



To: Tulsa City Councilors
From: Susan Miller, AICP *SM*
Director, Tulsa Planning Office
Date: March 2, 2022
Re: **Initiation of Voluntary MX Rezoning Program for Route 66 BRT**

The Tulsa Planning Office completed a land use study for land surrounding future transit station areas located along the Route 66 BRT corridor. The study evaluated the properties along the length of 11th Street between S. Peoria Ave. and S. Garnett Rd., along S. Garnett Rd. between 11th Street and 21st Street, and 21st Street between S. Garnett Rd. and 145th E. Ave. and recommends land use and zoning changes that best support the BRT system through transit-oriented development and can maximize economic development activity. The study addresses which land uses provide the most successful outcomes for private properties that border the BRT alignment.

Recommendations were developed through the planning process for the Route 66 BRT including engagement with a steering committee composed of stakeholders, public surveys and meetings, discussions with the Route 66 Commission, Tulsa Global District, Kendall-Whittier Main Street, Downtown Tulsa Partnership, and business and property owner engagement.

Resolution No. 2858:1035 was adopted by the TMAPC (on January 19, 2022) finding The Route 66 BRT Land Use Framework (Framework) in conformance with the Tulsa Comprehensive Plan (PLANiTULSA). This Framework will assist the City in aligning land use (zoning) and transportation facilities for the best possible return on our investment.

Recommendation:

To begin implementation of the Framework, staff recommends the City Council initiate a voluntary rezoning program through December 31st, 2023. This program will be available to owners of properties that are recommended for a Mixed-use (MX) zoning district as identified in the Framework.

The program will:

- Educate property owners about the BRT and MX zoning districts;
- Offer a voluntary MX rezoning program to eligible property owners with no application fee.