

ANNUAL 2021 STATUS REPORT ON DEVELOPMENT AND THE NORMAN 2025 PLAN



**CITY OF NORMAN
AUGUST 2022**

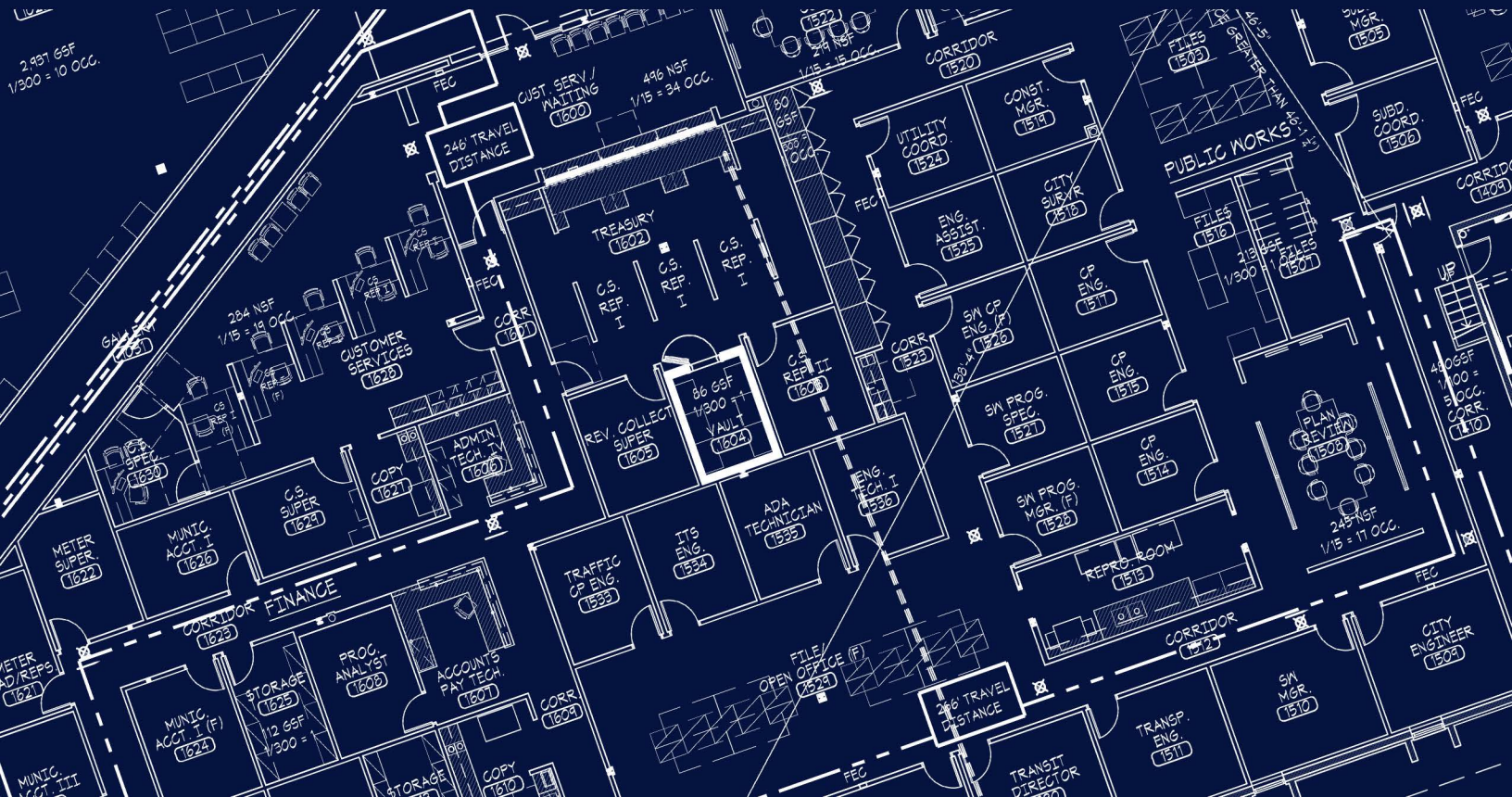


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I: BACKGROUND

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 2021. 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 2021. 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 2021. 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 \$560.4 million. The overall value of construction is up \$211.9 million from 2020. Both commercial and residential construction saw gains, with commercial construction increasing by \$211.5 million and residential construction increasing \$0.4 million. The Norman Regional Hospital (NRH) bond projects accounted for \$192.2 million of the commercial construction. NRH had 11 permits, which included expansion of the existing HealthPlex campus on Tecumseh Road and the Norman Regional Nine Plan, the "freestanding emergency department plus" located in southeast Norman at State Highway 9 and 24th Avenue S.E. Norman Public Schools (NPS) were also busy. They were issued 12 permits with a construction value of \$48.5 million. Other notable projects included the Noun Hotel on Campus Corner (\$16 million), the City of Norman's Development Center (\$7.1 million), and the Young Family Athletic Center Norman Forward project (\$5 million).

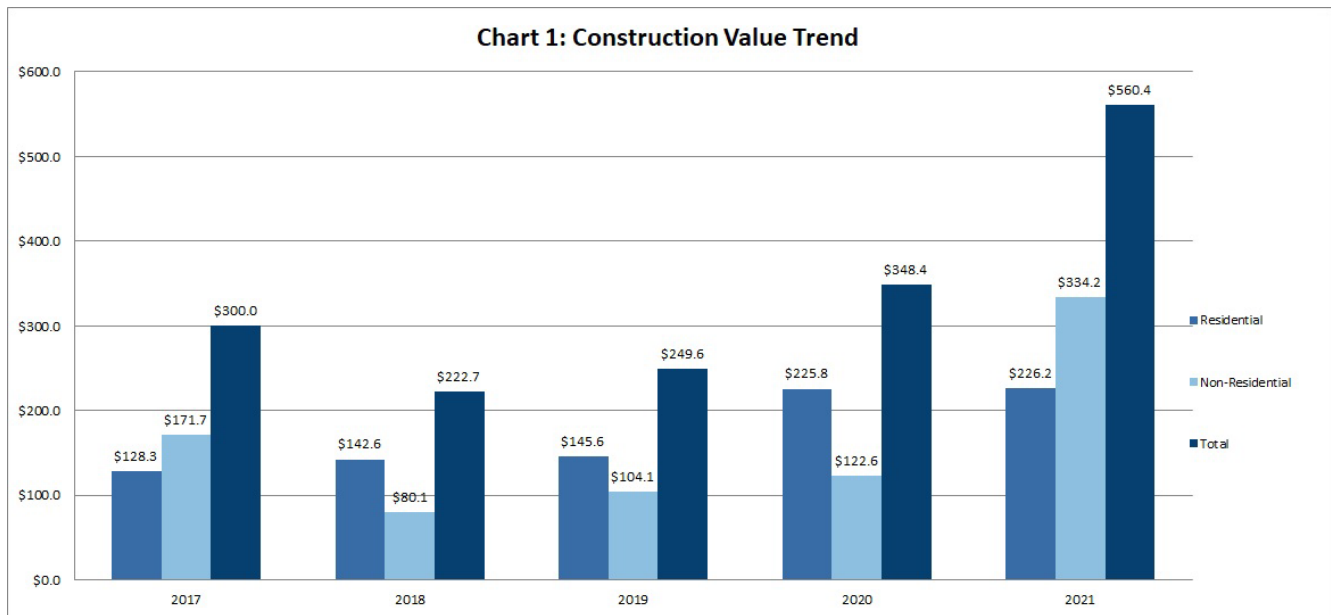


Chart 1 illustrates the value trend of construction for the most recent years. The remainder of this section consists of descriptive summaries of maps and tables related to construction activity. Most of the analytical assessments reference *NORMAN 2025*, which is the most recent comprehensive plan and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

Table 1: Calendar Year Dollar Value* of 2021 Construction and Four Previous Years

Year	2017	2018	2019	2020	2021	TOTAL	5 YEAR AVG
New Single Family	\$96.2	\$113.4	\$119.4	\$155.4	\$171.4	\$655.8	\$131.2
New Mobile Homes	\$0.2	\$0.7	\$0.7	\$0.1	\$0.2	\$1.9	\$0.4
New Duplexes	\$8.9	\$2.0	\$4.9	\$1.9	\$0.4	\$18.1	\$3.6
New Multi-Family	\$3.1	\$7.7	\$1.5	\$45.2	\$22.9	\$80.4	\$16.1
Additions/Alterations to Residential	\$20.0	\$18.8	\$19.0	\$23.2	\$31.3	\$112.2	\$22.4
Subtotal Residential	\$128.3	\$142.6	\$145.6	\$225.8	\$226.2	\$868.5	\$173.7
New Non-Residential	\$106.0	\$43.2	\$47.6	\$71.4	\$287.5	\$555.7	\$111.1
Additions/Alterations to Non-Residential	\$65.7	\$36.9	\$56.5	\$51.2	\$46.7	\$257.0	\$51.4
Subtotal Non-Residential	\$171.7	\$80.1	\$104.1	\$122.6	\$334.2	\$812.7	\$162.5
Total All Construction	\$300.0	\$222.7	\$249.6	\$348.4	\$560.4	\$1,681.2	\$336.2

**Values rounded to million dollar*

Table 1 reflects the aggregate numbers for all types of construction between 2017 and 2021, the five-year total, and the average for those five years.

Residential Construction

The total value of residential construction was stable, increasing by \$0.4 million over the previous year. The total value of single-family houses permitted in 2021 was \$171.4 million with an average value of the individual unit being \$306,000. This continues the trend of building upscale single-family housing. The value of duplexes permitted is down by \$1.4 million and additions and alterations were up \$8.1 million. Mobile homes are up slightly and multi-family permits are down about \$22 million in value in 2021.

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The 559 single-family permits issued in 2021 make it the third 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
2021 PREDICTED*	353	(INCLUDED IN SINGLE FAMILY)	17	109	479
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
2017	351	7	32	13 (13)	403
5 YEAR AVERAGE	456	7	15	151 (11)	628

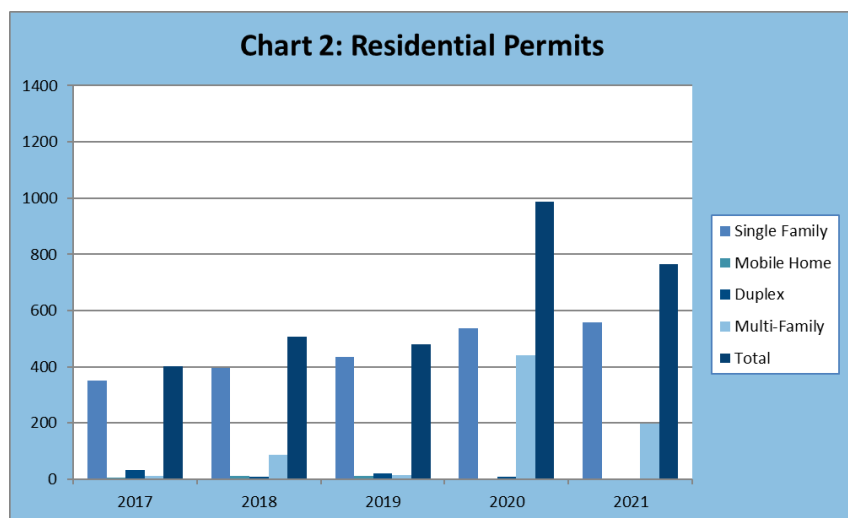
*NORMAN 2025 Land Demand Analysis **Number of Permits in ()

the third 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 the number of multi-family permits 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 2017-2021, the five-year average, the volume of new residential construction predicted by the *Land Demand* for 2021, and the *Land Demand's* predicted 5-year average. The city's 764 new units permitted during 2021 are 159% of the *NORMAN 2025* prediction of 479 new units. The 559 new single-family units permitted are 158% of the 353 units projected in the *Land Demand* and the 199 new multi-family units permitted in 2021 are 183% of the 109 units projected in the *Land Demand*. The 2 new duplexes are 12% of the 17 duplexes projected by the *Land Demand*.

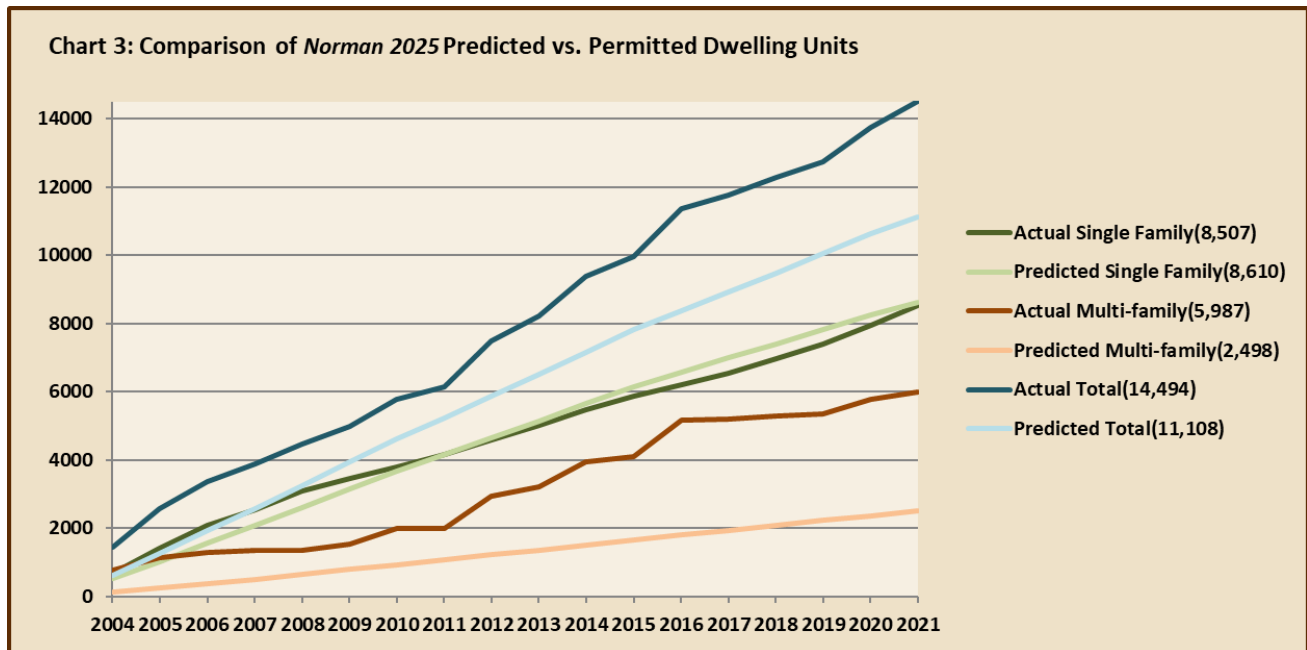
Norman added a significant number of single-family and multi-family dwelling units in 2021. **Chart 2** illustrates the mix of dwelling units in the Norman market in recent years. Single-family permits posted the



highest number since the housing crisis indicating a continued recovery. Multi-family remained strong with a slight trend away from student housing complexes and toward

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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 8,610 single-family dwelling units by 2020. The actual number was 8,507. This means the City has built 99% of the single-family housing units the *Land Demand* predicted would be built by this time. The number of multi-family housing units developed during this period more than meets the remaining demand. During the same period 5,987 units of multi-family housing were developed, which is 3,489 more than the 2,498 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 because of the influence of the University of Oklahoma and the introduction on a large scale of the rent-by-bed student housing model in the multi-family developments. This is 240% of the multi-family housing units that were predicted by the *Land Demand*. Over the last 17 years, the number of dwelling units of all types permitted is 130% of the number predicted. **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 in the high number of multi-family units.

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
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
2017	348 (86%)	1 (0%)	6 (1%)	48 (12%)	403
5 YEAR AVERAGE	564 (89%)	2 (0%)	9 (2%)	50 (9%)	625
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 91% of residential development in the Current Urban Service/Growth Area (CUSA) in 2021 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 multi-family units 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.

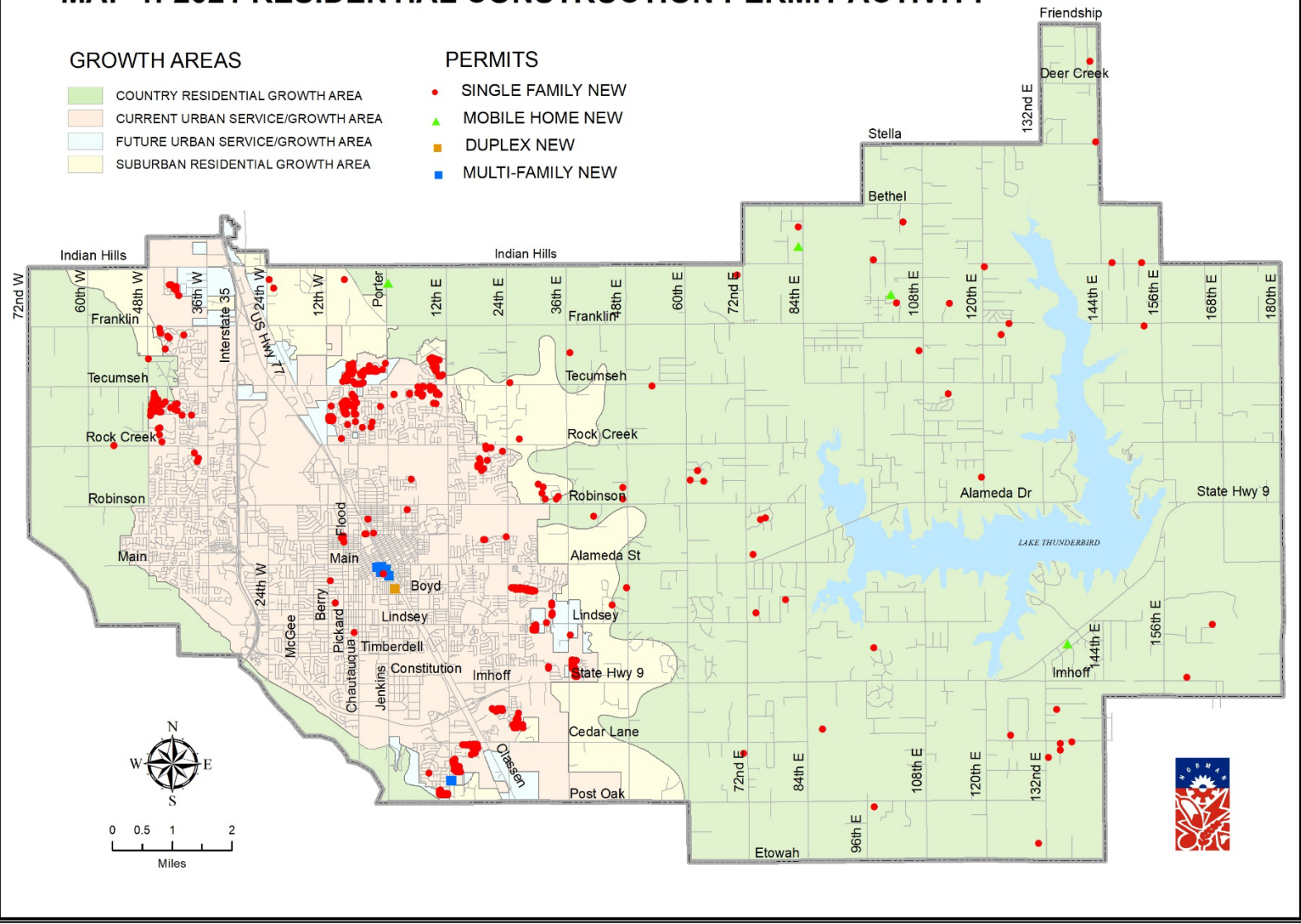
MAP 1: 2021 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

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 2021 by Ward boundaries. Ward 6 had the most single-family permits with 39% of all single-family. Ward 7 had the most multi-family units this year. Ward 4 had both single-family and multi-family development.

Both the duplexes and multi-family development 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 Ward 4, experiencing re-development, were historically developed as single-family neighborhoods.

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS	% NEW RESIDENTIAL UNITS
Ward 1	41	0	0	0	41	5%
Ward 2	0	0	0	0	0	0%
Ward 3	5	0	0	0	5	1%
Ward 4	18	0	2	31	51	7%
Ward 5	131	3	0	0	134	18%
Ward 6	218	1	0	0	219	29%
Ward 7	83	0	0	168	251	33%
Ward 8	63	0	0	0	63	8%
2021 TOTAL	559	4	2	199	764	100%

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 higher-density area of re-development 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 occupants, 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. Due to this growth, in 2021, the number of duplexes are back within the number predicted by the *Land Demand*.

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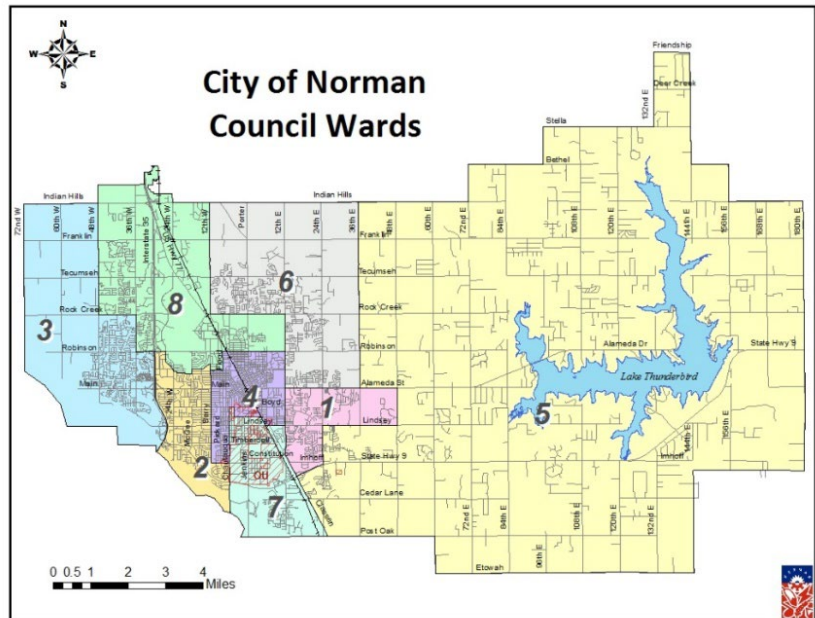


Table 5: Calendar Year New Residential Permits by Parcel Size and by Service/Growth Areas in the Most Recent Years

	< 2 ACRES	2 - 4.9 ACRES	5 - 9.9 ACRES	>= 10 ACRES	GRAND TOTAL
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
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
5 YEAR AVERAGE (TOTAL)	360	18	25	44	459

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 \$334.2 million. New non-residential construction totaled \$287.5 million up from \$71.4 million the previous year. There were seven permits for new construction over \$5 million: three for the HealthPlex campus on Tecumseh Road and the Norman Regional Nine Plan, the “freestanding emergency department plus” located in southeast Norman at State Highway 9 and 24th Avenue S.E., the Noun Hotel on Campus Corner, rebuild of a sorority and a fraternity, and the Young Family Athletic Center. Nineteen of the 116 new construction permits were valued at 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 2019-2021.

Non-residential additions and alterations to existing building stock occurred throughout the city in 2021. The value of non-residential additions and alterations was \$51.2 million. There was one with a value in excess of \$5 million in 2021: the City of Norman’s new Development Center located in the old library and slated to open winter of 2023. There were 13 addition and alteration permits over \$1 million. Several were upgrades to Norman Public School properties. The remaining were a variety of commercial renovations throughout the city. **Map 4** depicts non-residential construction addition/alteration permit activity in Norman from 2019-2021.

MAP 3: 2019 - 2021 NEW NON-RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

GROWTH AREAS

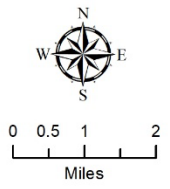
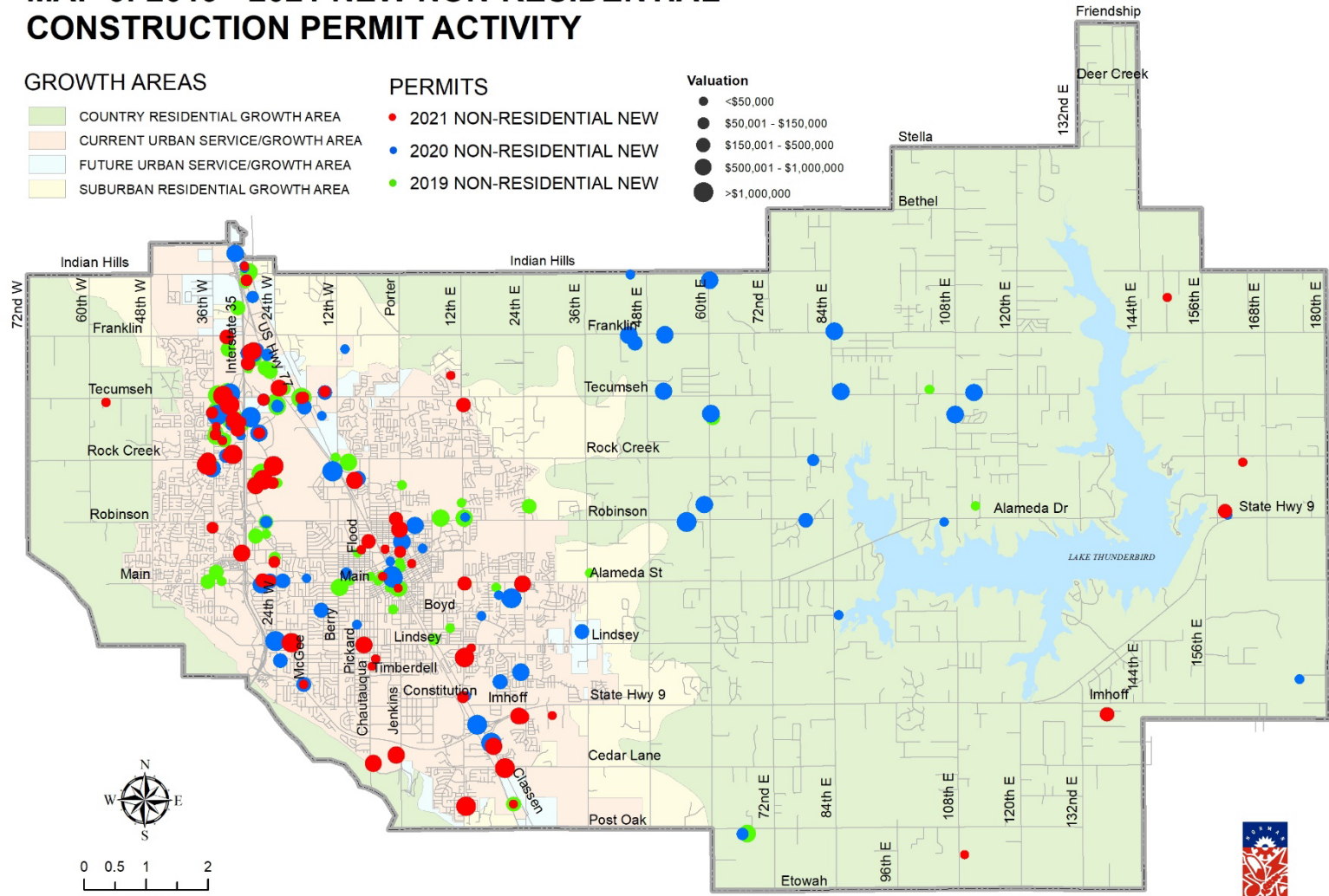
- COUNTRY RESIDENTIAL GROWTH AREA
- CURRENT URBAN SERVICE/GROWTH AREA
- FUTURE URBAN SERVICE/GROWTH AREA
- SUBURBAN RESIDENTIAL GROWTH AREA

PERMITS

- 2021 NON-RESIDENTIAL NEW
- 2020 NON-RESIDENTIAL NEW
- 2019 NON-RESIDENTIAL NEW

Valuation

- <\$50,000
- \$50,001 - \$150,000
- \$150,001 - \$500,000
- \$500,001 - \$1,000,000
- >\$1,000,000



MAP 4: 2019 - 2021 NEW NON-RESIDENTIAL ADDITION/ALTERATION PERMIT ACTIVITY

GROWTH AREAS

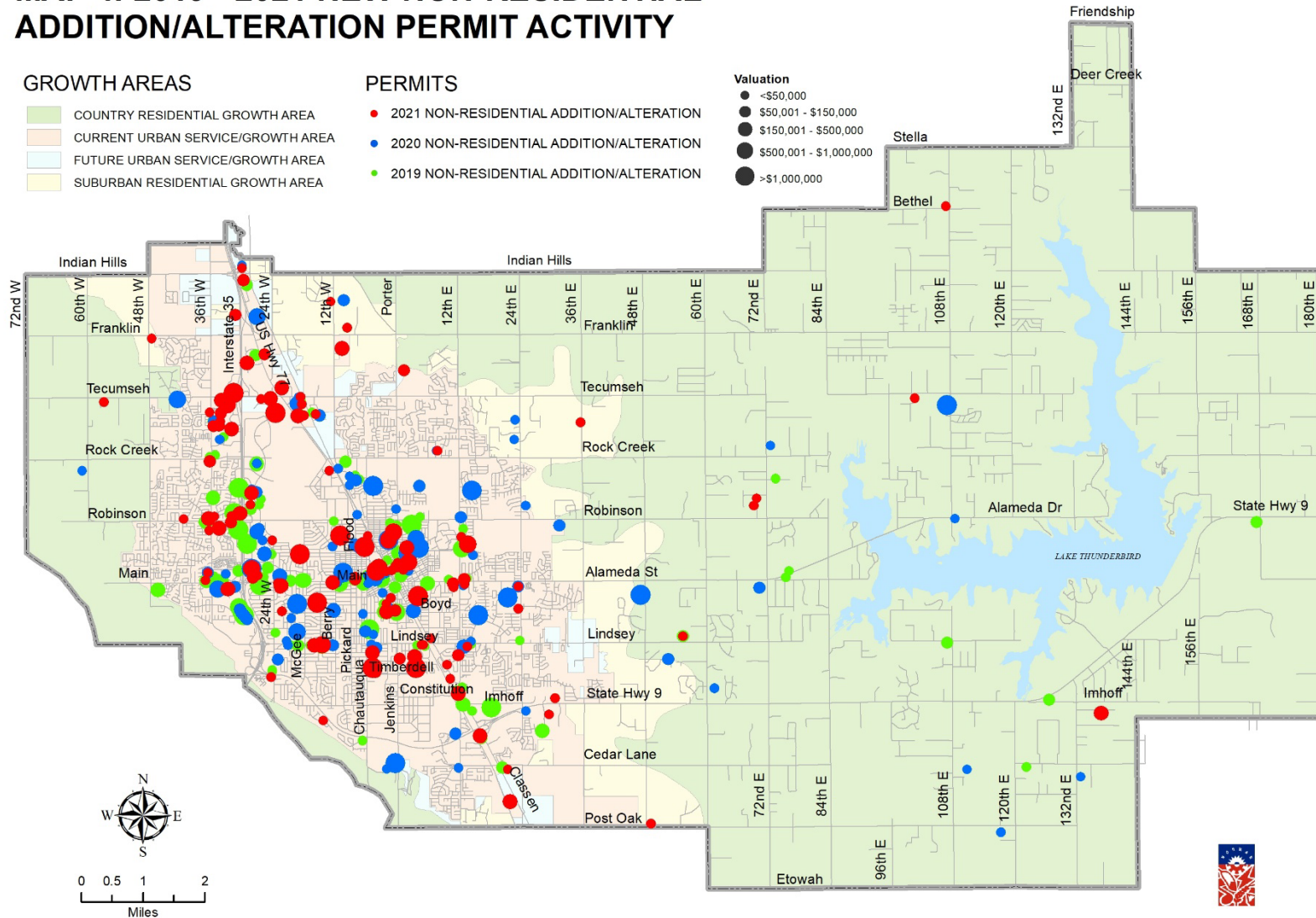
- COUNTRY RESIDENTIAL GROWTH AREA
- CURRENT URBAN SERVICE/GROWTH AREA
- FUTURE URBAN SERVICE/GROWTH AREA
- SUBURBAN RESIDENTIAL GROWTH AREA

PERMITS

- 2021 NON-RESIDENTIAL ADDITION/ALTERATION
- 2020 NON-RESIDENTIAL ADDITION/ALTERATION
- 2019 NON-RESIDENTIAL ADDITION/ALTERATION

Valuation

- <\$50,000
- \$50,001 - \$150,000
- \$150,001 - \$500,000
- \$500,001 - \$1,000,000
- >\$1,000,000



III: LAND USE PLAN AND ZONING AMENDMENTS

The City of Norman processed eight applications for amendments to the *NORMAN 2025 Land Use and Transportation Plan* in 2021, two more than in 2020. If all had passed the amendments would have affected 89 acres; however, two of the eight applications were denied, so 46 acres were amended, which is about 132 acres less than in 2020. The largest proposed amendment in 2021 was a 41-acre request to allow for a new mixed-use neighborhood that Planning Commission denied. The second largest plan change was 29.3 acres modified to allow for the redevelopment Norman Regional Hospital property at the corner of Porter and Robinson.

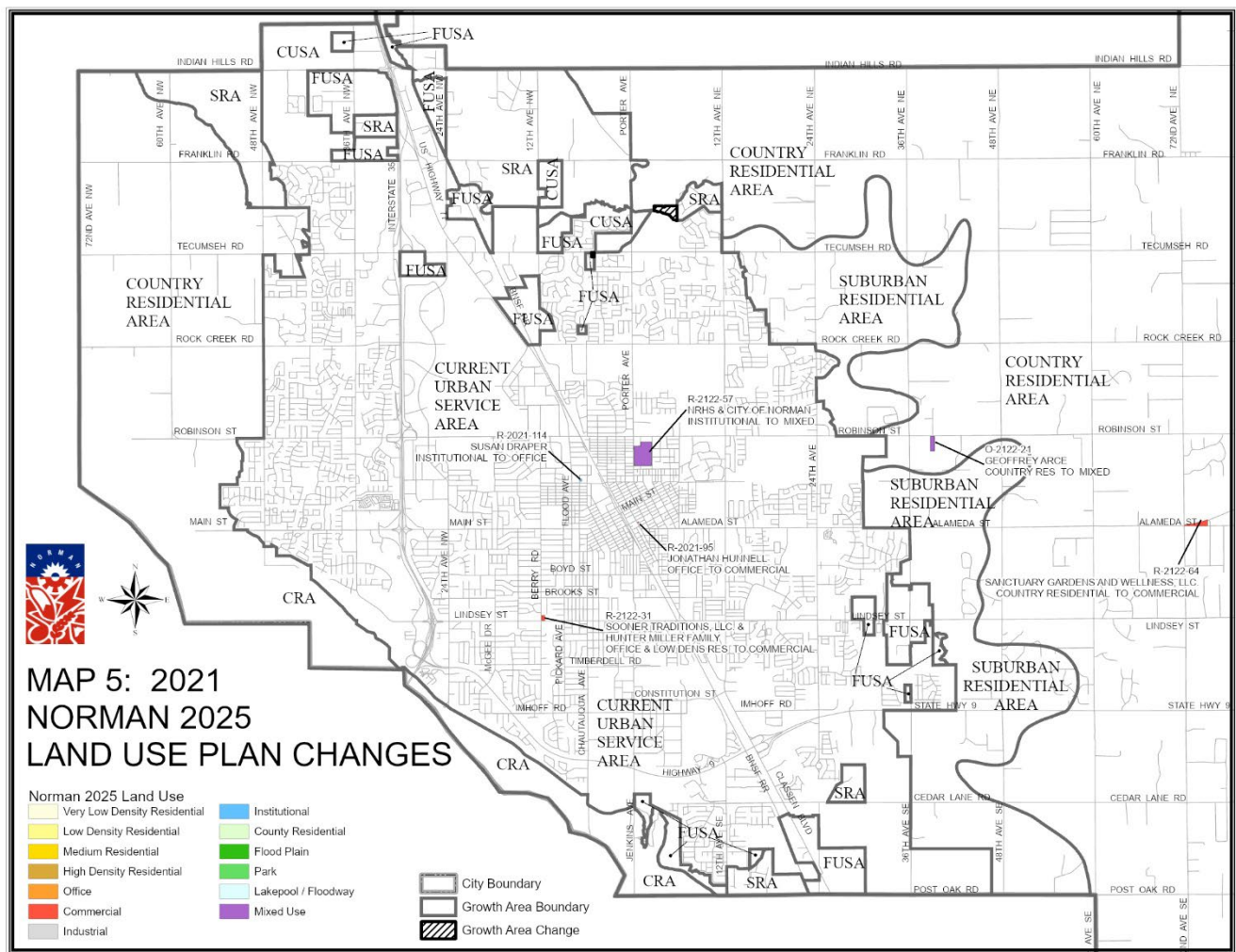
Table 6 below and **Map 5** on page 14 identify each of the applications for *NORMAN 2025 Land Use and Transportation Plan* amendments approved during calendar year 2021. For each of the applications processed, the table summarizes the applicant’s name, property location, original *NORMAN 2025* designation, change(s) requested, acreage involved, and dates of the decisions taken by the Planning Commission and City Council. The denied applications are not depicted on the map.

Table 6: Calendar Year 2021 Land Use Plan Amendments							
RESOLUTION	APPLICANT	LOCATION	OLD USE	NEW USE	ACRES	PC ACTION	CC ACTION
2021-95	Jonathan Hunnell	309 S Peters Ave	Office	Commercial	0.1	3-11-21 APP	4-27-21 APP
2021-101	Geoffrey Arce	3766 E Robinson St	Country Residential	Mixed Use	5	5-13-21 DEN	Withdraw n
2021-114	Susan Draper	911 N Lahoma Ave	Industrial, Institutional	Office	15681 sq ft	5-13-21 APP	6-22-21 APP
2021-115	Shaz Investment LLC	West and south of Eagle Cliff South Add, Sec. 5	FUSA	CUSA	41.46	5-13-21 DEN	10-12-21 DEN
2122-21	Geoffrey Arce	3766 E Robinson St	Country Residential	Mixed Use	5	9/9/2021 APP	10-26-21 APP
2122-31	Sooner Traditions, LLC & Hunter Miller Family, LLC	1027 & 1035 S Berry Rd	Office, Low Density Residential	Commercial	1.33	10-14-21 APP	1-25-22 DEN
2122-64	Sanctuary Gardens & Wellness, LLC	West of Oliphant Ave, south of Alameda Dr	Country Residential	Commercial	5.99	12-9-21 APP	1-25-22 APP
2122-57	Norman Regional Health System & City of Norman	South of E. Robinson, west of N. Findlay, north of E Frank, east of N Porter	Institutional	Mixed Use	29.3	12-9-21 APP	1-25-22 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>							

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The City of Norman processed 30 applications for rezoning during calendar year 2021, 3 more than were processed in 2020. Of those, both Planning Commission and City Council approved 25. The largest area rezoned was 115 acres rezoned to A-2 with Special Use to allow for government uses at 3500 Jenkins Avenue. The second was an amendment to the 79 acre PUD east of Porter Avenue north of Tecumseh Road by Ideal Homes. The third largest amendment was 36 acres at 3000 E Robinson Street. The fourth largest was 35.66 acres rezoned by the Norman Regional Hospital to allow for the expansion of their Tecumseh Road campus.

Table 7 on page 16 and **Map 6** on page 17 identify all of the zoning changes that were processed during calendar year 2021. The map only shows approved rezoning applications. For each of the 30 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. Amendments that were not approved by Planning Commission and City Council are not depicted on the map.



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Table 7: Calendar year 2021 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 RESOLUTION	ACREAGE	PC ACTION	CC ACTION
2021-26	Larry & Joanne Klumpp	2413 E Tecumseh Rd	A-2	PUD	na	5.00	APP 1-14-21	APP 2-23-21
2021-27	Norman Regional Hospital Authority	SW corner of N Interstate Dr and W Tecumseh Rd	PUD	PUD	na	35.66	APP 1-14-21	APP 2-23-21
2021-30	Alpha Chi Omega Housing Corp	1115 College Ave	R-3	R-3 w SU	na	1.28	APP 2-11-21	APP 3-23-21
2021-33	Jonathan Hunnell	309 S Peters Ave	R-3	C-3	R-2021-95	0.10	APP 3-11-21	APP 4-27-21
2021-35	Joe Wilson	3001 36th Ave NW	I-1	I-1 w/SU	na	1248 sq ft	APP 3-11-21	APP 4-27-21
2021-37	Geoffrey Arce	3766 E Robinson St	A-2	PUD	R-2021-101	5.00	DEN 5-13-21	Withdraw n
2021-38	Peter Petromilli	430 S James Garner Ave	CCFBC	CCFBC w/SU	na	12,147 sq ft	APP 5-13-21	APP 6-22-21
2021-39	Katy Construction Co	111 & 113 E Acres St	R-2	SPUD	na	17,500 sq ft	APP 4-8-21	APP 5-25-21
2021-40	SW Armstrong Jr & John Traw	220 S Porter Ave	PUD	C-3	na	0.32	APP 4-8-21	APP 5-25-21
2021-42	Susan Draper	911 N Lahoma Ave	R-1	O-1	R-2021-114	13,939 sq ft	APP 5-13-21	APP 6-22-21
2021-44	Shaz Investments, LLC	West and south of Eagle Cliff South Add. Sec. 5	A-1 and A-2	R-1	R-2021-115	41.46	DEN 5-13-21	Not Considered
2021-46	Ideal Homes	1/4 mile east of N. Porter Ave on north of Tecumseh Rd	A-2	PUD	na	79.43	APP 6-10-21	APP 7-27-21
2021-47	McKow n Family, LLC	West of 48th Ave NW, 1600 ft south of Franklin Rd	A-2	PUD	na	6.92	APP 6-10-21	APP 7-27-21
2122-2	Club Carwash Operating, LLC	SE corner 36th Ave NW and Rock Creek Rd	C-1	C-1 w/SU	na	1.70	APP 7-8-21	APP 8-24-21
2122-3	Cox Brothers Holdings, LLC	SW corner 72nd Ave NE and Tecumseh Rd	A-2	A-2 w/SU	na	68.80	Withdraw n	
2122-4	City of Norman - Norman Utilities Authority	3000 E Robinson St	A-2	A-2 w/SU	na	36.00	APP 7-8-21	APP 11-9-21
2122-5	City of Norman - Norman Utilities Authority	3500 Jenkins Ave	A-2	A-2 w/SU	na	115.22	APP 7-8-21	APP 11-9-21
2122-8	Jim Holmes Investment, LLC	453 W Gray St	CCFBC	CCPUD	na	0.22	APP 9-9-21	APP 10-26-21

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Table 7: Calendar year 2021 Zoning Amendments

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 RESOLUTION	ACREAGE	PC ACTION	CC ACTION
2122-9	East Village of 12th Avenue, LLC	SW corner of E Lindsey St and 12th AveSE	PUD	SPUD	na	2.75	APP 9-9-21	APP 10-26-21
2122-10	Geoffrey Arce	3766 E Robinson St	A-2	PUD	R-2122-21	5.00	APP 9-9-21	APP 10-26-21
2122-12	Sweetgrass Partners, LLC	1/2 mile south of Tecumseh Rd on east side 12th Ave NW	R-1	PUD	na	10.48	APP 9-9-21	APP 10-26-21
2122-13	Skyridge Homes, Inc	North of E Lindsey St approx 1/2 mile east of 24th Ave SE	PUD	Amend PUD	na	24.80	APP 9-9-21	APP 10-26-21
2122-14	Food & Shelter, Inc.	East side of Reed Ave approx 717 ft south of E Main St	PUD	SPUD	na	1.74	APP 9-9-21	APP 10-26-21
2122-15	Sooner Traditions, LLC & Hunter Miller Family, LLC	1027 & 1035 S Berry Rd	R-1 and CO	SPUD	R-2122-31	1.33	APP 10-14-21	Not Considered
2122-21	Johnson & Associates for University North Park	East of 24th Ave NW & south of W Tecumseh Rd	PUD	PUD	na	1.37	APP 11-18-21	APP 1-18-22
2122-22	Sanvctuary Gardens & Wellness, LLC	West of Oliphant Ave south of Alameda Dr	RE	CR	R-2122-64	5.99	APP 12-9-21	APP 1-25-22
2122-24	WH Normandy Creek, LP	2224 W Main St, Ste 2262	C-2	C-2 w/SU	na	11000.00	APP 11-18-21	APP 1-18-22
2122-27	Greg Iman, Binh Vu To and Hong Loan Thi Danh	1228 Lindsey Plaza Dr	C-2	C-2 w/SU	na	0.30	APP 12-9-21	APP 1-25-22
2122-28	12 Blocks High	13628 Crystal Brook Cir	A-2	A-2 w/SU	na	5.00	DEN 12-9-21	Not forwarded
2122-29	Norman Regional Hospital Authority & City of Norman	South of E Robinson, west of N Findlay, north of E Frank, east of N Porter	R-1, C-3, O-1	PUD	R-2122-57	29.30	APP 12-9-21	APP 1-25-22

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

IV: PLATTING AND SUBDIVISION ACTIVITY

Preliminary and Final Plats

Calendar year 2021 was above average in terms of the number of preliminary plats and 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 number of acres subdivided using the Certificates of Survey or Short Form Plats was also well above the above the five-year average. More details regarding land divisions occurring in calendar year 2021 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 2021, 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*. The 17 preliminary plats approved consumed 477 acres and created 870 lots. This is well above the five-year average of 272 acres and 271 lots. The 14 final plats approved completed the development of 157 acres and 337 lots, which is also above the five-year average of 142 acres and 273 lots. Companion **Map 7** shows the location of the 2021 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
2021 PRELIMS	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
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
5 YEAR Total # OF PLATS*	41.0	7.0	3.0	3.0	49.0
5 YEAR AVERAGE # OF PLATS*	8.2	1.4	0.6	0.6	9.8
5 YEAR AVERAGE # OF LOTS	258.2	10.6	1.4	1.2	271.4
5 YEAR AVERAGE ACRES	235.3	10.6	16.5	9.4	271.8

*Partial plats counted in all growth areas







Table 9: Calendar Year Approved Final Plats by Service/Growth Area

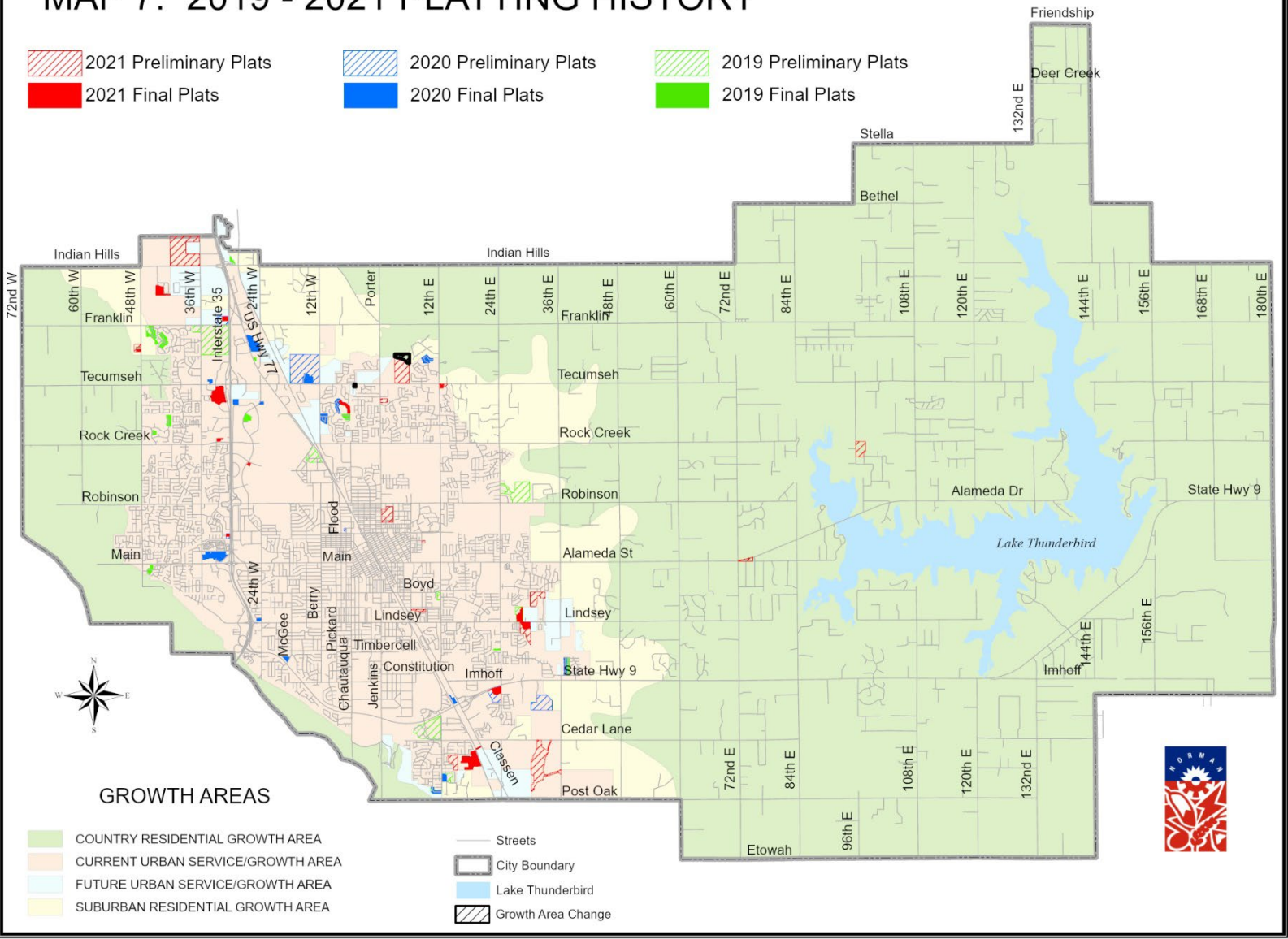
GROWTH AREA/ SERVICE AREA	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2021 # FINAL PLATS	13	0	1	0	14
2021 ACRES	154.71	0.00	1.93	0.00	156.64
2021 LOTS	336	0	1	0	337
2021 AVG SINGLE FAMILY LOT SIZE	0.28	0.00	1.93	0	0.28
2021 AVG OTHER LOT 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
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
5 YEAR TOTAL # FINAL PLATS**	65	2	3	0	69
5 YEAR AVG # FINAL PLATS**	13.0	0.4	0.6	0.0	14
5 YEAR AVG ACRES	134.54	2.9	4.2	0.0	141.6
5 YEAR AVG LOTS	271	0.4	1.8	0.0	273
5 YEAR AVG SF LOT SIZE	0.3	0.0	0.9	0.0	0.4
5 YEAR AVG OTHER LOT SIZE*	4.61	2.85	0.00	0.00	4.60

*Other includes all non-single family uses

**Partial plats counted in all growth areas

MAP 7: 2019 - 2021 PLATTING HISTORY

-  2021 Preliminary Plats
-  2020 Preliminary Plats
-  2019 Preliminary Plats
-  2021 Final Plats
-  2020 Final Plats
-  2019 Final Plats



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 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 2021, 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 2021, the City of Norman processed a total of 21 NRCOS/SFP's involving a total of 794 acres divided into 76 lots. This level of development exceeds the 2020 numbers when the City processed 9 NRCOS/SFP's involving 396 acres divided into 30 lots. The five-year average is 12 NRCOS/SFP's involving an average of 475 acres of land with an average of 40.4 lots. Companion **Map 8** shows the location of the 2020 NRCOS/SFP's as well as NRCOS/SFP's from the preceding two years.

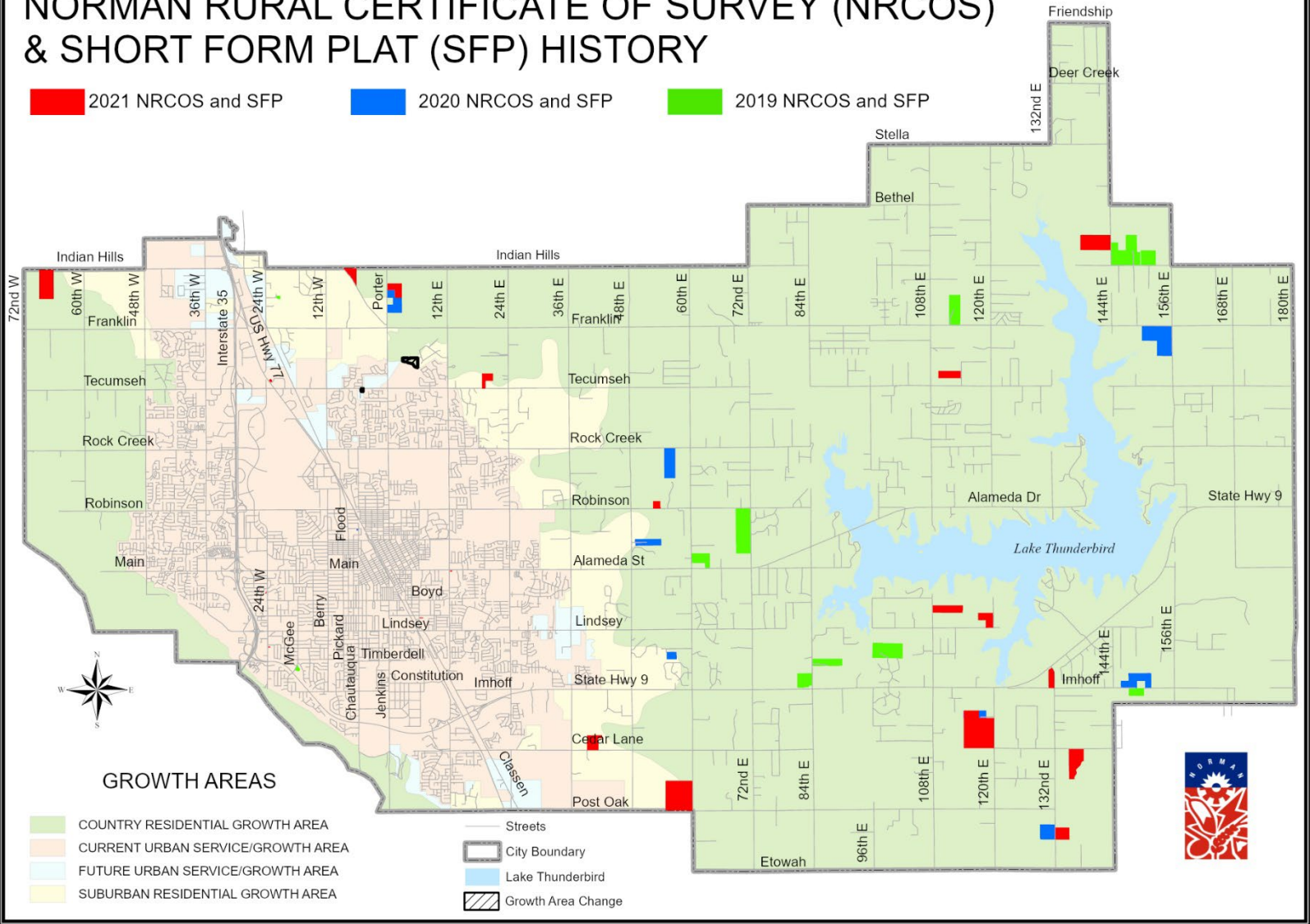
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Table 10: Calendar Year Approved Norman Rural Certificates of Survey and Short Form Plats by Service/Growth Area

GROWTH AREA	CURRENT URBAN SERVICE/ GROWTH AREA	FUTURE URBAN SERVICE/ GROWTH AREA	SUBURBAN RESIDENTIAL GROWTH AREA	COUNTRY RESIDENTIAL GROWTH AREA	TOTAL
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
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
5 YEAR TOTAL # COS AND SFP'S	15	2	5	38	60
5 YEAR AVG # COS AND SFP'S	3.0	0.4	1.0	7.6	12.0
5 YEAR AVG ACRES	3.5	0.9	41.5	429.4	475.3
5 YEAR AVG LOTS	5.4	0.8	4.2	30.0	40.4
5 YEAR AVG LOT SIZE	0.7	0.5	5.2	15.2	12.0

MAP 8: 2019 - 2021 NORMAN RURAL CERTIFICATE OF SURVEY (NRCOS) & SHORT FORM PLAT (SFP) HISTORY

■ 2021 NRCOS and SFP ■ 2020 NRCOS and SFP ■ 2019 NRCOS and SFP



V: SUMMARY AND FUTURE OUTLOOK

Construction

The value of construction permitted during this year was \$348.4 million. As previously outlined, the Norman Regional Hospital (NRH) bond projects accounted for \$192.2 million of the commercial construction. NRH had 11 permits, which included expansion of the HealthPlex campus on Tecumseh Road and the Norman Regional Nine Plan, the “freestanding emergency department plus” located in southeast Norman at State Highway 9 and 24th Avenue S.E.. Norman Public Schools (NPS) were also busy. They were issued 12 permits with a construction value of \$48.5 million. Other notable projects included the Noun Hotel on Campus Corner (\$16 million), the City of Norman’s new Development Center located in the old library location (\$7.1 Million), and the Young Family Athletic Center Norman Forward project (\$5 million).

The total value of single-family houses permitted in 2021 was \$171.4 million with an average value of the individual unit being \$306,000. This continues the trend of building upscale single-family housing. The value of duplexes permitted is down by \$1.4 million and additions and alterations were up \$8.1 million. Mobile homes are up slightly and multi-family permits are down about \$22 million in value in 2021.

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 7 followed by Wards 6 and 5.

Land Use and Zoning

The City of Norman processed eight applications for amendments to the *NORMAN 2025 Land Use and Transportation Plan* in 2021. The amendments affected 46 acres. The largest proposed amendment in 2021 was a 41-acre request to allow for a new mixed-use neighborhood that Planning Commission denied. The largest successful amendment was 29.3 acres modified to allow for the redevelopment of Norman Regional Hospital property at the corner of Porter and Robinson.

The City of Norman processed 30 applications for rezoning during calendar year 2021. Of those, both Planning Commission and City Council approved 25. The largest area rezoned was 115 acres rezoned to A-2 with Special Use to allow for government uses at 3500 Jenkins Avenue. The second was an amendment to the 79-acre PUD east of Porter Avenue and north of Tecumseh Road by Ideal Homes. The third largest amendment was 36 acres at 3000 E Robinson Street. The fourth largest was 35.66 acres rezoned by the Norman Regional Hospital to allow for the expansion of their Tecumseh Road campus.

Platting and Subdivision

In 2021, the City processed 17 preliminary plats totaling approximately 477 acres and including 870 lots. Fourteen final plats were approved in 2021 totaling about 157 acres and including 337 lots. In 2021, the City of Norman processed a total of 21 NRCOS/SFP's involving a total of 794 acres divided into 76 lots.

Comprehensive Plan Update

It is very important that the comprehensive plan for the City of Norman be updated in the next year. 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 18-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 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 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.