

ANNUAL 2020 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN



CITY OF NORMAN
August 2021



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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 2020. 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 2020. 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 2020. 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 \$348.4 million. The overall value of construction is up \$98.8 million from 2019. Both commercial and residential construction saw gains, with commercial construction increasing by \$18.5 million and residential construction increasing \$80.2 million. Norman Public School (NPS) was very busy during 2020. They were issued 37 permits with a construction value of \$48.5 million. The NPS permit with the largest area was a 28,307 square foot Performing Arts Center at Norman North High School valued at \$7.4 million.

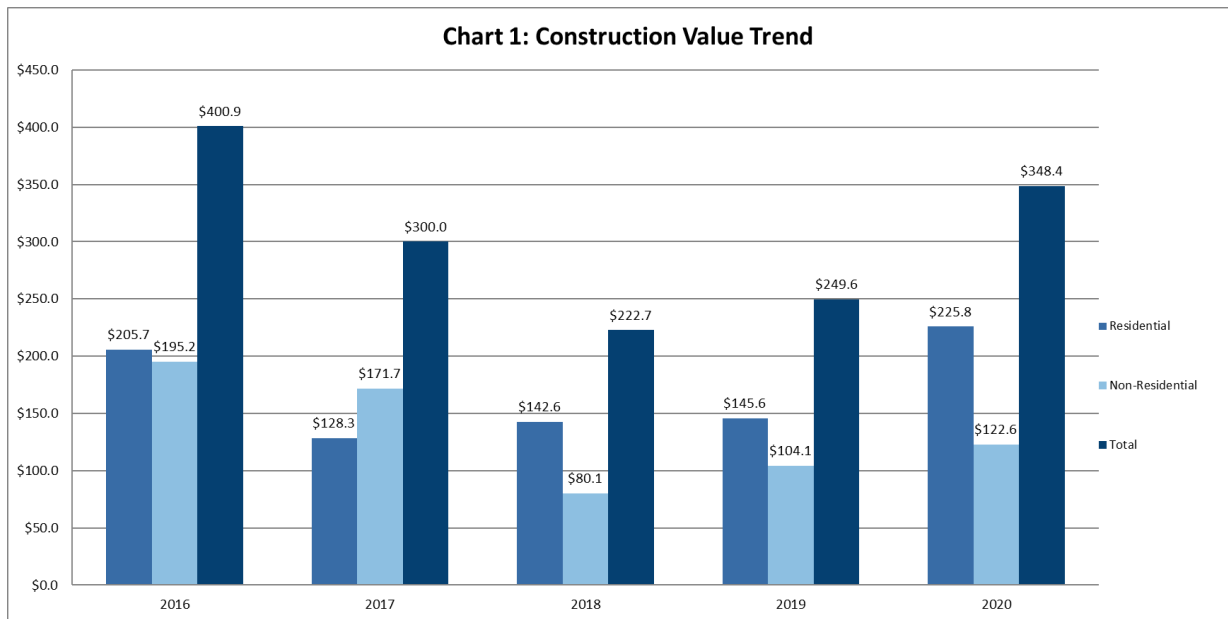


Chart 1 illustrates the value trend of construction for the most recent years. The remainder of this section consists of descriptive summaries of maps and tables related to construction activity. Most of the analytical assessments reference *NORMAN 2025*, which is the most recent comprehensive plan and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

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Table 1: Calendar Year Dollar Value* of 2020 Construction and Four Previous Years

Year	2016	2017	2018	2019	2020	TOTAL	5 YEAR AVG
New Single Family	\$90.2	\$96.2	\$113.4	\$119.4	\$155.4	\$574.6	\$114.9
New Mobile Homes	\$0.4	\$0.2	\$0.7	\$0.7	\$0.1	\$2.1	\$0.4
New Duplexes	\$10.3	\$8.9	\$2.0	\$4.9	\$1.9	\$28.0	\$5.6
New Multi-Family	\$85.9	\$3.1	\$7.7	\$1.5	\$45.2	\$143.4	\$28.7
Additions/Alterations to Residential	\$18.9	\$20.0	\$18.8	\$19.0	\$23.2	\$99.8	\$20.0
Subtotal Residential	\$205.7	\$128.3	\$142.6	\$145.6	\$225.8	\$847.9	\$169.6
New Non-Residential	\$113.2	\$106.0	\$43.2	\$47.6	\$71.4	\$381.4	\$76.3
Additions/Alterations to Non-Residential	\$82.0	\$65.7	\$36.9	\$56.5	\$51.2	\$292.3	\$58.5
Subtotal Non-Residential	\$195.2	\$171.7	\$80.1	\$104.1	\$122.6	\$673.7	\$134.7
Total All Construction	\$400.9	\$300.0	\$222.7	\$249.6	\$348.4	\$1,521.6	\$304.3

**Values rounded to million dollar*

Table 1 reflects the aggregate numbers for all types of construction between 2016 and 2020, the five-year total, and the average for those five years.

Residential Construction

The total value of residential construction increased by \$80.2 million over the previous year, this led by a \$43.7 million increase in multi-family permits. The total value of single-family houses permitted in 2020 was \$155.4 million with an average value of the individual unit being \$289,000. This continues the trend of building upscale single-family housing. The value of duplexes permitted is down by almost \$3 million and additions and alterations were up \$4.2 million. Both mobile home and duplexes are down in value in 2020.

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The 537 single-family permits issued in 2020 make it the second year in the last five that the number of single-family permits exceeded the number predicted by *NORMAN 2025*. It is also

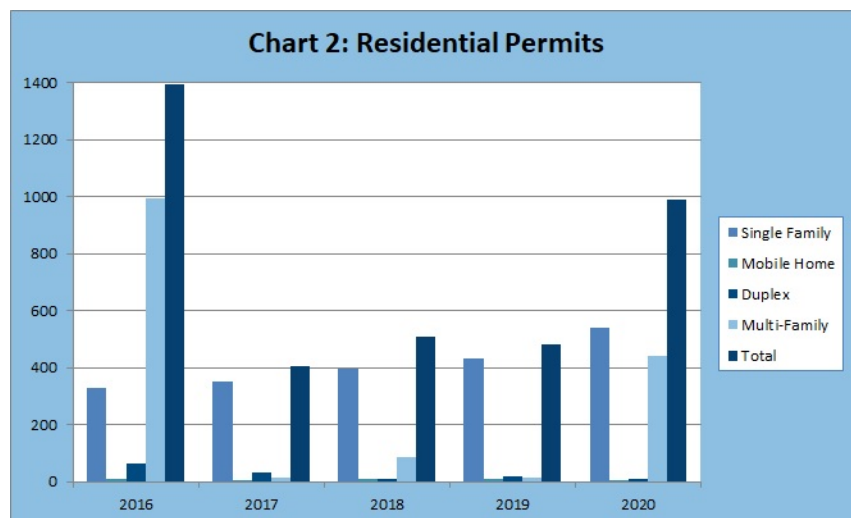
YEAR	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3 UNIT/MULTI-FAMILY UNITS**	TOTAL NEW RESIDENTIAL UNITS
NORMAN 2025 22 YEAR AVERAGE PREDICTION*	456	(INCLUDED IN SINGLE FAMILY)	13	125	594
2020 PREDICTED*	427	(INCLUDED IN SINGLE FAMILY)	14	135	576
2020	537	1	8	440 (28)	986
2019	434	11	21	15 (2)	481
2018	397	12	10	88 (4)	507
2017	351	7	32	13 (13)	403
2016	327	9	66	993 (90)	1395
5 YEAR AVERAGE	409	8	27	310 (27)	754

*NORMAN 2025 Land Demand Analysis

the second year since the housing crash of 2008 that single-family permits exceeded the predicted number. In the years immediately following the housing crash, the area of residential construction that had the most growth is multi-family housing. Although multi-family development has slowed in recent years, this year multi-family is also above what

was predicted by *NORMAN 2025*. A detailed account of new residential construction 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 7 shows the location of development by housing type.

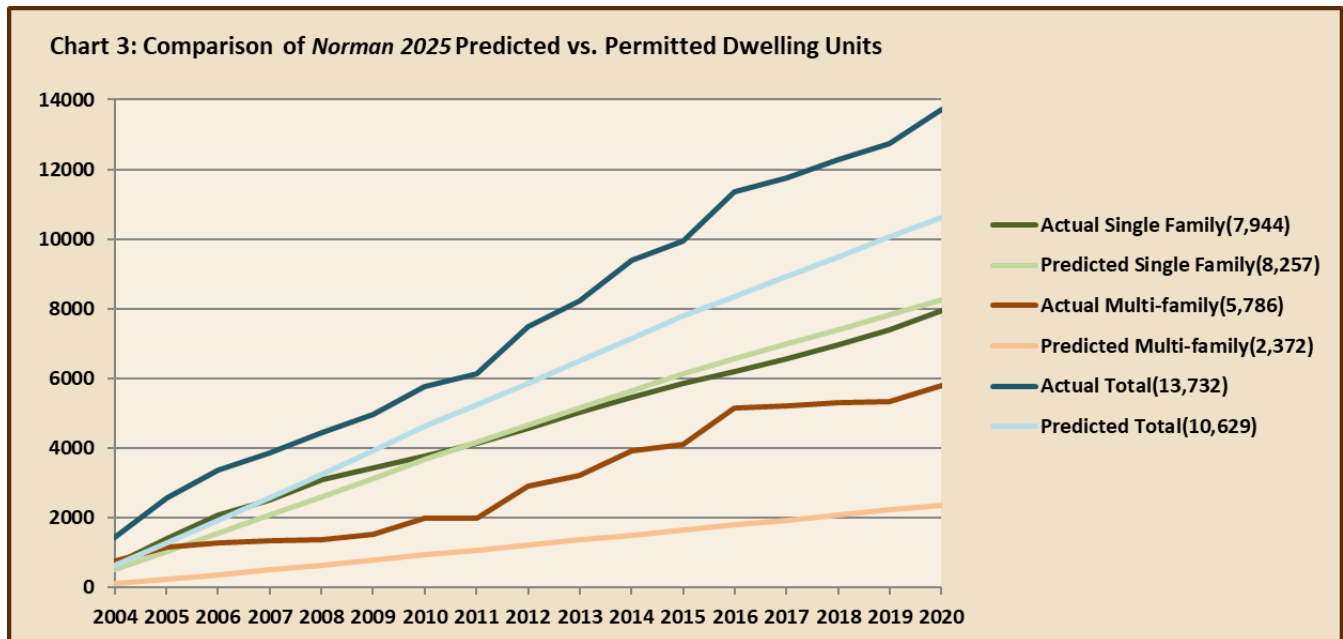
Table 2 depicts new residential construction by type for 2016-2020, the five-year average, the volume of new residential construction predicted by the *Land Demand* for 2020, and the *Land Demand's* predicted 5-year average. The city's 986 new units permitted during 2020 are 171% of the *NORMAN 2025* prediction of 576 new units. The 537 new single-family units permitted are 126% of the 427 units needed projected in the *Land Demand* and the 440 new multi-family units permitted in 2020 are 325% of the 135 units needed projected in the *Land Demand*. The 8 new duplexes are 57% of the 14 duplexes predicted by the *Land Demand*.



Norman added a significant number of single-family and multi-family dwelling units in

2020. **Chart 2** illustrates the mix of dwelling units in the Norman market in recent years. Single-family permits posted the highest number since the housing crisis indicating a continued recovery. Multi-family remained strong with a slight trend away from student

housing multi-family complexes and toward complexes catering to senior living. Development of new affordable housing units remains slow.



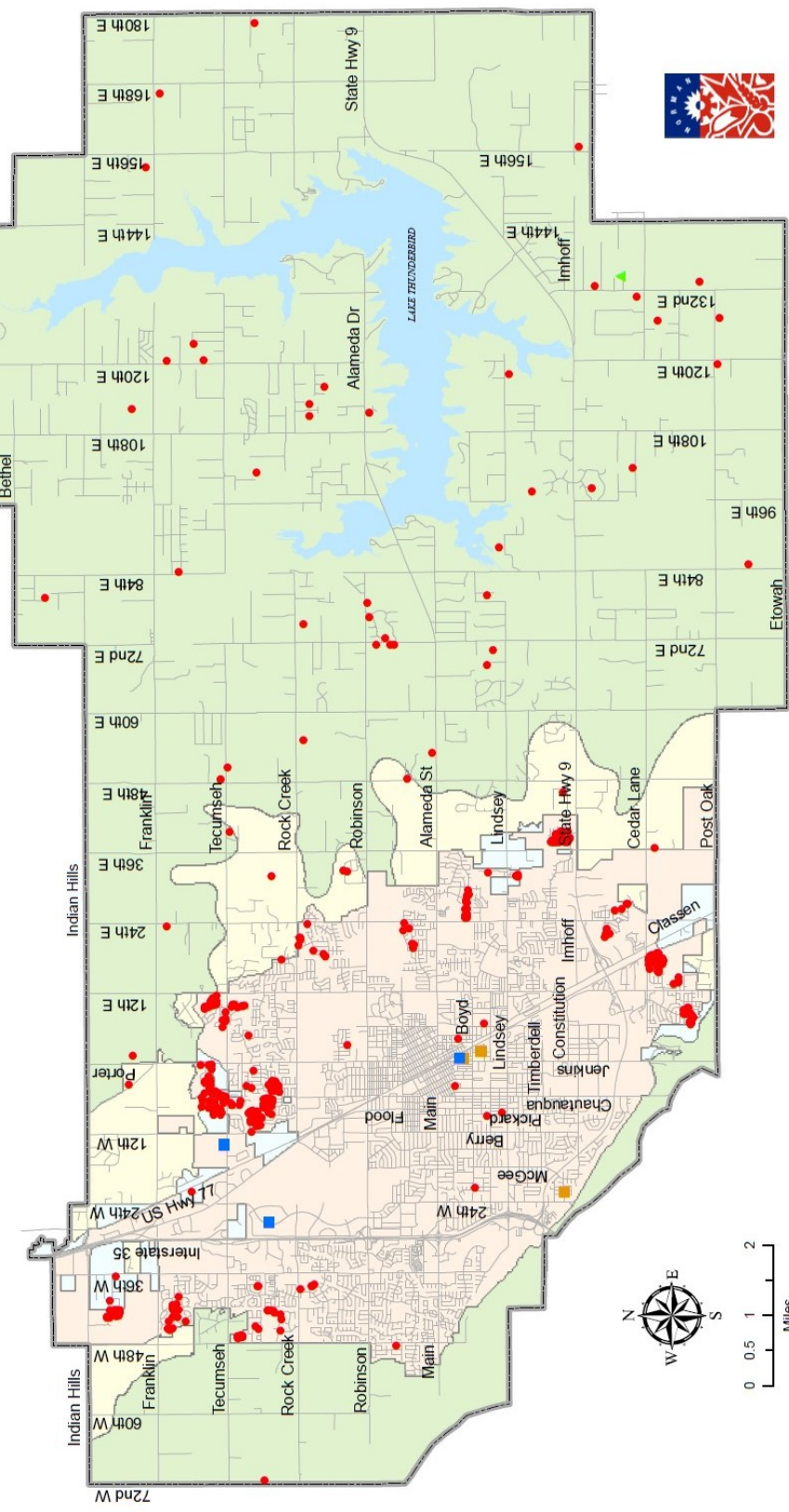
Reviewing the entire period of *NORMAN 2025*, from the 2004 adoption to current, as illustrated by **Chart 3**, we gain insight into longer-term consumption of dwelling units. While the single-family market developed fewer units than predicted in the past few years, the slower period followed an active period making the number of single-family residential units developed to date only slightly lower than the number predicted by the *Land Demand* of the *NORMAN 2025*. The *Land Demand* predicted that Norman would need to develop 8,257 single-family dwelling units by 2020. The actual number was 7,944. The difference of 313 is 4% lower than predicted. The number of multi-family housing units developed during this period more than meets the remaining demand. During the same period 5,786 units of multi-family housing were developed, which is 3,414 more than the 2,372 predicted by the *Land Demand*. This is 143% more multi-family housing units than was predicted by *NORMAN 2025*. Over the last 16 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 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.

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
2020	928 (94%)	3 (0%)	8 (1%)	47 (5%)	986
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
5 YEAR AVERAGE	693 (90%)	2 (0%)	9 (1%)	48 (8%)	751
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 94% of residential development in the Current Urban Service/Growth Area (CUSA) in 2020 is above 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. Three 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* may be 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: 2020 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



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Table 4 reflects new residential units permitted in 2020 by Ward boundaries. Ward 6 had the most single-family permits with 47% of all single-family. Ward 8 had the most multi-family units this year.

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, entering the Norman housing market in recent years. These areas of redevelopment have been zoned as R-3 since the current Zoning Ordinance was adopted in 1954. While R-3 allows duplexes, many of these

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
Ward 1	19	0	0	0	19
Ward 2	1	0	2	0	3
Ward 3	6	0	0	0	6
Ward 4	5	0	6	5	16
Ward 5	106	1	0	0	107
Ward 6	255	0	0	0	255
Ward 7	80	0	0	0	80
Ward 8	65	0	0	435	500
2020 TOTAL	537	1	8	440	986

illustrate a type of housing product, which is geared toward students and rent by the bedroom, and has 4 or more bedrooms, entering the Norman housing market in recent years. These areas of redevelopment have been zoned as R-3 since the current Zoning Ordinance was adopted 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 was to promote higher density, the expectation was those units would be geared toward more traditional renters that would lease the entire unit rather than a single bedroom and more, smaller/individually rented units would be allowed on a single lot than would be allowed under R-3. However, the high-density duplexes are still being built under the CCFBC. In 2020 number of duplexes are back within the number predicted by the Land Demand.

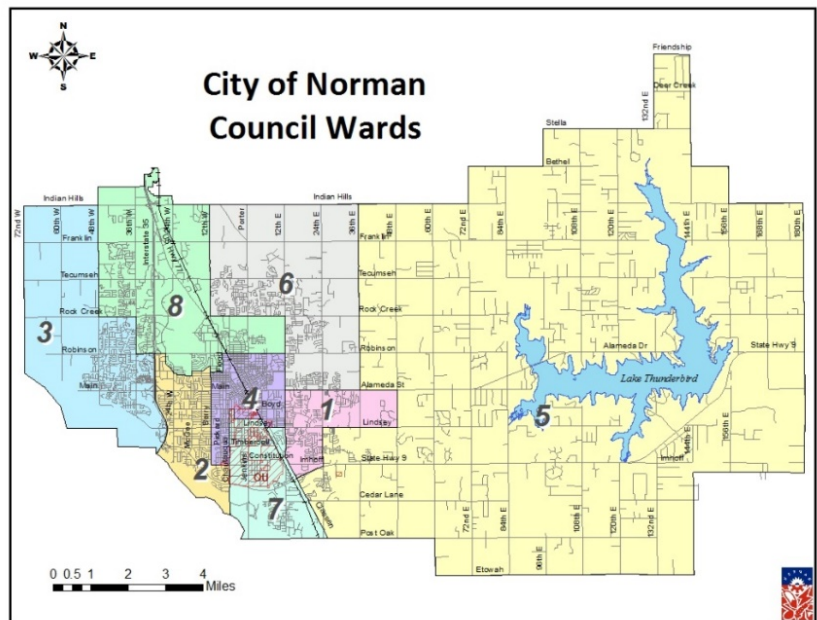


Table 5: Calendar Year New Residential Permits by Parcel Size and by Service/Growth Areas in the Most Recent Years

	< 2 ACRES	2 - 4.9 ACRES	5 - 9.9 ACRES	>= 10 ACRES	GRAND TOTAL
2020 CURRENT	395	0	39	82	516
2020 FUTURE	3	0	0	0	3
2020 SUBURBAN	4	0	1	3	8
2020 COUNTRY	0	11	20	16	47
2020 TOTAL	402	11	60	101	574
2019 CURRENT	359	4	0	1	364
2019 FUTURE	3	0	0	0	3
2019 SUBURBAN	8	2	1	1	12
2019 COUNTRY	1	15	18	10	44
2019 TOTAL	371	21	19	12	423
2018 CURRENT	315	0	1	1	317
2018 FUTURE	1	0	0	0	1
2018 SUBURBAN	2	3	1	0	6
2018 COUNTRY	2	19	14	13	48
2018 TOTAL	320	22	16	14	372
2017 CURRENT	296	1	1	3	301
2017 FUTURE	1	0	0	0	1
2017 SUBURBAN	3	2	1	2	8
2017 COUNTRY	3	14	11	11	39
2017 TOTAL	303	17	13	16	349
2016 CURRENT	326	1	1	2	330
2016 FUTURE	3	0	0	0	3
2016 SUBURBAN	9	3	0	4	16
2016 COUNTRY	3	20	16	13	52
2016 TOTAL	341	24	17	19	401
5 YEAR AVERAGE (TOTAL)	347	19	25	32	424

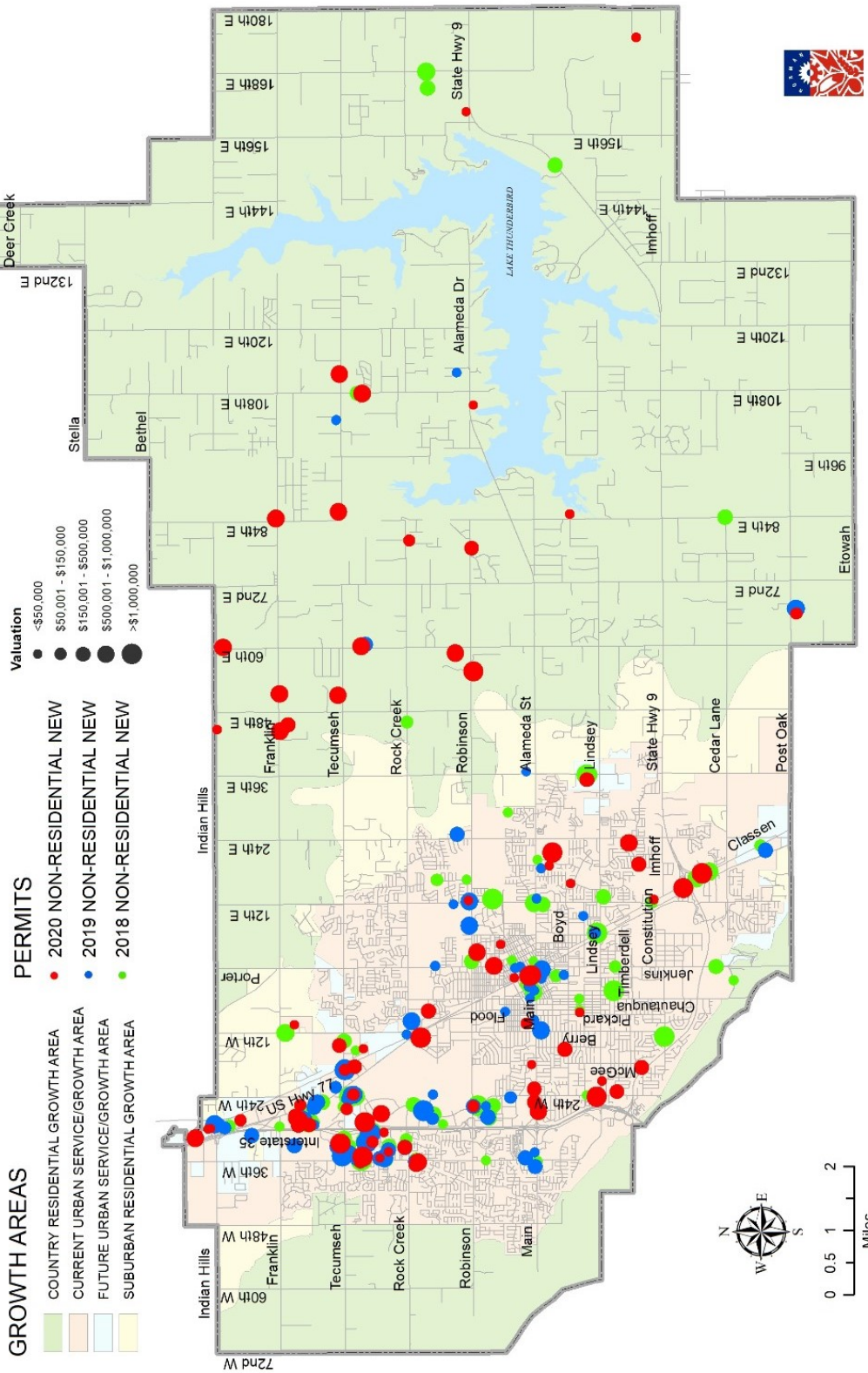
Table 5 reflects a grouping of parcel sizes within each growth area where the new residential units were permitted. As expected, smaller lots were developed in the Current Urban Service Area (CUSA) while larger lots were developed in the Country Residential Area.

Non-Residential Construction

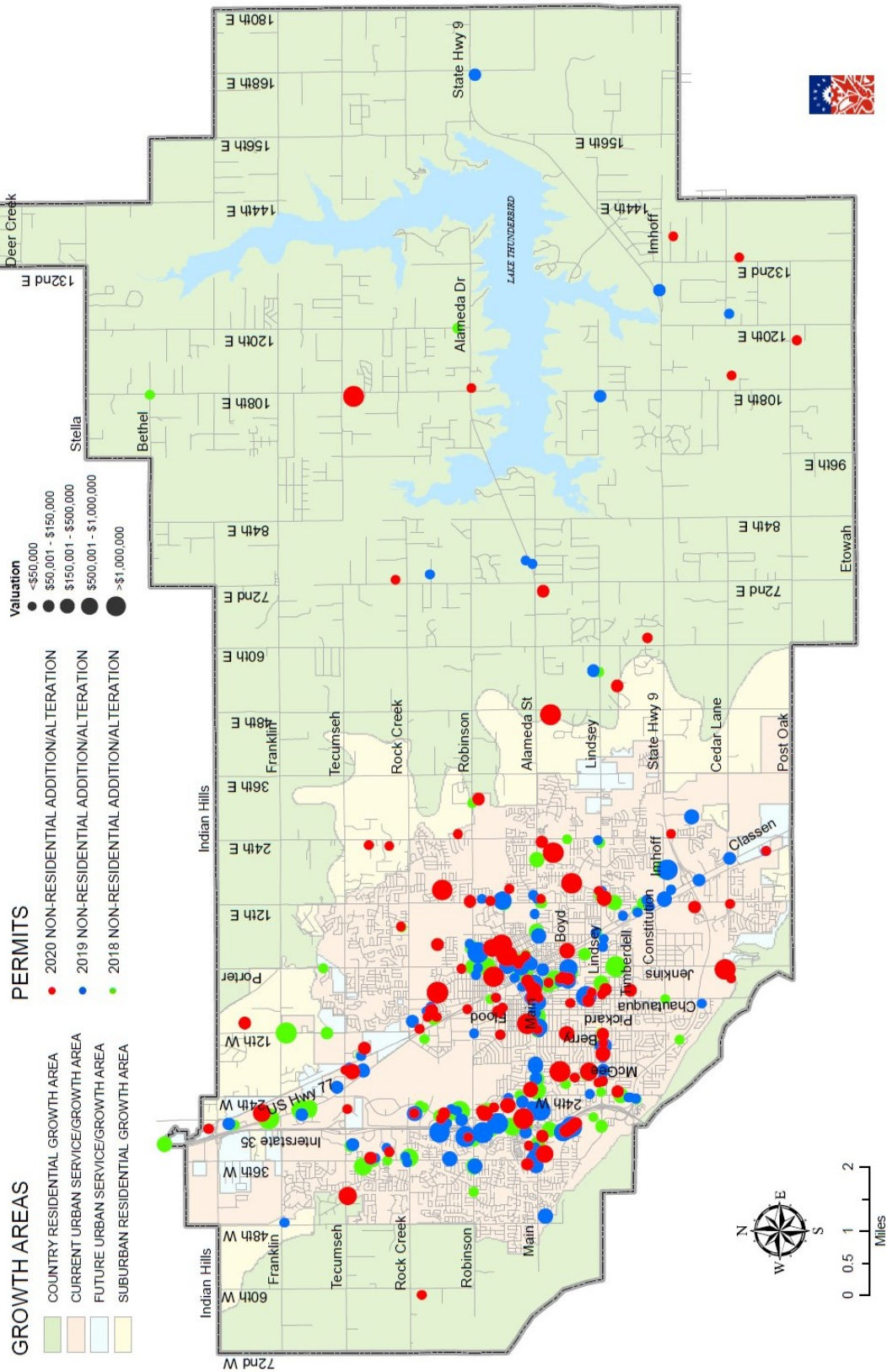
The total value of non-residential construction was \$122.6 million. New non-residential construction totaled \$71.4 million up from \$47.6 million the previous year. There were four permits for new construction over \$5 million: Hudiburg Subaru in University North Park, City of Norman Fleet Maintenance Building, and two OnCue convenience stores. There were 14 new construction permits over \$1 million. They are scattered throughout the city. **Map 3**, on the next page, depicts the location of new non-residential construction permit activity throughout Norman from 2018-2020.

Non-residential additions and alterations to existing building stock occurred throughout the city in 2020. The value of non-residential additions and alterations was \$51.2 million. There were two with a value in excess of \$5 million in 2020: renovations of the Norman North Performing Arts Center and the Norman High Band Room / Safe Room. There were twenty addition and alteration permits over \$1 million. All but three of the twenty permits that were over one million dollars were upgrades to Norman Public School properties. The three remaining permits were for the City of Norman, a Walmart remodel, and an upgrade to Johnson Control Testing. There were fewer restaurant additions Downtown and in Campus Corner than usual. This is most likely an anomaly influenced by the Covid-19 pandemic that overshadowed the food and entertainment industries in 2020. Medical marijuana was well represented in the under one-million-dollar addition and alteration category. **Map 4** depicts non-residential construction addition/alteration permit activity in Norman from 2018-2020.

MAP 3: 2018 - 2020 NEW NON-RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY



MAP 4: 2018 - 2020 NEW NON-RESIDENTIAL ADDITION/ALTERATION PERMIT ACTIVITY



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 2020, the same number as in 2019. The amendments affected 178.36 acres, about 84 acres more than in 2019. The largest amendment in 2020 was a 139-acre request to allow for a new mixed-use neighborhood. The second largest plan change was 29.6 acres modified to allow for the development of the new emergency medical complex on Highway 9. There was one service/growth area amendment in 2020.

Table 6 below and **Map 5** on page 14 identify each of the applications for *NORMAN 2025 Land Use and Transportation Plan* amendments approved during calendar year 2020. 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.

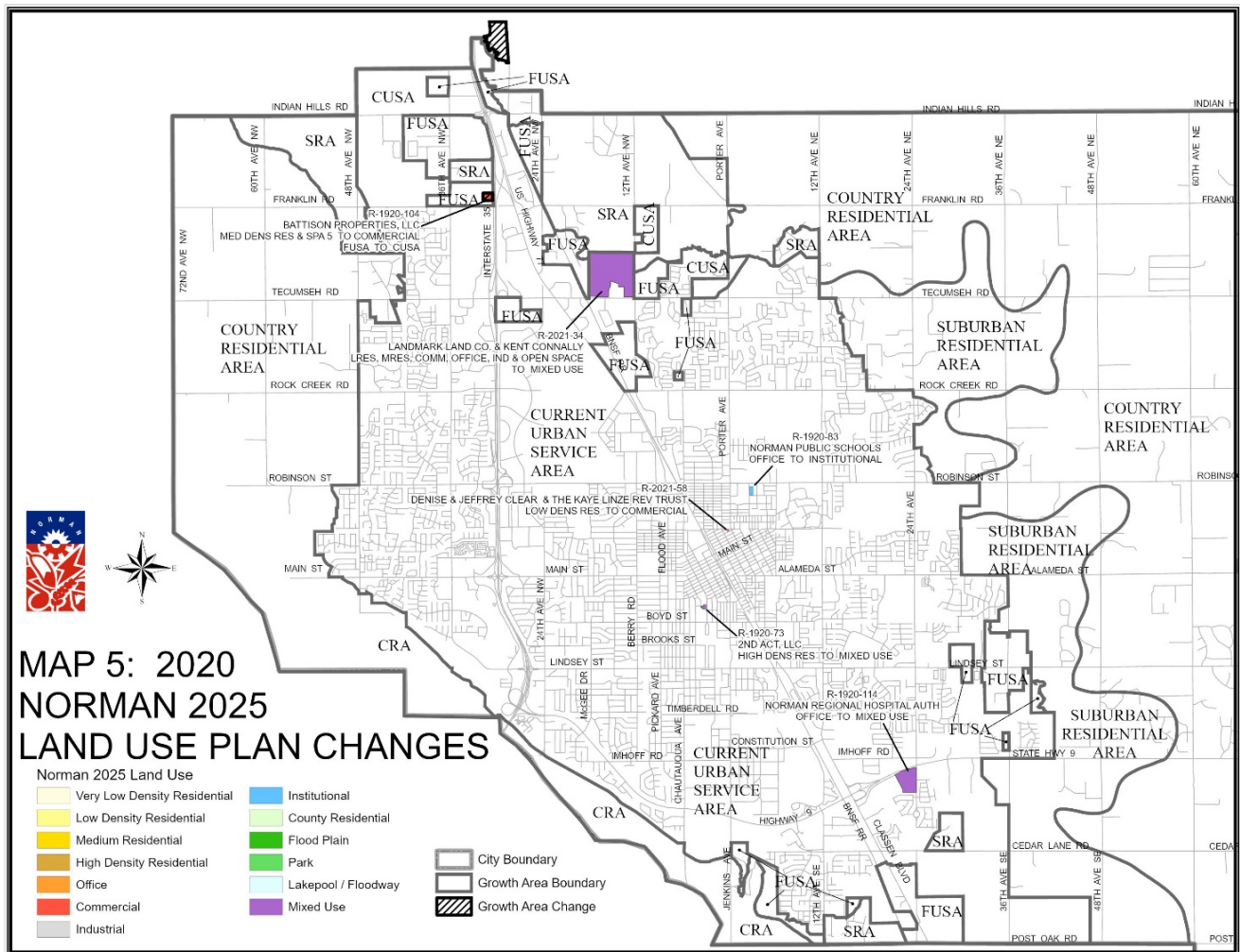
Table 6: Calendar Year 2020 Land Use Plan Amendments							
RESOLUTION	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
1920-73	2nd Act LLC	542 and 534 S University Blvd	High Density Residential	Mixed Use	1.22	5-14-20 APP	7-14-20 APP
1920-83	Norman Public Schools	801, 809 and 819 N Findlay Ave	Office	Institutional	2.39	1-9-20 APP	2-11-20 APP
1920-104	Battison Properties LLC	NW of Franklin Rd and N Interstate Dr	Medium Density Residential, SPA 5, FUSA	Commercial/CUSA	5.5	5-14-20 APP	6-23-20 APP
1920-114	Norman Regional Hospital Authority	SW corner of State Hwy 9 and 24th Ave SE	Office	Mixed Use	29.6	6-11-20 APP	7-28-20 APP
2021-34	Landmark Land Co. & Kent Connally	NW corner of Tecumseh Rd and 12th Ave NW	Low, Medium Density Res, Comm, Office, Industrial, Open Space	Mixed Use	139.43	9-10-20 APP	10-29-20 APP
2021-58	Denise & Jeffrey Clear and The Kaye Linze Rev Trust	319 and 321 E Daws St	Low Density Residential	Commercial	0.22	11/12/2020 APP	1-12-21 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 27 applications for rezoning during calendar year 2020, 6 more than were processed in 2019. The City of Norman had several large rezoning requests. The largest area rezoned was 139 acres rezoned PUD to allow for a mixed-use neighborhood. The second was an amendment to the 47.42 PUD at Highway 9 and John Saxon Boulevard by NEDC and Chickasaw Nation Industries LLC. The third largest was a detachment from the

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city of 42.83 acres on the northern city limit. The fourth largest was 30 acres rezoned by the City of Norman to allow for the construction of a household hazardous waste collection facility.

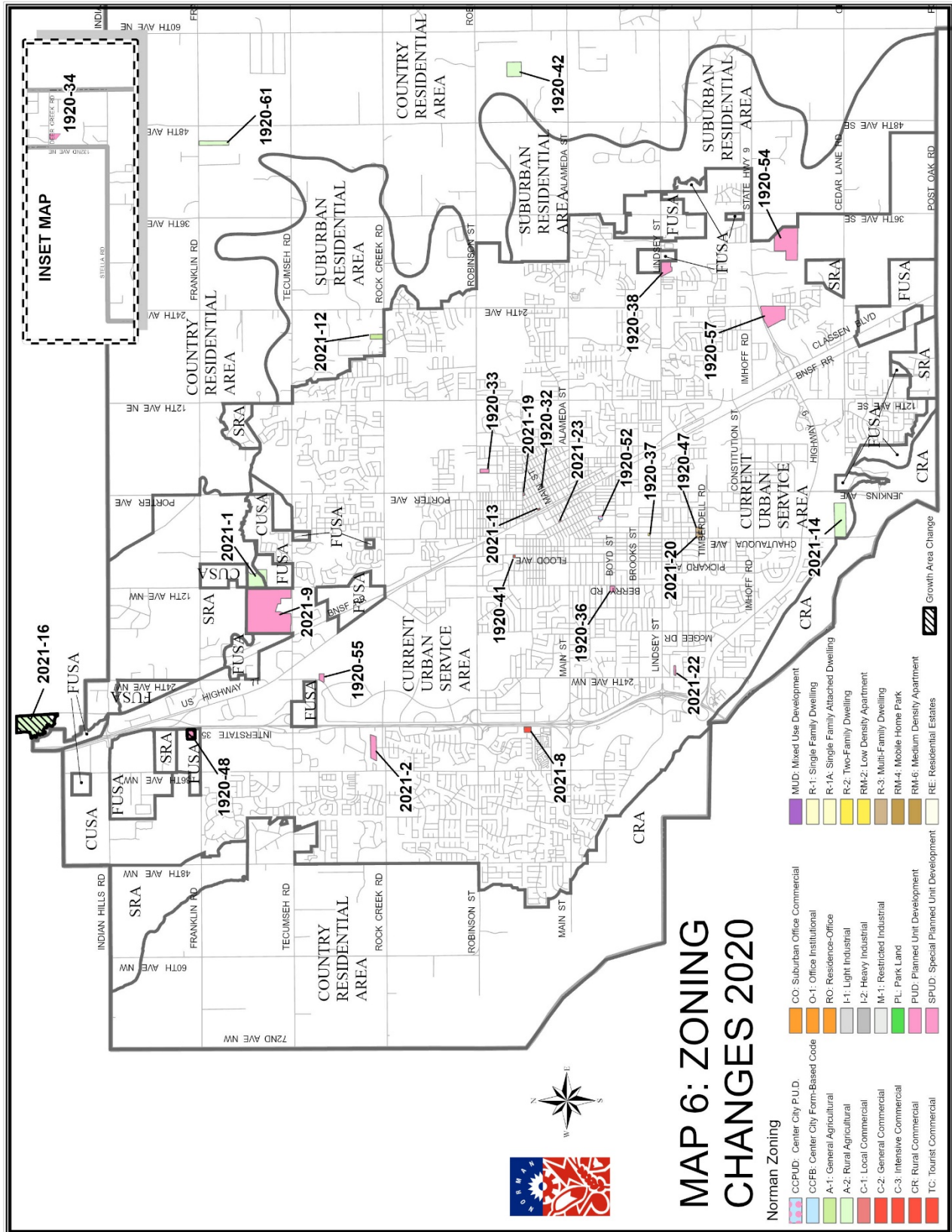
Table 7 on page 15 and **Map 6** on page 16 identify all of the zoning changes that were processed during calendar year 2020. The map only shows approved rezoning applications. For each of the 27 applications processed, the table summarizes the applicant’s name, property location, original zoning and zoning sought, acreage involved, and action taken by the Planning Commission and the City Council.



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Table 7: Calendar year 2020 Zoning Amendments								
ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 RESOLUTION	ACREAGE	PC ACTION	CC ACTION
1920-32	Red Brick Bar	311 and 313 E Main St	C-3	SU	na	0.16 acres	APP 1/9/20	APP 2/25/20
1920-33	Norman Public Schools	801, 809 and 819 N Findlay Ave	R-1	SPUD	R-1920-83	2.39 acres	APP 1/9/20	APP 2/11/20
1920-34	John & Tara Chambers	13300 E Deer Creek Rd	A-2	PUD	na	10 acres	APP 1/9/20	APP 2/11/20
1920-36	Bethesda Inc	1201 and 1203 W Boyd St	R-1 w/ SU	SPUD	na	2.27 acres	APP 2/13/20	APP 3/24/20
1920-37	Alpha Omicron Facility Corp	748 College Ave	R-2	RM-2 w/ SU	na	0.33 acres	APP 2/13/20	APP 3/24/20
1920-38	Farzaneh Delopment LLLP	South of E Lindsey St, 1/4mi east of 24th Ave SE	RM-2 and RM-6	PUD	na	10.51 acres	APP 2/13/20	APP 3/24/20
1920-41	Oklahoma Axe Factory	938 N Flood Ave	C-2	SU	na	2738 sq ft	APP 5/14/20	APP 6/23/20
1920-42	DG Central 1 LLC	1/2mi south of Robinson St and 1/2mi east of 48th Ave NE	A-2	SU	na	15 acres	APP 3/12/20	APP 4/28/20
1920-47	Theta Gamma Chapter, Delta Delta Delta Housing Corp	1611 S College Ave	R-3	SU	na	2.7 acres	APP 5/14/20	APP 6/23/20
1920-48	Battison Properties LLC	NW of Franklin Rd and N Interstate Dr	A-2	PUD	R-1920-104	5.5 acres	APP 5/14/20	APP 6/23/20
1920-52	2nd Act LLC	542 and 534 S University Blvd	CCFBC	CCPUD	R-1920-73	1.22 acres	APP 5/14/20	APP 7/14/20
1920-54	NEDC Inc and Chickasaw Nation Industries Inc	south of Hwy 9 and along John Saxon Blvd	PUD	PUD amendment	na	47.42 acres	APP 5/14/20	APP 6/23/20
1920-55	University North Park LLC	east side of 24th Ave NW and north of Corporate Center Dr	PUD	PUD amendment	na	2.78 acres	APP 6/11/20	APP 7/28/20
1920-57	Norman Regional Hospital Authority	SW corner of Hwy 9 and 24th Ave SE	O-1	PUD	R-1920-114	29.6 acres	APP 6/11/20	APP 7/28/20
1920-61	Jordan Fayak	4520 E Franklin Rd	A-2	SU	na	9 acres	APP 6/11/20	APP 7/28/20
2021-1	Vincent Precilla	3927 12th Ave NW	A-2	SU	na	25 acres	APP 7/9/20	APP 8/25/20
2021-2	Lektron Branding Solutions	2501 Pendleton Dr	PUD	PUD amendment	na	10.31 acres	APP 7/9/20	APP 8/25/20
2021-8	Blew & Assoc PA on behalf of Car-Mart	512 N Interstate Dr	C-2	Site Plan amendment	na	2.99 acres	APP 10/8/20	APP 12/8/20
2021-9	Landmark Land Co. & Kent Conally	NW corner of Tecumseh Rd and 12th Ave NW	PUD	PUD	R-2021-34	139.43 acres	APP 9/10/20	APP 10/27/20
2021-12	Earnest Bell	2001 E Rock Creek Rd	RE	A-1	na	5 acres	APP 10/8/20	DEN 12/8/20
2021-13	Equity Brewing Co LLC	109 E tonhawa St, Ste 120	C-3	SU	na	1500 sq ft	APP 10/8/20	APP 12/8/20
2021-14	City of Norman	3901 Chautauqua Ave	A-2	SU	na	30 acres	APP 10/8/20	APP 12/8/20
2021-16	34th Street Partners LLC	S of W Bethel Rd, west of RR and north of creek	A-2 and I-2	Detachment	na	42.83 acres	APP 10/8/20	APP 10/13/20
2021-19	Denise & Jeffrey Clear and the Kaye Linze Rev Trust	319,321, 323 E Daws St	R-3	SPUD	R-2021-58	0.28 acres	APP 11/12/20	APP 1/12/21
2021-20	Delta Alpha Housing Corporation	1320 College Ave	R-3	SU	na	2.36	APP 11/12/20	APP 1/12/21
2021-22	Nate Nieto on behalf of John Traw	1315 24th Ave SW	PUD	PUD amendment	na	2000 sq ft	APP 12/10/20	APP 1/26/21
2021-23	Wishnuck Investments LLC	231 W Main St	CCFBC	CCPUD	na	0.16 acres	APP 12/10/20	APP 1/26/21

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



MAP 6: ZONING CHANGES 2020

- Norman Zoning**
- CCPUD: Center City P.U.D.
 - CCFB: Center City Form-Based Code
 - A-1: General Agricultural
 - A-2: Rural Agricultural
 - C-1: Local Commercial
 - C-2: General Commercial
 - C-3: Intensive Commercial
 - CR: Rural Commercial
 - TC: Tourist Commercial
 - CO: Suburban Office Commercial
 - O-1: Office Institutional
 - RO: Residence-Office
 - I-1: Light Industrial
 - I-2: Heavy Industrial
 - M-1: Restricted Industrial
 - PL: Park Land
 - PUD: Planned Unit Development
 - SPUD: Special Planned Unit Development
 - MUD: Mixed Use Development
 - R-1: Single Family Dwelling
 - R-1A: Single Family Attached Dwelling
 - R-2: Two-Family Dwelling
 - RM-2: Low Density Apartment
 - R-3: Multi-Family Dwelling
 - RM-4: Mobile Home Park
 - RM-6: Medium Density Apartment
 - RE: Residential Estates

IV: PLATTING AND SUBDIVISION ACTIVITY

Preliminary and Final Plats

Calendar year 2020 was above average in terms of the number of preliminary plats and final plats processed in recent years. However, 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 2020 are illustrated by the tables and maps described below.

Tables 8 and 9 identify the number of preliminary and final plats applied for in calendar year 2020, 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 2020 indicate that final plats consumed 277.5 acres and created 119 lots. This is 176.3 acres above the five-year average and is slightly higher than the five-year average of 101.2 lots being final platted. Companion **Map 7** shows the location of the 2020 plats as well as plats from the preceding two years.

Table 8: Calendar Year Preliminary Plats by Service/Growth Area

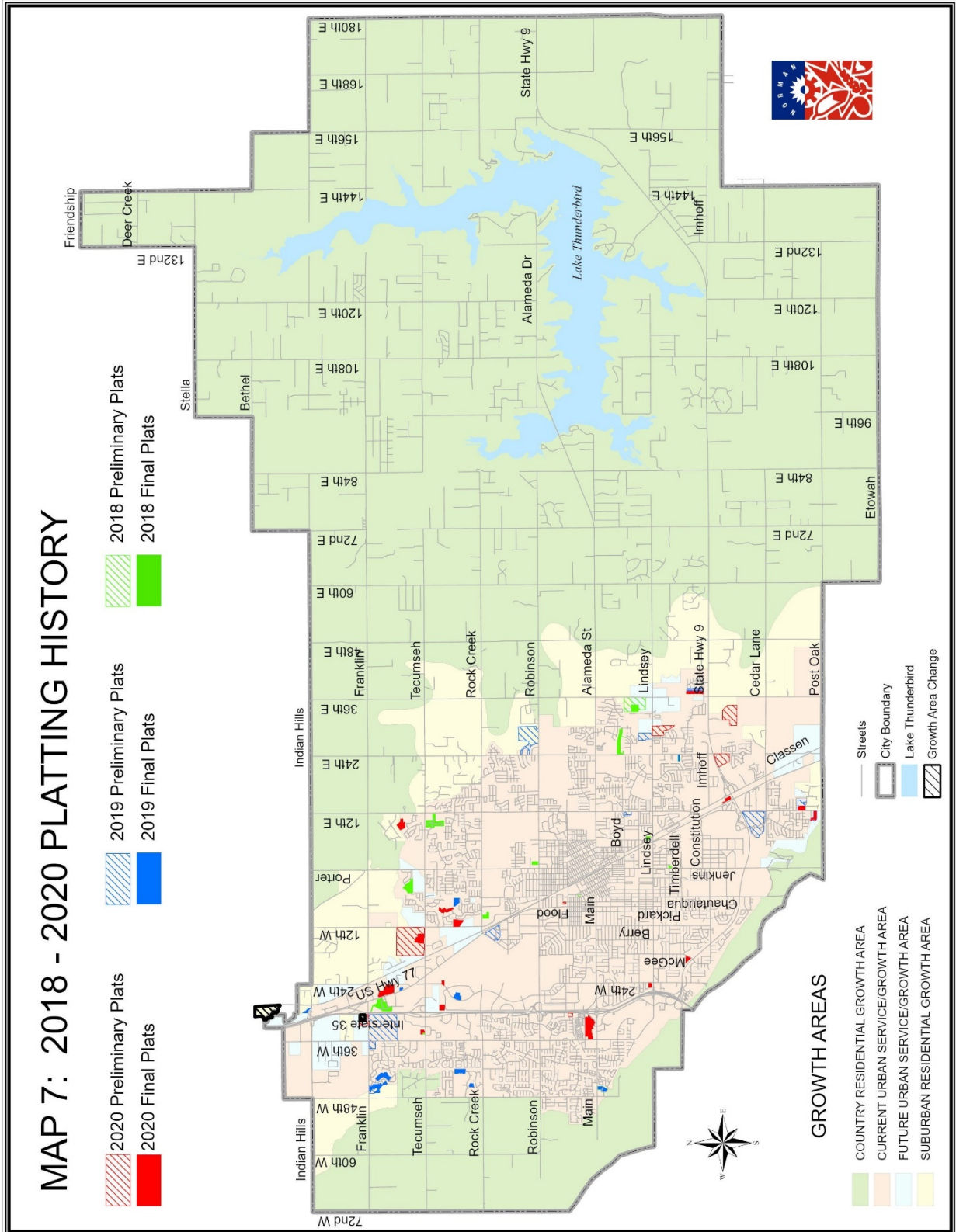
	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2020 PRELIMS	8	1	0	0	8
2020 ACRES	260.63	16.87	0.00	0.00	277.50
2020 LOTS	117	2	0	0	119
2019 PRELIMS (PARTIAL)	6(2)	2(1)	0(1)	0	10
2019 ACRES	332.59	15.99	62.90	0.00	411.48
2019 LOTS	164	48	3	0	215
2018 PRELIMS (PARTIAL)	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
5 YEAR Total # OF PLATS*	33.0	8.0	2.0	0.0	38.0
5 YEAR AVERAGE # OF PLATS*	6.6	1.6	0.4	0.0	7.6
5 YEAR AVERAGE # OF LOTS	87.6	12.8	0.8	0.0	101.2
5 YEAR AVERAGE ACRES	166.6	16.0	15.2	0.0	197.8

*Partial plats counted in all growth areas

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Table 9: 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
2020 # FINAL PLATS	15	0	0	0	15
2020 ACRES	153.57	0.00	0.00	0.00	153.57
2020 LOTS	236	0	0	0	236
2020 AVG SINGLE FAMILY LOT SIZE	0.23	0.00	0.00	0	0.23
2020 AVG OTHER LOT SIZE*	6.42	0	0	0	6.42
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
5 YEAR TOTAL # FINAL PLATS**	64	3	2	0	68
5 YEAR AVG # FINAL PLATS**	12.8	0.6	0.4	0.0	14
5 YEAR AVG ACRES	122.59	4.0	3.8	0.0	130.4
5 YEAR AVG LOTS	231	0.6	1.6	0.0	233
5 YEAR AVG SF LOT SIZE	0.3	0.0	0.5	0.0	0.3
5 YEAR AVG OTHER LOT SIZE*	3.87	4.03	0.00	0.00	3.89
*Other includes all non-single family uses					
**Partial plats counted in all growth areas					



Norman Rural Certificates of Survey and Short Form Plats

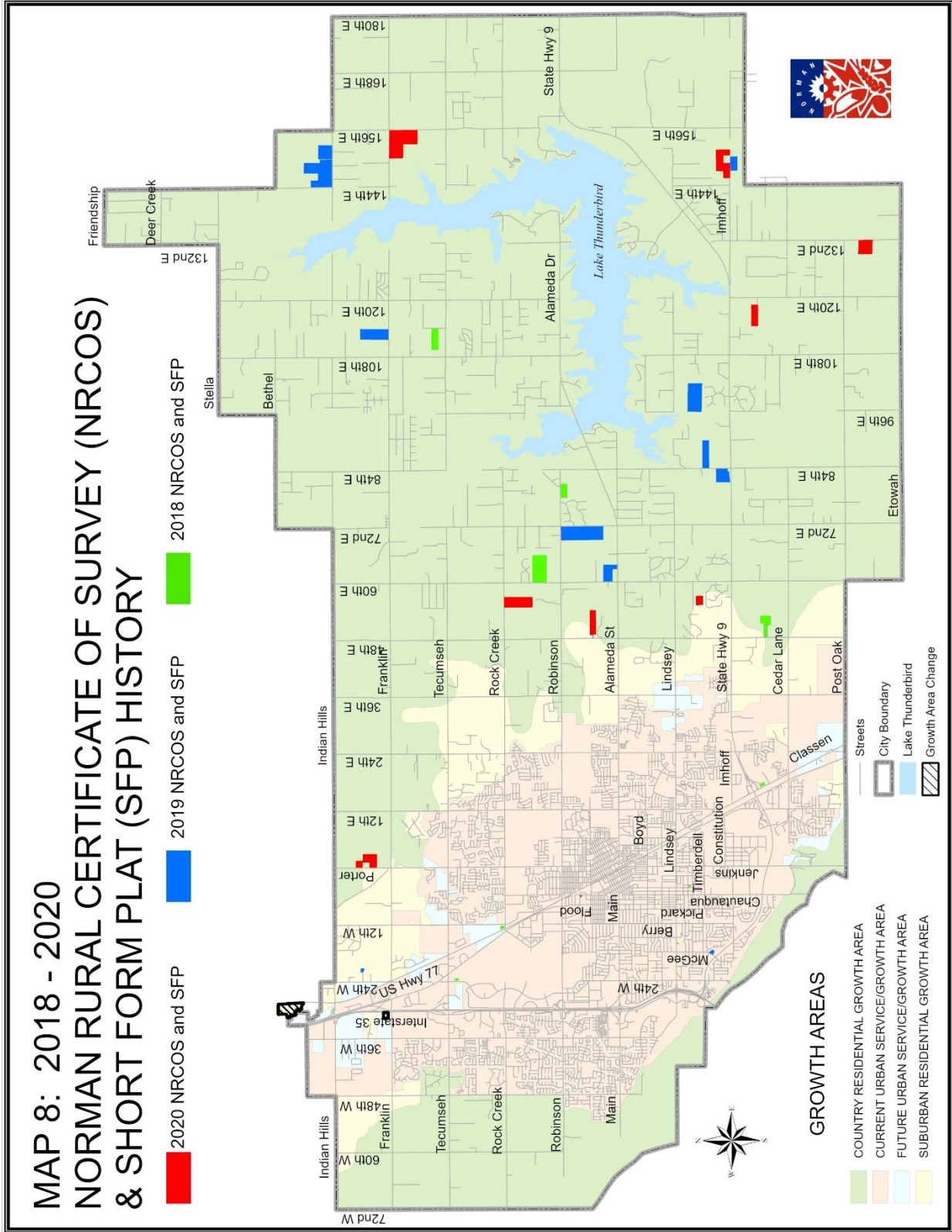
This section summarizes land divisions using Norman Rural Certificates of Survey (NRCOS) and Short Form Plats (SFP). SFP's are plats that involve less than three acres, are subdivided into less than three lots, have a single ownership, and require no public improvements. Because they do not need infrastructure 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 10 identifies the number of Norman Rural Certificates of Survey (NRCOS) and Short Form Plats (SFP) applied for in Calendar Year 2020, 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 2020, the City of Norman processed a total of 9 NRCOS/SFP's involving a total of 396 acres divided into 30 lots. This compares to 2019 when the City processed 10 NRCOS/SFP's involving 349 acres divided into 44 lots. The five-year average is 9 NRCOS/SFP's involving an average of 368 acres of land with an average of 29.6 lots. Companion **Map 8** shows the location of the 2020 NRCOS/SFP's as well as NRCOS/SFP's from the preceding two years.

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Table 10: 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
2020 # COS AND SFP'S	1	0	1	7	9
2020 ACRES	0.51	0.00	13.25	382.24	396.00
2020 LOTS	2	0	1	27	30
2020 AVG LOT SIZE	0.26	0.00	13.25	14.16	13.20
2019 # COS AND SFP'S	1	0	1	8	10
2019 ACRES	3.23	0.00	2.52	543.62	549.37
2019 LOTS	2	0	1	41	44
2019 AVG LOT SIZE	1.62	0.00	2.52	13.26	12.49
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
5 YEAR TOTAL # COS AND SFP'S	13	2	2	28	45
5 YEAR AVG # COS AND SFP'S	2.6	0.4	0.4	5.6	9.0
5 YEAR AVG ACRES	3.7	0.9	3.2	360.4	368.2
5 YEAR AVG LOTS	5.0	0.8	0.4	23.4	29.6
5 YEAR AVG LOT SIZE	0.8	0.5	3.2	15.8	12.3



V: SUMMARY AND FUTURE OUTLOOK

Construction

The value of construction permitted during 2020 was \$348 million. The overall value of construction is up \$98.8 million from 2019. Both commercial and residential construction observed gains, with commercial construction increasing by \$18.5 million and residential construction increasing \$80.2 million. Norman Public School (NPS) was very busy during 2020; they were issued 37 permits with a construction value of \$48.5 million. The NPS permit with the largest area was a 28,307 square foot Performing Arts Center valued at \$7.4 million.

The total value of residential construction increased by \$80.2 million over the previous year, led by a \$43.7 million increase in multi-family permits. The total value of single-family houses permitted in 2020 was \$155.4 million with an average value of the individual unit decreasing to \$289,000. The value of duplexes permitted is down by almost \$3 million and additions and alterations were up \$4.2 million. Both mobile home and duplexes are down in value in 2020.

The majority (94%) 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 6%. The largest numbers of single-family units were permitted in Ward 8 followed by Wards 6 and 5.

Land Use and Zoning

The City of Norman processed six applications for amendments to the *NORMAN 2025 Land Use and Transportation Plan* in 2020. The largest amendment in 2020 was a 139-acre request to allow for a new mixed-use neighborhood. The second largest plan change was 29.6 acres modified to allow for the development of the new emergency medical complex on Highway 9

The City of Norman acted on 27 applications for rezoning during calendar year 2020 affecting 397.4 acres of land. The largest area rezoned was a 139 acre PUD proposal to allow for a mixed-use neighborhood. Other large rezoning applications include: an amendment to the 47.42 acre PUD at Highway 9 and John Saxon Boulevard by NEDC and Chickasaw Nation Industries, LLC, 30 acres rezoned by the City of Norman to allow for the construction a household hazardous waste collection facility, and 29.6 acres on Highway 9 for an emergency medical complex. The City approved a deannexation of 42 acres on its northern boundary.

Platting and Subdivision

In 2020, the City processed 8 preliminary plats totaling approximately 277 acres and including 219 lots. Fifteen final plats were approved in 2020 totaling about 154 acres and including 236 lots. In 2020, the City of Norman processed a total of 9 NRCOS/SFP's involving a total of 396 acres divided into 30 lots.

Comprehensive Plan Update

It is very important that the comprehensive plan for the City of Norman be updated in the next year or two. The *Norman 2025 Land Use and Transportation Plan* is fast approaching the end of its planning horizon. It was expected that the Plan would be updated every 5-years and it is now 17-years since the city has completed/adopted an update/new comprehensive plan for the community.

The comprehensive plan is a tool used to plan for the future growth of the City of Norman. Most importantly, it is a tool to address the constant change and evolution of a community while providing long-term policy needed to support the economic prosperity of a community. The comprehensive plan deals with issues related to the appropriate uses of land, management and preservation of natural resources, identification and preservation of historically significant lands and structures, and adequate planning for infrastructure needs as the community grows/changes. It also addresses issues related to schools, recreation, and housing.

The most recent attempt to update the comprehensive plan, 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. Given the length of time since the suspension of the PlanNorman document, reviving the comprehensive planning process and updating the document with data from the 2020 Census, the process will be a significant undertaking – one that the Planning Department cannot do without the assistance of an outside consultant.

Looking toward the future, once the vision provided by the new comprehensive plan (**PlanNorman** or its successor) for the community is in place, it will 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 does not speak adequately to modern development trends and requirements.

