

**NORMAN PLANNING COMMISSION  
REGULAR SESSION MINUTES**

**AUGUST 8, 2013**

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 8<sup>th</sup> day of August 2013. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Vice Chairman Tom Knotts called the meeting to order at 6:30 p.m.

\* \* \*

Item No. 1, being:

**ROLL CALL**

MEMBERS PRESENT

Curtis McCarty  
Jim Gasaway  
Roberta Pailles  
Andy Sherrer  
Sandy Bahan  
Tom Knotts

MEMBERS ABSENT

Cindy Gordon  
Dave Boeck  
Chris Lewis

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &  
Community Development  
Jane Hudson, Principal Planner  
Janay Greenlee, Planner II  
Ken Danner, Subdivision Development  
Manager  
Roné Tromble, Recording Secretary  
Leah Messner, Asst. City Attorney  
Larry Knapp, GIS Analyst II  
Terry Floyd, Development Coordinator

\* \* \*

Item No. 6, being:

**RPT-1314-6 – PRESENTATION OF THE ANNUAL REPORT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN.**

**PRESENTATION BY STAFF:**

1. Ms. Connors – I am presenting to you the 2012 Annual Status Report of the Norman Development 2025 Plan. We bring this to you every year. This report primarily includes maps and tables and statistical summaries of the amount, type, and location of development that has occurred in the previous year. We are a little behind on this report this year. This report is separated into several different categories. One of them is our long-range planning activity, and this past year we adopted the Greenways Master Plan in August of 2012. We amended the Zoning Code quite often this last year. We did digital off-premise signs in April. We approved digital on-premise signs in October. We created a land use for crematoriums in November. We now allow chickens in the R-1 single-family zoning category, and we did that in November. Also, after the wildfires in August of 2012, the City Council adopted allowing temporary dwellings while rebuilding houses destroyed by the wildfires. Also City Council adopted the Original Townsite and Bishop Creek Neighborhood Plans in November of 2012. As some of you may remember, we had a long discussion on high density; we had the discussion series and then the development of the ordinance through 2012 and into 2013, and that has been tabled.

This is a map of the two plans that we did – the Original Townsite Neighborhood and Bishop Creek Neighborhood that was passed.

This shows you the residential construction activity. It is interesting the major single-family activity continues to be in Ward 6, but the highest numbers of new residential units are in Wards 3, 5 and 7, but all of those are multi-family units. In 2011 we had no permits for multi-family; in 2012 we have had an abundance – over 900, I believe, permits issued for multi-family units.

The new non-residential construction – primarily we're seeing the new construction in the University North Park area. Also up around the hospital there have been several new medical buildings that have been constructed. The others are smaller new construction along Main Street and on the east side of the City.

This is now the additions/alterations for non-residential. You can see in the center part of the City along Main Street we had a lot of add/alts, as we call them, permit activity and not so much outside the center part of the City.

We had 22 land use plan changes, and they were rather small, scattered all over across the City. We also did not have this past year any major subdivisions. We had so many in 2011 that we didn't have any major changes. I think we'll have a couple more major subdivisions coming through and preliminary plats that have expired being re-approved in 2013.

This shows your 2010 to 2012 platting history, with the red being the most recent year, 2011 in blue and 2010 being green. You can see in 2011 we had all that activity up along Indian Hills Road in the northwest corner of the City. This shows your Norman rural certificates of survey and short form plats, and those are primarily in the eastern part of Norman.

Some of the conclusions we can draw of what occurred in 2012, the commercial development was similar to 2011 but there was a sizeable increase in both industrial and office square footage in 2012 from the previous year. Again, University North Park had many developments underway in 2012 to be completed this year. And several new medical buildings are under construction at the west side Norman Regional Hospital. Multi-family residential construction in 2012 doubled from 2010. We had zero permits in 2011, so from 2011 to now we're seeing a huge increase in multi-family development. There was an increase in single-family construction value in 2012, however the value is still below the level of 2008, which was our last big year before we had the downturn in the economy, but we are seeing increases continually now over the last couple of years. Also additions and alterations are well above the average of the last five years in the single-family area.

Our total non-residential permitting valuation in 2012 was \$85.5 million; that was below the 2011 number, but still very encouraging. The majority of the valuation in non-residential was for new construction rather than additions and alterations. Our total value of all types of

construction activity in 2012 was \$213 million; this is the highest value in the last five years. This includes residential and non-residential, and it's also above the five-year average of the \$189.1 million. Our largest change was in the multi-family category. I'd be happy to answer any questions you might have.

\* \* \*