

CITY OF NORMAN DEVELOPMENT CENTER

225



**ANNUAL 2022 STATUS REPORT ON DEVELOPMENT
AND THE NORMAN 2025 PLAN**

**CITY OF NORMAN
August 2023**



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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 the calendar year 2022. 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 in the City of Norman during 2022. Sections begin with a narrative followed, where applicable, by maps and tables that include statistical summaries of the amount, type, and location of development and construction in Norman for the calendar year 2022. 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 all construction permitted this year was \$426 million. The overall value of construction is down \$134.4 million from 2021. Both commercial and residential construction saw a loss, with commercial construction decreasing by \$84.2 million and residential construction by \$50.1 million.

Commercial Construction

The Norman Regional Hospital (NRH) projects accounted for \$47.5 million of the commercial construction. NRH had four permits, which included a garden level renovation, parking garage, carpentry shop and renovation of 4th and 5th floors at the Healthplex Parkway facility. Other notable projects included the Young Family Athletic Complex (\$29 million), the Absentee Shawnee had 6 permits (\$24 million), the Porter Village Behavioral Center (\$13.5 million), multiple projects by the City of Norman that accounted for 12 permits (\$20 million), Norman Senior Wellness Center (\$12.6 million), and the Cleveland County Detention Center (\$10.7 million).

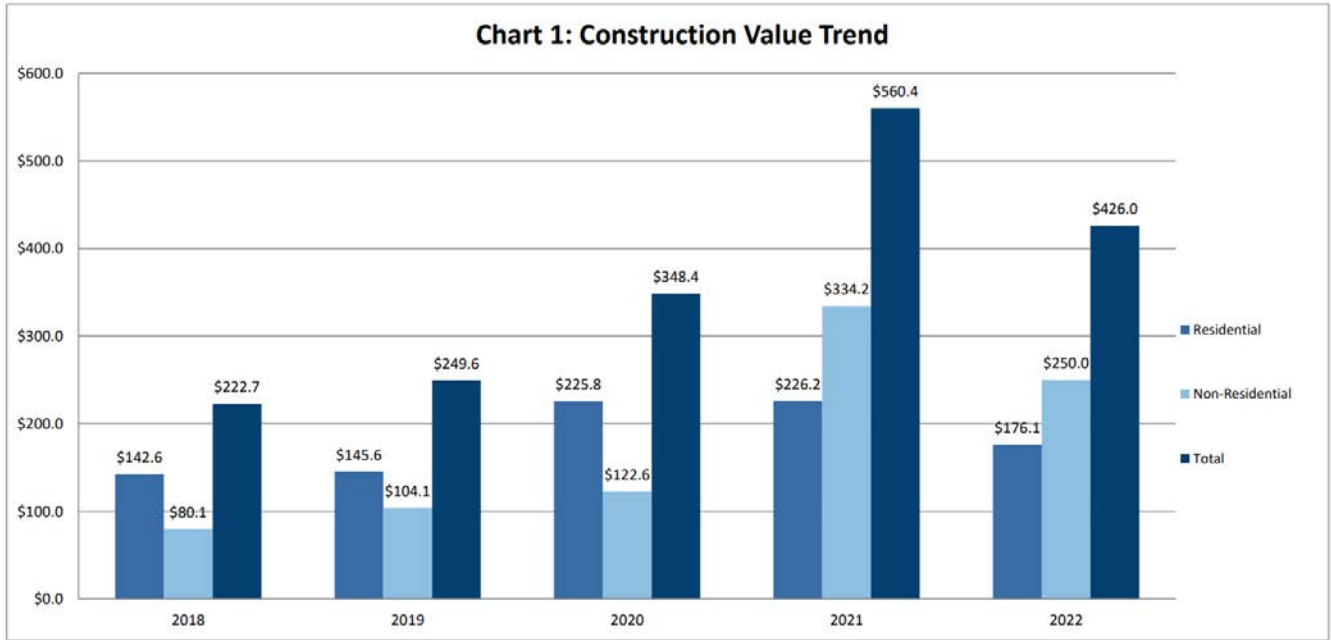


Chart 1 illustrates the value trend of construction for the most recent years. This section consists of descriptive summaries of maps and tables related to construction activity.

Table 1: Calendar Year Dollar Value* of 2022 Construction and Four Previous Years							
Year	2018	2019	2020	2021	2022	TOTAL	5 YEAR AVG
New Single Family	\$113.4	\$119.4	\$155.4	\$171.4	\$129.7	\$689.3	\$137.9
New Mobile Homes	\$0.7	\$0.7	\$0.1	\$0.2	\$0.7	\$2.4	\$0.5
New Duplexes	\$2.0	\$4.9	\$1.9	\$0.4	\$3.1	\$12.3	\$2.5
New Multi-Family	\$7.7	\$1.5	\$45.2	\$22.9	\$5.7	\$83.0	\$16.6
Additions/Alterations to Residential	\$18.8	\$19.0	\$23.2	\$31.3	\$36.9	\$129.1	\$25.8
Subtotal Residential	\$142.6	\$145.6	\$225.8	\$226.2	\$176.1	\$916.2	\$183.2
New Non-Residential	\$43.2	\$47.6	\$71.4	\$287.5	\$126.0	\$575.7	\$115.1
Additions/Alterations to Non-Residential	\$36.9	\$56.5	\$51.2	\$46.7	\$124.0	\$315.3	\$63.1
Subtotal Non-Residential	\$80.1	\$104.1	\$122.6	\$334.2	\$250.0	\$891.0	\$178.2
Total All Construction	\$222.7	\$249.6	\$348.4	\$560.4	\$426.0	\$1,807.2	\$361.4

*Values rounded to million dollar

Table 1 reflects the aggregate numbers for all types of construction between 2018 and 2022, the five-year total, and the average for those five years.

Residential Construction

The total value of residential construction decreased by \$50 million over the previous year. The total value of single-family houses permitted in 2022 was \$129.7 million, with an average value of \$384,800, about \$80,000 higher than last year's average. The value of new duplexes permitted increased by \$2.7 while new multifamily went down by \$17.2 million. Mobile homes went up \$0.5 million, reaching values from 2018 and 2019. Additions and alterations slightly increased in the last year, maintaining the growing trend of the previous five years.

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
2022 PREDICTED*	354	(INCLUDED IN SINGLE FAMILY)	9	120	483
2022	377	7	14	34 (5)	432
2021	559	4	2	199 (10)	764
2020	537	1	8	440 (28)	986
2019	434	11	21	15 (2)	481
2018	397	12	10	88 (4)	507
5 YEAR AVERAGE	461	7	11	155 (10)	634

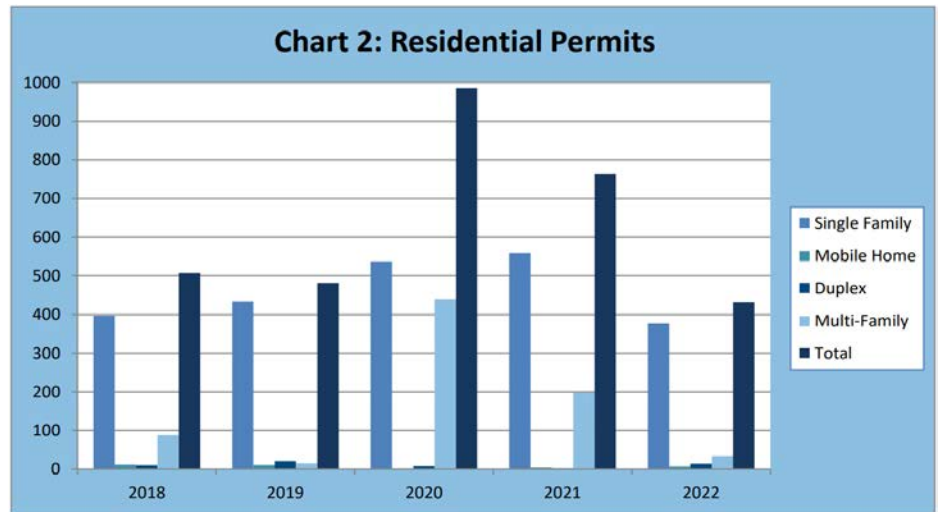
*NORMAN 2025 Land Demand Analysis **Number of Permits in ()

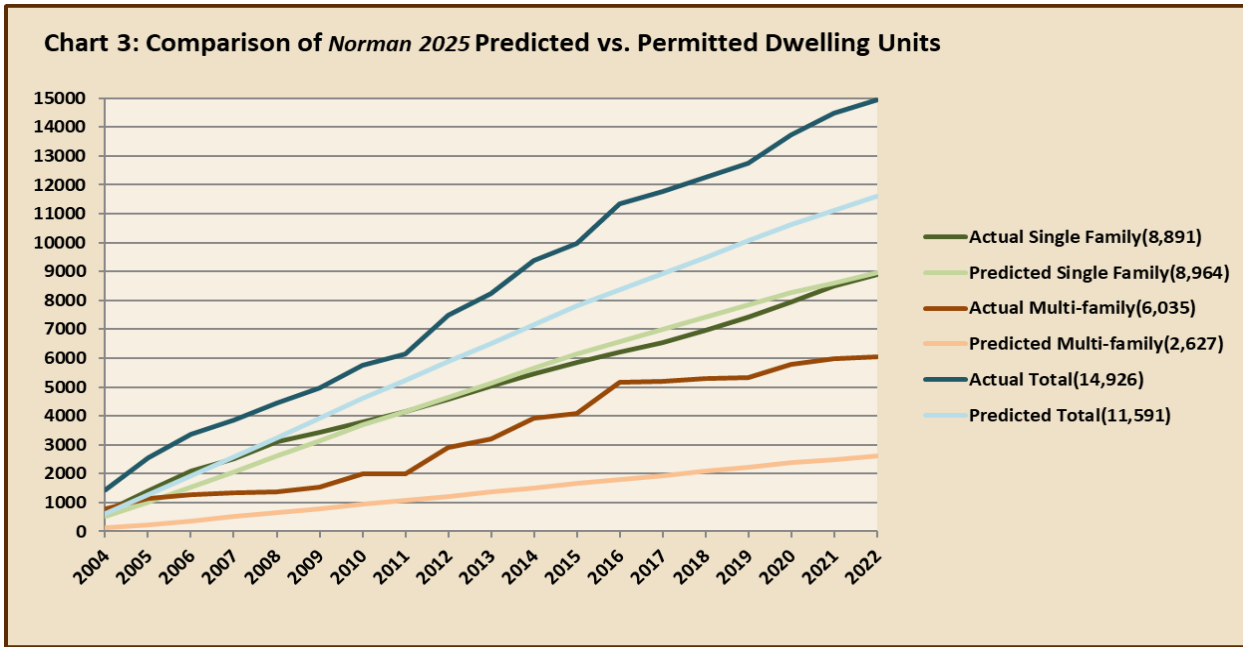
Table 2 presents a detailed account of new residential construction by type for the last five years. In 2022, there were 43.5% fewer residential permits than in 2021. The number of new single-family units decreased by 32.5% since the past year, ending the upward trend of the last five years, but bringing the numbers closer to the demand projected in

NORMAN 2025. New mobile homes permits remained low. Duplex units increased by 12 units in 2022 and reached the 22-year average projection, while multi-family units dropped compared to 2021.

Map 1 on page 7 shows the location of development by housing type. Compared with the predicted Land Demand for 2022, the 432 total new residential units represent 89% of the 483 units projected, the 377 total single-family units are 106%, and the 34 multi-family units are 28% of the projected units. After two years of an increase in multi-family projects, the development of those projects may be slowing.

Chart 2 illustrates the mix of dwelling units in the Norman market in recent years. Single-family permits decreased in 2022, changing the growing trend of the last five years. Still, 87% of the total units seen are single-family dwellings. Multi-family units dropped compared to the two previous years. Duplex units are up in comparison to 2021.





Reviewing the entire period of NORMAN 2025, from the 2004 adoption to current, as illustrated by Chart 3, we gain insight into the longer-term consumption of dwelling units. The single-family market developed fewer units this year than it has in recent years, the number of units developed is slightly lower than the number projected by the Land Demand of the NORMAN 2025. The Land Demand projected that Norman would need to develop 8,964 single-family dwelling units by 2020; the actual number is 8,891, which means the City has built 99% of the single-family housing units the Land Demand projected would be built by this time. The number of multi-family housing units developed during this period exceeds the demand. During the same period, 6,035 multi-family housing units were developed, 3,408 more than the 2,627 predicted by the Land Demand. The multi-family numbers are most likely higher in Norman than they would be in a community of similar size due to the influence of the University of Oklahoma and the introduction, on a large scale, of the rent-by-the-bed student-housing model in the multi-family developments. By the end of 2022, 229% of the multi-family housing units the Land Demand projected were developed. Over the last 17 years, the number of dwelling units is at 128% of the number of units projected. 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 multi-family developments. 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 in the high number of multi-family units. In addition, the single-family market never collapsed completely and ultimately recovered to a level very close to what the Land Demand of the NORMAN 2025 projected.

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
2022	365 (84%)	3 (1%)	12 (3%)	52 (12%)	432
2021	696 (91%)	2 (0%)	11 (1%)	55 (7%)	764
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
5 YEAR AVERAGE	567 (89%)	2 (0%)	10 (2%)	51 (9%)	631
NORMAN 2025 22 YEAR AVERAGE % OF GROWTH EXPECTED	85-90%		10-15%		100%

Table 3 indicates the location of new residential units by Service/Growth Area. The 85% of residential development in the Current Urban Service/Growth Area (CUSA) and Future Urban Service/Growth Areas (FUSA) in 2022 is at the low end of the range that was expected 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 most other growth areas are experiencing growth at 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 the growth and protecting sensitive areas in the Country Residential Growth Area (CRA). The CRA growth is at the high end of the expected percentage of growth. The CUSA has developed as predicted, with slightly higher percentages in 2020 and 2021. 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: 2022 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

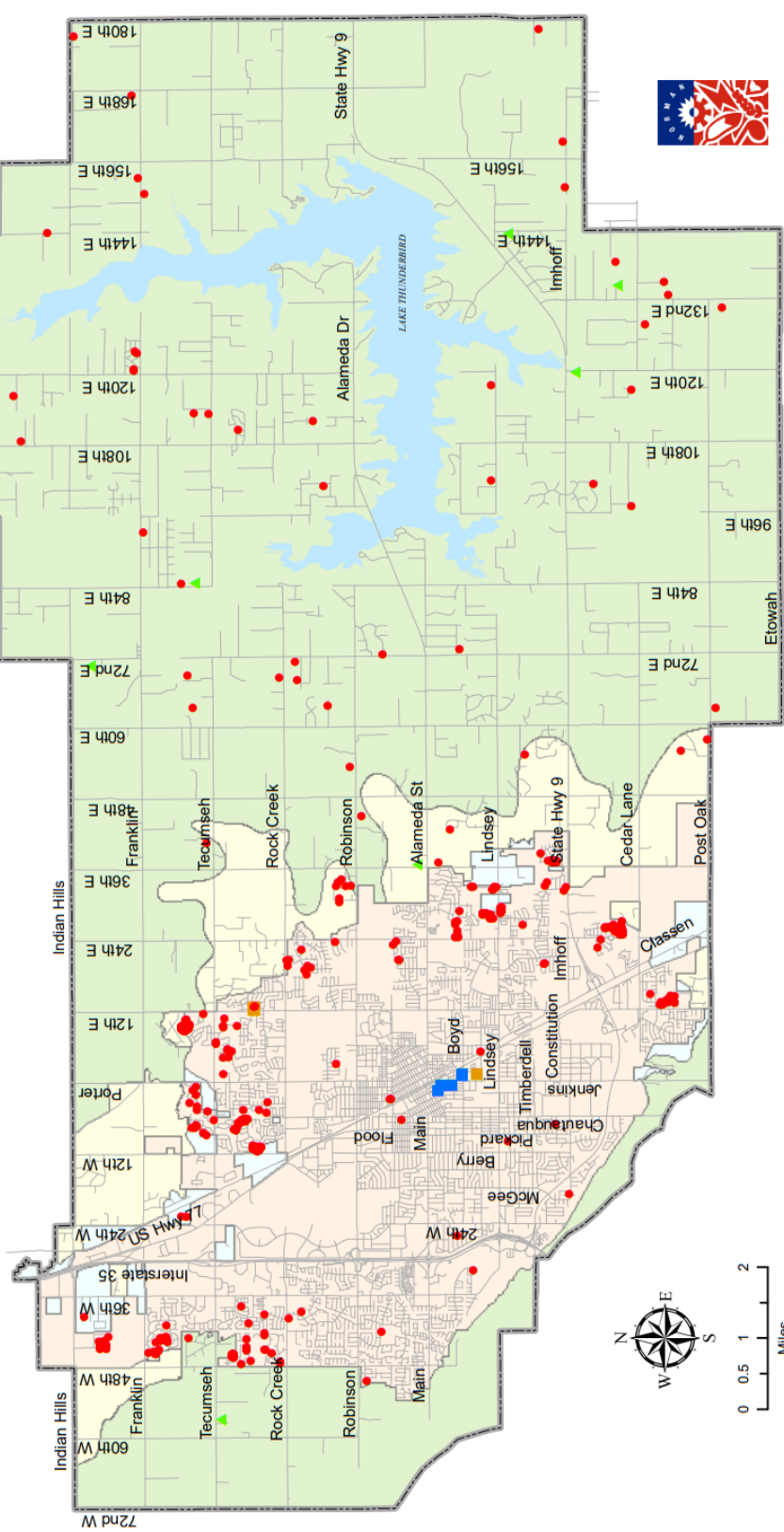


Table 4: Calendar Year 2022 New Residential Units by Ward

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS	% NEW RESIDENTIAL UNITS
Ward 1	43	0	0	0	43	10%
Ward 2	2	0	0	0	2	0%
Ward 3	19	1	0	0	20	5%
Ward 4	6	0	2	34	42	10%
Ward 5	116	6	0	0	122	28%
Ward 6	78	0	12	0	90	21%
Ward 7	12	0	0	0	12	3%
Ward 8	101	0	0	0	101	23%
2022 TOTAL	377	7	14	34	432	100%

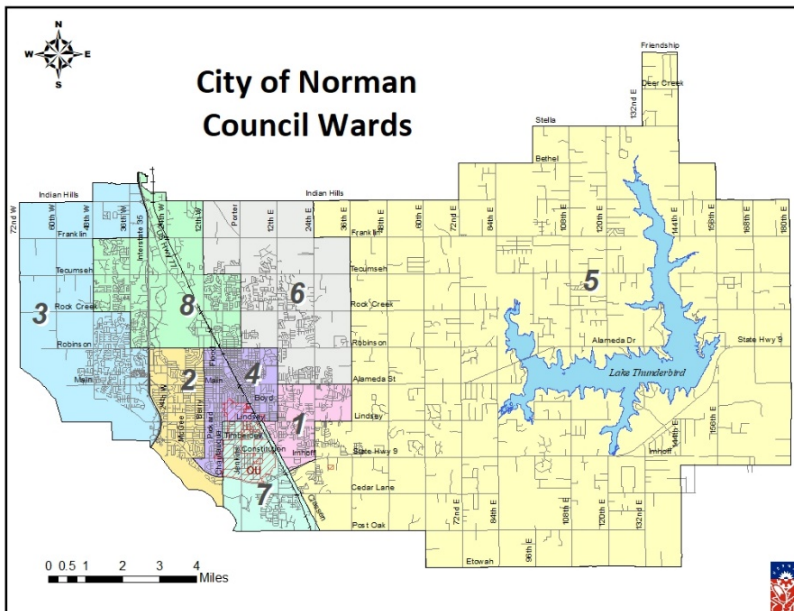
Table 4 reflects new residential units permitted in 2022 by Ward boundaries. Ward 5 had the most single-family permits, with 30.8% of all single-family. Ward 4 had the most multi-family units this year, while Ward 6 had the most duplexes. Ward 4 had the most diverse development that included single-family,

duplexes and multi-family.

Both the duplex and multi-family developments in Ward 4 illustrates a type of housing product that entered the Norman housing market in recent years. This housing product is geared toward students, rent-by-the-bed leasing and has four or more bedrooms.

These areas of Ward 4, experiencing re-development, were historically developed as single-family neighborhoods. The higher density of the duplexes and multi-family has seen some conflict with the neighbors and is straining the capacity of the aging infrastructure in the Core Area.

This general area of higher-density re-development in Ward 4 was rezoned to Center City Form-Based Code (CCFBC) in 2017.



While the Form Based Code intended to promote higher density, the expectation was those units would be geared toward young professionals and young families, that would lease the entire unit rather than a single bedroom, and more smaller/individually rented or owner-occupied units would be allowed on a single lot, than were allowed under the prior R-3 zoning. All of the multi-family units developed in 2022 were in the CCFBC area and appear to be

targeted toward the student population. CCFBC is increasing the density of the Core Area, but in not in attracting developers targeting young professionals and families.

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

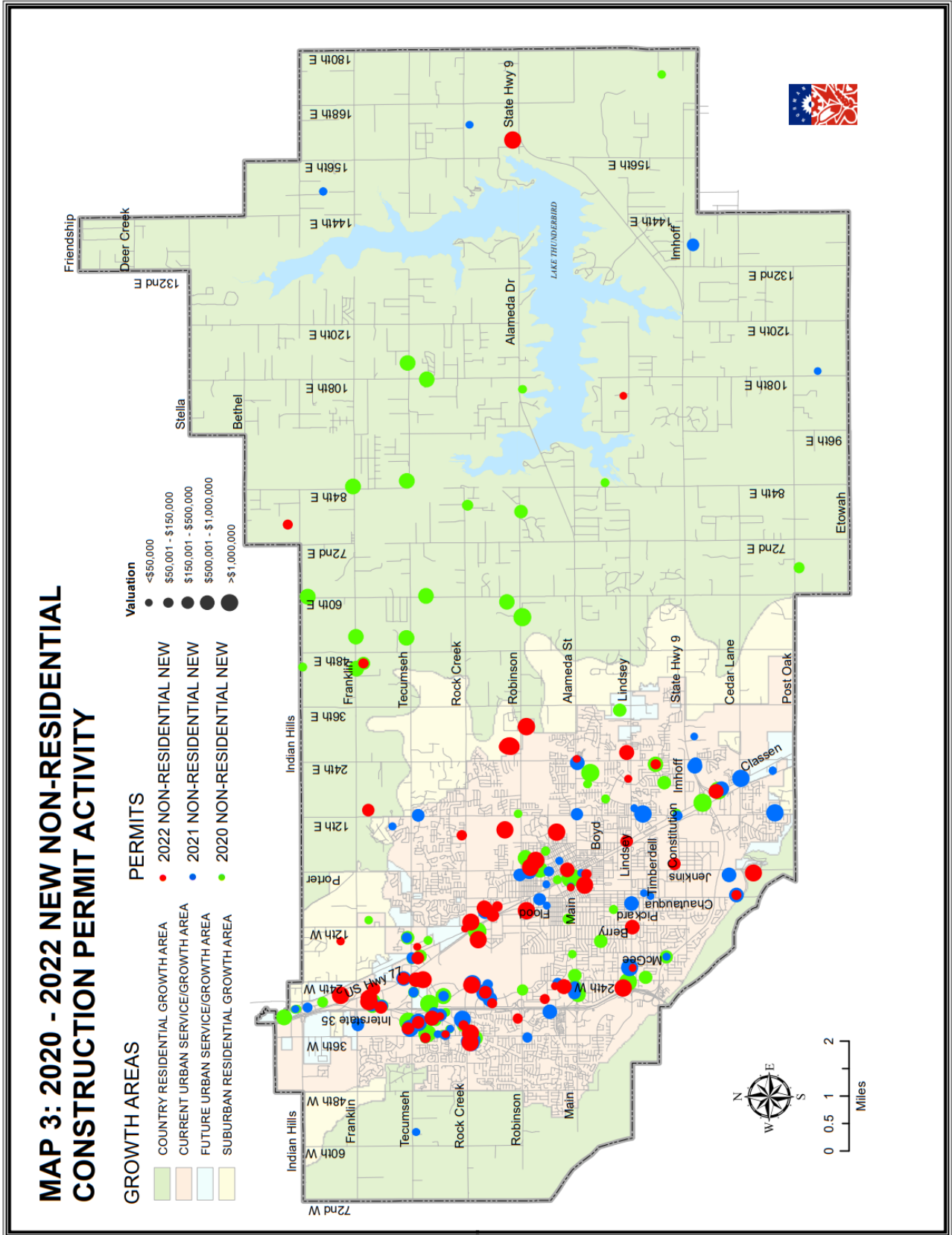
	< 2 ACRES	2 - 4.9 ACRES	5 - 9.9 ACRES	>= 10 ACRES	GRAND TOTAL
2022 CURRENT	320	14	0	2	336
2022 FUTURE	3	0	0	0	3
2022 SUBURBAN	6	2	2	2	12
2022 COUNTRY	9	12	18	13	52
2022 TOTAL	338	28	20	17	403
2021 CURRENT	449	0	5	53	507
2021 FUTURE	1	1	0	0	2
2021 SUBURBAN	5	4	1	1	11
2021 COUNTRY	2	15	16	22	55
2021 TOTAL	457	20	22	76	575
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	320	22	16	14	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
5 YEAR AVERAGE (TOTAL)	367	21	27	44	469

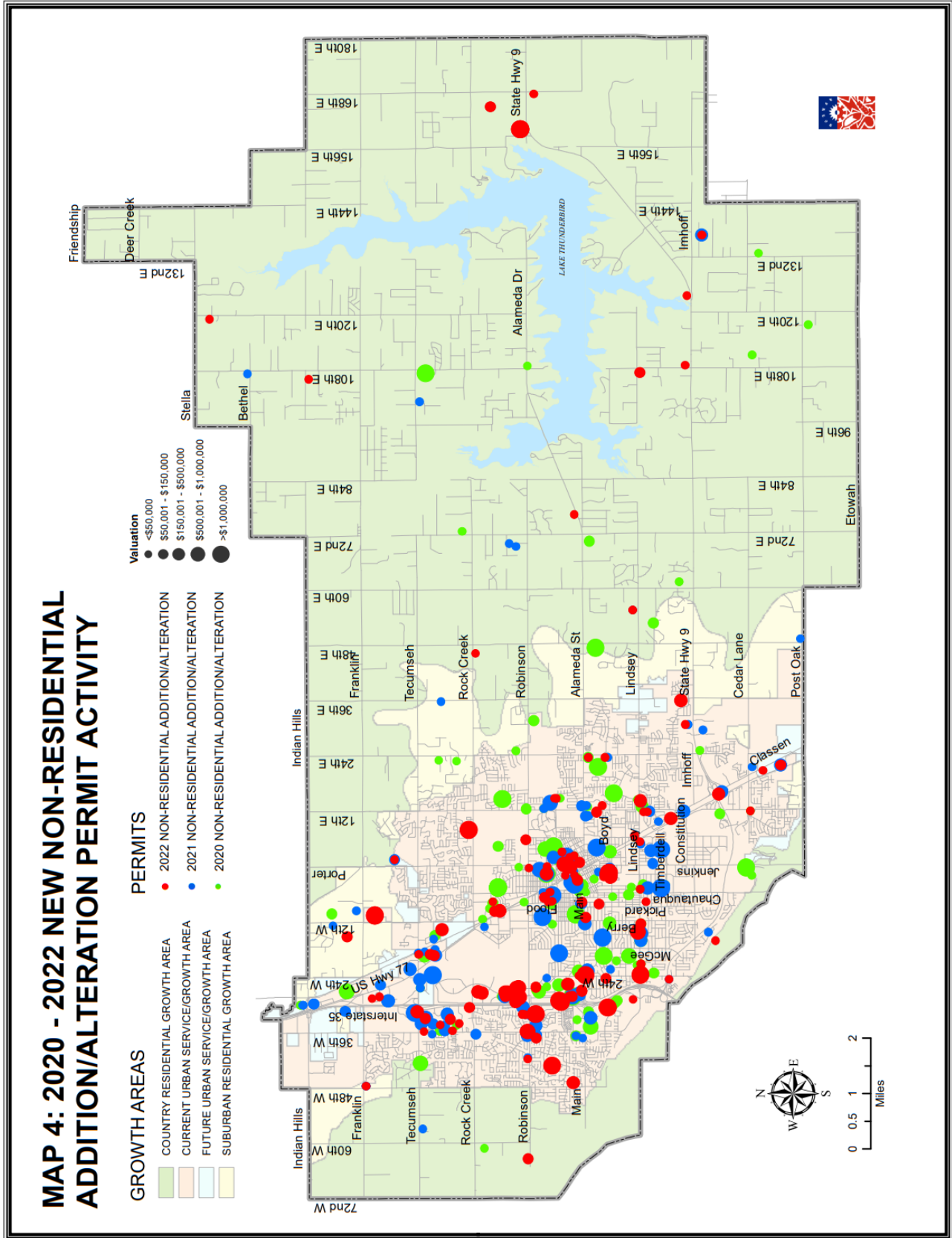
Table 5 reflects a grouping of parcel sizes within each growth area where the new residential units were permitted. As expected, smaller lots were developed in the Current Urban Service Area (CUSA) while larger lots were developed in the Country Residential Area.

Non-Residential Construction

The total value of non-residential construction was \$250.3 million. New non-residential construction totaled \$126.0 million, down from \$287.5 million the previous year. There were four permits for new construction over \$5 million: The Young Family Athletic Complex, the Porter Village Behavioral Health, the Norman Senior Wellness Center, and the City of Norman Griffin Park Project. Map 3, on the next page, depicts the location of new non-residential construction permit activity throughout Norman from 2020-2022.

Non-residential additions and alterations to existing building stock occurred throughout the city in 2022. The value of non-residential additions and alterations was \$124.0 million, \$77.3 million more than the previous year. There were five projects with values up to \$5 million in 2022: the Norman Regional Hospital Garden Level renovation and Parking Garage, The Absentee Shawnee addition for Primary Behavior and Dental Care, the Cleveland County Detention Center, The Moore Norman Technology Center, and the Regal Entertainment Group project. Map 4 depicts Norman's non-residential construction addition/alteration permit activity from 2020-2022.





III: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed ten applications for amendments to the NORMAN 2025 Land Use and Transportation Plan in 2022, two more than in 2021. Only one of the applications was denied but it was resubmitted and later approved. In total, 128 acres were amended. The most extensive proposed amendment in 2022 was a 79.88-acre request to allow for a new mixed-use development. The second largest plan change was 16.32 acres to allow for low-density residential development.

Table 6 and Map 5 identify each application for NORMAN 2025 Land Use and Transportation Plan amendments approved during the calendar year 2022. For each application 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.

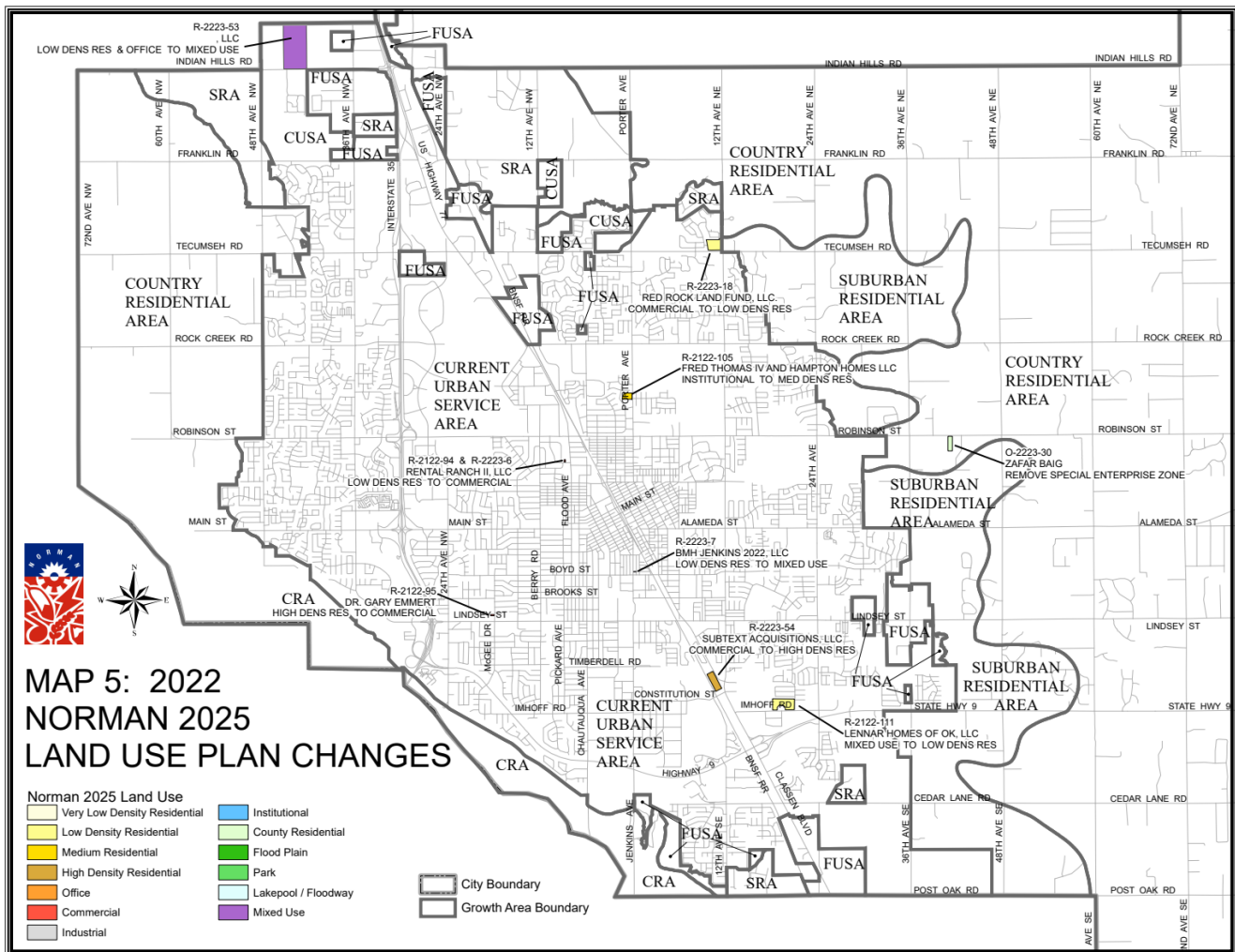


Table 6: Calendar Year 2022 Land Use Plan Amendments

RESOLUTION	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
2122-94	Rental Ranch II, LLC and D.L. Hayes Co.	621 Highland Pkwy	Low Density Residential	Commercial	0.22	3-10-22 APP	4-26-22 DEN
2122-95	Dr. Gary Emmert	1134 McGee Dr	High Density Residential	Commercial	0.34	3-10-22 APP	4-26-22 APP
2122-105	Fred Thomas IV and Hampton Homes, LLC	1700 N. Porter Ave	Institutional	Medium Density Residential	4.05	4-12-22 APP	5-10-22 APP
2122-111	Lennar Homes of Oklahoma, LLC	North of Imhoff Rd, west of Oakhurst Ave	Mixed Use	Low Density Residential	16.32	5-12-22 APP	6-10-22 APP
2223-6	Rental Ranch II, LLC and D.L. Hayes Co.	621 Highland Pkwy	Low Density Residential	Commercial	0.22	8-11-22 APP	9-27-22 APP
2223-7	BMH Jenkins 2022, LLC	765 Jenkins Ave	Low Density Residential	Mixed Use	0.16	8-11-22 APP	9-27-22 APP
2223-18	Red Rock Land, LLC	NW corner of E. Tecumseh Rd and 12th Ave NE	Commercial	Low Density Residential	12.41	8-11-22 APP	9-27-22 APP
2223-30	Zafar Baig	4000 E. Robinson St	Country Residential	Country Residential w/ Special Enterprise Zone Removed	5	9-8-22 APP	10-25-22 APP
2223-53	Premium Land, LLC	North of Indian Hills Rd between 48th Ave NW and 36th Ave NW	Low Density Residential, Office	Mixed Use	79.88	11-10-22 APP	1-10-23 APP
2223-54	Subtext Acquisitions, LLC	West of Classen Blvd, north of E Constitution St	Commercial	High Density Residential	9.66	12-8-22 APP	1-24-22 APP

CUSA = Current Urban Service/Growth Area

FUSA = Future Urban Service/Growth Area

SRA = Suburban Residential Growth Area

CRA = Country Residential Growth Area

The City of Norman processed 18 rezoning applications during the calendar year 2022, 12 less than in 2021. The Planning Commission approved all of them, while the City Council denied one but the applicant resubmitted and it was approved. The largest area rezoned was a 79.88 acres property, rezoned from R-1 and CO to PUD at North Indian Hills. The second largest was 50.50 acres rezoned from A-1 and PL to A-2, PL, w/SU on East Robinson St, requested by the City of Norman. The third largest request was 16.32 acres amending a PUD on Imhoff Rd. The fourth largest was a PUD amendment by Tecumseh Rd and 12th Ave for Red Rock Land.

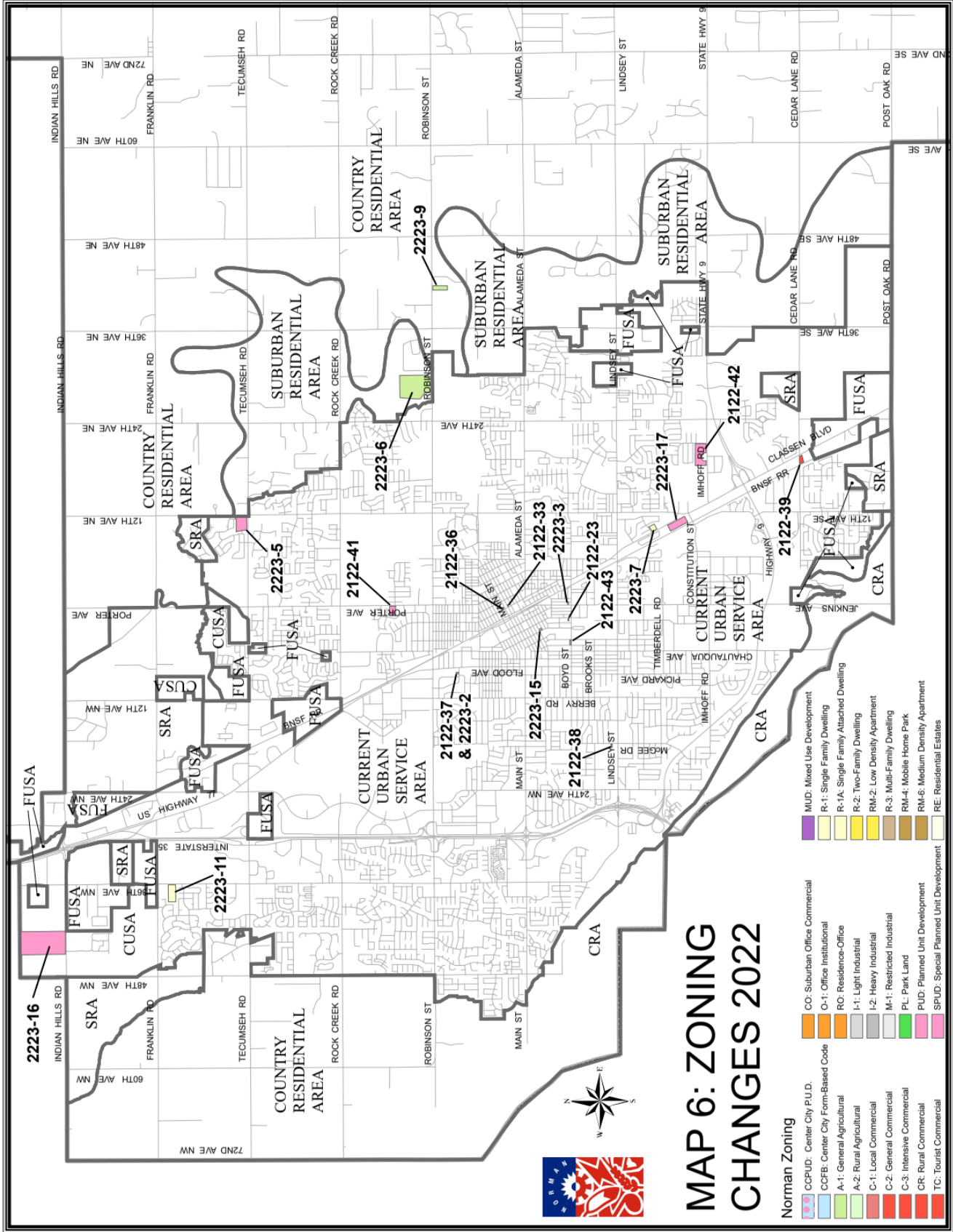
Table 7 and **Map 6** identify all of the zoning changes that were processed and approved during calendar year 2022. For each of the 18 applications processed, the table summarizes the applicant's name, property location, original zoning and zoning sought, acreage involved, and action taken by the Planning Commission and the City Council.

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Table 7: Calendar year 2022 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 RESOLUTION	ACREAGE	PC ACTION	CC ACTION
2122-33	James L. Adair	115 S. Peter Ave	C-3	SPUD	na	7,776 sq ft	APP 1-13-22	APP 2-22-22
2122-36	James L. Adair	205 E. Main St	C-3	C-3 w/SU	na	3,500 sq ft	APP 2-10-22	APP 3-22-22
2122-37	Rental Ranch II, LLC and D.L. Hayes Co.	621 Highland Pkwy	R-1	C-2	R-2122-94	0.22	APP 3-10-22	DEN 4-26-22
2122-38	Dr. Gary Emmert	1134 McGee Dr	RM-6	C-2	R-2122-95	13,000 sq ft	APP 3-10-22	APP 4-26-22
2122-23	BWB2, LP	796 Asp Ave	C-3	C-3 w/SU	na	0.16	APP 3-10-22	APP 4-26-22
2122-39	JM Civil Engineering	SW corner Cedar Lane Rd and Classen Blvd	C-1	C-2	na	1.38	APP 3-10-22	APP 4-26-22
2122-41	Fred Thomas IV and Hampton Homes, LLC	1700 N. Porter Ave	R-1	SPUD	R-2122-105	4.05	APP 4-14-22	APP 5-24-22
2122-42	Lennar Homes of Oklahoma, LLC	North of Imhoff Rd, west of Oakhurst Ave	PUD	PUD	R-2122-111	<u>16.32</u>	APP 5-12-22	APP 6-28-22
2122-43	Hillel Foundation	494 Elm Ave	R-3	R-3 w/SU	na	0.47	APP 5-12-22	APP 6-28-22
2223-3	BMH Jenkins 2022, LLC	765 Jenkins Ave	R-3	SPUD	R-2223-7	0.16	APP 8-11-22	APP 9-27-22
2223-5	Red Rock Land, LLC	NW corner of E. Tecumseh Rd and 12th Ave NE	PUD	PUD	R-2223-18	<u>12.41</u>	APP 8-11-22	APP 9-27-22
2223-6	City of Norman - Norman Utilities Authority	North of Robinson St 2000 ft east of 24th Ave NE	A-1, PL	A-2, PL w/SU	na	<u>50.50</u>	APP 8-11-22	APP 9-27-22
2223-7	Classen Montessori School	2323 S. Classen Blvd	R-1	R-1 w/SU	na	1.89	APP 9-8-22	APP 10-11-22
2223-9	Zafar Baig	4000 E. Robinson St	PUD	A-1	R-2223-30	5.00	APP 9-8-22	APP 10-25-22
2223-11	Timber Creek Fellowship Church	4600 36th Ave NW	R-1	R-1 w/SU	na	9.51	APP 9-8-22	APP 11-8-22
2223-15	McFarlin Memorial United Methodist Church, Inc.	401 S. University Blvd	CCFBC	CCPUD	na	0.32	APP 10-13-22	APP 11-8-22
2223-16	Premium Land, LLC	North of Indian Hills Rd between 48th Ave NW and 36th Ave NW	R-1, CO	PUD	R-2223-53	<u>79.88</u>	APP 11-10-22	APP 1-10-23
2223-17	Subtext Acquisitions, LLC	West of Classen Blvd, north of E Constitution St	C-2	PUD	R-2223-54	<u>9.66</u>	APP 12-8-22	APP 1-24-23

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



IV: PLATTING AND SUBDIVISION ACTIVITY

Preliminary and Final Plats

The 2022 calendar year saw a below average number of preliminary plats and an above average in the number of final plats processed in recent years. The number of lots receiving final approval was well above the five-year average. The tables and maps described below illustrate more details regarding land divisions occurring in the calendar year 2022.

Tables 8 and 9 identify the number of preliminary and final plats applied for in calendar year 2022, the preceding four years, and a five-year average. The data includes acreages, the number of proposed lots, and distribution among the four Service/Growth Areas of the NORMAN 2025. The seven preliminary plats approved consumed 129 acres and created 284 lots, this is far below the five-year average of 272 acres but close to the average of 299 lots. The 16 final plats approved completed the development of 270 acres and 514 lots, above the five-year average of 159 acres and 286 lots. Companion Map 7 shows the location of the 2022 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
2022 PRELIMS	7	0	0	0	7
2022 ACRES	128.96	0.00	0.00	0.00	128.96
2022 LOTS	284	0	0	0	284
2021 PRELIMS (PARTIAL)	12(1)	1	1	2(1)	17
2021 ACRES	422.09	1.00	6.92	46.89	476.90
2021 LOTS	860	1	3	6	870
2020 PRELIMS	8	1	0	0	9
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
5 YEAR Total # OF PLATS*	40.0	6.0	2.0	3.0	47.0
5 YEAR AVERAGE # OF PLATS*	8.0	1.2	0.4	0.6	9.4
5 YEAR AVERAGE # OF LOTS	286.2	10.4	1.2	1.2	299.0
5 YEAR AVERAGE ACRES	239.4	9.9	14.0	9.4	272.7

*Partial plats counted in all growth areas

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
2022 # FINAL PLATS	15	0	0	1	16
2022 ACRES	244.45	0.00	0.00	25.72	270.17
2022 LOTS	512	0	0	2	514
2022 AVG SINGLE FAMILY LOT SIZE	0.37	0.00	0.00	12.86	0.37
2022 AVG OTHER LOT SIZE*	4	0	0	0	4
2021 # FINAL PLATS	13	0	1	0	14
2021 ACRES	154.71	0.00	1.93	0.00	156.64
2021 LOTS	336	0	1	0	337
2021 AVG SINGLE FAMILY LOT SIZE	0.28	0.00	1.93	0	0.28
2021 AVG OTHER LOT SIZE*	7.07	0	0	0	7.07
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
5 YEAR TOTAL # FINAL PLATS**	60	2	1	1	64
5 YEAR AVG # FINAL PLATS**	12.0	0.4	0.2	0.2	13
5 YEAR AVG ACRES	150.57	2.9	0.4	5.1	159.0
5 YEAR AVG LOTS	285	0.4	0.2	0.4	286
5 YEAR AVG SF LOT SIZE	0.3	0.0	0.4	2.6	0.3
5 YEAR AVG OTHER LOT SIZE*	4.83	2.85	0.00	0.00	4.83

*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 a Norman Rural Certificates of Survey (NRCOS) and a Short Form Plat (SFP). A Short Form Plat is plat that involves less than three acres, are subdivided into less than three lots, have a single ownership, and require no public improvements. A NRCOS allows the subdivision of property into ten-acre tracts, allowing development of properties in the A-1 and A-2 Zoning Districts, provided they are on roadways usable by public safety and other official government vehicles.

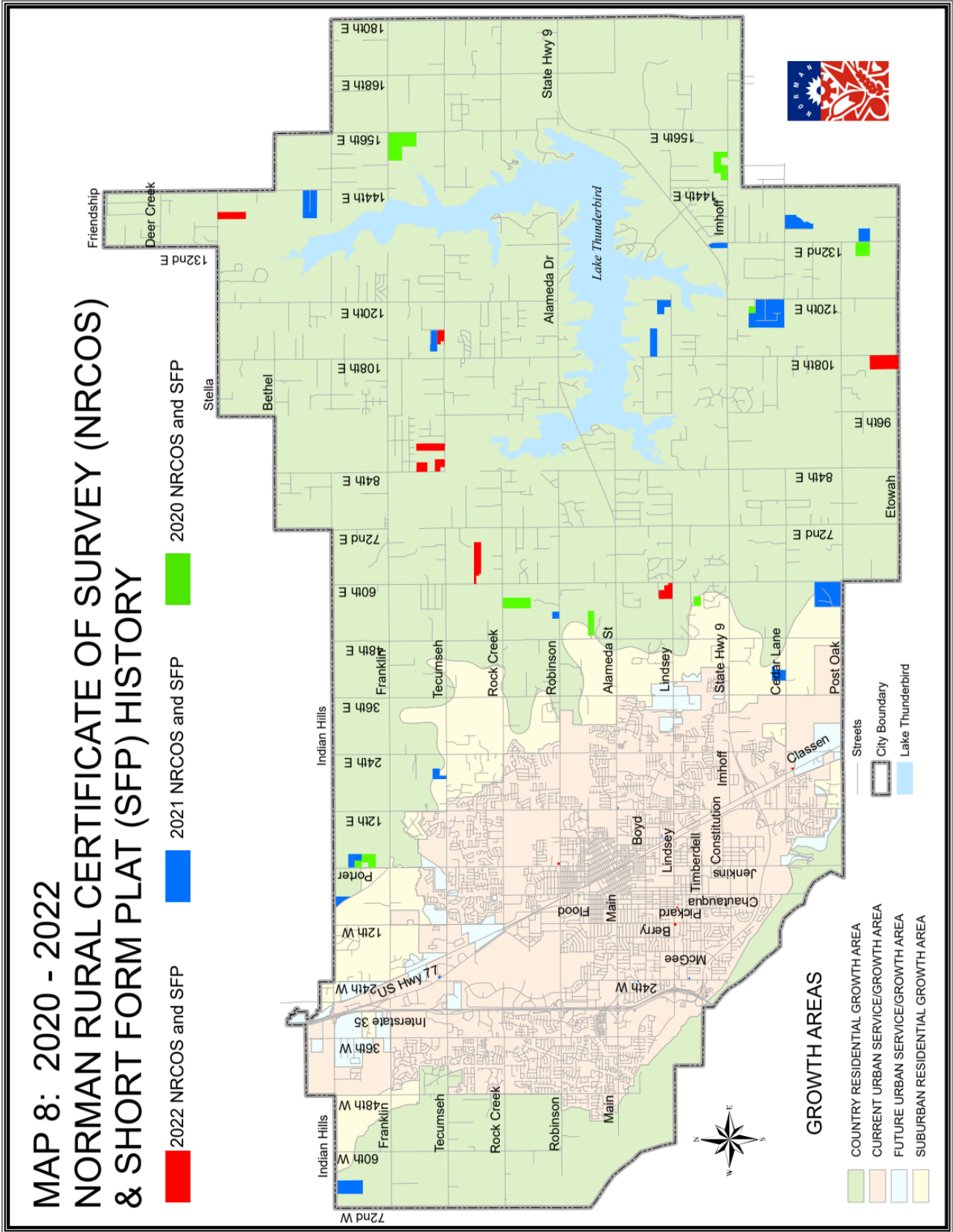
Table 10 identifies the number of Norman Rural Certificates of Survey and Short Form Plats applied for in Calendar Year 2022, the preceding four years, and a five-year average. The information provides the acreage, the number of proposed lots, and the distribution among the four Service/Growth Areas of the NORMAN 2025. In 2022, the City of Norman processed a total of 12 NRCOS/SFP applications involving a total of 305 acres divided into 33 lots, about half of what the city processed in 2021, 21 NRCOS/SFP approvals involving 794 acres divided into 76 lots. The five-year average is 12.4 NRCOS/SFP approvals, involving an average of 442 acres of land with an average of 41.6 lots. Companion **Map 8** shows the location of the 2022 NRCOS/SFP approvals as well as NRCOS/SFP approvals from the preceding two years.

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
2022 # COS AND SFP'S	4	0	0	8	12
2022 ACRES	3.16	0.00	0.00	301.47	304.63
2022 LOTS	7	0	0	26	33
2022 AVG LOT SIZE	0.45	0.00	0.00	11.60	9.23
2021 # COS AND SFP'S	5	0	3	13	21
2021 ACRES	3.52	0.00	191.52	599.27	794.31
2021 LOTS	7	0	19	50	76
2021 AVG LOT SIZE	0.50	0.00	10.08	11.99	10.45
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
5 YEAR TOTAL # COS AND SFP'S	16	1	5	40	62
5 YEAR AVG # COS AND SFP'S	3.2	0.2	1.0	8.0	12.4
5 YEAR AVG ACRES	3.5	0.5	41.5	396.6	442.1
5 YEAR AVG LOTS	5.6	0.4	4.2	31.4	41.6
5 YEAR AVG LOT SIZE	0.7	0.2	5.2	12.6	10.4

**MAP 8: 2020 - 2022
NORMAN RURAL CERTIFICATE OF SURVEY (NRCOS)
& SHORT FORM PLAT (SFP) HISTORY**

2022 NRCOS and SFP 2021 NRCOS and SFP 2020 NRCOS and SFP



V: SUMMARY AND FUTURE OUTLOOK

Construction

The value of all construction permitted this year was \$426 million. The value both commercial and residential construction were lower in 2022, with commercial construction decreasing by \$84.2 million and residential construction by \$50.1 million.

The total value of single-family houses permitted in 2022 was \$129.7 million, with an average value of the individual unit being \$384,800.

This continues the trend of building upscale single-family housing. Compared to 2021, the value of duplexes permitted were up by \$2.7 million and additions and alterations were up \$5.6 million. Mobile homes are up slightly and multi-family permits are down about \$17.3 million in value.

Most (84%) of all residential units were constructed in the Current Urban Service Area. Units constructed in the Suburban Residential, Future Urban Residential and Country Residential Growth Areas account for the other 16%. The largest numbers of single-family units were permitted in Ward 5, followed by Wards 8 and 6.

Land Use and Zoning

The City of Norman processed ten applications for amendments to the NORMAN 2025 Land Use and Transportation Plan in 2022, the amendments affected 128 acres. The most extensive proposed amendment in 2022 was a 79.88-acre request to allow for a new mixed-use neighborhood.

The City of Norman processed 18 applications for rezoning during the calendar year 2022. The largest area was 79.88 acres rezoned to a PUD, north of Indian Hills Rd between 48th Ave NW and 36th Ave NW. The second was a 50.50-acres rezoned from A-1 and Park Land to A-2, Parkland, with Special Use on the north side of Robinson St. The third largest request was 16.32 acres amending a PUD at Oakhurst and Imhoff Rd. The fourth largest was a PUD amendment at Tecumseh Rd and 12th Ave NE for Red Rock Land.

Platting and Subdivision

In 2022, the City processed seven preliminary plats totaling approximately 129 acres and including 284 lots. Sixteen final plats were approved in 2022 totaling about 270 acres and including 514 lots. In 2022, the City of Norman processed a total of 12 NRCOS/SFP's involving a total of 305 acres divided into 33 lots.

Comprehensive Plan Update

The Comprehensive Plan for the City of Norman is scheduled for an update in the next year. City Council approved a contract with the consulting team of RDG Planning and Design and Garver to begin work with the community and community leaders to develop a new

Comprehensive Plan for the City of Norman. This new Plan will guide future development in the City of Norman.

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.

Looking toward the future for Norman, once the vision provided by a new comprehensive plan 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. The Zoning Ordinance has been amended over the years, but its regulatory content has not been completely evaluated since the adoption in 1954. The City's zoning regulations need to speak more adequately to modern development trends and requirements.