



AGENDA

Special Meeting of the Tulsa Metropolitan Area Planning Commission

WORK SESSION

175 East 2nd Street, One Technology Center
10th Floor north conference room
October 5, 2022 – 10:30 a.m.

Consider, discuss, and/or take action on:

- 1) Tulsa County Zoning Code update
- 2) planitulsa update
- 3) Neighborhood Conditions Index

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify the Tulsa Planning Office at 918-584-7526.

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Prepared by **Robi Jones**, rjones@incog.org, 918-579-9472

Item

Presentation on the update to the Tulsa County Zoning Code. Hard-copy draft Tulsa County Zoning Codes were made available to TMAPC members on request.

Background

The Tulsa County Zoning Code was first adopted in 1980. Through the years, amendments were made but the structure and basics of the code remained unchanged over the years. In July 2021, Duncan Associates, was retained to help lead the code update effort.

The consultant's first task was to reorganize and reformat the existing County Zoning Code. The resulting document closely tracks the City of Tulsa's Zoning Code in terms of overall organization and format. The regulations, however, reflect the county's more rural context and respect key differences between the city and unincorporated county.

Once the new code format was created, a Technical Team was formed to review the initial draft. The Technical Team consisted of staff members from Tulsa Planning Office, Tulsa County Inspections Department, and an attorney from the Tulsa County District Attorney's Office. Suggested edits were submitted and discussed during virtual meetings. Suggested changes included adding regulations governing Marijuana-related uses, revising accessory building size regulations, adding two new "RS" districts (RS-1 and RS-2), incorporating new animal-keeping regulations in residential districts, and the addition of RV-living and accessory dwelling unit (ADU) regulations. The Technical Team also helped proofread, and review content for accuracy between the old Code and the updated Code.

The next step was the creation of a Work Group to serve as a sort of "sounding board" for review and discussion of key code changes before releasing a draft for public review. Each County Commissioner recommended three people to be a part of the Work Group. The group met in-person a total of five times and provided helpful feedback on a variety of issues, particularly as related to ensuring that the new code is not overly burdensome on farmers and rural landowners.

On August 17, 2022, the consultant presented an update of the progress on the Tulsa County Zoning Code at a Work Session. A link to the draft of the document was later emailed to the Planning Commissioners so they could review the document and provide feedback at the Work Session meeting on October 5, 2022.

Next Steps

- October – Draft is presented to TMAPC at a Work Session.
- October – Draft is posted online & other platforms for public comment.
- November/December – TMAPC public hearing
- December – BOCC public hearing

Prepared by **John Tankard**, jtankard@incog.org, 918-579-9462

Item

Presentation on the update to the City of Tulsa Comprehensive Plan, planitulsa. Hard-copy draft comprehensive plan documents will be available for TMAPC members at the meeting.

Background

In 2019 the Tulsa Planning Office began updating the City of Tulsa Comprehensive Plan as it approached 10 years since it was adopted in 2010. This update process has included a great deal of internal research, analysis, and mapping to understand what has changed since plan adoption and what best practices for comprehensive planning processes have emerged in other cities.

After establishing the base understanding for what needed to be updated in each portion of the comprehensive plan, internal teams were established for each of the proposed plan chapters. These teams conducted significant subject matter expert engagement with more than 200 interviews, meetings, and discussions to inform policy development for each chapter. Engagement with the general public followed this subject matter expert engagement, including public meetings about infill development, a series of local homebuilder roundtable discussions, multiple surveys, a substantial series of virtual public meetings, a planitulsa contact email account, and a planitulsa telephone hotline. Across these formats more than 3,000 Tulsans outside of the subject matter expert group have contributed their ideas, concerns, and priorities to the process. This input was the foundation for the development of draft plan content.

As of September 21st, 2022, all chapters of the plan have moved through the internal review process, which included review by Tulsa Planning Office, INCOG leadership, City Legal, and City department heads. Contributing departments include: Development Services, Engineering Services, Streets & Stormwater, Water & Sewer, Tulsa Police Department, Tulsa Fire Department, Asset Management, Working in Neighborhoods, Municipal Courts, Communications, Mayor's Office of Resilience and Equity, Tulsa Parks, River Parks Authority, Partner Tulsa, the Housing Policy Director, and the Office of Performance Strategy and Innovation (OPSI). Modifications to the draft plan were made based on the input of these departments.

Next Steps

Tulsa Planning Office staff has met with and is currently coordinating with the City Council office regarding a series of 9 public open houses during the months of December and January to promote the draft of the plan. Draft copies of the plan have been submitted to the City Councilors and their staff, the Mayor's Office, and TMAPC members for review, concluding on October 24th. Any modifications from this review period will be incorporated before the final draft is made available for public review. The final draft will be available to review at the beginning of December, and it will remain open for public comment on Konveio through the end of January or February, depending on the level of activity at that time. The plan will be fully translated into Spanish by the time the public open house meetings occur in order to facilitate bi-lingual review.

After the public review period closes, final edits will be made to the plan document before it is presented to TMAPC for adoption.



Photo by Daniel Jeffries

Neighborhood Conditions Index

A Strategic Planning Tool



What is a Neighborhood Conditions Index?

The *Neighborhood Conditions Index* is a *Strategic Planning* tool used to inform residents of the overall conditions of their neighborhoods by utilizing data analysis and identifying how specific indicators are performing in comparison with the remaining parts of the city.

Neighborhood condition is determined based on both built environment and socioeconomic factors, such as land use, transportation, economic development, housing, and public services. Preselected data indicators can help assess existing conditions under these topics.

The goal of the *Neighborhood Conditions Index* is to identify low-scoring indicators and encourage residents to proactively pursue opportunities for improving their own neighborhood. The Tulsa Planning Office will periodically gather and analyze up-to-date data in order to monitor progress and provide the most current assessment of conditions.

A *Neighborhood Conditions Index* report will be produced for each of the 80 Neighborhood Statistical Areas (NSA) covering the entire city limits of Tulsa.

What is a Neighborhood Statistical Area (NSA)?

Neighborhood Statistical Areas are groupings of Census Tracts that align with neighborhoods of similar character in terms of population, income, housing tenure and characteristics, size, and supporting land uses. These areas can be compared to each other and the city based on a list of preselected indicators across the nine chapters of *planitulsa*, Tulsa's Comprehensive Plan.

NSAs house stakeholder representation through various organizations, including nonprofits and neighborhood groups that can facilitate coordination and resource implementation to proactively address their issues, serving as partners.

The Tulsa Planning Office will produce *Neighborhood Conditions Index* reports for all 80 Neighborhood Statistical Areas.

What is Strategic Planning?

Strategic Planning is a new program developed by the Tulsa Planning Office in 2019. The program follows a data-oriented process to direct the allocation of public programs and services towards specific areas where funds and other resources are most needed, can be readily utilized, and are most likely to achieve sustainable success in alignment with City priorities.

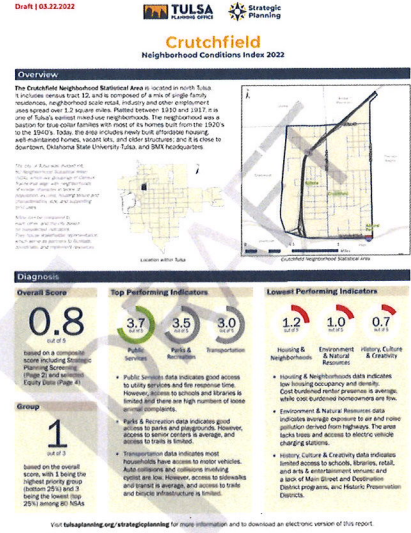
The Tulsa Planning Office has created a strategic planning data library that prioritizes City initiatives and planning efforts based on **five guiding principles**, informed by various adopted policies that focus strongly on equity. The guiding principles are:

- Foster community buy-in and leadership
- Facilitate revitalization and quality infill
- Leverage growth to build inclusive neighborhoods
- Improve accessibility to connect people to places
- Fund and implement plan recommendations

What is included in the Neighborhood Conditions Index?

Each report includes six sections:

- Overview.** *General facts about the area*
 Section will cover location, description and map of the NSA.
- Diagnosis.** *Key takeaways*
 Section will describe main takeaways and identify the area's overall score, priority group, and underperforming indicators that may require attention.
- Strategic Planning Screening.** *Neighborhood conditions evaluation*
 Section will include a list of data points grouped under nine indicators categories. Data points will be scored and classified as 'Good', 'Average', or 'Poor'.
- Next Steps.** *Description of service*
 In order to promote neighborhood improvement based on data analysis, the Tulsa Planning Office utilizes a two-level approach to serve its neighborhood residents.
- Area Snapshot.** *Neighborhood data profile*
 Section will present specific data on the NSA's composition and compare it with the city, including demographics, economy, and available public services. It also lists potential partner organizations that could assist in project implementation.
- Data Points Glossary.** *Description of analysis*
 Section will include a brief description of the nine indicator categories, and detailed list of data points and their analysis.

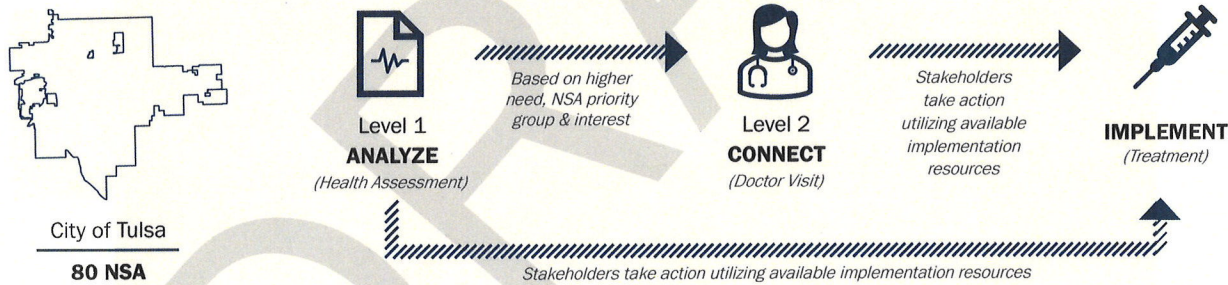


Cover page of a Neighborhood Conditions Index Report

Additionally, the report includes a map with all 80 NSA, grouped by priority based on the assessment's overall scoring.

Two Levels of Service

Strategic Planning offers a two-level approach to serve neighborhood residents, which will assist them in project implementation. The program intends to be proactive, and each level presents a different implementation approach. Progress will depend on each NSA's capacity to build partnerships and pursue opportunities.



- Level 1 – Analyze.** *Think of it as a Personal Health Assessment*
 All 80 NSAs will have their own Neighborhood Conditions Index report. Residents will also have access to implementation resources and programs, such as the Neighborhood Toolkit and the Commercial Toolkit, which aim to assist them in addressing issues and low scores.
- Level 2 – Connect.** *Think of it as a Doctor Visit*
 Strategic Planning staff will identify the lowest performing neighborhoods and engage with stakeholder leadership to work on specific resources. Any NSA representatives interested in further assistance for their neighborhood may approach the Tulsa Planning Office to request this service as well. Staff will evaluate requests and address them based on need, NSA priority group, stakeholder interest, and available resources.

Project implementation will function in a similar way to following a treatment plan, as neighborhood stakeholders will address their low scores utilizing available programs and resources, such as those included in the Neighborhood Toolkit and/or the Commercial Toolkit.

Other Questions?

Where can I find my neighborhood report and more information about this program?

All Neighborhood Conditions Index reports and other resources available on our website, at tulsaplanning.org/strategicplanning

How can I read the Neighborhood Conditions Index?

These reports are meant to be user-friendly. There is a 'How to read your results' description in the Strategic Planning Screening section. Additionally, the Data Points Glossary describes the level of analysis for each data point.