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Pearl District zoning informational meeting set

BY KEVIN CANFIELD World Staff Writer

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Planning officials on Monday will hold a public meeting to discuss a proposal to apply the city's newly adopted form-based code to the entire Pearl District.

"It's an informational meeting to introduce the form-based code to the property owners," said Wayne Alberty with the Indian Nations Council of Governments. "The informational meetings are being held before the public hearing before the Planning Commission."

Monday's meeting will be the third of its kind. INCOG officials have given two presentations to business owners in the district. Monday's meeting is open to all residential property owners in the district or anyone else interested in the new code.

In April, the City Council voted to add the form-based code to its zoning regulations and applied it to a pilot area made up of a small section of the district with fewer than 100 properties. Alberty estimated that there are about 1,000 properties within the Pearl District.

The district as it is known today was created in 2006 as the Sixth Street Infill Plan. It covers slightly more than one-half square mile stretching from Interstate 244 to 11th Street and from Utica Avenue to the Inner Dispersal Loop.

The Pearl District Design Team, a citizens group, advocated for the creation of the infill plan with the intent of using a form-based code to implement it.

Unlike the current zoning code, which focuses on the separation of land uses and accommodates the automobile, the form-based code calls for the creation of a dense, pedestrian-oriented neighborhood such as those found in urban communities.

The code addresses issues such as a structure's orientation or placement on a lot, its height, and the use of windows and doors to create an inviting setting for passers-by. It also focuses on the streetscape, including lighting and trees.

The form-based code can, in theory, be applied to any section of town. However, each section of town that adopts the code creates its own regulating plan. The plan sets out in detail what is and is not allowed within the area as well as what is required.

Plans are created by interested parties in cooperation with the city. The plans must be adopted by the Tulsa Metropolitan Area Planning Commission and approved by the City Council. Only then can a request be considered by the Planning Commission and City Council.

Even as the push to expand the form-based code to the entire Pearl District moves forward, the Planning Commission is working to fine-tune the new code.

Commissioners, at the request of the City Council, are working to address a provision in the new code that has some property owners concerned.

The provision requires property owners to rebuild according to the standards of the new form-based code

in the event a structure is destroyed in a natural disaster or fire, even if the structure existed before the form-based code was applied.

Pearl District form-based code meeting

Informational meeting on proposal to adopt the form-based code for the entire Pearl District

6 p.m. Monday

Central Center at Centennial Park, 1028 E. Sixth St.


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