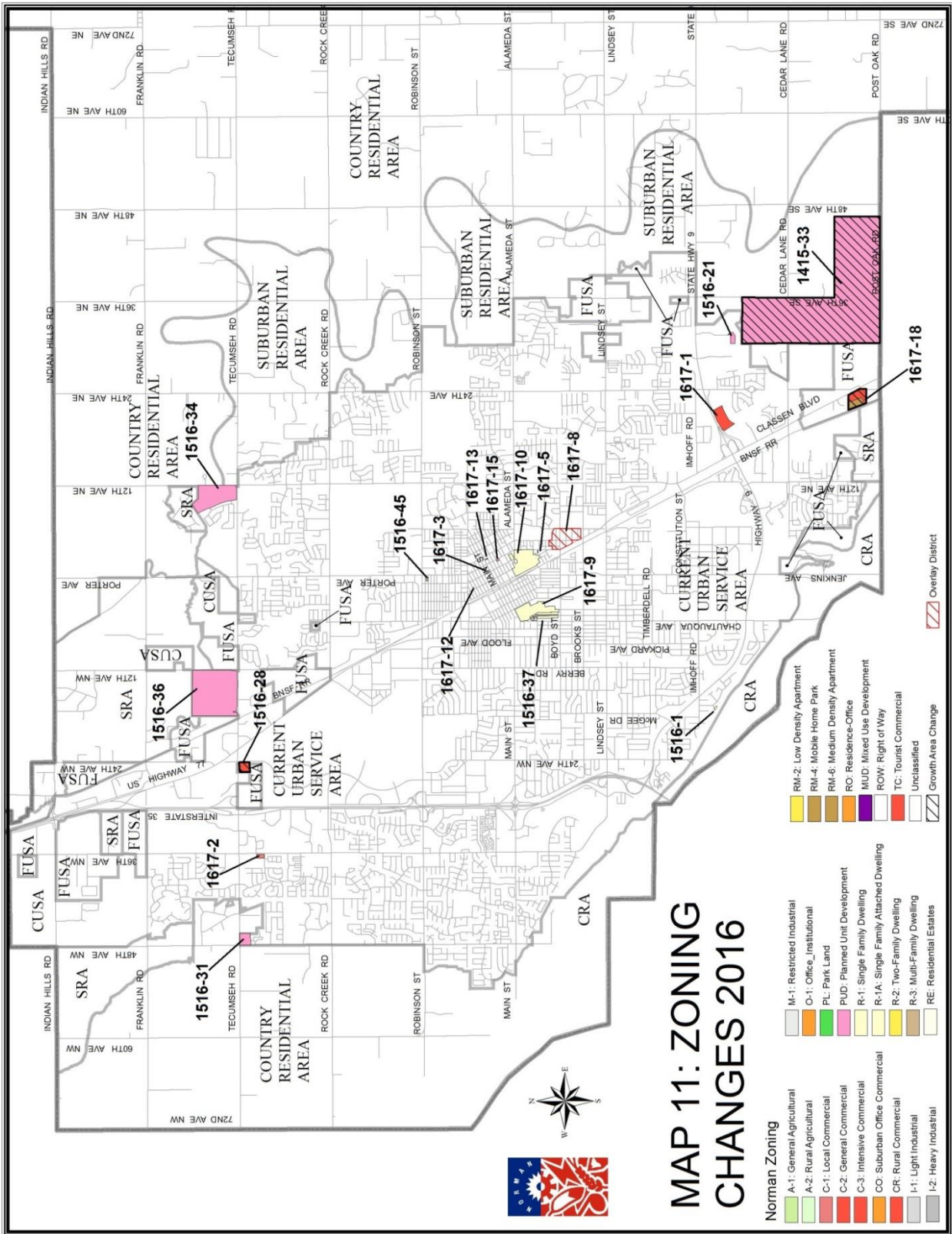
**Table 8** on page 22 and **Map 11** on page 23 identify all of the zoning changes that were processed during Calendar Year 2016. For each of the 22 applications processed, the table summarizes the applicant's name, property location, original zoning and zoning being sought, acreage involved, and action taken by the Planning Commission and the City Council.



# Norman Annual Development Report for 2016

Table 8: Calendar year 2016 Zoning Amendments								
ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 ORD	ACREAGE	PC ACTION	CC ACTION
1516-21	Chickasaw Nation Industries, Inc.	SW of terminus of John Saxon Blvd	PUD	Amend PUD	na	3.84	APP 1/14/16	APP 2/23/16
1516-28	Shop at University North Park, LLC	SW Corner 24th NW & Tecumseh Road	I-1	C-2	1516-54	7.50	APP 1/14/16	APP 2/23/16
1516-34	Red Rock Land Fund, LLC	NW Corner 12th N.E. & Tecumseh Road	PUD	Amend PUD	na	63.00	APP 1/14/16	APP 2/23/16
1516-33	Maria Gardner	1309 24th Ave SW	C-2	SU	na	0.45	DEN 1/14/16	DEN 2/23/16
1415-33	Shaz Investment Group, LLC & Rieger, LLC	Post Oak Road & 36th Ave SE	A-2	PUD	1415-84	760.00	APP 2/11/16	APP 4/12/16
1516-31	Sassan Moghadam & Fountain View North Development, LLC	SE Corner 48th NW & Tecumseh Road	PUD	Amend PUD	na	9.48	APP 4/14/16	APP 5/24/16
1516-1	Stephanie O'Hara Living Trust & O'Hara Investments, LLC	End of Echo Trail, abutting Trails Golf Course	PL	R-1	1516-3	0.41	APP 5/12/16	APP 6/28/16
1516-36	Kent Connally	NW Area of FOUNDERS PARK	PUD	Amend PUD	na	31.90	APP 5/12/16	APP 6/14/16
1516-37	Loretta Bass	300 & 400 Blocks of College Avenue	R-3	R-1	na	8.55	APP 5/12/16	APP 6/14/16
1516-45	Salvation Army	318 E. Hayes	R-3	SU	1516-123	0.67	APP 6/9/16	APP 7/26/16
1516-42	Joseph R. Nelson (Nelson Holdings, LLC)	1430 W. Lindsey St	C-2	SU	na	0.76	DEN 6/9/16	APP 7/26/16
1617-1	James Hardwick	1900 Ann Branden Blvd.	C-2	SU	na	18.50	APP 7/14/16	APP 8/23/16
1617-2	Mike Jolley Investments, LLC	NW Corner 36th NW & Cascade Blvd	RM-2	C-1	1617-4	2.09	APP 8/11/16	APP 9/27/16
1617-3	El Chapo, LLC dba Puebla Tacos y Tequileria	305 E. Main St.	C-3	SU	na	4484 sq ft	APP 8/11/16	Postponed Indefinitely 12/13/16
1617-5	Gale Hobson	916 Classen Blvd	R-3	SU	na	7000 sq ft	APP 9/8/16	APP 10/25/16
1617-8	Southridge Neighborhood	Southridge Neighborhood	R-1	HD Overlay	na	26.80	APP 9/8/16	APP 10/11/16
1617-9	David & Joan Koos & Jonathan Fowler	Park / Elm Neighborhood	R-3	R-1	na	24.10	APP 10/13/16	APP 11/8/16
1617-10	Judith Hadley	Miller Neighborhood	R-3	R-1	na	24.67	APP 10/13/16	APP 11/8/16
1617-12	Gretchen Nicholson	411 N. Peters Ave.	R-3	SU	na	0.10	APP 11/10/16	APP 12/13/16
1617-15	S.W. Armstrong, Jr. & John Traw	220 S. Porter Ave	C-3	PUD	na	0.32	APP 11/10/16	APP 1/10/17
1617-17	800 West Lindsey, LLC	800 W. Lindsey St.	C-1 & R-1	PUD	na	0.35	No Rec 12/8/16	APP 3/28/17
1617-13	Stephen Basey & Stephen & Holly Swanson	422 E. Main St.	C-3	SU	na	7000 sq ft	APP 11/10/16	APP 1/10/17
1617-6	704 West Brooks, LLC	704 W. Brooks St	R-1	R-2/SU	na	0.16	No Rec 12/8/16	Withdrawn
1617-18	Cedar Lane, LLC	W of intersection Classen Blvd & 24th SE	A-2	C-2 & RM-6	1617-56	20.00	APP 12/8/16	APP 2/28/17
*Does not include easement closures and administrative changes that do not alter map.								





## VIII: PLATTING AND SUBDIVISION ACTIVITY

### *Preliminary and Final Plats*

Calendar year 2016 was below average in terms of the number of preliminary plats and final plats processed in recent years. The number of lots receiving final approval was also below the five-year average. The number of acres subdivided using the Certificates of Survey or Short Form Plats is also slightly below the five-year average. More details, regarding land divisions occurring in Calendar Year 2016, are illustrated by the tables and maps described below.

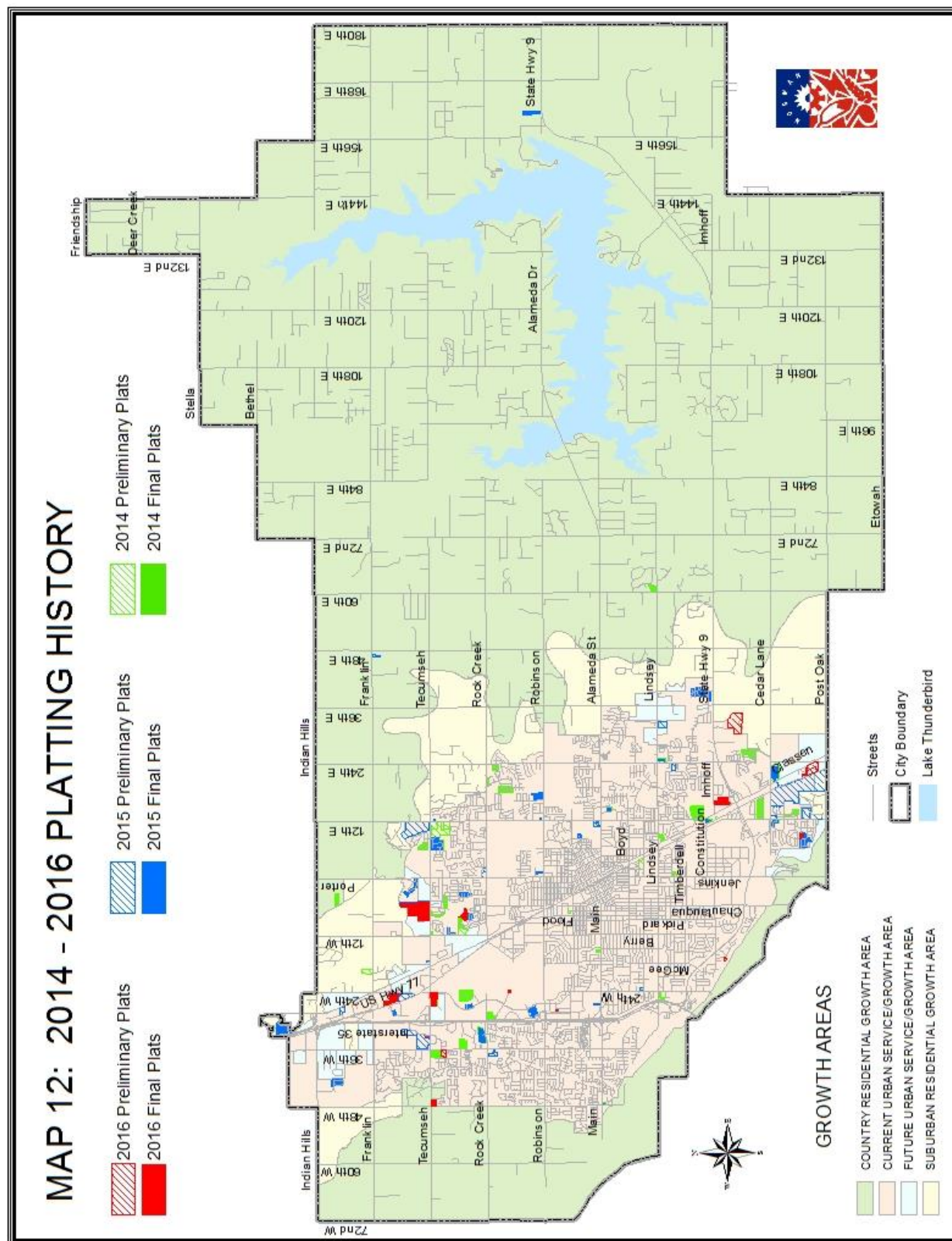
**Tables 9 -10** identify the number of Preliminary and Final Plats applied for in Calendar Year 2016, the preceding four years, and a five-year average. The data includes acreages involved, number of lots proposed, and distribution among the four Service/Growth Areas of *Norman 2025*. Numbers for 2016 indicate that final plats in the two growth areas consumed 100 acres and created 136 lots. This is around 164 fewer acres than the five-year average and it is 334 lots fewer than the five-year average being final platted. Companion **Map 12** shows the location of the 2016 plats as well as plats from the preceding two years.

<b>Table 9: Calendar Year Preliminary Plats by Service/Growth Area</b>						
	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	NORTHERN LOOP AREA	TOTAL
<b>2016 PRELIMS</b>	5	2	0	0	N/A	7
<b>2016 ACRES</b>	78.82	28.25	0.00	0.00	N/A	107.07
<b>2016 LOTS</b>	7	12	0	0	N/A	19
<b>2015 PRELIMS (PARTIAL)</b>	13(2)	5	0(2)	2	N/A	22
<b>2015 ACRES</b>	340.13	124.66	57.86	12.13	N/A	534.78
<b>2015 LOTS</b>	821	237	39	2	N/A	1099
<b>2014 PRELIMS (PARTIAL)</b>	10(1)	3(1)	1	2	N/A	17
<b>2014 ACRES</b>	164.55	30.96	10.30	18.06	N/A	223.87
<b>2014 LOTS</b>	112	94	4	5	N/A	215
<b>2013 PRELIMS</b>	16	0	0	0	N/A	16
<b>2013 ACRES</b>	739.62	0.00	0.00	0.00	N/A	739.62
<b>2013 LOTS</b>	1832	0	0	0	N/A	1832
<b>2012 PRELIMS (PARTIAL)</b>	10 (4)	2 (2)	0 (1)	2 (2)	N/A	18
<b>2012 ACRES</b>	281.19	39.74	9.09	93.91	N/A	423.93
<b>2012 LOTS</b>	671	16	8	67	N/A	762
<b>5 YEAR Total # OF PLATS*</b>	<b>61.0</b>	<b>14.0</b>	<b>4.0</b>	<b>8.0</b>	<b>N/A</b>	<b>80.0</b>
<b>5 YEAR AVERAGE # OF PLATS*</b>	<b>12.2</b>	<b>2.8</b>	<b>0.8</b>	<b>1.6</b>	<b>N/A</b>	<b>16.0</b>
<b>5 YEAR AVERAGE # OF LOTS</b>	<b>688.6</b>	<b>71.8</b>	<b>10.2</b>	<b>14.8</b>	<b>N/A</b>	<b>785.4</b>
<b>5 YEAR AVERAGE ACRES</b>	<b>320.9</b>	<b>44.7</b>	<b>15.5</b>	<b>24.8</b>	<b>N/A</b>	<b>405.9</b>

\*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
2016 # FINAL PLATS	12	1	0	0	13
2016 ACRES	94.98	5.90	0.00	0.00	100.88
2016 LOTS	135	1	0	0	136
2016 AVG SINGLE FAMILY LOT SIZE	0.21	0.00	0	0	0.21
2016 AVG OTHER LOT SIZE*	3.37	5.9	0	0	3.48
2015 # FINAL PLATS	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	0.00	0	0	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	0	3.61	0.30
2014 AVG OTHER LOT SIZE*	6.97	0	0	0	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	0.00	0	0	0.34
2013 AVG OTHER LOT SIZE*	0.45	0	0	0	0.45
2012 # FINAL PLATS (Partial)	22(2)	2(1)	1	3(2)	30
2012 ACRES	276.20	17.50	32.60	26.60	352.90
2012 LOTS	557	5	7	65	634
2012 AVG SINGLE FAMILY LOT SIZE	0.28	0.18	4.66	0.31	0.33
2012 AVG OTHER LOT SIZE*	5.72	8.48	0	1.88	5.37
5 YEAR TOTAL # FINAL PLATS**	105	7	1	8	116
5 YEAR AVG # FINAL PLATS**	21	1.4	0.2	2	23
5 YEAR AVG ACRES	236.77	9.9	6.5	10.7	264.0
5 YEAR AVG LOTS	452	2.6	1.4	14.2	470
5 YEAR AVG SF LOT SIZE	0.3	0.1	0.9	0.8	0.3
5 YEAR AVG OTHER LOT SIZE*	3.80	5.35	0.00	2.18	3.80
*Other includes all non-single family uses					
**Partial plats counted in all growth areas					





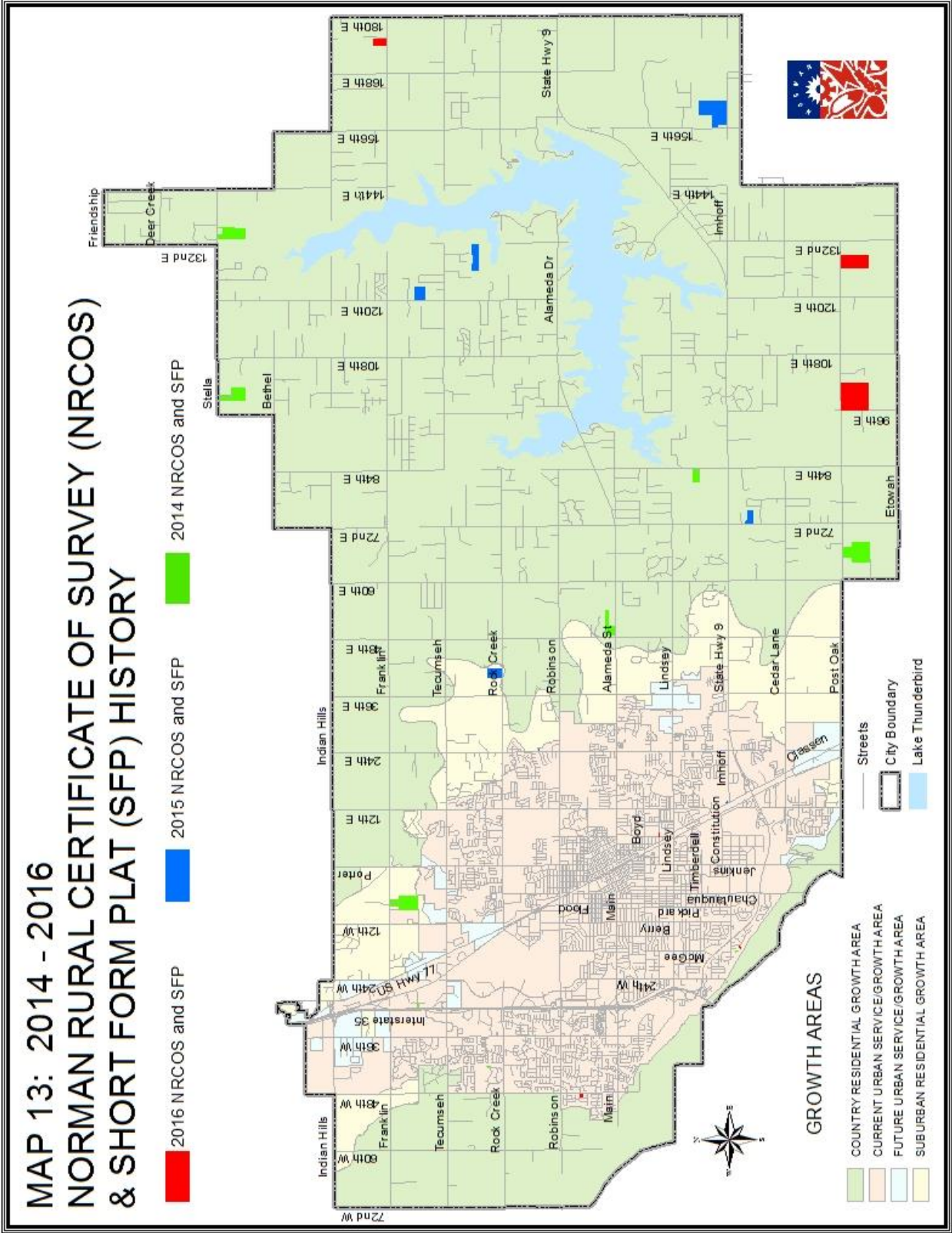
### ***Norman Rural Certificates of Survey and Short Form Plats***

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 2016, 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 2016, the City of Norman processed a total of 6 COS/SFP's involving a total of 259 acres divided into 22 lots. This compares to 2015 when the City processed 7 COS/SFP's involving 226 acres divided into 19 lots. The five-year average is 8.6 COS/SFP's involving 258 acres of land with an average of 23 lots. Companion **Map 13** shows the location of the 2016 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
2016 # COS AND SFP'S	3	0	0	3	6
2016 ACRES	4.70	0.00	0.00	254.36	259.06
2016 LOTS	5	0	0	17	22
2016 AVG LOT SIZE	0.94	0.00	0.00	14.96	11.78
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	0.00	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	0.00	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	0.00	0.00	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	0.00	0.00	11.61	9.87
5 YEAR TOTAL # COS AND SFP'S	15	0	2	26	43
5 YEAR AVG # COS AND SFP'S	3.0	0.0	0.4	5.2	8.6
5 YEAR AVG ACRES	4.2	0.0	18.9	235.7	258.8
5 YEAR AVG LOTS	5.2	0.0	1.2	16.8	23.2
5 YEAR AVG LOT SIZE	0.9	0.0	6.0	14.2	11.1



### **XI: SUMMARY AND FUTURE OUTLOOK**

#### **Construction**

2016 was a stand-out year for all construction in Norman. Total 2016 construction of \$400.9 million was \$125 million more than the next highest year of 2014 during the five-year reporting period. The large increase is based on multi-family construction and non-residential new construction and additions/alterations reaching a five-year high. Almost 1,000 multi-family units were permitted in 2016, including both student-oriented complexes such as the Callaway House on Brooks Street and traditional apartment housing in University North Park. In the non-residential column there were several permits with values in excess of \$5 million including a \$20 million expansion at Johnson Controls, the Best Western and Women's Healthcare Building at the Norman Regional Hospital Medical Park West, and the City of Norman's Westwood Family Aquatic Center that was approved as part of Norman Forward. The addition/alteration increase is primarily due to the large number of Norman Public School projects underway.

The value of single-family permits is the lowest in four years and the average value of the individual unit is slightly down from the previous year from \$278,700 to \$275,800. The number of single-family permits issued is the lowest in five years.

The majority (96%) of all residential units were constructed in the Current Urban Service Area. Units constructed in the Suburban Residential and Country Residential Growth Areas account for the other 4%. The largest numbers of single-family units were permitted in Wards 5 and 6.

#### **Land Use and Zoning**

The City of Norman accepted eight applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2016. All were acted on by City Council totaling approximately 800 acres, the largest of which converted approximately 760 acres from FUSA to CUSA and from Very Low Density Residential to Mixed Use for Destin Landing.

The City of Norman acted on 22 applications for rezoning during 2016. In conjunction with the largest land use plan amendment, the largest rezoning was for Destin Landing, an approximately 760-acre mixed use development in southeast Norman.

Three residential downzoning requests from R-3 to R-1 were approved in central Norman. The neighbors requested these re-zonings to protect their neighborhoods from additional intrusion of private student dormitories.



### ***Platting and Subdivision***

In 2016 the City processed seven (7) Preliminary Plats totaling approximately 107 acres and including 19 lots. Thirteen Final Plats were approved in 2016 totaling a little over 100 acres and including 136 lots. All but one lot was in the Current Urban Service Area. One lot was in the Future Urban Service Area.

### ***Center City Form Based Code***

The Steering Committee discussions regarding the Center City Form Based Code were completed. City Council began discussions with the help of the consultant and staff to clarify remaining issues and concerns. The final discussions and approval of the Form Based Code moved into 2017.

### ***Comp Plan Update***

The Comprehensive Plan got under way in 2016. Steering Committee meetings started in July with the consultant's first visit. There were additional Steering Committee meetings in September, October and December. Public engagement events were held in October at the 2nd Friday Art Walk on Main Street and the Pre-Game Festivities at Campus Corner before the OU-Kansas State football game. The goal of the events was to raise awareness of the planning effort and to gain feedback from the public on the emerging values, vision and guiding principles for Norman's new Comprehensive Plan.

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.