



Land Use Framework

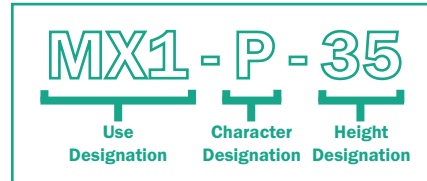


Mixed-Use Development

Mixed-use zoning (MX) allows a mixture of residential, office, and retail uses within the same building or property, which can help make it easier to walk, bike, or drive to things people need near their home, like grocery stores, pharmacies, restaurants, and stores. Most mixed-use developments include commercial spaces on the ground floor, and other uses, like apartments, offices, or hotels, on floors above. This is the way cities were traditionally built for thousands of years, with residents able to meet all their needs within a short walking distance.

Components of Mixed-Use Zoning Districts

Each MX district consists of a use designation, a character designation, and a height designation. This approach allows the creation of finely-tuned, context-sensitive zoning districts. For example, MX1-P-35 denotes a neighborhood-oriented mixed-use district (MX1) that requires a very pedestrian-oriented (-P) character, and that allows buildings up to 35 feet in height (-35).



A mixed-use building combines multiple uses under one roof.

Use Designations

- **MX1: Neighborhood Mixed-Use** allows small-scale retail, service, and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types.
- **MX2: Community Mixed-Use** is intended to accommodate retail, service, entertainment, and employment that serve surrounding neighborhoods. MX2 also allows a variety of residential uses and building types.
- **MX3: Regional Mixed-Use** allows large-scale employment, retail, civic, institutional, and entertainment uses that draw visitors and workers around the region.
- **IMX: Institutional Mixed-Use** is intended to accommodate one or more hospitals, colleges, or universities, and should provide an environment conducive to the development and conservation of these medical and educational institutions.

Character Designations

Mixed-Use zoning includes four character designations which regulate allowed building types and required building and development patterns (setbacks, transparency, etc.).

- **P: Pedestrian** is intended to be applied in locations where a high level of pedestrian orientation is present or desired, such as areas designated by the comprehensive plan as “Main Street” areas.

Types of buildings allowed include vertical mixed-use buildings, commercial buildings, civic/institutional buildings, and open space sites.
- **U: Urban** is intended to be applied in areas with high levels of walkability, but where a greater variety of building types are present or desired, such as in areas designated by the comprehensive plan as Neighborhood, Town Center, and Regional Center and along some plan-designated Mixed-Use Corridors.

Building types allowed include vertical and horizontal mixed-use buildings, commercial buildings, apartment/condo, townhouses, civic/institutional buildings, and open space sites.
- **V: Variable** is intended to be applied in auto-oriented areas where a transition to greater levels of walkability are underway or desired. The regulations allow greater flexibility in the siting of buildings and parking areas by, for example, allowing more generous maximum building setbacks, which can be used for landscape and streetscape elements or limited amounts of parking.

Building types allowed include vertical and horizontal mixed-use buildings, commercial buildings, apartment/condo, townhouses, civic/institutional buildings, and open space sites.
- **F: Flexible** is intended to allow the highest levels of flexibility in terms of allowed building types and development patterns. Types of buildings allowed include vertical and horizontal mixed-use buildings, commercial buildings, apartment/condo, townhouses, duplexes, detached houses, civic/institutional buildings, and open space sites.



Mixed-Use Rezoning Incentive

To spur development activity along the future Peoria BRT route, in 2018 the City Council initiated an incentive program to encourage development along the corridor.

The program waives rezoning application fees for properties identified in the Peoria BRT Land Use Framework to rezone to Mixed-Use (MX). This saves each participating property owner around \$2,000, and has encouraged transit-oriented development.

Since the program began, at least 24 properties have gone through the rezoning initiative, leading to new and interesting development projects along the route, increasing the number of businesses and residents served by the BRT.

Properties along the proposed Route 66 BRT route have been analyzed, resulting in recommendations for MX zoning and character designations. Should the City Council extend the Mixed-Use Incentive Program to properties along the Route 66 corridor, property owners would work with Tulsa Planning Office staff to begin the rezoning application process.

Allowed Building Types in Mixed-Use Character Designations				
Building Types	Pedestrian (P)	Urban (U)	Variable (V)	Flexible (F)
Vertical Mixed-Use	X	X	X	X
Mixed-Use		X	X	X
Commercial	X	X	X	X
Apartment/Condo		X	X	X
Civic/Institutional	X	X	X	X
Townhouses		X	X	X
Duplexes				X
Detached Houses				X

Other Incentives

Incentives managed by TAEO or the Route 66 Commission and potentially applicable to the rezoning program include:

- Partnership with TAEO to make **Commercial Revitalization Revolving Loan** funding available and more favorable loan terms for those along BRT routes.
- The **Brownfield Assessment and Remediation Initiative** program focuses on the Route 66 corridor to conduct Phase I and Phase II assessments and develop cleanup planning. A Revolving Loan Fund can then be used to clean up affected sites.
- The **Façade Grant Program** envisions supporting the preservation and adaptive reuse of buildings constructed and utilized during the early era of Route 66. The program would offer zero-interest loans and matching grants for the rehabilitation of façades facing the arterial route alignment. This program could work in tandem with other incentives such as Historic Tax Credits.
- The **Neon Sign Grant Program** enhances the Route 66 tourist experience by promoting the installation of exterior signage containing no less than 25% neon or neon-style LED lighting within the Route 66 Overlay District. The program offers matching grants of 50% up to \$10,000.

Analysis

Staff analyzed properties within a quarter mile of the route, plus a half mile in each direction along abutting arterial cross-streets, including an evaluation of existing land use conditions and recommendations from the other sections of the BRT project.

Rezoning recommendations were vetted through various meetings with the staff teams, steering committee, and business and property owners along the BRT corridor. Staff also presented concepts to the Route 66 Commission, Tulsa Global District, and Tulsa Metropolitan Area Planning Commission (TMAPC).

Key Considerations

Use and Character recommendations are a gradient based on the level of urban intensity. These recommendations are stepped down in intensity moving away from downtown.

MX1 was used strategically to promote changes in use to reduce the prevalence of auto sales and maintenance uses, and to promote more commercial/retail uses to attract more riders, tourists, etc.

MX2 was used in areas east of Highway 169 where auto-centric uses are more acceptable.

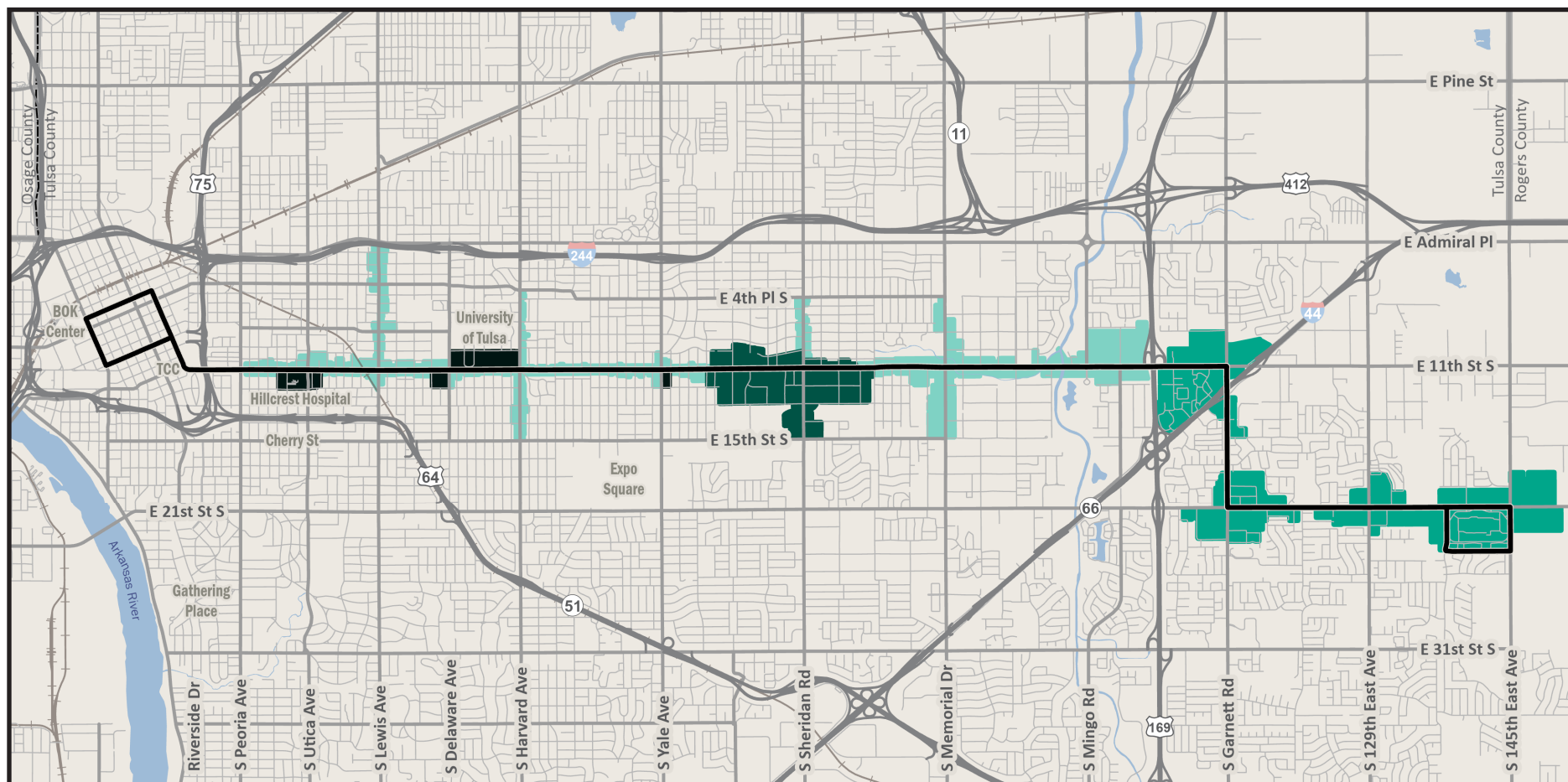
MX3 is recommended for industrial sites with industrial and employment uses.

IMX is applied to institutional uses along the alignments (hospitals, schools, etc.)

There are two Character Designation options per property, stepping down in urban intensity as the alignment moves east of downtown.



Recommended Use Designations



Legend

— Route 66 BRT Alignment

Recommended Use Designations

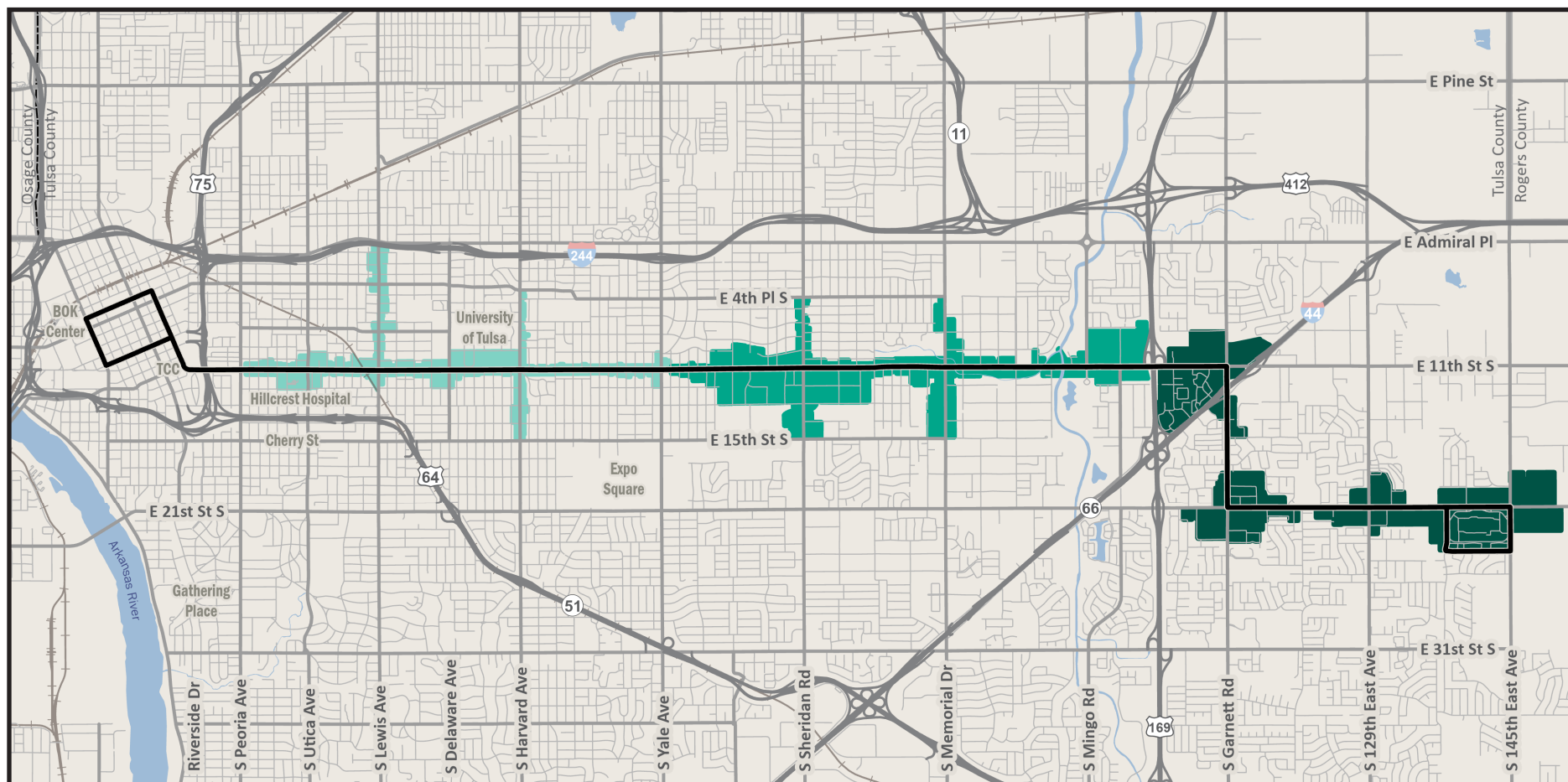
- MX1: Neighborhood Mixed-Use
- MX2: Community Mixed-Use
- MX3: Regional Mixed-Use
- IMX: Institutional Mixed-Use



0 0.5 1 Miles



Recommended Character Designations



Legend

— Route 66 BRT Alignment

Mixed-Use Character Designation

■ Pedestrian/Urban (P/U)

■ Urban/Variable (U/V)

■ Variable/Flexible (V/F)

N

0 0.5 1 Miles