

TMAPC Work Session
February 20, 2013
Pearl District Form-Based Code Workshops

Item for discussion: Pearl District Form-Based Code Workshop Feedback

- A. Summary of Pearl District Form-Based Code Workshop Process:** INCOG/TMAPC and City of Tulsa Planning staff held public workshops at the Family and Children Services building at 650 S. Peoria on January 29, February 6 and February 11, 2013. The workshops were well attended, averaging approximately 50 people at each meeting.

At the first workshop on January 29, staff presented the proposed Form-Based Code Regulating Plan along with the different types of street frontages, explained that the purpose of the meeting was to work with stakeholders effected by the proposed changes, organized the room into three groups based on frontage type and asked citizens to voice questions and concerns regarding those topics. Following this workshop, staff reviewed comments and noted that many were general in nature and that more specific input was needed in order to evaluate the need for possible adjustments to the Form-Based Code to address concerns about the existing regulations (Title 42B).

At the second workshop on February 6, staff asked citizens to provide specific input on topics of “building form” and “parking” and how the proposed expansion of the Form-Based Code Regulating Plan would affect their properties. Once that information was received, staff reviewed the feedback and compiled the information into 46 different issues/concerns.

At the third meeting on February 11, staff presented citizens with a list of these 46 issues/concerns, compiled from the previous two (2) meetings, and displayed the items on four (4) different boards in the meeting room. Citizens were given a ranking sheet and asked to rank their top ten (10) issues with the opportunity to identify any additional issues they did not feel were captured on the boards.

- B. Top Issues:** *Staff reviewed the ranking sheets and compiled the information to determine the following top issues from the citizens in attendance at the third meeting, February 11, 2013. There were top issues that seemed to be a common thread amongst the citizens at that meeting which are listed below generally in order of importance according to the ranking sheets. (Please refer to the attached Issues Sheet for more detailed information about each category.)*

Priority Issues Identified	Citizen comments
Parking	Supply & demand; Concerns with gravel parking; Want to create parking lots as a principal use; Concerns with shared parking
Building height/two-story requirement	Want more flexibility
Floor plate (15,000 sf max.)	Want more flexibility
Required building line(RBL)	Want more flexibility
Administration of the Form-Based Code	Too subjective, potential for inconsistencies in interpretation
City of Tulsa Form-Based Code	Too complicated/prescriptive
Existing structures	Desire to change their buildings or close streets for campus development
Signage	Too restrictive/not enough display surface area
South Utica Avenue	Should be deemed auto-oriented
Displacement of low income households	Individuals financially forced out of the area, due to the code changes, should be compensated
Work force housing	Should encourage low income development
Façade composition & fenestration	Too restrictive/prescriptive

Concerns about the requirements of the current Form-Based Code represented the majority of responses received through this exercise. A full listing of citizen concerns/issues collected at the three meetings is attached for reference.

C. Options for TMAPC Discussion

- 1. Adopt Regulating Plan for the proposed expansion area and rezone to Form-Based Code**
 - Re-evaluate in one year, taking into account relief requested and Board of Adjustment actions.
 - Based on that information, address parts of the Form-Based Code that has surfaced as problems during the first year.

- 2. Adopt Regulating Plan for the proposed expansion area, rezone to Form-Based Code and amend Form-Based Code, Title 42-B**
 - Address concerns and comments from public workshops
 - Address site specific modifications through variations or exceptions noted on the Regulating Plan
 - Once drafted, Staff presents amended Form-Based Code, Title 42-B, and Regulating Plan to TMAPC

3. Re-examine Form-Based Code, Title 42-B, and Regulating Plan for the proposed expansion area boundaries, prior to rezoning to Form-Based Code

- Address concerns and comments from public workshops
- Include modifications to site specific conditions
- Once drafted, Staff presents amended Form-Based Code, Title 42-B, and proposed regulating plan to TMAPC

4. Re-examine Form-Based Code, Title 42-B, prior to adopting proposed expansion area and rezoning to Form-Based Code

- Address issues raised at public workshops
- Once drafted, Staff presents amended Form-Based Code, Title 42-B, to TMAPC

5. Take no further action on this proposal.

One additional action item related to options 1, 2, 3 & 4 above will include an inventory the proposed expansion area identifying the current status of each property and if it is currently conforming or non-conforming with existing City of Tulsa Zoning Code or Form-Based Code.

Attached: *Tulsa Form-Based Code – Community Workshop 46 Issues/Concerns*

