

ANNUAL 2018 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN

CITY OF NORMAN
July 2019



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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 2018. 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 occurred in the City of Norman during 2018. Sections begin with a narrative that is followed, where applicable, by maps and tables that include statistical summaries of the amount, type, and location of development and construction in Norman for calendar year 2018. 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

Home Energy Rating System / Energy Rating Index

In 2018, the City Council adopted Resolution R-1718-117 to establish a procedure to allow building permit fees to be adjusted as an incentive for residential homes achieving a certain Home Energy Rating Systems (HERS)/Energy Rating Index (ERI) score. The Home Energy Rating System (HERS) Index is the industry standard by which a home's energy efficiency is measured. It is also the nationally recognized system for inspecting and calculating a home's energy performance. HERS/ERI scores are lowered through efficient architectural design, optimal home orientation, reduced air leakage and intrusion, installation of high-energy efficiency appliances and heating, ventilating and cooling equipment, and other methods. The city implemented a six month trial program. The pilot program provided an incentive for new single-family residential home construction through an adjustment of the building permit fee based on the final HERS/ERI index rating (or score) of the home. A percentage of the building permit fee would be refunded based on the home's final score at time a Certificate of Occupancy (CO) is issued. As of December 2018, there were 22 applicants to the program, but none had made it to the CO stage. An expansion of the trial period was done in early 2019 to allow for homes to be completed, before the success or failure of the program is evaluated.

Historic District Expansion

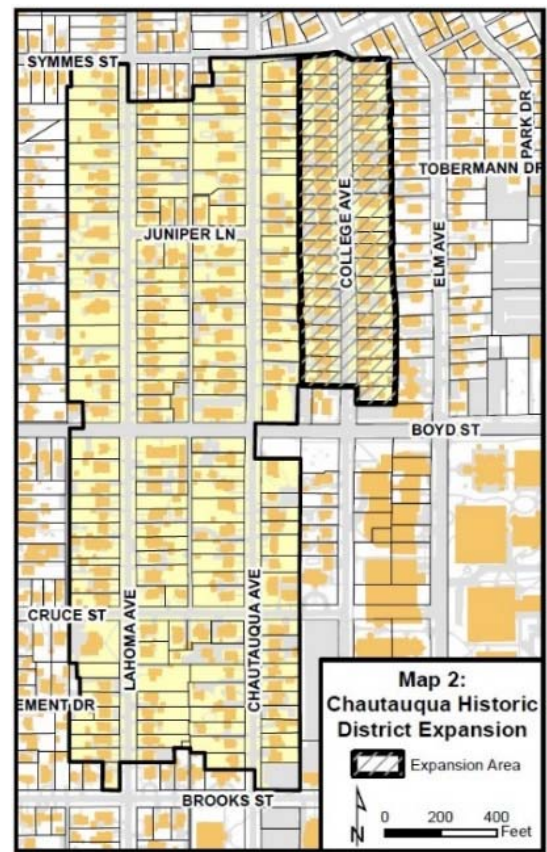
Southridge Historic District: In October of 2016, Southridge neighborhood successfully obtained designation of the Southridge Historic District. The Southridge Historic District contains 103

parcels located between Classen Boulevard and Oklahoma Avenue along the streets of Macy, Boyd, Tulsa, Okmulgee and Shawnee. Property owners on Classen between Brooks and Boyd Street became interested in joining the Southridge Historic District. Neighborhood leaders in the fall of 2017 began the process to expand the Southridge Historic District by seeking the support of property owners of the relevant properties. In March of 2018, the neighborhood leaders obtained the required signatures needed to request historic district designation, City Council approved the recommendation of approval forwarded the by the Historic District Commission and the additional 33 parcels, on Classen Avenue between Brooks Street and Boyd Street, were added to the Southridge Historic District.

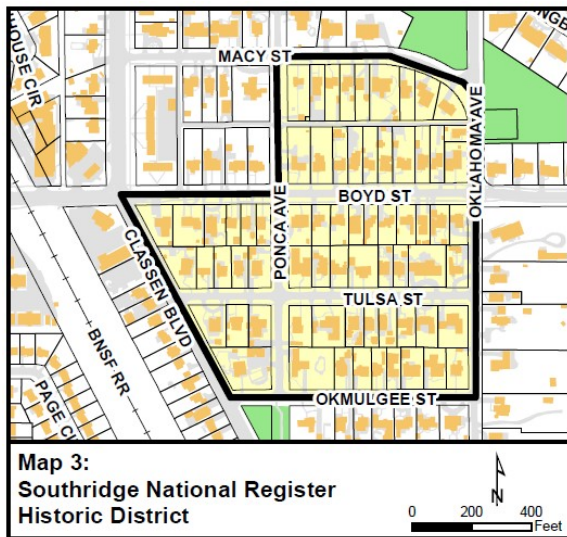


Chautauqua Historic District: Residents in the 400 block of College Avenue living adjacent to the current Chautauqua Historic District became concerned in January of 2018 with the preservation of their historic neighborhood, which led them to seek historic designation by becoming part of the Chautauqua Historic District.

In April of 2018 the neighbors in the 400 block of College Avenue, located between Symmes Street and Boyd Street, obtained the necessary signatures to seek historic district designation and become part of the Chautauqua Historic District. The Historic District Commission at its July 2, 2018 meeting recommended the approval of the expansion of the Chautauqua Historic District by the addition of 43 parcels located in the 400 block of College Avenue. On June 26, 2018, City Council approved this expansion of the Chautauqua Historic District.



National Register of Historic Places Designation



In the fall of 2017, neighbors in the Southridge Addition began the process to have a portion of the neighborhood placed on the National Register of Historic Places. The Historic District Commission at their May 7, 2018 meeting recommended to the State Historic Preservation Commission and the National Keeper of the Register that the Southridge Addition be placed on the National Register. On August 31, 2018, the Department of the Interior placed the Southridge Addition on the National Register of Historic Places. The Southridge Addition is comprised of 69 parcels located along Macy, Boyd, Tulsa and Okmulgee Streets. This is the first residential neighborhood district in Norman to be listed on the National Register of Historic Places. The State Historic Preservation Office has noted that this was the first residential district in Oklahoma to self-fund their nomination to the National Register.

Comprehensive Plan

The preparation of **PlanNorman** was suspended in early 2018. The consultant's last action was drafting a revised version of the Plan based on comments received from the Steering Committee in December 2017. That draft was available in January, 2018 and remains available on the **PlanNorman** website.

IV: AMENDMENTS TO THE CODE OF ORDINANCES

Tiny Houses

The City Council adopted ordinance O-1718-36 in March, which amends Chapter 22 to allow tiny houses to be permitted in Norman. Tiny houses may be allowed by City Council as a special use in the A-1, General Agricultural District; A-2, Rural Agricultural District; and RE, Residential Estate District. The International Code Council has published an appendix on tiny houses, which the city will adopt separately to regulate the construction of tiny houses.

Agri-Wedding Event Venues

The City Council adopted ordinance O-1718-36 in March, which amends Chapter 22 to allow agri-wedding event venues be allowed as a special use in Norman. This use may be adopted by City Council in the A-1, General Agricultural District, and A-2, Rural Agricultural District.

Sprinkler Requirements for Duplexes

In June of 2018, City Council adopted Ordinance O-1718-47, which requires duplexes built in the Central Core Area of Norman with four or more bedrooms in each unit to be sprinkled.

Generally, a two family duplex does not require fire protection through a sprinkler system under the International Residential Code (IRC). However, fire protection through a sprinkler system is generally required for apartments, boarding or lodging houses, hotels, motels, and townhouses (defined as more than two attached dwelling units with grade level access at each dwelling unit).

The increased density in the Center City Zoning District and the interest in the development in the Central Core Area of duplexes, which appear to be designed to house more than a single family unit on each side, (four or more bedrooms with a bathroom for each bedroom). It is prudent to require a similar level of fire protection for these duplexes as would be required for apartments, boarding houses, or lodging houses.

The language to require two-family structures (duplexes) be sprinkled will be added to the Zoning Ordinance in each section where duplexes are a permitted use or allowed by Special Use Permit and would specify this requirement is only applicable to the Central Core Area as defined in the map exhibit in Sec. 431.7. The zoning districts which allow two-family dwellings (duplexes) include R-2, RM-2, RM-6, R-3, RO, MUD, PUD, SPUD and the Center City Form Based Code.

Alcoholic Beverages in Movie Theatres

Recent changes to Oklahoma liquor laws and licensing to serve and sell alcohol has prompted the Council to approve Ordinance O-1718-51 to amend and update some of its zoning language to stay consistent with current laws. While reviewing the needed amendments to keep up with the State changes, staff is also moving forward with several amendments to clean-up old language in the Zoning Ordinance.

On June 6, 2017, House Bill 2186 was signed by the Governor, allowing movie theatres to serve alcohol. With the approval of House Bill 2186, movie theaters will now be able to sell beer and mixed drinks without separating its customers into an adults-only section, such as with the Warren Theater. House Bill 2186 allows movie theatres with mixed beverage licenses to sell alcoholic beverages for on premises consumption. To be served alcohol in such an establishment, HB requires that a person: (1) present identification exhibiting they are of the legal drinking age; and (2) wear a wrist bracelet or have their hand stamped.

Staff added language to “theatre” in the Zoning Ordinance so the sale of alcoholic beverages in theaters will not be in conflict to the existing code. The sale of alcoholic beverage in theaters will be allowed in the following zoning districts: PUD, Planned Unit Development; SPUD, Simple Planned Unit Development; C-1, Local Commercial District; C-2, General Commercial District; C-3, Intensive Commercial District; CR, Rural Commercial District with Special Use; MUD, Mixed Use Development District with Special Use; CCPUD, Center City Planned Unit Development.

Another recent change at the State level is to allow retail spirits stores (formerly called

“package stores”) as much as 20% monthly revenue from the sale of items other than alcoholic beverages. Staff reviewed the Zoning Ordinance and found several places where “package liquor store” or “liquor store” were used and replaced those terms with “retail spirits store”, again for consistency with the State laws.

In an additional change at the State level, the State reduced the percentage of food sales required for a restaurant from 50% down to 35% so staff is updating the definition of a restaurant in the Zoning Ordinance. Staff also deleted the “low point beer” qualifier from the definition of restaurant.

Finally, in review of the Zoning Ordinance staff found that the definition of Short Order Food Restaurant is outdated language and not applicable, therefore deleted. The definition of Restaurant covers any inquiries for clarification of allowed uses.

Medical Marijuana

In order to implement and follow current state law and regulation, Council approved O-1819-17 that adds Marijuana Establishments as permitted and special uses to the City of Norman’s various zoning districts. Marijuana Dispensaries are added as allowed uses in the following commercial zoning districts: C-1, C-2, TC, CR, MUD, Mixed Use Development District and CCFBC. The C-3 zoning district incorporates all C-2 uses so adding to C-3 separately was not necessary. Marijuana Dispensaries are added as Special Use in RO, Residence Office District, I-1, Light Industrial District, and M-1, Restricted Industrial District. Marijuana Processors are added as Special Use in the following zoning districts: C-1 Local Commercial, C-2, General Commercial, and C-3, Intensive Commercial, and MUD, Mixed Use Development zoning districts. Marijuana Processors are allowed by right in I-1, Light Industrial, I-2, Heavy Industrial, and M-1, Restricted Industrial zoning districts. Marijuana Growers are added as Special Use in CR, Rural Commercial District, and as a permitted use in A-1, General Agricultural, A-2, Rural Agricultural, I-1 Light Industrial, and M-1, Restricted Industrial zoning districts. Finally, Marijuana Researcher (a Marijuana Establishment category referenced but not yet formally permitted by state regulation) is added as a special use to O-1, Office Institutional, CO, Suburban Office Commercial District, C-1, Local Commercial, C-2, General Commercial, C-3, Intensive Commercial, I-1, Light Industrial, and M-1, Restricted Industrial zoning districts.

To allow for marijuana growers, processors and researchers in the CCFBC area a CCPUD is required. Marijuana dispensaries, growers, processors and researchers would be an allowed use in the I-2, Heavy Industrial zoning district.

Small Cell Wireless Facilities

Over the last year, cell phone providers and infrastructure providers have approached cities around Oklahoma about attaching a new technology called “small cells” on street lights, electric poles, and structures to enhance the cellular network and provide faster download

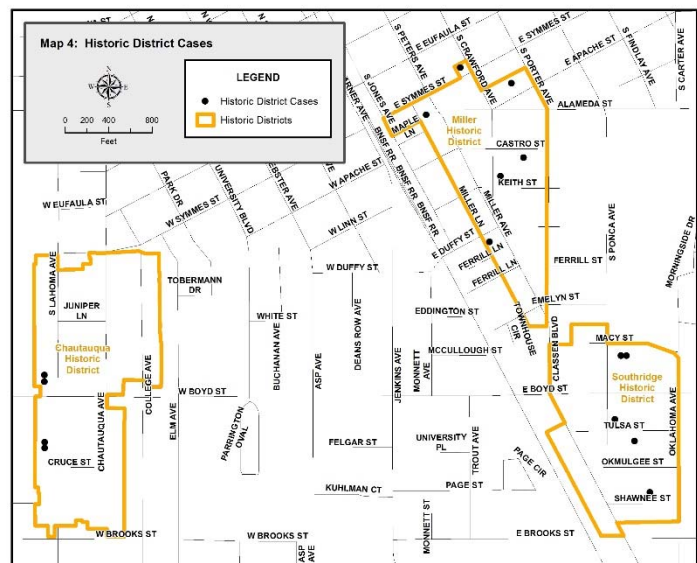
speeds. Small cells are critical to the implementation of a new fifth generation (5G) cellular network. The Oklahoma Municipal League formed a working group of municipal attorneys and municipal electric utility providers to work on legislation with cell service providers at the request of AT&T. The efforts of the working group culminated in Senate Bill 1388, which was signed by Governor Fallin on April 26, 2018.

The Federal Communications Commission (FCC) issued a Declaratory Ruling on September 26, 2018 in the matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment. This ruling included adoption of Final Rules for Streamlining State and Local Review of Wireless Facility Siting Applications. The Council approved Ordinance O-1819-18 to comply with the new laws and regulations.

V: HISTORIC DISTRICT COMMISSION, GREENBELT COMMISSION AND PRE-DEVELOPMENT ACTIVITY

Historic District Commission

The Norman Historic District Commission serves as the City Council's official historic preservation advisory body to identify, protect, and educate the public about Norman's historic resources. The Commission is a quasi-judicial body, which can confer a Certificate of Appropriateness for additions, alterations and new construction in Norman's three local Historic Districts. The City's Historic Preservation Officer may authorize specific types of projects by administrative bypass. During 2018 there were twenty-one applications for projects approved. Nine were approved with a Historic District Commission Certificate of Appropriateness and twelve were approved by administrative bypass.



Greenbelt Commission

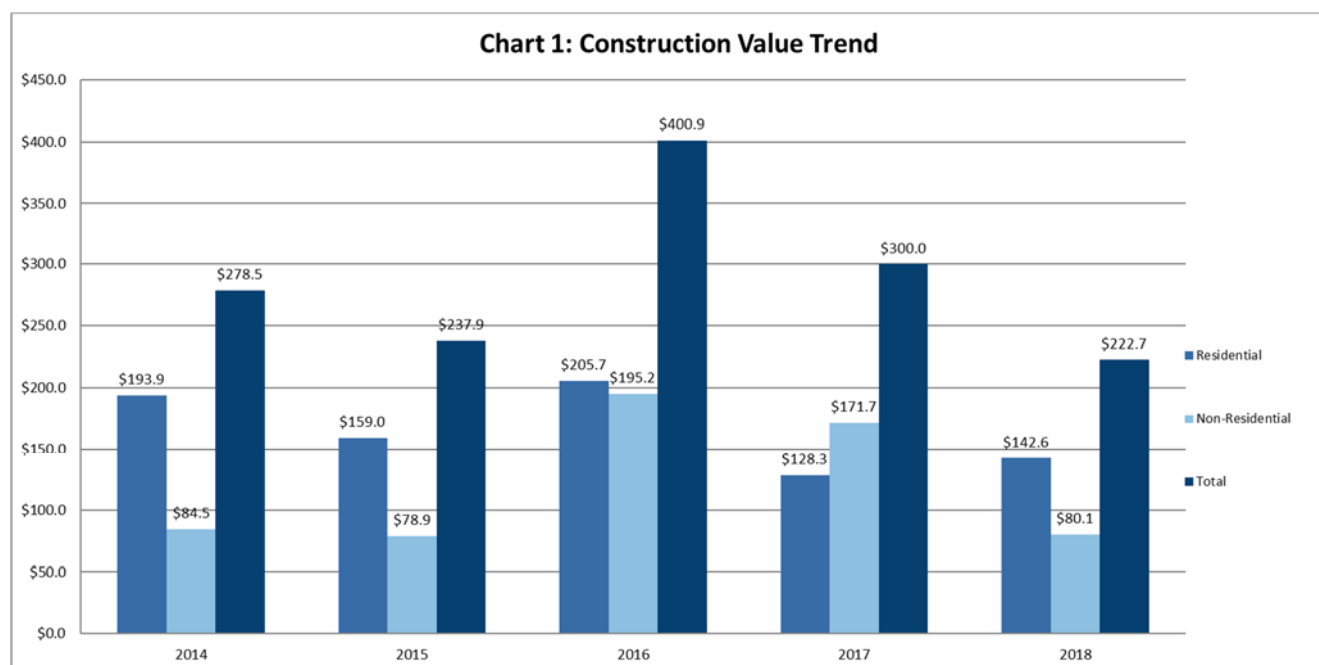
The Greenbelt Commission's duties include reviewing a Greenbelt Enhancement Statement for all applications for a NORMAN2025 Land Use Plan amendment, a Norman Rural Certificate of Survey or preliminary platting of land in the City. The Greenbelt Enhancement Statement articulates how the goals and objectives of Norman's Greenways Master Plan are met by the proposed development. In 2018, thirteen applications were reviewed.

Pre-Development Informational Meetings

As a part of the development process, the City requires a Pre-Development Informational Meeting be held with nearby property owners so 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 Informational 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 2018, eighteen applications were discussed in Pre-Development Informational Meetings.

VI: CONSTRUCTION ACTIVITY

This section identifies the construction activity permitted in Norman over the last year and compares it to recent trends. The value of construction permitted during this year was \$223 million. The overall value of construction is down \$77 million from 2017. The reduction is primarily in the commercial sector: it is down \$92 million from the prior year. One of the main drivers of this reduction is the lack of publicly funded projects starting during calendar year 2018. Among the City of Norman, Norman Public Schools, and The Moore Norman Technology Center there were \$3.7 million of construction permitted in calendar year 2018. Those entities accounted for \$56 million in commercial construction in 2016 and \$71 million in 2017. The Norman Forward projects that would have started during this period if they had not faced unexpected delays in land acquisition would have added approximately \$20 million to the commercial construction total.



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Chart 1 Illustrates the value of construction for the most recent years. The remainder of this section consists of descriptive summaries of maps and tables related to construction activity. Most of the analytical assessments reference *NORMAN 2025*, which is the most recent comprehensive plan and includes the most current statistical summaries and estimates.

Table 1: Calendar Year Dollar Value* of 2018 Construction and Four Previous Years							
Year	2014	2015	2016	2017	2018	TOTAL	5 YEAR AVG
New Single Family	\$101.3	\$108.7	\$90.2	\$96.2	\$113.4	\$509.8	\$102.0
New Mobile Homes	\$0.7	\$0.6	\$0.4	\$0.2	\$0.7	\$2.6	\$0.5
New Duplexes	\$1.7	\$5.1	\$10.3	\$8.9	\$2.0	\$28.0	\$5.6
New Multi-Family **	\$69.9	\$21.6	\$85.9	\$3.1	\$7.7	\$188.1	\$37.6
Additions/ Alterations to Residential All	\$20.4	\$23.0	\$18.9	\$20.0	\$18.8	\$101.1	\$20.2
Subtotal Residential	\$193.9	\$159.0	\$205.7	\$128.3	\$142.6	\$829.5	\$165.9
New Non-Residential	\$42.0	\$50.2	\$113.2	\$106.0	\$43.2	\$354.6	\$70.9
Additions/ Alterations to Non-Residential	\$39.2	\$28.7	\$82.0	\$65.7	\$36.9	\$252.4	\$50.5
Subtotal Non-Residential	\$84.5	\$78.9	\$195.2	\$171.7	\$80.1	\$610.4	\$122.1
Total All Construction	\$278.5	\$237.9	\$400.9	\$300.0	\$222.7	\$1,440.0	\$288.0
<i>*Values in Millions of Dollars</i>							
<i>**Group Quarters - nursing home with 88 beds.</i>							

Table 1 reflects the aggregate numbers for all types of construction between 2014 and 2018, the five-year total, and the average for those five years.

The total value of residential construction increased by \$14.3 million over the previous year led by a \$17.2 million increase in single family permits. The total value of single family houses permitted in 2018 was \$113.4 million with average value of the individual unit increasing to

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\$285,642 from the mid \$270,000s per unit of the previous three years. The value of duplexes permitted decreased by almost \$7 million and additions and alterations were also down in value. The only multi-family project permitted this year was an 88 bed group quarter that is geared toward seniors.

The total value of non-residential construction was \$80.1 million. New non-residential construction totaled \$43 million down from \$106 million the previous year. There were no permits for new construction over \$5 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. The largest new construction projects in 2018 were the Norman Pediatric Associates, the Baptist Collegiate Building, Shops of Cascade, and the Wash Factory. The Shops at Tecumseh Crossing had 11 permits for work valued at \$3.6 million, which finished out the shopping center. The value of non-residential additions and alterations was \$36.9 million. The only permit with a value in excess of \$5 million in 2018 was the renovation of St Thomas More University Parish. Other large additions and alterations include: Target, Victory Church Auditorium, Johnson Control Paint Booth, Moore Norman Technology Center, and Automax.



Norman Pediatric Associates



Shops at Tecumseh Crossing

Residential Construction

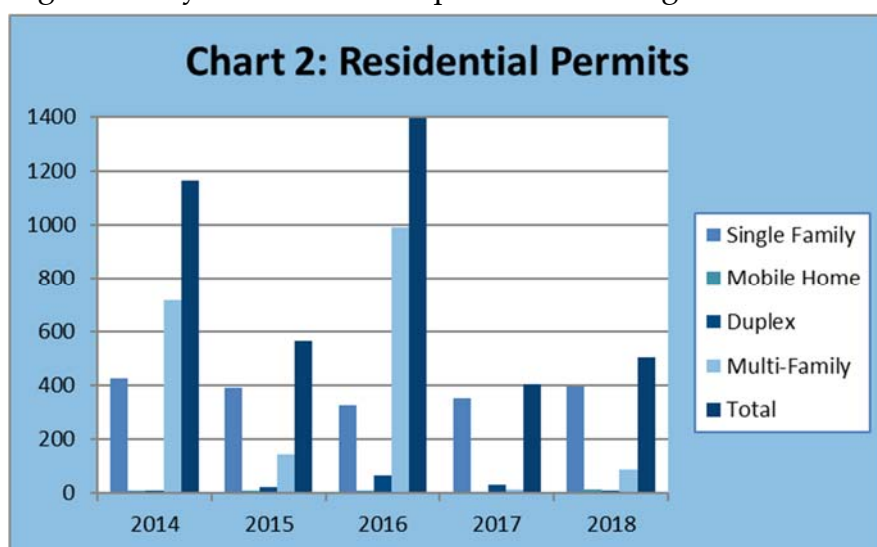
Consistent with national trends, construction of single-family houses was below the level that was predicted by *NORMAN 2025* since the housing crash of 2008. The area of residential

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
2018 PREDICTED*	423	(INCLUDED IN SINGLE FAMILY)	13	128	564
2018	397	12	10	88(4)	507
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
5 YEAR AVERAGE	379	10	28	391(55)	808

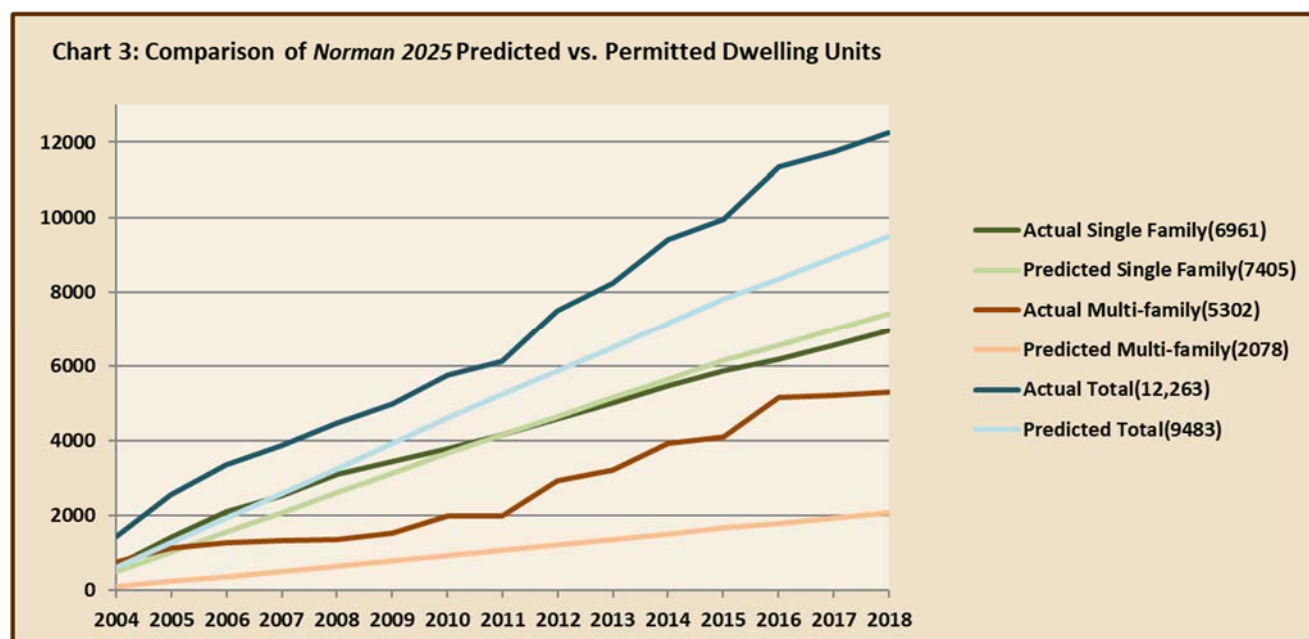
*NORMAN 2025 Land Demand Analysis

is shown in **Table 2**. 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 13 that shows the location of development by housing type.

Table 2 depicts new residential construction by type for 2014-2018, the five-year average, the volume of new residential construction predicted by the *Land Demand* for 2018, and the *Land Demand's* predicted 5-year average. The city's 507 new units permitted during 2018 are 89% of the *NORMAN 2025* prediction of 564 new units. The 397 new single-family units are 92% of the 423 units projected in the *Land Demand* and the 88 new multi-family units permitted in 2018 is 68% of the 128 units projected in the *Land Demand*. The 10 new duplexes are 76% of the 13 duplexes predicted by the *Land Demand*.



Although 2018 was a fairly slow year, examining it 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 shift back to single family housing as the dominant housing type being constructed after several years of multi-family units being the largest share of Norman's residential development is apparent in these charts.

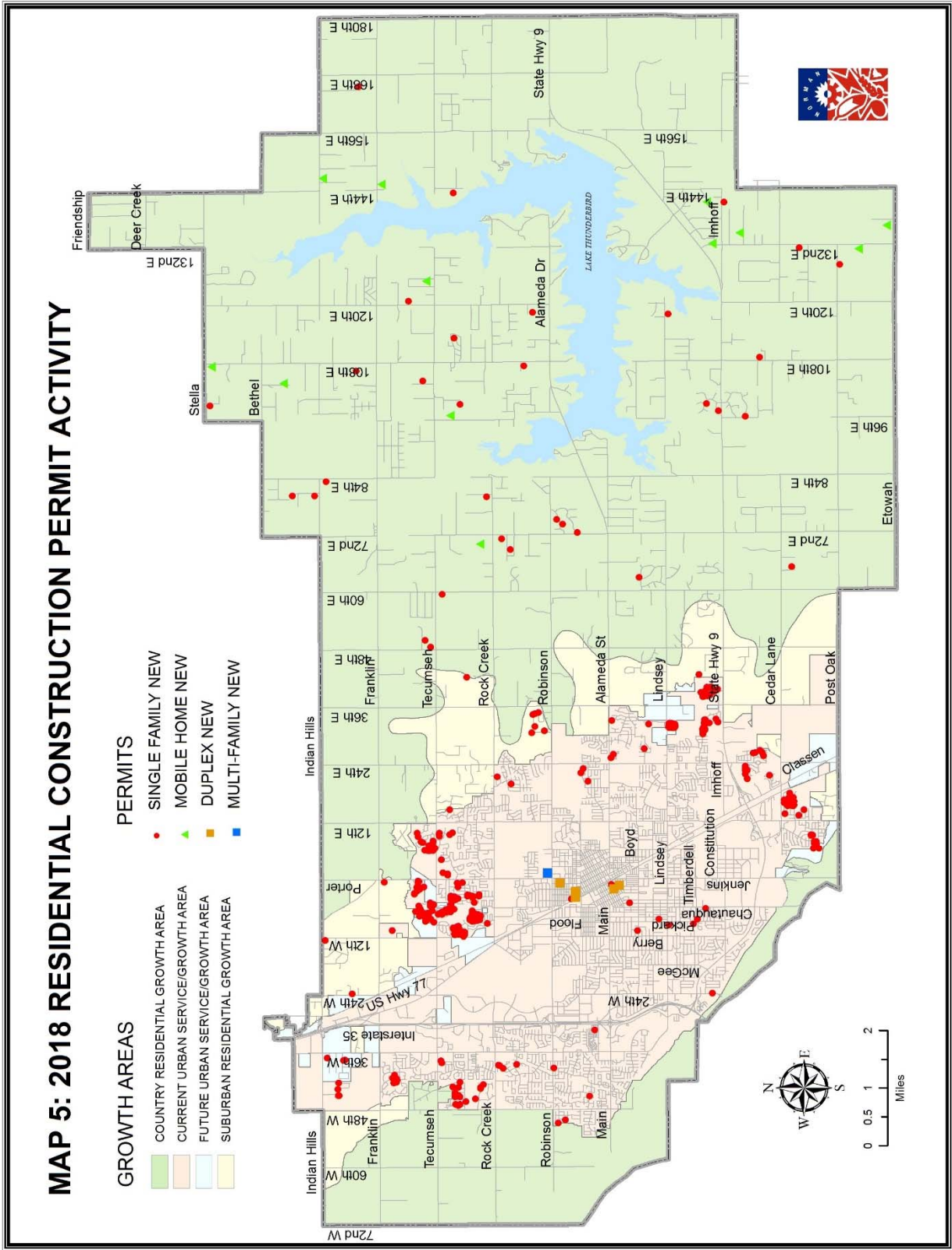


Looking at the entire period of *NORMAN 2025* as illustrated by **Chart 3** grants insight into longer term consumption of dwelling units. While the single family market developed fewer units than predicted in the past few years, the slower period followed an active period making the number of single 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 7,405 single family dwelling units by 2018, the actual number was 6,961. The difference of 444 is 6% 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 5,302 units of multi-family housing were developed, which is 3,224 more than the 2,078 predicted by the *Land Demand*. This is 155% more multi-family housing units than was predicted by *NORMAN 2025*. Over the last 14 years, the number of dwelling units of all types permitted exceeded the number predicted by 29% within the City of Norman. **Chart 3** also illustrates the sharp bend at the housing collapse of 2008 that reset Norman's single family housing development trajectory, which was followed by an increase in the development of multi-family. While Norman did not feel the 2008 downturn as sharply as some municipalities, the changes in lending practices precipitated changes in building practices that are still evident on the ground today. The last two years have seen the multi-family trend line flatten, while

the single family trend line continues steady growth. It will take a couple more years to see if these trends continue.

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
2018	348 (86%)	1 (0%)	6 (1%)	48 (12%)	507
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
5 YEAR AVERAGE	747 (91%)	4 (1%)	11 (2%)	45 (7%)	808
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 2018 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. Three of the last five years the CUSA have developed as predicted. 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.



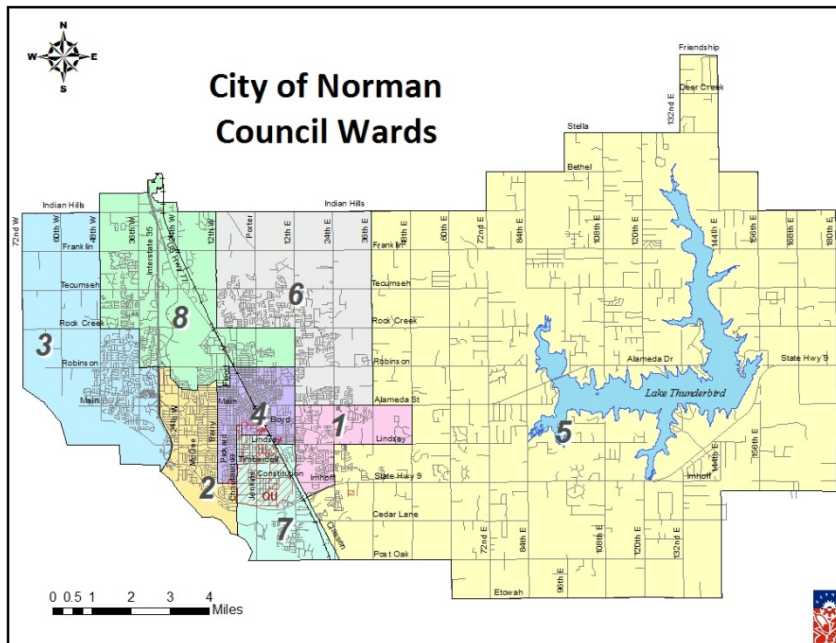
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Table 4 reflects new residential units permitted in 2018 by Ward boundaries. Ward 6 had the most single family permits with 36% of all single family. Since fewer multi-family units were permitted this year, Ward 6 was also the fastest growing ward followed by Wards 5 and 8.

Table 4: Calendar Year 2018 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	5	0	0	0	5	1%
Ward 2	1	0	0	0	1	0%
Ward 3	9	0	0	0	9	2%
Ward 4	11	0	10	0	21	4%
Ward 5	109	12	0	0	121	24%
Ward 6	180	0	0	0	180	36%
Ward 7	46	0	0	0	46	9%
Ward 8	36	0	0	88	124	24%
2018 TOTAL	397	12	10	88	507	100%

The duplexes 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. Many of the duplexes being developed have four or more bedrooms that are leased by the bedroom. These areas of redevelopment have been zoned as R-3 since the current Zoning Ordinance was enacted in 1954. While R-3 allows duplexes, many of these areas were historically developed as single family neighborhoods. The higher density of the duplexes is

leading to conflict with the neighbors, is inconsistent with the city's Three Unrelated Persons Ordinance, which has been in effect since the adoption of the current 1954 Zoning Ordinance,

and is straining the capacity of the aging infrastructure in the core area. A portion of this area was rezoned to Center City Form Based Code (CCFBC) in 2017. While the intent of the Form Based Code is to promote higher density, the expectation was that those units would be geared toward more traditional renters that would lease the entire unit rather than a single bedroom and more units would be allowed on a single lot than would be allowed under R-3. High density duplexes are still being built under the CCFBC. There were fewer duplexes developed this year, which may indicate that the new ordinance requiring duplexes with four or more bedrooms to be sprinkled may be slowing the development somewhat.

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
2018 CURRENT	359	4	0	1	364
2018 FUTURE	3	0	0	0	3
2018 SUBURBAN	8	2	1	1	12
2018 COUNTRY	1	15	18	10	44
2018 TOTAL	371	21	19	12	423
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	0	0	0	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	0	0	0	1
2014 SUBURBAN	2	5	1	2	10
2014 COUNTRY	6	19	12	13	50
2014 TOTAL	382	25	14	17	438
5 YEAR AVERAGE (TOTAL)	343	22	16	16	397

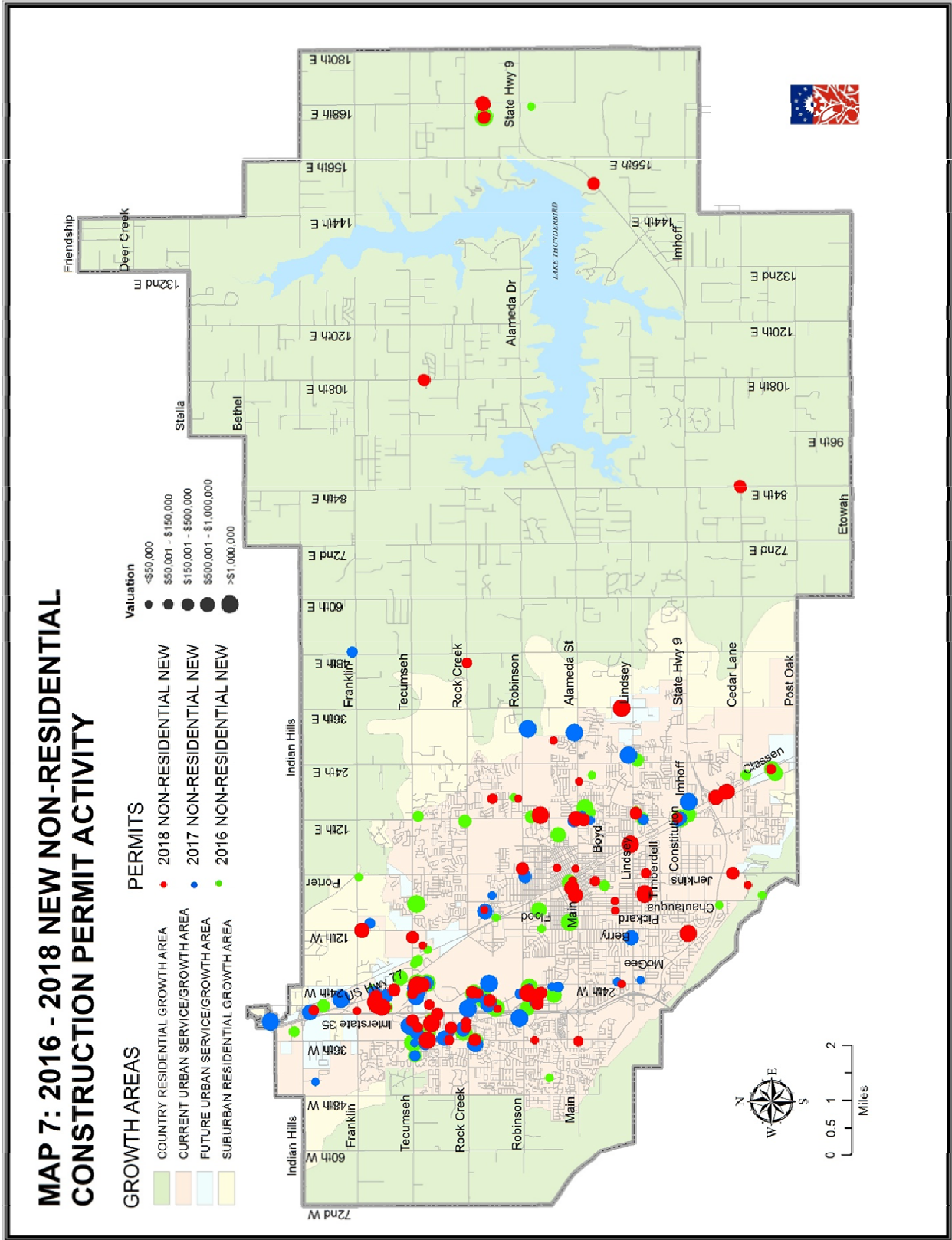
Table 5 reflects a grouping of parcel sizes within each growth area where the new residential units were permitted. As expected, smaller lots were developed in the Current Urban Service Area (CUSA) while larger lots were developed in the Country Residential Area.

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 2018 are down about \$68 million from 2017 with a total new dollar valuation of \$31,915,219 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 2014-2018 is \$51,684,527.

Table 6: Calendar Year Non-Residential New Construction Permits by Type					
	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2018 PERMITS	3	11	8	15	37
2018 ESTIMATED SQ FT	17,612	88,569	70,853	101,998	279,032
2018 ESTIMATED VALUE	\$1,065,300	\$9,594,419	\$9,650,000	\$11,605,500	\$31,915,219
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
5 YEAR AVERAGE PRMTS	6.5	11.75	9	13	41
5 YEAR AVERAGE SQ FT	79,201	74,520	66,685	191,778	412,183
5 YEAR AVERAGE VALUE	\$4,277,393	\$22,058,246	\$8,491,788	\$16,857,100	\$51,684,527
ANNUAL NORMAN 2025 SQ FT PROJECTION	84,691	N/A	94,350	195,136	N/A

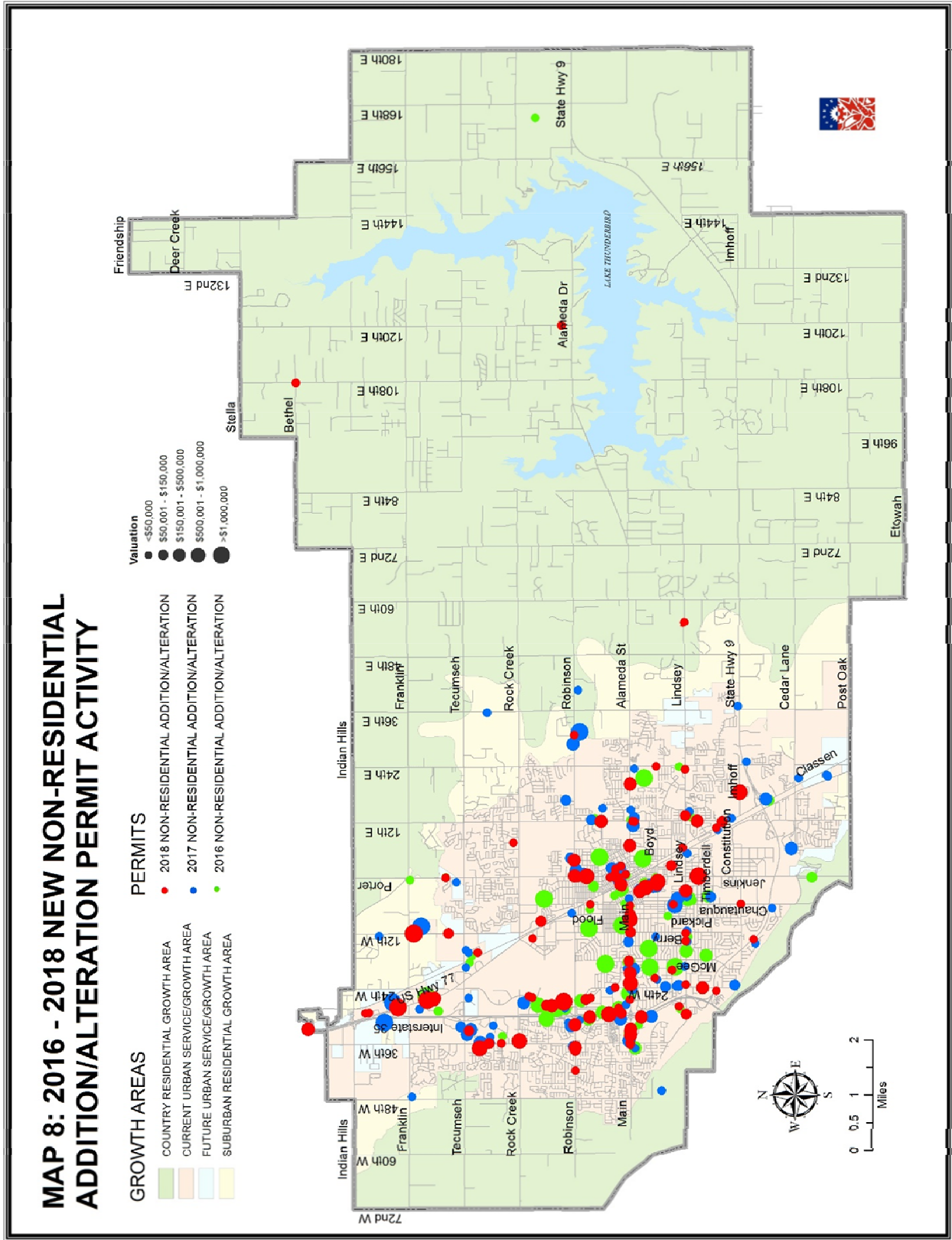
Map 7, on the next page, depicts the location new non-residential construction permit activity throughout Norman from 2014-2018.



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Map 8 depicts non-residential construction addition/alteration permit activity in Norman from 2015-2018. Non-residential additions and alterations to existing building stock occurred throughout the city in 2018. As usual, there were clusters in Downtown and Campus Corner, which included renovation to offices and gift stores, and restaurants. Some of the renovated businesses in Campus Corner include: Othello's, Logies, and Chase bank. Notable additions to Downtown include: Neighborhood Jam and Big Brew Company Brewing.





VII: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed nine applications for amendments to the *NORMAN 2025 Land Use and Transportation Plan* in 2018. Two more applications than in 2017. The amendments affected 20 acres, about 35 acres less than in 2017. The largest amendment in 2018 was the Grace Living Center that moved 8.5 acres of land from Medium Density Residential to Mixed Use. There were no service/growth area amendments in 2018.

Table 7 below and **Map 9** on page 21 identify each of the applications for *NORMAN 2025 Land Use and Transportation Plan* amendments approved during calendar year 2018. 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 2018 Land Use Plan Amendments							
RESOLUTION	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
1718-25	Hollywood Corners Station LLC	4712 N Porter Ave	Low Density Residential	Commercial	2.38	2-8-18 APP	6-12-18 APP
1718-76	Golden Tribe LLC	410, 414, 416 N Park Ave	Low Density Residential	Medium Density Residential	0.7	1-11-18 APP	5-8-18 APP
1718-77	Wally & Cynthia Kerr	801 36th Ave NW	Medium Density Residential	Office & Floodplain	0.73	1-11-18 APP	4-10-18 DEN
1718-95	Grace Living Center-Norman	SE Corner Main St & 48th Ave SW	Medium Density Residential	Mixed Use	8.5	3-8-18 APP	4-24-18 APP
1718-101	750 Imhoff, LLC	750 Imhoff Rd	High Density Residential	Mixed Use	1.54	4-12-18 APP	5-22-18 APP
1718-108	Zach Moffitt DDS	201 S Berry Rd	Low Density	Office	0.49	5-10-18 APP	6-26-18 APP
1718-109	Tecumseh Road Business Park	2200, 2231, 2251, 2271 Tecumseh Dr	Industrial	Mixed Use	5.9	5-10-18 DEN	6-26-18 APP
1819-19	Fulton Worster Group for Blue Jay Construction LLC	5451 Huettner Dr	Industrial	Commercial	6.2	8-9-18 DEN	Postponed to 2019
1819-32	Ryan & Hillary Pitts	1414 George Ave	Low Density Residential	Medium Density Residential	6500 sq ft	12-13-18 APP	1-22-19 APP

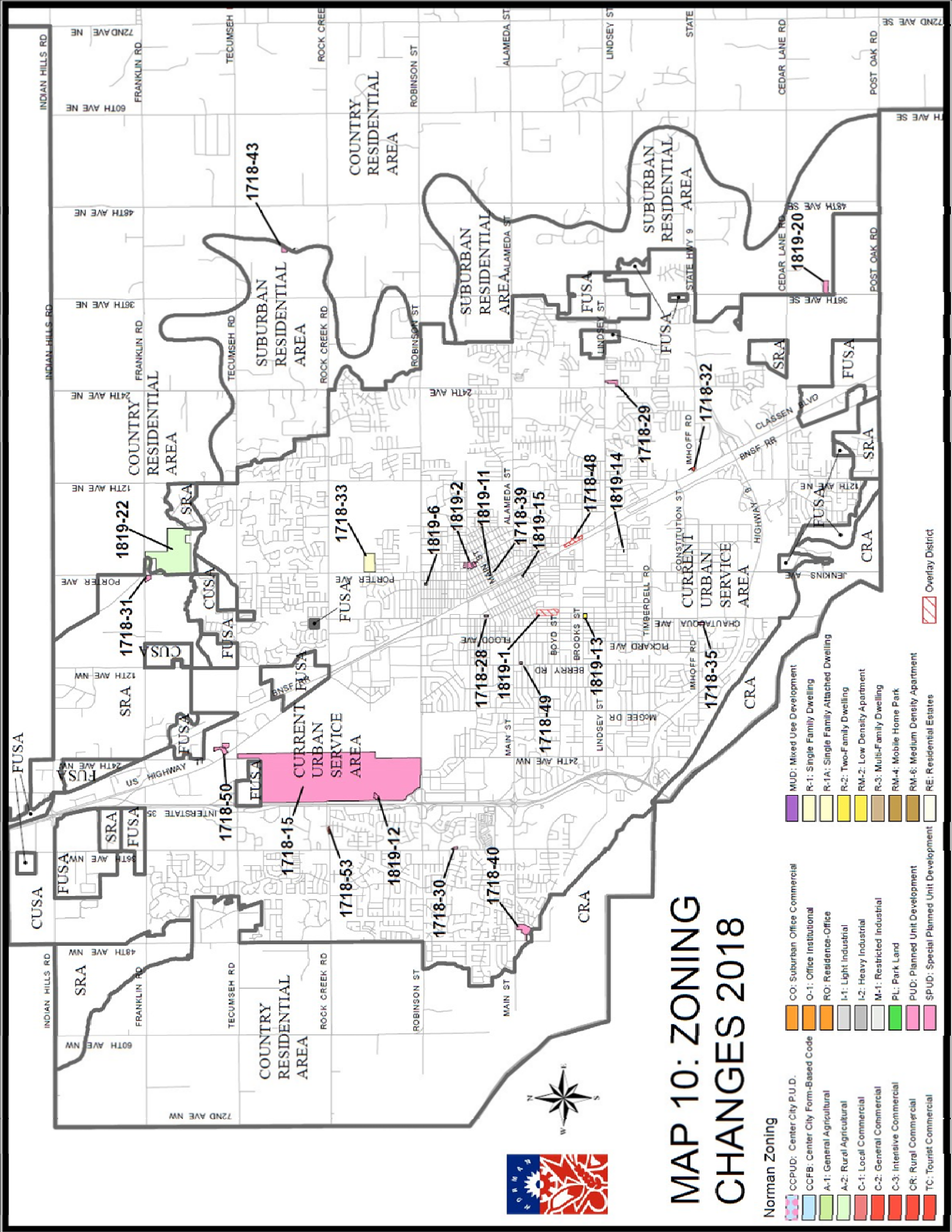
The City of Norman acted on 26 applications for rezoning during calendar year 2018, five more than were processed in 2017. All but three of the Zoning Amendments were less than 5 acres in size. The largest area rezoned was the 107 acre Jackson Freedom Farm, which was granted a special use to be an agri-wedding event venue. The second largest rezoning was a 15 acre special use for a school granted to the Church of the Nazarene. The third largest was a 5 acre PUD on 36th Ave SE that allowed for construction of a granny flat on a rural property. The 50 acre PUD amendment for an entertainment district in University North Park was approved by

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Table 8: Calendar year 2018 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 RESOLUTION	ACREAGE	PC ACTION	CC ACTION
1718-15	University North Park, LLC	N of Rock Creek Rd, S of Tecumseh Rd, E of I-35, W of Westheimer Airport	PUD	Amend PUD	na	up to 50 acres	APP 6/6/18	Withdrawn
1718-28	Golden Tribe, LLC	410, 414, 416 N Park Avenue	R-1	SPUD	na	0.7 acres	APP 1/11/18	DEN 4/24/18 (On appeal)
1718-29	A Storage One, LLC	1331 24th Avenue SE	PUD	Amend PUD	na	3.43 acres	APP 1/11/18	APP 2/27/18
1718-30	Wally & Cynthia Kerr	801 36th Avenue NW	RM-2	SPUD	na	0.73 acres	APP 1/11/18	DEN 4/10/18 (On appeal)
1718-31	Hollywood Corners Station, LLC	4712 N Porter Avenue	A-2	SPUD	na	2.38 acres	DEN 2/8/18	APP 6/12/18
1718-32	Factory Management, LLC	2735 Classen Boulevard	PUD	C-2	na	0.885 acres	APP 2/8/18	APP 3/27/18
1718-33	Church of the Nazarene of Norman	1801 N Porter Avenue	R-1	SU	na	15.02 acres	APP 2/8/18	APP 3/13/18
1718-35	750 Imhoff, LLC	750 E Imhoff Rd	RM-6	SPUD	na	1.54 acres	APP 4/12/18	APP 5/22/18
1718-39	CLLC, LLC	216 E Main St	C-3	SU	na	3500 sq ft.	APP 3/8/18	APP 4/24/18
1718-40	Grace Living Center-Norman	SE corner 48th Ave SW and Main St	C-1, RM-2 and RM-4	PUD	na	8.5 acres	APP 3/8/18	APP 4/24/18
1718-43	Avalon Homes	Lot 8, Block 1, Tanglewoods Addition	PUD	Amend PUD	na	2.38 acres	APP 4/12/18	APP 5/22/18
1718-48	Paul Johnston	Bounded by BNSF RR, Brooks Stree on S, Classen Blvd on E		HD	na	4.31 acres	APP 5/10/18	APP 6/26/18
1718-49	Zach Moffitt, DDS	201 S Berry Rd	R-2 and R-1	SPUD	na	0.49 acres	App 5/10/18	APP 6/26/18
1718-50	Tecumseh Road Business Park LLC & G&G Development, LLC	2200, 2231, 2251 & 2271 Tecumseh Dr	PUD	Amend PUD	na	5.9 acres	No Rec 5/10/18	APP 6/26/18
1718-53	S&S Family Properties, LLC	S fo Rock Creek Rd & W of Pendleton Dr	A-2	C-2	na	0.78 acres	DEN 6/14/18	APP 7/24/18
1819-1	College Avenue Historic Neighborhood	Both sides of College Avenue between Symmes on N and Boyd on S		HD	na	7.56 acres	APP 7/12/18	APP 8/14/18
1819-2	St. Joseph Catholic Church	E of Porter on N side of Acres and S to E Gray Street	C-2 & R-3	SPUD	na	4.27 acres	APP 7/12/18	APP 8/28/18
1819-5	Fulton Worster Group for Blue Jay Construction LLC	5451 Huettner Dr	I-1	PUD	na	6.2 acres	DEN 8/9/18	Postponed to 2019
1819-6	Northside Church of God	222 E Hayes St	R-3	SU	na	0.44 acres	APP 8/9/18	APP 9/25/18
1819-11	James L. Adair	205 E Main St	C-3	SU	na	0.08 acres	APP 11/8/18	APP 12/11/18
1819-12	UNP Restaurant, LLC dba Redrock Canyon Grill	1820 Legacy Park Dr	PUD	Amend PUD	na	1.898 acres	APP 11/8/18	APP 12/11/18
1819-13	Kappa Kappa Gamma	700 College Ave	R-2 and R-1	RM-2 SU	na	0.64 acres	APP 11/8/18	APP 12/11/18
1819-14	Ryan & Hillary Pitts	1414 George Ave	R-1	R-2	R-1819-32	6937 sq ft	APP 12/13/18	APP 1/22/19
1819-15	Robert Marriott & Peter Petromilli	103 W Apache St	CCFBC Urban General	CCPUD	na	6500 sq ft	APP 11/8/18	APP 11/27/18
1819-20	Don & Amy Stevens	4131 36th Ave SE	A-2	PUD	na	5.01 acres	APP 12/13/18	APP 1/22/19
1819-22	Jackson Freedom Farms LLC	4701 N Porter Ave	A-2	SU	na	107.4 acres	APP 12/13/18	APP 1/22/19

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



VIII: PLATTING AND SUBDIVISION ACTIVITY

Preliminary and Final Plats

Calendar year 2018 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 was slightly above the five-year average. More details regarding land divisions occurring in calendar year 2018 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 2018, 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 2018 indicate that final plats consumed 126 acres and created 174 lots. This is around 84 fewer acres than the five-year average and is 166 lots fewer than the five-year average being final platted. Companion **Map 12** shows the location of the 2018 plats as well as plats from the preceding two years.

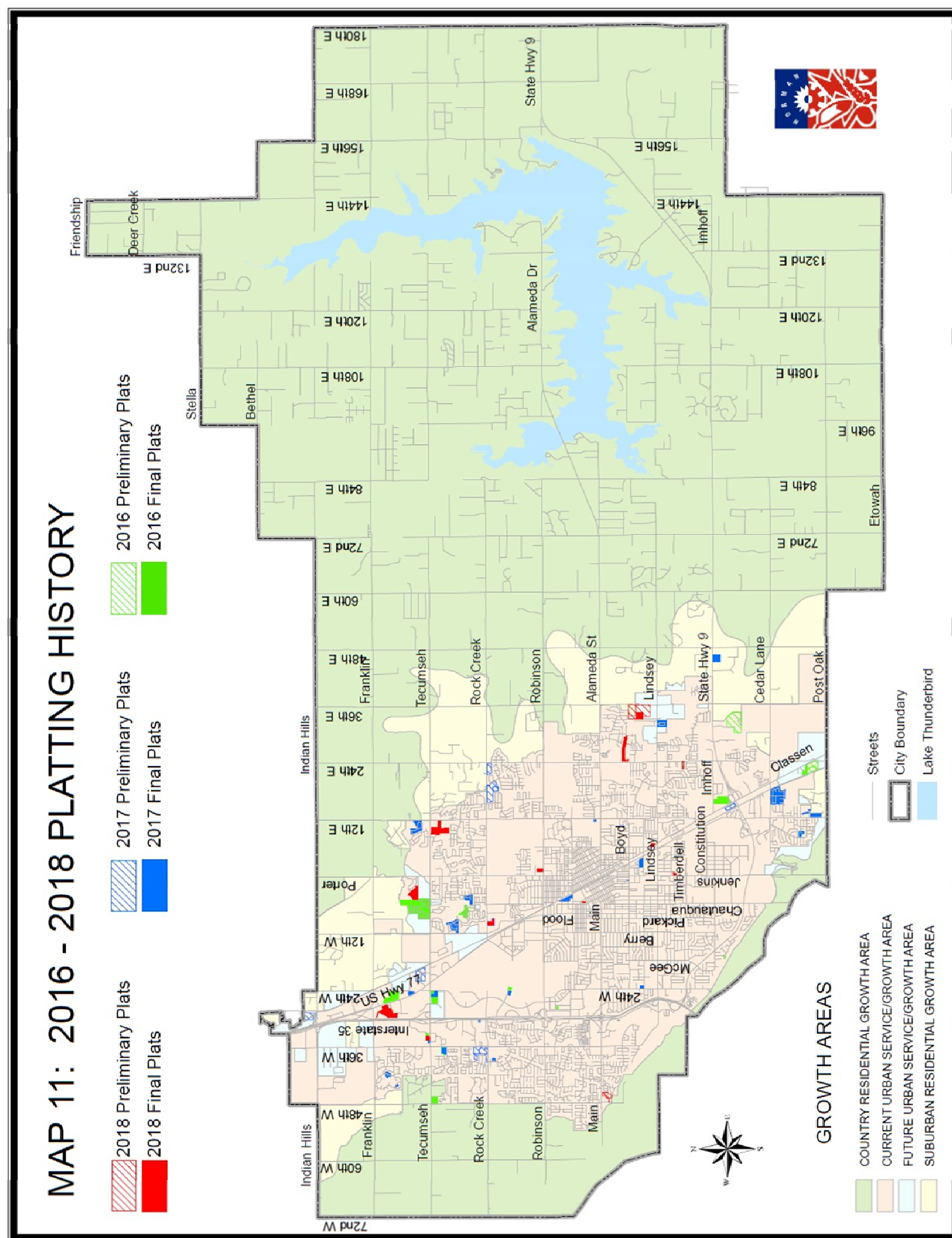
Table 9: Calendar Year Preliminary Plats by Service/Growth Area

	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2018 PRELIMS	3(1)	0(1)	0	0	4
2018 ACRES	52.89	15.68	0.00	0.00	68.57
2018 LOTS	6	1	0	0	7
2017 PRELIMS (PARTIAL)	8	0(1)	0 (1)	0	9
2017 ACRES	108.23	3.45	12.88	0.00	124.56
2017 LOTS	144	1	1	0	146
2016 PRELIMS	5	2	0	0	7
2016 ACRES	78.82	28.25	0.00	0.00	107.07
2016 LOTS	7	12	0	0	19
2015 PRELIMS (PARTIAL)	13(2)	5	0(2)	2	22
2015 ACRES	340.13	124.66	57.86	12.13	534.78
2015 LOTS	821	237	39	2	1099
2014 PRELIMS (PARTIAL)	10(1)	3(1)	1	2	17
2014 ACRES	164.55	30.96	10.30	18.06	223.87
2014 LOTS	112	94	4	5	215
5 YEAR Total # OF PLATS*	43.0	12.0	4.0	4.0	59.0
5 YEAR AVERAGE # OF PLATS*	8.6	2.4	0.8	0.8	11.8
5 YEAR AVERAGE # OF LOTS	218.0	69.0	8.8	1.4	297.2
5 YEAR AVERAGE ACRES	148.9	40.6	16.2	6.0	211.8

*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
2018 # FINAL PLATS	9	1	0	0	10
2018 ACRES	115.87	10.82	0.00	0.00	126.69
2018 LOTS	173	1	0	0	174
2018 AVG SINGLE FAMILY LOT SIZE	0.47	0.00	0.00	0	0.47
2018 AVG OTHER LOT SIZE*	1.56	10.82	0	0	1.84
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
5 YEAR TOTAL # FINAL PLATS**	89	5	2	3	96
5 YEAR AVG # FINAL PLATS**	17.8	1.0	0.4	0.6	19
5 YEAR AVG ACRES	192.30	8.6	3.8	5.4	210.1
5 YEAR AVG LOTS	336	1.8	1.6	1.2	340
5 YEAR AVG SF LOT SIZE	0.3	0.1	0.5	0.7	0.4
5 YEAR AVG OTHER LOT SIZE*	3.46	5.82	0.00	1.80	3.59
*Other includes all non-single family uses					
**Partial plats counted in all growth areas					



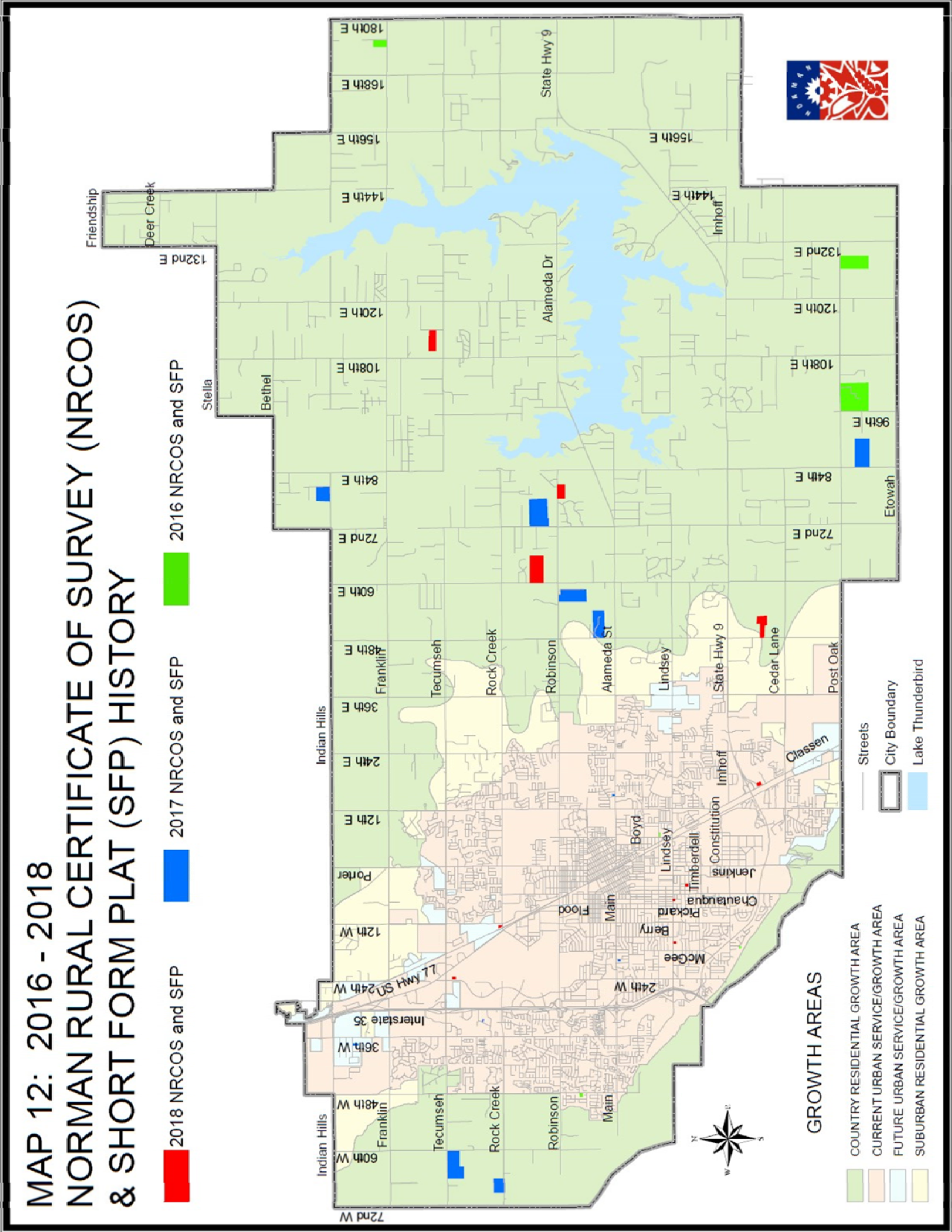
Norman Rural Certificates of Survey and Short Form Plats

This section summarizes land divisions done using Norman Rural Certificates of Survey (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 2018, 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 *NORMAN 2025*. In 2018, the City of Norman processed a total of 10 NRCOS/SFP's involving a total of 166 acres divided into 25 lots. This compares to 2017 when the City processed 10 NRCOS/SFP's involving 470 acres divided into 27 lots. The five-year average is 9 NRCOS/SFP's involving an average of 293 acres of land with an average of 25 lots. Companion **Map 12** shows the location of the 2018 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
2018 # COS AND SFP'S	5	1	0	4	10
2018 ACRES	7.26	2.26	0.00	156.63	166.15
2018 LOTS	10	2	0	13	25
2018 AVG LOT SIZE	0.73	1.13	0.00	12.05	6.65
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
2017 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
5 YEAR TOTAL # COS AND SFP'S	19	2	2	22	45
5 YEAR AVG # COS AND SFP'S	3.8	0.4	0.4	4.4	9.0
5 YEAR AVG ACRES	5.2	0.9	18.9	268.3	293.3
5 YEAR AVG LOTS	7.0	0.8	1.2	15.6	24.6
5 YEAR AVG LOT SIZE	0.8	0.5	6.0	16.7	11.9



XI: SUMMARY AND FUTURE OUTLOOK

Construction

The overall value of construction during 2018 is down \$77 million from 2017. The reduction is primarily in the commercial sector: it is down \$92 million from the prior year. The main driver of this reduction is the lack of publicly funded projects starting during calendar year 2018.

The total value of residential construction increased by \$14.3 million over the previous year led by a \$17.2 million increase in single family permits. The total value of single family houses permitted in 2018 was \$113.4 million with average value of the individual unit increasing to \$285,642 from the mid \$270,000s per unit of the previous three years. The number of single-family permits issued is up slightly from 2017.

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 Ward 6 followed by Wards 5 and 8.

Land Use and Zoning

The City of Norman accepted seven applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2018. Two of the seven were denied, one by Planning Commission and one by City Council. The largest amendment in 2018 was the Grace Living Center that moved 8.5 acres of land from Medium Density Residential to Mixed Use.

The City of Norman acted on 26 applications for rezoning during calendar year 2018, five more than were processed in 2017. All but three of the Zoning Amendments were less than 5 acres in size. The largest area rezoned was the 107 acre Jackson Freedom Farm, which was granted a special use to be an agri-wedding event venue.

Platting and Subdivision

In 2018 the City processed four Preliminary Plats totaling approximately 69 acres and including 6 lots. Ten Final Plats were approved in 2018 totaling about 127 acres and including 174 lots. All but one lot final platted were in the Current Urban Service Area.

Comprehensive Plan Update

The preparation of **PlanNorman** was suspended in early 2018. The consultant's last action was drafting a revised version of the plan based on comments received from the Steering Committee in December 2017. That draft was available in January, 2018 and remains available on the **PlanNorman** website. This process should be restarted once permanent management is in place at the City Manager and Planning Director level.

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 the Plan. 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 regulatory content since the 1950s. It is a document that frequently does not speak adequately to modern development requirements.