

ANNUAL STATUS REPORT ON
DEVELOPMENT
AND THE NORMAN 2025 PLAN
FOR CALENDAR YEAR 2009

June, 2010



office memorandum

DATE: June 4, 2010

TO: Honorable Mayor and Council Members
Chair and Members, Norman Planning Commission

THROUGH: Susan F. Connors, Director of Planning

FROM: Patrick Copeland, Project Manager, NORMAN 2025 Plan
Manager, Development Services Division *pc*

SUBJECT: Calendar Year 2009 NORMAN 2025 Annual Report

The NORMAN 2025 Land Use and Transportation Plan was adopted in December of 2004. This report represents a summary of development activity for calendar year 2009, as well as an analysis of development and construction since the adoption of the NORMAN 2020 Plan, the predecessor of the NORMAN 2025 Plan. As has been the case since the adoption of the NORMAN 2020 Plan, staff prepares a yearly summary and analysis for the Planning Commission and the City Council in order to provide a means of comparison between what the Plan anticipated and what has actually occurred.

The pace of construction and development since adoption of the NORMAN 2025 Plan in 2004 has generally been higher than the assumptions made in the Plan and the underlying Demand Analysis. Although not as much as in other parts of the country, residential development in Norman has slowed over the last three years. Residential development in 2009 was just under 87% of the average yearly anticipated rate of growth identified in the NORMAN 2025 Land Demand Analysis. Single-family dwellings represented the majority of that downturn reflecting only 74% of the average yearly anticipated rate of growth and only 63% when compared to the specific 2009 prediction.

Bolstered by several institutional projects, non-residential development increased last year from \$73 million in 2008 to \$117 million in 2009. The \$117 million far exceeds the last thirteen year average of \$78.9 million and was only exceeded during the past thirteen years by the record \$221 million reached in 2007.

In spite of the reduction in residential construction, the increase in commercial construction resulted in a total permitted construction of \$191.5 million. That figure represents the 6th highest dollar value of the past thirteen years and represents an \$8 million, or 4%, higher total than the yearly average over the past thirteen years.

Content of the Report

Through the attached tables and maps, you are provided with a statistical summary of the amount, type and location of development and construction in Norman for Calendar Year 2009. Also provided is information for the preceding years, most dating back to the adoption of the NORMAN 2020 Plan in 1997. This data should help keep this yearly report in proper context, as much of the data now dates back for more than an entire decade.

Construction Activity.

Tables 1, 2, 3, 4, 5 and 6 reflect construction activity and are described below. Maps 1, 2, and 3 illustrate the geographic locations of the construction identified in those tables.

Table 1 reflects the aggregate numbers for **all types of construction** for each year from 2009 back through 1997, the thirteen year total, and the average for those thirteen years. Although the residential construction activity for 2009 reflects almost \$30 million (29%) below the thirteen year average, the non-residential activity reflects over \$38 million (32%) above the thirteen year average.

Tables 2, 3 4 and 5 reflect **residential construction** for all of the years since adoption of the NORMAN 2020 Plan. Consistent with national trends, 2007 through 2009 residential construction was significantly slower than the previous four years. The tables indicate the following:

- **Table 2** shows the amount of new residential construction by type for 2009 back through 1997, the thirteen year average, and the amounts of new residential construction predicted by NORMAN 2025 for 2009 and for the 22-year average covered by the NORMAN 2025 Demand Analysis. The 516 new units constructed in 2009 are below the 2009 predictions of 678 new units. Also, the NORMAN 2025 average projected new units per year over the 22 years covered by the 2025 Plan reflects 594 new units per year, about 13% higher than the 516 new units constructed in 2009.
- **Table 3**, and companion Maps 1 and 2, reflect the location of new residential units by Service Growth Area. The 2% in the Suburban and 8% in the Country Residential Growth Areas are consistent with previous years. The thirteen year average of 12% for these two areas remains consistent within the 10 to 15% range projected in both the NORMAN 2020 and 2025 Plans.
- **Table 4** reflects new residential units permitted in 2009 by Ward boundaries. This information is the basis for the calculations which will ultimately be used for consideration by the Reapportionment Commission.
- **Table 5** reflects a grouping of parcel sizes within each growth area where the new residential units were permitted.

Table 6 breaks the majority of the **non-residential construction** permitting activity into four categories – Industrial, Institutional, Office and Retail. The aggregate numbers for 2009 reflect continued strong activity, with total new dollar valuation of \$71,158,013, as estimated on the permit applications, equaling the third highest volume of the past twelve years. Only 2007

(with \$200,112,009 in total valuation) and 2002 (with \$78,421,547 in total valuation) were higher. The twelve year average valuation is \$55,117,789.

Land Use Plan Amendments and Zoning.

Table 7, and companion Map 4, identifies each of the applications for NORMAN 2025 Land Use and Transportation Plan amendments requested in Calendar Year 2009. For each of those 8 applications, the table provides a summary indicating the applicant, location, original 2025 designation, the change(s) requested, the acres involved, and action taken by both the Planning Commission and City Council, if any. Although the number of applications is down, the nearly 600 acres involved in these actions is considerably higher than an average year, which is closer to 350 acres. The increase was due to large conversions of Future Urban Service Areas into Current Urban Service Areas resulting partially from voter approved sewer improvements, including connecting northwest Norman to the renovated Lift Station D.

Table 8, and companion Map 5, identifies all of the zoning applications that were filed in Calendar Year 2009. For each of those 10 applications, the table provides a summary indicating the applicant, location, original zoning and the zoning which was being sought, the acres involved, and the action taken by both the Planning Commission and the City Council, if any.

Platting and Development Activity.

Tables 9, 10 and 11 provide data relative to all of the land division activity requested during Calendar Year 2009 that was subject to the City of Norman Subdivision Regulations. Also shown is the same information for preceding years.

Tables 9 and 10 identify the number of Preliminary and Final Plats applied for in Calendar Year 2009, for the preceding nine years, and a ten year average. The information provides the number of acres involved, the number of lots proposed, and the distribution between the four Service/Growth Areas of the 2025 Plan. The numbers for 2009 indicate that Final Plats in all four growth areas resulted in about 58 more acres but generated nearly 250 fewer new lots than the ten year annual average. These numbers also reflect more than 215 fewer new urban lots in 2009 than the ten year average. Companion Maps 6 and 7 show the location of those plats in 2009 and for the three years ending with 2009.

Table 11, and companion Map 8, identifies the number of Norman Rural Certificates of Surveys and Short Form Plats applied for in Calendar Year 2009, for the preceding nine years, and a ten year average. The information provides the number of acres involved, the number of lots proposed, and the distribution between the four Growth Areas of the 2025 Plan. Of interest in these numbers is the increase in the average lot size for these areas, with the average of 20.16 acres/lot in 2009 exceeding the twelve year average of 13.4 acres/lot by over 50%.

Summary.

In summary, the five years since adoption of the NORMAN 2025 Plan have seen significant growth and development. Although residential construction activity has been down since 2007,

along with the rest of the region, increased activity in the non-residential sectors has resulted in overall construction valuations staying near or even higher than in previous years. The total valuation of all permitted activity for 2009, at \$191.5 million, is almost \$8 million higher than the thirteen year average of \$183.9 million.

Residential construction in 2009 was down in all areas. The total permit valuation of \$74.6 million was the third lowest total of the past 13 years and the lowest since the \$68.8 million permitted in 2000. The 2009 total is more than \$30 million below the average for the last thirteen years, which is \$105 million.

Non-residential construction activity has remained strong during those down years for residential construction. When compared to the last thirteen years, the total non-residential permitting valuation for 2009 at \$117 million is second only to the \$221.7 million recorded in 2007. Additionally, both new construction and additions/alterations were substantial and well balanced, with each being within the top three of those categories as compared to the last thirteen years.

The NORMAN 2025 Plan called for a major update to occur in 2009. However, there were several factors that caused it to be appropriate to delay the 2025 Plan update. Some of those factors included:

- Although there had been significant growth that had occurred since 2004, the development that had occurred since adoption of the 2025 Plan was generally consistent with the goals and directions established in the NORMAN 2025 Plan and the supporting documents. The same can now be said for 2009;
- Economic forecasts suggested a continued slowing of the local and national economies, which did occur in Norman during 2009;
- Norman was close to completion of a comprehensive Storm Water Master Plan and progress was just beginning on the implementation Action Plan; and
- The 2010 United States Census was scheduled for April of 2010, with that data becoming available beginning in the fall of 2010.

For all of those factors, staff recommended last year that the NORMAN 2025 Land Use and Transportation Plan update be postponed until 2011.

The community is presently undertaking an update of the Waste Water Master Plan through present condition flow monitoring and current loading analysis. A long-range water supply study is also close to completion. Information and directions established through both of those efforts will play key roles in the NORMAN 2025 Plan update.

In anticipation of completion of those efforts, staff is currently assessing options for undertaking the update to the NORMAN 2025 Plan to commence in 2011.

Reviewed and approved by:

Steve Lewis, City Manager

Jeff Bryant, City Attorney

Susan F. Connors, Director of Planning and Community Development




Table 1: Calendar Year Dollar Value* of 2009 Construction and Selected Previous Years

Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	TOTAL	13 YEAR AVG
New Single Family	\$61.9	\$72.1	\$82.8	\$60.3	\$76.2	\$74.2	\$88.8	\$108.3	\$120.9	\$117.6	\$73.6	\$90.3	\$57.4	\$1,084.2	\$83.4
New Mobile Homes	\$2.0	\$2.9	\$2.4	\$1.5	\$0.7	\$1.7	\$0.5	\$1.0	\$0.8	\$0.5	\$0.5	\$0.2	\$0.5	\$15.2	\$1.2
New Duplexes	\$0.9	\$0.6	\$0.7	\$1.3	\$0.3	\$6.2	\$4.0	\$0.5	\$0.5	\$0.2	\$0.0	\$0.8	\$0.3	\$16.3	\$1.3
New Multi-Family	\$0.0	\$2.7	\$8.7	\$0.0	\$1.0	\$0.2	\$6.5	\$50.2	\$20.0	\$7.7	\$6.7	\$1.3	\$5.9	\$110.8	\$8.5
Additions/ Alterations to Residential All	\$8.0	\$19.3	\$6.9	\$5.7	\$9.1	\$8.4	\$10.0	\$11.4	\$14.0	\$11.7	\$11.6	\$11.6	\$10.6	\$138.3	\$10.6
Subtotal Residential	\$72.8	\$97.7	\$101.5	\$68.8	\$87.4	\$90.7	\$109.8	\$171.4	\$156.2	\$137.7	\$92.4	\$104.1	\$74.6	\$1,364.9	\$105.0
New Non-Residential	\$36.1	\$24.7	\$45.6	\$13.4	\$44.0	\$78.4	\$27.0	\$21.4	\$29.1	\$55.8	\$200.1	\$56.0	\$76.1	\$707.6	\$54.4
Additions/ Alterations to Non-Residential	\$14.4	\$22.3	\$55.2	\$14.1	\$25.1	\$18.0	\$15.9	\$33.2	\$20.0	\$20.7	\$21.5	\$16.9	\$40.9	\$318.2	\$24.5
Subtotal Non-Residential	\$50.5	\$47.0	\$100.7	\$27.4	\$69.1	\$96.4	\$42.9	\$54.6	\$49.1	\$76.5	\$221.7	\$73.0	\$117.0	\$1,025.8	\$78.9
Total All Construction	\$123.3	\$144.7	\$202.2	\$96.3	\$156.5	\$187.1	\$152.7	\$226.0	\$205.3	\$214.1	\$314.0	\$177.0	\$191.5	\$2,390.7	\$183.9

*Values in Millions of Dollars

Table 2: Calendar Year New Residential Units by Type

YEAR	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3 UNIT/MULTI-FAMILY UNITS (PERMITS)	TOTAL NEW RESIDENTIAL UNITS
NORMAN 2025 22 YEAR AVERAGE PREDICTION*	456	(INCLUDED IN SINGLE FAMILY)	13	125	594
2009 PREDICTED*	535	(INCLUDED IN SINGLE FAMILY)	20	123	678
2009	339	7	2	168 (14)	516
2008	564	6	2	18 (4)	590
2007	419	9	0	68 (11)	496
2006	669	13	4	122 (9)	808
2005	724	20	4	371 (30)	1119
2004	652	19	6	768 (91)	1445
2003	619	15	48	187 (30)	869
2002	492	43	84	3 (1)	622
2001	508	18	4	8 (2)	538
2000	439	38	21	0 (0)	498
1999	631	56	8	188 (2)	883
1998	568	59	10	462 (4)	1099
1997	521	51	22	0 (0)	594
13 YEAR AVERAGE	550	27	17	182 (15)	775

*NORMAN 2025 Land Demand Analysis

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
2009	464 (90%)	2 (<1%)	10 (2%)	40 (8%)	516
2008	520 (88%)	3 (<1%)	16 (3%)	51 (9%)	590
2007	442 (89%)	0 (0%)	17 (3%)	37 (7%)	496
2006	731 (91%)	2 (<1%)	63 (8%)	12 (1%)	808
2005	1002 (90%)	5 (<1%)	24 (2%)	88 (8%)	1119
2004	1297 (90%)	25 (2%)	88 (6%)	35 (2%)	1445
2003	765 (88%)	18 (2%)	24 (3%)	62 (7%)	869
2002	518 (83%)	5 (1%)	19 (3%)	80 (13%)	622
2001	470 (87%)	0 (0%)	24 (5%)	44 (8%)	538
2000	422 (85%)	2 (<1%)	12 (2%)	62 (13%)	498
1999	729 (83%)	3 (<1%)	29 (3%)	124 (14%)	883
1998	959 (87%)	1 (<1%)	25 (2%)	114 (10%)	1099
1997	466 (78%)	0 (0%)	13 (2%)	115 (19%)	594
13 YEAR AVERAGE	676 (87%)	5 (1%)	28 (3%)	66 (9%)	775
NORMAN 2025 22 YEAR AVERAGE PREDICTION	85-90%		10-15%		100%

TABLE 3

Table 4: Calendar Year 2009 New Residential Units by Ward

	SINGLE FAMILY UNITS	MOBILE HOME UNITS	DUPLEX UNITS	3+ UNIT/MULTI-FAMILY UNITS	TOTAL NEW RESIDENTIAL UNITS
Ward 1	26	0	0	0	26
Ward 2	1	0	0	0	1
Ward 3	11	0	2	0	13
Ward 4	11	0	0	0	11
Ward 5	44	7	0	168	219
Ward 6	186	0	0	0	186
Ward 7	20	0	0	0	20
Ward 8	40	0	0	0	40
2009 TOTAL	339	7	2	168	516

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
2009 CURRENT	309	0	0	1	310
2009 FUTURE	1	0	0	1	2
2009 SUBURBAN	6	2	0	2	10
2009 COUNTRY	1	16	16	7	40
2009 TOTAL	317	18	16	11	362
2008 CURRENT	503	2	0	1	506
2008 FUTURE	2	1	0	0	3
2008 SUBURBAN	7	6	1	2	16
2008 COUNTRY	1	18	12	20	51
2008 TOTAL	513	27	13	23	576
2007 CURRENT	373	4	7	1	385
2007 FUTURE	0	0	0	0	0
2007 SUBURBAN	9	6	1	1	17
2007 COUNTRY	5	15	12	5	37
2007 TOTAL	387	25	20	7	439
2006 CURRENT	607	6	2	3	618
2006 FUTURE	1	1	0	0	2
2006 SUBURBAN	3	6	1	2	12
2006 COUNTRY	2	26	16	19	63
2006 TOTAL	613	39	19	24	695
2005 CURRENT	637	11	3	10	661
2005 FUTURE	3	0	1	1	5
2005 SUBURBAN	14	7	2	1	24
2005 COUNTRY	3	42	19	24	88
2005 TOTAL	657	60	25	36	778
2004 TOTAL	579	61	50	78	768
2003 TOTAL	631	44	13	24	712
2002 TOTAL	527	48	24	23	622
2001 TOTAL	474	34	14	10	532
2000 TOTAL	430	29	12	27	498
1999 TOTAL	551	81	29	36	697
1998 TOTAL	501	89	46	32	668
1997 TOTAL	451	40	57	35	583
13 YEAR AVERAGE (TOTAL)	526	48	27	30	631

TABLE 5

Table 6: Calendar Year Non-Residential New Construction Permits by Type

	INDUSTRIAL	INSTITUTIONAL	OFFICE	RETAIL	TOTAL
2009 PERMITS	12	45	13	35	105
2009 ESTIMATED SQ FT	25,698	274,368	102,896	186,814	589,776
2009 ESTIMATED VALUE	\$493,000	\$52,576,847	\$11,136,866	\$6,951,300	\$71,158,013
2008 PERMITS	26	21	43	51	141
2008 ESTIMATED SQ FT	412,977	48,109	148,959	404,307	1,014,352
2008 ESTIMATED VALUE	\$4,698,348	\$2,729,900	\$15,825,408	\$32,754,812	\$56,008,468
2007 PERMITS	10	32	19	75	136
2007 ESTIMATED SQ FT	69,433	491,966	114,598	1,143,166	1,819,163
2007 ESTIMATED VALUE	\$1,658,995	\$101,296,717	\$6,318,650	\$90,837,647	\$200,112,009
2006 PERMITS	26	10	29	42	107
2006 ESTIMATED SQ FT	135,864	108,580	146,949	594,375	985,768
2006 ESTIMATED VALUE	\$6,931,500	\$12,247,048	\$9,373,463	\$27,228,001	\$55,780,012
2005 PERMITS	19	13	21	16	69
2005 ESTIMATED SQ FT	272,236	50,225	97,643	84,495	504,599
2005 ESTIMATED VALUE	\$11,434,092	\$3,469,229	\$8,229,046	\$5,958,836	\$29,091,203
2004 PERMITS	1	23	19	82	125
2004 ESTIMATED SQ FT	320	84,001	53,843	345,915	484,079
2004 ESTIMATED VALUE	\$2,000	\$5,477,596	\$2,756,460	\$13,146,375	\$21,382,431
2003 PERMITS	32	15	15	11	73
2003 ESTIMATED SQ FT	178,186	159,786	85,212	84,374	507,558
2003 ESTIMATED VALUE	\$3,913,837	\$9,857,867	\$7,281,438	\$5,936,000	\$26,989,142
2002 PERMITS	8	21	14	49	92
2002 ESTIMATED SQ FT	95,869	148,342	97,521	731,161	1,072,893
2002 ESTIMATED VALUE	\$17,372,000	\$14,618,774	\$3,776,980	\$42,653,793	\$78,421,547
2001 PERMITS	13	11	11	20	55
2001 ESTIMATED SQ FT	111,989	114,056	95,579	523,424	845,048
2001 ESTIMATED VALUE	\$2,611,442	\$7,712,399	\$7,168,644	\$26,346,950	\$43,839,435
2000 PERMITS	3	10	16	19	48
2000 ESTIMATED SQ FT	11,381	89,069	82,745	141,659	324,854
2000 ESTIMATED VALUE	\$431,190	\$6,384,500	\$4,892,600	\$3,494,842	\$15,203,132
1999 PERMITS	18	5	10	28	61
1999 ESTIMATED SQ FT	247,668	52,332	34,917	467,020	801,937
1999 ESTIMATED VALUE	\$13,493,000	\$4,109,900	\$1,766,565	\$20,597,819	\$39,967,284
1998 PERMITS	20	6	23	27	76
1998 ESTIMATED SQ FT	117,443	141,896	63,236	290,637	613,212
1998 ESTIMATED VALUE	\$2,051,000	\$10,078,854	\$1,918,975	\$9,411,960	\$23,460,789
12 YEAR AVG PERMITS	15.7	17.7	19.4	37.9	90.7
12 YEAR AVG SQ FT	139,922	146,894	93,675	416,446	796,937
12 YEAR AVG ESTIMATED VALUE	\$5,424,200	\$19,213,303	\$6,703,758	\$23,776,528	\$55,117,789
ANNUAL NORMAN 2025 SQ FT PROJECTION	84,691	N/A	94,350	195,136	N/A

TABLE 6

MAP 1: 2009 RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

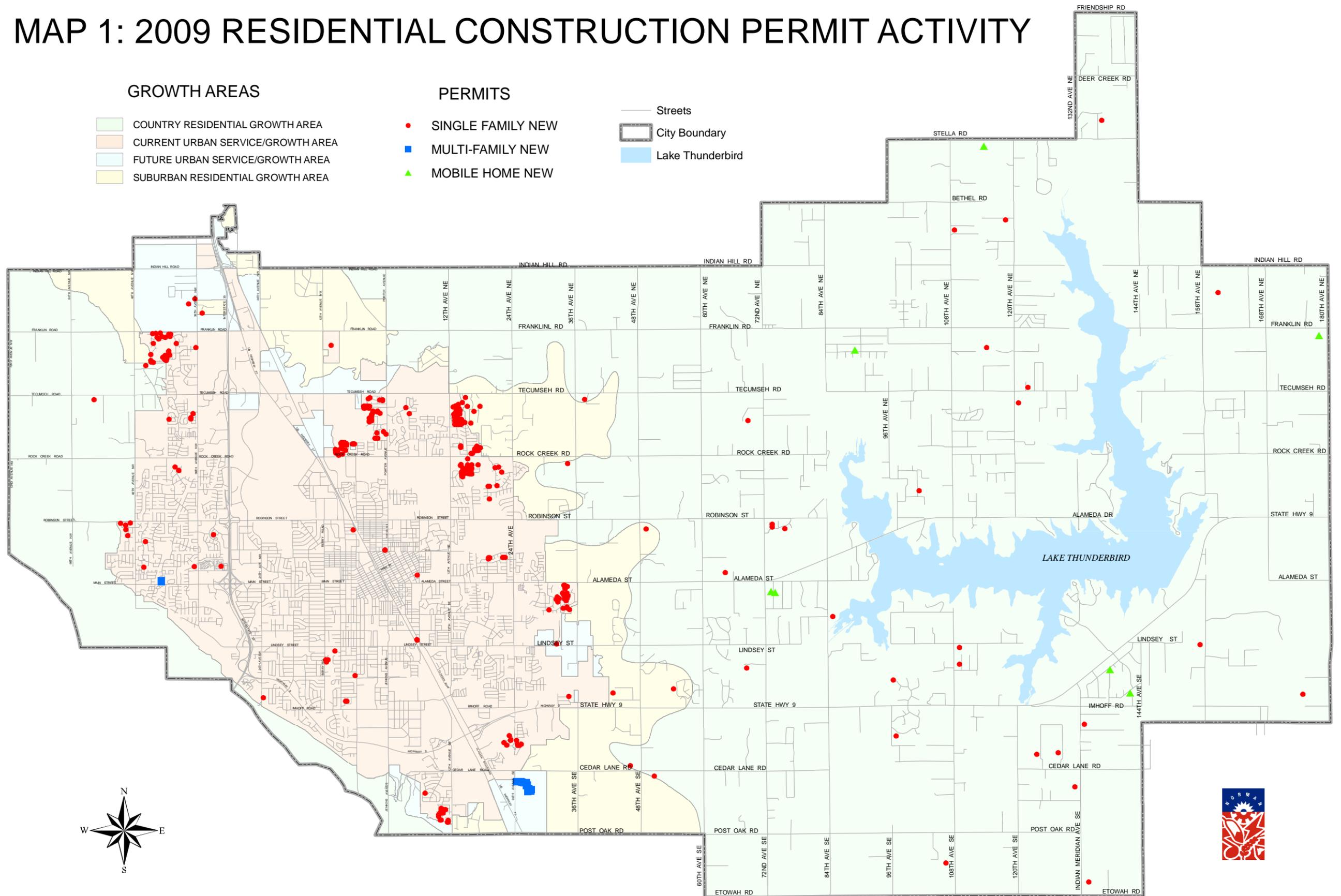
GROWTH AREAS

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

PERMITS

- SINGLE FAMILY NEW
- MULTI-FAMILY NEW
- ▲ MOBILE HOME NEW

- Streets
- City Boundary
- Lake Thunderbird



MAP 2: 2007 - 2009 NEW NON-RESIDENTIAL CONSTRUCTION PERMIT ACTIVITY

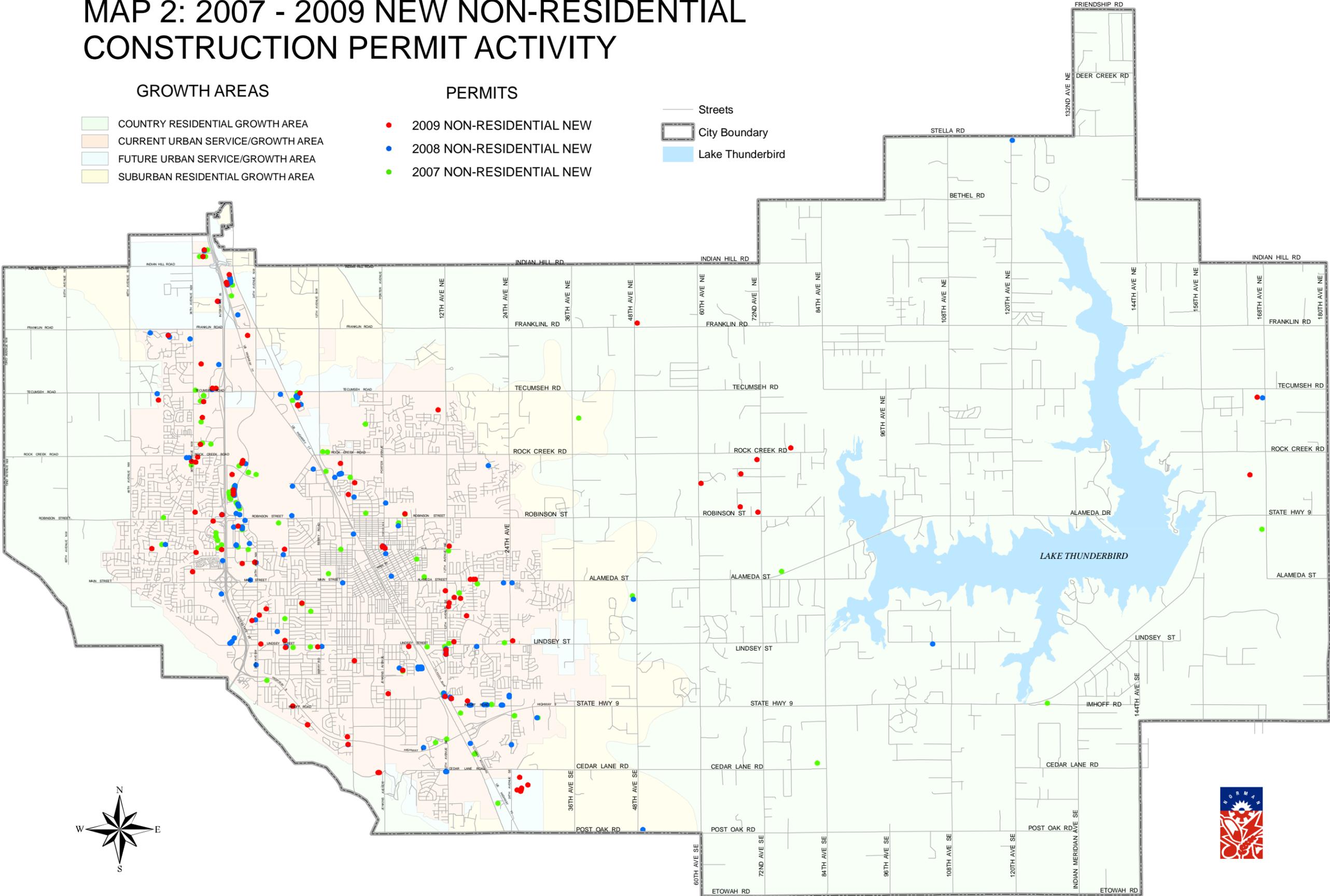
GROWTH AREAS

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

PERMITS

- 2009 NON-RESIDENTIAL NEW
- 2008 NON-RESIDENTIAL NEW
- 2007 NON-RESIDENTIAL NEW

- Streets
- City Boundary
- Lake Thunderbird



MAP 3: 2007 - 2009 NON-RESIDENTIAL CONSTRUCTION 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

- 2009 NON-RESIDENTIAL ADDITION/ALTERATION
- 2008 NON-RESIDENTIAL ADDITION/ALTERATION
- 2007 NON-RESIDENTIAL ADDITION/ALTERATION

- Streets
- City Boundary
- Lake Thunderbird

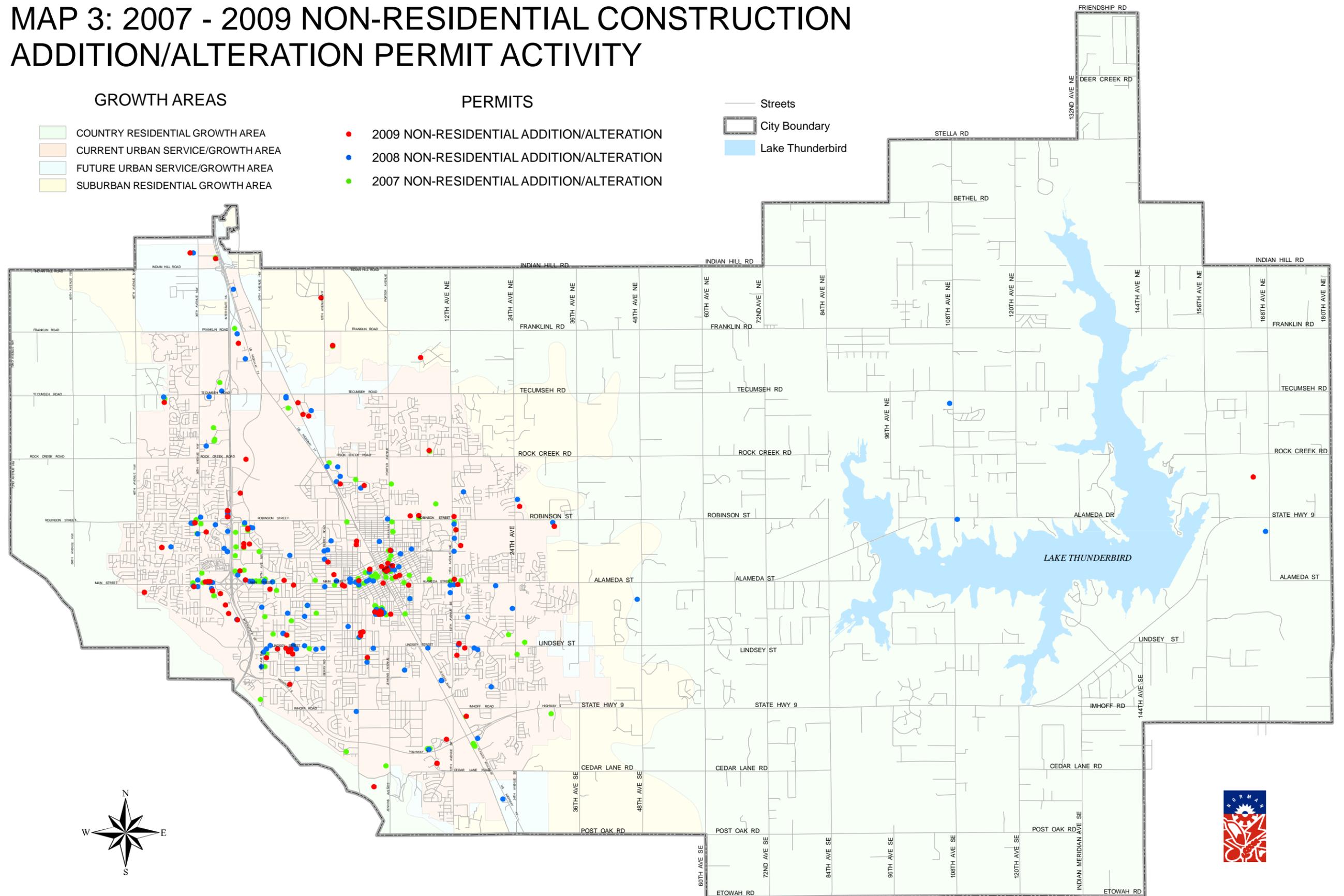


Table 7: Calendar Year 2009 Land-Use Plan Amendment Applications

ORDINANCE	APPLICANT	LOCATION	OLD USE	NEW USE	AREA	PC ACTION	CC ACTION
R-0809-63 LUP-0809-8	THE LINKS AT NORMAN	CEDAR LN & 24TH AVE SE	FUSA, LOW DENS RES	CUSA, MED DENS RES	153.53 AC	APP 1/08/09	APP 2/10/09
R-0809-76 LUP-0809-10	CLEVELAND HOSPITALITY LLC	700 COPPERFIELD DR	OFFICE	COMMERCIAL	0.06 AC	APP 1/08/09	APP 2/24/09
R-0809-116 LUP-0809-11	S&S FAMILY PROPERTIES LLC	ROCK CREEK RD & 36TH AVE NW	LOW DENS RES	MIXED USE	24.31 AC	DEN 3/12/09	APP 6/09/09
R-0809-117 LUP-0809-12	SASSAN MOGHADAM	LINDSEY ST & ED NOBLE PKWY	OFFICE, COMMERCIAL	COMMERCIAL, OFFICE	2.22 AC	DEN 3/12/09	APP 5/12/09
R-0809-49 LUP-0809-6	SHANNON O MOORE LLC	12TH AVE SE & STATE HWY 9	INDUSTRIAL	COMMERCIAL, MED DENS RES	44.03 AC	APP 7/09/09	DEN 8/25/09
R-0910-14 LUP-0910-1	NORMAN PROPERTIES LLC	MAIN ST & 48TH AVE SW	MED DENS RES	COMMERCIAL	1.06 AC	APP 7/09/09	APP 8/25/09
R-0910-30 LUP-0910-2	CLEVELAND CO & CCJA	FRANKLIN RD & HWY 77	INSTITUTIONAL	COMMERCIAL	26.45 AC	APP 8/13/09	APP 10/27/09
R-0910-72 LUP-0910-3	J&J PROPERTIES LLC	FRANKLIN RD & 36TH AVE NW	FUSA, LOW DENS RES	CUSA, COMM, HIGH DENS RES	348.33 AC	APP 1/14/10	APP 3/23/10

CUSA = Current Urban Service/Growth Area

FUSA = Future Urban Service/Growth Area

SRA = Suburban Residential Growth Area

CRA = Country Residential Growth Area

Table 8: Calendar Year 2009 Zoning Amendment Applications

ORDINANCE	APPLICANT	LOCATION	FROM ZONING	TO ZONING	RELATED N2025 ORD	ACREAGE	PC ACTION	CC ACTION
O-0809-17	SHANNON O MOORE LLC	12TH AVE SE & STATE HWY 9	I-1	PUD	LUP 0809-6	25.15 AC	APP 7/09/09	N/A
O-0809-24	THE LINKS AT NORMAN	CEDAR LANE & 24TH AVE SE	A-2	PUD	LUP 0809-8	153.53 AC	APP 1/08/09	N/A
O-0809-31	CLEVELAND HOSPITALITY LLC	700 COPPERFIELD RD	CO	C-2	LUP 0809-10	0.06 AC	APP 1/08/09	APP 2/24/09
O-0809-38	SASSAN MOGHADAM	LINDSEY ST & ED NOBLE PKWY	RM-6	C-2, RM-6, SU	LUP 0809-12	7.30 AC	DEN 3/12/09	APP 5/12/09
O-0809-40	KHOURI & JAZZAR PROPERTIES LLC	500 ALAMEDA ST	PUD	CO	N/A	1.40 AC	APP 4/09/09	APP 5/26/09
O-0809-41	ADBAR LLC	1037 N UNIVERSITY BLVD	I-1	SU	N/A	0.55 AC	APP 4/09/09	APP 5/26/09
O-0910-1	NORMAN PROPERTIES LLC	MAIN ST & 48TH AVE SW	RM-2	C-1	LUP 0910-1	1.21 AC	APP 7/09/09	APP 8/25/09
O-0910-2	CLEVELAND CO & CCJA	FRANKLIN RD & HWY 77	I-1	C-2	LUP 0910-2	33.22 AC	APP 8/13/09	APP 10/27/09
O-0910-3	BETSY & DAYLE BISHOP	917 W BOYD	R-1	SU	N/A	0.38 AC	APP 8/13/09	APP 9/22/09
O-0910-14	J&J PROPERTIES LLC	FRANKLIN RD & 36TH AVE NW	A-2	PUD	LUP 0910-3	348.33 AC	APP 1/14/10	APP 3/23/10

TABLE 8

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

	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2009 PRELIMS	7	3	0	0	10
2009 ACRES	105.46	506.21	0.00	0.00	611.67
2009 LOTS	46	603	0	0	649
2008 PRELIMS	12	1	0	1	14
2008 ACRES	555.18	153.99	0.00	80.07	789.24
2008 LOTS	1425	9	0	3	1437
2007 PRELIMS	13	4	0	0	17
2007 ACRES	170.78	375.87	0.00	0.00	546.65
2007 LOTS	209	1123	0	0	1332
2006 PRELIMS (PARTIAL)	9 (3)	1 (3)	0 (4)	0 (2)	15
2006 ACRES	347.36	202.32	268.27	53.81	871.76
2006 LOTS	961	391	312	14	1678
2005 PRELIM PLATS	17	2	1	1	21
2005 ACRES	213.28	64.36	89.46	9.23	376.33
2005 LOTS	413	151	58	1	623
2004 PRELIM PLATS	12	1	0	2	15
2004 ACRES	352.40	59.21	0.00	175.63	587.24
2004 LOTS	762	143	0	71	976
2003 PRELIM PLATS	18	0	0	0	18
2003 ACRES	961.24	0.00	0.00	0.00	961.24
2003 LOTS	2369	0	0	0	2369
2002 PRELIM PLATS	0	0	3	6	9
2002 ACRES	0.00	0.00	133.18	233.36	366.54
2002 LOTS	0	0	25	20	45
2001 PRELIM PLATS	17	2	2	1	22
2001 ACRES	449.92	44.48	86.17	26.41	606.98
2001 LOTS	1081	20	6	2	1109
2000 PRELIM PLATS	11	0	0	2	13
2000 ACRES	187.91	0	0	40.72	228.63
2000 LOTS	544	0	0	19	563
10 YEAR AVERAGE # OF LOTS	781.0	244.0	40.1	13.0	1078.1
10 YEAR AVERAGE ACRES	334.4	140.6	57.7	61.9	594.6

TABLE 9

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

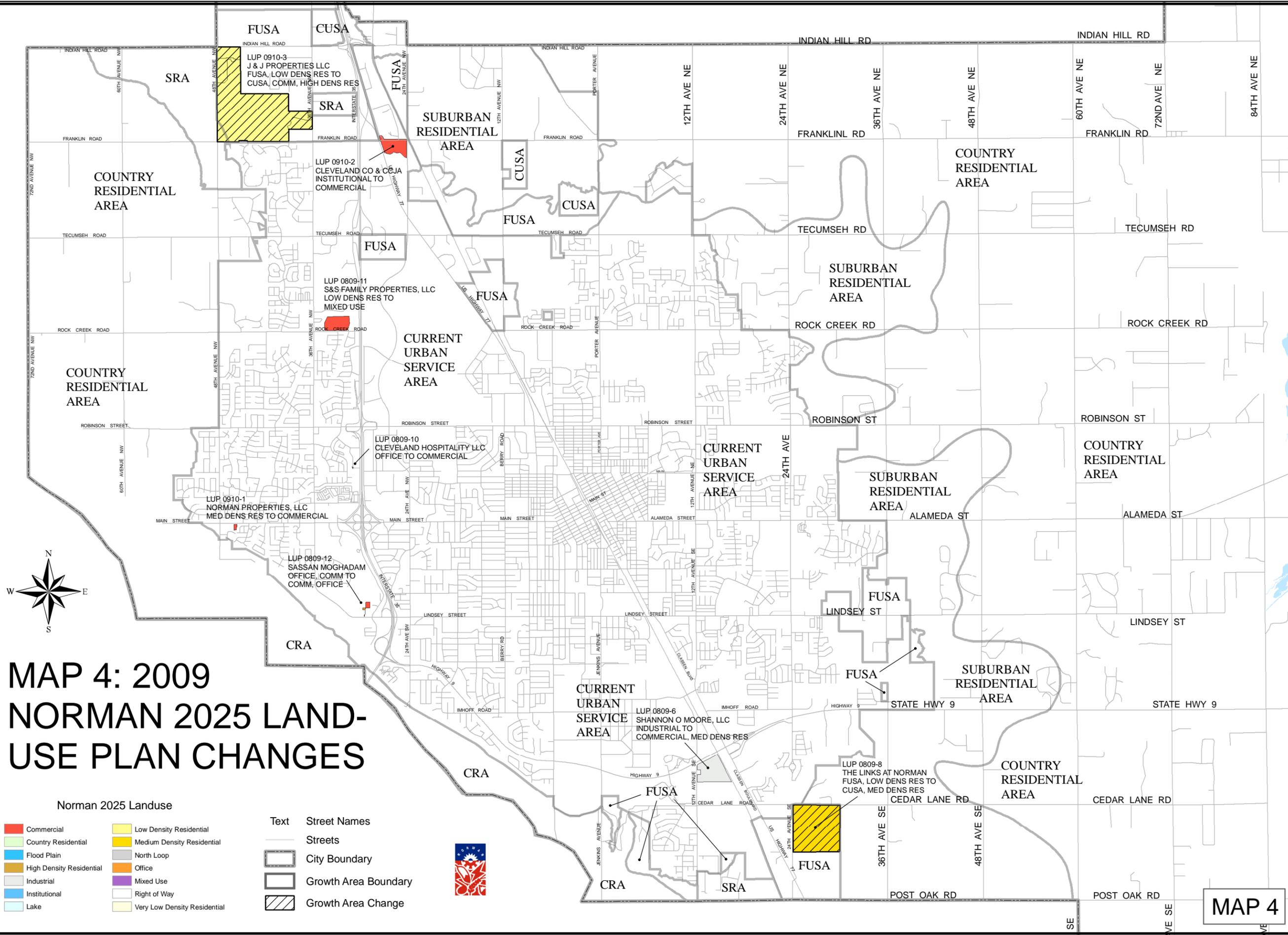
GROWTH AREA/ SERVICE AREA	CURRENT URBAN SERVICE AREA	FUTURE URBAN SERVICE AREA	SUBURBAN RESIDENTIAL AREA	COUNTRY RESIDENTIAL AREA	TOTAL
2009 # FINAL PLATS	20	2	0	1	23
2009 ACRES	304.57	157.88	0.00	25.62	488.08
2009 LOTS	441	12	0	1	454
2009 AVG SINGLE FAMILY LOT SIZE	0.39	N/A	N/A	N/A	0.40
2009 AVG OTHER LOT SIZE*	3.73	8.68	N/A	25.62	2.42
2008 # FINAL PLATS	22	0	1	1	24
2008 ACRES	237.86	0.00	157.66	83.54	479.06
2008 LOTS	331	0	83	38	452
2008 AVG SINGLE FAMILY LOT SIZE	0.27	N/A	0.82	2.20	3
2008 AVG OTHER LOT SIZE*	3.96	N/A	22.17	N/A	26.13
2007 # FINAL PLATS	25	2	0	0	27
2007 ACRES	367.46	13.05	0.00	0.00	380.51
2007 LOTS	699	20	0	0	719
2007 AVG SINGLE FAMILY LOT SIZE	0.41	0.17	0	0.00	0.41
2007 AVG OTHER LOT SIZE*	1.91	4.96	0	0	2.03
2006 # FINAL PLATS (Partial)	27 (4)	0 (2)	0 (2)	2 (2)	34
2006 ACRES	432.02	5.75	142.62	83.68	664.07
2006 LOTS	1031	4	74	23	1132
2006 AVG SINGLE FAMILY LOT SIZE	0.24	0.50	0.8	1.30	0.4
2006 AVG OTHER LOT SIZE*	2.61	4.25	22.6	5.89	2.67
2005 # FINAL PLATS	22	1	1	0	24
2005 ACRES	271.94	4.83	89.46	0.00	366.22
2005 LOTS	566	1	1	0	568
2005 AVG SINGLE FAMILY LOT SIZE	0.37	N/A	89.46	N/A	0.57
2005 AVG OTHER LOT SIZE*	0.74	4.83	N/A	N/A	0.79
2004 # FINAL PLATS	27	3	0	3	33
2004 ACRES	285.40	65.88	0.0	126.54	477.82
2004 LOTS	742	207	0	46	995
2004 AVG SINGLE FAMILY LOT SIZE	0.31	0.32	N/A	2.35	0.41
2004 AVG OTHER LOT SIZE*	1.43	0.38	N/A	20.63	1.60
2003 # FINAL PLATS	36	1	3	1	41
2003 ACRES	406.32	13.55	100.69	18.35	538.91
2003 LOTS	995	49	21	1	1066
2003 AVG SINGLE FAMILY LOT SIZE	0.27	3.62	4.00	N/A	0.34
2003 AVG OTHER LOT SIZE*	1.17	N/A	6.09	18.35	1.81
2002 # FINAL PLATS	30	1	0	1	32
2002 ACRES	214.74	4.76	0	34.45	253.95
2002 LOTS	505	2	0	15	522
2002 AVG SINGLE FAMILY LOT SIZE	0.29	N/A	N/A	2.30	1.29
2002 AVG OTHER LOT SIZE*	1.785	2.38	N/A	N/A	2.38
2001 # FINAL PLATS	23	4	0	2	29
2001 ACRES	230.96	66.98	0	72.14	370.08
2001 LOTS	623	120	0	33	776
2001 AVG SINGLE FAMILY LOT SIZE	0.25	0.47	N/A	1.48	0.34
2001 AVG OTHER LOT SIZE*	1.8	1.15	N/A	4.41	1.99
2000 # FINAL PLATS	19	0	1	0	23
2000 ACRES	266.57	0	21.26	0	287.83
2000 LOTS	337	0	2	0	339
2000 AVG SINGLE FAMILY LOT SIZE	0.31	N/A	N/A	N/A	N/A
2000 AVG OTHER LOT SIZE*	3.61	N/A	10.63	N/A	N/A
10 YEAR AVG # FINAL PLATS	25.3	1.5	0.7	1.1	29.0
10 YEAR AVG ACRES	301.8	33.3	51.2	44.4	430.7
10 YEAR AVG LOTS	627.0	41.5	18.1	15.7	702.3
10 YEAR AVG SF LOT SIZE	0.3	0.3	22.8	1.6	0.9
10 YEAR AVG OTHER LOT SIZE*	2.27	4.25	13.85	13.04	4.98

*Other includes all non-single family uses

Table 11: Calendar Year Approved Norman Rural Certificates of Survey and Short Form Plats by Service/Growth Area

GROWTH AREA	CURRENT URBAN SERVICE/ GROWTH AREA	FUTURE URBAN SERVICE/ GROWTH AREA	SUBURBAN RESIDENTIAL GROWTH AREA	COUNTRY RESIDENTIAL GROWTH AREA	TOTAL
2009 # COS AND SFP'S	0	0	1	6	7
2009 ACRES	0.00	0.00	49.44	414.31	463.76
2009 LOTS	0	0	3	20	23
2009 AVG LOT SIZE	N/A	N/A	16.48	20.72	20.16
2008 # COS AND SFP'S	2	0	0	3	5
2008 ACRES	5.88	0.00	0.00	96.31	102.18
2008 LOTS	2	0	0	7	9
2008 AVG LOT SIZE	2.94	N/A	N/A	13.76	11.35
2007 # COS AND SFP'S	2	0	0	8	10
2007 ACRES	3.16	0.00	0.00	301.71	304.87
2007 LOTS	2	0	0	23	25
2007 AVG LOT SIZE	1.58	0.00	0.00	13.12	12.19
2006 # COS AND SFP'S	1	0	4	5	10
2006 ACRES	0.59	0.00	134.48	265.62	400.69
2006 LOTS	2	0	11	14	27
2006 AVG LOT SIZE	0.30	0.00	12.23	18.97	14.84
2005 # COS AND SFP'S	2	0	4	6	12
2005 ACRES	1.23	0.00	512.34	229.23	742.80
2005 LOTS	22	0	13	33	68
2005 AVG LOT SIZE	0.06	0.00	39.41	6.95	10.92
2004 # COS AND SFP'S	3	0	4	7	14
2004 ACRES	4.14	0.00	225.78	284.80	514.72
2004 LOTS	6	0	6	22	34
2004 AVG LOT SIZE	0.71	0.00	37.63	12.95	15.14
2003 # COS AND SFP'S	1	0	1	8	10
2003 ACRES	0.71	0.00	30.88	661.41	693.01
2003 LOTS	1	0	3	48	52
2003 AVG LOT SIZE	0.71	0.00	10.29	13.78	13.33
2002 # COS AND SFP'S	0	0	3	6	9
2002 ACRES	0.00	0.00	133.18	233.36	366.54
2002 LOTS	0	0	25	20	45
2002 AVG LOT SIZE	0.00	0.00	5.33	11.67	8.15
2001 # COS AND SFP'S	1	0	1	6	8
2001 ACRES	0.61	0.00	136.78	425.52	562.91
2001 LOTS	1	0	2	31	34
2001 AVG LOT SIZE	0.61	0.00	68.39	13.73	16.56
2000 # COS AND SFP'S	0	0	2	7	9
2000 ACRES	0.00	0.00	38.78	407.09	445.87
2000 LOTS	0	0	4	36	40
2000 AVG LOT SIZE	0.00	0.00	9.69	11.31	11.15
10 YEAR AVG # COS AND SFP'S	1.2	0.0	2.0	6.2	9
10 YEAR AVG ACRES	1.6	0.0	126.2	331.9	459.7
10 YEAR AVG LOTS	3.6	0.0	6.7	25.4	35.7
10 YEAR AVG LOT SIZE	0.8	0.0	22.2	13.7	13.4

TABLE 11



MAP 4: 2009 NORMAN 2025 LAND- USE PLAN CHANGES

- Norman 2025 Landuse**
- | | | | |
|--------------------------|------------------------------|----------------------|--------------|
| Commercial | Low Density Residential | Text | Street Names |
| Country Residential | Medium Density Residential | Streets | |
| Flood Plain | North Loop | City Boundary | |
| High Density Residential | Office | Growth Area Boundary | |
| Industrial | Mixed Use | Growth Area Change | |
| Institutional | Right of Way | | |
| Lake | Very Low Density Residential | | |

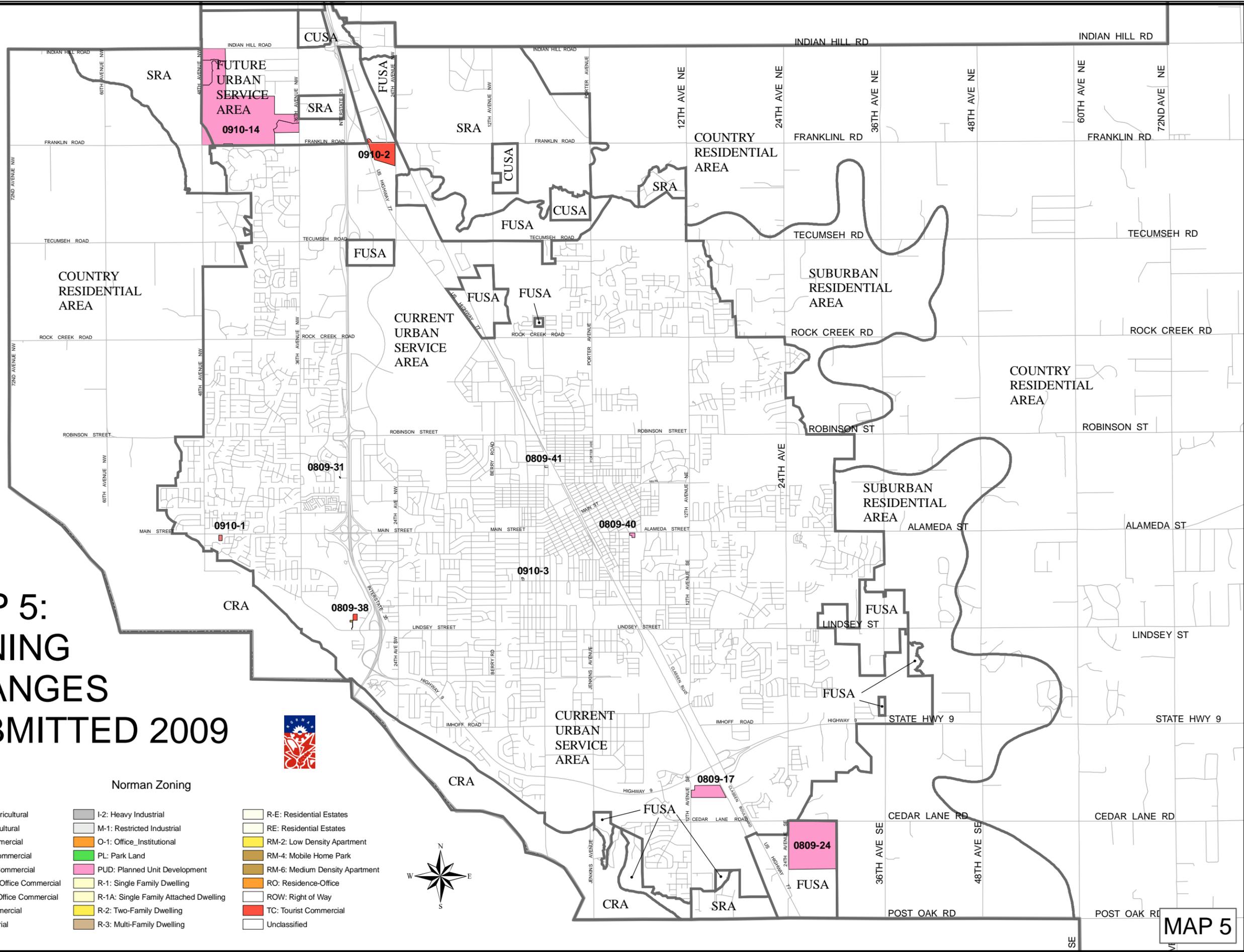
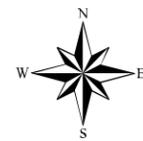


MAP 5: ZONING CHANGES SUBMITTED 2009



Norman Zoning

- | | | |
|---------------------------------|---------------------------------------|--------------------------------|
| A-1: General Agricultural | I-2: Heavy Industrial | R-E: Residential Estates |
| A-2: Rural Agricultural | M-1: Restricted Industrial | RE: Residential Estates |
| C-1: Local Commercial | O-1: Office_Institutional | RM-2: Low Density Apartment |
| C-2: General Commercial | PL: Park Land | RM-4: Mobile Home Park |
| C-3: Intensive Commercial | PUD: Planned Unit Development | RM-6: Medium Density Apartment |
| C-O: Suburban Office Commercial | R-1: Single Family Dwelling | RO: Residence-Office |
| CO: Suburban Office Commercial | R-1A: Single Family Attached Dwelling | ROW: Right of Way |
| CR: Rural Commercial | R-2: Two-Family Dwelling | TC: Tourist Commercial |
| I-1: Light Industrial | R-3: Multi-Family Dwelling | Unclassified |



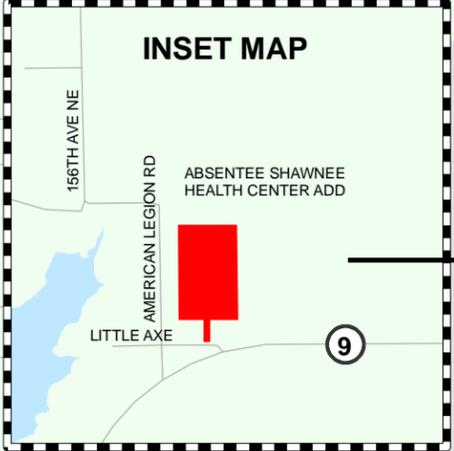
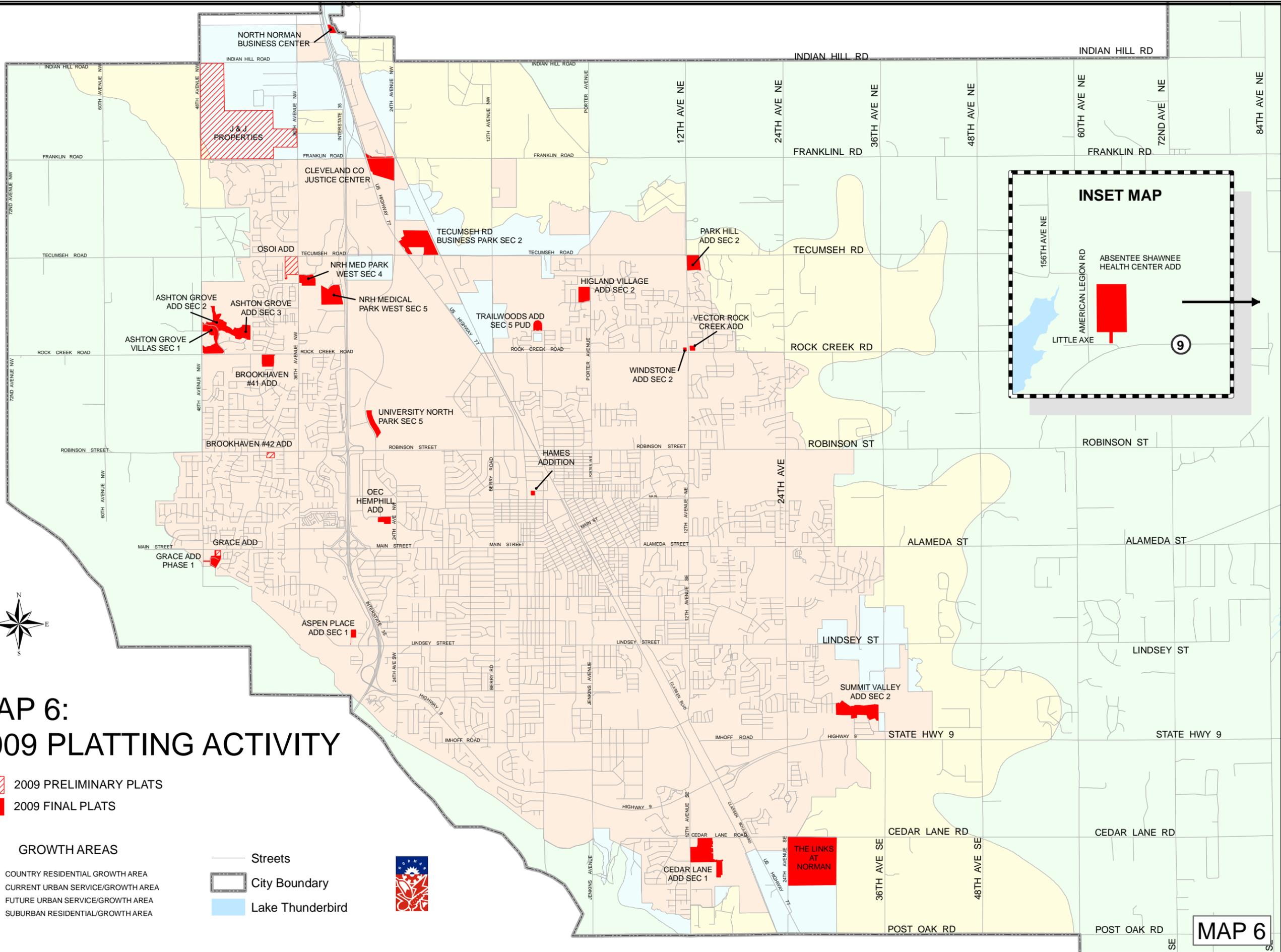
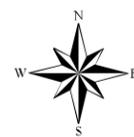
MAP 6: 2009 PLATTING ACTIVITY

-  2009 PRELIMINARY PLATS
-  2009 FINAL PLATS

GROWTH AREAS

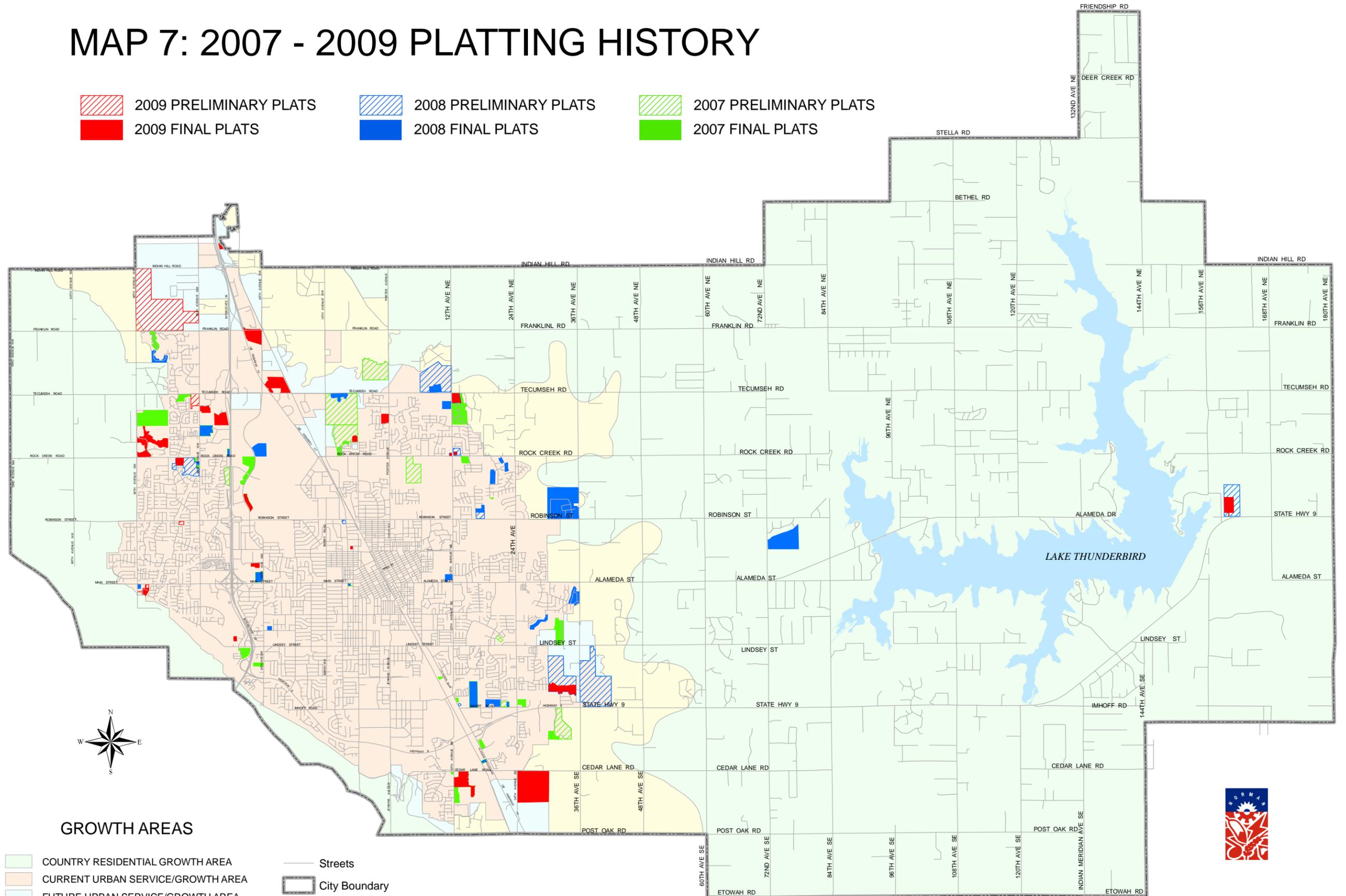
-  COUNTRY RESIDENTIAL GROWTH AREA
-  CURRENT URBAN SERVICE/GROWTH AREA
-  FUTURE URBAN SERVICE/GROWTH AREA
-  SUBURBAN RESIDENTIAL/GROWTH AREA

-  Streets
-  City Boundary
-  Lake Thunderbird



MAP 7: 2007 - 2009 PLATTING HISTORY

- | | | | | | |
|---|------------------------|---|------------------------|---|------------------------|
|  | 2009 PRELIMINARY PLATS |  | 2008 PRELIMINARY PLATS |  | 2007 PRELIMINARY PLATS |
|  | 2009 FINAL PLATS |  | 2008 FINAL PLATS |  | 2007 FINAL PLATS |

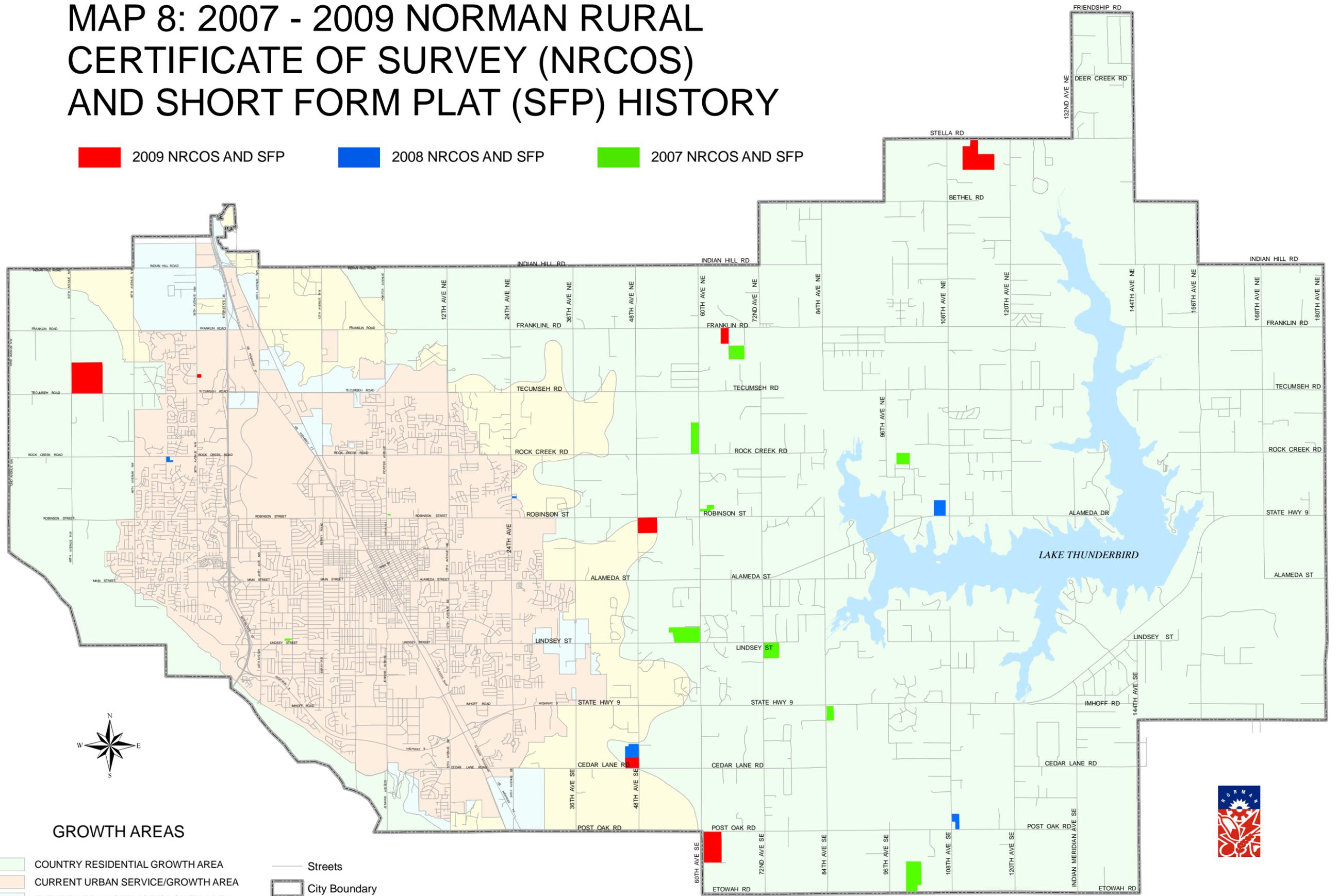


GROWTH AREAS

- | | | | |
|---|-----------------------------------|--|------------------|
|  | COUNTRY RESIDENTIAL GROWTH AREA |  | Streets |
|  | CURRENT URBAN SERVICE/GROWTH AREA |  | City Boundary |
|  | FUTURE URBAN SERVICE/GROWTH AREA |  | Lake Thunderbird |
|  | SUBURBAN RESIDENTIAL GROWTH AREA | | |

MAP 8: 2007 - 2009 NORMAN RURAL CERTIFICATE OF SURVEY (NRCOS) AND SHORT FORM PLAT (SFP) HISTORY

■ 2009 NRCOS AND SFP
 ■ 2008 NRCOS AND SFP
 ■ 2007 NRCOS AND SFP



GROWTH AREAS

- COUNTRY RESIDENTIAL GROWTH AREA
- CURRENT URBAN SERVICE/GROWTH AREA
- FUTURE URBAN SERVICE/GROWTH AREA
- SUBURBAN RESIDENTIAL GROWTH AREA
- Streets
- City Boundary
- Lake Thunderbird

