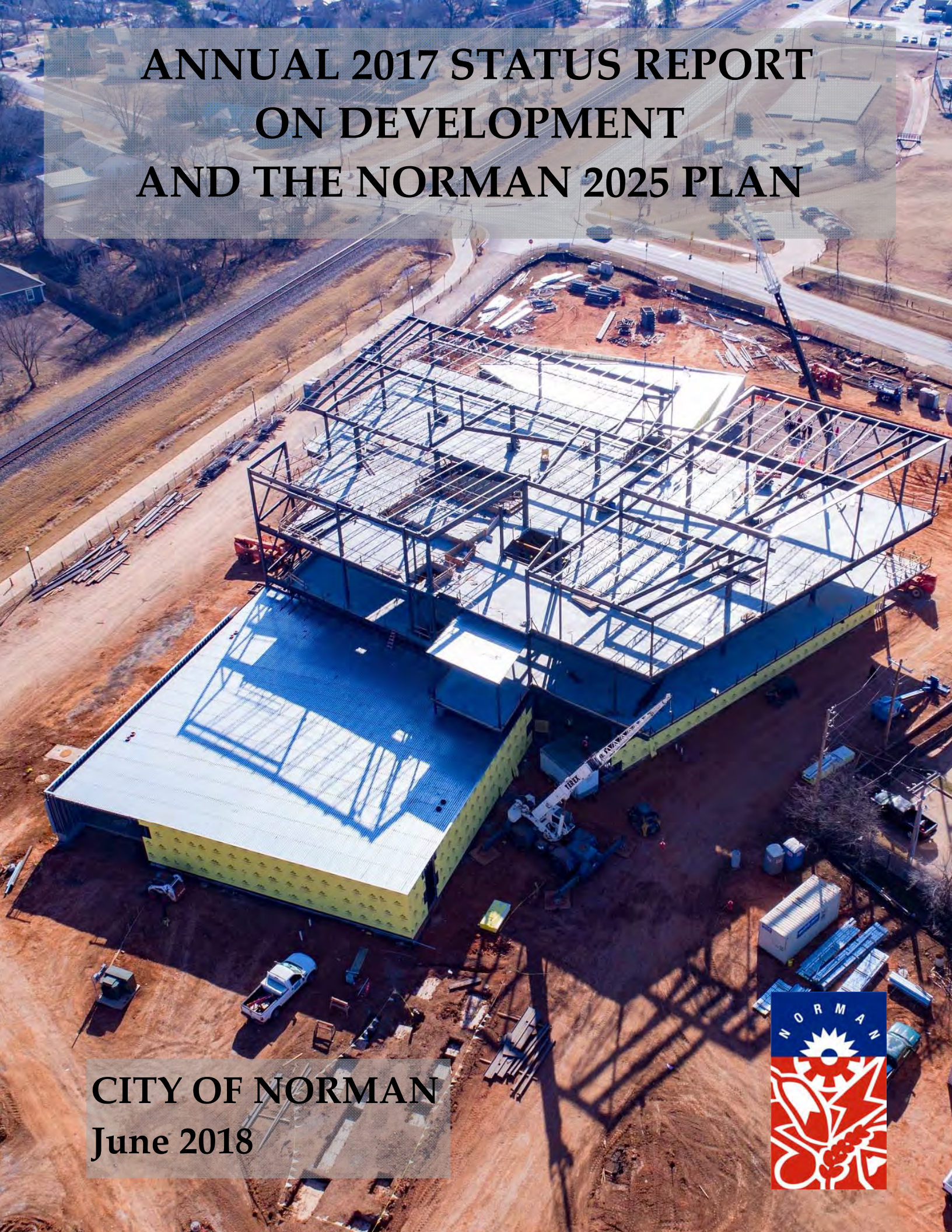
ANNUAL 2017 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN



CITY OF NORMAN

June 2018

Annual Status Report on Development and the NORMAN 2025 Plan
For Calendar Year 2017

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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 2017. 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 2017. 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 2017. 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

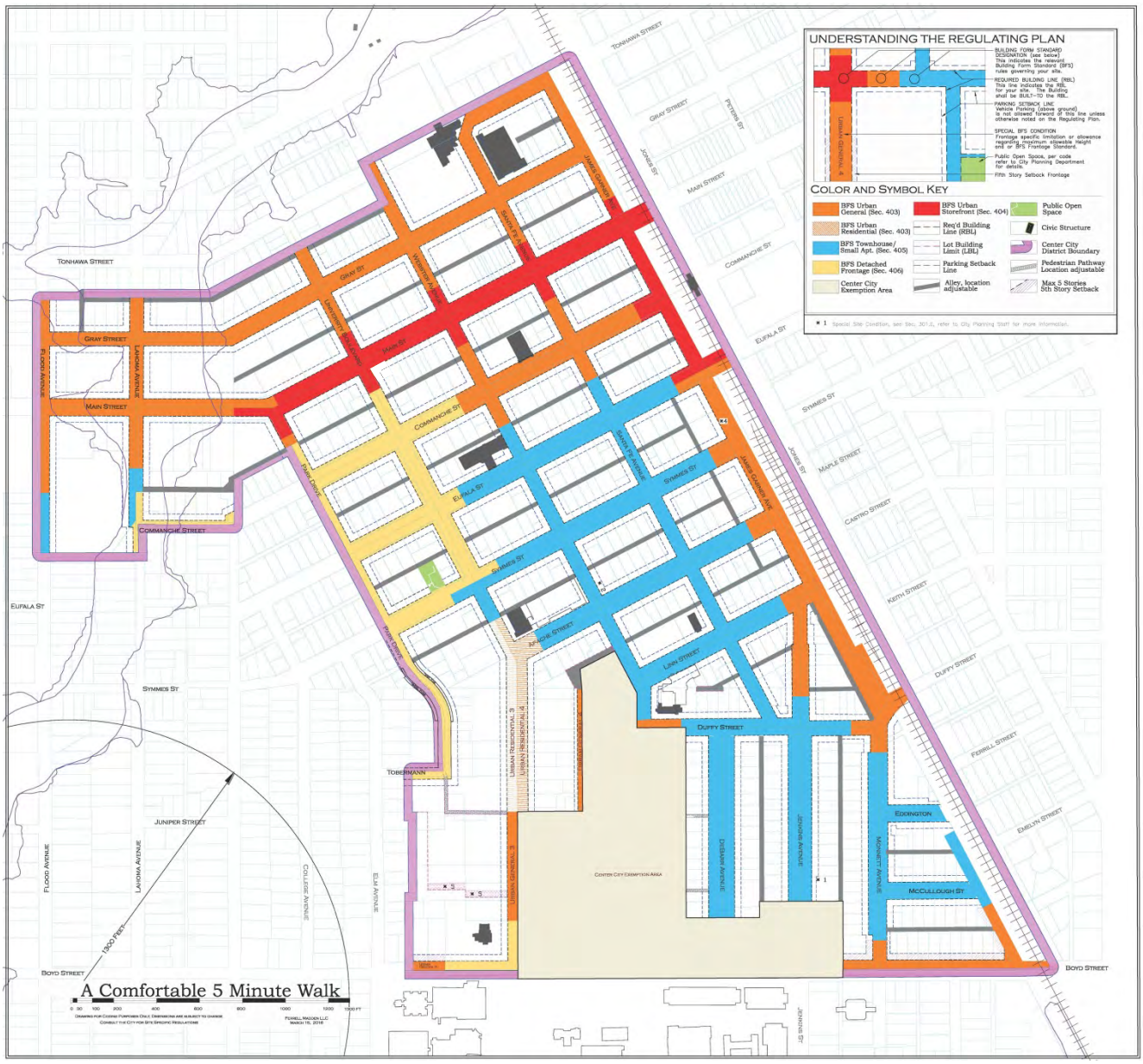
Center City Form Based Code

The Center City Form Based Code (CCFBC) public hearing process was conducted in the first half of the year. There was a pre-development meeting held on March 23rd, the Planning Commission public hearing on April 6th and City Council adopted the CCFBC on May 23rd.

In 2017 staff issued four Certificates of Compliance for projects within the CCFBC.

The Center City Form Based Code was nominated for and won an Oklahoma ULI Impact Award as a project that exemplifies best practices in the responsible use of land and in creating and sustaining thriving communities through a project's contribution to the built environment and the public realm. The Planning Director made a presentation to the awards committee on December 11th in Oklahoma City. The awards ceremony was held on February 9, 2018, where the current mayor, Lynne Miller, and the past mayor, Cindy

Rosenthal, and the Planning and Community Director, Susan Connors, were present to accept the award.



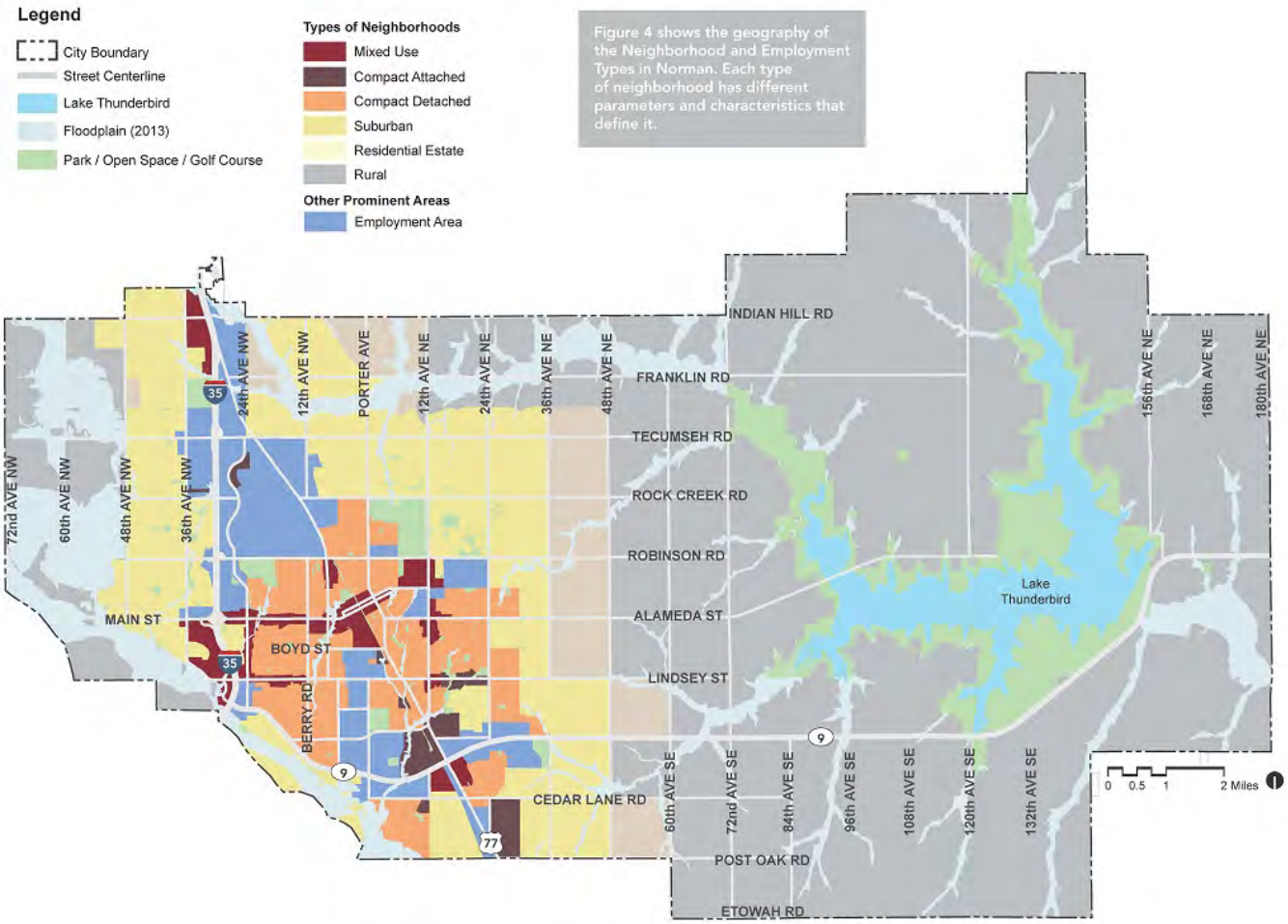
Map 1: Center City Regulating Plan

Comprehensive Plan

The preparation of **PlanNorman** was well underway in 2017. The consultants visited Norman five times between January and August and during those visits held five Steering Committee Meetings, two Community Meetings, participated in one intercept event at the August 2nd

Friday Art Walk and presented updates on the Plan to City Council in January and June and to the Planning Commission in May. Staff held two additional Steering Committee meetings in November.

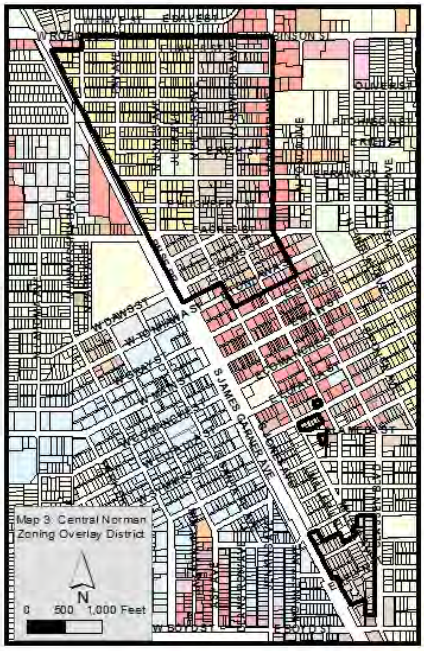
A draft Plan was prepared for staff review in November and a revised draft Plan was then distributed to the Steering Committee in December. Comments were collected and collated by staff and sent to the consultants for inclusion into a final draft that was available in mid to late January, 2018.



Map 2: PlanNorman Neighborhood and Employment Areas

Central Norman Overlay District

In early 2016 the Community Planning and Transportation Committee began discussion on possible regulatory measures for minimizing higher-density residential development impacts in the Core Area of Norman. The discussion continued intermittently through 2016 ending in early 2017 with staff reporting back to present information on various ways to amend the Zoning Ordinance to discourage off-campus student housing that operates more as a student dormitory rather than housing for three or fewer unrelated people. The Council Committee directed staff to move forward with an overlay district for the residentially-zoned properties in the Old Silk Stocking Neighborhood and the area south of Miller Historic District, currently zoned R-3, Multi-Family Dwelling District.



The Central Norman Zoning Overlay District (CNZOD) was approved by City Council on June 27, 2017 and includes Purpose and Intent statements, definition of the boundary, applicability of the CNZOD, as well as development standards within the District. The development standards include regulations for intensity of use, parking on-site, and landscape buffering and screening.

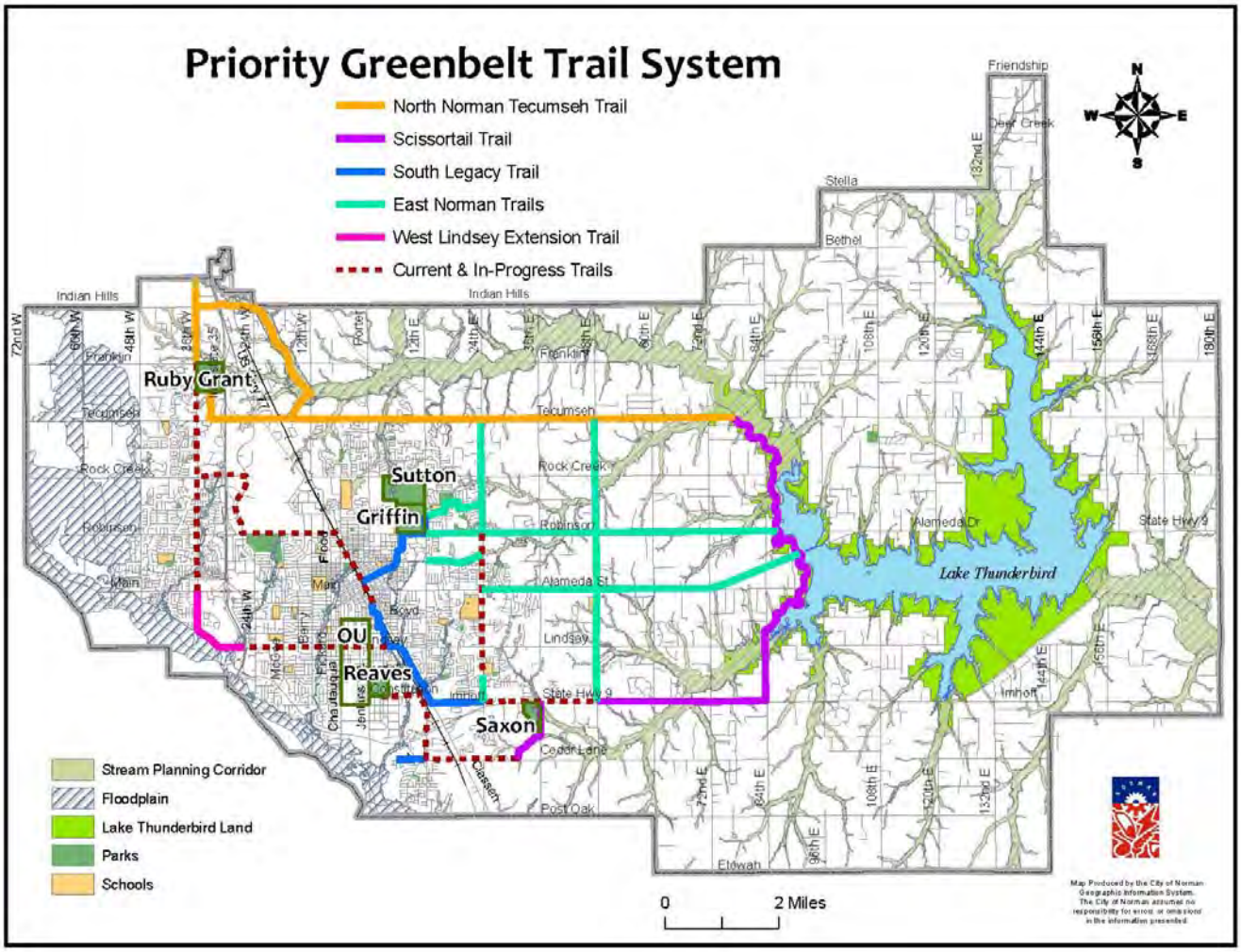
Priority Greenbelt Trail System

The Greenbelt Commission first proposed the Priority Greenbelt Trail System in 2015. It went through several Community Planning and Transportation Committee meetings, a City Council Study Session and City Council Public Hearing in 2016 and the City Council meeting on November 28, 2017 where the Priority Greenbelt Trail System was adopted as an addendum to the Greenways and Parks and Recreation Master Plans.

The overall purpose remains to develop these trails as an essential framework and foundation for a more extensive system throughout urban and rural Norman and emphasizing the following points about the proposal:

1. The proposal will have positive benefits for Norman with respect to quality of life, families and attracting more people to Norman, which is also important for business.
2. Repeatedly in surveys, Normanites have requested more opportunities for walking and biking.

3. The proposal is conceptual with stated visions of trail alignments and is meant to provide guidance but not supersede the design process as specific parcels, easements and rights-of-way are acquired. Public-private partnerships will be necessary to achieve buildout.
4. This will serve as the foundation or backbone for future connections of trails throughout the community. These priority trails allow for multiple trail loops in the community, and they integrate with existing trails and projects.
5. Selection of greenbelt priority trails considered, among other things, existing trails, ongoing capital investments, adopted master plans, and comments of elected officials and citizens.



Map 4: Priority Greenbelt Trail System

IV: AMENDMENTS TO THE CODE OF ORDINANCES

Municipal Uses

The City of Norman has many projects underway that are "municipal uses, public buildings or public utilities". These projects include Norman Forward projects, the new Emergency Communications Center and associated facilities, the new Central and East Norman Libraries, the Sewer Treatment Plant upgrade, etc. The locations of these projects do not always correspond to the underlying zoning of the properties; however, the locations are those reviewed and discussed in City Council and committee meetings regarding these projects. In order for the City to have the greatest flexibility to locate municipal and other public facilities in appropriate locations throughout the City, staff prepared a Zoning Code amendment that allows "municipal uses, public buildings and public utilities" in all zoning districts as a Special Use. The Special Use designation provides City Council the opportunity to ensure that these projects are in the proper location and enables the approval of special conditions that provide protection for surrounding property owners, but at the same time allows City Council to approve variances to specific regulations that best promote the health, safety and general welfare of the community.

Simple Planned Unit Development

Over the last few years there has been discussion about bringing forward an option to the PUD, Planned Unit Development Ordinance for areas smaller in size than the typical 5- to 20-acre proposals. In addition, there has been concern over the "2 acres" language currently included in the Zoning Ordinance for a PUD.

This zoning code amendment establishes a Simple Planned Unit Development (SPUD) zoning district for sites that are less than five (5) acres. Staff researched several other municipalities and there is a trend to establish a Planned Unit Development, PUD which is five (5) acres or larger and a secondary regulatory method to allow smaller developments under a SPUD, which is less than five (5) acres in area.

The SPUD will be the third type of PUD available for development projects. The original PUD regulations have been in the zoning code since 1991. The Center City Planned Unit Development (CCPUD) was approved in 2017 as part of the approval of the Center City Form Based Code rezoning. Each set of PUD regulations are used in separate situations. They each apply in different circumstances and are not intended or allowed to be used together.

Distributed (Small) Wind Turbines

A distributed (small) wind turbine is a machine that, powered by the energy of the wind,

generates mechanical energy that can be used to directly power machinery or to power an electrical generator for making electricity. The term can refer to windmills, windpumps as well as wind turbines.

Distributed (small) wind turbines raise many of the same issues as midsize wind energy conversion systems and wind farms. However, with their small size and their use as an accessory to a residence, they are more readily accepted than their larger counterparts. It is important to protect the property owner and neighbors from the potential hazards of a tall structure in a residential setting.

The intent of this zoning ordinance change is to allow distributed (small) wind turbines in the RE, A-1 and A-2 zoning districts where the acreage will allow for small towers that would not be intrusive to neighbors.

Small Communication Towers

Prior to the adoption of this amendment the Zoning Ordinance did not address the use of internet towers, only Commercial Communication Towers (i.e. cellular phone communication towers) and Television and Radio Broadcast Towers.

These small internet towers provide an important service to the more rural areas of East Norman whose residents may not have any other access to internet service. For that reason, this amendment to the Zoning Ordinance allows for the internet towers to be an allowed use in the rural residential areas. The Zoning Ordinance amendment allows these towers in the RE, A-1 and A-2, commercial and industrial zoning districts.

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 2017, twenty-five 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 2017, thirty-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. 2017 was an active construction year with $300 million of construction permitted. While this is $100 million less than 2016, it is the second highest year in the last 5 years. The value of both residential and non-residential construction permitted was down from the previous year. Residential construction saw the sharpest drop as no large multi-family projects were initiated during 2017.

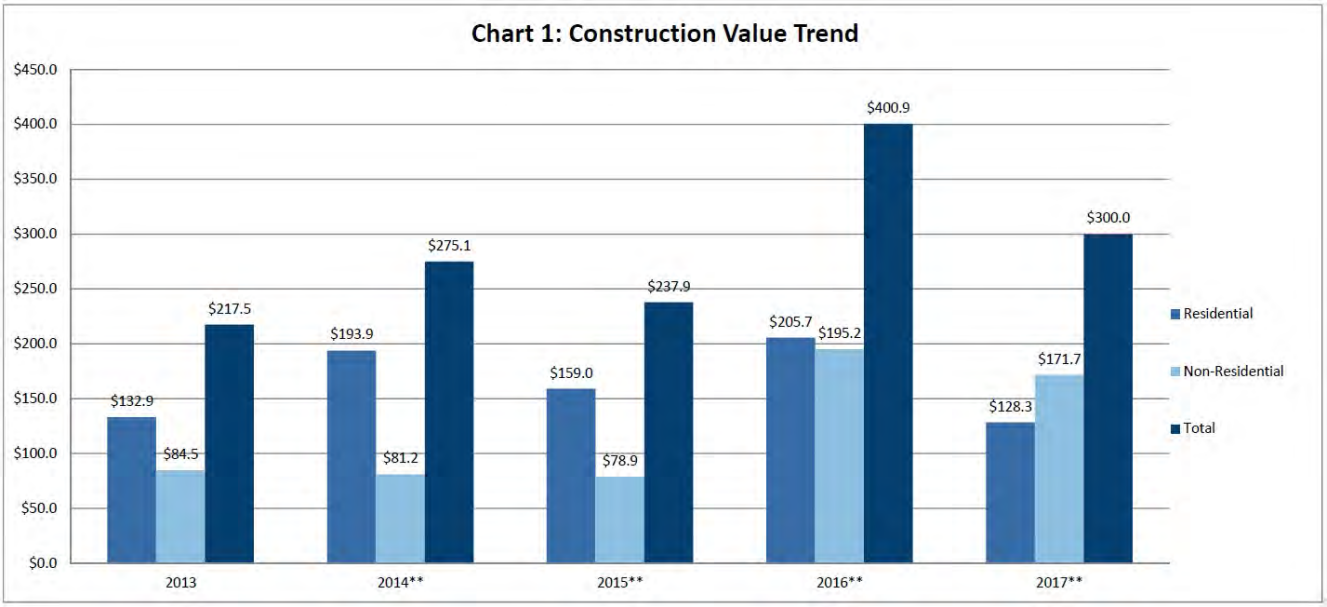


Chart 1 Illustrates the value of construction for the most recent years. It emphasizes that 2017 was a strong year for construction in Norman. While non-residential construction was down 23.5 million from the previous year, it was more than double the value of the next strongest year in the 5 year period.

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 2017 Construction and Four Previous Years							
Year	2013	2014**	2015**	2016**	2017**	TOTAL	5 YEAR AVG
New Single Family	$95.5	$101.3	$108.7	$90.2	**$96.2**	$491.9	$98.4
New Mobile Homes	$0.2	$0.7	$0.6	$0.4	**$0.2**	$2.1	$0.4
New Duplexes	$2.7	$1.7	$5.1	$10.3	**$8.9**	$28.7	$5.7
New Multi-Family	$10.6	$69.9	$21.6	$85.9	**$3.1**	$191.1	$38.2
Additions/ Alterations to Residential All	$23.8	$20.4	$23.0	$18.9	**$20.0**	$106.1	$21.2
Subtotal Residential	$132.9	$193.9	$159.0	$205.7	**$128.3**	$819.9	$164.0
New Non-Residential	$52.2	$42.0	$50.2	$113.2	**$106.0**	$363.6	$72.7
Additions/ Alterations to Non-Residential	$32.3	$39.2	$28.7	$82.0	**$65.7**	$247.8	$49.6
Subtotal Non-Residential	*$84.5*	*$81.2*	*$78.9*	*$195.2*	*$171.7*	*$611.5*	*$122.3*
Total All Construction	$217.5	$275.1	$237.9	$400.9	$300.0	$1,431.3	$286.3

**Values in Millions of Dollars*

***The accesory structures of multi-family projects previously in non-residential section.*

Table 1 reflects the aggregate numbers for all types of construction between 2013 and 2017, the five-year total, and the average for those five years. The total value of single family houses permitted in 2017 was $96.2 million with average value of the individual unit remaining in the mid $270,000s for the third year in a row. There was also a slight increase of $6 million over the previous year in the total value of single family residential. All other residential categories except multi-family remained stable.

The total value of non-residential construction was $171.7 million. New non-residential construction totaled $106 million down from $113.2 million the previous year. There were several permits with values in excess of $5 million, which included the Central Library, new additions to the Water Treatment Plant, the Hampton Inn and Suites, and Evans Enterprises. Coming in just under $5 million were the Life Covenant Church and the East Branch Library.

The value of non-residential additions and alterations was $65.7 million. Large additions and alterations include: Johnson Controls, Moore Norman Technology Center, the Water Treatment Plant upgrades, Community Christian School football field, Chi Omega and McDonalds.

East Branch Library

Residential Construction

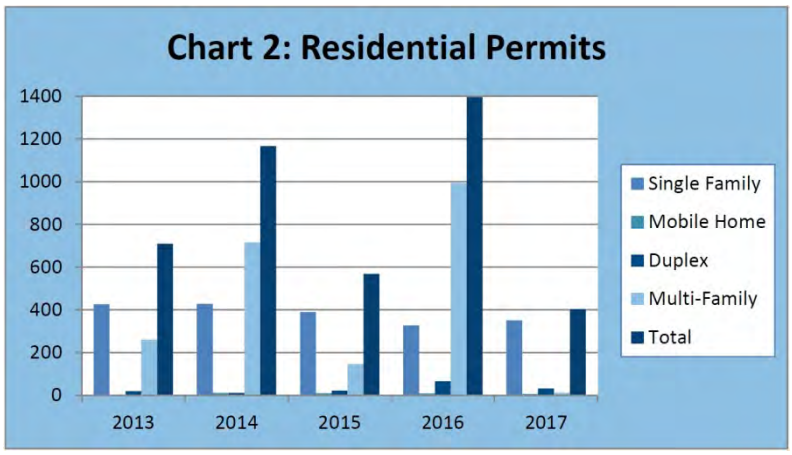
Consistent with national trends, construction of single-family houses was below the level that was predicted by *NORMAN 2025* since the housing crash of 2008. The area of residential construction that has seen the most growth is multi-family housing. When the number of multi-family housing units constructed 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. 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 5** on page 14 that shows the location of development by housing type.

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
2017 PREDICTED*	422	(INCLUDED IN SINGLE FAMILY)	13	124	559
2017	351	7	32	13(13)	403
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
5 YEAR AVERAGE	384	8	30	426(56)	848

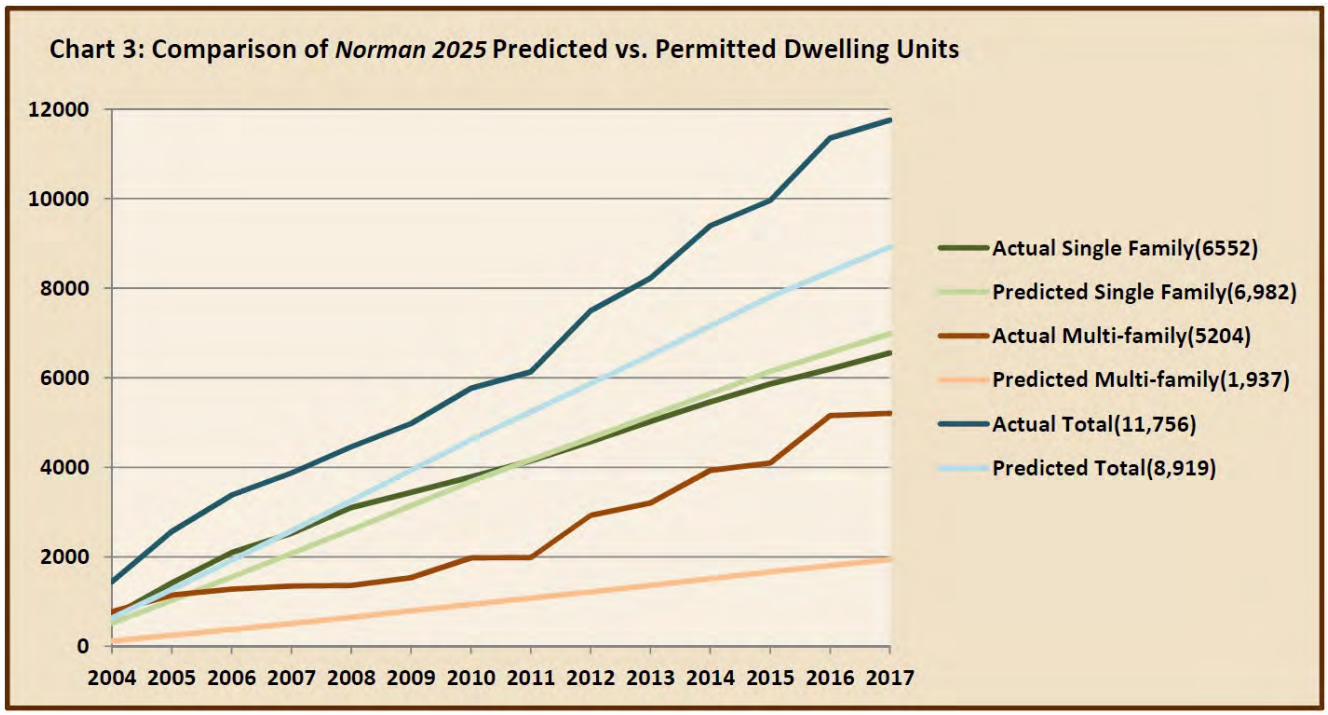
**NORMAN 2025 Land Demand Analysis*

Table 2 depicts new residential construction by type for 2013-2017, the five-year average, the volume of new residential construction predicted by the *Land Demand* for 2017, and the *Land Demand's* predicted 5-year average. The city's 403 new units permitted during 2017 are 72% of the *NORMAN 2025* prediction of 559 new units. The 351 new single-family units are 83% of the 422 units projected in the *Land Demand* and the 13 new multi-family units permitted in 2017 is 10% of the 124 units projected in the *Land Demand*. The 32 new duplexes are 146% of the 13 duplexes predicted by the *Land Demand*. Although



this was a fairly slow year, examining in the context of the extremes of previous years, this may be seen as a correction as there are beginning to be indications that multi-family housing is overbuilt, particularly in the student housing category. **Chart 2** Illustrates the mix of dwelling units in the Norman market in recent years. The strong influence of multi-family in previous years is readily evident.

Looking at the entire period of *NORMAN 2025* as illustrated by **Chart 3** grants insight into longer term consumption of dwelling units. While the single family market developed fewer units than predicted in the past few years, the slower period followed an active period making the number of single family residential units developed to date only slightly lower



than the number predicted by the *Land Demand* of *NORMAN 2025*. The *Land Demand* predicted that Norman would need to develop 6,982 single family dwelling units by 2017, the actual number was 6,552. The difference of 430 is 7% lower than predicted. The remaining demand is more than met by the number of multi-family housing units developed during this period. During the same period 5,204 units of multi-family housing were developed, which is 3,267 more than the 1,937 predicted by the Land Demand. This is 169% more multi-family housing units than was predicted by *NORMAN 2025.* Over the last 13 years, the number of dwelling units of all types permitted exceeded the number predicted by 32% within the City of Norman.

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
2017	348 (86%)	1 (0%)	6 (1%)	48 (12%)	403
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
5 YEAR AVERAGE	786 (89%)	7 (1%)	13 (2%)	43 (8%)	848
NORMAN 2025 22 YEAR AVERAGE % OF GROWTH EXPECTED	85-90%		10-15%		100%

Table 3 indicates the location of all types of new residential units by Service/Growth Area. The 86% of residential development in the Current Urban Service/Growth Area (CUSA) in 2017 is within the range that was predicted by *NORMAN 2025*. The five-year average of growth in the CUSA is within the upper range of growth projected in both *Norman 2020* and *NORMAN 2025*, but the other growth areas are experiencing growth in the lower end of the projected range. 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 were 2015 and 2017. 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 5** shows the location of new residential housing by types overlying the growth areas. Future Urban Service Area is usually changed to Current Urban Service Area before development occurs.

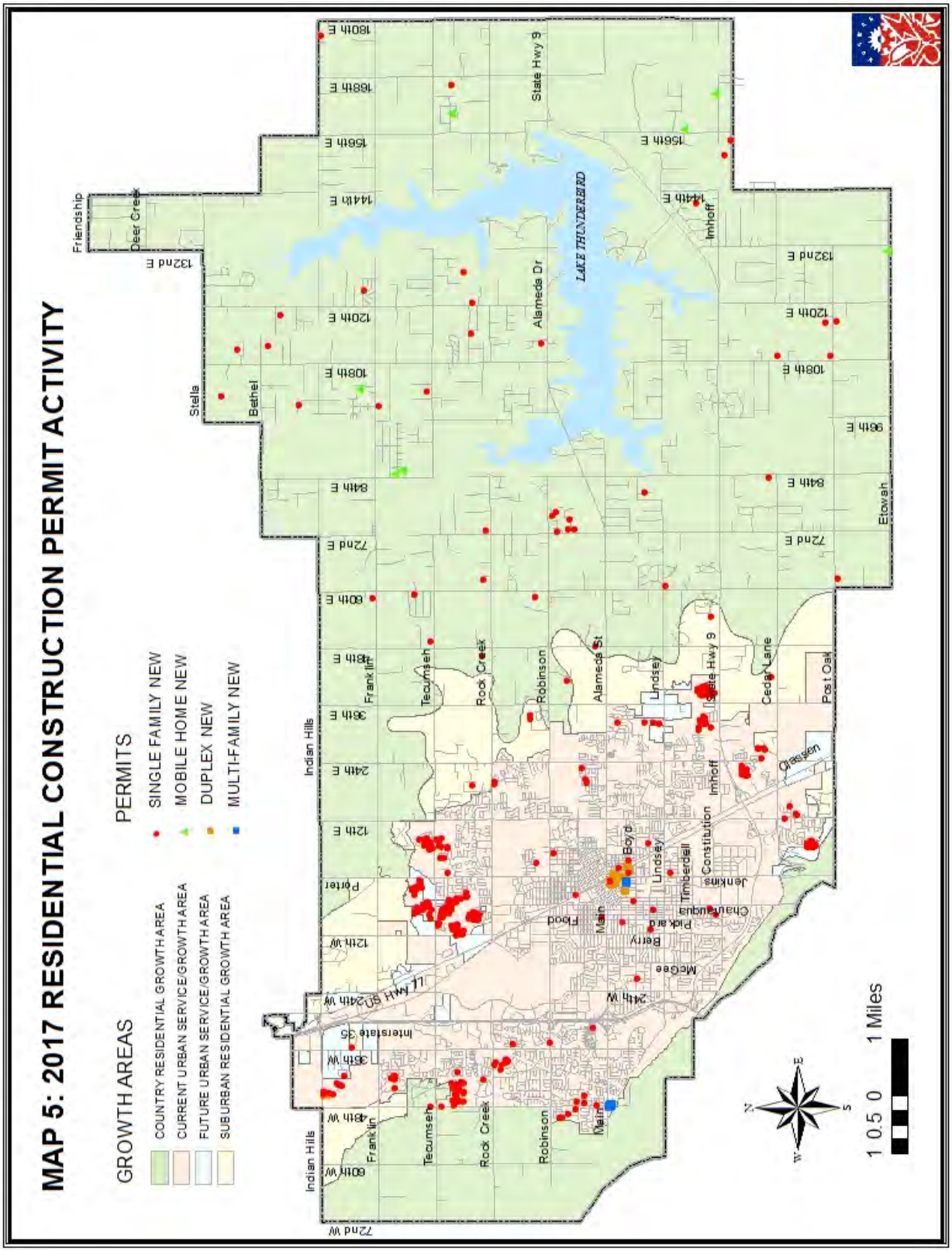
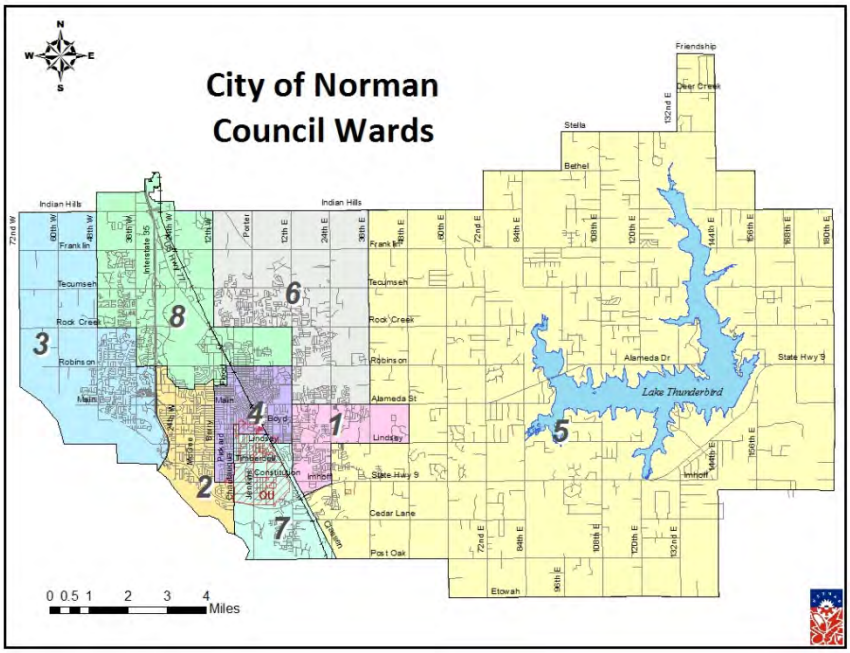

MAP 5: 2017 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY
GROWTH AREAS
COUNTRY RESIDENTIAL GROWTH AREA
CURRENT URBAN SERVICE/GROWTH AREA
FUTURE URBAN SERVICE/GROWTH AREA
SUBURBAN RESIDENTIAL GROWTH AREA
PERMITS
SINGLE FAMILY NEW
MOBILE HOME NEW
DUPLEX NEW
MULTI-FAMILY NEW
LAKE THUNDERBIRD
Friendship
Deer Creek
Stella
Bethel
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Alameda Dr
State Hwy 9
Lindsey
Imhoff
Cedar Lane
Post Oak
Etowah
Porter
Interstate 35
Boyd
Flood
Main
Berry
McGee
Pickard
Chautauqua
Timberdell
Constitution
Jenkins
Grasslen
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
144th E
156th E
168th E
180th E
1 0.5 0 1 Miles

Table 4 reflects new residential units permitted in 2017 by Ward boundaries. Ward 6 had the most single family permits with 42% of all single family. Since fewer multi-family units were permitted this year, Ward 6 was also the fastest growing ward followed by Ward 5.

Table 4: Calendar Year 2017 New Residential Units by Ward

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS	% NEW RESIDENTIAL UNITS
Ward 1	4	0	0	0	4	1%
Ward 2	1	0	0	0	1	0%
Ward 3	18	0	0	10	28	7%
Ward 4	13	0	30	3	46	11%
Ward 5	98	7	0	0	105	26%
Ward 6	149	0	0	0	149	37%
Ward 7	28	0	0	0	28	7%
Ward 8	40	0	2	0	42	10%
2017 TOTAL	351	7	32	13	403	100%

Both the duplexes and multi-family units in Ward 4, which is adjacent to the main campus of the University of Oklahoma, illustrate a type of housing product, which is geared toward students and rents by the bedroom, which has entered the Norman housing market recently. 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 by the bedroom. The



Center City Form Based Code, adopted in May 2017, has not changed the dynamics of the area, as all of the projects so far have been student oriented duplexes or large single-family homes with a one to one ratio of bedroom to bathrooms making it likely that the target market of the developer is students. There is also starting to be redevelopment of single family houses in R-1 areas adjacent to the University of Oklahoma to larger houses with the one to one ratios of bathroom to bedrooms.

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
2017 CURRENT	315	0	1	1	317
2017 FUTURE	1	0	0	0	1
2017 SUBURBAN	2	3	1	0	6
2017 COUNTRY	2	19	14	13	48
2017 TOTAL	*320*	*22*	*16*	*14*	*372*
2016 CURRENT	296	1	1	3	301
2016 FUTURE	1				1
2016 SUBURBAN	3	2	1	2	8
2016 COUNTRY	3	14	11	11	39
2016 TOTAL	*303*	*17*	*13*	*16*	*349*
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*
5 YEAR AVERAGE (TOTAL)	346	20	15	15	396

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 generally being developed on the larger lots being consumed in CUSA.

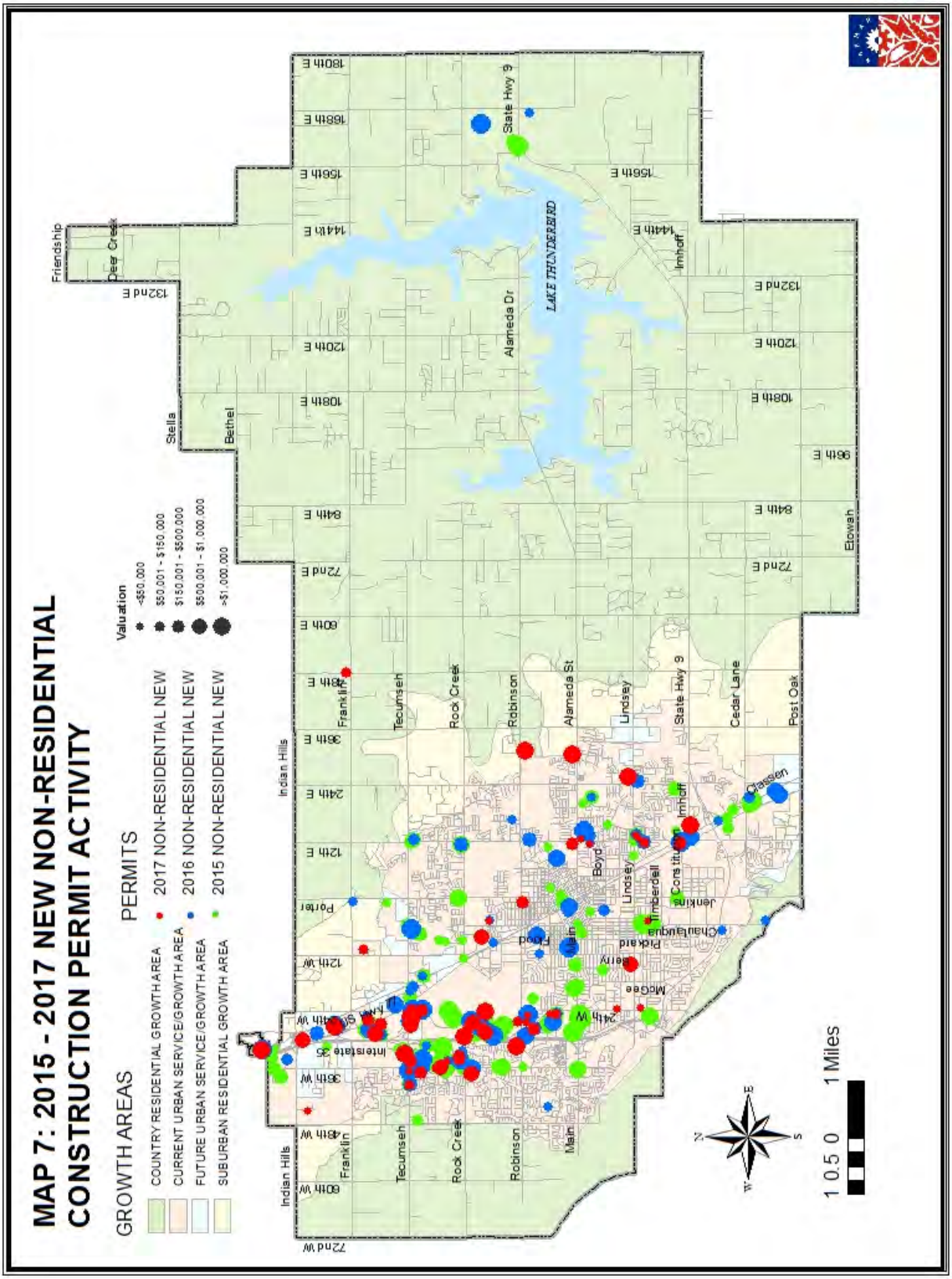
Non-Residential Construction

Table 6 breaks the majority of the non-residential construction permitting activity into four categories: industrial, institutional, office and retail. The aggregate numbers for 2017 are down about $1 million from 2016 with a total new dollar valuation of $100,149,413 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 2013-2017 is $69,503,490.

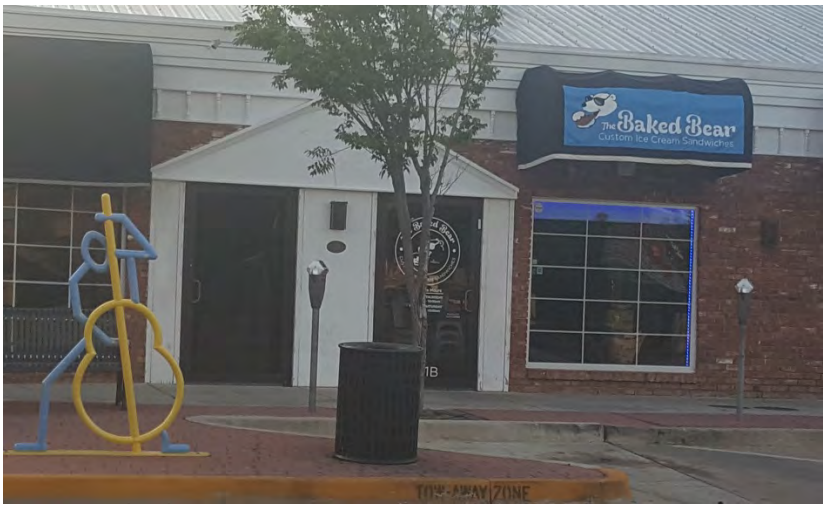
Table 6: Calendar Year Non-Residential New Construction Permits by Type

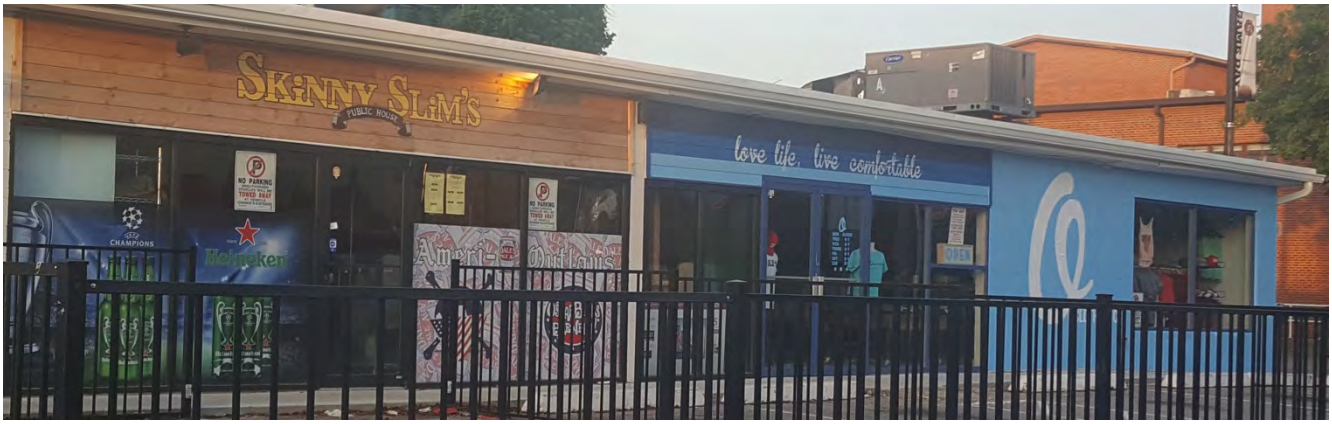
	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2017 PERMITS	**14**	**10**	**10**	**11**	**45**
2017 ESTIMATED SQ FT	**209,456**	**148,808**	**60,109**	**120,424**	**538,797**
2017 ESTIMATED VALUE	**$13,455,500**	**$62,756,858**	**$7,091,795**	**$16,845,260**	**$100,149,413**
2016 PERMITS	25	20	24	15	84
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
5 YEAR AVERAGE PRMTS	***13.5***	***16.25***	***13***	***13***	**55**
5 YEAR AVERAGE SQ FT	***144,593***	***89,951***	***77,458***	***240,477***	**552,479**
5 YEAR AVERAGE VALUE	***$10,918,057***	***$25,785,451***	***$9,034,148***	***$23,765,834***	**$69,503,490**
ANNUAL NORMAN 2025 SQ FT PROJECTION	84,691	N/A	94,350	195,136	N/A

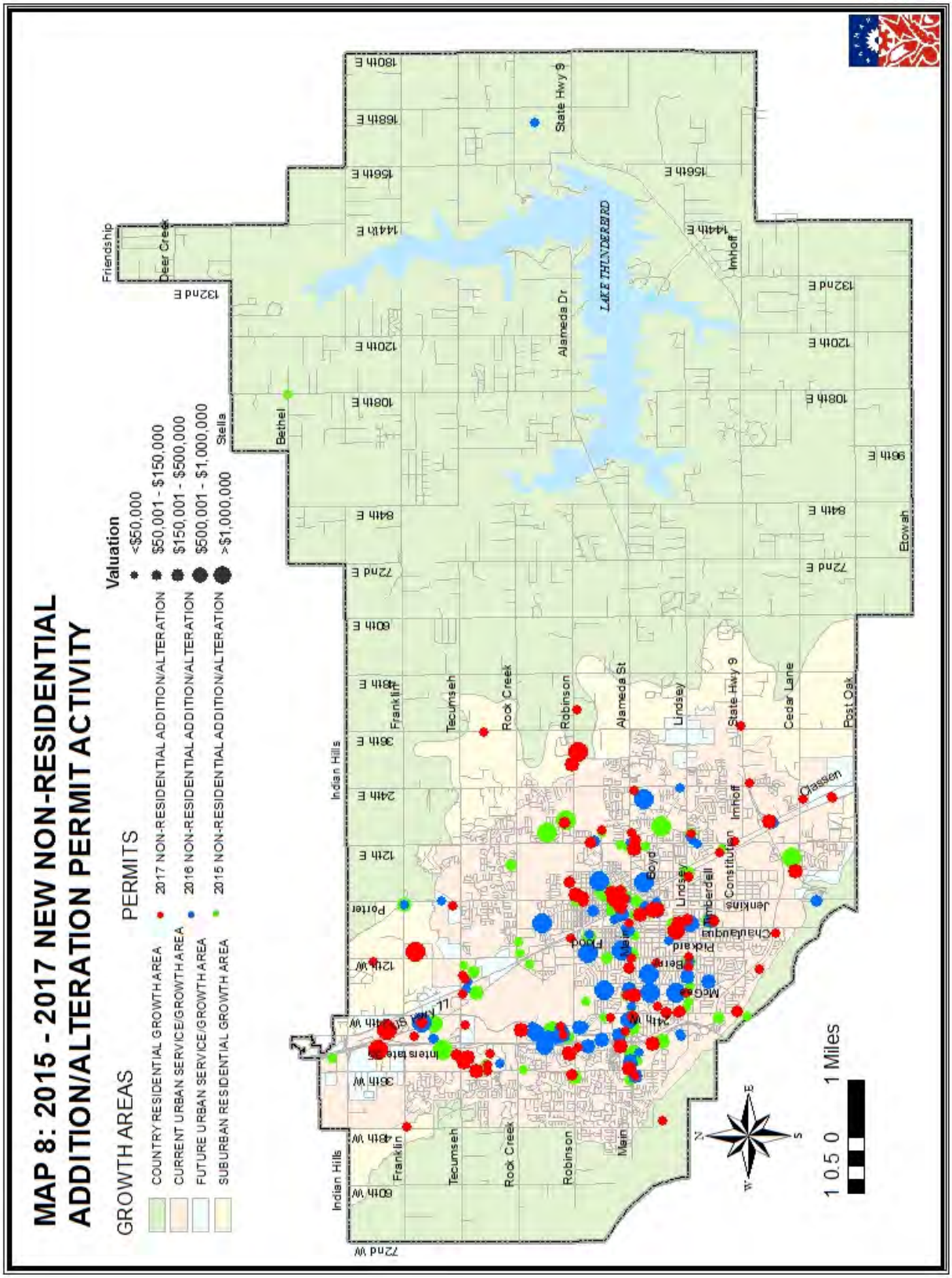
Map 7 depicts new non-residential construction permit activity throughout Norman from 2015-2017.


MAP 7: 2015 - 2017 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
2017 NON-RESIDENTIAL NEW
2016 NON-RESIDENTIAL NEW
2015 NON-RESIDENTIAL NEW
Valuation
<$50,000
$50,001 - $150,000
$150,001 - $500,000
$500,001 - $1,000,000
>$1,000,000
LAKE THUNDERBIRD
Friendship
Deer Creek
Stella
Bethel
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Alameda Dr
Lindsey
State Hwy 9
Cedar Lane
Post Oak
Imhoff
Classen
Elowah
Porter
Boyd
Constitution
Timberdell
Jenkins
Chautauqua
Pickard
Berry
McGee
Flood
Main
Interstate 35
132nd E
144th E
156th E
168th E
180th 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
S
E
W
1 0.5 0 1 Miles

Map 8 depicts non-residential construction addition/alteration permit activity in Norman from 2015-2017. Non-residential additions and alterations to existing building stock occurred throughout the city in 2016. As usual, there were clusters in Downtown and Campus Corner, which included renovation to offices and gift stores, and restaurants. Some of the new businesses in Campus Corner include: Kongs Tavern, The Porch, Skinny Slims, Insomnia Cookies, and The Baked Bear. Notable additions to Downtown include: Whispering Willows, Pinot's Palette, Winstons by Pub W, Rusty's Custard Factory, and Lazy Circles Brewing. The largest renovation project permitted in 2017 was for Johnson Controls manufacturing addition.






MAP 8: 2015 - 2017 NEW NON-RESIDENTIAL 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
2017 NON-RESIDENTIAL ADDITION/ALTERATION
2016 NON-RESIDENTIAL ADDITION/ALTERATION
2015 NON-RESIDENTIAL ADDITION/ALTERATION
Valuation
<$50,000
$50,001 - $150,000
$150,001 - $500,000
$500,001 - $1,000,000
>$1,000,000
LAKE THUNDERBIRD
State Hwy 9
Alameda Dr
Friendship
Deer Creek
Bethel
Stella
Imhoff
Etowah
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Lindsey
Cedar Lane
Post Oak
Classen
Porter
Boyd
Constitution
Jenkins
Chautauqua
Pickard
Berry
McGee
Main
Interstate 35
1 0.5 0 1 Miles

VII: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed seven applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2017. This was a decrease of one from 2016 in the total number of applications with 55 acres involved, about 744 acres less than in 2016. 2016 was the year Destin Landing, a very large planned community in the southeast part of the urban area, came forward. This made the number of acres reclassified unusually large. The largest amendment in 2017 was the Tecumseh Road Business Park that moved 20 acres of land from Industrial to Mixed Use. There were no service/growth area amendments in 2017.

Table 7 below and **Map 9** on page 22 identify each of the applications for *Norman 2025 Land Use and Transportation Plan* amendments approved during Calendar Year 2017. For each of the seven 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.

Table 7: Calendar Year 2017 Land Use Plan Amendments

RESOLUTION	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
1617-68	Rosa Lee Music & Lana Gaye Clagg	2570 N. Interstate Dr.	Office	Commercial	0.79	1/12/2017	2/28/2017
1617-69	City of Norman & Aria Development, LLC	S of Enid St. between Classen Blvd & Oklahoma Ave	Low Density Residential	Commercial	0.13	3/9/2017	5/9/2017
1617-74	Dr. Meghan Scears	3900 E. Robinson St.	Special Enterprise Area	Country Residential	14.45	2/9/2017	3/28/2017
1617-88	City of Norman	NW corner West Acres St. & James Garner Ave	Commercial & High Density Residential	Institutional	7.33	3/9/2017	4/25/2017
1617-101	Tecumseh Road Business Park, LLC	NE of intersection of Tecumseh Rd and Flood Ave	Industrial	Mixed Use	20.3	5/11/2017	6/27/2017
1718-40	Indian Hill Investment Group, LLC	2855 W. Indian Hills Rd.	Commercial	Industrial	3.45	10/12/2017	11/28/2017
1718-45	Heritage Fine Homes Investments, LLC	1/8 mile nort of 36th Ave. NW & Rock Creek Rd	Low Density Residential	Office & Commercial	9	10/12/2017	11/28/2017

The City of Norman acted on 21 applications for rezoning during calendar year 2017, one less than was processed in 2016. About half of the Zoning Amendments were less than 5 acres in size. The largest area rezoned was the 225 acres covered by the Center City Form Based Code. The second largest was the Central Norman Zoning Overlay District, which encompasses 187 acres. Other large zoning amendments include the Tecumseh Road Business Park covering 20 acres and Life Church on Imhoff Road at 19 acres.

Table 8 on page 23 and **Map 10** on page 24 identify all of the zoning changes that were processed during Calendar Year 2016. For each of the 21 applications processed, the table

summarizes the applicant's name, property location, original zoning and zoning sought, acreage involved, and action taken by the Planning Commission and the City Council.

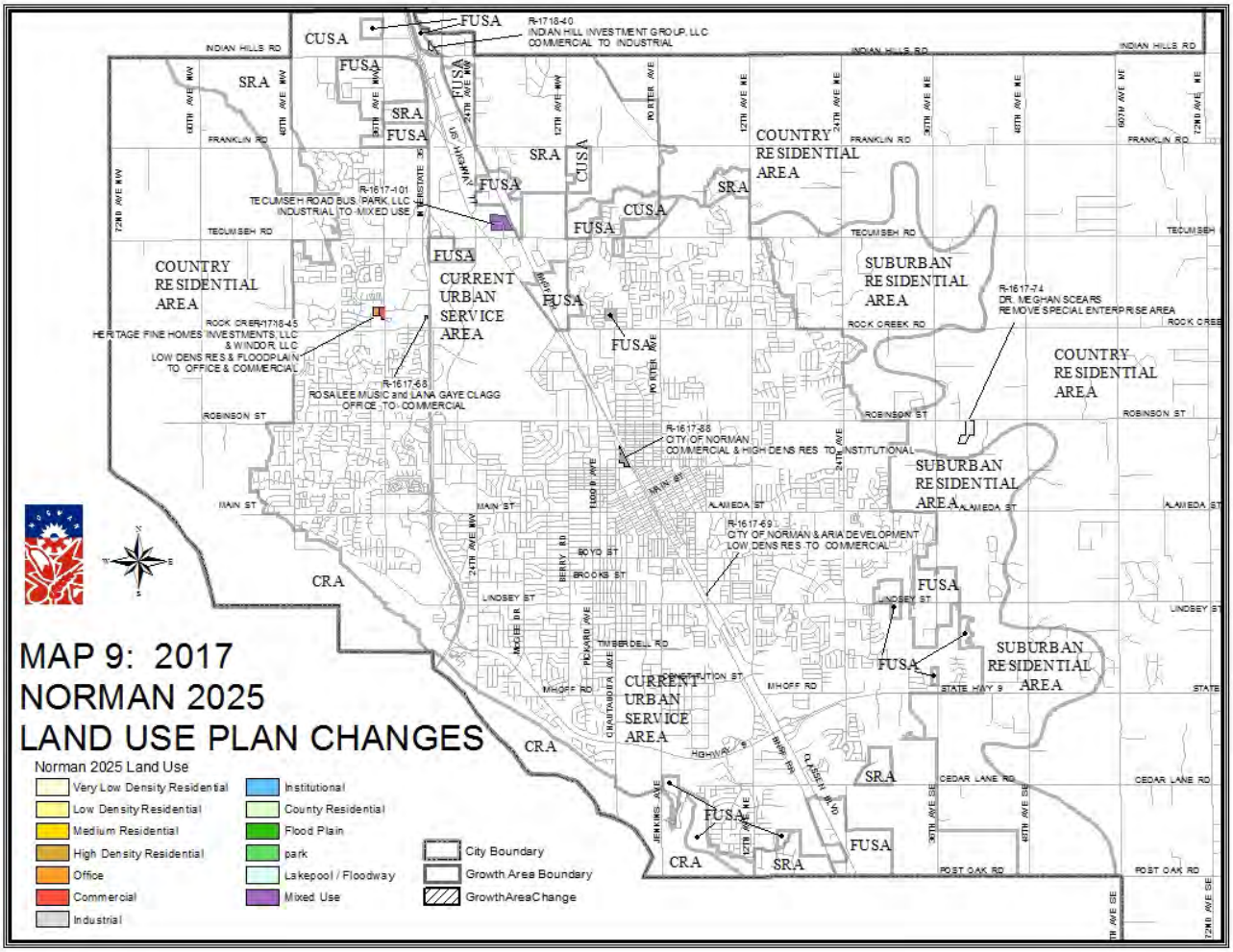
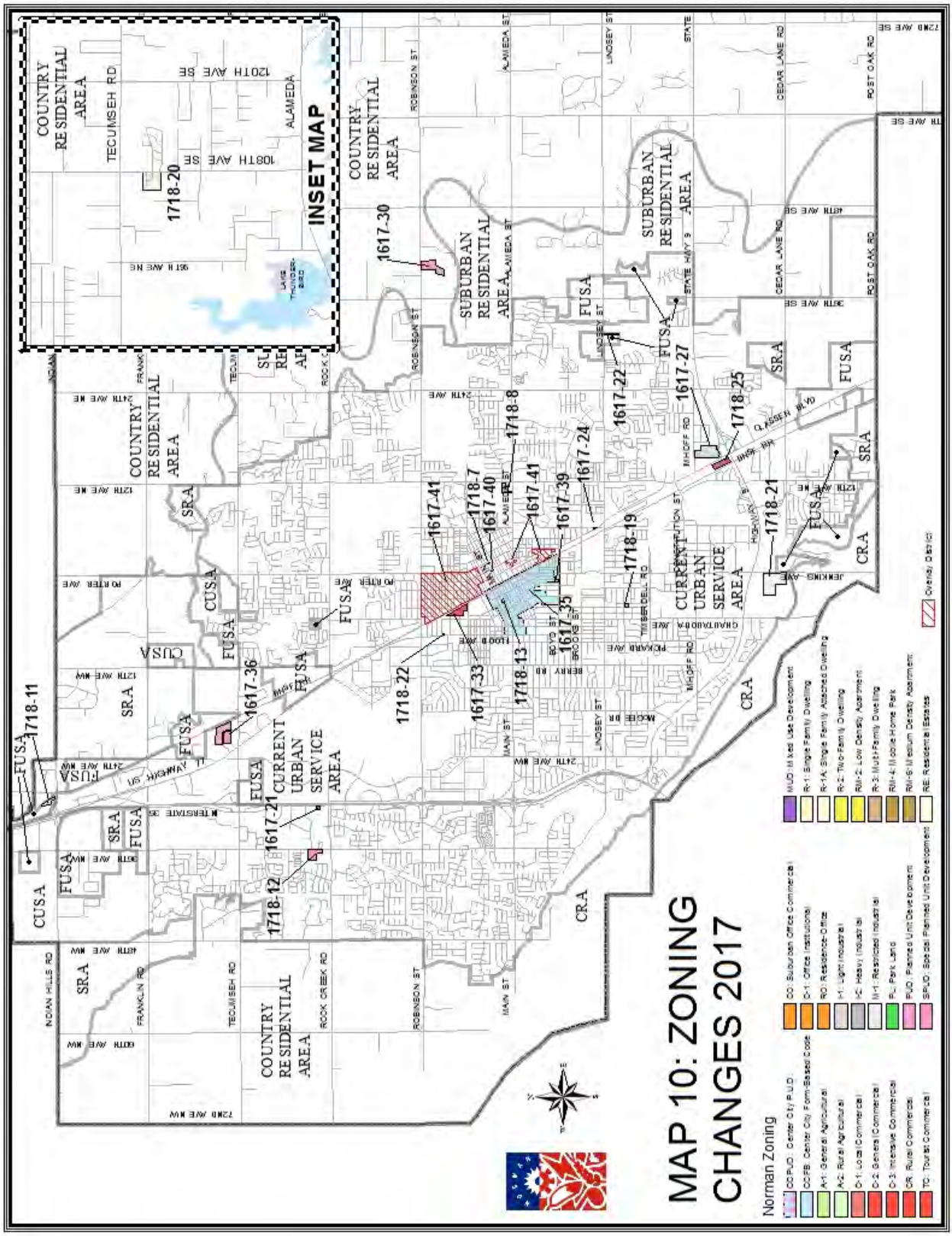


Table 8: Calendar year 2017 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 RESOLUTION	ACREAGE	PC ACTION	CC ACTION
1617-21	Rosa Lee Music & Lana Gaye Clagg	2570 N. Interstate Dr	O-1	C-2	1617-68	0.79	APP 1/12/17	APP 2/28/17
1617-22	Shay Development	S of Lindsey between 24th SE and 36th SE (Stone Lake Add)	A-2	R-1	na	0.47	DEN 1/12/17	APP 2/28/17
1617-24	City of Norman & Aria Development, LLC	S of Enid St. between Classen Blvd & Oklahoma Ave	R-1	C-2	1617-69	0.13	DEN 3/9/17	APP 5/9/17
1617-27	Life.Church Norman	1500 E. Imhoff Rd	A-2	PUD	na	19.00	APP 2/9/17	APP 3/28/17
1617-30	Dr. Meghan Scears/ Living Hope Eating Disorder Treatment Cntr	3900 E. Robinson St.	PUD	new PUD	1617-74	14.45	APP 4-13-17	APP 5/23/17
1617-33	City of Norman	NW corner W. Acres St & James Garner Ave	I-1 & R-3	C-3	1617-88	7.33	APP 3-9-17	APP 5/24/16
1617-35	City of Norman	Center City Form-Based Code Area	R-1, R-3, RO, RM-6, MUD, CO, C-1, C-2, CI-3, I-1 and PUD	CCFBC	na	225.00	APP 4/6/2017	APP 5-23-17
1617-36	Tecumseh Road Business Park, LLC	NE of Tecumseh Rd & Flood Ave	PUD	Amend PUD	1617-101	20.30	App 5/11/17	APP 6/27/17
1617-39	Asp Street Investment, LLC & 329 Partners II, LP	211 W Boyd & 770 DeBarr Ave	C-1 & C-2	PUD	na	0.64	APP 6/8/17	APP 6/27/17
1617-40	Z&A LP	226-228 E Main	C-3	SU	na	0.16	APP 6/8/17	APP 7/25/17
1617-41	City of Norman	Central Norman Zoning Overlay District	na	na	na	187.00	APP 6-8-17	APP 6-27-17
1718-7	Ashgar & Twana Alghojeh	330 E Main	C-3	SU	na	3500 sq ft	APP 9/14/17	App 10/24/17
1718-8	XII Street Commons, Inc.	NW Corner 12th NE & Alameda	PUD	Amend PUD	na	5.82	APP 9/14/17	App 10/24/17
1718-11	Indian Hill Investment Group, LLC	2855 W. Indian Hills Rd	RM-4 & A-2	I-1	1718-40	3.45	APP 10/12/17	APP 11/28/17
1718-12	Heritage Fine Homes Investments, LLC & Windsor, LLC	NW of 36th NW & W. Rock Creek Rd	A-2 & C-1	PUD	1718-45	9.00	APP 10/12/17	APP 11/28/17
1718-13	Dr. Gabriel Bird	221 W Main St	CCFBC Urban Storefront	CCPUD	na	0.40	APP 10/12/17	APP 11/28/17
1718-19	Wynn Construction Co, for Baptist General Convention	SE corner Elm Ave & Elmwood Dr	R-3	SU	na	45,738 sq ft	APP 11/9/17	APP 12/19/17
1718-20	City of Norman	3128 108th Ave NE	A-2	SU	na	24.00	APP 12/14/17	APP 1/23/18
1718-21	City of Norman	3428 Jenkins Ave	A-2	SU	na	30.00	APP 12/14/17	APP 2/29/18
1718-22	Jackrock, LLC	428 W. Johnson St	R-1	SPUD	na	-	APP 12/14/17	DEN 1/23/18
1718-25	Cedarwood Development Group, LLC	NW corner Classen Blvd & Highway 9	A-2	C-2	na	7.62	APP 12/14/17	APP 1/23/18

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


MAP 10: ZONING CHANGES 2017
Norman Zoning
INSET MAP
COUNTRY RESIDENTIAL AREA
SUBURBAN RESIDENTIAL AREA
CURRENT URBAN SERVICE AREA
1718-20
1617-30
1718-11
1617-36
1718-12
1617-21
1718-22
1617-33
1718-13
1617-35
1617-39
1617-24
1718-19
1718-8
1718-7
1617-40
1617-41
1617-22
1617-27
1718-25
1718-21
Overlay District

VIII: PLATTING AND SUBDIVISION ACTIVITY

Preliminary and Final Plats

Calendar year 2017 was below average in terms of the number of preliminary plats and average for the number of final plats processed in recent years. The number of lots receiving final approval was slightly above the five-year average. The number of acres subdivided using the Certificates of Survey or Short Form Plats is also above the five-year average. More details regarding land divisions occurring in Calendar Year 2017 are illustrated by the tables and maps described below.

Tables 9 and **10** identify the number of Preliminary and Final Plats applied for in Calendar Year 2017, 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 2017 indicate that final plats in the two growth areas consumed 183 acres and created 453 lots. This is around 47 fewer acres than the five-year average and is 19 lots more than the five-year average being final platted. Companion **Map 12** shows the location of the 2017 plats as well as plats from the preceding two years.

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

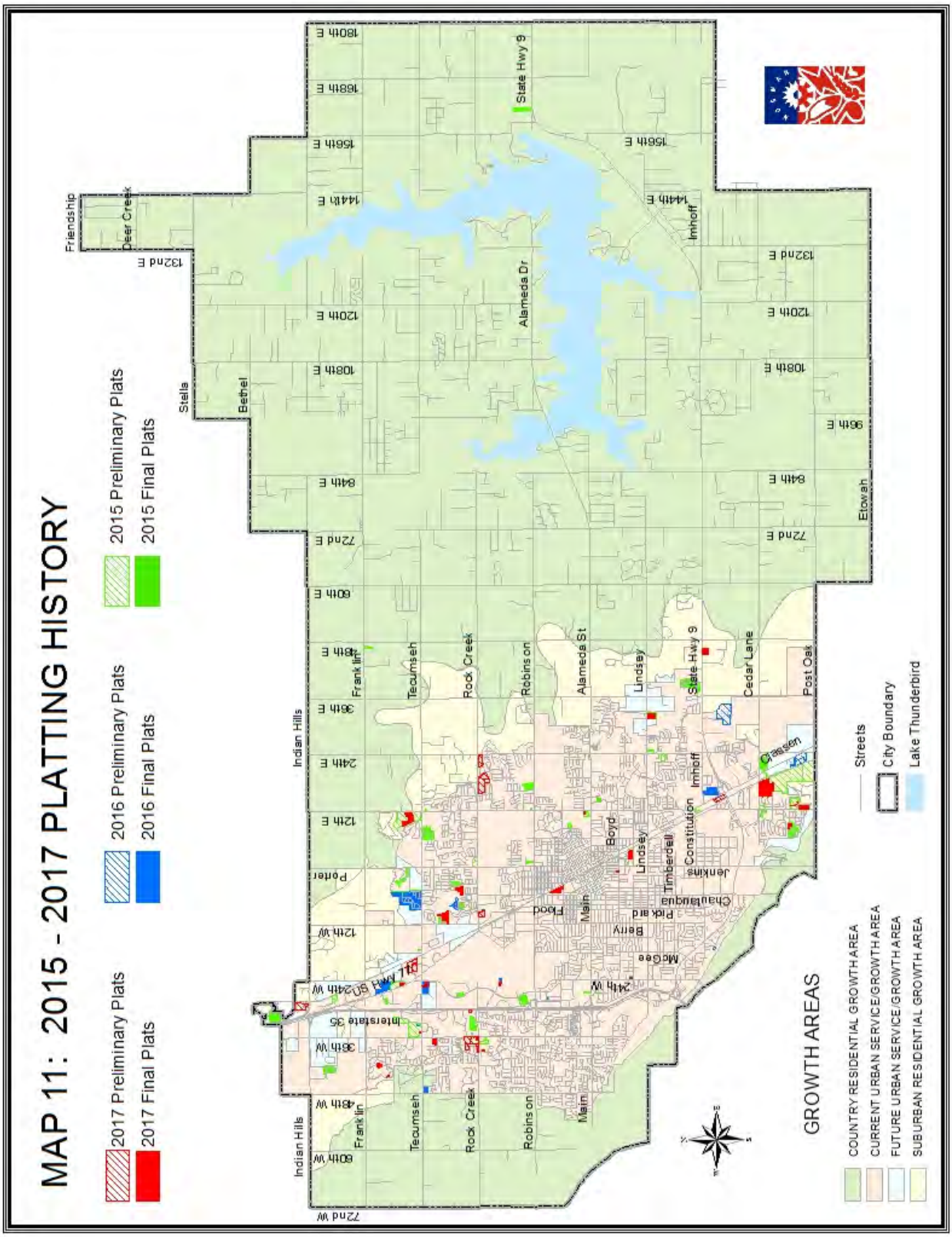
	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	NORTHERN LOOP AREA	TOTAL
2017 PRELIMS	8	0 (1)	0 (1)	0	N/A	9
2017 ACRES	108.23	3.45	12.88	0.00	N/A	124.56
2017 LOTS	144	1	1	0	N/A	146
2016 PRELIMS	5	2	0	0	N/A	7
2016 ACRES	78.82	28.25	0.00	0.00	N/A	107.07
2016 LOTS	7	12	0	0	N/A	19
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 (PARTIAL)	10(1)	3(1)	1	2	N/A	17
2014 ACRES	164.55	30.96	10.30	18.06	N/A	223.87
2014 LOTS	112	94	4	5	N/A	215
2013 PRELIMS	16	0	0	0	N/A	16
2013 ACRES	739.62	0.00	0.00	0.00	N/A	739.62
2013 LOTS	1832	0	0	0	N/A	1832
5 YEAR Total # OF PLATS*	**55.0**	**11.0**	**4.0**	**4.0**	N/A	**71.0**
5 YEAR AVERAGE # OF PLATS*	**11.0**	**2.2**	**0.8**	**0.8**	N/A	**14.2**
5 YEAR AVERAGE # OF LOTS	**583.2**	**68.8**	**8.8**	**1.4**	N/A	**662.2**
5 YEAR AVERAGE ACRES	**286.3**	**37.5**	**16.2**	**6.0**	N/A	**346.0**

*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
2017 # FINAL PLATS (Partial)	19(1)	0	1(1)	0	21
2017 ACRES	164.30	0.00	19.01	0.00	183.31
2017 LOTS	445	0	8	0	453
2017 AVG SINGLE FAMILY LOT SIZE	0.29	0.00	2.38	0	0.42
2017 AVG OTHER LOT SIZE*	2.89	0	0	0	2.89
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 (Partial)	21	0	0	0	21
2013 ACRES	226.32	0.00	0.00	0.00	226.32
2013 LOTS	641	0	0	0	641
2013 AVG SINGLE FAMILY LOT SIZE	0.34	0.00	0	0	0.34
2013 AVG OTHER LOT SIZE*	0.45	0	0	0	0.45
5 YEAR TOTAL # FINAL PLATS**	101	4	2	3	107
5 YEAR AVG # FINAL PLATS**	20	0.8	0.4	1	21
5 YEAR AVG ACRES	214.39	6.4	3.8	5.4	230.0
5 YEAR AVG LOTS	429	1.6	1.6	1.2	434
5 YEAR AVG SF LOT SIZE	0.3	0.1	0.5	0.7	0.3
5 YEAR AVG OTHER LOT SIZE*	3.24	3.66	0.00	1.80	3.31

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


MAP 11: 2015 - 2017 PLATTING HISTORY
2017 Preliminary Plats
2017 Final Plats
2016 Preliminary Plats
2016 Final Plats
2015 Preliminary Plats
2015 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
Friendship
Deer Creek
Stella
Bethel
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Alameda Dr
Lindsey
State Hwy 9
Cedar Lane
Post Oak
Imhoff
Etowah
Porter
Flood
Main
Boyd
Timberdell
Constitution
Jenkins
Chautauqua
Pickard
Berry
McGee
Classen
Interstate 35
US Hwy 60/24th W
12th W
24th W
36th W
48th W
60th W
72nd W
132nd E
144th E
156th E
168th E
180th E
120th E
108th E
96th E
84th E
72nd E
60th E
48th E
36th E
24th E
12th E

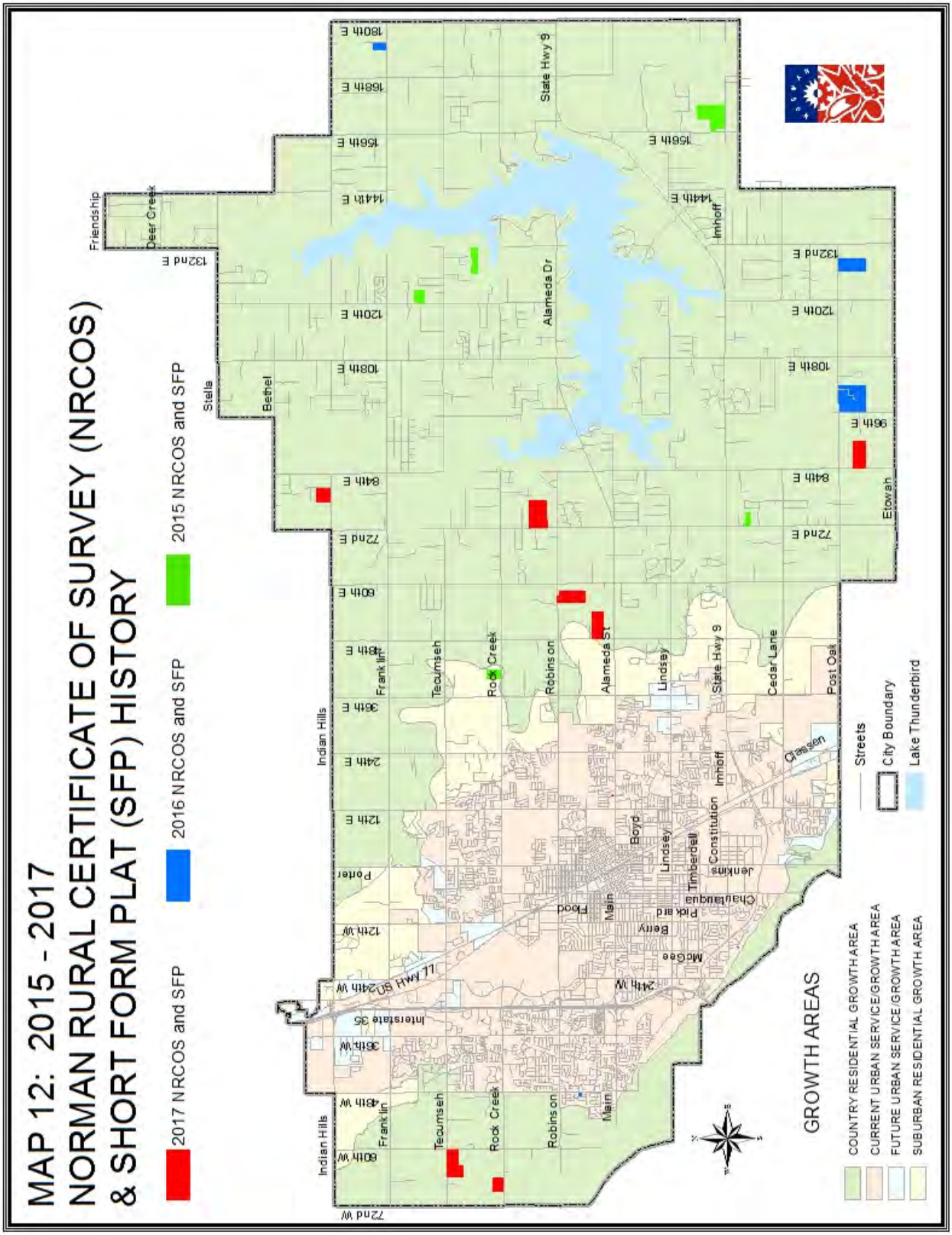
Norman Rural Certificates of Survey and Short Form Plats

This section summarizes land divisions done using Norman Rural Certificates of Survey (NRCOS) 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 NRCOS 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 (NRCOS) and Short Form Plats (SFP) applied for in Calendar Year 2017, 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 Plan*. In 2017, the City of Norman processed a total of 10 NRCOS/SFP's involving a total of 470 acres divided into 27 lots. This compares to 2016 when the City processed 6 NRCOS/SFP's involving 259 acres divided into 22 lots. The five-year average is 8.8 NRCOS/SFP's involving 317 acres of land with an average of 25 lots. Companion **Map 12** shows the location of the 2017 NRCOS/SFP's as well as NRCOS/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
2017 # COS AND SFP'S	3	1	0	6	**10**
2017 ACRES	2.81	2.30	0.00	465.38	**470.49**
2017 LOTS	6	2	0	19	**27**
2016 AVG LOT SIZE	0.47	1.15	0.00	24.49	**17.43**
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**
5 YEAR TOTAL # COS AND SFP'S	**16**	**1**	**2**	**25**	**44**
5 YEAR AVG # COS AND SFP'S	**3.2**	**0.2**	**0.4**	**5.0**	**8.8**
5 YEAR AVG ACRES	**4.0**	**0.5**	**18.9**	**294.0**	**317.4**
5 YEAR AVG LOTS	**5.8**	**0.4**	**1.2**	**17.6**	**25.0**
5 YEAR AVG LOT SIZE	**0.7**	**0.2**	**6.0**	**16.8**	**12.6**


MAP 12: 2015 - 2017
NORMAN RURAL CERTIFICATE OF SURVEY (NRCOS)
& SHORT FORM PLAT (SFP) HISTORY
2017 NRCOS and SFP
2016 NRCOS and SFP
2015 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
Friendship
Deer Creek
Stella
Bethel
Indian Hills
Franklin
Tecumseh
Rock Creek
Robinson
Alameda St
Alameda Dr
State Hwy 9
Lindsey
Boyd
Timberdell
Constitution
Imhoff
Cedar Lane
Post Oak
Etowah
Classen
Porter
Jenkins
Chautauqua
Pickard
Berry
McGee
Flood
Main
Interstate 35
US Hwy 77
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

XI: SUMMARY AND FUTURE OUTLOOK

Construction

2017 was a very strong year for construction in Norman with a value of $300 million. While down $100 million from 2016, 2017 was more than double the value of construction in the next highest year of the five-year reporting period. The lack of any major multi-family projects contributed to the drop in values from the previous year. In the non-residential column there were several permits with values in excess of $5 million including a $29 million Norman Public Library Central Branch, an addition to the Water Treatment Plant, the Hampton Inn and Suites and Evans Enterprises. There were several large addition/alteration projects including addition to Johnson Controls, the Christian Community Schools football field, and renovation to Chi Omega and McDonalds.

The value of single-family permits is up $6 million from 2016 and the average value of the individual unit remains in the mid $270,000 for the third year in a row with an average unit value of $274,645. The number of single-family permits issued is up slightly from 2016.

The majority (86%) 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 14%. The largest numbers of single-family units were permitted in Wards 5 and 6.

Land Use and Zoning

The City of Norman accepted 7 applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2017. All were acted on by City Council totaling approximately 55 acres, the largest of which converted approximately 20 acres from industrial to mixed use for the Tecumseh Road Business Park.

The City of Norman acted on 21 applications for rezoning during 2017. The largest of these were the adoption of the Center City Form Based Code and the creation of the Central Norman Zoning Overlay District.

Platting and Subdivision

In 2017 the City processed nine Preliminary Plats totaling approximately 125 acres and including 146 lots. Twenty-one Final Plats were approved in 2017 totaling about 183 acres and including 453 lots. All but eight lots final platted were in the Current Urban Service Area. Those eight lots were in the Suburban Residential Growth Area.

Center City Form Based Code

City Council adopted the Form Based Code in May and staff issued four Certificates of Compliance for projects within the CCFBC.

The Center City Form Based Code was nominated for and won an Oklahoma ULI Impact Award as a project that exemplifies best practices in the responsible use of land and in creating and sustaining thriving communities through a project's contribution to the built environment and the public realm.

Comprehensive Plan Update

The preparation of **PlanNorman** was well underway in 2017. A draft Plan was prepared for staff review in November and a revised draft Plan was then distributed to the Steering Committee in December. Comments were collected and collated by staff and sent to the consultants for inclusion into a final draft that was available in mid to late January, 2018.

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 new Comprehensive Plan (PlanNorman) 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 a document that frequently does not speak adequately to modern development concerns.