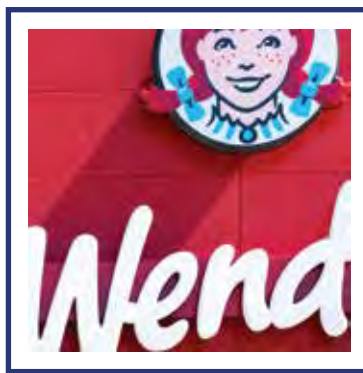




# CITY OF NORMAN ANNUAL 2019 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN



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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 2019. 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 five sections. Each section describes different aspects of development and planning that occurred in the City of Norman during 2019. 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 2019. 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: CONSTRUCTION ACTIVITY

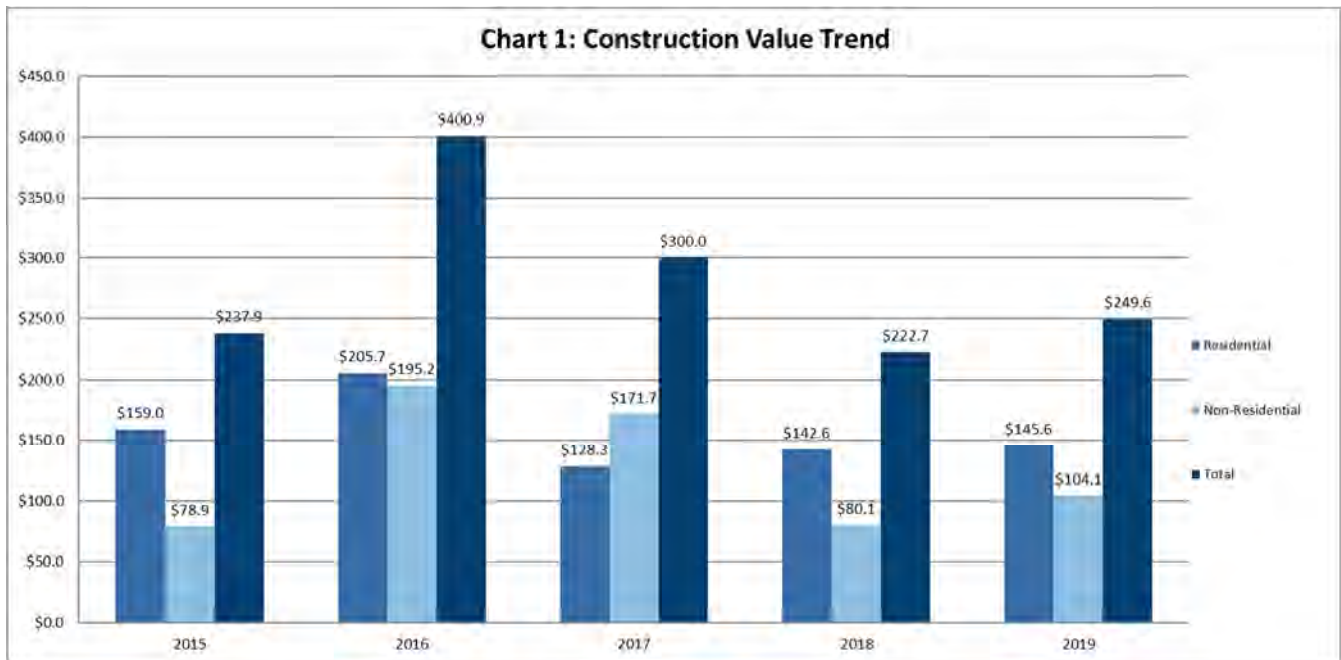
This section identifies the construction activity permitted in Norman over the last year and compares it to recent trends. The value of construction permitted during this year was \$249.6 million. The overall value of construction is up \$26.9 million from 2018. Both commercial and residential construction saw gains, with commercial construction increasing by \$24 million and residential construction increasing \$3 million. As in 2018, publicly funded construction accounted for less of the total than might be expected as the planned Norman Forward projects are still on hold. The majority of the nonresidential projects were privately funded.



*ABC Supply Company, Inc.*



## Norman Annual Development Report for 2019



**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.



*Beanstalk Coffee & Sno, Shops at Cascade*

| Table 1: Calendar Year Dollar Value* of 2019 Construction and Four Previous Years |                |                |                |                |                |                  |                |
|---|----------------|----------------|----------------|----------------|----------------|------------------|----------------|
| Year  | 2015           | 2016           | 2017           | 2018           | 2019           | TOTAL            | 5 YEAR AVG     |
| New Single Family   | \$108.7        | \$90.2         | \$96.2         | \$113.4        | <b>\$119.4</b> | \$527.9          | \$105.6        |
| New Mobile Homes  | \$0.6          | \$0.4          | \$0.2          | \$0.7          | <b>\$0.7</b>   | \$2.6            | \$0.5          |
| New Duplexes  | \$5.1          | \$10.3         | \$8.9          | \$2.0          | <b>\$4.9</b>   | \$31.2           | \$6.2          |
| New Multi-Family  | \$21.6         | \$85.9         | \$3.1          | \$7.7          | <b>\$1.5</b>   | \$119.7          | \$23.9         |
| Additions/Alterations to Residential  | \$23.0         | \$18.9         | \$20.0         | \$18.8         | <b>\$19.0</b>  | \$99.7           | \$19.9         |
| <b>Subtotal Residential</b>   | <b>\$159.0</b> | <b>\$205.7</b> | <b>\$128.3</b> | <b>\$142.6</b> | <b>\$145.6</b> | <b>\$781.2</b>   | <b>\$156.2</b> |
| New Non-Residential   | \$50.2         | \$113.2        | \$106.0        | \$43.2         | <b>\$47.6</b>  | \$360.1          | \$72.0         |
| Additions/Alterations to Non-Residential  | \$28.7         | \$82.0         | \$65.7         | \$36.9         | <b>\$56.5</b>  | \$269.8          | \$54.0         |
| <b>Subtotal Non-Residential</b>   | <b>\$78.9</b>  | <b>\$195.2</b> | <b>\$171.7</b> | <b>\$80.1</b>  | <b>\$104.1</b> | <b>\$630.0</b>   | <b>\$126.0</b> |
| <b>Total All Construction</b>   | <b>\$237.9</b> | <b>\$400.9</b> | <b>\$300.0</b> | <b>\$222.7</b> | <b>\$249.6</b> | <b>\$1,411.1</b> | <b>\$282.2</b> |

\*Values rounded to million dollar

**Table 1** reflects the aggregate numbers for all types of construction between 2015 and 2019, the five-year total, and the average for those five years.

The total value of residential construction increased by \$3 million over the previous year led by a \$6 million increase in single-family permits. The total value of single-family houses permitted in 2019 was \$119.4 million with an average value of the individual unit decreasing to \$275,000, which is down \$10,000 from 2018. The current value is in line with mid \$270,000s per unit the value from 2015-2017. The value of duplexes permitted increased by almost \$3 million and additions and alterations were up slightly. The only area that decreased significantly was multi-family housing, which was down \$6 million.

## Norman Annual Development Report for 2019

The total value of non-residential construction was \$104.1 million. New non-residential construction totaled \$47.6 million up from \$43.6 million the previous year. There was only one permit for new construction over \$5 million, the Residence Inn in University North Park. There were no projects valued at over \$5 million the previous year. There were 10 permits over \$1 million. Most of them were near the Healthplex on the northwest area and in University North Park. The value of non-residential additions and alterations was \$56.5 million. There were three with a value in excess of \$5 million in 2019: renovations of Moore Norman Technology Center, Kappa Kappa Gamma, and The Delta Hotel. Other large additions and alterations include: Nelson Mazda Showroom, AMC Robinson Crossing 6, Dimensions Academy and Wendy's.



*Garners Crossing*



*Wendy's*



*Franklin Business Park*



**Residential Construction**

The 434 permits issued in 2019 make it the first year in the last five that the number of single-family permits exceeded the number predicted by *NORMAN 2025* since the housing crash of 2008. In the years immediately following the housing crash, the area of residential construction that had the most growth is multi-family housing; however, this year multi-family is below what was predicted by *NORMAN 2025* for the third year in a row. This may signal a return to a more traditional housing market lead by single-family housing. A detailed account of new residential construction

**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                         |
| 2019 PREDICTED*                         | 425                 | (INCLUDED IN SINGLE FAMILY) | 13           | 132                         | 570                         |
| <b>2019</b>                             | <b>434</b>          | <b>11</b>                   | <b>21</b>    | <b>15 (2)</b>               | <b>481</b>                  |
| 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                         |
| 5 YEAR AVERAGE                          | 380                 | 10                          | 30           | 251 (23)                    | 671                         |

\*NORMAN 2025 Land Demand Analysis

by type for the last five years 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 1** on page 8 shows the location of development by housing type.

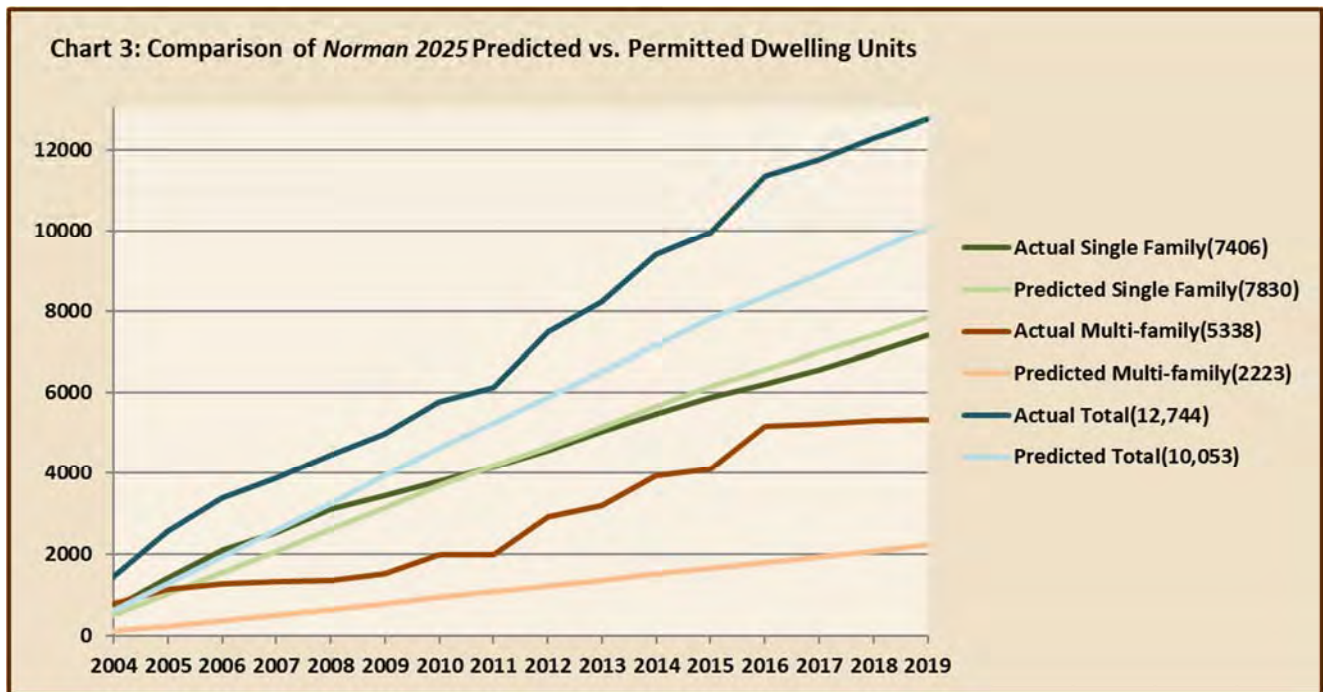
**Table 2** depicts new residential construction by type for 2015-2019, the five-year average, the volume of new residential construction predicted by the *Land Demand* for 2019, and the *Land Demand's* predicted 5-year average. The city's 481 new units permitted during 2019 are 84% of the *NORMAN 2025* prediction of 570 new units. The 434 new single-family units permitted are 102% of the 425 units needed projected in the *Land Demand* and the 15 new multi-family units permitted in 2019 are 11% of the 132 units needed projected in the *Land Demand*. The 21 new duplexes are 161% of the 13 duplexes predicted by the *Land Demand*.

Although 2019 was a slow year, examining it in the context of previous years, this may be seen as a correction as there are 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 7,830 single family dwelling units by 2019, the actual number was 7,406. The difference of 424 is 5% 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 5,338 units of multi-family housing were developed, which is 3,115 more than the 2,223 predicted by the *Land Demand*. This is 140% 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 27% 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 few years have seen the multi-family line flatten, while the single-family line continues steady growth.

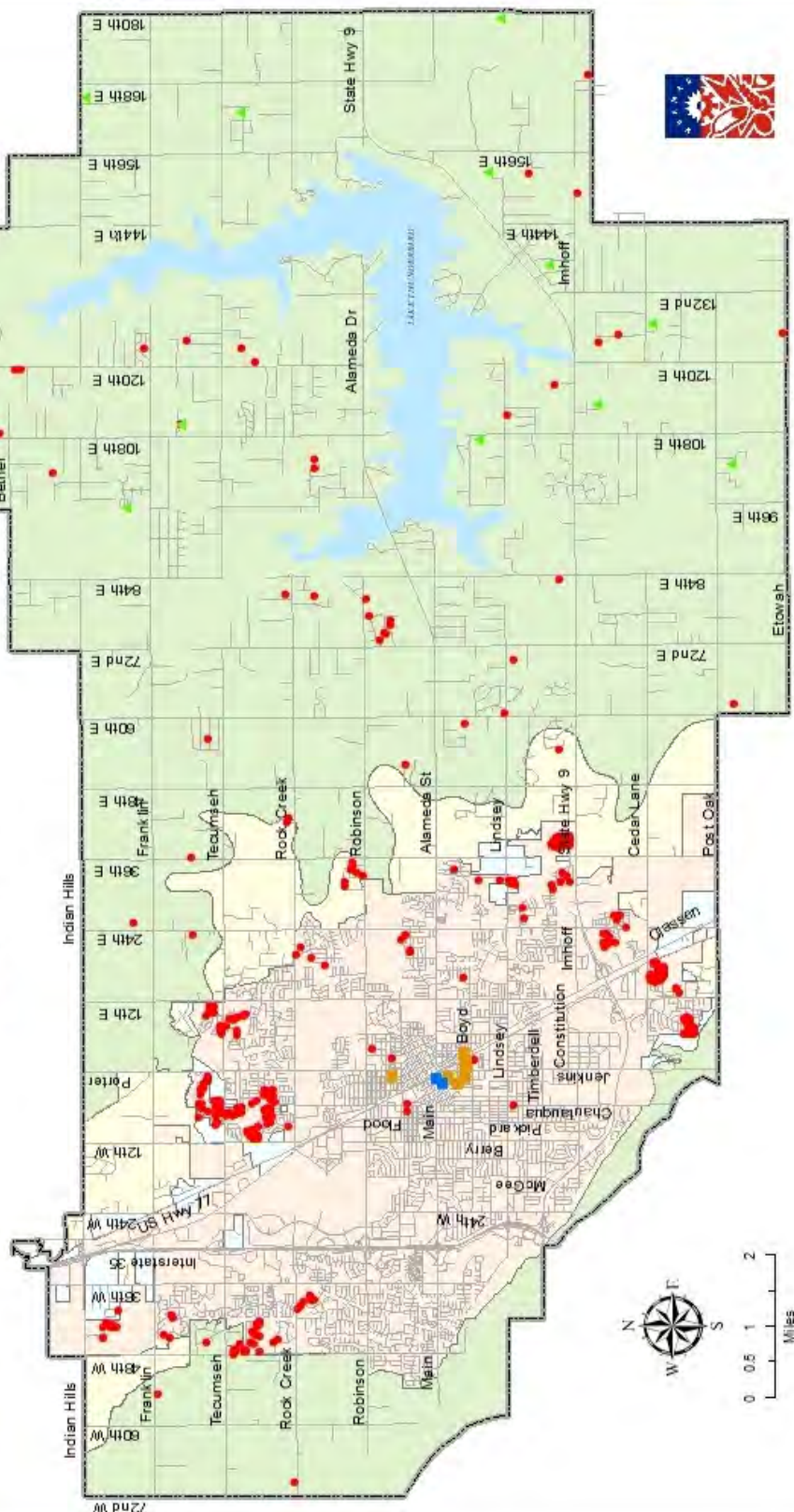
**Table 3: Calendar Year New Residential Units by Service/Growth Area**

| 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 |
|--|---|--|--|---|-------------|
| 2019   | 400 (86%)                                   | 1 (0%)                                     | 9 (2%)                                     | 56 (12%)                                  | 466         |
| 2018   | 448 (88%)                                   | 3 (1%)                                     | 12 (2%)                                    | 44 (9%)                                   | 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         |
| 5 YEAR AVERAGE                                   | 607 (89%)                                   | 2 (0%)                                     | 10 (2%)                                    | 49 (9%)                                   | 668         |
| 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 2019 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*, while 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. Four of the last five years the CUSA has 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* is returning to its more expected growth pattern. **Map 1** 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 1: 2019 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





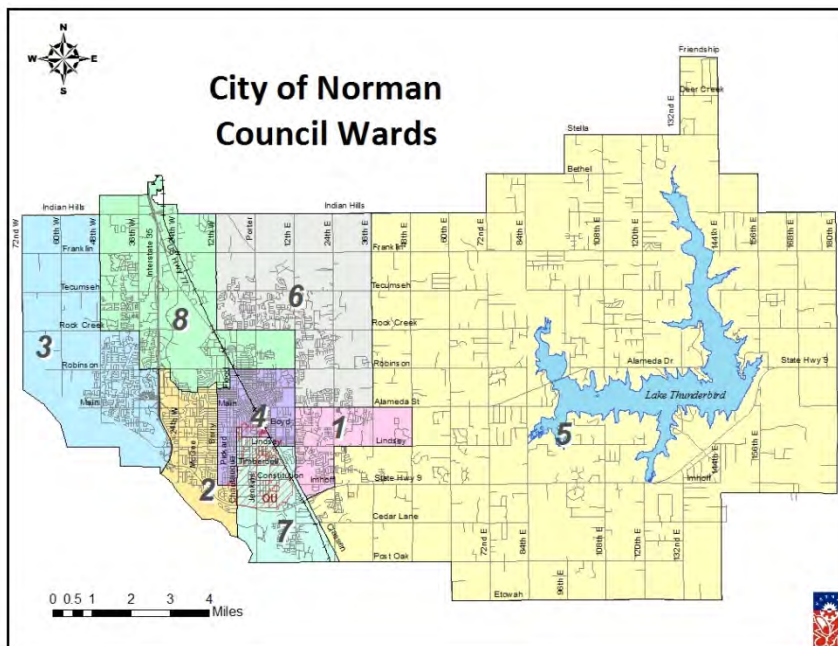
**Table 4** reflects new residential units permitted in 2019 by Ward boundaries. Ward 6 had the most single-family permits with 36% of all single-family. Since fewer multi-family units were permitted this year, Ward 6 was also the fastest growing ward followed by Wards 5 and 7.

**Table 4: Calendar Year 2019 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            | 0                   | 0                 | 0            | 0                          | 0                           | 0%                      |
| Ward 3            | 8                   | 0                 | 0            | 0                          | 8                           | 2%                      |
| Ward 4            | 9                   | 0                 | 21           | 15                         | 45                          | 9%                      |
| Ward 5            | 113                 | 11                | 0            | 0                          | 124                         | 26%                     |
| Ward 6            | 177                 | 0                 | 0            | 0                          | 177                         | 37%                     |
| Ward 7            | 82                  | 0                 | 0            | 0                          | 82                          | 17%                     |
| Ward 8            | 41                  | 0                 | 0            | 0                          | 41                          | 9%                      |
| <b>2019 TOTAL</b> | <b>434</b>          | <b>11</b>         | <b>21</b>    | <b>15</b>                  | <b>481</b>                  | <b>100%</b>             |

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 rent by the bedroom,

and has 4 or more bedrooms which has entered the Norman housing market recently. 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 in Ward 4 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. While duplex development has not returned to 2016 levels (66 units), the 21 units added in 2019 are up from the 10 units added in 2018. They also exceed the number expected by the *Land Demand*: only 2018 was in the predicted parameters.

**Table 5: Calendar Year New Residential Permits by Parcel Size and by Service/Growth Areas in the Most Recent Years**

|                               | < 2 ACRES  | 2 - 4.9 ACRES | 5 - 9.9 ACRES | >= 10 ACRES | GRAND TOTAL |
|-------------------------------|------------|---------------|---------------|-------------|-------------|
| <b>2019 CURRENT</b>           | 402        | 0             | 0             | 0           | <b>402</b>  |
| <b>2019 FUTURE</b>            | 1          | 0             | 0             | 0           | <b>1</b>    |
| <b>2019 SUBURBAN</b>          | 8          | 1             | 0             | 0           | <b>9</b>    |
| <b>2019 COUNTRY</b>           | 7          | 17            | 7             | 25          | <b>56</b>   |
| <b>2019 TOTAL</b>             | <b>418</b> | <b>18</b>     | <b>7</b>      | <b>25</b>   | <b>468</b>  |
| <b>2018 CURRENT</b>           | 359        | 4             | 0             | 1           | <b>364</b>  |
| <b>2018 FUTURE</b>            | 3          | 0             | 0             | 0           | <b>3</b>    |
| <b>2018 SUBURBAN</b>          | 8          | 2             | 1             | 1           | <b>12</b>   |
| <b>2018 COUNTRY</b>           | 1          | 15            | 18            | 10          | <b>44</b>   |
| <b>2018 TOTAL</b>             | <b>371</b> | <b>21</b>     | <b>19</b>     | <b>12</b>   | <b>423</b>  |
| <b>2017 CURRENT</b>           | 315        | 0             | 1             | 1           | <b>317</b>  |
| <b>2017 FUTURE</b>            | 1          | 0             | 0             | 0           | <b>1</b>    |
| <b>2017 SUBURBAN</b>          | 2          | 3             | 1             | 0           | <b>6</b>    |
| <b>2017 COUNTRY</b>           | 2          | 19            | 14            | 13          | <b>48</b>   |
| <b>2017 TOTAL</b>             | <b>320</b> | <b>22</b>     | <b>16</b>     | <b>14</b>   | <b>372</b>  |
| <b>2016 CURRENT</b>           | 296        | 1             | 1             | 3           | <b>301</b>  |
| <b>2016 FUTURE</b>            | 1          | 0             | 0             | 0           | <b>1</b>    |
| <b>2016 SUBURBAN</b>          | 3          | 2             | 1             | 2           | <b>8</b>    |
| <b>2016 COUNTRY</b>           | 3          | 14            | 11            | 11          | <b>39</b>   |
| <b>2016 TOTAL</b>             | <b>303</b> | <b>17</b>     | <b>13</b>     | <b>16</b>   | <b>349</b>  |
| <b>2015 CURRENT</b>           | 326        | 1             | 1             | 2           | <b>330</b>  |
| <b>2015 FUTURE</b>            | 3          | 0             | 0             | 0           | <b>3</b>    |
| <b>2015 SUBURBAN</b>          | 9          | 3             | 0             | 4           | <b>16</b>   |
| <b>2015 COUNTRY</b>           | 3          | 20            | 16            | 13          | <b>52</b>   |
| <b>2015 TOTAL</b>             | <b>341</b> | <b>24</b>     | <b>17</b>     | <b>19</b>   | <b>401</b>  |
| <b>5 YEAR AVERAGE (TOTAL)</b> | <b>351</b> | <b>20</b>     | <b>14</b>     | <b>17</b>   | <b>403</b>  |

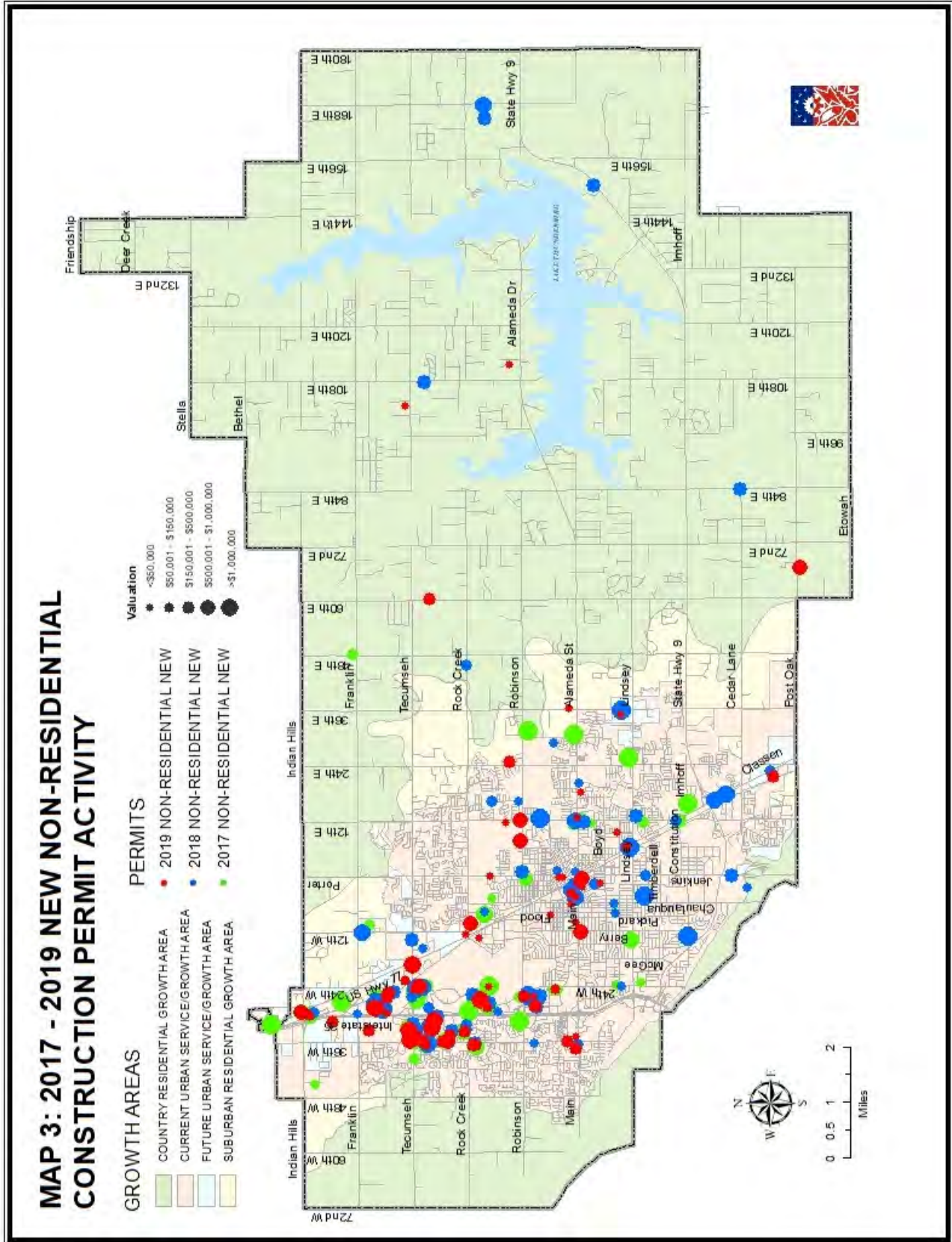
**Table 5** reflects a grouping of parcel sizes within each growth area where the new residential units were permitted. As expected, smaller lots were developed in the Current Urban Service Area (CUSA) while larger lots were developed in the Country Residential Area.

**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 2019 are up just over \$2.5 million from 2018 with a total new dollar valuation of \$34,549,000 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 2015-2019 is \$52,010,615.

| <b>Table 6: Calendar Year Non-Residential New Construction Permits by Type</b> |                    |                      |                     |                     |                     |
|--|--------------------|----------------------|---------------------|---------------------|---------------------|
|  | <b>INDUSTRIAL</b>  | <b>INSTITUTIONAL</b> | <b>OFFICE</b>       | <b>RETAIL</b>       | <b>TOTAL</b>        |
| <b>2019 PERMITS</b>  | <b>6</b>           | <b>1</b>             | <b>17</b>           | <b>7</b>            | <b>31</b>           |
| <b>2019 ESTIMATED SQ FT</b>  | <b>68,756</b>      | <b>2,000</b>         | <b>118,713</b>      | <b>156,079</b>      | <b>345,548</b>      |
| <b>2019 ESTIMATED VALUE</b>  | <b>\$3,500,000</b> | <b>\$377,000</b>     | <b>\$16,147,000</b> | <b>\$14,525,000</b> | <b>\$34,549,000</b> |
| 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        |
| <b>5 YEAR AVERAGE PRMITS</b>   | <b>10.25</b>       | <b>11.5</b>          | <b>14</b>           | <b>12</b>           | <b>48</b>           |
| <b>5 YEAR AVERAGE SQ FT</b>  | <b>107,915</b>     | <b>49,882</b>        | <b>109,931</b>      | <b>209,557</b>      | <b>477,284</b>      |
| <b>5 YEAR AVERAGE VALUE</b>  | <b>\$8,481,339</b> | <b>\$8,594,908</b>   | <b>\$14,883,174</b> | <b>\$20,051,195</b> | <b>\$52,010,615</b> |
| <b>ANNUAL NORMAN 2025 SQ FT PROJECTION</b>                                     | <b>84,691</b>      | <b>N/A</b>           | <b>94,350</b>       | <b>195,136</b>      | <b>N/A</b>          |

**Map 3**, on the next page, depicts the location of new non-residential construction permit activity throughout Norman from 2017-2019.





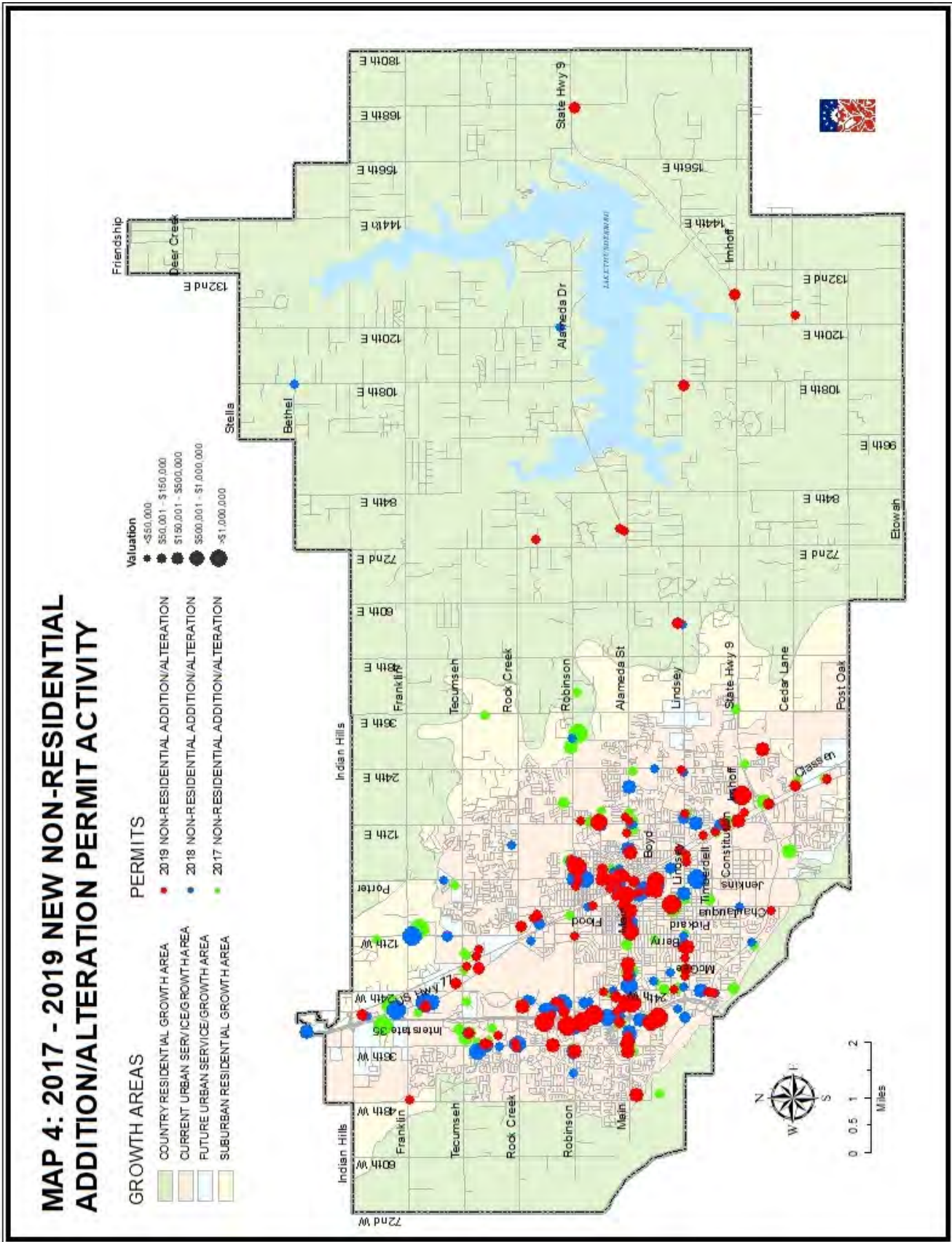
**Map 4** depicts non-residential construction addition/alteration permit activity in Norman from 2017-2019. Non-residential additions and alterations to existing building stock occurred throughout the city in 2019. As usual, there were clusters in Downtown and Campus Corner, which included renovation to offices and gift stores, and restaurants. Some of the renovated businesses in Campus Corner include Lucca and Crossed Cannons Brewery. Notable additions to Downtown include: Victoria's Pasta Shop, Nashbird, and Pryor's Pizza Kitchen. There were also some major remodels and new additions to Ed Noble Parkway. The most significant are Bed Bath & Beyond and Cost Plus World Market, which were both over \$500,000.



*Crossed Cannons Brewery*



*Cost Plus World Market*





**III: LAND USE PLAN AND ZONING AMENDMENTS**

The City of Norman processed six applications for amendments to the *NORMAN 2025 Land Use and Transportation Plan* in 2019. Three fewer applications than in 2018. The amendments affected 94 acres, about 74 acres more than in 2018. The largest amendment in 2019 was a 70-acre request to allow for building the City’s Emergency Operation Center and future use by the Norman Utilities Department. There was one service/growth area amendment in 2019.

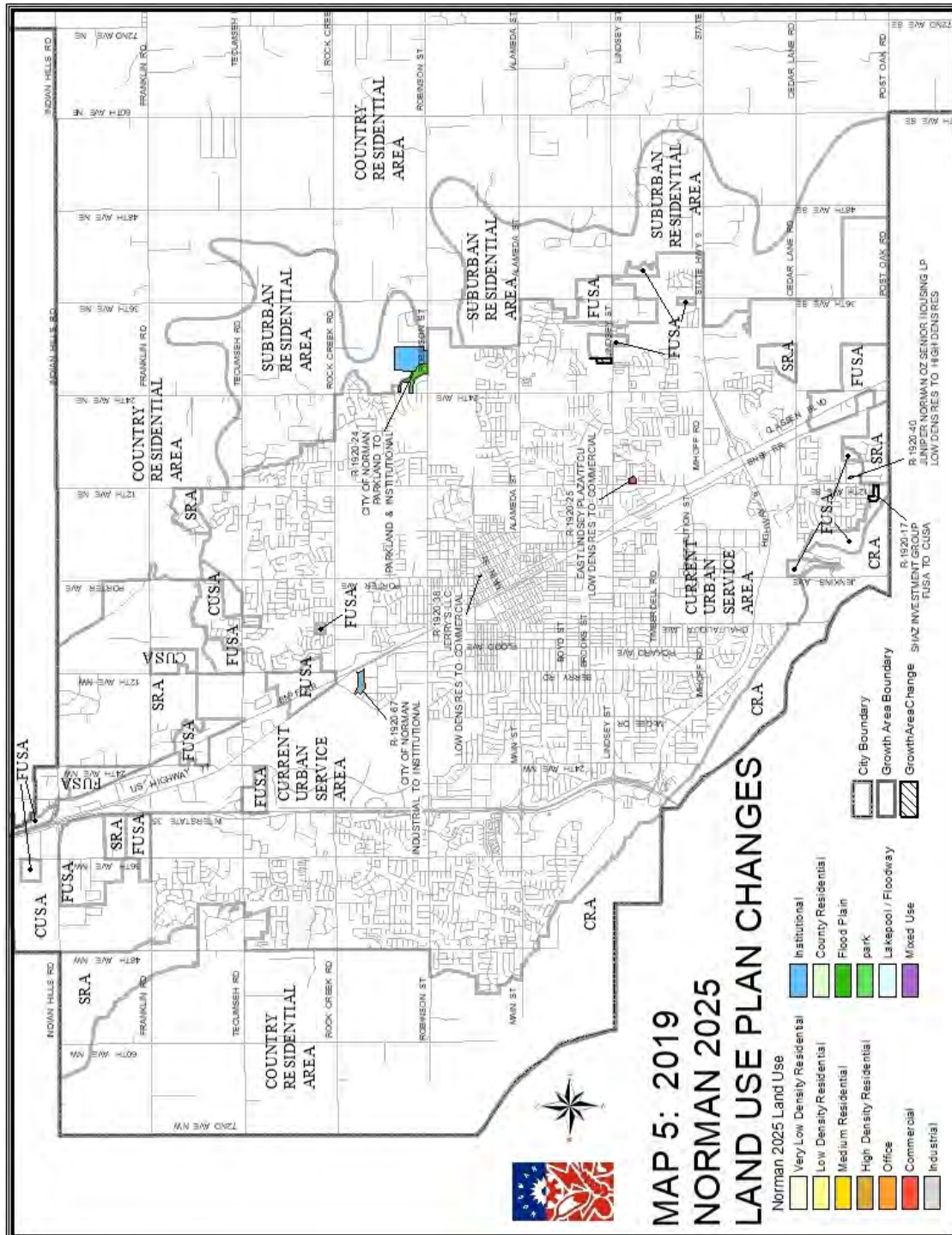
**Table 7** below and **Map 5** on page 17 identify each of the applications for *NORMAN 2025 Land Use and Transportation Plan* amendments approved during calendar year 2019. For each of the applications processed, the table summarizes the applicant’s name, property location, original *NORMAN 2025* designation, change(s) requested, acreage involved, and dates of the decisions taken by the Planning Commission and City Council.

| <b>Table 7: Calendar Year 2019 Land Use Plan Amendments</b> |                                     |  |                         |                                     |            |              |              |
|---|-------------------------------------|--|-------------------------|-------------------------------------|------------|--------------|--------------|
| RESOLUTION  | APPLICANT                           | LOCATION   | OLD USE                 | NEW USE                             | ACRES      | PC ACTION    | CC ACTION    |
| 1920-17   | Shaz Investment Group               | West of 12th SE, 3/4mi SE of Cedar Lane Rd.            | FUSA                    | CUSA                                | 7.89       | 8-8-19 APP   | 9-24-19 APP  |
| 1920-24   | City of Norman                      | NE of Robinson St & 24th Ave NE                        | Parkland / Open Space   | Parkland/Open Space & Institutional | 70.16      | 9-12-19 APP  | 10-22-19 APP |
| 1920-25   | East Lindsey Plaza/ TFCU            | 1451 12th Ave SE                                       | Low Density Residential | Commercial                          | 3          | 9-12-19 APP  | 10-22-19 APP |
| 1920-38   | Jerry's LLC                         | 325 E Tonhawa St                                       | Low Density Residential | Commercial                          | 8400 sq ft | 10-10-19 APP | 11-26-19 APP |
| 1920-40   | Juniper Norman OZ Senior Housing LP | NE of 12th Ave SE & Cobblestone Creek Dr               | Low Density             | High Density Residential            | 1.01       | 10-10-19 APP | 11-26-19 APP |
| 1920-67   | City of Norman                      | South of Da Vinci St between Flood Ave and Goddard Ave | Industrial              | Institutional                       | 11.87      | 12-12-19 APP | 1-28-20 APP  |
| <i>CUSA = Current Urban Service/Growth Area</i>             |                                     |  |                         |                                     |            |              |              |
| <i>FUSA = Future Urban Service/Growth Area</i>              |                                     |  |                         |                                     |            |              |              |
| <i>SRA = Suburban Residential Growth Area</i>               |                                     |  |                         |                                     |            |              |              |
| <i>CRA = Country Residential Growth Area</i>                |                                     |  |                         |                                     |            |              |              |

The City of Norman acted on 21 applications for rezoning during calendar year 2019, five less than were processed in 2018. The City of Norman had several large rezonings. The largest area rezoned was 147 acres for Ruby Grant Park, which rezoned from A-2, Rural Agricultural District, to PL, Park Land District. The park will include trails and a disc golf course. The second largest rezoning is the site of the Emergency Operations Center. Seventy acres of land was rezoned from A-2 to A-1 with Special use for Municipal Use and Park Land. Some of the area will be reserved for future use by the Utility Department. The third largest was 26 acres from A-2 to I-1 with Special Use for municipal uses on North Base.

# Norman Annual Development Report for 2019

**Table 8** on page 22 and **Map 6** on page 19 identify all of the zoning changes that were processed during calendar year 2019. The map only shows approved rezonings. 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.



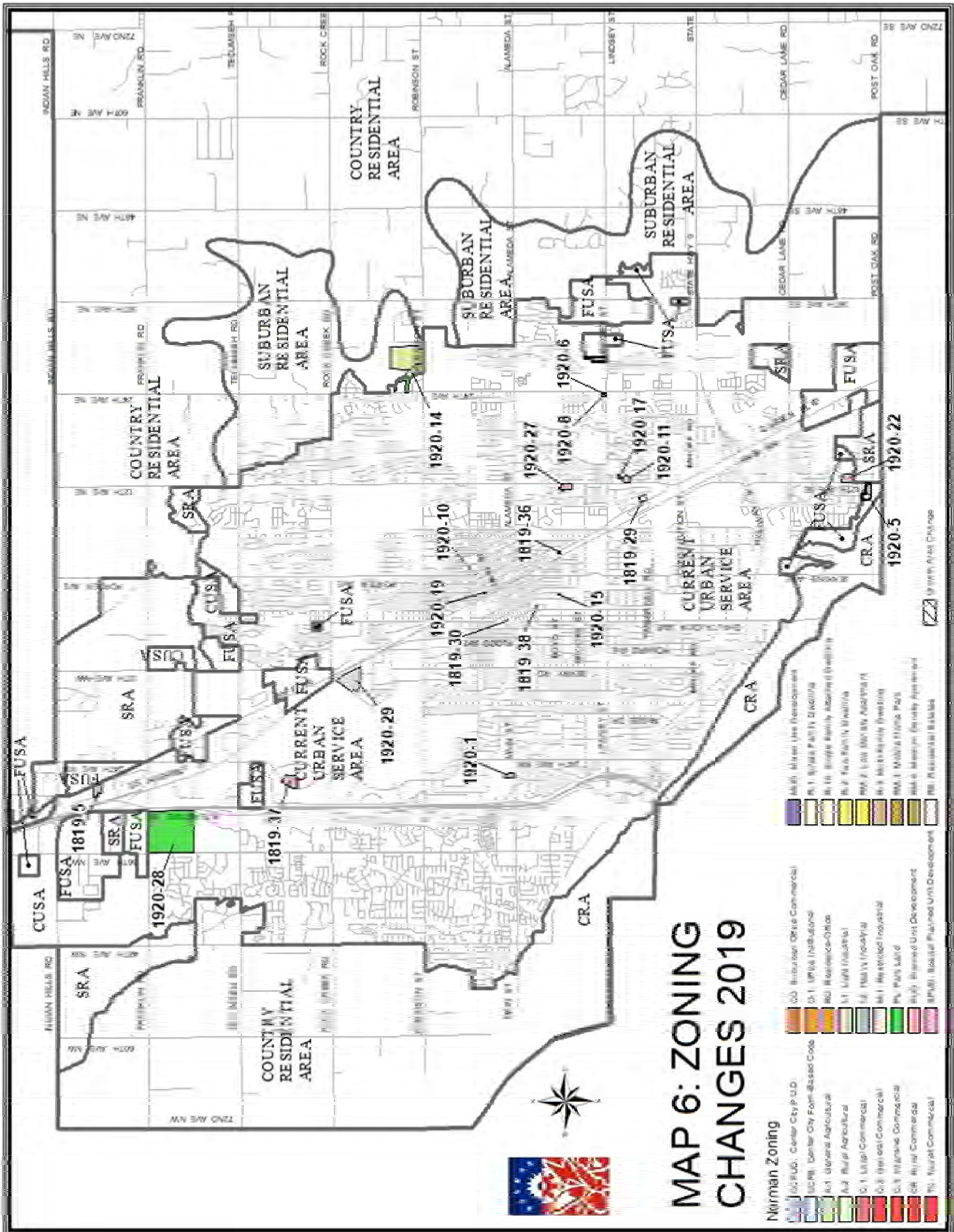


# Norman Annual Development Report for 2019

## Table 8: Calendar year 2019 Zoning Amendments

| ORDINANCE | APPLICANT                           | LOCATION   | FROM ZONING | TO ZONING              | RELATED N 2025 RESOLUTION | ACREAGE      | PC ACTION    | CC ACTION    |
|-----------|-------------------------------------|--|-------------|------------------------|---------------------------|--------------|--------------|--------------|
| 1819-29   | Children's House Montessori School  | 2323 Classen Blvd  | R-1         | SU                     | na                        | 1.89 acres   | APP 2/14/19  | APP 3/26/19  |
| 1819-30   | Craig Blankenship                   | 421 W. Gray St.  | CCFBC       | CCPUD                  | na                        | 5600 sq. ft. | APP 2/14/19  | APP 3/26/19  |
| 1819-36   | Zain Fuel, Inc.                     | 1226 Classen Blvd  | C-2         | SU                     | na                        | 0.46 acres   | APP 4/11/19  | APP 5/28/19  |
| 1819-37   | 310 Investments, LLC                | NE corner of 24th Ave NW and Radius Way                            | PUD         | Amend PUD              | na                        | 11.35 acres  | APP 4/11/19  | APP 5/28/19  |
| 1819-38   | BP 36th Ave SE LLC                  | 405 Park Dr.   | CCFBC       | CCPUD                  | na                        | 0.18 acres   | APP 4/11/19  | APP 5/14/19  |
| 1920-1    | Eviana LLC                          | 2505 W. Main St  | C-2         | SPUD                   | na                        | 3.16 acres   | DEN 7/11/19  | APP 11/12/19 |
| 1920-5    | Shaz Investment Group               | 12th Ave SE and 3/4mi south of Cedar Lane Rd                       | A-1         | R-1                    | R-1920-17                 | 7.89 acres   | APP 8/8/19   | APP 9/24/19  |
| 1920-6    | Midtown Processing, LLC             | 1104 24th Ave SE Units 1102-1104                                   | C-1         | SU                     | na                        | 0.63 acres   | APP 9/12/19  | APP 10/22/19 |
| 1920-8    | Mabs Medibles LLC                   | 2315 E. Lindsey St.  | C-1         | SU                     | na                        | 0.62 acres   | APP 9/12/19  | APP 10/22/19 |
| 1920-10   | Jerry's LLC                         | 325 E. Tonhawa St.   | R-3         | C-2                    | R-1920-38                 | 0.19 acres   | APP 10/10/19 | APP 11/26/19 |
| 1920-11   | East Lindsey Plaza/ TFCU            | 1200 Commerce Dr.  | RM-2        | SPUD                   | R-1920-25                 | 3.0 acres    | APP 9/12/19  | APP 10/22/19 |
| 1920-13   | 223 McCullough LLC                  | 223 McCullough St.   | CCFBC       | CCPUD                  | na                        | 0.16 acres   | DEN 10/10/19 | DEN 11/26/19 |
| 1920-14   | City of Norman                      | North and east of Robinson St. and 24th Ave NE                     | A-2         | PL, A-1 and A-1 w / SU | R-1920-24                 | 70.16 acres  | APP 9/12/19  | APP 10/22/19 |
| 1920-15   | Crossed Cannons Brewery             | 333 W. Boyd St.  | C-3         | SU                     | na                        | 2950 sq.ft.  | APP 9/12/19  | APP 10/22/19 |
| 1920-17   | UWD Norman Medical Dispensary       | 1304 Lindsey Plaza Dr.   | C-2         | SU                     | na                        | 2200 sq. ft. | APP 10/10/19 | APP 11/26/19 |
| 1920-19   | Greer Owings-Husserl                | 109 E. Tonhawa St. Suite 120                                       | C-3         | SU                     | na                        | 200 sq. ft.  | APP 10/10/19 | APP 11/26/19 |
| 1920-20   | MCD Wellness Society, LLC           | 230 W. Gray St.  | CCFBC       | CCPUD                  | na                        | 3500 sq. ft. | DEN 11/14/19 | DEN 1/14/20  |
| 1920-22   | Juniper Norman OZ Senior Housing LP | NE of 12th Ave SE & Cobblestone Creek Dr                           | R-1 and PUD | PUD                    | R-1920-40                 | 7.09 acres   | APP 10/10/19 | APP 11/26/19 |
| 1920-27   | Woods Row LLC                       | SW corner of E. Boyd St. and 12th Ave. SE                          | R-1         | SPUD                   | na                        | 4.71 acres   | APP 12/12/19 | APP 1/28/20  |
| 1920-28   | City of Norman                      | SE corner of Franklin Rd. and 36th Ave. NW                         | A-2         | PL                     | na                        | 147.47 acres | APP 12/12/19 | APP 1/28/20  |
| 1920-29   | City of Norman                      | North and South of Da Vinci St between Flood Ave. and Goddard Ave. | A-2         | I-1 w/SU               | R-1920-67                 | 25.87        | APP 12/12/19 | APP 1/28/20  |

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



**IV: PLATTING AND SUBDIVISION ACTIVITY**

***Preliminary and Final Plats***

Calendar year 2019 was average in terms of the number of preliminary plats and final plats processed in recent years. The number of lots receiving final approval was 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 2019 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 2019, 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 2019 indicate that final plats consumed 89 acres and created 167 lots. This is around 75 fewer acres than the five-year average and is slightly higher than the five-year average of 164 lots being final platted. Companion **Map 7** shows the location of the 2019 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        |
|-----------------------------------|----------------------------|---------------------------|---------------------------|--------------------------|--------------|
| <b>2019 PRELIMS (PARTIAL)</b>     | 6(2)                       | 2(1)                      | 0(1)                      | 0                        | 10           |
| <b>2019 ACRES</b>                 | 332.59                     | 15.99                     | 62.90                     | 0.00                     | 411.48       |
| <b>2019 LOTS</b>                  | 164                        | 48                        | 3                         | 0                        | 215          |
| <b>2018 PRELIMS (PARTIAL)</b>     | 3(1)                       | 0(1)                      | 0                         | 0                        | 4            |
| <b>2018 ACRES</b>                 | 52.89                      | 15.68                     | 0.00                      | 0.00                     | 68.57        |
| <b>2018 LOTS</b>                  | 6                          | 1                         | 0                         | 0                        | 7            |
| <b>2017 PRELIMS (PARTIAL)</b>     | 8                          | 0(1)                      | 0 (1)                     | 0                        | 9            |
| <b>2017 ACRES</b>                 | 108.23                     | 3.45                      | 12.88                     | 0.00                     | 124.56       |
| <b>2017 LOTS</b>                  | 144                        | 1                         | 1                         | 0                        | 146          |
| <b>2016 PRELIMS (PARTIAL)</b>     | 5                          | 2                         | 0                         | 0                        | 7            |
| <b>2016 ACRES</b>                 | 78.82                      | 28.25                     | 0.00                      | 0.00                     | 107.07       |
| <b>2016 LOTS</b>                  | 7                          | 12                        | 0                         | 0                        | 19           |
| <b>2015 PRELIMS (PARTIAL)</b>     | 13(2)                      | 5                         | 0(2)                      | 2                        | 22           |
| <b>2015 ACRES</b>                 | 340.13                     | 124.66                    | 57.86                     | 12.13                    | 534.78       |
| <b>2015 LOTS</b>                  | 821                        | 237                       | 39                        | 2                        | 1099         |
| <b>5 YEAR Total # OF PLATS*</b>   | <b>40.0</b>                | <b>12.0</b>               | <b>4.0</b>                | <b>2.0</b>               | <b>52.0</b>  |
| <b>5 YEAR AVERAGE # OF PLATS*</b> | <b>8.0</b>                 | <b>2.4</b>                | <b>0.8</b>                | <b>0.4</b>               | <b>10.4</b>  |
| <b>5 YEAR AVERAGE # OF LOTS</b>   | <b>228.4</b>               | <b>59.8</b>               | <b>8.6</b>                | <b>0.4</b>               | <b>297.2</b> |
| <b>5 YEAR AVERAGE ACRES</b>       | <b>182.5</b>               | <b>37.6</b>               | <b>26.7</b>               | <b>2.4</b>               | <b>249.3</b> |

\*Partial plats counted in all growth areas

**Table 10: Calendar Year Approved Final Plats by Service/Growth Area**

| GROWTH AREA/<br>SERVICE AREA    | CURRENT<br>URBAN<br>SERVICE<br>AREA | FUTURE<br>URBAN<br>SERVICE<br>AREA | SUBURBAN<br>RESIDENTIAL<br>AREA | COUNTRY<br>RESIDENTIAL<br>AREA | TOTAL  |
|---------------------------------|-------------------------------------|------------------------------------|---------------------------------|--------------------------------|--------|
| 2019 # FINAL PLATS              | 8                                   | 1                                  | 0                               | 0                              | 9      |
| 2019 ACRES                      | 84.25                               | 3.45                               | 0.00                            | 0.00                           | 87.70  |
| 2019 LOTS                       | 166                                 | 1                                  | 0                               | 0                              | 167    |
| 2019 AVG SINGLE FAMILY LOT SIZE | 0.39                                | 0.00                               | 0.00                            | 0                              | 0.39   |
| 2019 AVG OTHER LOT SIZE*        | 5.1                                 | 3.45                               | 0                               | 0                              | 4.8    |
| 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                               | 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   |
| 5 YEAR TOTAL # FINAL PLATS**    | 76                                  | 5                                  | 2                               | 1                              | 83     |
| 5 YEAR AVG # FINAL PLATS**      | 15.2                                | 1.0                                | 0.4                             | 0.2                            | 17     |
| 5 YEAR AVG ACRES                | 149.70                              | 9.0                                | 3.8                             | 1.8                            | 164.3  |
| 5 YEAR AVG LOTS                 | 281                                 | 1.0                                | 1.6                             | 0.2                            | 284    |
| 5 YEAR AVG SF LOT SIZE          | 0.3                                 | 0.0                                | 0.5                             | 0.0                            | 0.4    |
| 5 YEAR AVG OTHER LOT SIZE*      | 3.08                                | 6.51                               | 0.00                            | 1.80                           | 3.15   |

\*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 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 2019, 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 2019, the City of Norman processed a total of 10 NRCOS/SFP's involving a total of 549 acres divided into 44 lots. This compares to 2018 when the City processed 10 NRCOS/SFP's involving 166 acres divided into 25 lots. The five-year average is 9 NRCOS/SFP's involving an average of 334 acres of land with an average of 27 lots. Companion **Map 8** shows the location of the 2019 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         |
|-------------------------------------|------------------------------------|-----------------------------------|----------------------------------|---------------------------------|---------------|
| <b>2019 # COS AND SFP'S</b>         | 1                                  | 0                                 | 1                                | 8                               | <b>10</b>     |
| <b>2019 ACRES</b>                   | 3.23                               | 0.00                              | 2.52                             | 543.62                          | <b>549.37</b> |
| <b>2019 LOTS</b>                    | 2                                  | 0                                 | 1                                | 41                              | <b>44</b>     |
| <b>2019 AVG LOT SIZE</b>            | 1.62                               | 0.00                              | 2.52                             | 13.26                           | <b>12.49</b>  |
| <b>2018 # COS AND SFP'S</b>         | 5                                  | 1                                 | 0                                | 4                               | <b>10</b>     |
| <b>2018 ACRES</b>                   | 7.26                               | 2.26                              | 0.00                             | 156.63                          | <b>166.15</b> |
| <b>2018 LOTS</b>                    | 10                                 | 2                                 | 0                                | 13                              | <b>25</b>     |
| <b>2018 AVG LOT SIZE</b>            | 0.73                               | 1.13                              | 0.00                             | 12.05                           | <b>6.65</b>   |
| <b>2017 # COS AND SFP'S</b>         | 3                                  | 1                                 | 0                                | 6                               | <b>10</b>     |
| <b>2017 ACRES</b>                   | 2.81                               | 2.30                              | 0.00                             | 465.38                          | <b>470.49</b> |
| <b>2017 LOTS</b>                    | 6                                  | 2                                 | 0                                | 19                              | <b>27</b>     |
| <b>2017 AVG LOT SIZE</b>            | 0.47                               | 1.15                              | 0.00                             | 24.49                           | <b>17.43</b>  |
| <b>2016 # COS AND SFP'S</b>         | 3                                  | 0                                 | 0                                | 3                               | <b>6</b>      |
| <b>2016 ACRES</b>                   | 4.70                               | 0.00                              | 0.00                             | 254.36                          | <b>259.06</b> |
| <b>2016 LOTS</b>                    | 5                                  | 0                                 | 0                                | 17                              | <b>22</b>     |
| <b>2016 AVG LOT SIZE</b>            | 0.94                               | 0.00                              | 0.00                             | 14.96                           | <b>11.78</b>  |
| <b>2015 # COS AND SFP'S</b>         | 2                                  | 0                                 | 1                                | 4                               | <b>7</b>      |
| <b>2015 ACRES</b>                   | 3.12                               | 0.00                              | 26.09                            | 197.65                          | <b>226.86</b> |
| <b>2015 LOTS</b>                    | 3                                  | 0                                 | 2                                | 14                              | <b>19</b>     |
| <b>2015 AVG LOT SIZE</b>            | 1.04                               | 0.00                              | 13.05                            | 14.12                           | <b>11.94</b>  |
| <b>5 YEAR TOTAL # COS AND SFP'S</b> | <b>14</b>                          | <b>2</b>                          | <b>2</b>                         | <b>25</b>                       | <b>43</b>     |
| <b>5 YEAR AVG # COS AND SFP'S</b>   | <b>2.8</b>                         | <b>0.4</b>                        | <b>0.4</b>                       | <b>5.0</b>                      | <b>8.6</b>    |
| <b>5 YEAR AVG ACRES</b>             | <b>4.2</b>                         | <b>0.9</b>                        | <b>5.7</b>                       | <b>323.5</b>                    | <b>334.4</b>  |
| <b>5 YEAR AVG LOTS</b>              | <b>5.2</b>                         | <b>0.8</b>                        | <b>0.6</b>                       | <b>20.8</b>                     | <b>27.4</b>   |
| <b>5 YEAR AVG LOT SIZE</b>          | <b>1.0</b>                         | <b>0.5</b>                        | <b>3.1</b>                       | <b>15.8</b>                     | <b>12.1</b>   |





## V: SUMMARY AND FUTURE OUTLOOK

### **Construction**

The value of construction permitted during this year was \$249.6 million. The overall value of construction is up \$26.9 million from 2018. Both commercial and residential construction saw gains, with commercial construction increasing by \$24 million and residential construction increasing \$3 million. As in 2018, publicly funded construction accounted for less of the total than might be expected with many of the planned Norman Forward projects still on hold. The majority of the major nonresidential projects were privately funded.

The total value of residential construction increased by \$3 million over the previous year led by a \$6 million increase in single-family permits. The total value of single-family houses permitted in 2019 was \$119.4 million with average value of the individual unit decreasing to \$275,000, which is down \$10,000 from 2018. The current value is in line with mid \$270,000s per unit that was the value from 2015-2017. The value of duplexes permitted increased by almost \$3 million and additions and alterations were up slightly. The only area that decreased significantly was multi-family housing, which was down \$6 million. The total number of single-family permits was the most in the last five years, which may signal a return to a housing mix that is similar to the pre-housing crisis market.

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 processed six applications for amendments to the *Norman 2025 Land Use and Transportation Plan* in 2019. The largest amendment in 2019 was a 70-acre request to allow for building the City's Emergency Operation Center and future use by the Norman Utilities Department. There was one service/growth area amendment in 2019.

The City of Norman acted on 21 applications for rezoning during calendar year 2019. The City of Norman had several large rezonings. The largest area rezoned was 147 acres for Ruby Grant Park, which rezoned from A-2, Rural Agricultural District, to PL, Park Land District. The second largest rezoning is the site of the Emergency Operations Center. Seventy acres of land was rezoned from A-2 to A-1 with Special Use for Municipal Use and Park Land. Some of the area will be reserved for future use by the Utility Department. The third largest was 26 acres from A-2 to I-1 with Special use for municipal uses on North Base.

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

In 2019 the City processed 10 Preliminary Plats totaling approximately 411 acres and including 215 lots. Nine Final Plats were approved in 2019 totaling about 88 acres and including 167 lots. All but one final platted lot 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.

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 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.