

# **Land Development Regulations: Diagnostic Report**

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**City of Bartlesville**

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# Introduction

## Project Overview

The City of Bartlesville’s (the “City” or “Bartlesville”) development regulations are housed in an Appendix to the Municipal Code. Appendix A (zoning) and the Subdivision Regulations function as the primary regulatory documents used to ensure quality development, with some supplementations from Chapter 4 (Buildings and Building Regulations), Chapter 13 (Parks and Recreation), Chapter 16 (Signs and Advertising), Chapter 17 (Streets, Sidewalks, and Other Public Areas), and Chapter 20 (Utilities). Although amendments have been made over time since their 1966 adoption, the zoning regulations have not seen a comprehensive update since at least 2015. Similarly, the Subdivision Regulations, originally adopted in 1982, were revised in 1993 and 2001.

The City’s current Comprehensive Plan, *Endeavor 2045*, identifies and articulates the community’s vision and objectives to establish Bartlesville’s preferred development patterns. A key priority of the Comprehensive Plan is to update the City’s development regulations to implement long-range planning policies detailed within the Plan. Updating these regulations is a vital step that will modernize the regulations and improve usability for the public, applicants, and decision-makers.

This Bartlesville Development Regulations Diagnostic Report (“Diagnostic Report” or “Report”) outlines the initial phase of updating the City’s development regulations, including recommending conversion to a Unified Development Code<sup>1</sup> (UDC). The Report analyzes Bartlesville’s current land use regulations, summarizes feedback from various stakeholders, and highlights areas where existing regulations align with the vision outlined in the Comprehensive Plan.

## Purpose of the Diagnostic

The purpose of this Diagnostic Report is to outline the key topics identified by Freese and Nichols’ (FNI’s) review of Bartlesville’s existing development regulations. The Diagnostic Report also includes initial proposed revisions to the following chapters of the City’s regulations:

- Appendix A of the City of Bartlesville Municipal Code of Ordinances – Zoning Regulations

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<sup>1</sup> A UDC is a streamlined document that stores all a city’s development regulations in one place. A UDC typically combines zoning, subdivision, sign, development standards, and building regulations into one document.

- Subdivision Regulations for the Bartlesville Metropolitan Planning Area

Additionally, the following regulations were reviewed and included in the Diagnostic Report with recommendations designed to meet specific stakeholder requests and prevent contradictions created by any changes to other parts of the code:

- Chapter 4 of the City of Bartlesville Municipal Code of Ordinances – Buildings and Building Regulations
- Chapter 13 of the City of Bartlesville Municipal Code of Ordinances – Parks and Recreation
- Chapter 16 of the City of Bartlesville Municipal Code of Ordinances – Signs and Advertising
- Chapter 17 of the City of Bartlesville Municipal Code of Ordinances – Streets, Sidewalks, and Other Public Areas
- Chapter 20 of the City of Bartlesville Municipal Code of Ordinances – Utilities

This Diagnostic Report is intended to serve as a consensus-building tool, ensuring that all parties understand the major issues and anticipated revisions to the regulations before drafting the amendments. To this end, comments from stakeholder engagement meetings and workshops are included to provide context to FNI's code review and suggest direction for changes not included in the preliminary recommendations.

While this report outlines a structured list of items to guide the regulatory update process, it is essential to acknowledge that it does not encompass every potential issue or consideration. As the revision process unfolds, further analysis and adjustments are anticipated. Consequently, this Report should be viewed as a starting point rather than a definitive and exhaustive catalog of all potential revisions.

## **Overall Process**

The Bartlesville Development Regulations Diagnostic Report took place in four steps:

1. Reviewing the City's existing planning and development regulations.
2. Collaborating with City staff on the City's adopted long-term planning goals.
3. Listening to stakeholders' goals and experience with the City's planning and development regulations.
4. Providing suggestions for the UDC that reflect Bartlesville's vision for the future.

Listening to stakeholders was the most important step in the process, as it gave the Consultant Team the opportunity to hear firsthand what was working and what was not regarding the City’s development activity. Comments were tracked and compared throughout the process to help narrow down specific topics for detailed review within the existing planning and development regulations.

## The “Why”

Development regulation rewrites tend to generate a set of questions from the public, City staff, elected officials, and the development community. Although there may be an exhaustive question list, no question is more important than *why*. Why is the City updating its development regulations?

- To implement the Comprehensive Plan, *Endeavor 2045*.
- To help increase the housing stock in the community.
  - *Bartlesville should increase the amount and types of housing, so it is supportive for all residents and provides greater choice in all economic spectrums and lifestyle needs.*
- To promote economic vitality.
  - *Bartlesville should draw new businesses while retaining the existing retail and manufacturing.*
- To increase connectivity across the City for personal vehicles and trucks, public transit, bicyclists, and pedestrians.
  - *Bartlesville should encourage various forms of transportation.*
- To promote regulatory agility responsive to market interests.
  - *Bartlesville should create a regulatory framework equipped to address a highly dynamic market, and increasingly frequent market-disrupting innovations and practices.*
- To provide clarity for property owners, developers, staff, and the public.
  - *Bartlesville should facilitate clear rules and standards to reduce confusion between those involved in the development process.*

Additionally, this report addresses the following “*why*” questions associated with rewriting the development regulations process.

- Why do the City’s land use regulations perform well, fair, or poorly?
- Why are recommendations being proposed?
- Why are those the suggested recommendations, as opposed to other alternatives?

## The Choice for a Unified Development Code

A Unified Development Code (UDC) is a local regulatory tool that combines traditional zoning and subdivision regulations with other desired regulations, such as design standards, sign regulations and floodplain and stormwater management, into a single document. By combining these regulations, a UDC can streamline and align the development permitting and approval processes for projects by removing inconsistencies and eliminating outdated policies. A UDC more effectively places all stages of the development process, from initial concept to project completion, into a cohesive framework in which each stage “talks” to the others. The required permits, processes, and regulations for development are outlined in one place, making it easier for staff, developers, applicants, and the community to understand. Along with compiling regulations and policies, UDCs utilize clear, consistent language and definitions, accompanied by numerous illustrations and tables, often in attractive, easy-to-read formats, to further enhance clarity and readability.

UDCs became popular in the 1980s, largely due to Michael B. Brough's publication, "A Unified Model Ordinance." Since that time, they have become more widely endorsed and adopted nationwide. UDCs have not faced any major legal challenges to date that we are aware of. In fact, proponents maintain that UDCs lead to fewer legal challenges as they tend to reduce the number of inconsistencies within municipal regulations.

UDCs can be beneficial for communities looking for a more comprehensive approach to land use regulation, environmental protection and economic development and are a helpful tool in accommodating neo-traditional and mixed-use development and providing a thorough and comprehensive approach to meeting goals, such as protection of surface water, transportation alternatives, engaging design, and mixed-housing types. They are perhaps the most useful for cities experiencing growth or redevelopment interest, where streamlining varied or complex development processes, or enhancing control over economic development and development performance, is desired. Because of the consolidated and streamlined requirements, UDCs afford stakeholders in the development process more predictability with respect to the standards for development and permit approval, and can allow for a reduction in process costs due to increased efficiency. As a general best practice, cities revising their zoning and subdivision standards at the same time should consider consolidation into a UDC.

For UDCs to be effective, they must be supported by carefully drafted standards and regulations, often necessitating broad policy determinations. The process of gathering input, preparing, drafting, and adopting the final document requires considerable

cooperation among stakeholders. Properly drafted, UDCs can substantially reduce the need for staff interpretation, particularly between sets of regulations contained in separate ordinances.

In the case of Bartlesville, several sets of standards intersect at multiple stages of the development process, and this will become more pronounced as redevelopment (rather than greenfield development) becomes more common. Cities may sometimes include building codes within the UDC, which opens the opportunity to lean into building code standards to perform certain tasks commonly found in zoning. For example, building codes rely on building separation standards based on the method of construction, presence of doors/windows, etc., rather than setbacks. This can provide more flexibility for development when deployed in the right circumstances.

In the case of Bartlesville, standards and specifications from various sections of the Code (Chapters 4, 16, 17, 19, 20, Appendix A, the Subdivision Regulations, and the Downtown Design Guidelines) intersect at multiple stages of the development process. As written, the Code does not provide the certainty and clarity necessary to result in high-quality, consistent development patterns throughout the City.

For these reasons, pursuing a Unified Development Code is the appropriate choice to meet Bartlesville's goals.

## Foundational Components

In addition to answering the *why* questions, **this report is guided by the following foundational principles:**

- Provide a Holistic but Carefully Tailored Series of Development Regulations

Bartlesville has historically been predominantly residentially focused, with the economy recently being driven by manufacturing and the food and agricultural industries. Prior to the 1980s, the economy was focused on the oil and gas industry and supporting industries. The community has increasingly shown interest in diversifying its development patterns. The City has also begun seeing opportunities for mixed-use development, including vertical mixed-use development, that meet its unique needs. The First United Methodist Church and the Price Tower exemplify recent successes in this realm, and more corporate high-rise space will likely continue to become available for adaptive reuse projects in the future. The development regulations must provide tailored regulations for Bartlesville and cover all the community's different development contexts, from downtown intensity to manufacturing industry.

- Ensure a User-Friendly Collection of Development Regulations

The UDC should be easy to use for the public, applicants, and administrators. The UDC should be logically arranged, easy to navigate, and include language and graphics that are attractive and clear.

- Development Regulations Should Reflect Community Input

A process that includes several opportunities for the community to review and provide input that will produce processes and metrics that are understood and supported by the community.

- Development Regulations Should Make Processes Easier

Development that reflects the long-term planning policies of the comprehensive plan should have streamlined processes, with standards that align with preferred development patterns. This includes processes that are efficient and easily understandable for code users. It should seek to remove or avoid bureaucratic hurdles, or “red tape.”

- Development Regulations Reflective of Best Practices, Oklahoma State Law, and American Case Law

The current land use regulations are a set of conventional ordinances that guide development. The development regulations should be innovative but reflect best practices and comply with Oklahoma State law and American case law.

- Calibrate Standards and Procedures

Regulations should cultivate development that reflects the community’s expectations. Development regulation standards should reflect the needs and market conditions of Bartlesville for today and the future.

- Development Regulations Should Provide Flexibility but Deliver Certainty

While certain zoning approaches like form-based codes tie design to precise standards, excessively tight standards can discourage design creativity and diminish preferred development patterns. The development regulations should balance the benefits of clear, objective standards with common-sense flexibility that remains consistent with the community’s goals. The result should be consistent quality development, with multiple creative pathways and predictable outcomes.

- The Development Regulations Must be Enforceable

Development regulations are legal documents that provide jurisdictions with the authority to regulate and condition development. However, the regulations must be enforceable to meet their intended purpose. The approach should explore tools to improve enforceability, such as reporting requirements, compliance plans, and improved notification procedures. These processes will align with Oklahoma State Statutes.

## Zoning Overview

### *Zoning Approaches*

Most communities update their codes with a hybrid approach that incorporates elements from all zoning approaches. The different zoning approaches are summarized below.

#### *Conventional (also known as “Euclidean”)*

Conventional zoning divides a city into geographic districts that establish permitted, uniform uses and dimensional standards, such as setbacks, height, and density.

#### *Advantages*

Conventional zoning is one of the most common zoning approaches used in American cities. Because of its frequent use, it is widely familiar to zoning administrators and applicants. This approach is effective at controlling development scale and reducing dimensional standards to accommodate preferred development patterns.

#### *Limitations*

While there are some advantages to conventional zoning, there are noticeable limitations to the approach. Conventional zoning does not comprehensively regulate design as it is primarily focused on use alignment. Additionally, segregating uses and excessive building setback or height regulations can pose barriers to preferred development preferences described in newly adopted planning goals.

#### *Form-Based*

Form-based zoning divides a city into zones where development is regulated by physical design characteristics rather than by use alone.

#### *Advantages*

Form-based zoning is beneficial in that it directly addresses site design and provides landowners with greater flexibility through increased use allowances. Because site design

is the focal point of form-based zoning, rather than use classification, this approach applies well to urban contexts, such as downtown cores, urban districts, and corridors.

#### Limitations

Form-based zoning is a newer zoning approach that has gained popularity within the past decade. Due to its unfamiliarity compared to conventional zoning, form-based zoning tends to be complicated for zoning administrators and code users. Additionally, form-based zoning is typically limited in scope as it does not generally address issues like congestion, suburban corridors, stream corridors, and related issues.

#### *Composite*

Rather than zoning districts having just one component (e.g., a list of use Districts), composite Districts provide separate and independent zoning components such as use, site, and architectural characteristics. One of each of these components can then be combined to create a "composite" zoning district.

#### Advantages

This provides a very flexible approach to zoning, while preserving the basic standards that code users are familiar with.

#### Limitations

This has the effect of a series of overlay districts, so it is more complicated than conventional districts.

#### *Performance-Based zoning*

Like form-based zoning, performance-based zoning incorporates prescriptive ratio-based metrics to control development impacts. For example, the regulations could prescribe minimum ratios for landscaping and open space, along with maximum impervious surface, building coverage, or floor area metrics by District.

#### Advantages

It is more flexible than conventional, one-dimensional zoning. Standards, such as those related to impervious surfaces, limit the effectiveness of controlling development within natural features.

#### Limitations

The various metrics and calculations can be complicated. Development ratios tend to have a very weak relationship with design and are largely limited to restricting the scale and footprint of development.

### *Applicability to Bartlesville*

Bartlesville currently uses a hybrid approach to regulations.

Conventional divisions separate uses (residential, commercial, and industrial) as well as intensities and densities.

Performance standards are present in the zoning bulk regulation tables, parking formulas in the use tables, the landscaping and other general development standards in zoning section 7.4, and standards in the Industrial Park zoning district. Performance zoning is effective in areas with persistent environmental or topographical issues, such as floodplains, riparian corridors, or steep slopes. However, it is not limited to these issues but also includes character-based regulations that blend building and site design with performance metrics. A performance-based zoning approach could also be practical in areas of Bartlesville with many rural properties and limited infrastructure.

The existing Downtown Design Guidelines offer a form-based approach to redevelopment in the area. This zoning approach may be the most practical way to achieve the desired development outcomes in Downtown Bartlesville and areas designated for redevelopment. Further discussion with elected officials, staff, and the community will be necessary to determine its integration into the UDC.

Composite zoning could be well-suited for districts that accommodate higher-density housing and mixed-use development, especially along I-75, around Downtown, or as a connection between the two along Frank Phillips Boulevard. The revised zoning regulations and the accompanying map would designate areas for specific uses, as well as classify buildings and sites according to their design.

The conventional zoning approach will continue to guide Bartlesville's zoning regulations, but the other zoning approaches included should be enhanced to support an effective, holistic zoning strategy.

### *Zoning Tools*

#### *Overlays*

What is it?

Overlays are zoning districts that overlap base zoning districts to establish additional standards or incentives.

### Advantages

Overlays allow the City to supplement existing districts with additional design standards and are frequently used in conventional zoning regulations. Due to the common use of overlays, most code users are familiar with how overlays work.

### Limitations

Overlays can complicate development because they involve several layers of regulations that can vary in detail and scope.

### Applicability to Bartlesville

Bartlesville has three overlay districts, but only one is codified within Appendix A of the Municipal Code. The Highway 75 Overlay District (HY75-O) is designed to implement the 2003 Highway 75 Corridor Study, providing a safe and convenient roadway that supports the City's economic vitality. The overlay offers additional design standards and limits access points along the frontage.

Second, the National Zinc Overlay District (NZOD) was created in response to historical contamination associated with zinc smelting operations in west Bartlesville. This District does not govern development standards and is not codified within Appendix A. Rather, the District requires soil sampling for development within the area to test for metal/metalloid contamination (e.g., lead, cadmium, arsenic) and is codified in Appendix C of the Municipal Code.

The Downtown Redevelopment District (DRC) requires an additional review of new and redevelopment projects within the Downtown area to ensure adherence to the Downtown Design Guidelines and maintain the historic character.

These overlays should be integrated into the UDC in a consistent manner.

### *Planned Unit Developments*

#### What is it?

Planned Unit Developments (PUDs) enable negotiated modifications to development standards within master-planned developments. This development tool offers innovative approaches to development that fall outside the scope of conventional development proposals.

### Advantages

PUDs are a common practice in Oklahoma. Most code users are familiar with the functionality and applicability of their code. Some applicants and zoning administrators

like the PUD tool because its flexibility allows standards to be negotiated on a case-by-case basis.

#### Limitations

While PUDs spur specific advantages, they are limited in certain ways. Because PUDs lack baseline standards, development outcomes can be unpredictable and undesirable. Additionally, this can result in a lengthy and uncertain approval process.

#### Applicability to Bartlesville

PUDs are relatively common in Bartlesville. Unlike many other municipalities, PUDs are *required* (section 7.6.1.2) when upzoning to multi-family, office, commercial, or industrial zoning district designations. PUDs serve as an overlay where PUDs must adhere to most of the standards of the underlying zoning district (bulk and area standards, parking and loading, etc.). This unusual approach limits the amount of creativity and innovation projects can achieve and creates a system where planned developments closely resemble basic developments. Through the UDC process, it is desirable to have zoning districts with quality standards to accommodate development rather than relying on the PUD process to achieve more consistent, predictable results. PUD regulations may benefit from rewriting to better accommodate neighborhood-level, mixed-use developments.

#### *Design Guidelines*

##### What is it?

Design guidelines are documents typically maintained separately from the UDC that contain flexibly written and typically nonbinding considerations for site design. They are usually administered by a board, such as the Planning Commission or a separately created design review board.

##### Advantages

Design guidelines are flexible in that the City and applicants retain more discretion in negotiating design solutions and can better customize design objectives to specific projects than through specific standards. Because of this flexibility, design guidelines can be amended more readily than the zoning regulations.

##### Limitations

Design guidelines are limited in that they can scatter design considerations among separate documents, which can lead to confusion and complexity. Additional confusion occurs because the applicability of design guidelines can become unclear to applicants and administrators, who may not know whether a guideline is binding. This can further

complicate the development process, leading to delays and unpredictable results due to ongoing compliance negotiations that require constant back-and-forth.

#### Applicability to Bartlesville

Design guidelines are currently applied on a case-by-case basis for designated properties within the Downtown area. These guidelines should be integrated into the UDC instead of remaining a standalone document. Further, design guidelines could be explored and applied to other places in Bartlesville, particularly along U.S. Highway 75 and Frank Phillips Boulevard, where a sense of place may be desired to promote economic vitality.

### *Technical Manuals*

#### What is it?

Like design guidelines, technical manuals are documents typically maintained separately from the UDC that contain the recommended and required technical standards, specifications, and techniques necessary for site development. Staff usually prepares these manuals to help clarify certain procedural and design elements. Technical manuals typically include plat specifications, submittal checklists, and engineering design guidance and standard details and specifications.

#### Advantages

Technical manuals are flexible and responsive, allowing the City to modify specifications and techniques as new best practices and materials emerge, without requiring a public hearing process. Because of this flexibility, technical manuals can be amended more quickly than other codified regulations.

#### Limitations

Technical Manuals are limited in that they can place design considerations in various code sections, sometimes resulting in confusion and complexity. Additionally, technical manuals can exacerbate confusion because standards can sometimes become unclear to applicants and administrators regarding whether a standard is required or recommended. This confusion can delay the development process and produce unpredictable results that are incompatible with the UDC.

#### Applicability to Bartlesville

Current technical standards and requirements are available both via the City's website under the Engineering Department and within the existing Code. The standards should be consolidated into one location and expanded to include engineering design standards and technical specifications currently found in the Code.

# Summary of Existing Plans and Policies

## Introduction

As part of the Development Regulation update process, existing plans and policies adopted by the City, as well as ongoing planning policy efforts, were reviewed. Goals, objectives, and action items were extracted and examined to facilitate navigation through the diagnostic phase of the Development Regulation update process. This section provides an overview of the most recent planning policies, plans, and studies that guide Bartlesville’s development.

A full summary of the goals, actions, and recommendations in these plans and policies that are relevant to the Development Regulation update is provided in the Summary of Recommended Revisions Section.

## Endeavor 2045 Comprehensive Plan (2024)

**Vision Statement**

“Bartlesville is a dynamic leading community of choice that endeavors to create opportunity for residents, business, and industry to innovate and prosper.”

Bartlesville’s comprehensive plan, *Endeavor 2045*, was adopted in 2024. *Endeavor 2045* is a long-range planning document that establishes the City’s vision and recommends strategies to achieve the desired development pattern for the continued growth and development of the City. The Plan includes guiding principles and recommendations related to land use, economic resiliency, and natural resources.

*Endeavor 2045* identifies numerous recommendations that should be addressed through the Development Regulation update process. These recommendations include considerations such as:

- **Attune District Standards** – to promote mixed-use and infill development, revitalize underutilized spaces, and promote middle-density development types, along with establishing baseline city-wide architectural standards.
- **Protect the Environment** – with open space protection, green infrastructure, and low impact design practices, and environmentally sensitive site layout, water conservation and other environment protection measures can be implemented.
- **Provide for a variety of housing** – Enhance design standards, allow mixed-use, cluster, and conservation subdivisions, rethink minimum lot sizes and form and

massing standards, allow Accessory Dwelling Units (ADUs), and provide site design flexibility for parking, landscaping, utilities, and infrastructure.

- **Code for multimodal mobility** – distribute land uses conveniently, require sidewalks and bike lanes/trails, increase cross access and incorporate bike and transit-supportive site design.

## Bartlesville Housing Study (2024)

A housing study is an in-depth analysis of a community’s housing market, essential for informed decision-making. It evaluates the availability, quality, and affordability of housing, and provides data to guide policy and development. It integrates data from various authoritative sources, including the U.S. Census, the Department of Housing and Urban Development (HUD), the Tulsa Multiple Listing Service (MLS), the Federal Reserve Bank, and local rental market survey data. The 2024 Housing Study aims to provide a comprehensive understanding of the City’s current housing environment, identifying trends, highlighting gaps, and projecting future needs.

The study outlines specific actions for implementation, including:

- **Developing incentive programs** for affordable housing production,
- **Strengthening regulations** to support affordable housing types, and
- **Integrating universal design principles<sup>2</sup>** in new housing projects.

## City of Bartlesville Strategic Plan (2022)

The *City Strategic Plan*, adopted in July 2022, and updated in October 2025, focuses on financial strength and operational excellence, infrastructure, economic growth, quality of life, and community partnership, outlines the City’s vision, mission and values and identifies strategic priorities and key objectives that will guide City operations over the next three to five years. This plan proposes an update to the development regulations that align with the goals and vision outlined in the City’s comprehensive plan.

## U.S. Highway 75 Corridor Study & Master Plan (2003)

The 2003 *U.S. Highway 75 Corridor Study and Master Plan* looks specifically at the needs and development possibilities along the U.S. Highway 75 corridor south of the main City, along the exclaves, from Rice Creek Road to County Road 3100. This plan supports the City’s interest in enhancing access management standards, carefully considering

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<sup>2</sup> Universal design principles are guidelines to create environments that are accessible for everyone, guided by seven principles: equitable use, flexibility in use, simple and intuitive use, perceptible information, tolerance for error, low physical effort, and size and approach for use.

development patterns at arterial intersections, and promoting lower-intensity development in suitable locations.

### **Bartlesville Affordable Housing Plan (2008)**

In 2008, the City Council formed the Affordable Housing Task Force and directed it to initiate a self-evaluation of its ordinances, codes, regulations, policies and procedures and report back with possible modifications that might assist in increasing the supply of affordable housing in the community. The resulting document includes recommendations like:

- **Incentivize development** – consider offering fast-track development review options, infrastructure assistance, inclusionary zoning incentives, and waiving development fees to help incentivize projects that expand housing choice.
- **Provide for a variety of housing** – by modifying dimensional standards and allowing for middle-density developments.

### **West Bartlesville Redevelopment Plan (2011) and Downtown Redevelopment District Implementation Plan (2009)**

These plans take an in-depth look at unique areas within the City. A comprehensive vision specifically applicable to the western portions of Bartlesville, the 2011 West Bartlesville Redevelopment Plan provides a framework for improvements in west Bartlesville neighborhoods and identifies potential catalyst projects for change. The 2009 Downtown Redevelopment District Implementation Plan offered an in-depth look at Downtown Bartlesville and potential strategies and improvements.

The actions outlined within these plans include:

- **Revise development regulations** – including landscaping, parking, screening, and buffering regulations to allow better transitions between uses with different intensities.
- **Promote mixed-use development** – develop design guidelines for residential and non-residential development that provide for pedestrian activity and bolster streetscape and signage standards to support this goal.
- **Code for multimodal mobility** – plan for linking Downtown and the U.S. Highway 75 corridor with alternative modes of transportation.
- **Protect existing character** – establish a Historic Preservation Ordinance and related Demolition Ordinance.

## Downtown Design Guidelines

Bartlesville’s Downtown Design Guidelines were developed by the Downtown Design Review Committee in 2008. These guidelines reflect the community vision and renovation of existing buildings in Downtown Bartlesville. The principles of these guidelines include:

- Require urban development patterns.
- Respect the historic fabric and character of Downtown.
- Recognize and reinforce existing Downtown vehicular and pedestrian patterns.
- Design all buildings to be pedestrian-oriented at the street level.
- Promote an understandable concept of parking and parking management.
- Promote Downtown as a mixed-use district.
- Provide landscape linkages.
- Emphasize strong activity core development along Frank Phillips Boulevard and east/west streets.
- Create suitable transitions into neighborhoods.

## Additional Plans and Studies

Bartlesville’s shared community vision is not limited to these documents. Several additional plans and studies, such as the *Downtown Master Plan: A Community Vision* (2004) and the *Washington County Hazard Mitigation Plan*, include many actions and recommendations that are important to implement but do not impact the scope of this project.

## Stakeholder Input

As a foundational step in developing this diagnostic report, the project team conducted a series of stakeholder interviews, an open house event, and online survey efforts in November 2025. These included in-depth discussions with City staff, the local development community and the general public to gather insights on the most significant challenges within the current documents, as well as suggestions for resolving them.

An in-depth review of stakeholder engagement is available in Annex D of this document.

## Staff Kick-Off Meeting

The project team conducted a virtual kick-off meeting with City staff members representing key focus areas of the development regulations.

Overall, the findings underscore the importance of developing a cohesive, user-friendly, and enforceable code that reflects Bartlesville’s local needs while integrating innovative approaches alongside applicable state and regional standards. Common themes across the focus areas included reflecting public preferences as established in the Comprehensive Plan, improved use of graphics, and generally making development easier. Extending these ideas, project goals include streamlining processes, enhancing developer-friendliness, updating subdivision regulations, and considering changes to the overall organization of these regulations.

The staff interviews provided valuable insights that will help refine the code into a comprehensive tool designed to strengthen development outcomes for Bartlesville.

## **Stakeholder Interviews**

The code update process began with stakeholder interviews between the Consultant Team and local developers, design professionals, local community organizations, and business owners on November 10, 2025. Stakeholders were identified by City staff and represent frequent code users and representatives of organizations that regularly have a role in development projects in Bartlesville.

As a result of the stakeholder interviews outlined above, six discussion topics emerged:

1. **Development in the Community People Like** - Stakeholders see the effort the City is putting in to keep Bartlesville competitive and are supportive of additional projects.
2. **Infrastructure Requirements** - Stakeholders desire to develop within the City but see many infrastructure requirements as unfeasible for making projects cost-effective, most notably requirements for sidewalk installation and landscaping. Alternative solutions to compliance and cost-sharing opportunities may provide relief to applicants, builders, and developers.
3. **Housing and Infill Development** - Stakeholders want to see infill standards and more cohesive development regulations to increase housing stock and provide more innovative developments that match Bartlesville’s uniqueness. Current zoning standards and rezoning requirements make redevelopment and adaptive reuse challenging, despite the potential benefits of rehabilitating existing, deteriorating properties and enhancing vibrancy to add immense value to the City. Minimum lot sizes and their hampering of lot splits are a crucial example of this.
4. **Improve Communication with City Staff, the Development Community, and the Public** - Stakeholders want communication between all parties involved in

- the development process to improve. The code should reduce miscommunication by providing clear language and easily navigable procedural requirements. At the same time, the code should provide an appropriate level of flexibility to empower staff to respond effectively to unusual development conditions.
5. **Clear, Consistent, and Fair Processes** - The code needs to streamline the development process with greater clarity, defensible criteria, and improved transparency. Developers often prefer not to coordinate with the City to avoid burdensome nonconformity abatement requirements, and the new code should encourage and reward proactive cooperation with the City.
  6. **Uses** - A comprehensive look at the list of allowable uses and where those uses are permitted is an opportunity to help realize the community vision. The conversation was not often focused on uses by name, but discussions around zoning, redevelopment opportunities and constraints, and desired allocation of residential versus commercial in Downtown all lend themselves to a detailed review and revision of land uses.

## Public Open House

A public open house was held on November 10, 2025, at the Bartlesville Community Center (see Annex D for record of responses). During the session, participants heard a presentation from the Project Team. After the presentation, attendees recorded their input directly on interactive presentation boards, via comment cards, and through extensive conversations with each other and the project team.

The results highlighted community priorities related to the update of development regulations. Participants placed the greatest emphasis on or expressed the greatest preference for:

1. Traditional Suburban Single-family Homes
2. Townhomes
3. ADUs and Tiny Homes
4. Commercial Building Materials and Architectural Elements
5. Business Incubators and Shared Work Spaces
6. Mixed-use Development
7. Traditional Industry
8. Wall and Window Signs
9. Directional and Wayfinding Signs
10. Downtown Signage
11. Downtown Restaurants, Entertainment, and Community Spaces

## Community Survey

Between November 10 and December 17, 2025, 90 individual contributors participated in the online community survey. A full, graphical report is available in Annex D. Some demographics include:

1. Almost 97% of respondents were Bartlesville residents.
2. Combined, a little more than 30% of respondents owned businesses or owned commercial or residential properties in Bartlesville.

Key themes include:

1. Respondents indicate that, on a scale of one to five, current development ordinances score an average of 2.9 in terms of their ability to produce quality developments that are appropriate for Bartlesville.
2. About 45% of respondents who have used the City's development application and inspection processes are neutral about how well those processes work; close to 20% feel they work very well, and just over 10% feel they work very poorly.
3. Almost 70% of respondents want to see more single-family homes in Bartlesville, and almost 53% want to see more duplexes/triplexes/townhomes; about 46% want to see more shopping centers, and close to 38% prioritize more mixed-use buildings.
4. The top 3 priorities respondents hoped to see addressed in the UDC update were sidewalk requirements (47%), drainage issues (40%) and enforcement (36%).

## Key Themes for the Code Update

Several major themes and ideas emerged during the consultant team's review of the existing regulations and engagement process for the Diagnostic Report. This section identifies these key themes and provides strategies to implement them through the rewriting process:

### Creating a User-Friendly Code

The City's development regulations should be well-organized, well-written, and easy to use. Staff, developers, applicants, consultants, and other users of the ordinance should be able to easily navigate the new ordinance. All development regulations should be accompanied by adequate and accurate cross-references between sections and relevant topics.

*Organization*

Bartlesville’s Zoning Regulations are codified within Bartlesville’s Municipal Code under Appendix A and are organized into 13 sections (Click [here](#) to access Appendix A – zoning on MuniCode). These regulations include the following Sections:

Appendix A – zoning	
Section	Description
<a href="#">Section 1: Scope and Application</a>	<ul style="list-style-type: none"> <li>• Describes the purpose, applicability, and exemptions of the Zoning Ordinance.</li> </ul>
<a href="#">Section 2: Establishment and Designation of Zoning Regulations</a>	<ul style="list-style-type: none"> <li>• Provides a list of established zoning districts, Overlay Districts and Supplemental Districts, along with related abbreviations.</li> </ul>
<a href="#">Section 3: Interpretation of Direct Boundaries</a>	<ul style="list-style-type: none"> <li>• Describes where boundaries are mapped and how to interpret boundary locations.</li> </ul>
<a href="#">Section 4: Residential Districts</a>	<ul style="list-style-type: none"> <li>• Provides purpose statements for each Residential Zoning District.</li> <li>• Lists and defines the pertinent land uses for each District.</li> <li>• Establishes development and dimensional standards for each zoning district.</li> </ul>
<a href="#">Section 5: Commercial Districts</a>	<ul style="list-style-type: none"> <li>• Provides purpose statements for each Commercial Zoning District.</li> <li>• Establishes development and dimensional standards for each zoning district.</li> <li>• Describes Design Review Procedure for the C-4 District.</li> </ul>
<a href="#">Section 6: Industrial Districts</a>	<ul style="list-style-type: none"> <li>• Provides purpose statements for each Industrial Zoning District.</li> <li>• Lists and defines the pertinent land uses for each Office, Commercial, and Industrial District.</li> <li>• Establishes development and dimensional standards for each zoning district.</li> <li>• Provides Site Development Standards and Environmental Performance Criteria for the IP District.</li> </ul>
<a href="#">Section 7: Special Conditions</a>	<ul style="list-style-type: none"> <li>• Includes provisions for the following:             <ul style="list-style-type: none"> <li>○ Home Occupations                 <ul style="list-style-type: none"> <li>▪ Description, standards, and permitting</li> </ul> </li> </ul> </li> </ul>

	<ul style="list-style-type: none"><li>○ Child Care and Adult Care Facilities<ul style="list-style-type: none"><li>▪ Description and standards</li></ul></li><li>○ General Development Standards<ul style="list-style-type: none"><li>▪ Off-street parking and loading</li><li>▪ Landscaping</li><li>▪ Lighting</li><li>▪ Outdoor storage</li><li>▪ Refuse collection location and screening</li><li>▪ Soil erosion and sediment control</li><li>▪ Residential protection screening</li></ul></li><li>○ Mobile Homes/Manufactured Homes, Recreational Vehicles, Recreational &amp; Other Equipment &amp; Commercial Vehicles<ul style="list-style-type: none"><li>▪ Parking and storage</li><li>▪ Mobile home park criteria and infrastructure</li></ul></li><li>○ Planned Unit Development<ul style="list-style-type: none"><li>▪ General provisions</li><li>▪ Uses permitted</li><li>▪ Design standards</li><li>▪ Phased Development</li><li>▪ Administration</li><li>▪ Appeals</li></ul></li><li>○ Miscellaneous Uses<ul style="list-style-type: none"><li>▪ Use specific regulations for subjects such as: public land, swimming pools, sexually oriented businesses, live-work, etc.</li><li>▪ Temporary Uses</li></ul></li><li>○ Wireless Communications Towers<ul style="list-style-type: none"><li>▪ Purpose, requirements, and maintenance</li><li>▪ Removal</li></ul></li><li>○ Town House Dwelling Units in Residential Multifamily Districts<ul style="list-style-type: none"><li>▪ Design standards</li></ul></li><li>○ Highway 75 Overlay District<ul style="list-style-type: none"><li>▪ General Provisions</li><li>▪ Uses Permitted</li><li>▪ Design Standards</li><li>▪ Site Development Approval</li></ul></li></ul>
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	<ul style="list-style-type: none"> <li>○ Signs and Sign Structures, Including Billboards           <ul style="list-style-type: none"> <li>▪ Purpose</li> <li>▪ Definitions</li> <li>▪ Design Standards</li> <li>▪ Enforcement</li> </ul> </li> <li>○ Bartlesville Municipal Airport Zoning and Height Restrictions           <ul style="list-style-type: none"> <li>▪ Purpose, standards, and permitting</li> <li>▪ Enforcement</li> <li>▪ Appeals</li> </ul> </li> </ul>
<a href="#"><u>Section 8: General Provisions</u></a>	<ul style="list-style-type: none"> <li>● Establishes standards for non-conforming uses.</li> <li>● Establishes standards for accessory buildings.</li> </ul>
<a href="#"><u>Section 9: Exceptions and Modifications</u></a>	<ul style="list-style-type: none"> <li>● Existing lots of record minimum criteria.</li> <li>● Front yard exceptions and modifications provisions.</li> <li>● Administrative Adjustment processes.</li> <li>● Describes allowances for projections into yards.</li> <li>● States that obstructions to fire hazards or the creation of traffic hazards via landscaping are not permitted.</li> </ul>
<a href="#"><u>Section 10: Administrative Procedure, Required Permits, and Fees</u></a>	<ul style="list-style-type: none"> <li>● Outlines the processes for:           <ul style="list-style-type: none"> <li>○ Building Permits</li> <li>○ Certificates of Occupancy</li> <li>○ Platting</li> <li>○ Board of Adjustment               <ul style="list-style-type: none"> <li>▪ Variances</li> <li>▪ Appeals</li> <li>▪ Hearings and Notice</li> <li>▪ Decisions and Records</li> </ul> </li> <li>○ Special Zoning Permits</li> </ul> </li> </ul>
<a href="#"><u>Section 11: Administration and Enforcement</u></a>	<ul style="list-style-type: none"> <li>● Describes enforcement authorities, including the Metropolitan Area Planning Commission (MPAC).</li> <li>● Outlines the ability of enforcement authorities to seek a penalty for violation.</li> </ul>
<a href="#"><u>Section 12: Amendments, Validity, Enactment</u></a>	<ul style="list-style-type: none"> <li>● Details the procedural requirements and process for approval of Zoning Map Amendments and Text Amendments.</li> </ul>
<a href="#"><u>Section 13: Definitions</u></a>	<ul style="list-style-type: none"> <li>● Defines the pertinent abbreviations and terms used in the Zoning Ordinance.</li> </ul>

Established zoning districts in the current regulations include:

- RA, Residential Agriculture
- RE, Residential Estate
- RS-12, Single-Family 12,000 sq. ft. minimum lot size
- RS-10, Single-Family 10,000 sq. ft. minimum lot size
- RS-7, Single-Family 7,000 sq. ft. minimum lot size
- RS-5, Single-Family 5,000 sq. ft. minimum lot size
- RM-3, Multi-Family 3,000 sq. ft. per unit minimum lot size
- RM-1.5, Multi-Family 1,500 sq. ft. per unit minimum lot size
- RM-.75, Multi-Family 750 sq. ft. per unit minimum lot size
- RT-3, Mobile Home 3,000 sq. ft. per unit minimum lot size
- RT-4, Mobile Home 4,000 sq. ft. per unit minimum lot size
- O, Office
- C-2, Neighborhood Shopping
- C-3, Major Shopping
- C-4, Central Commercial
- C-5, General Commercial
- C-6, Commercial Amusement
- C-7, Highway Commercial
- IP, Industrial Park
- M-1, Limited Industrial (Light)
- M-2, General Industrial (Medium)
- M-3, Intensive Industrial (Heavy)
- PUD, Planned unit development
- Overlay Districts:
  - HY75-0, Highway 75

The Subdivision Regulations are housed outside of the Municipal Code (click [here](#) to access the Subdivision Regulations on Code Library). The regulations are subdivided into the following eight sections:

<b>Subdivision Regulations</b>	
<b>Section</b>	<b>Description</b>
Section 1: General Provisions	<ul style="list-style-type: none"> <li>• Describes the purpose, applicability, and jurisdiction under the Subdivision Regulations.</li> </ul>
Section 2: Subdivision Application and Approval Process	<ul style="list-style-type: none"> <li>• Defines Plat Approval processes, including sketch plan, preliminary and final plats, fees, vacation, and approval.</li> </ul>
Section 3: Community Design Principles	<ul style="list-style-type: none"> <li>• Defines the principles of neighborhood development, including circulation, amenities, and scale.</li> </ul>
Section 4: Assurance for Completion and	<ul style="list-style-type: none"> <li>• Outlines the installation and completion processes for improvements.</li> </ul>

Maintenance of Improvements	<ul style="list-style-type: none"> <li>• Details the acceptance of infrastructure and maintenance bond requirements.</li> </ul>
Section 5: Design Standards	<ul style="list-style-type: none"> <li>• Details additional subdivision design and infrastructure requirements necessary for cohesive development within Bartlesville, including:           <ul style="list-style-type: none"> <li>○ Street and Alley Improvements</li> <li>○ Easements</li> <li>○ Blocks and Lots</li> <li>○ Parks</li> <li>○ Pathfinder Parkway</li> <li>○ Availability of Fire and Police protection, and sanitation</li> <li>○ Sidewalks</li> </ul> </li> </ul>
Section 6: Improvements	<ul style="list-style-type: none"> <li>• Provides the standards and specifications of:           <ul style="list-style-type: none"> <li>○ Sidewalks</li> <li>○ Water Facilities</li> <li>○ Survey monuments and signs</li> <li>○ Sewage Facilities</li> <li>○ Street Improvements</li> </ul> </li> </ul>
Section 7: Storm Water Management	<ul style="list-style-type: none"> <li>• Outlines the general provisions and defines Bartlesville’s hydrology.</li> <li>• Includes design criteria for:           <ul style="list-style-type: none"> <li>○ Drainage systems</li> <li>○ Artificial channels</li> <li>○ Inlets</li> <li>○ Detention Facilities</li> </ul> </li> <li>• Summarizes required supporting materials for subdivision construction.</li> <li>• Discusses vegetative cover and control measures for drainage improvements.</li> </ul>
Section 8: Definitions	<ul style="list-style-type: none"> <li>• Defines the pertinent abbreviations and terms used in the Subdivision Regulations.</li> </ul>

*Language and Definitions*

While the City’s Zoning Regulations convert many legalese and jargon terms to common English for readability, the Subdivision Regulations could benefit from language revisions of this sort. The UDC will reduce legalese and convert those terms into simpler language by using common English terminology. This will create regulations that are less technical-sounding and more conversational.

Definitions are placed throughout Appendix A and at the end of the Subdivision Regulations. Many words are repeated, although their definitions are inconsistent. The figure shows a comparison of the definition for *right-of-way* in both the Zoning and Subdivision Regulations.

***Right-of-Way Definition***

<i>Appendix A – zoning</i>	The land opened, reserved, or dedicated for a street, sidewalk, sewer, water line, drainage course, or other public purpose.
<i>Subdivision Regulations</i>	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use. The usage of the term "right-of-way" hereinafter established and shown on a final plat is to be separated and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, shade trees, or other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

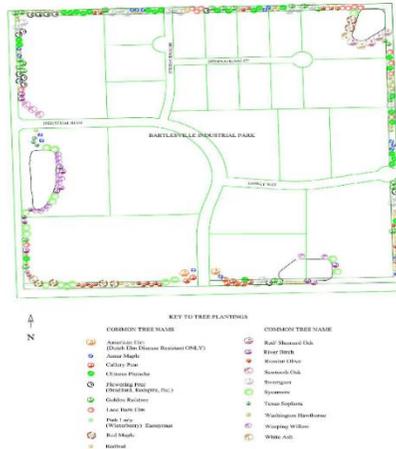
Multiple definitions can cause confusion and, in cases where definitions conflict, can lead to lengthened processes and discussions. The UDC will house consistent definitions in one location to minimize conflict and enhance accessibility.

***Graphic Enhancement***

Modern development codes typically include graphics that are integrated with related code provisions. Graphics should illustrate dimensional relationships and site planning concepts, and can help to explain or amplify material that is sometimes difficult for casual or non-technical users to understand. Sections of Appendix A – Zoning, such as the signage section, effectively utilize graphics to convey ideas and relationships. However, most development regulations are text-heavy. This inundation of text makes regulations dense and burdensome for users by increasing the time required to understand the Code’s content. The largely text-only format of the Code does not provide readers with a clear understanding of what the City requires without careful examination of the details and a thorough reading of the text. Additionally, when graphics are provided, they are small, grainy, and hard to understand (see Figure 1). These shortcomings in the Code’s existing graphics only exacerbate the user’s challenging experience with the Code’s regulations.

The new UDC will not only include more graphics but also improved graphics that effectively communicate dense regulations to the user.

BARTLESVILLE INDUSTRIAL PARK LANDSCAPE PLAN  
Approved by Ordinance #2810 on September 7, 1993



Plant Legend					
Symbol					Total
Common	Elm	Black Eyed Susan	Boxwood	Eastern Red Cedar	
Qty	15	424sf	30	11	
Class	Large Tree	Perennial	Small Shrub	Small Tree	
Base Points	12	6/100sf	1	8	
Evergreen Credit			1	2	
<b>Total</b>	<b>180</b>	<b>25</b>	<b>60</b>	<b>110</b>	<b>375</b>

**Table 6.3 – Industrial District Bulk Regulations:** No lot or yard shall be established in any industrial district that does not meet the minimum requirements set forth in the following table. No building or structure shall be erected or enlarged in any industrial district that does not meet the minimum requirements for each district as set forth in the following table.

ZONING DISTRICTS	LOT AREA MINIMUM (Sq Ft)	LOT WIDTH AT FRONT BUILDING LINE, MINIMUM (FEET)	MAXIMUM HEIGHT 1/		MAXIMUM LOT COVERAGE %	YARDS, MINIMUM (FEET)			
			STORIES	FOOT		WHEN ABUTTING A STREET RIGHT OF WAY		WHEN ABUTTING OTHER PROPERTY LINES 1/	
						WHEN ACROSS STREET FROM RESIDENTIAL DISTRICT	WHEN ACROSS STREET FROM A NONRESIDENTIAL DISTRICT	WHEN ABUTTING PROPERTY IN A RESIDENTIAL DISTRICT	WHEN ABUTTING PROPERTY IN A NONRESIDENTIAL DISTRICT
M-1 Limited (Light) Industrial	10,000	100	2.5	35	40%	50	25	50	10
M-2 General (Medium) Industrial	15,000	100	2.5	35	50%	50	25	50	10
M-3 Intensive (Heavy) Industrial	25,000	100	6	75	60%	50	25	50	10
IP Industrial Park	SEE SECTION 6.14								

**FOOTNOTE:**  
1/ Where a building or structure exceeds the district maximum height regulations, there shall be two (2) feet of additional interior side yard required for each one (1) foot of additional height.

Figure 1. Examples of graphics within development regulations, as shown within the existing codes.

## Sequence and Duplication

The organizational structure of the development regulations has room for improvement. It lacks cohesion with its titles, chapters, and sections. There are some chapters that should be nested within other chapters instead of being standalone chapters, or where chapters should be split apart with information placed into several sections to limit duplication and provide cohesion. For example, Sec. 7.4, General Development Standards is nested under Section 7, Special Conditions, but this section contains off-street parking, landscaping, lighting, and outdoor display regulations that apply to all new development and may be more applicable in Section 8, General Provisions. Further, uses are spread throughout Sections 4, 5, 6, 7, and 8 with some cross-references and duplication. An example of this is the Group Home references in Sec. 7.7, Miscellaneous Uses, although specific standards for these uses are described in Sec. 7.3, Child Care and Adult Care Facilities.

Additionally, technical specifications, processes, and procedures of the zoning ordinance are found throughout. These components belong in the back of the UDC, or in the Technical Manual, because the most important parts – zoning districts, uses, development standards, and subdivision regulations – garner the user’s attention the most.

Development codes should create a flow that puts technical provisions toward the back of the document, and more substantive provisions toward the front. While development codes are not intended to be read from beginning to end, placing the more commonly used material near the front makes those provisions more accessible to a wider audience.

## **Right-Size District Standards to Meet the Vision of Endeavor 2045**

### *Zoning Districts*

The City has many zoning districts – some are extraneous, without substantial differences from other districts, and others apply only to a handful of parcels. Appendix A establishes 24 total zoning districts, including 22 base zoning districts, PUDs, and one overlay district. Appendix C establishes a second overlay district that does not govern development standards.

The table displays the general zoning group, the specific zoning district, the district’s total acreage and number of parcels, the total district acreage, and the zoning group's total acreage and number of parcels.

Zoning Analysis						
Zoning Category	Zoning District	District Total (Acreage)*	District Total (# of Parcels)	Zoning Category Total (Acreage)	Zoning Category Percent of all Land	Zoning Category Total (# of Parcels)
Agricultural	RA	7,404	1,415	7,404	39.9%	1,415
Residential	RE	46	32	5,535	29.9%	17,109
	RS-12	824	1,134			
	RS-10	1,818	4,450			
	RS-7	1,837	6,332			
	RS-5	819	4,036			
	RM-3	126	623			
	RM-1.5	33	227			
	RM-.75	8	239			
	RT-3 and RT-4**	24	36			
Commercial	O	4	24	1,142	6.2%	2,654
	C-2	35	164			
	C-3	164	279			
	C-4	138	374			
	C-5	493	1,642			
	C-6	263	78			
	C-7	45	93			
Industrial	IP	143	38	1,114	6.0%	777
	M-1	342	143			
	M-2	501	550			
	M-3	128	46			
Unclassified	PUD	3,330	3,753	3,330	17.9%	3,753
Overlay***	HY75-O	5,743				
	NZOD					
<b>Total</b>	<b>25</b>	<b>18,525</b>	<b>25,708</b>	<b>18,525</b>	<b>100%</b>	<b>25,708</b>

\*Rounded to the nearest whole number

\*\*Mobile home districts identified only as RT in GIS files.

\*\*\*Overlays not counted toward totals

Note that RT-3 and RT-4 have no parcels attributed to the districts described in Appendix A. However, there are 26 acres of land zoned RT, which is not a codified district.

Furthermore, as PUDs serve as a supplemental district, the following table provides a breakdown of PUD Districts.

PUD Analysis				
Zoning Category	Zoning District	District Total (Acreage)*	District Total (# of Parcels)	Average Parcel Size (Acres)
Agricultural	RA/PUD	1,481	6	246.8
Residential	RS-12	123	4	30.75
	RS-10	548	16	34.25
	RS-7	424	12	35.33
	RS-5	45	3	15
	RM-3	102	13	7.85
	RM-1.5	121	16	7.56

PUD Analysis				
Zoning Category	Zoning District	District Total (Acreage)*	District Total (# of Parcels)	Average Parcel Size (Acres)
	RM-.75	4	3	1.3
Commercial	O	49	12	4.08
	C-2	12	11	1.09
	C-3	192	32	6
	C-5	366	48	7.63
	C-6	74	1	74
	C-7	7	4	1.75
Industrial	IP	16	1	16
	M-1	16	1	16
	M-2	13	4	3.25
Unclassified	RM-3/PUD/C-2/PUD	<1	1	<1
<b>Total</b>	<b>18</b>	<b>3,593</b>	<b>188</b>	<b>28.26</b>

\*Rounded to the nearest whole number

These data show that many zoning district designations have small acreage and/or a small number of parcels in the current code. FNI recommends consolidating similar districts into new districts with flexible standards, which would allow more variation in development types while reducing the complexity of the code. FNI recommends an approach that utilizes an equivalency table to reflect relationship between current districts and proposed districts.

### *Agricultural Districts*

Agricultural Districts make up approximately 40% of the City’s zoned acreage. These parcels tend to be larger in size than other districts. A significant portion of agriculturally zoned property is located within FEMA designated floodplains.

### *Residential Districts*

Residential zoning makes up approximately 30% of the land within Bartlesville. Of that, only 167 acres, or less than 1% of total land, is zoned for multi-family housing options.

Generally, there is a lack of standards to support common middle housing types with the density and dimensional standards necessary for such desired housing options to be physically or financially feasible. Alternative regulations by building typology may help address this, providing both feasibility and regulatory clarity.

Figure 2. Examples of middle housing types.



Bartlesville generally employs large lot sizes and coverage and height maximums that are not conducive to compact development forms, market expectations, or long-term fiscal sustainability. There is no variation based on whether parking is front-loaded or rear-loaded from an alley.

### Commercial Districts

Commercial zoning makes up a little more than 6% of the City of Bartlesville, with the most common districts being C-4, C-5, and C-6. These districts include the Downtown area, general commercial, and commercial amusement use types.

### Industrial Districts

Industrial zoning accounts for approximately 6% of the zoned acreage within the City. With a decent distribution across all four districts, M-2, General Industrial District, is the most common industrial district. This district is intended for uses that are more intense than light industry and may produce moderate external impacts.

### Planned Unit Development

An important part of the zoning regulations update is reworking the Planned Unit Development (PUD) District standards. Traditionally, PUDs are used to accommodate a mix of uses or unique development criteria that are not otherwise supported or envisioned by a standard zoning district. Currently, under the zoning regulations, PUDs are *required* when upzoning to multi-family, office, commercial, or industrial zoning district designations. They are also relied upon by developers to work around provisions of the code that do not function, either procedurally or in the market. The City encourages PUDs to promote higher-quality development, particularly where base zoning bulk requirements or use restrictions may hinder development, and to raise aesthetic and design standards. While this approach gives elected officials increased discretion regarding new development, the review, recommendation, and approval process can be lengthy and unpredictable, which itself prevents growth. Best practices indicate that PUDs should focus on accommodating

unique projects or addressing hyperlocal visions, such as the catalytic projects described in the West Bartlesville Redevelopment Plan, and the Areas of Special Consideration in Endeavor 2045. This focus requires that the City's base zoning districts have flexible standards and mixed-use allowances built in by right.

### **Separate and Update the Technical Standards**

Technical standards should typically be kept and maintained separately from the UDC, as those standards may change frequently and keeping them separate saves time and the procedure for an ordinance amendment. For example, technical specifications for content on subdivision plats, such as page size, north arrow, or criteria for sub-base materials for streets and similar details, could be included in a separate manual. The Subdivision Regulations provide all technical specifications for the different plat types, which lengthens the document text and makes reading laborious. The City should relocate these technical items to a separate document, allowing staff to change standards quickly and efficiently. There should likewise be a regular outreach method established for those changes (see the links below as examples).

[Technical Manual | Seguin, TX](#)

[Technical Manual | Garland, TX](#)

Engineering design criteria encompass the requirements, performance measures, standards, and specifications related to various engineering specifications for public and private improvements. For example, while subdivision and zoning regulations may specify the maximum permitted length of a street block, engineering design criteria may identify the pavement material, thickness, and appropriate road subbase. Because these criteria are highly technical, locating them outside of a UDC is generally preferred for ease of review and amendment as new technologies and best practices arise. If included within the UDC, public hearings and notification are required for consideration by the Planning Commission and City Council.

### **Concentrate Use and Development Standards**

Collecting the use and development standards in one place reduces the overall complexity of the code and helps staff and applicants review development proposals. Currently, many of the development standards for zoning districts (like lot coverage, setbacks, and height) are not grouped in one place; rather, they are distributed throughout Appendix A. Some standards are in Section 8, General Provisions. Some districts have uses listed under the zoning districts directly, in a use table, and some are cross-referenced to Section 7, Special

Conditions. Updating and centralizing these standards in one place will allow them to be referenced throughout the code, making the code easier to understand and enforce.

### *Define and Prescribe High-Quality Development Standards*

While collecting the use standards in one place is a good first step to improving the current code, revisions to specific standards are also necessary. As the zoning districts are consolidated, the use and development standards within each district should be flexible enough to accommodate the new range of uses and strict enough to mitigate the impacts of uses on surrounding properties.

High-quality development standards Bartlesville may be interested in implementing include:

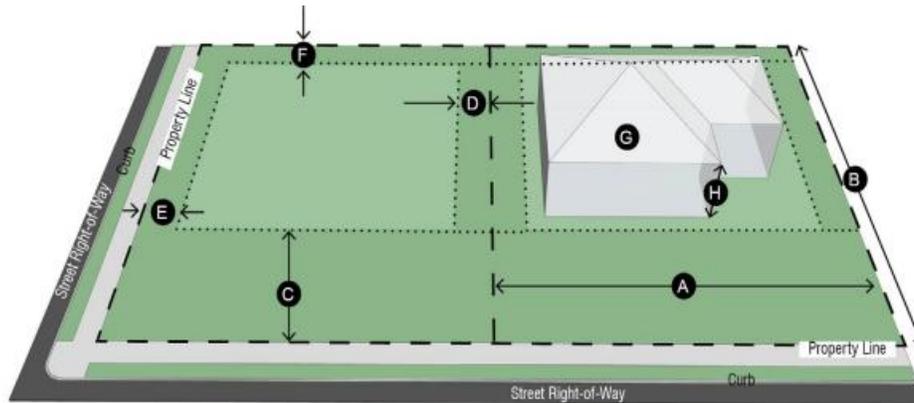
- Integrating context-sensitive, multi-modal design with roadway and pedestrian amenity design standards.
- City-wide architectural standards.
- Requiring underground utility installation to protect sightlines.
- Increased landscaping, screening, and buffering standards.

### *Communicating Development Standards*

Dimensional requirements control lot size, setbacks, height, floor area, and lot coverage. The City provides tables with dimensional requirements for districts in Sections 4 through 6, and via text in Sections 7 and 8, with exceptions and modifications in Section 9.

The tables are clear and direct the reader to information relevant to a specific district. While the dimensional standards are straightforward, there are opportunities for improvement. Particularly, the dimensional standards tables should use a revised approach. For example, in Section 3, instead of the single, dimensional standards table for residential zoning districts, the UDC should provide separate dimensional tables for each district. This will help the user better understand the dimensional requirements for a specific zoning district. Furthermore, the dimensional standards table should adopt a revised approach that better communicates pertinent information by streamlining content and adding cross-references to separate applicable standards (a common practice for unique lot types, such as zero lot line and townhouse). Alternatively, instead of a one-dimensional table, there could be a dimensional table for each zoning district located in that district's section, with select elements organized by building type, and the district may be in a separate section. Regardless, these tables should have a supplemental graphic that depicts the applicable dimensional requirements for that zoning district (see Figure 3).

Figure 3. 3-D Dimensional Standards Graphic



## Consistency with Other Codes

As the development regulations are updated, there will likely be many changes in standards and procedures. It is important to ensure that no conflicts arise with the other codes that may apply to development projects, such as the Fire Code or Building Code.

### *Term Integration*

The development regulations are not always integrated with related provisions of the Code of Ordinances, Oklahoma State Law, or the City's adopted long-range planning policies. This is often due to changes to the City's Code of Ordinances, state statutes, or related items that have occurred since the development regulations were adopted. Cross-references and term integration assist both applicants and administrators with the entire development process and minimize confusion that results when provisions are inconsistent.

The State of Oklahoma has held several legislative sessions since the adoption of the development regulations. These sessions led to significant changes that impacted the development of Oklahoma cities. For example, in 2018, the State legalized medical marijuana, which generated new development issues for cities. Cities faced regulatory decisions on where to allow various types of medical marijuana facilities. The State's enactment of a new law primed cities to tackle land use issues with revised zoning and development regulations. The new UDC will align with the state's applicable development-related regulations and the City's adopted long-range planning policies, using similar terminology to provide consistency.

## Summary of Recommended Revisions

### General

Development Goals:
<ul style="list-style-type: none"><li>• <b>Attune District Standards</b> – to promote mixed-use and infill development, revitalize underutilized spaces, and promote middle-density development types, along with establishing city-wide architectural standards.</li><li>• <b>Protect the Environment</b> – with open space protection, green street and low impact design practices, and environmentally sensitive</li><li>• <b>Provide for a variety of housing</b> – Enhance design standards, allow mixed-use, cluster, and conservation subdivisions, rethink minimum lot sizes and form and massing standards, allow Accessory Dwelling Units (ADUs), and provide site design flexibility for parking, landscaping, utility and infrastructure.</li><li>• <b>Code for multimodal mobility</b> – distribute land uses conveniently, require sidewalks and bike lanes/trails, increase cross access and incorporate bike and transit-supportive site design</li></ul>
What We Heard:
<ul style="list-style-type: none"><li>• Make the type of development desired by the Comprehensive Plan the easiest to get approved, and make proactive cooperation with the City easier, cheaper, and more pleasant than the alternative<ul style="list-style-type: none"><li>○ Ensure the code is more responsive to contemporary local conditions</li><li>○ Provide enough flexibility to reduce development burdens, such as discretionary review processes</li></ul></li></ul>
What We Recommend:
<p><i>Organization</i></p> <ul style="list-style-type: none"><li>• Merge the existing Zoning and Subdivision Regulations into a Unified Development Code (UDC) for ease of cross-referencing and simplification.<ul style="list-style-type: none"><li>○ Eliminate navigation issues of the code caused by the organizational depth, being thoughtful about defining levels of organization within the UDC (e.g., sections, subsections, articles).</li></ul></li><li>• Create a logical order to the UDC that follows the typical development process and provides a uniform structure and appearance.</li><li>• Consolidate processes and procedures in one place in the UDC to prioritize regulatory limits from a code-user’s point of view.</li><li>• Provide purpose and applicability statements for each article and division to better communicate to the user the intent and regulatory application.</li></ul>

- Organize a permitted use chart that includes parking ratios and references to additional applicable requirements, in addition to the districts where listed uses are permitted.
- Structure the UDC following the recommended outline documented in Annex A of this report and consolidate repeated provisions (purpose statements, enforcement and penalties, etc.) into one dedicated section (see page 52).
- Revise cross-references between relevant code sections, such as between the zoning, subdivision, and building regulations and the plat, site plan, or building permit stage sections.
- Centralize all definitions into a dedicated definitions chapter at the end of the UDC.
- Structure the UDC following the recommended outline documented in Annex A of this report and consolidate repeated provisions (purpose statements, enforcement and penalties, etc.) into one dedicated section.
- Revise cross-references between relevant code sections, such as between the zoning, subdivision, and building regulations and the plat, site plan, or building permit stage sections.

#### *Language*

- Review overall language choice for the appropriate use of permissive (e.g., "may," "should") and prescriptive (e.g., "shall," "must") language.
- Simplify technical and legal language to enhance readability.
- Reduce the length of sentences and lean into "outline and bullet" format for enhanced readability.
- Use the active voice to communicate that an applicant, staff, approval body, etc., is performing an action instead of having an action performed on that applicant, staff, approval body, etc.
- Use clear and concise language and well-defined terms.
- Leverage internal linking and cross-referencing.
- Ensure language is gender neutral.
- Provide language that is consistent with State law.

#### *Graphic Enhancement*

- Enhanced graphics, including charts, tables, and flowcharts, to explain review procedures and dimensional requirements throughout the UDC.
- Revise existing graphics and tables as needed.

#### **Connections:**

- **Endeavor 2045 Comprehensive Plan**
  - Goals: FB. 1-3, FB. 1-6, FB. 2-2, FB. 3-1, FB. 3-7
- **Bartlesville Housing Study**
  - Goals: 1.i, 1.iii
- **City of Bartlesville Strategic Plan**

- Goals: Update zoning, subdivision, and other ordinances and codes which regulate private development and land use following the updated comprehensive land use plan
- **Bartlesville Affordable Housing Plan**
  - Goals: 1, 9
- **West Bartlesville Redevelopment Plan**
  - Goals: A.3, B.2, E.5

## Zoning Districts

Development Goals:
<ul style="list-style-type: none"><li>● Provide for mixed-use, middle-density, and infill development by-right.</li><li>● Incorporate alternative zoning tools such as Form-Based and Inclusionary Zoning, where appropriate.</li><li>● Incorporate resiliency standards into the code.</li></ul>
What We Heard:
<ul style="list-style-type: none"><li>● Numerous desirable redevelopment opportunities in and around Downtown are impeded by the current zoning</li><li>● Key opportunity sites (such as high-traffic intersections identified in the Comprehensive Plan) require special treatments to best support</li></ul>
What We Recommend:
<p><i>Zoning Districts</i></p> <ul style="list-style-type: none"><li>● Revise purpose statements to align with the City’s long-range planning policies and goals.</li><li>● Generally, consolidate underutilized and underperforming zoning districts, particularly commercial and residential zoning districts, to reduce document text. This may include renaming zoning districts.<ul style="list-style-type: none"><li>○ Repeal unused, antiquated, or seldom-used zoning districts or incorporate those districts into other zoning districts.</li><li>○ Consolidate the active Residential and Commercial Districts into more distinct groupings.<ul style="list-style-type: none"><li>▪ More clearly delineate between the different residential and commercial zones through bulk and design standards.</li></ul></li></ul></li><li>● Allow for mixed-use development in high-density residential districts.</li><li>● Allow ADUs, including garage apartments, in all residential zoning districts.</li></ul> <p><i>Special Districts</i></p> <ul style="list-style-type: none"><li>● Integrate all special districts, namely the Highway 75 Overlay District, and any desirable components of the NZOD, into the UDC in a consistent manner.</li></ul>

- Consider integrating the Downtown Design Guidelines into the UDC as a Form-Based District. Other Form-Based applications may include U.S. Highway 75 and Frank Phillips Boulevard.
- Establish a Historic Preservation District with related necessary provisions, including demolition standards.

#### *Planned Unit Development*

- Refocus PUD standards around unique projects and direct developers away from relying on PUDs by expanding flexibility in base district standards.
- Require standardized PUD District ordinances for ease of review, presentation, and enforcement following adoption. PUD district ordinances should be structured with the same headings, topics, and exhibit order to ensure that future City staff and officials can efficiently and effectively locate and disseminate district requirements.
- Strengthen and clarify PUD district approval criteria without jeopardizing flexibility in the decision-making process. It is recommended that permissive and prescriptive language be used to establish the minimum base PUD district standards, thereby preventing inconsistent development outcomes and interpretations.
- Review the required amenities for PUD districts to verify that the requirements align with the City's vision and current market demands.
- Establish appropriate traffic impact analysis requirements for PUDs.

#### **Connections:**

- **Endeavor 2045 Comprehensive Plan**
  - Goals: FB. 1-3, FB. 1-4, FB. 1-6, FB. 3-1, FB. 3-4, FB. 3-7, PB. 2-6, NB. 1-3
- **Bartlesville Housing Study**
  - Goals: 1.iii
- **City of Bartlesville Strategic Plan**
  - Goals: Update zoning, subdivision, and other ordinances and codes which regulate private development and land use following the updated comprehensive land use plan.
- **Bartlesville Affordable Housing Plan**
  - Goals: 8, 9
- **West Bartlesville Redevelopment Plan**
  - Goals: A.3, B.2, Residential Design Policies, Commercial Design Policies, Industrial Design Policies, Streetscape Design Policies
- **Downtown Redevelopment District Implementation Plan**
  - Goals: E.1, N.4, O.5

## Dimensional Requirements and Other Site Design Elements

### Development Goals:

- Promote development/redevelopment of under-utilized spaces.
- Promote multi-modal design.
- Expand housing choice.

### What We Heard:

- Minimum lot sizes are too large to enable effective (and sometimes necessary) lot splits
- Sidewalk requirements and the triggers to install sidewalks may be excessively burdensome, especially for individual residential buyers – recent ordinances (3587) likely offer some relief, but there is room for continued examination of the standard and its application
- Landscape requirements fail to create the flexibility they intend, instead constraining designers to meet point minimums with large, non-native, non-resilient plants that may be directly adjacent to plants on surrounding properties – while the existing Director appeal process does improve an applicant’s prospects for flexibility in design, a more streamlined process which reduces or negates Director involvement would be useful.

### What We Recommend:

#### *General*

- Relocate technical specification elements from the zoning and subdivision regulations mentioned above to a technical manual, referencing the manual within the UDC "as amended" to verify that the reference is always relevant and enforceable.
- Consider consolidating relevant checklists and procedures into a Development Manual for ease of reference and distribution.
- Redirect to alternative standards in a separate section via reference and consider a separate section for adjacency compatibility.
- Update site design standards to improve clarity and graphic content.
- Codify a menu of required open space amenities, with the frequency or scale of amenities tied to the number of residential units anticipated within a development.
- Integrate West Bartlesville Redevelopment Plan policies for residential, commercial, industrial, and streetscape design.
- Standardize a Downtown furnishings and sign palette.
- Incorporate universal design principles

### *Dimensional Standards*

- Right-size dimensional standards, like setbacks, frontage, and lot width, with best practices.
- Consider focusing on lot width as the defining dimensional feature, potentially in conjunction with density, rather than minimum lot area. Widths should be differentiated based on whether parking is front-loaded or rear/alley-loaded. This provides more flexibility in neighborhood design.
- Provide dimensional standards tables for each Zoning District, and consider standards that should be defined by building typology (house, duplex, townhouse, fourplex, multiplex, etc.) rather than district.
- Provide graphics that communicate the various dimensional standards clearly.
- Consider the creation of residential standards that require developers to use a mix of lot sizes and product types to get the maximum density allowed on a property.
- Incorporate a “height-transition” approach for new structures taller than existing structures, if applicable.

### *Transportation, Parking and Access*

- Consider requiring cross and joint access provisions to support access management and driveway separation.
  - Consideration should be given to the driveway’s relation to the building’s front door, the visual character of the street, and the overall circulation of emergency and utility vehicles.
- Assess the City's standard roadway sections to confirm proper separation between pedestrians and vehicles; and sidewalk, utility and landscaping placement; consider establishing street tree criteria as an appropriate means of physical separation. Currently, some standards are housed within Chapter 17 of the Bartlesville Code of Ordinances, but many of these considerations are not present.
- Require connectivity between multi-family residential development and abutting properties to ensure proper emergency vehicle ingress/egress and to help reduce traffic congestion.
- Right-size parking recommendations by identifying different parking ratios and matching them within certain development contexts; evaluate potential elimination of parking ratios (preferred).
- Assign parking ratios to every listed land use, if used, within the land use table.
- Use fixed parking ratio variables, like building square footage, site acreage, etc., to eliminate fluctuating required parking rates. Consider reduced or no parking minimums for certain areas, and parking maximums.
- Incentivize shared parking through a tradeoff system that allows for development flexibility.

- Provide context-sensitive parking adjustments and reductions to prevent excessive parking.
- Introduce bicycle parking standards.
- Update marking dimensional standards and metrics. Provide graphics that illustrate various parking metrics to enhance code readability and calibrate them effectively to local needs. This should include parallel, 30-degree, 45-degree, 60-degree and 90-degree angles in both one-way and two-way formats.
- Develop a roadway design manual for public improvements within rights-of-way.
- Develop green street design standards.

#### *Landscaping and Tree Preservation*

- Strengthen existing landscaping standards, specifically for surface parking lots and streetscape standards.
- Provide an approved and prohibited plant list as a technical manual or appendix, and require the planting of approved plants to ensure plants are conducive to the native environment.
- Promote green infrastructure by defining and creating standards for each green infrastructure item as it relates to landscaping, such as size, design, and locational requirements.
- Create landscape maintenance and replacement expectations.
- Consider graduated landscaping standards for parking lots based on the size of the parking lot and placement.
- Integrate with tree preservation to establish links for landscape/tree preservation credits to incentivize preservation of existing trees.
- Establish a cut/fill and slope protection regulation to reduce alteration to natural terrain, improving stormwater performance and environmental quality.
- Create xeriscaping standards to reduce irrigation demand.
- Develop a replacement tree list appropriate to the region.
- Locate landscape plan submittal requirements in a separate checklist outside of the UDC.

#### *Signs*

- Include matrices and graphics to communicate new sign types and dimensional requirements. The matrices should include physical characteristics like size, setbacks, and location. Other graphics illustrating sign, lettering, and font types will be added.
- Modernize sign typologies and regulations to comply with current best practices. This includes realigning sign types to Zoning Districts or street classification, and not by sign location.
- Provide clear and effective graphics, matrices, and tables to illustrate sign types and their associated dimensions.
- Update sign regulations to ensure compliance with case law, specifically content neutrality.
- Coordinate with the County to reduce the prevalence of electronic signage.

### *Fencing and Screening*

- Provide regulations with clear standards that define screening and deliberately detail acceptable screening requirements, and when they are needed.
- Clarify the applicability of screening requirements.
- Provide graphics that communicate nuanced fencing and screening requirements.
- Clarify direction for integrated mixed-use design, both in application of standards to vertical mixed-use as well as by integrated design of adjacent mixed-use to support complete neighborhoods.
- Evaluate buffer yard approaches and creative design alternatives.
- Add stipulations for by-right alternative screening like setbacks, step-backs and other means.

### *Outdoor Lighting*

- Establish enforceable lighting regulations with clear, measurable and understandable standards, designed to have performance paths and prescriptive paths to compliance. Include variation by Zoning Districts, light intensity, light temperature, and similar metrics.
- Refer to Dark Sky Standards for best practices.
- Provide applicability statements to tell the reader the situations in which these regulations apply.
- Require shielding for all outdoor lighting.
- Provide acceptable shielding examples.
- Use current terminology (lumen is the preferred unit of measure over footlambert).
- Improve lighting standards to promote a multi-modal transportation system.

### *Infill Standards*

- Establish tailored residential and commercial infill standards.
- Allow for multiple housing types on residential infill lots, particularly for housing units located near downtown. Allow for smaller minimum lot sizes and/or lot widths.
- Require infill and redevelopment to respect the existing character of the street by incorporating dimensional standards and landscape elements.
- Require new utilities to be placed underground.

### **Connections:**

- **Endeavor 2045 Comprehensive Plan**
  - Goals: FB. 1-3, FB. 1-4, FB. 1-6, FB. 1-7, FB. 2-2, FB. 2-13, FB. 2-14, FB. 3-1, FB. 3-3, FB. 3-4, LB. 2-7, NB, 1-3, NB. 2-2, NB. 2-4, NB. 2-5, NB. 2-6, NB. 2-7, NB. 2-8, NB. 3-8, NB. 3-11
- **Bartlesville Housing Study**
  - Goals: 1.iii, 3.i
- **City of Bartlesville Strategic Plan**

- Goals: Update zoning, subdivision, and other ordinances and codes which regulate private development and land use following the updated comprehensive land use plan.
- **U.S. Highway 75 Corridor Study & Master Plan**
  - Goals: Limit new access
- **Bartlesville Affordable Housing Plan**
  - Goals: 8
- **West Bartlesville Redevelopment Plan**
  - Goals: A.3, B.2, C.1, C.2, C.3, C.4, D.3, Residential Design Policies, Commercial Design Policies, Industrial Design Policies, Streetscape Design Policies
- **Downtown Redevelopment District Implementation Plan**
  - Goals: F.1, F.2, F.3, F.4, G.2, G.3, G.4, G.5, I.1, L.1, M.1, N.4, N.6, O.5, P.1, P.2, Q.1

## Uses

Development Goals:
<ul style="list-style-type: none"><li>● Modernize and revise Use lists to provide readability and cohesion.</li></ul>
What We Heard:
<ul style="list-style-type: none"><li>● Facilitate the development of key services along arterials and at the edges of neighborhoods.</li><li>● Better accommodate innovative, market-sensitive housing types.</li><li>● Better align use-permissions with new zoning districts to facilitate appropriate infill and redevelopment.</li></ul>
What We Recommend:
<ul style="list-style-type: none"><li>● Consider implementing a development-wide density approach (i.e., cluster developments), where higher-density products can be concentrated amongst open space or lower-density products so long as the overall density of a project does not exceed a predetermined threshold.</li><li>● Consider the adoption of a voluntary inclusionary zoning option to support the development of housing choice related to both type and price.</li><li>● Update the singular use-focused chapter to encompass the use table, specific, accessory, and temporary uses, and references to use-specific standards.</li><li>● Define all uses.</li><li>● Revise older uses by incorporating them into modern use definitions.</li><li>● Combine the use tables into one use table.</li><li>● Cross-reference the use table in each Zoning District section.</li><li>● Update and reorganize the use table to comply with revised uses.</li></ul>

- Create context-sensitive, use-specific standards tailored appropriately for specific Zoning Districts or character areas.
  - Reduce the number of uses that require specific use permits by implementing these standards.
- Eliminate exclusive single-family detached districts.
- Ensure use standards are cohesive throughout the Title, including development standards and off-street parking standards.
- Provide use-specific standards that comply with Federal regulations and 1st and 14th Amendment American case law (telecommunications, manufactured homes, sexually-oriented businesses).
- Establish appropriate traffic impact analysis requirements for Special Use Permits.

#### Connections:

- **Endeavor 2045 Comprehensive Plan**
  - Goals: FB. 1-3, FB. 3-1, FB. 3-4, FB. 3-7, PB. 2-6
- **City of Bartlesville Strategic Plan**
  - Goals: Update zoning, subdivision, and other ordinances and codes which regulate private development and land use following the updated comprehensive land use plan.
- **West Bartlesville Redevelopment Plan**
  - Goals: B.2, C.5
- **Downtown Redevelopment District Implementation Plan**
  - Goals: F.1, N.4, P.1

## Utilities, Stormwater Management and Environment

#### Development Goals:

- The City should develop with resilience in mind.
- Promote energy-efficient system design.
- Ensure new development does not impact the level of service provided by existing utilities.

#### What We Heard:

- Inflexibility in standards can amount to high added construction costs where immediate and even long-term benefits are not apparent

#### What We Recommend:

##### *General*

- Transition technical standards to an Engineering Design Manual.
- Strengthen language surrounding determinations of adequate public facilities.

##### *Utilities*

- Incorporate standards for utility system efficiency and ideal system infrastructure sites.

- Clearly establish “to-and-through” requirements for water and wastewater infrastructure in subdivisions to support orderly development.
- Establish clear distance thresholds for mandating connection to public water and public sewer systems.

#### *Stormwater Management*

- Fully integrate flood damage prevention regulations into the UDC, together with improved stormwater management provisions.
- Consider enhancements to the flood damage prevention ordinance to include higher standard regulations, such as a bigger freeboard or lower thresholds for substantial damage determinations.
- Comprehensively update stormwater standards to utilize modern modeling requirements and available data.
- Adopt provisions for stormwater quality runoff that support or incentivize treatment, particularly LID and GSI approaches.
- Establish “to-and-through” requirements for stormwater infrastructure, with different standards reflective of the different effort and cost for underground versus open channels.

#### *Environment*

- Establish standards for cut/fill and slope protection and establish riparian/waterway setbacks for mapped watercourses and floodplains.
- Establish stream buffers that cannot be developed to allow for the preservation of green space, stormwater management, trails, or other opportunities.

### Connections:

- **Endeavor 2045 Comprehensive Plan**
  - Goals: FB. 1-6, NB. 1-6, NB. 2-2, NB. 2-4, NB. 2-5, NB. 2-6, NB. 3-11
- **U.S. Highway 75 Corridor Study & Master Plan**
  - Goals: Permanent structures within the floodway.
- **Bartlesville Affordable Housing Plan**
  - Goals: FB. 3, 5
- **West Bartlesville Redevelopment Plan**
  - Goals: E.5, Streetscape Design Policies
- **Downtown Redevelopment District Implementation Plan**
  - Goals: I.1, P.2

## Subdivision Regulations

### Development Goals:

- Develop clear, context-sensitive regulations that offer design standards for residential and non-residential design.
- Strengthen frameworks to support housing type and price choice.

### What We Heard:

- Lot splits can be lengthy processes and are often stalled by zoning regulations.
- Requirements for connection to existing infrastructure and utilities are, at times, burdensome; however, a detailed study of this issue is required in the wake of recent ordinances intended to provide relief.
- Generally, inflexibility creates procedural hurdles and construction burdens.

#### What We Recommend:

- Address significant wordiness of the subdivision ordinance.
- Remove definitions and add them to a global Definitions article. Ensure removal of regulatory content from definitions.
- Revise and modernize the subdivision regulations and processes to align with State law and regional best practices.
- Retitle various lot divisions to follow State law language regarding plat types, relying on state law cross-references when appropriate.
- Provide subdivision design standards that cover all development contexts within Bartlesville.
- Incorporate graphics that explain technically dense materials into the appropriate places.
- Shift application submittal requirements (checklists) to a Development Manual.
- Shift technical engineering specifications to an Engineering Design Manual (Technical Manual).
- Create right-of-way standards that align with both the City’s adopted Fire Code and engineering standards.
- Incorporate a reasonable Traffic Impact Analysis provision.
- Require “Letters of Correctness” or “Letters of Certification” from all utilities and review entities prior to plat submissions, particularly those entities outside of the municipal organization.
- Consider revising block lengths and vary lengths by lot size/width, and broadly reduce the maximum allowed for improved intersection density (and thus, connectivity). Shorten the maximum cul-de-sac length and add a maximum unit count allowed on a cul-de-sac.
- Provide subdivision connectivity ratios for links and nodes, and minimum connections to existing collectors and arterials. Clearly establish “to-and-through” requirements for streets, for future development of adjacent land.
- Establish sidewalk requirements as recommended in the comprehensive plan and add requirements to construct multi-use paths where appropriate.
- Establish standards and address the need to improve perimeter streets with new development.
- Update standard street design criteria to reflect the street classification descriptions in the Comprehensive Plan, either by incorporating into the regulation

or adopting by cross-reference. Ensure street design serves all users well, down to finite details like curb radii.

- Update sidewalk design criteria to link commercial and residential uses, as well as be required for industrial development.
- Clarify when alleys are required and their design standards. Provide options for alleys in residential and mixed-use projects.
- Adjust standards for public access to address unique development configurations, such as cottage courts and pocket neighborhoods.
- Keeping similar regulations for zoning and subdivision together for ease of reference.
- Establish thresholds for inclusion of placemaking elements other than parkland dedication, such as plazas and gathering spaces.
- Retitle variances as subdivision waivers, as “variance” is a zoning term of art, and the identical term causes undue confusion. Introduce a new section to provide detailed review criteria for subdivision waivers.
- Provide as many opportunities as possible to authorize staff-level approvals for subdivision procedures.
- While related to both zoning and subdivision, incorporate standards for open space subdivisions and cluster development, recognizing that contiguous open space creates greater value to nature as well as to nearby properties, while often also improving pedestrian connectivity and wildfire and flood resiliency.
- Update the parkland dedication and parkland development requirements to align with current state laws and case law, as well as best practices. The current language is not adequate.
- Update and establish clearer standards for public gathering spaces within both residential and nonresidential development, along with a broader selection of signature elements to support creativity.

#### Connections:

- **Endeavor 2045 Comprehensive Plan**
  - Goals: FB. 1-2, FB. 1-3, FB. 1-5, FB. 1-6, FB. 2-3, FB. 2-14, FB. 3-1, FB. 3-4, FB. 3-7, NB. 1-2, NB. 1-3, NB. 1-4, NB. 2-2, NB. 2-6, NB. 3-11
- **Bartlesville Housing Study**
  - Goals: 1.i, 1.iii, 3.1
- **City of Bartlesville Strategic Plan**
  - Goals: Update zoning, subdivision, and other ordinances and codes which regulate private development and land use following the updated comprehensive land use plan.
- **Bartlesville Affordable Housing Plan**
  - Goals: 1, 2, 3, 5
- **West Bartlesville Redevelopment Plan**

- Goals: A.3, B.2, E.5, Residential Design Policies, Commercial Design Policies, Industrial Design Policies, Streetscape Design Policies, Retail
- **Downtown Redevelopment District Implementation Plan**
  - Goals: E.1, G.2, G.4, G.5, I.1, N.4, N.6, P.2

## Administration, Applications, and Processes

### Development Goals:

- Develop clear and consistent development processes to improve user understanding.
- Provide alternative compliance pathways and enhance minor modification processes to streamline development.
- Carefully calibrate special use-specific standards to eliminate the need for Special Zoning Permits.

### What We Heard:

- Procedures are not excessively complex or opaque, but there are needless delays and waiting periods
- Inflexibility in the application of review criteria without support for applicants seeking to achieve compliance is a challenge.

### What We Recommend:

- Include administrative bodies in a separate section. Summarize the development approval processes in a table format, clearly outlining the lines of authority, notice requirements, and decision-making authority.
- Map each process with the newly established common procedural format, beginning with applicability, continuing to initiation and completeness, decision making, appeals, and the scope of approval. By following a uniform layout for each process, the development process will become easier to follow. Each section relating to a specific process would have the following subsections:
  - Applicability – who needs to go through this process?
  - Initiation – how and to whom is an application submitted?
  - Completeness – what is required when an application is ready to process?
  - Notice – what noticing requirements apply to a development application?
  - Approval Process – who makes the decision, and how?
  - Standards – what specific standards apply to the application?
  - Reapplication – if an applicant withdraws or is denied, can they file a new application, and when?
  - Appeals – who and how can an applicant appeal a decision?
  - Scope of Approval – what does this approval allow the applicant to do?  
What is the next step in the process?
  - Recordkeeping – who records the final document and where can it be found?

- Consolidate the submittal requirements (checklists) into a separate document outside of the code (a Development Manual).
- Provide an alternative compliance path or minor modification process that allows for staff-level approval for certain application types.
- Enable staff to adopt fee schedules and submittal checklists independent of the UDC.

#### Connections:

- **Endeavor 2045 Comprehensive Plan**
  - Goals: FB. 1-3
- **Bartlesville Housing Study**
  - Goals: 1.iii
- **City of Bartlesville Strategic Plan**
  - Goals: Update zoning, subdivision, and other ordinances and codes which regulate private development and land use following the updated comprehensive land use plan.
- **Bartlesville Affordable Housing Plan**
  - Goals: 1
- **West Bartlesville Redevelopment Plan**
  - Goals: A.3, F.2
- **Downtown Redevelopment District Implementation Plan**
  - Goals: E.1, O.2, O.5, S.1, S.2

## Nonconformities

#### Development Goals:

- Seek pathways to incrementally bring a nonconforming property into compliance.
- Develop infill standards that account for lot size, setbacks, parking, and landscaping to resolve compatibility issues associated with existing developments seeking redevelopment.

#### What We Heard:

- Requirements for bringing legal nonconforming properties into complete compliance often incur untenable expenses on property owners, even when those property owners attempt to cooperate with the City proactively.

#### What We Recommend:

- Provide flexibility to existing nonconformity regulations by providing nonconformity types with clear and enforceable regulations.
- Provide enhanced infill standards and use those standards as a mechanism to reduce nonconformities and provide pathways to encourage incremental improvement.

<ul style="list-style-type: none"><li>○ Craft regulations recognizing that the goal should be placing vacant and underutilized properties into productive use, rather than forcing vacancy and resulting in property management challenges.</li><li>● Consider amortizing zoning or eliminating “use by right” for non-conforming properties.</li></ul>
<b>Connections:</b>
<ul style="list-style-type: none"><li>● <b>Endeavor 2045 Comprehensive Plan</b><ul style="list-style-type: none"><li>○ Goals: FB. 1-6, FB. 1-7, FB. 3-7,</li></ul></li><li>● <b>West Bartlesville Redevelopment Plan</b><ul style="list-style-type: none"><li>○ Goals: E.1</li></ul></li><li>● <b>Downtown Redevelopment District Implementation Plan</b><ul style="list-style-type: none"><li>○ Goals: E.1, F.3, Q.1</li></ul></li></ul>

## Enforcement

<b>Development Goals:</b>
<ul style="list-style-type: none"><li>● Ensure new standards are protected by clear enforcement and penalty regulations.</li><li>● Clarify life-safety threshold penalties and all avenues of enforcement available to the City under state law.</li></ul>
<b>What We Heard:</b>
<ul style="list-style-type: none"><li>● The enforcement of some zoning and subdivision standards seems to be occurring with redevelopment projects that create barriers to appropriate repair, improvement, or redevelopment of underperforming and dilapidated properties.</li></ul>
<b>What We Recommend:</b>
<ul style="list-style-type: none"><li>● Strengthen existing enforcement and penalties regulations, but simplify the language and verify any cross-references to the City’s Code of Ordinances and Oklahoma State Statutes. Maximize the enforcement options available and their situational applicability.</li></ul>
<b>Connections:</b>
<ul style="list-style-type: none"><li>● <b>Endeavor 2045 Comprehensive Plan</b><ul style="list-style-type: none"><li>○ Goals: FB. 3-7</li></ul></li></ul>

## Conclusion

### Summary

The current land use regulations have some effective provisions, but most sections will require significant updates, revisions, or additions to adequately reach the City's planning goals and objectives. Further reorganizing, rewriting, and illustrating existing and revised development requirements will make the document easier to read and create higher quality development outcomes.

### Next Steps

This is one of the initial steps in a process, as it sets the road map for a code rewrite. The UDC process will build on the recommendations outlined in this report and will be further discussed to determine the best approach to addressing each of the issues presented.

The updated code will be drafted in modules, including reorganization and technical edits, updating existing language, and developing new language. The final document will go through the standard adoption process, which includes public hearings.

## Annex A – Outline of New Code

This appendix would contain a full outline of a proposed UDC update. It should consider additional stakeholder input and because this diagnostic report was prepared without benefit of operational testing. The organization of a future UDC requires further discussion, but should generally contain the following in terms of content and content adjacencies.

Existing Code Section	New UDC Article	New UDC Section
<ul style="list-style-type: none"> <li><b>Zoning Regulations</b> Section 1 – Scope and Application</li> <li><b>Subdivision Regulations</b> Section 1. General Provisions</li> </ul>	<b>Article I. General Provisions</b>	Section 1. Generally  Section 2. Legal Provisions
<ul style="list-style-type: none"> <li><b>Zoning Regulations</b> Section 2 – Establishment and Designation of Zoning Regulations</li> <li>Section 3 – Interpretation of District Boundaries</li> </ul>	<b>Article II. Zoning Districts</b>	Section 1. Generally
<ul style="list-style-type: none"> <li><b>Zoning Regulations</b> Section 4 – Residential Districts</li> <li>Section 5 – Commercial Districts</li> <li>Section 6 – Industrial Districts</li> <li>Table 4.3 – Residential District Bulk Regulations</li> <li>Table 5.2 – Commercial District Bulk Regulations</li> <li>Table 5.3 – Industrial District Bulk Regulations</li> </ul>		Section 2. Base Districts
<ul style="list-style-type: none"> <li><b>Zoning Regulations</b></li> </ul>		Section 3. Special Districts

<p>Section 7 – Special Conditions – 7.6                  Planned Unit Development; 7.12                  Bartlesville Municipal Airport                  Zoning Regulations</p>		
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b>                      Section 7 – Special Conditions – 7.10                      Highway 75 Overlay District</li> </ul>		<p>Section 4. Overlay Districts</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Table 4.2 – Table of Permitted Uses in Residential Districts</li> <li>• Table 6.2 – Permitted uses in Commercial and Industrial Districts</li> <li>• Section 7 – Special Conditions – 7.1; 7.2; 7.3; 7.5; 7.7.1; 7.7.3; 7.8; 7.9</li> </ul>	<p><b>Article III. Uses</b></p>	<p>Section 1. Generally</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b>                      Section 7 – Special Conditions – 7.1; 7.2; 7.3; 7.5; 7.7.1; 7.7.3; 7.8; 7.9</li> </ul>		<p>Section 2. Use-Specific Regulations</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b>                      Section 7 – Special Conditions</li> <li>• Section 8 – General Provisions – 8.3                      Accessory Buildings</li> </ul>		<p>Section 3. Accessory Use Regulations</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b>                      Section 7 – Special Conditions – 7.7.2                      Temporary Uses</li> </ul>		<p>Section 4. Temporary Use Regulations</p>
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b></li> </ul>	<p><b>Article IV. Development Standards</b></p>	<p>Section 1. Generally</p>

<p>Section 3.        Community Design Principles</p>		
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Table 4.3 – Residential District Bulk Regulations</li> <li>• Table 5.2 – Commercial District Bulk Regulations</li> <li>• Table 5.3 – Industrial District Bulk Regulations</li> </ul>		<p>Section 2. Dimensional Standards</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 7 – Special Conditions – 7.4 General Development Standards</li> <li>• <b>Subdivision Regulations</b> Section 5. Design Standards</li> </ul>		<p>Section 3. Site Design Requirements</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 7 – Special Conditions – 7.4.2 Off-Street Parking Requirements</li> <li>• <b>Subdivision Regulations</b> Section 5. Design Standards</li> </ul>		<p>Section 4. Parking</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 7 – Special Conditions – 7.4.1 Off-Street Loading Requirements</li> <li>• <b>Subdivision Regulations</b> Section 5. Design Standards</li> </ul>		<p>Section 5. Loading</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b></li> </ul>		<p>Section 6. Landscaping</p>

<p>Section 7 – Special Conditions – 7.4.3 Landscaping Requirements</p> <ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 5. Design Standards</li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 7 – Special Conditions – 7.4.10 Residential Protection Standards</li> <li>• <b>Subdivision Regulations</b> Section 5. Design Standards</li> </ul>		<p>Section 7. Screening and Fencing</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 7 – Special Conditions – 7.4.6 Lighting</li> <li>• <b>Subdivision Regulations</b> Section 5. Design Standards</li> </ul>		<p>Section 8. Outdoor Lighting</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 7 – Special Conditions – 7.4.8 Location and Screening of Refuse Collection Receptacles</li> <li>• <b>Subdivision Regulations</b> Section 5. Design Standards</li> </ul>		<p>Section 9. Refuse Containers and Enclosures</p>
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 7 – Special Conditions – 7.11 Signs and Sign Structures, Including Billboards</li> </ul>		<p>Section 10. Signs</p>

<ul style="list-style-type: none"> <li>•</li> </ul>		Section 11. Infill Development Standards
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 7 – Special Conditions – 7.4.4 Drainage and On-Site Detention; 7.4.9 Soil Erosion and Sediment Control; 7.4.10 Residential Protection Standards</li> <li>• <b>Subdivision Regulations</b> Section 7. Storm Water Management</li> </ul>		Section 12. Performance Standards
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 1. General Provisions</li> </ul>	<b>Article V. Subdivision Regulations</b>	Section 1. Generally
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 2. Subdivision Application and Approval Process</li> </ul>		Section 2. Platting
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 3. Community Design Principles; Section 5. Design Standards; Section 6. Improvements; Section 7. Storm Water Management</li> </ul>		Section 3. Subdivision Design Standards
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 4. Assurance for Completion and Maintenance of Improvements</li> </ul>		Section 4. Construction of Public Improvements
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b></li> </ul>	<b>Article VI. Public Improvements, Stormwater</b>	Section 1. Generally

<p>Section 4.          Assurance for          Completion and          Maintenance of          Improvements</p> <ul style="list-style-type: none"> <li>Section 6.              Improvements</li> <li>Section 7. Storm              Water              Management</li> </ul>	<p><b>Management and the          Environment</b></p>	
<ul style="list-style-type: none"> <li><b>Subdivision              Regulations</b>              Section 4.              Assurance for              Completion and              Maintenance of              Improvements</li> <li>Section 6.              Improvements</li> </ul>		<p>Section 2. Public Improvement          Requirements</p>
<ul style="list-style-type: none"> <li><b>Subdivision              Regulations</b>              Section 3.              Assurance for              Completion and              Maintenance of              Improvements – 3-              300 Circulation</li> <li>Section 5. Design              Standards</li> <li>Section 6.              Improvements – 6-              200 Sidewalks; 6-              600 Street              Improvements</li> </ul>		<p>Section 3. Pedestrian and Vehicle          Circulation</p>
<ul style="list-style-type: none"> <li><b>Subdivision              Regulations</b>              Section 6.              Improvements – 6-              300 Water              Facilities</li> </ul>		<p>Section 4. Public Water</p>
<ul style="list-style-type: none"> <li><b>Subdivision              Regulations</b>              Section 6.              Improvements – 6-              500 Sewerage              Facilities</li> </ul>		<p>Section 5. Public Wastewater</p>
<ul style="list-style-type: none"> <li><b>Subdivision              Regulations</b></li> </ul>		<p>Section 6. Flood Damage Prevention</p>

Section 7. Storm Water Management		
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 7. Storm Water Management</li> </ul>		Section 7. Drainage and Stormwater
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 5. Design Standards – 5-600 Parks</li> </ul>		Section 8. Parkland Dedication
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 3. Community Design Principles</li> </ul>		Section 9. Tree Preservation
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 4. Assurance for Completion and Maintenance of Improvements</li> </ul>		Section 10. Public Improvement Guarantees
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 2 – Establishment and Designation of Zoning Regulations</li> </ul>		Section 11. Creation of Special Purpose Districts
<ul style="list-style-type: none"> <li>• <b>Subdivision Regulations</b> Section 5. Design Standards – 5-300 Easements</li> </ul>		Section 12. Easements
<ul style="list-style-type: none"> <li>• <b>Zoning Regulations</b> Section 10 – Administrative Procedure, Required Permits and Fees</li> <li>• Section 11 – Administration and Enforcement</li> </ul>	<b>Article VII. Procedures</b>	Section 1. General Procedures

<ul style="list-style-type: none"> <li>Section 12 – Amendments, Validity, Enactment – 12.1 Amendments</li> </ul>		
<ul style="list-style-type: none"> <li><b>Zoning Regulations</b> Section 10 – Administrative Procedure, Required Permits and Fees – 10.1 Building Permit; 10.2 Certificate of Occupancy; 10.5 Special Zoning Permit</li> <li>Section 12 – Amendments, Validity, Enactment – 12.1.3 Zoning Map Amendments</li> </ul>		Section 2. Zoning and Development Procedures
<ul style="list-style-type: none"> <li><b>Zoning Regulations</b> Section 10 – Administrative Procedure, Required Permits and Fees – 10.3 Platting Requirement</li> <li><b>Subdivision Regulations</b> Section 2. Subdivision Application and Approval Process</li> </ul>		Section 3. Subdivision Procedures
<ul style="list-style-type: none"> <li><b>Zoning Regulations</b> Section 9 – Exceptions and Modifications</li> <li>Section 12 – Amendments, Validity, Enactment – 12.1.7 Zoning Map Amendments</li> </ul>		Section 4. Relief Procedures
<ul style="list-style-type: none"> <li><b>Zoning Regulations</b></li> </ul>	<b>Article VIII. Nonconformities</b>	Section 1. Generally

Section 8 – General Provisions – 8.1 Nonconforming Uses		
•		Section 2. Nonconformity-Specific Regulations
• <b>Zoning Regulations</b> Section 11 – Administration and Enforcement	<b>Article IX. Enforcement</b>	Section 1. General Enforcement Procedures
•		Section 2. Remedies and Penalties
•	<b>Article X. Approval Authorities</b>	Section 1. Quasi-Legislative Bodies and Personnel
•		Section 2. Administrative Bodies and Personnel
• <b>Zoning Regulations</b> Section 13 – Definitions	<b>Article XI. Definitions</b>	Section 1. Generally
• <b>Subdivision Regulations</b> Section 8. Definitions		
•		Section 2. Defined Terms
•	<b>External Manual</b>	

## Annex B – Summary of Recommendations

This section includes a list of all recommendations, sorted by topic. For related public outreach comments and relevant goals or action items from existing plans and studies, refer back to the topic in the body of the document.

### General

#### *Organization*

- Merge the existing Zoning and Subdivision Regulations into a Unified Development Code (UDC) for ease of cross-referencing and simplification.
  - Eliminate navigation issues of the code caused by the organizational depth, being thoughtful about defining levels of organization within the UDC (e.g., sections, subsections, articles).
- Create a logical order to the UDC that follows the typical development process and provides a uniform structure and appearance.
- Consolidate processes and procedures in one place in the UDC to prioritize regulatory limits from a code-user’s point of view.
- Provide purpose and applicability statements for each article and division to better communicate to the user the intent and regulatory application.
- Organize a permitted use chart that includes parking ratios and references to additional applicable requirements, in addition to the districts where listed uses are permitted.
- Structure the UDC following the recommended outline documented in Annex A of this report and consolidate repeated provisions (purpose statements, enforcement and penalties, etc.) into one dedicated section (see page 52).
- Revise cross-references between relevant code sections, such as between the zoning, subdivision, and building regulations and the plat, site plan, or building permit stage sections.
- Centralize all definitions into a dedicated definitions chapter at the end of the UDC.
- Structure the UDC following the recommended outline documented in Annex A of this report and consolidate repeated provisions (purpose statements, enforcement and penalties, etc.) into one dedicated section.

- Revise cross-references between relevant code sections, such as between the zoning, subdivision, and building regulations and the plat, site plan, or building permit stage sections.

### *Language*

- Review overall language choice for the appropriate use of permissive (e.g., "may," "should") and prescriptive (e.g., "shall," "must") language.
- Simplify technical and legal language to enhance readability.
- Reduce the length of sentences and lean into "outline and bullet" format for enhanced readability.
- Use the active voice to communicate that an applicant, staff, approval body, etc., is performing an action instead of having an action performed on that applicant, staff, approval body, etc.
- Use clear and concise language and well-defined terms.
- Leverage internal linking and cross-referencing.
- Ensure language is gender neutral.
- Provide language that is consistent with State law.

### *Graphic Enhancement*

- Enhanced graphics, including charts, tables, and flowcharts, to explain review procedures and dimensional requirements throughout the UDC.
- Revise existing graphics and tables as needed.

## **Zoning Districts**

### *Zoning Districts*

- Revise purpose statements to align with the City's long-range planning policies and goals.
- Generally, consolidate underutilized and underperforming zoning districts, particularly commercial and residential zoning districts, to reduce document text. This may include renaming zoning districts.
  - Repeal unused, antiquated, or seldom-used zoning districts or incorporate those districts into other zoning districts.
  - Consolidate the active Residential and Commercial Districts into more distinct groupings.

- More clearly delineate between the different residential and commercial zones through bulk and design standards.
- Allow for mixed-use development in high-density residential districts.
- Allow ADUs, including garage apartments, in all residential zoning districts.

### *Special Districts*

- Integrate all special districts, namely the Highway 75 Overlay District, and any desirable components of the NZOD, into the UDC in a consistent manner.
- Consider integrating the Downtown Design Guidelines into the UDC as a Form-Based District. Other Form-Based applications may include U.S. Highway 75 and Frank Phillips Boulevard.
- Establish a Historic Preservation District with related necessary provisions, including demolition standards.

### *Planned Unit Development*

- Refocus PUD standards around unique projects and direct developers away from relying on PUDs by expanding flexibility in base district standards.
- Require standardized PUD District ordinances for ease of review, presentation, and enforcement following adoption. PUD district ordinances should be structured with the same headings, topics, and exhibit order to ensure that future City staff and officials can efficiently and effectively locate and disseminate district requirements.
- Strengthen and clarify PUD district approval criteria without jeopardizing flexibility in the decision-making process. It is recommended that permissive and prescriptive language be used to establish the minimum base PUD district standards, thereby preventing inconsistent development outcomes and interpretations.
- Review the required amenities for PUD districts to verify that the requirements align with the City's vision and current market demands.
- Establish appropriate traffic impact analysis requirements for PUDs.

## **Dimensional Standards and Other Site Design Elements**

### *General*

- Relocate technical specification elements from the zoning and subdivision regulations mentioned above to a technical manual, referencing the manual within the UDC "as amended" to verify that the reference is always relevant and enforceable.

- Consider consolidating relevant checklists and procedures into a Development Manual for ease of reference and distribution.
- Redirect to alternative standards in a separate section via reference and consider a separate section for adjacency compatibility.
- Update site design standards to improve clarity and graphic content.
- Codify a menu of required open space amenities, with the frequency or scale of amenities tied to the number of residential units anticipated within a development.
- Integrate West Bartlesville Redevelopment Plan policies for residential, commercial, industrial, and streetscape design.
- Standardize a Downtown furnishings and sign palette.
- Incorporate universal design principles

### *Dimensional Standards*

- Right-size dimensional standards, like setbacks, frontage, and lot width, with best practices.
- Consider focusing on lot width as the defining dimensional feature, potentially in conjunction with density, rather than minimum lot area. Widths should be differentiated based on whether parking is front-loaded or rear/alley-loaded. This provides more flexibility in neighborhood design.
- Provide dimensional standards tables for each Zoning District, and consider standards that should be defined by building typology (house, duplex, townhouse, fourplex, multiplex, etc.) rather than district.
- Provide graphics that communicate the various dimensional standards clearly.
- Consider the creation of residential standards that require developers to use a mix of lot sizes and product types to get the maximum density allowed on a property.
- Incorporate a “height-transition” approach for new structures taller than existing structures, if applicable.

### *Transportation, Parking and Access*

- Consider requiring cross and joint access provisions to support access management and driveway separation.
  - Consideration should be given to the driveway’s relation to the building’s front door, the visual character of the street, and the overall circulation of emergency and utility vehicles.
- Assess the City's standard roadway sections to confirm proper separation between pedestrians and vehicles; and sidewalk, utility and landscaping placement;

consider establishing street tree criteria as an appropriate means of physical separation. Currently, some standards are housed within Chapter 17 of the Bartlesville Code of Ordinances, but many of these considerations are not present.

- Require connectivity between multi-family residential development and abutting properties to ensure proper emergency vehicle ingress/egress and to help reduce traffic congestion.
- Right-size parking recommendations by identifying different parking ratios and matching them within certain development contexts; evaluate potential elimination of parking ratios (preferred).
- Assign parking ratios to every listed land use, if used, within the land use table.
- Use fixed parking ratio variables, like building square footage, site acreage, etc., to eliminate fluctuating required parking rates. Consider reduced or no parking minimums for certain areas, and parking maximums.
- Incentivize shared parking through a tradeoff system that allows for development flexibility.
- Provide context-sensitive parking adjustments and reductions to prevent excessive parking.
- Introduce bicycle parking standards.
- Update marking dimensional standards and metrics. Provide graphics that illustrate various parking metrics to enhance code readability and calibrate them effectively to local needs. This should include parallel, 30-degree, 45-degree, 60-degree and 90-degree angles in both one-way and two-way formats.
- Develop a roadway design manual for public improvements within rights-of-way.
- Develop green street design standards.

### *Landscaping and Tree Preservation*

- Strengthen existing landscaping standards, specifically for surface parking lots and streetscape standards.
- Provide an approved and prohibited plant list as a technical manual or appendix, and require the planting of approved plants to ensure plants are conducive to the native environment.
- Promote green infrastructure by defining and creating standards for each green infrastructure item as it relates to landscaping, such as size, design, and locational requirements.
- Create landscape maintenance and replacement expectations.
- Consider graduated landscaping standards for parking lots based on the size of the parking lot and placement.

- Integrate with tree preservation to establish links for landscape/tree preservation credits to incentivize preservation of existing trees.
- Establish a cut/fill and slope protection regulation to reduce alteration to natural terrain, improving stormwater performance and environmental quality.
- Create xeriscaping standards to reduce irrigation demand.
- Develop a replacement tree list appropriate to the region.
- Locate landscape plan submittal requirements in a separate checklist outside of the UDC.

### *Signs*

- Include matrices and graphics to communicate new sign types and dimensional requirements. The matrices should include physical characteristics like size, setbacks, and location. Other graphics illustrating sign, lettering, and font types will be added.
- Modernize sign typologies and regulations to comply with current best practices. This includes realigning sign types to Zoning Districts or street classification, and not by sign location.
- Provide clear and effective graphics, matrices, and tables to illustrate sign types and their associated dimensions.
- Update sign regulations to ensure compliance with case law, specifically content neutrality.
- Coordinate with the County to reduce the prevalence of electronic signage.

### *Fencing and Screening*

- Provide regulations with clear standards that define screening and deliberately detail acceptable screening requirements, and when they are needed.
- Clarify the applicability of screening requirements.
- Provide graphics that communicate nuanced fencing and screening requirements.
- Clarify direction for integrated mixed-use design, both in application of standards to vertical mixed-use as well as by integrated design of adjacent mixed-use to support complete neighborhoods.
- Evaluate buffer yard approaches and creative design alternatives.
- Add stipulations for by-right alternative screening like setbacks, step-backs and other means.

### *Outdoor Lighting*

- Establish enforceable lighting regulations with clear, measurable and understandable standards, designed to have performance paths and prescriptive paths to compliance. Include variation by Zoning Districts, light intensity, light temperature, and similar metrics.
- Refer to Dark Sky Standards for best practices.
- Provide applicability statements to tell the reader the situations in which these regulations apply.
- Require shielding for all outdoor lighting.
- Provide acceptable shielding examples.
- Use current terminology (lumen is the preferred unit of measure over footlambert).
- Improve lighting standards to promote a multi-modal transportation system.

### *Infill Standards*

- Establish tailored residential and commercial infill standards.
- Allow for multiple housing types on residential infill lots, particularly for housing units located near downtown. Allow for smaller minimum lot sizes and/or lot widths.
- Require infill and redevelopment to respect the existing character of the street by incorporating dimensional standards and landscape elements.
- Require new utilities to be placed underground.

### **Uses**

- Consider implementing a development-wide density approach (i.e., cluster developments), where higher-density products can be concentrated amongst open space or lower-density products so long as the overall density of a project does not exceed a predetermined threshold.
- Consider the adoption of a voluntary inclusionary zoning option to support the development of housing type and price choice.
- Update the singular use-focused chapter to encompass the use table, specific, accessory, and temporary uses, and references to use-specific standards.
- Define all uses.
- Revise older uses by incorporating them into modern use definitions.
- Combine the use tables into one use table.
- Cross-reference the use table in each Zoning District section.
- Update and reorganize the use table to comply with revised uses.
- Create context-sensitive, use-specific standards tailored appropriately for specific Zoning Districts or character areas.

- Reduce the number of uses that require specific use permits by implementing these standards.
- Eliminate exclusive single-family detached districts.
- Ensure use standards are cohesive throughout the Title, including development standards and off-street parking standards.
- Provide use-specific standards that comply with Federal regulations and 1st and 14th Amendment American case law (telecommunications, manufactured homes, sexually-oriented businesses).
- Establish appropriate traffic impact analysis requirements for Special Use Permits.

## **Utilities, Stormwater Management, and Environment**

### *General*

- Transition technical standards to an Engineering Design Manual.
- Strengthen language surrounding determinations of adequate public facilities.

### *Utilities*

- Incorporate standards for utility system efficiency and ideal system infrastructure sites.
- Clearly establish “to-and-through” requirements for water and wastewater infrastructure in subdivisions to support orderly development.
- Establish clear distance thresholds for mandating connection to public water and public sewer systems.

### *Stormwater Management*

- Fully integrate flood damage prevention regulations into the UDC, together with improved stormwater management provisions.
- Consider enhancements to the flood damage prevention ordinance to include higher standard regulations, such as a bigger freeboard or lower thresholds for substantial damage determinations.
- Comprehensively update stormwater standards to utilize modern modeling requirements and available data.
- Adopt provisions for stormwater quality runoff that support or incentivize treatment, particularly LID and GSI approaches.
- Establish “to-and-through” requirements for stormwater infrastructure, with different standards reflective of the different effort and cost for underground versus open channels.

### *Environment*

- Establish standards for cut/fill and slope protection and establish riparian/waterway setbacks for mapped watercourses and floodplains.
- Establish stream buffers that cannot be developed to allow for the preservation of green space, stormwater management, trails, or other opportunities.

## **Subdivision Regulations**

- Address significant wordiness of the subdivision ordinance.
- Remove definitions and add them to a global Definitions article. Ensure removal of regulatory content from definitions.
- Revise and modernize the subdivision regulations and processes to align with State law and regional best practices.
- Retitle various lot divisions to follow State law language regarding plat types, relying on state law cross-references when appropriate.
- Provide subdivision design standards that cover all development contexts within Bartlesville.
- Incorporate graphics that explain technically dense materials into the appropriate places.
- Shift application submittal requirements (checklists) to a Development Manual.
- Shift technical engineering specifications to an Engineering Design Manual (Technical Manual).
- Create right-of-way standards that align with both the City’s adopted Fire Code and engineering standards.
- Incorporate a reasonable Traffic Impact Analysis provision.
- Require “Letters of Correctness” or “Letters of Certification” from all utilities and review entities prior to plat submissions, particularly those entities outside of the municipal organization.
- Consider revising block lengths and vary lengths by lot size/width, and broadly reduce the maximum allowed for improved intersection density (and thus, connectivity). Shorten the maximum cul-de-sac length and add a maximum unit count allowed on a cul-de-sac.
- Provide subdivision connectivity ratios for links and nodes, and minimum connections to existing collectors and arterials. Clearly establish “to-and-through” requirements for streets, for future development of adjacent land.
- Establish sidewalk requirements as recommended in the comprehensive plan and add requirements to construct multi-use paths where appropriate.

- Establish standards and address the need to improve perimeter streets with new development.
- Update standard street design criteria to reflect the street classification descriptions in the Comprehensive Plan, either by incorporating into the regulation or adopting by cross-reference. Ensure street design serves all users well, down to finite details like curb radii.
- Update sidewalk design criteria to link commercial and residential uses, as well as be required for industrial development.
- Clarify when alleys are required and their design standards. Provide options for alleys in residential and mixed-use projects.
- Adjust standards for public access to address unique development configurations, such as cottage courts and pocket neighborhoods.
- Keeping similar regulations for zoning and subdivision together for ease of reference.
- Establish thresholds for inclusion of placemaking elements other than parkland dedication, such as plazas and gathering spaces.
- Retitle variances as subdivision waivers, as “variance” is a zoning term of art, and the identical term causes undue confusion. Introduce a new section to provide detailed review criteria for subdivision waivers.
- Provide as many opportunities as possible to authorize staff-level approvals for subdivision procedures.
- While related to both zoning and subdivision, incorporate standards for open space subdivisions and cluster development, recognizing that contiguous open space creates greater value to nature as well as to nearby properties, while often also improving pedestrian connectivity and wildfire and flood resiliency.
- Update the parkland dedication and parkland development requirements to align with current state laws and case law, as well as best practices. The current language is not adequate.
- Update and establish clearer standards for public gathering spaces within both residential and nonresidential development, along with a broader selection of signature elements to support creativity.

### **Administration, Applications, and Processes**

- Include administrative bodies in a separate section. Summarize the development approval processes in a table format, clearly outlining the lines of authority, notice requirements, and decision-making authority.
- Map each process with the newly established common procedural format, beginning with applicability, continuing to initiation and completeness, decision

making, appeals, and the scope of approval. By following a uniform layout for each process, the development process will become easier to follow. Each section relating to a specific process would have the following subsections:

- Applicability – who needs to go through this process?
- Initiation – how and to whom is an application submitted?
- Completeness – what is required when an application is ready to process?
- Notice – what noticing requirements apply to a development application?
- Approval Process – who makes the decision, and how?
- Standards – what specific standards apply to the application?
- Reapplication – if an applicant withdraws or is denied, can they file a new application, and when?
- Appeals – who and how can an applicant appeal a decision?
- Scope of Approval – what does this approval allow the applicant to do? What is the next step in the process?
- Recordkeeping – who records the final document and where can it be found?
- Consolidate the submittal requirements (checklists) into a separate document outside of the code (a Development Manual).
- Provide an alternative compliance path or minor modification process that allows for staff-level approval for certain application types.
- Enable staff to adopt fee schedules and submittal checklists independent of the UDC.

## **Nonconformities**

- Provide flexibility to existing nonconformity regulations by providing nonconformity types with clear and enforceable regulations.
- Provide enhanced infill standards and use those standards as a mechanism to reduce nonconformities and provide pathways to encourage incremental improvement.
  - Craft regulations recognizing that the goal should be placing vacant and underutilized properties into productive use, rather than forcing vacancy and resulting in property management challenges.
  - Consider amortizing zoning or eliminating “use by right” for non-conforming properties.

## **Enforcement**

- Strengthen existing enforcement and penalties regulations, but simplify the language and verify any cross-references to the City’s Code of Ordinances and

Oklahoma State Statutes. Maximize the enforcement options available and their situational applicability.

## Annex C – City Goals

### Endeavor 2045 Comprehensive Plan (2024)

Endeavor 2045 Action Plan		
	Future Bartlesville	Proposed UDC Ref.
FB. 1-2	CODE ASSESSMENT. Complete a comprehensive code assessment to establish the framework for land development code reform.	This diagnostic report.
FB. 1-3	REVISED OR NEW DEVELOPMENT CODE(S). Prepare revised or new development code(s) to implement Endeavor 2045’s Future Development Plan and Future Thoroughfare Plan.	The Unified Development Code
FB. 1-4	FORM-BASED ZONING DISTRICTS. Consider establishing form-based zoning districts to implement the recommendations of the Future Development Plan.	Art. II. Sec. 2, 3, 4
FB. 1-5	TRAFFIC STUDIES. Establish the standards to require traffic studies for proposed developments that exceed certain thresholds.	Art. IV. Sec. 5, 12 Art. V. Sec. 3 Art. VI. Sec. 3 Art. VII. Sec. 3
FB. 1-6	INFILL DEVELOPMENT. Promote infill development through ongoing policy application and programming adjustments.	Art. II. Sec. 2, 3, 4 Art. IV. Sec. 11
FB. 1-7	UNDER-UTILIZED SPACES. Promote the reuse of underutilized properties to absorb anticipated community growth.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 1, 4 Art. IV. Sec. 2, 3, 11
FB. 2-2	ROADWAY DESIGN MANUAL. Prepare and adopt a design manual for public improvements within road rights-of-way.	Art. VI. Sec. 2, 3 External Manual
FB. 2-3	ROADWAY CONTEXT. Incorporate roadway context into technical standards and specifications.	Art. II Art. III Art. IV Art. V. Art. VI. Sec. 2, 3
FB. 2-13	LIGHTING FOR MOBILITY. Improve lighting to promote a multi-modal transportation system.	Art. IV. Sec. 8
FB. 2-14	CONSOLIDATE DRIVEWAYS. Incorporate enhanced access management standards in municipal land development regulations.	Art. IV. Sec. 3, 4 Art. V. Sec. 3 Art. VI. Sec. 3
FB. 3-1	PROMOTE MIXED-USE DEVELOPMENT. Implement the design objectives of Traditional character areas in targeted locations.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 1, 2, 3, 4
FB. 3-3	REDUCE PARKING MINIMUMS. Amend land development regulations to provide greater flexibility in parking requirements.	Art. IV. Sec. 4
FB. 3-4	PROMOTE MIDDLE DENSITY DEVELOPMENT. Adopt development provisions that provide for greater diversity in housing choice.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 1, 2, 3
FB. 3-7	REDUCE DEVELOPMENT BARRIERS. Incorporate a development case review as part of a code assessment process.	Art. VII. Sec. 2, 3, 4

<b>Endeavor 2045 Action Plan</b>		
<b>Prosperous Bartlesville</b>		<b>Proposed UDC Ref.</b>
PB. 2-6	ACCESSORY DWELLING UNITS. Explore allowing Accessory Dwelling Units (ADUs) by right.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 2, 3
<b>Liveable Bartlesville</b>		<b>Proposed UDC Ref.</b>
LB. 2-7	ARCHITECTURAL STANDARDS. Develop a city-wide architectural standards manual.	Art. IV. Sec. X External Manual
<b>Natural Bartlesville</b>		<b>Proposed UDC Ref.</b>
NB. 1-3	PROTECT OPEN SPACES. Proactively pursue the conservation and protection of open space and sensitive natural environments (such as floodplains or wildlife habitats).	Art. IV. Sec. 12 Art. VI. Sec. 2, 6, 7, 8, 9, 12
NB. 2-2	GREEN STREETS. Develop Green Street design practices and incorporate them into other policies and design standards.	Art. V. Sec. 3 Art. VI. Sec. 2
NB. 2-4	TREE PRESERVATION. Consider adopting a tree preservation ordinance to preserve and protect existing trees from new development.	Art. VI. Sec. 9
NB. 2-5	STREAMLINE BUFFER. Update the development code to establish streamline buffers which cannot be developed in to allow for the preservation of green space, stormwater management, trails, or other such opportunities.	Art. VI. Sec. 6, 7, 8, 12
NB. 2-6	LOW IMPACT DESIGN. Review and amend development regulations to encourage or incentivize sustainable or low impact design practices.	Art. IV. Sec. 2, 3, 6, 12 Art. V. Sec. 3 Art. VI. Sec. 2, 6, 7, 8
NB. 2-7	ELECTRONIC BILLBOARDS. Coordinate with the County to reduce the prevalence of electronic billboards.	Art. IV. Sec. 8, 10, 12
NB. 2-8	DARKSKY COMMUNITY. Evaluate the necessary programmatic and regulatory changes needed to become an International DarkSky community.	Art. IV. Sec. 8
NB. 3-8	ENERGY EFFICIENT DESIGN. Encourage energy efficiency and innovation in homes, businesses, and City facilities.	Art. IV. Sec. 12 Art. VI. Sec. 2
NB. 3-11	BURIED UTILITIES. Adopt a policy requiring electric, telephone, and cable lines to be installed underground in new developments unless determined otherwise by City staff.	Art. VI. Sec. 2 External Manual

## Bartlesville Housing Study (2024)

<b>Strategic Five-Year Goals</b>		
<b>Expand Affordable Housing Access</b>		<b>Proposed UDC Ref.</b>
1.i	Implement incentive programs for developers to build affordable housing.	External Manual
1.iii	Strengthen zoning and policy frameworks to support affordable housing development.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 2, 3
<b>Enhancing Housing</b>		<b>Proposed UDC Ref.</b>

**Strategic Five-Year Goals**

3.i	Integrate universal design principles in new housing projects	Art. IV. Sec 3, 12, X
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**City of Bartlesville Strategic Plan (2022)**

**Action Idea**

	Economic Vitality	Proposed UDC Ref.
-	Update zoning, subdivision, and other ordinances and codes which regulate private development and land use following the updated comprehensive land use plan.	The Unified Development Code

**U.S. Highway 75 Corridor Study & Master Plan (2003)**

**Figure 4**

	Segment 1	Proposed UDC Ref.
-	Limit new driveways	Art. IV. Sec. 3, 4 Art. V. Sec. 3 Art. VI. Sec. 3
-	Highway commercial and multi-family development focused around signalized intersections (nodes). Single-family development surrounds the areas between and outside nodes.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 1, 2, 3
Segment 2		Proposed UDC Ref.
-	Limit new access	Art. IV. Sec. 3, 4 Art. V. Sec. 3 Art. VI. Sec. 3
-	No new permanent structures allowed within the designated 100-year flood plain and floodway.	Art. II. Sec. 2, 3, 4 Art. IV. Sec. 12 Art. V. Sec. 3 Art. VI. Sec. 6, 7, 8, 12
-	Land uses limited to ranches, agriculture, parks, open space and trails.	Art. II. Sec. 2, 3 Art. III. Sec. 1, 2
Segment 3		Proposed UDC Ref.
-	Limit new access	Art. IV. Sec. 3, 4 Art. V. Sec. 3 Art. VI. Sec. 3
-	Land uses limited to rural commercial center, rural residences, ranches, agriculture and open space and trails. Minimum lot sizes for residential must 10-acres or greater. Rural commercial centers limited to existing center and potential future center at signalized County Road 2900.	Art. II. Sec. 2, 3 Art. III. Sec. 1, 2

## Bartlesville Affordable Housing Plan (2008)

Affordable Housing Strategies		
1	<b>Fast Track Development Review</b> – Expand to include rezoning, planned unit development, and subdivision applications for affordable housing projects.	Art. VII. Sec. 1, 2, 3, 4
2	<b>Waiver of Development Fees</b> – Consider waiving some or all of the development and permit fees related to bona fide affordable housing projects.	Art. VII. Sec. 1, 2, 3, 4 External Manual
3	<b>Infrastructure Support</b> – Seek ways to support the construction of new affordable housing by participating with the developer in the provision of some or all of the publicly-owned and maintained infrastructure systems.	Art. VI. Sec. 2, 10, 12
5	<b>Subdivision Design</b> – Modifications or reductions to building setbacks, street pavement widths, sidewalks requirements, curb and gutter drainage systems, and open space requirements may be appropriate for bonafide affordable housing developments.	Art. IV. Sec. 2, 3 Art. V. Sec. 3
8	<b>Inclusionary zoning</b> - The City of Bartlesville should consider the adoption of a voluntary inclusionary zoning ordinance to promote the development of affordable housing as follows: Developers of new residential subdivisions with 15 units or more that provide at least 15% of the units in a development as affordable housing units would receive a 20% density bonus to their development.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 2, 3 Art. IV. Sec. 12
9	<b>Housing Replacement Ordinance</b> - The City of Bartlesville should consider creating a Housing Replacement ordinance which requires a developer who converts or demos an affordable residential unit to replace the affordable unit within city limits or pay a fee in lieu of replacement. Any such ordinance should be structured to provide for a base measurement to ensure that there is no net loss of affordable housing within the community overall.	External Manual

## West Bartlesville Redevelopment Plan (2011)

Actions for Change		
Change Market Perception		Proposed UDC Ref.
A.3	Revise zoning, Subdivision and Development Codes - For West Bartlesville, it may be necessary to create a transitional zoning or overlay zoning in an effort to advance the vision of this Plan prior to significant code revisions being in place.	The Unified Development Code Art. II. Sec. 4
Expand Housing Choices		Proposed UDC Ref.
B.2	Promote Mixed-Use Development	Art. II. Sec. 2, 3, 4 Art. III. Sec. 1, 2, 3

<b>Actions for Change</b>		
B.3	Prepare a Set of Housing “Prototypes” for Single Family Redevelopment	External Manual
<b>Create Great Neighborhoods and Streets</b>		<b>Proposed UDC Ref.</b>
C.1	Consolidate and Minimize Curb Cuts along Hensley, Frank Phillips, Adams and 14th Street	Art. IV. Sec. 3, 4 Art. V. Sec. 3 Art. VI. Sec. 3
C.2	Increase Landscape Requirements in Surface Parking Lots	Art. IV. Sec. 4, 6 Art. VI. Sec. 9
C.3	Establish Consistent Lighting and Streetscape Standards	Art. IV. Sec. 8
C.4	Strengthen Existing Screening and Buffering Requirements	Art. IV. Sec. 7
C.5	Strengthen Pedestrian Connections to Link Commercial and Residential Uses	Art. IV. Sec. 3 Art. V. Sec. 3 Art. VI. Sec 2, 3
<b>Build Connections</b>		<b>Proposed UDC Ref.</b>
D.2	Plan for Future Alternative Modes of Transportation linking West Bartlesville with Downtown and I-75 Corridor	Art. VI. Sec. 3
D.3	Prepare and Implement Wayfinding and Neighborhood Identity Program	Art. IV. Sec. 10, 11, X
<b>Stabilize Property Ownership</b>		<b>Proposed UDC Ref.</b>
E.1	Eliminate “Use by Right” for Non-Conforming Properties	Art. III. Sec. 2 Art. VIII. Sec. 1, 2 Art. IX. Sec. 1, 2
E.2	Amortize zoning	Art. II Art. VII. Sec. 2 Art. VIII. Sec. 1, 2
E.5	Apply Minimum Urban Standards Ordinance	Art. II. Sec. 2, 3, 4 Art. IV. Sec. X External Manual
<b>Grow the Funding Toolbox</b>		<b>Proposed UDC Ref.</b>
F.2	Explore Multiple Funding Mechanisms for Plan Implementation – Includes fee waivers and streamlined approvals.	Art. VII. External Manual
<b>Residential Design Policies</b>		<b>Proposed UDC Ref.</b>
-	New single-family construction should orient the front door of the primary structure to the street so that the door is visible from the street edge.	N/A (Art. IV. Sec. X) (External Manual)
-	New single-family construction should include a front porch to encourage pedestrian activity along the edge of the public right-of-way.	N/A (Art. IV. Sec. X) (External Manual)
-	New multi-family construction should place surface parking lots to the rear of the development. Surface parking lots should not separate the primary building mass from the street.	Art. IV. Sec. 3, 4, 5 Art. VI. Sec. 3 External Manual
-	New multi-family construction should include front porches and/or balconies that face the street to encourage pedestrian	Art. IV. Sec. X External Manual

Actions for Change		
	connections from the building to the street and generate pedestrian activity along the street edge.	
-	New residential development should include detached sidewalks within the public right-of-way.	Art. IV. Sec. 3, 12 Art. V. Sec. 3 Art. VI. Sec. 2, 3, 12
-	New residential development should include tree lawns between the curb and the sidewalk that contain (1) deciduous shade tree planted every 35'-0" on center.	Art. IV. Sec. 6 Art. VI. Sec. 8, 9, 12
Commercial Design Policies		Proposed UDC Ref.
-	Commercial development and redevelopment should orient buildings to the street.	Art. IV. Sec. 3, 4, 5, X
-	Curb cuts should be located on the side streets, whenever possible, to minimize curb cuts along the primary streets and encourage safe pedestrian connections along the primary street edge.	Art. V. Sec. 3 Art. VI. Sec. 2, 3
-	Signage should be integrated into the front building facade to minimize the reliance on pole-mounted signs. This will reduce visual clutter along the street.	Arr. IV. Sec. 10
-	Commercial redevelopment should include sidewalks and paved links to the public right-of-way	Art. IV. Sec. 3, 12 Art. V. Sec. 3 Art. VI. Sec. 2, 3, 12
-	New commercial development should include tree lawns between the curb and the sidewalk that contain (1) deciduous shade tree planted approximately 35'-0" on center. This results in a continuous tree canopy along the street edge that provides shade for pedestrians and results in visual continuity along the right-of-way.	Art. IV. Sec. 6 Art. VI. Sec. 8, 9, 12
-	New commercial development should explore the potential for dedicated outdoor seating that encourages pedestrian activity along the street edge.	External Manual
Industrial Design Policies		Proposed UDC Ref.
-	Exterior storage should be screened from all publicly accessible streets.	Art. IV. Sec. 7
-	Exterior storage should be screened from adjacent, abutting residential land uses.	Art. IV. Sec. 7
-	Razor wire should not be permitted in Medium and General Industrial Districts.	Art. IV. Sec. 7
-	Curb cuts should be consolidated whenever feasible.	Art. IV. Sec. 3, 4 Art. V. Sec. 3 Art. VI. Sec. 3
-	Industrial redevelopment should include detached sidewalks.	Art. IV. Sec. 3, 12 Art. V. Sec. 3 Art. VI. Sec. 2, 3, 12
Streetscape Design Policies		Proposed UDC Ref.

Actions for Change		
-	Frank Phillips Boulevard should include the following streetscape elements: pedestrian lighting, signalized crosswalks at existing traffic signals, crosswalk striping, detached sidewalks on both sides of the streets, deciduous shade trees planted approximately 35' on center.	Art. IV. Sec. 6 Art. V. Sec. 3. Art. VI. Sec. 3, 8, 9, 12 External Manual
-	Pedestrian lighting and vehicular street lighting should complement one another. Pole locations should be coordinated to ensure proper spacing.	Art. IV. Sec. 8
-	Tree lawns should be a minimum 5'-0" minimum to allow for healthy growth of tree roots.	Art. IV. Sec. 3, 6 Art. VI. Sec. 9
-	Curb cuts should be consolidated whenever feasible to improve pedestrian safety.	Art. IV. Sec. 3, 4 Art. V. Sec. 3 Art. VI. Sec. 3
Market Summary: Strategic Considerations		Proposed UDC Ref.
Retail	Infill environments present one of the more challenging environments for larger format stores as lots tend to be narrow, forcing parking lots on their sides and thus large expanses of space without a building edge (less pedestrian friendly).	Art. IV. Sec. 11

## Downtown Redevelopment District Implementation Plan (2009)

Implementation		
E. Redevelopment Incentives		Proposed UDC Ref.
E.1	Utilizing the flexibility provided through the planned unit development regulations and within reason and on a case-by-case basis, offer modification to existing regulations on setback requirements, density, lot coverage, rear access, etc. to incentivize and encourage redevelopment of downtown sites in a manner that conveys to the development team that there is a willingness to collaborate.	Art. II. Sec. 2, 3, 4 Art. IV. Sec. 2, 3, 11
F. Edges and Transitional Areas		Proposed UDC Ref.
F.1	Transition between land uses should occur along alleys to allow for a consistent street character and to minimize issues associated with conflicting land uses.	External Manual
F.2	When conflicting land uses back up to one another, buffers and screening mechanisms should be incorporated into the site plan to minimize noise impacts and glare from both vehicular headlights and overhead lights onto adjacent residential properties.	Art. IV. Sec. 7, 8 External Manual
F.3	Infill and redevelopment along existing commercial blocks and within residential blocks should respect the existing character of the street by incorporating similar front and side setbacks,	Art. IV. Sec. 2, 3, 11, X External Manual

Implementation		
	building massing, building heights and landscape elements into the proposed site plan.	
F.4	New buildings that are taller than existing structures on adjacent properties should “step down” to match the height of the existing building.	Art. II. Sec. 2, 3, 4 Art. IV. Sec. 2, 3, 11, X
G. Parking		Proposed UDC Ref.
G.2	Ensure that new road improvements allow for multiple modes of transportation (auto, pedestrian, bikes, public transit)	Art. IV. Sec. 4 Art. V. Sec. 3 Art. VI. Sec. 2 External Manual
G.3	Amend zoning regulations to allow for a range of parking solutions including regulations permitting on-street parking (as part of the ratio), shared parking and remote parking. Develop educational materials for property owners, developers and lenders about the vision of Downtown.	Art. IV. Sec. 4
G.4	For single-use sites that require on-site surface parking, ensure existing landscape regulations screen and buffer parked vehicles from sidewalks and other public rights-of-way. Minimize the number of curb cuts by targeting on-site parking access to and from the alley.	Art. IV. Sec. 4 Art. IV. Sec. 7 Art. VI Sec. 2
G.5	Eliminate or reduce parking requirements, or accept fees-in-lieu, for developments that include an appropriate balance of commercial and residential uses, using the funds for construction of structured parking facilities.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 1, 2 Art. IV. Sec. 4 External Manual
I. Publicly Accessible Outdoor Spaces with Private Development		Proposed UDC Ref.
I.1	Encourage large scale private development to integrate publicly accessible open spaces into the redevelopment projects.	Art. VI. Sec. 8
L. Streetscape		Proposed UDC Ref.
L.1	Standardize Downtown furnishings palette.	External Manual
M. Wayfinding and Signage		Proposed UDC Ref.
M.1	Develop Signage Palette.	External Manual (Art. IV. Sec. 10)
N. Residential Development in Downtown		Proposed UDC Ref.
N.4	Encourage mixed-use and mixed-income projects.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 1, 2
N.6	Assure compatibility among residential neighborhoods and commercial areas.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 1, 2, 3, 4 Art. IV. Sec. 2, 3, 7, 12
O. Historic Preservation		Proposed UDC Ref.
O.2	Adopt Historic Preservation Ordinance	External Manual
O.5	Expand and reformat existing Downtown Design Guidelines.	Art. IV. Sec. X External Manual

Implementation		
	<ul style="list-style-type: none"> <li>Reformat guidelines so that each guideline is sequentially numbered for reference purposes; and</li> <li>Expand residential guidelines to ensure the infill residential projects respond to existing street character that is a result of building massing, facade delineation, front door orientation and front porches</li> </ul>	
P. Eliminate Surface Parking as Use-by-Right		Proposed UDC Ref.
P.1	Eliminate parking as a use-by-right in the Central Commercial Zone District.	Art. II. Sec. 2, 3, 4 Art. III. Sec. 1, 2, 3 Art. IV. Sec. 4
P.2	Revise existing landscape requirements for surface parking lots to require: <ul style="list-style-type: none"> <li>(1) landscape island with (1) shade tree for (10) parking spaces</li> <li>separate parked cars from sidewalks using a combination of ornamental fencing and plant material</li> </ul>	Art. IV. Sec. 4, 6
Q. RM-3 Development Standards		Proposed UDC Ref.
Q.1	Amend existing zone district to ensure that future redevelopment is compatible with the existing development patterns.	Art. II Art. III. Sec. 1, 2, 3 Art. IV. Sec. 11, 12
S. Demolition Ordinance		Proposed UDC Ref.
S.1	Draft and Adopt Demolition Ordinance for Historic District.	External Manual
S.2	Expand Demolition Ordinance to include historic residential neighborhoods.	External Manual

## **Annex D – Stakeholder Input Summary**

### **Structure and Participation**

On Monday, November 10, 2025, the Project Team convened four stakeholder meetings, each an hour in length. These were diversified meetings, with stakeholders representing various industries and roles in the development process present during any given meeting. 20 total stakeholders were engaged through this process. These conversations were initiated by prepared prompts, but largely allowed to unfold organically with conversation between stakeholders and follow-up questions emerging from discussion, rather than relying on prepared material.

That same evening, the Project Team hosted a public open house at the Bartlesville Community Center, which included a presentation introducing the project’s goals, methodology, timeline, and scope. There were also five visual preference boards and a map available, gathering quantitative feedback on community priorities. Extensive conversation between community members and the project team occurred during this meeting.

The exhibits utilized during the open house were subsequently brought to the Planning Commission on November 18, 2025, and to the Board of Adjustment on November 20, 2025. Photographs of the exhibits below include responses (dots) from both the public and these meetings.

### **In-Person Engagement**

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Project Name: Bartlesville Land Development Regulations Project

Date: 11/10/2025

Meeting Purpose: Stakeholder Workshops

Facilitator: Freese and Nichols

GRUP #4 1.3A-2.3A

	Name	Phone	Email
1	L. DAVIS		
2	J. CARROLL		
3	Amos B. Wallinger		
4	Tanner Holden		
5	JOSEPH EVANS		
6	John Kane		
7			
8			
9			
10			
11			
12			
13			
14			
15			
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*Group #3 1130-1230*



Project Name: Bartlesville Land Development Regulations Project

Date: 11/10/2025

Meeting Purpose: Stakeholder Workshops

Facilitator: Freese and Nichols

	Name	Phone	Email
1	Brooke Cox		
2	Laura Pierce		
3	BRYAN HINDMAN		
4	Jacob Cap		
5	Drews Hindman		
6	Nathan Lemay		
7			
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*Group #2*

*10:15 - 11:15*



Project Name: Bartlesville Land Development Regulations Project

Date: 11/10/2025

Meeting Purpose: Stakeholder Workshops

Facilitator: Freese and Nichols

	Name	Phone	Email
1			
2	<i>Richard Smith</i>		
3	<i>Walter Robertson</i>		
4			
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*21*



Project Name: Bartlesville Land Development Regulations Project

Date: 11/10/2025

Meeting Purpose: Stakeholder Workshops

Facilitator: Freese and Nichols

*GAWP # 1 9.05-10.00*

	Name	Phone	Email
1	Matt Beach		
2	Janelle Peggall		
3	Kylee McKeon		
4	CHRIS BARTCHER		
5	CHRIS WILSON		
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Date: 11/10/2025  
 Facilitator: Freese and Nichols

Project Name: Bartlesville Land Development Regulations Project  
 Meeting Purpose: Initial Public Open House



Name Phone Email

	Name	Phone	Email
1	GARY KILPATRICK		
2	SHEILA KILPATRICK		
3	Sheila Gilpin		
4	RUSSELL ZORA		
5	QUINN SCHIPPER		
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Project Name: Bartlesville Land Development Regulations Project

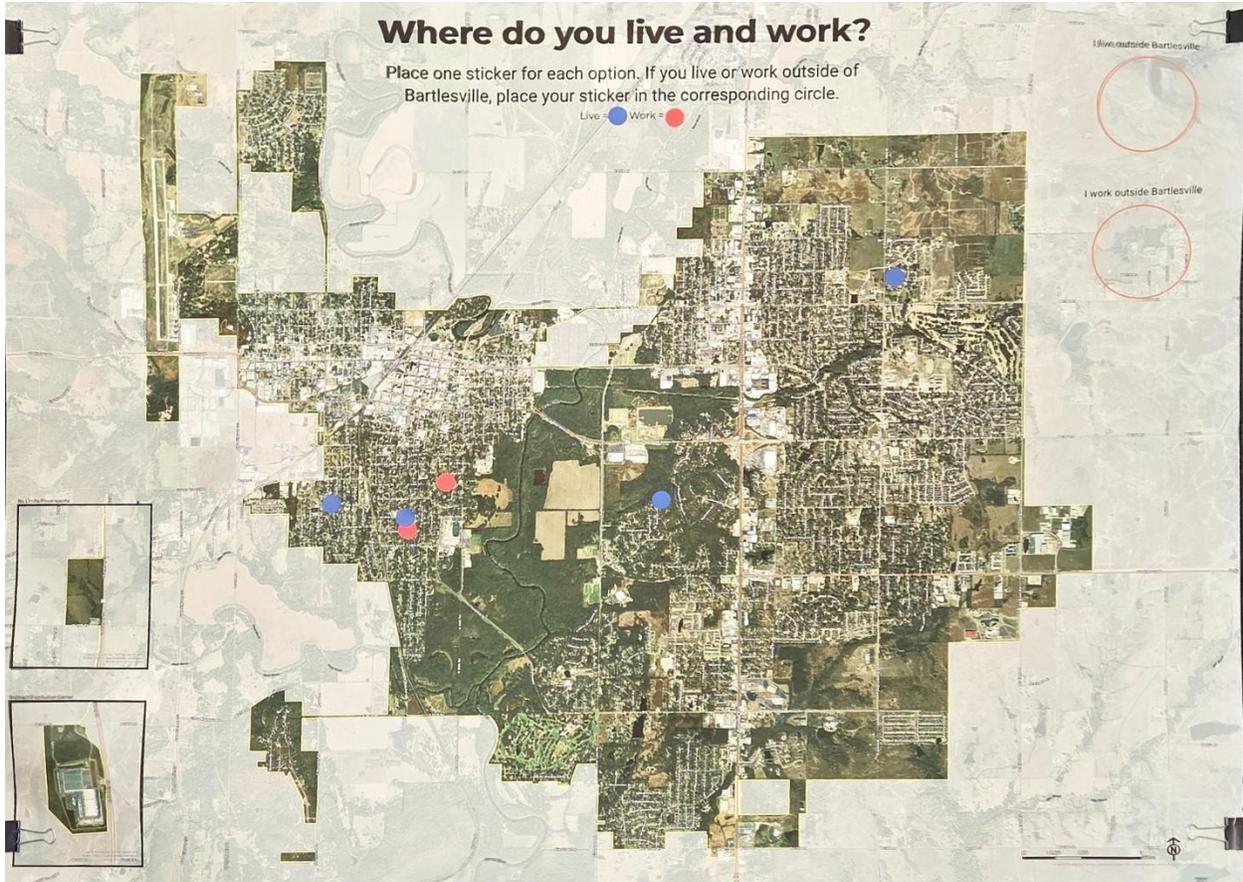
Meeting Purpose: Initial Public Open House

Date: 11/10/2025

Facilitator: Freese and Nichols

Name Phone Email

	Name	Phone	Email
1	Sharon Peterson		
2	Deag Anderson		
3	Eddie Collins		
4	Rebecca Bentz		
5	Angela Cox		
6	Alexis Martin		
7			
8			
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20			



**1** Bartlesville Development Code Update

### WHAT TYPES OF HOUSING ARE NEEDED IN BARTLESVILLE?

Below are examples of different housing types. Use stickers to identify housing types you want to see (or see more of) in Bartlesville.

Single-Family Housing Types	Multi-Family Housing Types	Other Housing Types
<b>LARGE-LOT ESTATE HOMES</b> 	<b>MISSING MIDDLE (2-8 HOME BUILDINGS)</b> 	<b>DOWNTOWN &amp; LIVE-WORK</b> 
<b>TRADITIONAL SUBURBAN SUBDIVISION</b> 	<b>APARTMENTS (8+ HOMES PER BUILDING)</b> 	<b>MANUFACTURED HOMES</b> 
<b>URBAN AND SMALL LOT</b> 	<b>TOWNHOMES</b> 	<b>ADUs AND TINY HOMES</b> 

**2** Bartlesville Development Code Update

### WHICH DEVELOPMENT STANDARDS NEED IMPROVEMENT?

Below are different Development Standards. Use the stickers to indicate which standards in Bartlesville need improvement.

<b>CROSS ACCESS, SHARED DRIVEWAYS, AND ACCESS MANAGEMENT</b> 	<b>STREET AND PARKING LANDSCAPING</b> 
<b>COMMERCIAL BUILDING MATERIALS</b> 	<b>ARCHITECTURAL ELEMENTS</b> 

### Bartlesville Development Code Update

## 3 WHAT DOES BARTLESVILLE NEED MORE OF?

Below are examples of different commercial and retail developments. Use stickers to indicate development types that are desirable for Bartlesville.

<p><b>BUSINESS INCUBATORS/SHARED WORK</b></p>	<p><b>HOME TO COMMERCIAL CONVERSION</b></p>	<p><b>BIG BOX STORES</b></p>
<p><b>SMALL OFFICE SPACES</b></p>	<p><b>LIGHT INDUSTRY FLEX SPACES</b></p>	<p><b>SMALL SCALE RETAIL</b></p>
<p><b>CORPORATE OFFICES</b></p>	<p><b>MIXED USE</b></p>	<p><b>TRADITIONAL INDUSTRY</b></p>

### Bartlesville Development Code Update

## 4 WHAT TYPES OF SIGNS WOULD YOU LIKE TO SEE IN BARTLESVILLE?

Below are examples of different sign types. Use the stickers to indicate sign types that are appropriate for Bartlesville.

<p><b>Attached Signs</b></p> <p><b>WALL &amp; WINDOW SIGNS</b></p>	<p><b>Detached Signs</b></p> <p><b>MONUMENT SIGNS</b></p>	<p><b>Incidental/Temporary Signs</b></p> <p><b>BANNER &amp; FEATHER SIGNS</b></p>
<p><b>AWNING &amp; CANOPY SIGNS</b></p>	<p><b>SUBDIVISION ENTRY SIGNS</b></p>	<p><b>DIRECTIONAL &amp; WAYFINDING SIGNS</b></p>
<p><b>MARQUEES &amp; PROJECTING SIGNS</b></p>	<p><b>BILLBOARDS</b></p>	<p><b>MISCELLANEOUS</b></p>

Bartlesville Development Code Update

# 5 DOWNTOWN DEVELOPMENT

**WHAT DEVELOPMENT STANDARDS DOWNTOWN NEED IMPROVEMENT?**  
Below are Development Standards. Use the stickers to indicate your preferences.

- STREETSCAPES** (Stickers: 1 red, 1 yellow, 1 blue, 1 green)
- SIDEWALKS/CROSSINGS** (Stickers: 1 blue)
- BUILDING MATERIALS** (Stickers: 1 blue, 1 yellow, 1 green)
- SIGNAGE** (Stickers: 1 blue, 1 green, 1 yellow)
- WINDOWS** (Stickers: 1 yellow, 1 green)
- ARCHITECTURE** (Stickers: 1 red, 1 yellow, 1 blue, 1 green)

**WHAT USES SHOULD BE DOWNTOWN?**  
Below are different Uses. Use the stickers to indicate your preferences.

- OFFICE** (Stickers: 1 blue, 1 yellow, 1 green)
- RETAIL** (Stickers: 1 blue, 1 red, 1 yellow, 1 green)
- RESTAURANT** (Stickers: 1 blue, 1 red, 1 yellow, 1 green)
- TERTAINMENT** (Stickers: 1 blue, 1 red, 1 yellow, 1 green)
- INDUSTRY** (Stickers: 1 blue, 1 red, 1 yellow, 1 green)
- COMMUNITY SPACE** (Stickers: 1 blue, 1 red, 1 yellow, 1 green)

**Bartlesville Development Code Update**  
**COMMUNITY OPEN HOUSE – NOVEMBER 10, 2025**  
**ADDITIONAL FEEDBACK FORM**

**INSTRUCTIONS**

The numbered sections below correspond to the exhibit boards numbered 1 – 5. After you indicate your preferences by placing dots on the boards, use this form to offer additional input, ask questions, or tell us about developments or amenities you like or dislike under each topic. Thank you for providing your input this evening!

**Where do you live?**       I live in Bartlesville       I do not live in Bartlesville

**Which best describes you?** (Select all that apply)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> I am a resident            | <input type="checkbox"/> I am a developer   |
| <input type="checkbox"/> I am an employee                      | <input type="checkbox"/> I am a design professional (architect, engineer, landscape architect, planner) |
| <input checked="" type="checkbox"/> I am a business owner      | <input type="checkbox"/> I am a member of a Homeowners Association                                      |
| <input type="checkbox"/> I own commercial/residential property |   |
| <input type="checkbox"/> I am a contractor/builder             |   |

**1** **WHAT TYPES OF HOUSING ARE NEEDED IN BARTLESVILLE?**  
Please “vote” for your preferences on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

*Affordable single family homes*

*Not so much rent driven homes, apartments*

**2** **WHAT DEVELOPMENT STANDARDS NEED IMPROVEMENT?**  
Please “vote” for your preference on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3

**WHAT DOES BARTLESVILLE NEED MORE OF?**

Please "vote" for your preference on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

*Natural landscaping - city, parks, homes*

4

**WHAT SIGNS WOULD YOU LIKE TO SEE IN BARTLESVILLE?**

Please "vote" for your preference on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

*No more billboards - smaller signs*

5

**DOWNTOWN DEVELOPMENT**

Please "vote" for your preference on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

*Parking*

Other

**ADDITIONAL COMMENTS**

If you have other comments or ideas related to these materials or the code update project overall, please use the space below to document them.

*More areas zoned to stay undeveloped for structures and more foot access for trails, natural habitat - Natural areas goal for "Oxley Nature Center" emotional, physical well being*

Bartlesville Development Code Update  
COMMUNITY OPEN HOUSE – NOVEMBER 10, 2025  
ADDITIONAL FEEDBACK FORM

**INSTRUCTIONS**

The numbered sections below correspond to the exhibit boards numbered 1 – 5. After you indicate your preferences by placing dots on the boards, use this form to offer additional input, ask questions, or tell us about developments or amenities you like or dislike under each topic. Thank you for providing your input this evening!

Where do you live?       I live in Bartlesville       I do not live in Bartlesville

Which best describes you? (Select all that apply)

- I am a resident
- I am an employee
- I am a business owner
- I own commercial/residential property
- I am a contractor/builder
- I am a developer
- I am a design professional (architect, engineer, landscape architect, planner)
- I am a member of a Homeowners Association

**1**

**WHAT TYPES OF HOUSING ARE NEEDED IN BARTLESVILLE?**

Please "vote" for your preferences on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

We need single family homes to serve the existing employment base and to attract future businesses to our community. These homes should support families and provide safe green space (playgrounds, etc). Also need retiree home and townhouses

**2**

**WHAT DEVELOPMENT STANDARDS NEED IMPROVEMENT?**

Please "vote" for your preference on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

Whatever standards result from the process, property rights should be maintained as long as they don't encroach on neighbor rights.

3

**WHAT DOES BARTLESVILLE NEED MORE OF?**

Please "vote" for your preference on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

Quality restaurants, small retail businesses, mixed use facilities,

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4

**WHAT SIGNS WOULD YOU LIKE TO SEE IN BARTLESVILLE?**

Please "vote" for your preference on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

Don't need more of the expensive <sup>existing</sup> signs providing directions.

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5

**DOWNTOWN DEVELOPMENT**

Please "vote" for your preference on the board. You may pick more than one option. Feel free to provide additional comments related to this question in the blank lines below.

Need more flexibility for owners/developers to renovate existing properties and convert properties to new uses. Current rules seem to be expensive and time-consuming.

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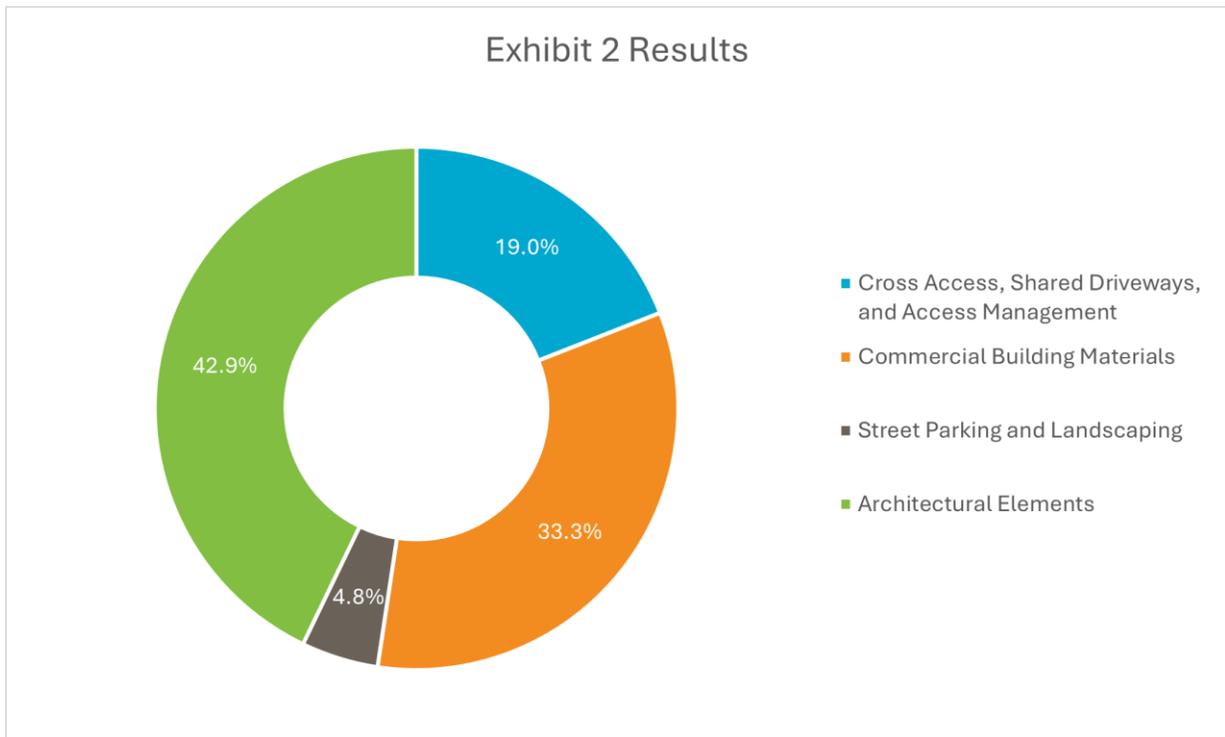
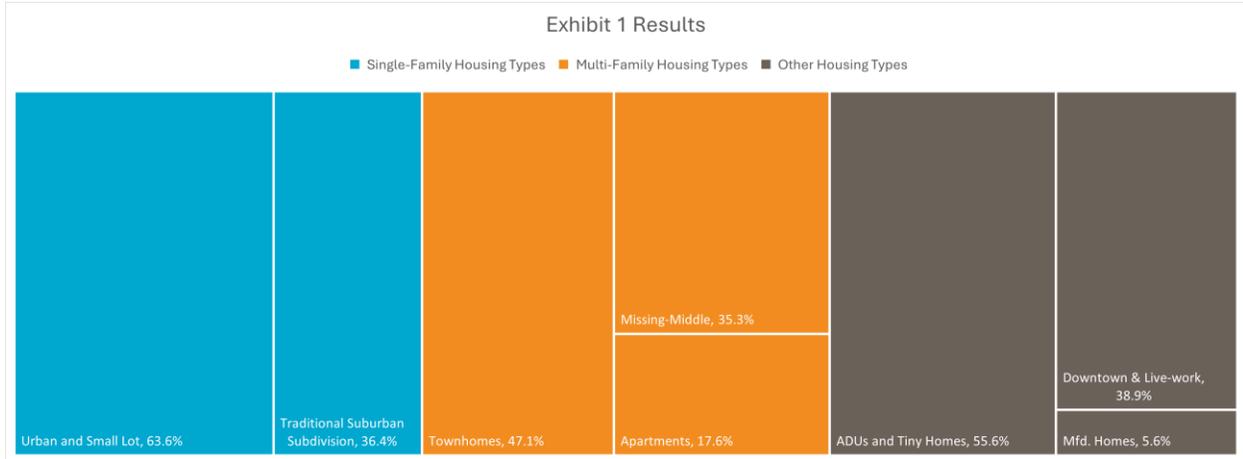
Other

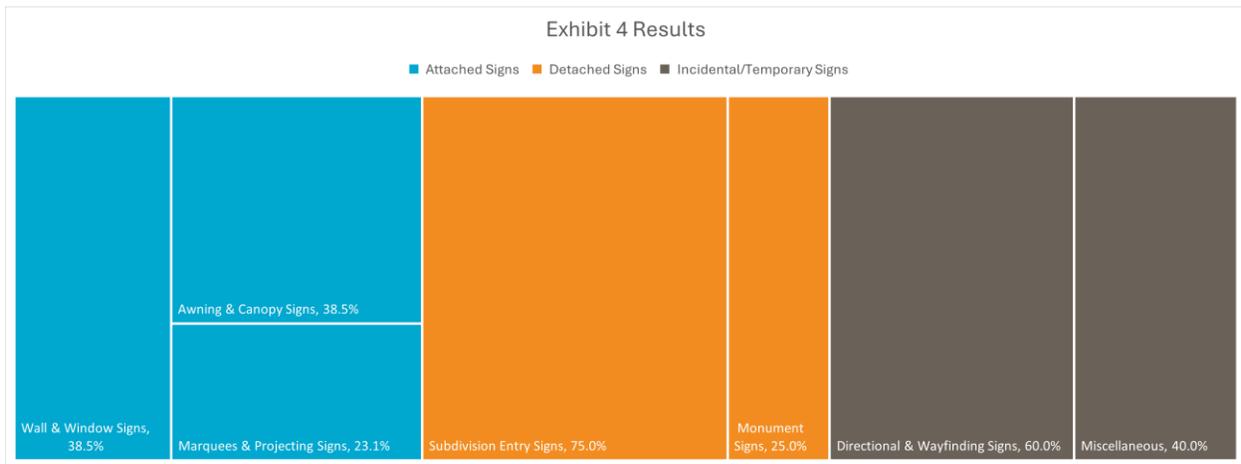
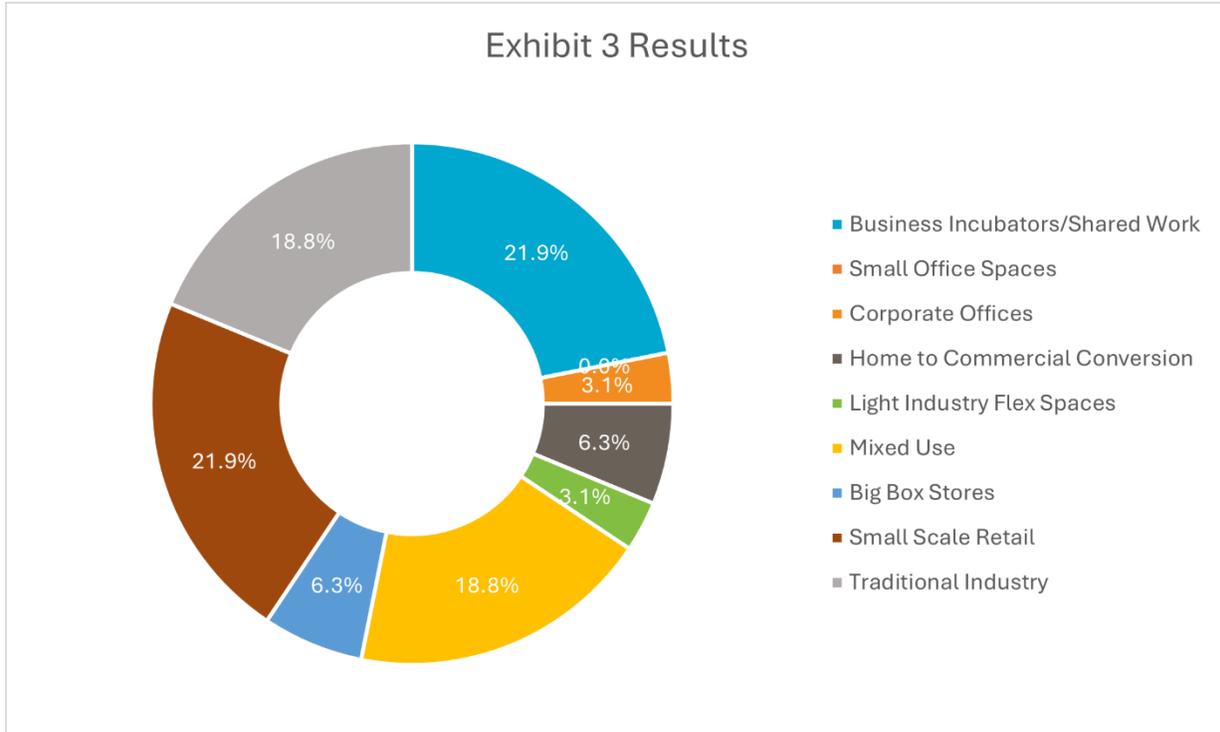
**ADDITIONAL COMMENTS**

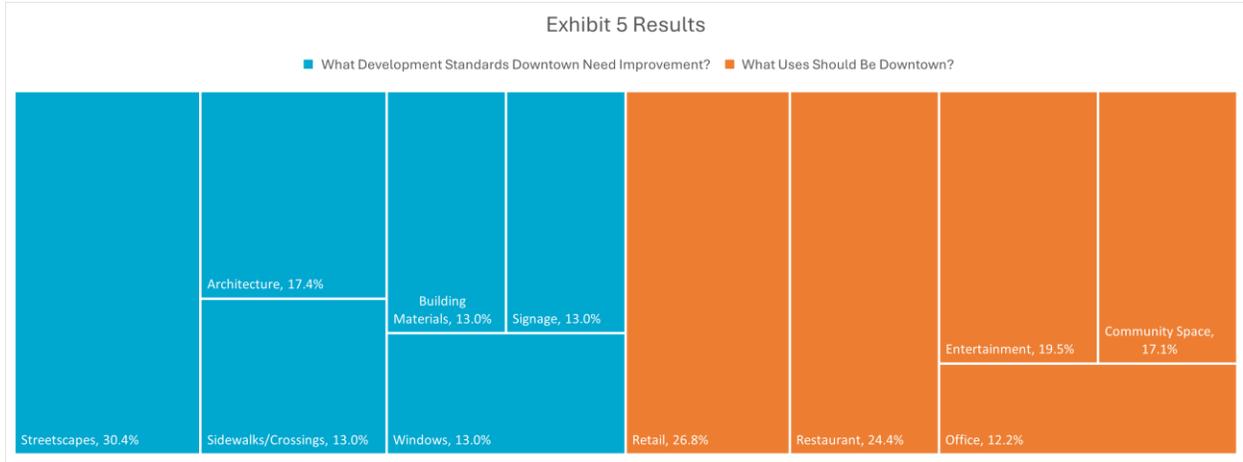
If you have other comments or ideas related to these materials or the code update project overall, please use the space below to document them.

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## **Online Engagement**

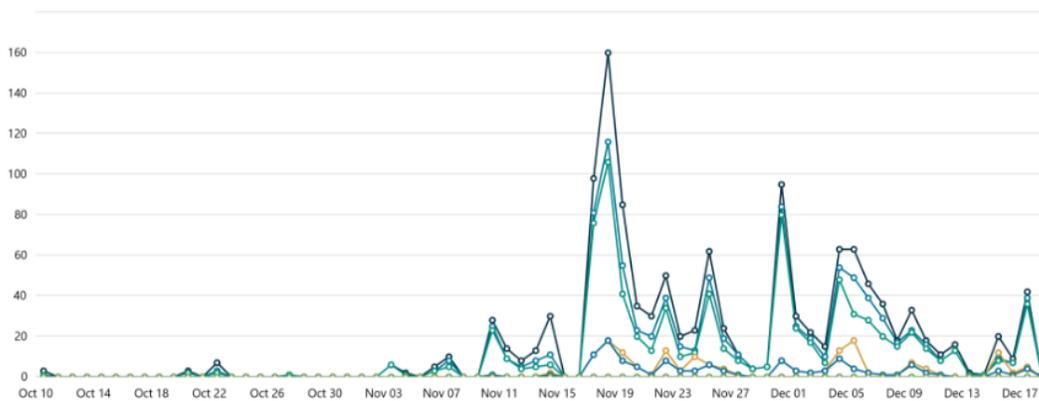
Hosted on the project website, an online survey, interactive map, and digital twin of the open house exhibits were available from November 10, 2025 to December 17, 2025. Below are statistics about the input gathered using those online tools, taken from a report generated within the website.

## Engage Freese

Report Type: Project  
Project Name: Bartlesville Development Regulations  
Date Range: 10-10-2025 - 18-12-2025  
Exported: 18-12-2025 09:29:16

### Performance Summary

Information regarding key visitation and utilisation metrics for your Site or projects.



**1,278**  
Views

**977**  
Visits

**676**  
Visitors

**169**  
Contributions

**105**  
Contributors

**0**  
Followers

**Views** - The number of times a Visitor views any page on a Site.

**Visits** - The number of end-user sessions associated with a single Visitor.

**Visitors** - The number of unique public or end-users to a Site. A Visitor is only counted once, even if they visit a Site several times in one day.

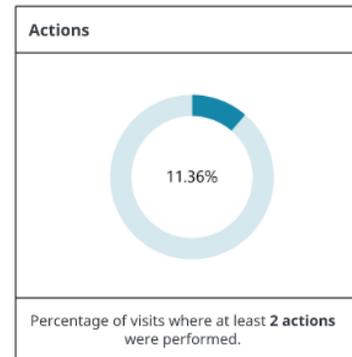
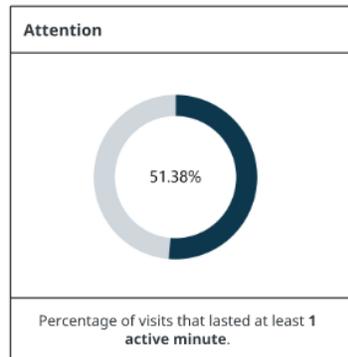
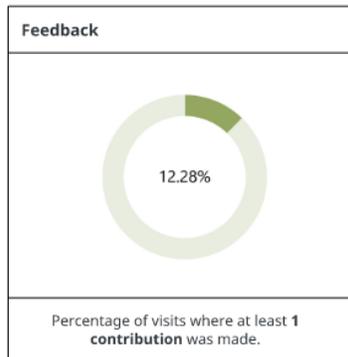
**Contributions** - The total number of responses or feedback collected through the participation tools.

**Contributors** - The unique number of Visitors who have left feedback or Contributions on a Site through the participation tools.

**Followers** - The number of Visitors who have 'subscribed' to a project using the 'Follow' button.

### Conversions

Information regarding how well your engagement websites converted Visitors to perform defined key actions.



## Participation

Information regarding how people have participated in your projects and activities.

Contributions by Activity			
Contributions by Activity is a breakdown of contributions across each tool			
Activity	Contributions		%
 Form	97	<div style="width: 57.4%;"></div>	57.4%
 Social Map	72	<div style="width: 42.6%;"></div>	42.6%

Top Activities			
Top Activities is the top 5 tools that received the highest contributions			
Activity	Page Name	Contributions	Contributors
 Form	Bartlesville Land Development Regulations Survey	93	90
 Social Map	Bartlesville Development Regulations	72	23
 Form	November Community Meeting	4	4
 Form	Bartlesville Development Regulations	0	0
 Form	Bartlesville Dev Regulations	0	0

## Projects

The current number of published projects on your site

Engagement Time	
2 Days	3 Hours
1 Minutes	
Nov 18th 2025 Peak Visitation Date	Tuesday Peak Visitation Day

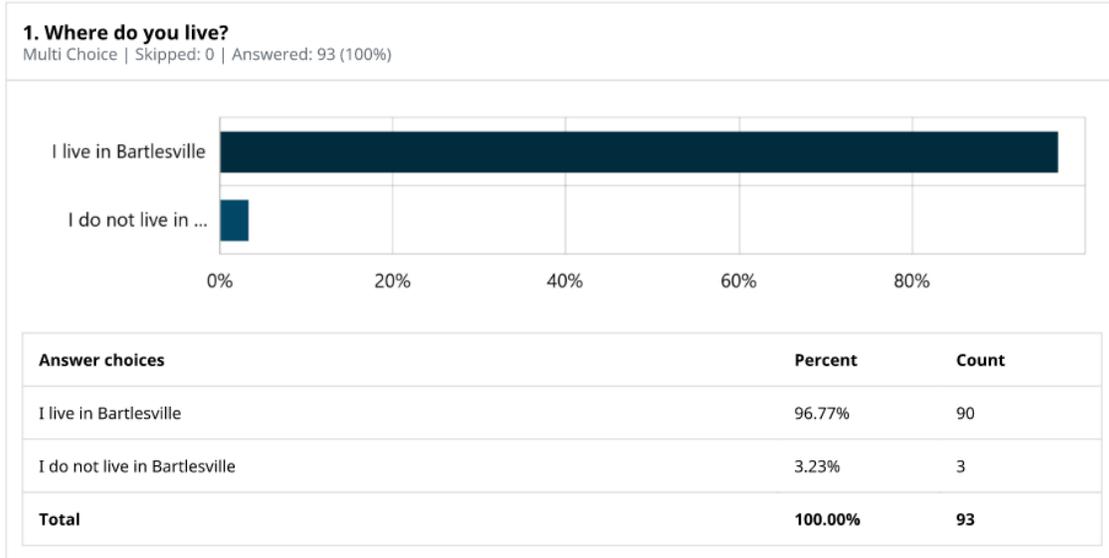
Top Visited Pages			
Summary information for the top five most visited Pages.			
Page Name	Visitation %	Visits	Visitors
Bartlesville Development Regulations	74.8%	730	508
Bartlesville Land Development Regulations Survey	40.47%	395	293
November Community Meeting	1.13%	11	11

Closed

Bartlesville Land Development Regulations Community Survey  
[Bartlesville Development Regulations](#)

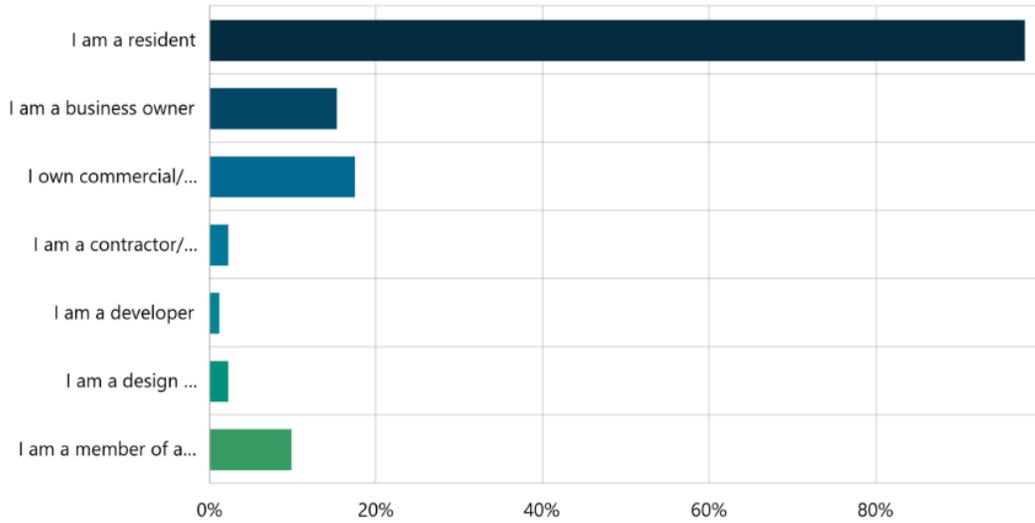
90 Contributors | 93 Contributions

### Contribution Summary



**2. Which best describes you?**

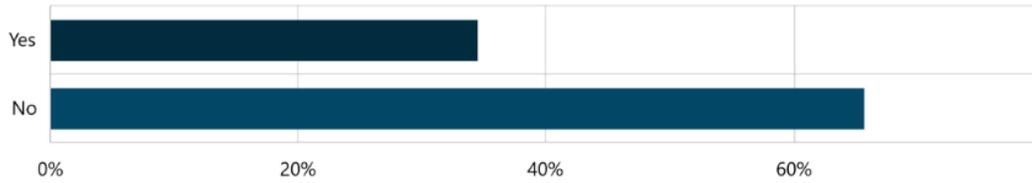
Multi Choice | Skipped: 1 | Answered: 92 (98.9%)



Answer choices	Percent	Count
I am a resident	97.83%	90
I am a business owner	15.22%	14
I own commercial/residential property	17.39%	16
I am a contractor/builder	2.17%	2
I am a developer	1.09%	1
I am a design professional (architect, engineer, landscape architect, planner)	2.17%	2
I am a member of a Homeowners Association	9.78%	9

**3. Have you done a project that required you to use the current zoning and subdivision regulations or development processes (e.g., sign permit, building permit, rezoning)**

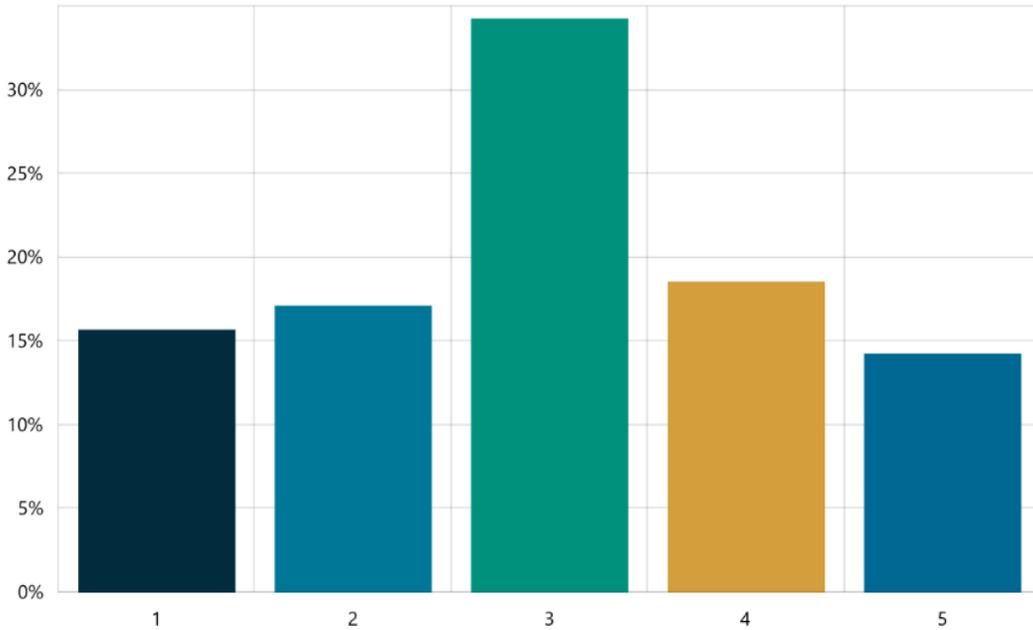
Multi Choice | Skipped: 0 | Answered: 93 (100%)



Answer choices	Percent	Count
Yes	34.41%	32
No	65.59%	61
<b>Total</b>	<b>100.00%</b>	<b>93</b>

<b>4. If you answered yes to the previous question, how long ago was that project?</b> Short Text   Skipped: 62   Answered: 31 (33.3%)
<b>Sentiment</b>  No sentiment data
<b>Tags</b>  No tag data
<b>Featured Contributions</b>  No featured contributions

**5. How well do the current City development ordinances produce quality developments that are appropriate for Bartlesville? (Click below on a scale of 1 thumb up (very poorly) to 5 thumbs up (very well)).**  
 Rating | Skipped: 23 | Answered: 70 (75.3%)



1	2	3	4	5	Count	Weighted average
15.71%	17.14%	34.29%	18.57%	14.29%	70	2.99
11	12	24	13	10		

**6. Please provide examples to explain your choice to the previous question.**

Short Text | Skipped: 51 | Answered: 42 (45.2%)

**Sentiment**

No sentiment data

**Tags**

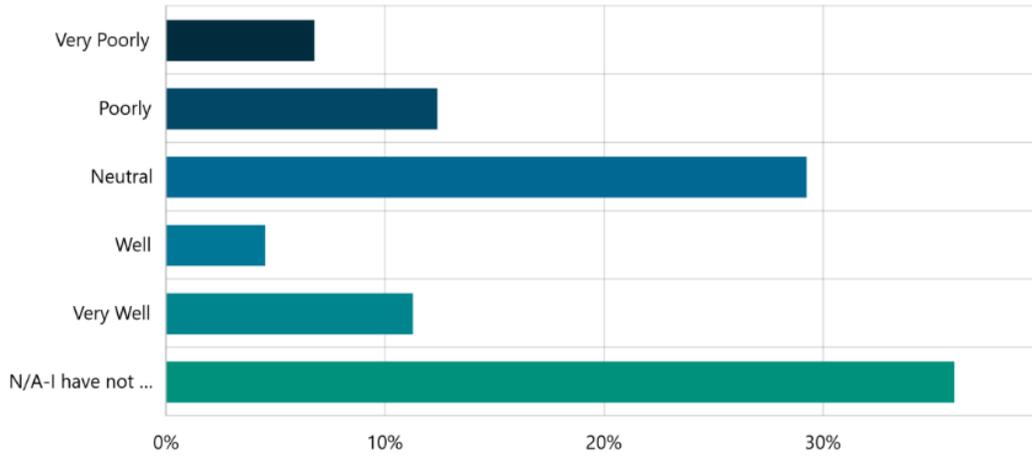
No tag data

**Featured Contributions**

No featured contributions

**7. How well do the current City development application and inspection processes work?**

Multi Choice | Skipped: 4 | Answered: 89 (95.7%)



Answer choices	Percent	Count
Very Poorly	6.74%	6
Poorly	12.36%	11
Neutral	29.21%	26
Well	4.49%	4
Very Well	11.24%	10
N/A-I have not submitted any permits or applications for development approvals	35.96%	32
<b>Total</b>	<b>100.00%</b>	<b>89</b>

<b>8. Please provide examples to explain your choice for the previous question</b> Required Short Text   Skipped: 66   Answered: 27 (29%)
<b>Sentiment</b>  No sentiment data
<b>Tags</b>  No tag data
<b>Featured Contributions</b>  No featured contributions

**9. Are there any specific land uses in Bartlesville that cause issues? For example, are there uses that you think should not be next to each other (e.g., industrial plants next to homes)?**

Long Text | Skipped: 48 | Answered: 45 (48.4%)

**Sentiment**

No sentiment data

**Tags**

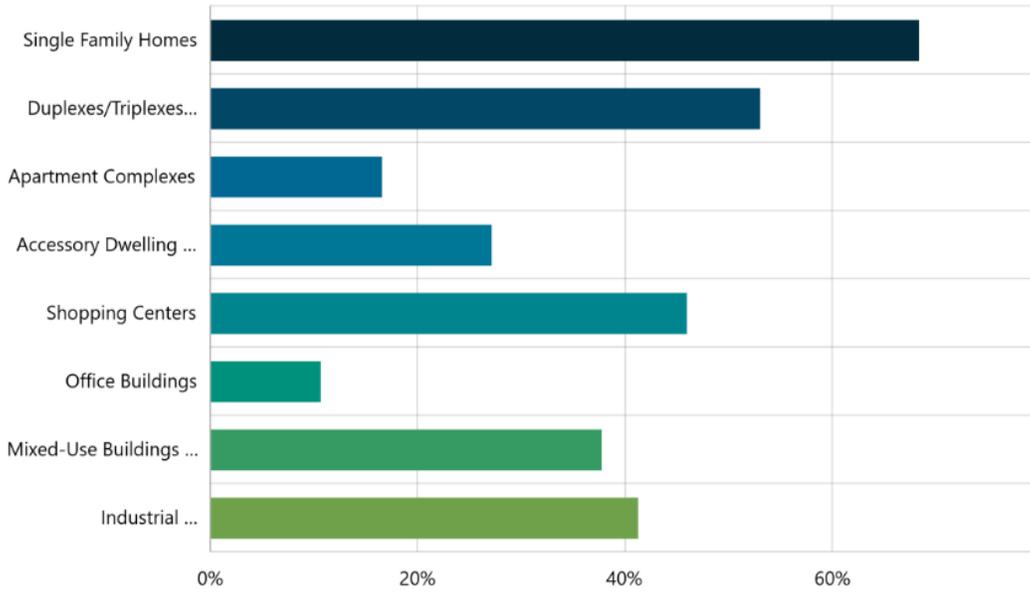
No tag data

**Featured Contributions**

No featured contributions

**10. What kinds of development would you like to see more of in Bartlesville?**

Multi Choice | Skipped: 8 | Answered: 85 (91.4%)

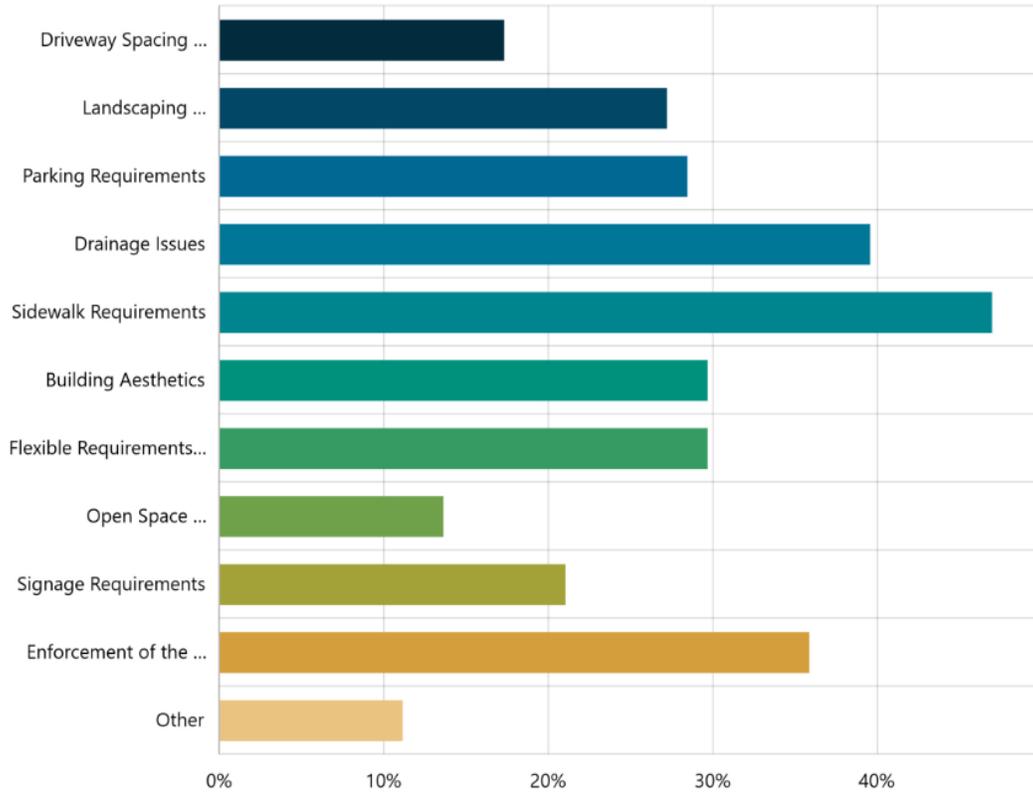


Answer choices	Percent	Count
Single Family Homes	68.24%	58
Duplexes/Triplexes/Townhomes	52.94%	45
Apartment Complexes	16.47%	14
Accessory Dwelling Units (Garage Apartment or Backyard Cottage)	27.06%	23
Shopping Centers	45.88%	39
Office Buildings	10.59%	9
Mixed-Use Buildings (e.g., commercial and residential uses in the same building)	37.65%	32
Industrial Developments	41.18%	35

<b>11. What are examples of good development in Bartlesville or another community?</b> Long Text   Skipped: 42   Answered: 51 (54.8%)
<b>Sentiment</b>  No sentiment data
<b>Tags</b>  No tag data
<b>Featured Contributions</b>  No featured contributions

**12. What are your concerns with the current development regulations that should be addressed in the update?**

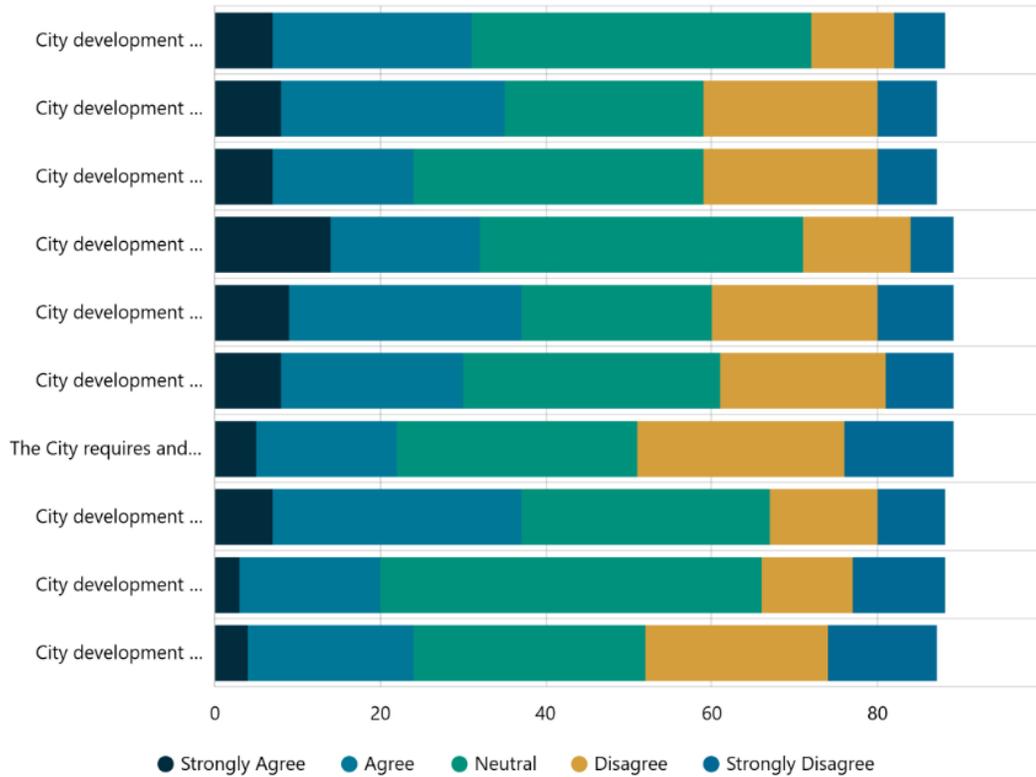
Multi Choice | Skipped: 12 | Answered: 81 (87.1%)



Answer choices	Percent	Count
Driveway Spacing and Access Management	17.28%	14
Landscaping Requirements	27.16%	22
Parking Requirements	28.40%	23
Drainage Issues	39.51%	32
Sidewalk Requirements	46.91%	38
Building Aesthetics	29.63%	24
Flexible Requirements for Redevelopment of Existing Sites (including infill development)	29.63%	24
Open Space Requirements	13.58%	11
Signage Requirements	20.99%	17
Enforcement of the ...	35.80%	29
Other	12.73%	10

Enforcement of the Regulations	35.80%	29
Other	11.11%	9

**13. Development regulations address requirements such as how buildings look, how much parking and landscaping are provided, how many signs are permitted, and where or how buildings are preserved.**  
Matrix | Skipped: 3 | Answered: 90 (96.8%)



	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Count	Score
City development regulations produce high-quality, well-designed buildings.	7.95% 7	27.27% 24	46.59% 41	11.36% 10	6.82% 6	88	2.82
City development regulations require enough parking to be provided on-site.	9.20% 8	31.03% 27	27.59% 24	24.14% 21	8.05% 7	87	2.91
City	8.05%	19.54%	40.23%	24.14%	8.05%	87	3.05

development regulations require or allow too much parking in certain places.	7	17	35	21	7		
City development regulations allow too many signs or ones that are too large.	15.73% 14	20.22% 18	43.82% 39	14.61% 13	5.62% 5	89	2.74
City development regulations create adequate green space	10.11% 9	31.46% 28	25.84% 23	22.47% 20	10.11% 9	89	2.91
City development regulations require sufficient street landscaping.	8.99% 8	24.72% 22	34.83% 31	22.47% 20	8.99% 8	89	2.98
The City requires and enforces sufficient maintenance and replacement of street landscaping.	5.62% 5	19.10% 17	32.58% 29	28.09% 25	14.61% 13	89	3.27
City development regulations provide adequate protection for the City's historic buildings.	7.95% 7	34.09% 30	34.09% 30	14.77% 13	9.09% 8	88	2.83
City development regulations provide standards to help with the compatibility of commercial development when adjacent to residential development	3.41% 3	19.32% 17	52.27% 46	12.50% 11	12.50% 11	88	3.11

City development regulations provide flexibility to allow older sites to redevelop and encourage upgrades.	4.60%	22.99%	32.18%	25.29%	14.94%	87	3.23
	4	20	28	22	13		

<b>14. Do you have any other comments you would like to share about the current development regulations?</b> Short Text   Skipped: 53   Answered: 40 (43%)
<b>Sentiment</b>  No sentiment data
<b>Tags</b>  No tag data
<b>Featured Contributions</b>  No featured contributions

## Qualitative Response Summaries

Several of the online survey questions prompted respondents to provide open-ended comments, the key themes of which are summarized below.

*How well do the current City development ordinances produce quality developments that are appropriate for Bartlesville? > Please provide examples to explain your choice to the previous question.*

Mixed results, but of those highlighting challenges, repeated concepts include inflexibility, confusion, and extended permitting processes.

In terms of outcomes, people observe that there are barriers to adaptive reuse or other development (in Downtown and elsewhere), and there is at least one comment about housing affordability being inadequate. Also, there may currently be oversaturation of certain commercial market segments with too few alternatives (i.e., too many of certain types of business and too few of others).

*How well do the current City development application and inspection processes work? > Please provide examples to explain your choice for the previous question.*

As noted above, delays and unnecessary steps are common complaints, along with excess complexity and confusion.

Beyond this, there is a perception of inconsistency in interpretation and application of standards, related to a desire to see more staff support to achieve compliance or find alternative methods of getting an application approved; there is a sense that things are halted without sufficient insight given to the applicant to help them make adjustments and continue their project.

*Are there any specific land uses in Bartlesville that cause issues? For example, are there uses that you think should not be next to each other (e.g., industrial plants next to homes)?*

Responses cite standard zoning objectives of keeping odious uses away from residential areas - industry, certain types of commercial, etc.

Responses also observe the problem of pyramidal zoning which has resulted in large, single-family homes intruding on multi-family zoned property and reducing available housing stock relative to the maximum legal potential.

At least one response notes a home occupation which incurs adverse impacts beyond its property line that are not mitigated.

*What are examples of good development in Bartlesville or another community?*

Numerous examples at various levels of specificity - a few places in Tulsa seem to reoccur the most, but there is considerable diversity in location and type of development.

However, these responses reiterate previous themes about housing affordability, and suggest an ongoing conversation about priorities such as how to balance quiet neighborhoods with walkable mixed-use centers, each of which have proponents and detractors.

*What are your concerns with the current development regulations that should be addressed in the update? Answer Other:*

Fewer responses given to this question than most others, but a few recurring or prominent themes include issues with outdoor lighting regulations, as well as parking, and insufficient standards for architecture and materials. Enforcement is also cited, specifically in a manner reiterating the theme that regulations today are complex and confusing.

Another theme is extended here, that being that the development outcomes (types of businesses, services, and amenities) are not what the community needs most – certain needs are overfulfilled and others neglected.

*Do you have any other comments you would like to share about the current development regulations?*

This question received diverse answers, but some repeated issues include signage and lighting regulations (too many billboards, light trespass/pollution, etc.), a desire to elevate architectural and material standards for commercial uses, and some additional notes about public infrastructure maintenance.

Of particular note are enforcement issues (litter along thoroughfares as well as dilapidation of homes and other structures), and a note about insufficient clarity for public infrastructure requirements for infill development. At least one comment presents a note about the need for implementation of some historic designation and preservation regulations.

## Qualitative Responses

*How well do the current City development ordinances produce quality developments that are appropriate for Bartlesville? Please provide examples to explain your choice to the previous question.*

Contribution ID	Date Submitted	Response
10028	Nov 17, 2025, 02:19 PM	
10029	Nov 17, 2025, 02:22 PM	Process was very simple
10030	Nov 17, 2025, 02:36 PM	Resident zoning has too many restrictions
10031	Nov 17, 2025, 03:56 PM	The zoning in Bartlesville is ridiculous at best
10032	Nov 17, 2025, 06:07 PM	
10033	Nov 17, 2025, 06:17 PM	I think the process is ok for people who know there is a process and why there is a process. It's helpful with informed contractor. The code is very challenging to read/translate for people who don't live in the zoning/city development world.
10034	Nov 17, 2025, 06:20 PM	
10035	Nov 17, 2025, 07:00 PM	Took 4+ years to complete a bond project which caused the price to go up and didn't get all that was promised.
10036	Nov 17, 2025, 07:58 PM	
10037	Nov 17, 2025, 11:53 PM	Poorly built small new homes with small lots. Quality homes that are nicer on larger lots. Also nice duplexes and well built condos

10038	Nov 18, 2025, 06:02 AM	
10040	Nov 18, 2025, 10:57 AM	I must admit, I don't have a lot of experience other than my own personal. I currently see patients out of my home as a "mostly retired Chiropractor" .
10041	Nov 18, 2025, 12:29 PM	
10043	Nov 18, 2025, 03:12 PM	
10045	Nov 18, 2025, 04:30 PM	Next door homeowner is running waste water from his roof and driveway through my yard.
10047	Nov 18, 2025, 04:46 PM	
10048	Nov 18, 2025, 04:55 PM	The city does a good job making sure the developers adhere to standards.
10049	Nov 18, 2025, 05:18 PM	
10050	Nov 18, 2025, 05:46 PM	The city makes it very difficult for business or individuals to build here. Trees, sidewalks, etc add much to the cost when there isn't as much potential compared to other cities. Many choose to go elsewhere.

10051	Nov 18, 2025, 05:50 PM	The street along Madison
10052	Nov 18, 2025, 05:56 PM	One person at the city straight up told me another person from another group could easily stall a development going forward because - even though they lived miles away - because of how they looked at population
10053	Nov 18, 2025, 09:33 PM	
10057	Nov 18, 2025, 09:41 PM	I do not know the current city ordinances
10058	Nov 18, 2025, 09:59 PM	
10061	Nov 19, 2025, 06:57 AM	It went just fine
10062	Nov 19, 2025, 07:01 AM	there is striving for consistency in standards and application, especially with new developments and in upgrading prior developments
10063	Nov 19, 2025, 07:23 AM	
10064	Nov 19, 2025, 08:22 AM	Codes are not enforced on the west side of town.
10065	Nov 19, 2025, 08:55 AM	
10066	Nov 19, 2025, 09:23 AM	

10067	Nov 19, 2025, 09:44 AM	
10069	Nov 19, 2025, 10:23 AM	
10073	Nov 20, 2025, 06:30 AM	
10074	Nov 20, 2025, 12:42 PM	
10075	Nov 20, 2025, 03:23 PM	
10076	Nov 20, 2025, 06:14 PM	More detailed regulations and enforcement are needed for external lighting.
10077	Nov 20, 2025, 07:43 PM	I'm a member of the Astronomy club. We used to go to JoAllyn park but a few years ago a resident put in some bright lighting at the entrance. I was not a member years before that but they tell me the club was told there would not be more bright lights i
10084	Nov 21, 2025, 11:43 AM	Permitting process took WAY too long; the code requirements for things like firewalls, storm water retention, and landscaping were oppressive and did not pass common sense.
10087	Nov 22, 2025, 10:45 AM	It holds the residents accountable for what they do on their property.
10093	Nov 22, 2025, 11:21 AM	
10094	Nov 22, 2025, 01:07 PM	None specific.

10095	Nov 22, 2025, 03:33 PM	The difficulty and length of time it takes to request zoning changes.
10096	Nov 22, 2025, 05:33 PM	
10097	Nov 22, 2025, 05:35 PM	
10098	Nov 22, 2025, 07:26 PM	
10102	Nov 22, 2025, 11:37 PM	
10106	Nov 23, 2025, 07:53 AM	
10107	Nov 23, 2025, 02:43 PM	lack of business development beyond Phillips 66 who is downsizing.
10108	Nov 23, 2025, 11:54 PM	
10110	Nov 24, 2025, 07:26 PM	
10122	Nov 25, 2025, 03:03 PM	Love that new businesses have to plant trees. Keeps Bartlesville looking nice.
10123	Nov 25, 2025, 07:54 PM	Too much paperwork
10124	Nov 25, 2025, 08:34 PM	I did an addition to my home. From what I heard from my contractor, all went well.

10125	Nov 25, 2025, 10:41 PM	Warehouse looking stores and strip malls. Poor quality new housing
10126	Nov 26, 2025, 12:33 AM	
10128	Nov 26, 2025, 11:25 AM	
10129	Nov 26, 2025, 02:06 PM	The lady at the office was very knowledgable and helpful.
10134	Nov 27, 2025, 08:20 PM	
10136	Nov 30, 2025, 02:57 PM	We seem to be getting an abundance of similar developments causing for gobs of the same types of businesses, for example: multiple chicken restaurants, multiple tire shops/lube shops, coffee shops, etc.... Would like to see greater commercial diversity
10137	Nov 30, 2025, 03:14 PM	
10140	Nov 30, 2025, 05:25 PM	Seems we have an abundance of coffee places and auto repair shops, but could definitely use more restaurants and fast food options
10141	Nov 30, 2025, 05:52 PM	
10144	Nov 30, 2025, 08:00 PM	
10150	Nov 30, 2025, 10:59 PM	
10153	Dec 01, 2025, 09:10 AM	To confusing

10157	Dec 01, 2025, 12:14 PM	
10170	Dec 02, 2025, 09:11 PM	All I see are pointless things being built/replaced. No drug rehabs, only one single government funded mental health facility, zero resources being built. Out of your 164 page plan it had maybe two sentences about the awful drug problem with zero solution
10171	Dec 03, 2025, 10:27 AM	
10221	Dec 03, 2025, 04:10 PM	
10288	Dec 04, 2025, 08:52 AM	Inflexible downtown building signage options, wasteful project spend for actual businesses that the city spearheads (i.e. downtown Christmas lights, planters, rerouting gas lines), barriers of entry to develop older downtown bldgs...
10296	Dec 04, 2025, 11:34 AM	

10301	Dec 04, 2025, 12:32 PM	
10305	Dec 04, 2025, 01:38 PM	
10319	Dec 04, 2025, 07:21 PM	Not timely. No follow up to ensure compliance.
10334	Dec 05, 2025, 04:41 AM	No substantial complains
10383	Dec 06, 2025, 12:57 AM	
10396	Dec 06, 2025, 06:21 PM	had no problems with current zoning regulations
10401	Dec 07, 2025, 10:59 AM	
10445	Dec 08, 2025, 10:52 AM	Don't really know either way.
10467	Dec 09, 2025, 12:08 AM	
10468	Dec 09, 2025, 08:38 AM	
10474	Dec 09, 2025, 05:24 PM	
10475	Dec 09, 2025, 05:27 PM	

10479	Dec 09, 2025, 09:44 PM	Most all of the developments are appropriate.
10492	Dec 11, 2025, 10:47 PM	
10558	Dec 15, 2025, 11:01 AM	
10560	Dec 15, 2025, 11:11 AM	
10589	Dec 15, 2025, 03:16 PM	Overall I think the City does a good job with this! I have concerns about the proposed development in the Madison/Frank Phillips/Adams area that I would like to address. There may be a place for this further down in the survey!
10609	Dec 15, 2025, 08:51 PM	No design standards for commercial buildings. Commercial buildings may be metal, and there's nothing anyone can do about it, unless it's downtown.
10651	Dec 17, 2025, 12:46 PM	
10654	Dec 17, 2025, 01:13 PM	Lack of availability of homes for first time buyers
10659	Dec 17, 2025, 08:04 PM	

*How well do current City development application and inspection processes work? Please provide examples to explain your choice for the previous question.*

Contribution ID	Date Submitted	Response
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10028	Nov 17, 2025, 02:19 PM	
10029	Nov 17, 2025, 02:22 PM	
10030	Nov 17, 2025, 02:36 PM	Container homes aren't allowed but commercial use is accepted
10031	Nov 17, 2025, 03:56 PM	The permit process is fine but the reasons for fines on certain laws are ridiculous
10032	Nov 17, 2025, 06:07 PM	
10033	Nov 17, 2025, 06:17 PM	Well when you know where to start.
10034	Nov 17, 2025, 06:20 PM	
10035	Nov 17, 2025, 07:00 PM	City seems to take longer to approve building of new businesses and requires extra costs in time and money.
10036	Nov 17, 2025, 07:58 PM	
10037	Nov 17, 2025, 11:53 PM	
10038	Nov 18, 2025, 06:02 AM	
10040	Nov 18, 2025, 10:57 AM	I had to apply for a city license in order to see those patients out of my home and also understand and make sure that I don't inconvenience my neighbors more than the absolute minimum.
10041	Nov 18, 2025, 12:29 PM	

10043	Nov 18, 2025, 03:12 PM	
10045	Nov 18, 2025, 04:30 PM	To have the Nextdoor homeowner fix the drainage I have to litigate.
10047	Nov 18, 2025, 04:46 PM	
10048	Nov 18, 2025, 04:55 PM	
10049	Nov 18, 2025, 05:18 PM	
10050	Nov 18, 2025, 05:46 PM	It seems very much set on keeping Bartlesville “special” when ultimately that runs off good businesses and citizens.
10051	Nov 18, 2025, 05:50 PM	
10052	Nov 18, 2025, 05:56 PM	Inspections seem to be fine at the moment but in the past were slow. Application process - besides not being easily found - or at all - online is another issue
10053	Nov 18, 2025, 09:33 PM	New builders are producing low quality homes. Rezoning residential areas is not good for Bartlesville citizens.

10057	Nov 18, 2025, 09:41 PM	
10058	Nov 18, 2025, 09:59 PM	
10061	Nov 19, 2025, 06:57 AM	
10062	Nov 19, 2025, 07:01 AM	
10063	Nov 19, 2025, 07:23 AM	
10064	Nov 19, 2025, 08:22 AM	
10065	Nov 19, 2025, 08:55 AM	
10066	Nov 19, 2025, 09:23 AM	
10067	Nov 19, 2025, 09:44 AM	
10069	Nov 19, 2025, 10:23 AM	
10073	Nov 20, 2025, 06:30 AM	Previous Pavement " Preservation"? Crap.
10074	Nov 20, 2025, 12:42 PM	City could consider providing tools and assistance to residents and builders with what are the city requirements for building and landscaping to meet city code requirements

10075	Nov 20, 2025, 03:23 PM	
10076	Nov 20, 2025, 06:14 PM	
10077	Nov 20, 2025, 07:43 PM	
10084	Nov 21, 2025, 11:43 AM	Please see above response.
10087	Nov 22, 2025, 10:45 AM	Application was simple. Took it downtown and submitted my plans to build a shed on my property. The city inspector came to my home during construction and approved what I was doing.
10093	Nov 22, 2025, 11:21 AM	
10094	Nov 22, 2025, 01:07 PM	
10095	Nov 22, 2025, 03:33 PM	
10096	Nov 22, 2025, 05:33 PM	
10097	Nov 22, 2025, 05:35 PM	

10098	Nov 22, 2025, 07:26 PM	So many builders, developers and individuals have expressed their frustration getting city officials to help them. Many have said they wished they could hear “we can’t approve your project as it is, but let’s figure out how we can make it work.”
10102	Nov 22, 2025, 11:37 PM	
10106	Nov 23, 2025, 07:53 AM	
10107	Nov 23, 2025, 02:43 PM	
10108	Nov 23, 2025, 11:54 PM	
10110	Nov 24, 2025, 07:26 PM	
10122	Nov 25, 2025, 03:03 PM	
10123	Nov 25, 2025, 07:54 PM	Too much paperwork
10124	Nov 25, 2025, 08:34 PM	I did an addition to my home. From what I heard from my contractor, all went well.
10125	Nov 25, 2025, 10:41 PM	
10126	Nov 26, 2025, 12:33 AM	
10128	Nov 26, 2025, 11:25 AM	
10129	Nov 26, 2025, 02:06 PM	It was very easy. I had my permit the same day.

10134	Nov 27, 2025, 08:20 PM	Inspections tend to show favoritism!
10136	Nov 30, 2025, 02:57 PM	N/A
10137	Nov 30, 2025, 03:14 PM	
10140	Nov 30, 2025, 05:25 PM	
10141	Nov 30, 2025, 05:52 PM	
10144	Nov 30, 2025, 08:00 PM	
10150	Nov 30, 2025, 10:59 PM	
10153	Dec 01, 2025, 09:10 AM	Difficult to understand
10157	Dec 01, 2025, 12:14 PM	

10170	Dec 02, 2025, 09:11 PM	
10171	Dec 03, 2025, 10:27 AM	
10221	Dec 03, 2025, 04:10 PM	
10288	Dec 04, 2025, 08:52 AM	Biz developers talk to other biz developers - Bartlesville is seen as a non business friendly city.
10296	Dec 04, 2025, 11:34 AM	
10301	Dec 04, 2025, 12:32 PM	

10305	Dec 04, 2025, 01:38 PM	
10319	Dec 04, 2025, 07:21 PM	
10334	Dec 05, 2025, 04:41 AM	no complaints about this process
10383	Dec 06, 2025, 12:57 AM	
10396	Dec 06, 2025, 06:21 PM	
10401	Dec 07, 2025, 10:59 AM	I found the permit process easy and the city inspectors easy to work with as well on the residential side of construstion.
10445	Dec 08, 2025, 10:52 AM	
10467	Dec 09, 2025, 12:08 AM	
10468	Dec 09, 2025, 08:38 AM	taken care of by a contractors
10474	Dec 09, 2025, 05:24 PM	
10475	Dec 09, 2025, 05:27 PM	
10479	Dec 09, 2025, 09:44 PM	

10492	Dec 11, 2025, 10:47 PM	
10558	Dec 15, 2025, 11:01 AM	
10560	Dec 15, 2025, 11:11 AM	
10589	Dec 15, 2025, 03:16 PM	I got a storm shelter in my garage approved by Washington County Emergency Mgt very quickly!
10609	Dec 15, 2025, 08:51 PM	The rezoning application requires a PUD and site development plan application, three applications for one hearing.
10651	Dec 17, 2025, 12:46 PM	
10654	Dec 17, 2025, 01:13 PM	
10659	Dec 17, 2025, 08:04 PM	

*Are there any specific land uses in Bartlesville that cause issues? For example, are there uses that you think should not be next to each other (e.g. industrial plants next to homes)?*

Contribution ID	Date Submitted	Response
10028	Nov 17, 2025, 02:19 PM	No more pot shops
10029	Nov 17, 2025, 02:22 PM	None

10030	Nov 17, 2025, 02:36 PM	Current residents the city will not split the lot in to two different properties. Will only zone it for one property that has two different addresses assigned to it.
10031	Nov 17, 2025, 03:56 PM	Campers next to driveways should be premitted
10032	Nov 17, 2025, 06:07 PM	I am concerned with homes being purchased by non local people for use as rentals. Poor upkeep of the dwellings and landscaping. Currently seems there is no way to force the landlord to take care of their property.
10033	Nov 17, 2025, 06:17 PM	more parks everywhere
10034	Nov 17, 2025, 06:20 PM	Remove the cap on chickens!
10035	Nov 17, 2025, 07:00 PM	
10036	Nov 17, 2025, 07:58 PM	Blue Whale farther away from homes/businesses
10037	Nov 17, 2025, 11:53 PM	Stop rezoning residential areas.
10038	Nov 18, 2025, 06:02 AM	
10040	Nov 18, 2025, 10:57 AM	None that I'm aware of.
10041	Nov 18, 2025, 12:29 PM	No apartments near upscale homes.

10043	Nov 18, 2025, 03:12 PM	No Data Centers at all - we don't have the water resources to support one. No industrial plants near homes.
10045	Nov 18, 2025, 04:30 PM	
10047	Nov 18, 2025, 04:46 PM	
10048	Nov 18, 2025, 04:55 PM	Obviously major industry near housing additions. High use retail near housing.
10049	Nov 18, 2025, 05:18 PM	
10050	Nov 18, 2025, 05:46 PM	
10051	Nov 18, 2025, 05:50 PM	
10052	Nov 18, 2025, 05:56 PM	
10053	Nov 18, 2025, 09:33 PM	Keep commercial areas away from residential and stop rezoning residential areas. Wesleyan College can cement part of the pond and build an apartment building or dormitory. Put Bartlesville residents first before changing

		zones. Long term and quality of life should be deciding factors.
10057	Nov 18, 2025, 09:41 PM	Pumping station near high school should not be in close proximity to school or homes. There is a rancid smell most days I walk by. I do not think the dispensary businesses should be zoned to be on the Main Street of a historical downtown such as Frank Phillips Blvd. I also think there should be zoning rules against so many dispensary businesses in our city. It should be based on population possibly.
10058	Nov 18, 2025, 09:59 PM	Industrial/toxic areas should not be next to homes.
10061	Nov 19, 2025, 06:57 AM	
10062	Nov 19, 2025, 07:01 AM	There is a plethora of vacant lots and houses (not all derelict, though some are) that could be developed. And, yes, there are uses that should not coexist - such as your example.
10063	Nov 19, 2025, 07:23 AM	
10064	Nov 19, 2025, 08:22 AM	The whole west side
10065	Nov 19, 2025, 08:55 AM	I do not like mixed-use properties! I hate to see the GIANT lit billboards coming into Bartlesville. The light pollution is horrible. Don't put cheap houses next to the nicest neighborhoods in town. Don't convert county roads into alternate traffic routes.
10066	Nov 19, 2025, 09:23 AM	
10067	Nov 19, 2025, 09:44 AM	

10069	Nov 19, 2025, 10:23 AM	
10073	Nov 20, 2025, 06:30 AM	
10074	Nov 20, 2025, 12:42 PM	
10075	Nov 20, 2025, 03:23 PM	
10076	Nov 20, 2025, 06:14 PM	There is a need for more attention to problems with external lighting. While there is some guidance on this in existing code, more detail is needed to help reduce inappropriate, misdirected, and overly bright external lighting. Ideally, there should be no light, and energy and taxpayer dollars wasted due to illumination pointed up into the sky. The best light illuminates only where it's needed. Better enforcement is needed to correct lighting code violations. Although not the only source, street lighting in Bartlesville is one major source of light loss and wasted energy and money. and detracts from the beauty of our city.
10077	Nov 20, 2025, 07:43 PM	
10084	Nov 21, 2025, 11:43 AM	No doubt there are things that need to be separate ... schools from bars, churches from bars, industrial plants near neighborhoods, etc. I have not spent a lot of time thinking about how well BVL does in this category.
10087	Nov 22, 2025, 10:45 AM	
10093	Nov 22, 2025, 11:21 AM	
10094	Nov 22, 2025, 01:07 PM	Industrial facilities should not be located near existing homes or schools.

10095	Nov 22, 2025, 03:33 PM	
10096	Nov 22, 2025, 05:33 PM	
10097	Nov 22, 2025, 05:35 PM	Any use that causes some form of significant negative externality to neighbors should be mitigated before considering it. Noise, traffic, air pollution, light pollution, etc. should all be considered. Obviously, the degree of potential harm should be taken into account when considering the level of restriction to apply. This involves tradeoffs which are sometimes difficult to reconcile. For example, I am a non-smoker, and I avoid smoking for the sake of my own health. Sometimes, however, my neighbors will smoke weed and I'll suffer from secondhand exposure from them. There are days where I'm not comfortable opening my own windows because my neighbor's smoke blows into my home.
10098	Nov 22, 2025, 07:26 PM	Common sense....no industrial next to any residential
10102	Nov 22, 2025, 11:37 PM	O am concerned about the supposed casino going in next to City Church in South Bartlesville.
10106	Nov 23, 2025, 07:53 AM	There should be a significant buffer be industrial sites and any type of home/apartment dwelling.
10107	Nov 23, 2025, 02:43 PM	
10108	Nov 23, 2025, 11:54 PM	The old hospital downtown needs to be addressed so that it does not continue to decline and become a place for crime
10110	Nov 24, 2025, 07:26 PM	
10122	Nov 25, 2025, 03:03 PM	

10123	Nov 25, 2025, 07:54 PM	
10124	Nov 25, 2025, 08:34 PM	
10125	Nov 25, 2025, 10:41 PM	Residential neighborhoods shouldn't be rezoned. Unfortunately more traffic has been brought by new Wesleyan apartments.
10126	Nov 26, 2025, 12:33 AM	
10128	Nov 26, 2025, 11:25 AM	home development in flood areas should be considered, as long as it adheres to building standards as utilized in other flood prone areas. E.g. homes built on piers opposed to slabs.
10129	Nov 26, 2025, 02:06 PM	Dispensaries shouldn't be within a mile or more of schools.
10134	Nov 27, 2025, 08:20 PM	
10136	Nov 30, 2025, 02:57 PM	N/A at this time.
10137	Nov 30, 2025, 03:14 PM	
10140	Nov 30, 2025, 05:25 PM	
10141	Nov 30, 2025, 05:52 PM	

10144	Nov 30, 2025, 08:00 PM	
10150	Nov 30, 2025, 10:59 PM	
10153	Dec 01, 2025, 09:10 AM	
10157	Dec 01, 2025, 12:14 PM	No tiny homes or rvs on westside
10170	Dec 02, 2025, 09:11 PM	Caney river has had children playing by the water. Seems dangerous and its my understanding this is waste water. Sooner park has a storm drainage ditch and numerous kids play in it right by the culverts. There are numerous reports of children being killed by playing under water by storm culverts that are sucking in water. Ive tried to warn parents and they say they had no idea it was storm water or that could happen. Signs would help. Also rural communities in bartlesville in osage County are allowed to have pools without a fence. This horrible oversight resulted in 5 yr old child drowning in 2019 with little to no accountability due to osage county refusing to implement pool fence ordinance like Washington County. It should be all of bartlesville regardless of county must have fence at least 5 ft high chain link total enclosure self latching gate. Please address this oversight so no one else experiences this awful tragedy
10171	Dec 03, 2025, 10:27 AM	
10221	Dec 03, 2025, 04:10 PM	

10288	Dec 04, 2025, 08:52 AM	Should this not allow for some discernment on a case-by-case basis? How many potential combination scenarios do you want to try to specify in your already long list of codes and regulations?
10296	Dec 04, 2025, 11:34 AM	
10301	Dec 04, 2025, 12:32 PM	I live in a nice residential area. The neighbor across the street runs an auto detailing business out of the home. All day I get to hear a compressor running. Vehicles come and go and park in front of my home. The driveway is full of equipment and vehicles. It's a full blown business in a nice subdivision.
10305	Dec 04, 2025, 01:38 PM	
10319	Dec 04, 2025, 07:21 PM	Destruction of natural habitats over reconstruction of old or outdated / unused property.
10334	Dec 05, 2025, 04:41 AM	Currently I believe Bartlesville does discriminate against existing buildings that were build before current environmental regulations and thus lock people north of Hensley into poverty via property value suppression and with preventing redevelopment causes their land lots to not have any value. Further, with code enforcement it feels very racket like in that the City puts people in a poor position and offers a way out in exchange for the donation of what little they own, their house or land, that then counselors like Kirkpatrick then suggest giving away to the middle and upper class city workers (fire fighters) and Teachers as was his election platform.
10383	Dec 06, 2025, 12:57 AM	

10396	Dec 06, 2025, 06:21 PM	low income housing in residential areas
10401	Dec 07, 2025, 10:59 AM	
10445	Dec 08, 2025, 10:52 AM	
10467	Dec 09, 2025, 12:08 AM	None that I can see
10468	Dec 09, 2025, 08:38 AM	
10474	Dec 09, 2025, 05:24 PM	No
10475	Dec 09, 2025, 05:27 PM	
10479	Dec 09, 2025, 09:44 PM	
10492	Dec 11, 2025, 10:47 PM	
10558	Dec 15, 2025, 11:01 AM	Industrial should not be by residential homes
10560	Dec 15, 2025, 11:11 AM	Industrial plants should not be near residential or water sources for risk of contamination and health issues of the city's residents.
10589	Dec 15, 2025, 03:16 PM	
10609	Dec 15, 2025, 08:51 PM	No industrial next to homes. Lots of old legacy industrial and commercial zoning that are actually used for residential. The zoning code allows single-family residential in multi-family by right, and so people build mansions on multi-family property, and create a shortage of multi-family zoned property for apartments, and it's very hard to rezone to multifamily because of NIMBYism. Also,

		the north end of U.S. 75 is old metal buildings, automotive related businesses, not very attractive for any other type of business.
10651	Dec 17, 2025, 12:46 PM	
10654	Dec 17, 2025, 01:13 PM	Industrial plants next to homes. Casinos, data centers should not be next to homes
10659	Dec 17, 2025, 08:04 PM	

*What are examples of good development in Bartlesville or another community?*

Contribution ID	Date Submitted	Response
10028	Nov 17, 2025, 02:19 PM	Owasso All businesses together
10029	Nov 17, 2025, 02:22 PM	The Kiddie Park
10030	Nov 17, 2025, 02:36 PM	More shopping and dining that is designed for walking to and from. Use of older buildings in town as they are to keep residents in town and buying local. Possibly an indoor year round farmers market.
10031	Nov 17, 2025, 03:56 PM	
10032	Nov 17, 2025, 06:07 PM	
10033	Nov 17, 2025, 06:17 PM	intentionally designed communities where the developments are cohesive but also logical based on the location and use over time

10034	Nov 17, 2025, 06:20 PM	
10035	Nov 17, 2025, 07:00 PM	Anything that will allow residents to not need to go elsewhere for entertainment, eating out or purchase.
10036	Nov 17, 2025, 07:58 PM	Decent restaurants, businesses that appeal to younger people and families
10037	Nov 17, 2025, 11:53 PM	Glynnwood and Starview except Wesleyan has a zoning a member that influences decisions of members - Joe Colaw should not be allowed to be a part of the board
10038	Nov 18, 2025, 06:02 AM	Bartlesville desperately needs more independent living communities for seniors (not assisted living).
10040	Nov 18, 2025, 10:57 AM	As I said, my experience with being able to see just a few people out of my home, has been a HUGE BLESSING!!! Unfortunately, otherwise, I don't have a lot of intelligent input.
10041	Nov 18, 2025, 12:29 PM	Luxury townhomes and condos for upscale retirees.
10043	Nov 18, 2025, 03:12 PM	<p>It would be nice to refurbish existing structures or build new ones. I'd like to see a better grocery store option. The downtown area needs to have stricter rules on existing homes. There are too many run-down homes in major thoroughfares - Adams Blvd. and Shawnee Blvd. are two good examples.</p> <p>I'd like to see the area around the high school categorized as a historic neighborhood (18th north to and including 14th; Shawnee Ave west to Dewey) with rules and regulations pertaining to: yard maintenance, how structures are built on properties (see mega large garage built behind 1429 Valley Rd that is most likely used for commercial purposes with employees coming and going), a measure on "yard art" (see farm equipment in front yard on Cherokee Ave across from Denver Rd.), city ordinances maintained (see multiple cars parked at 1415 Valley Rd. where there is also a lot of marijuana being smoked and most likely bought and sold at the residence), regulations on junk in driveway and garage visible from street (see 1415 Valley Rd.), and more. Take note of the house for sale on 16th Street across from the high school that needs to be torn down.</p>

10045	Nov 18, 2025, 04:30 PM	
10047	Nov 18, 2025, 04:46 PM	Oak park village is a great example of keeping industrial, office and shopping out of neighborhoods but close enough to drive to. However there needs to be way more shopping centers for everyday needs like walmart/ target type closer to the downtown area.
10048	Nov 18, 2025, 04:55 PM	Bartlesville needs developments for seniors. Small patio type homes or duplexes are needed for seniors so that those wanting to downsize have places to go and free up medium to smaller homes for 1st time buyers. We have plenty of upper medium to large homes in Bartlesville. The trend in the future (given the inability to afford bigger houses, smaller families) I believe will be smaller homes.
10049	Nov 18, 2025, 05:18 PM	
10050	Nov 18, 2025, 05:46 PM	Owasso, if they have the space it will get built and quickly. Let people build otherwise this city will die.
10051	Nov 18, 2025, 05:50 PM	
10052	Nov 18, 2025, 05:56 PM	The Hendrix Row Houses of Hindrex Village in Conway, Ark was something that on a smaller and more cost effective basis would have worked well in town but there was immediate pushback.
10053	Nov 18, 2025, 09:33 PM	Austin area
10057	Nov 18, 2025, 09:41 PM	Tiny homes, new police station/city jail, BCC, Kiddie Park, pools, library, restaurants, Cooper and Mill brewery, improved schools, athletic facilities, round about, public space landscaping, parks
10058	Nov 18, 2025, 09:59 PM	<ol style="list-style-type: none"> <li>1. The airport improvements</li> <li>2. Lincoln Electric moving into the Siemens bldg</li> <li>3. Unity Square</li> <li>4. Kiddie Park renovation</li> <li>5. The Gathering Place in Tulsa</li> <li>6. The redevelopment of the Tulsa Arts District</li> </ol>

10061	Nov 19, 2025, 06:57 AM	
10062	Nov 19, 2025, 07:01 AM	
10063	Nov 19, 2025, 07:23 AM	
10064	Nov 19, 2025, 08:22 AM	Downtown Tulsa
10065	Nov 19, 2025, 08:55 AM	More fast-casual restaurants - bit in already developed commercial spaces and off the highway. Traveling through Bartlesville on the highway is a nightmare.
10066	Nov 19, 2025, 09:23 AM	We need more businesses. Especially more varied clothing, grocery, restaurants and better health services. I go to Owasso or Tulsa for most of these things.
10067	Nov 19, 2025, 09:44 AM	Tiny homes and modular homes built in residential areas are more affordable for some
10069	Nov 19, 2025, 10:23 AM	
10073	Nov 20, 2025, 06:30 AM	
10074	Nov 20, 2025, 12:42 PM	Providing a diversity of quality living options for single residents, young families, and retirees to keep residents living in Bartlesville, such as Bison Trails.
10075	Nov 20, 2025, 03:23 PM	Downtown Tulsa is a great example
10076	Nov 20, 2025, 06:14 PM	While perhaps not ideal, the lighting at Unity Square seems more appropriate and dark sky friendly than most other areas. During the recent and very rare occurrence of northern lights visible from our area, I was able to capture photos of Price Tower with the aurora behind it, due to the more subdued lighting. But as soon as I moved to other downtown areas, such as the Library clock tower and the Depot, street lighting and other external lights overwhelmed the photos.

10077	Nov 20, 2025, 07:43 PM	
10084	Nov 21, 2025, 11:43 AM	Bartlesville is desperately in need of a new, upscale grocery store. We also need a competitor to WalMart such as Target. We need some clothing stores that aren't discount (Kohl's as an example). We also need an upscale neighborhood with covenants where a person can buy or build a home between \$500K-\$1,000K and not have to worry about things like RV parking in their neighbors driveway, "natural landscapes", weird paint colors, etc.
10087	Nov 22, 2025, 10:45 AM	Of course businesses. There is very little new home construction at this time. I do not support having mixed use buildings or property. Commercial and residential should not dwell in the same location.
10093	Nov 22, 2025, 11:21 AM	It would be great to have some more upscale restaurant and shopping options.
10094	Nov 22, 2025, 01:07 PM	Sare building (Hideaway, Refinery, etc.)
10095	Nov 22, 2025, 03:33 PM	
10096	Nov 22, 2025, 05:33 PM	
10097	Nov 22, 2025, 05:35 PM	<p>Development that is "walkable", where all daily essentials in life can potentially exist in a 15-minutes walk from someone's home. Giving citizens the opportunity to opt-out of having to drive everywhere is good for people's bank accounts, good for the quality of the air we breathe. good for traffic conditions of those who DO still drive, and good for the planet.</p> <p>Cars still have their place, but being effectively forced to have a car brings with it some negative consequences, especially for low-income people and young people.</p>
10098	Nov 22, 2025, 07:26 PM	Silver Lake Village shopping center is a good example....the apartments west of ABB as well.

10102	Nov 22, 2025, 11:37 PM	Upscale retirement condos needed.  Concerned about brightly lit billboards that can shine into neighborhoods and degrade the properties.
10106	Nov 23, 2025, 07:53 AM	
10107	Nov 23, 2025, 02:43 PM	
10108	Nov 23, 2025, 11:54 PM	
10110	Nov 24, 2025, 07:26 PM	
10122	Nov 25, 2025, 03:03 PM	Like the Bison Run townhomes. Look nice. Need some middle income properties like that.
10123	Nov 25, 2025, 07:54 PM	
10124	Nov 25, 2025, 08:34 PM	There are still many empty buildings, such as the old hospital, that are need of redevelopment. Also, there are several vacant lots south of downtown that houses could be build on.
10125	Nov 25, 2025, 10:41 PM	
10126	Nov 26, 2025, 12:33 AM	More food places and Costco and/or Sam's Club
10128	Nov 26, 2025, 11:25 AM	
10129	Nov 26, 2025, 02:06 PM	In other cities we have visited there were lots of shops on lower levels with apartments above.
10134	Nov 27, 2025, 08:20 PM	

10136	Nov 30, 2025, 02:57 PM	Bartlesville: 1) Lee Lake - immediate lake/pond area; however wish fish species & turtle over-population was better managed. 2) Unity square (green space and event space adjacent to community center). Talequah / Arkansas River: 1) General cleanup of significant obstructions (downed trees upstream) and Floating on the Caney would be a great outdoor activity for families and visitors in Bartlesville area. 2) Bartlesville poor development example: Electric vehicle charging/parking at Maguey's Restaurant.
10137	Nov 30, 2025, 03:14 PM	
10140	Nov 30, 2025, 05:25 PM	
10141	Nov 30, 2025, 05:52 PM	
10144	Nov 30, 2025, 08:00 PM	
10150	Nov 30, 2025, 10:59 PM	
10153	Dec 01, 2025, 09:10 AM	Bartlesvilles attitude toward new developers and potential business owners is advising them all they cannot do instead of an attitude of how can we help.
10157	Dec 01, 2025, 12:14 PM	Tiny homes for the homeless, like in Tulsa, Eden Village

10170	Dec 02, 2025, 09:11 PM	Invest in public housing, create a HUD office, invest money in the willows and Brookhaven, create new public housing additions in the form of single family homes and townhouses and apartments. Stop investing money in golf courses and building restaurants. Replacing roads with cheap work. Wasted all that money on those roads and they are not that good. We could have used resources for struggling families instead of cheap tar on our roads. Oh and the water system needs updated. Rural water companies and even city water in Bartlesville charge residents exorbitant amounts of money. Perhaps updating the water system would eliminate the problem. The water treatment plant for our sewage stinks to high heaven and the creeks fill up really high and go really low on different sides. This suggests the entire system is completely flawed and needs rebuilt. But I am not building expert so no idea. I heard city council is proposing making 450k of upgrades to golf course that no one but top 1% of Bartlesville uses. Please choose to invest in Birthright, Concern, The Cottage, the Willows, Brookhaven and developing a HUD office to help people get housing rent or buy. Also a drug rehab. Read 164 pg plan for Bartlesville and only one sentence was written about it and zero solutions proposed. Grand lake mental health is totally overwhelmed with clients. Build another facility.
10171	Dec 03, 2025, 10:27 AM	
10221	Dec 03, 2025, 04:10 PM	
10288	Dec 04, 2025, 08:52 AM	The first question needs to be: does Bartlesville really want to develop? If so, what kind of development is desirable? IMO, business development drives community development. When businesses feel welcomed, city codes are less arduous, there is a culture that does not require status quo mindset and, in fact, celebrates open collaboration, this tends to create fertile soil for a community to thrive. Why do places like Silicon Valley seem to attract businesses, even when there is arduous and expensive barriers of entry? I've heard business leaders answer that question by stating that it is because the culture is "wildly collaborative". 36 Degrees North in Tulsa is on track, I believe. And, if God is a welcomed participant in the process, the right and right-minded people will show up. When you hear of businesses leaving town (a home builder in this case) saying they

		will never build another house in Bartlesville because of all the onerous regulations, that's not a good thing.
10296	Dec 04, 2025, 11:34 AM	
10301	Dec 04, 2025, 12:32 PM	
10305	Dec 04, 2025, 01:38 PM	
10319	Dec 04, 2025, 07:21 PM	Nothing new. Instead, tear down old and unused buildings/homes and build there.  Use money to help poor home owners or business owners to update their properties.
10334	Dec 05, 2025, 04:41 AM	Personally, Ive always enjoyed the riverside drive in Tulsa, and the riverside shopping center in Jenks.  I had a stay at the Blackstone Hotel in downtown Ft. Worth Tx. that had "superblocks" where their downtown streets were closed to traffic in an area that acted like a giant plaza between buildings and made the parks seem much larger.
10383	Dec 06, 2025, 12:57 AM	
10396	Dec 06, 2025, 06:21 PM	

10401	Dec 07, 2025, 10:59 AM	
10445	Dec 08, 2025, 10:52 AM	
10467	Dec 09, 2025, 12:08 AM	Access to city parks for families to play outside together.
10468	Dec 09, 2025, 08:38 AM	
10474	Dec 09, 2025, 05:24 PM	
10475	Dec 09, 2025, 05:27 PM	
10479	Dec 09, 2025, 09:44 PM	Industrial parks like out by the airport and the one on the East side of Bison.
10492	Dec 11, 2025, 10:47 PM	
10558	Dec 15, 2025, 11:01 AM	
10560	Dec 15, 2025, 11:11 AM	Silver lake shopping center
10589	Dec 15, 2025, 03:16 PM	I like the focus improving downtown, such as the wildflowers planted in the planter boxes!
10609	Dec 15, 2025, 08:51 PM	Mixed use, with build lines close to the right of way, to promote walk up business and pedestrian use, with parking in the middle or in the back.
10651	Dec 17, 2025, 12:46 PM	Enough affordable housing. This is definitely lacking. Minimum wage jobs can not support a family!!

10654	Dec 17, 2025, 01:13 PM	We need more inventory of single family homes for first time buyers. We have a situation where some companies or individuals have bought up single family homes and driving the rent prices up as well as depleting inventory for those who wish to buy their first home.
10659	Dec 17, 2025, 08:04 PM	

*What are your concerns with the current development regulations that should be addressed in the update? (Answer “Other”):*

Contribution ID	Date Submitted	Response
10028	Nov 17, 2025, 02:19 PM	
10029	Nov 17, 2025, 02:22 PM	
10030	Nov 17, 2025, 02:36 PM	
10031	Nov 17, 2025, 03:56 PM	
10032	Nov 17, 2025, 06:07 PM	
10033	Nov 17, 2025, 06:17 PM	
10034	Nov 17, 2025, 06:20 PM	
10035	Nov 17, 2025, 07:00 PM	
10036	Nov 17, 2025, 07:58 PM	

10037	Nov 17, 2025, 11:53 PM	
10038	Nov 18, 2025, 06:02 AM	
10040	Nov 18, 2025, 10:57 AM	
10041	Nov 18, 2025, 12:29 PM	
10043	Nov 18, 2025, 03:12 PM	
10045	Nov 18, 2025, 04:30 PM	
10047	Nov 18, 2025, 04:46 PM	
10048	Nov 18, 2025, 04:55 PM	
10049	Nov 18, 2025, 05:18 PM	

10050	Nov 18, 2025, 05:46 PM	
10051	Nov 18, 2025, 05:50 PM	
10052	Nov 18, 2025, 05:56 PM	
10053	Nov 18, 2025, 09:33 PM	
10057	Nov 18, 2025, 09:41 PM	
10058	Nov 18, 2025, 09:59 PM	
10061	Nov 19, 2025, 06:57 AM	
10062	Nov 19, 2025, 07:01 AM	
10063	Nov 19, 2025, 07:23 AM	
10064	Nov 19, 2025, 08:22 AM	
10065	Nov 19, 2025, 08:55 AM	
10066	Nov 19, 2025, 09:23 AM	

10067	Nov 19, 2025, 09:44 AM	
10069	Nov 19, 2025, 10:23 AM	
10073	Nov 20, 2025, 06:30 AM	
10074	Nov 20, 2025, 12:42 PM	Make the details of regulations readily accessible to builders/residents/business owners in order they do not have to wait until an inspector's visit to find out they have redo some aspect of interior or exteriorfind out
10075	Nov 20, 2025, 03:23 PM	
10076	Nov 20, 2025, 06:14 PM	Lighting regulations need to be tightened and better enforced.
10077	Nov 20, 2025, 07:43 PM	
10084	Nov 21, 2025, 11:43 AM	
10087	Nov 22, 2025, 10:45 AM	
10093	Nov 22, 2025, 11:21 AM	
10094	Nov 22, 2025, 01:07 PM	Repair of residential streets.

10095	Nov 22, 2025, 03:33 PM	
10096	Nov 22, 2025, 05:33 PM	
10097	Nov 22, 2025, 05:35 PM	
10098	Nov 22, 2025, 07:26 PM	
10102	Nov 22, 2025, 11:37 PM	
10106	Nov 23, 2025, 07:53 AM	
10107	Nov 23, 2025, 02:43 PM	
10108	Nov 23, 2025, 11:54 PM	
10110	Nov 24, 2025, 07:26 PM	
10122	Nov 25, 2025, 03:03 PM	
10123	Nov 25, 2025, 07:54 PM	
10124	Nov 25, 2025, 08:34 PM	

10125	Nov 25, 2025, 10:41 PM	
10126	Nov 26, 2025, 12:33 AM	
10128	Nov 26, 2025, 11:25 AM	
10129	Nov 26, 2025, 02:06 PM	
10134	Nov 27, 2025, 08:20 PM	
10136	Nov 30, 2025, 02:57 PM	
10137	Nov 30, 2025, 03:14 PM	
10140	Nov 30, 2025, 05:25 PM	
10141	Nov 30, 2025, 05:52 PM	
10144	Nov 30, 2025, 08:00 PM	
10150	Nov 30, 2025, 10:59 PM	
10153	Dec 01, 2025, 09:10 AM	

10157	Dec 01, 2025, 12:14 PM	
10170	Dec 02, 2025, 09:11 PM	Focus on wrong stuff no drug rehab no mental health services just restaurants
10171	Dec 03, 2025, 10:27 AM	
10221	Dec 03, 2025, 04:10 PM	
10288	Dec 04, 2025, 08:52 AM	Enforcement of the Regulations is part of the problem - too many regulations! These "barriers of entry" should be minimized. This list itself reveals a distraction and this mindset should be replaced with a bold vision of attracting businesses and risk takers into the community.
10296	Dec 04, 2025, 11:34 AM	

10301	Dec 04, 2025, 12:32 PM	
10305	Dec 04, 2025, 01:38 PM	
10319	Dec 04, 2025, 07:21 PM	
10334	Dec 05, 2025, 04:41 AM	
10383	Dec 06, 2025, 12:57 AM	
10396	Dec 06, 2025, 06:21 PM	
10401	Dec 07, 2025, 10:59 AM	
10445	Dec 08, 2025, 10:52 AM	
10467	Dec 09, 2025, 12:08 AM	
10468	Dec 09, 2025, 08:38 AM	
10474	Dec 09, 2025, 05:24 PM	
10475	Dec 09, 2025, 05:27 PM	

10479	Dec 09, 2025, 09:44 PM	Ugly metal buildings/garages built in residential neighborhoods
10492	Dec 11, 2025, 10:47 PM	
10558	Dec 15, 2025, 11:01 AM	Parking availability
10560	Dec 15, 2025, 11:11 AM	
10589	Dec 15, 2025, 03:16 PM	I had to select three items for this, to make this comment: As replace street lights, need lights to point just down. Also, have seen houses that have very bright lights outside (not by driveways) and the lights are very bright when seen even a couple of blocks away!
10609	Dec 15, 2025, 08:51 PM	
10651	Dec 17, 2025, 12:46 PM	
10654	Dec 17, 2025, 01:13 PM	
10659	Dec 17, 2025, 08:04 PM	

*Do you have any other comments you would like to share about the current development regulations?*

Contribution ID	Date Submitted	Response
10028	Nov 17, 2025, 02:19 PM	

10029	Nov 17, 2025, 02:22 PM	No
10030	Nov 17, 2025, 02:36 PM	Side walks should all be updated by city allowing full ada compliance access through out city. Or some sort of program to help home owners with sidewalk restoration.
10031	Nov 17, 2025, 03:56 PM	Do better
10032	Nov 17, 2025, 06:07 PM	Go to the Fayetteville ark are and look at their redevelopment and infill efforts. Infill vs expansion.
10033	Nov 17, 2025, 06:17 PM	
10034	Nov 17, 2025, 06:20 PM	
10035	Nov 17, 2025, 07:00 PM	It is beneficial to have new businesses come to town.
10036	Nov 17, 2025, 07:58 PM	
10037	Nov 17, 2025, 11:53 PM	Residential owners should have more of a voice regarding the rezoning of spaces adjacent to their neighborhoods.
10038	Nov 18, 2025, 06:02 AM	
10040	Nov 18, 2025, 10:57 AM	My experience and expertise here is only of my own experience, but I am SO THANKFUL FOR BEING ABLE to do what the city is allow me to do..
10041	Nov 18, 2025, 12:29 PM	Need more code enforcement for dwellings

10043	Nov 18, 2025, 03:12 PM	I would like to repeat this section, because it is so important and has gotten out of hand - I'd like to see the area around the high school categorized as a historic neighborhood (18th north to and including 14th; Shawnee Ave west to Dewey) with rules an
10045	Nov 18, 2025, 04:30 PM	
10047	Nov 18, 2025, 04:46 PM	
10048	Nov 18, 2025, 04:55 PM	
10049	Nov 18, 2025, 05:18 PM	
10050	Nov 18, 2025, 05:46 PM	Loosen the restrictions so this city can grow. It has been stuck for far too long.
10051	Nov 18, 2025, 05:50 PM	Use the money instead of an indoor pickleball, to go more places for the homeless!°
10052	Nov 18, 2025, 05:56 PM	
10053	Nov 18, 2025, 09:33 PM	Please do not rezone any more residential areas. We need more green space and a cohesive design for commercial structures instead of ugly warehouses

10057	Nov 18, 2025, 09:41 PM	I would like to see my neighborhood zoned as historical. There are two homes, one empty and one occupied by multiple families. The empty one was involved in a fire several years ago and is still not renovated to be livable. Stricter residential rules need
10058	Nov 18, 2025, 09:59 PM	Current development regulations seem to be inadequate in enforcing optimal usage/occupancy and upkeep of old buildings downtown.
10061	Nov 19, 2025, 06:57 AM	Very discouraged that city keeps want nicer and better things to draw new businesses and residents yet does almost NOTHING to enforce current violations of terribly trashy yards in current neighborhoods. Some yards are like junkyards yet nothing is done.
10062	Nov 19, 2025, 07:01 AM	
10063	Nov 19, 2025, 07:23 AM	
10064	Nov 19, 2025, 08:22 AM	
10065	Nov 19, 2025, 08:55 AM	
10066	Nov 19, 2025, 09:23 AM	
10067	Nov 19, 2025, 09:44 AM	I believe that property owners should be allowed to build tiny homes or have manufactured homes on their lot if they choose
10069	Nov 19, 2025, 10:23 AM	
10073	Nov 20, 2025, 06:30 AM	Stop wasting our money on bull, just to say yall are doing something when in fact yall are just giving yourselves bonuses and raises

10074	Nov 20, 2025, 12:42 PM	
10075	Nov 20, 2025, 03:23 PM	
10076	Nov 20, 2025, 06:14 PM	
10077	Nov 20, 2025, 07:43 PM	
10084	Nov 21, 2025, 11:43 AM	The City of BVL should first and foremost create a culture of welcoming and encouraging businesses to invest in the city of BVL. If that culture is prevalent, then common sense codes will be in place. Currently, that is not the case in BVL.
10087	Nov 22, 2025, 10:45 AM	Thank you for caring enough to hear our input and concerns.
10093	Nov 22, 2025, 11:21 AM	
10094	Nov 22, 2025, 01:07 PM	
10095	Nov 22, 2025, 03:33 PM	We need to make a greater effort to get new businesses into Bartlesville. I would also say the zoning regulations are very strict and very time consuming to request a change.
10096	Nov 22, 2025, 05:33 PM	

10097	Nov 22, 2025, 05:35 PM	I think regulations are inherently costly, and that any regulations we have should be minimal and well-thought-out, with the purpose to mitigate negative externalities.
10098	Nov 22, 2025, 07:26 PM	
10102	Nov 22, 2025, 11:37 PM	
10106	Nov 23, 2025, 07:53 AM	
10107	Nov 23, 2025, 02:43 PM	
10108	Nov 23, 2025, 11:54 PM	
10110	Nov 24, 2025, 07:26 PM	
10122	Nov 25, 2025, 03:03 PM	Just wish all business owners would maintain their street fronts. For example, the neck high grass and weeds in front of thirsties and the old dilapidated cleaners on Madison as well as the huge empty lots in the area. Such eye sores.
10123	Nov 25, 2025, 07:54 PM	Too many regulations
10124	Nov 25, 2025, 08:34 PM	
10125	Nov 25, 2025, 10:41 PM	

10126	Nov 26, 2025, 12:33 AM	
10128	Nov 26, 2025, 11:25 AM	
10129	Nov 26, 2025, 02:06 PM	
10134	Nov 27, 2025, 08:20 PM	
10136	Nov 30, 2025, 02:57 PM	Accessible parking to regular parking areas is significantly inflated among many commercial areas within the City Limits.
10137	Nov 30, 2025, 03:14 PM	
10140	Nov 30, 2025, 05:25 PM	
10141	Nov 30, 2025, 05:52 PM	
10144	Nov 30, 2025, 08:00 PM	
10150	Nov 30, 2025, 10:59 PM	
10153	Dec 01, 2025, 09:10 AM	City should be less rigid in dealing with the public
10157	Dec 01, 2025, 12:14 PM	

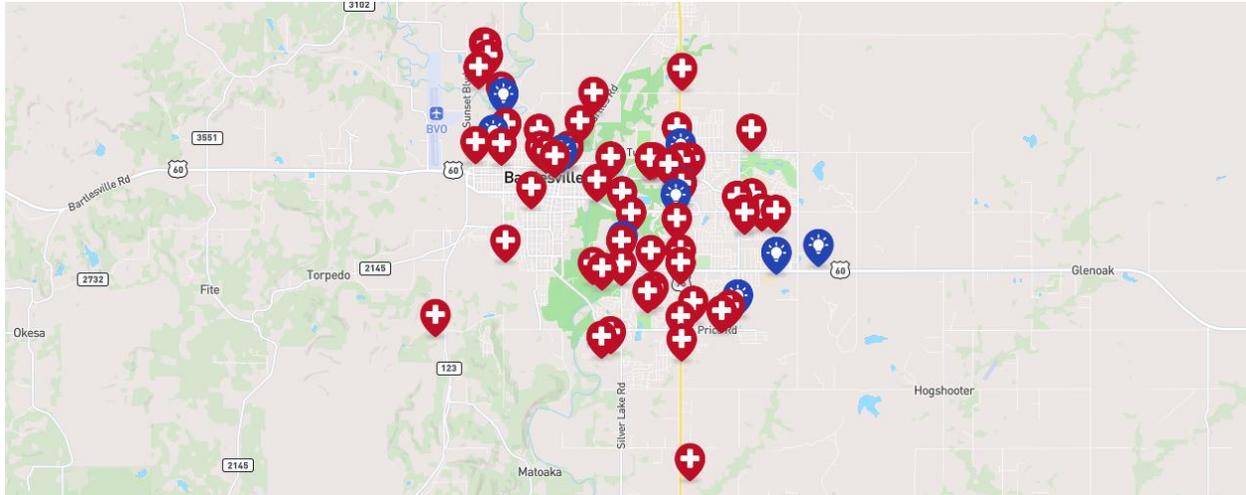
10170	Dec 02, 2025, 09:11 PM	Upgrade the willows and Brookhaven build drug rehab stop focusing on restaurants and golf courses. Please think of the families and their problems instead of building businesses. We have enough restaurants and casinos.
10171	Dec 03, 2025, 10:27 AM	
10221	Dec 03, 2025, 04:10 PM	Public infrastructure improvements required for infill projects need to be better identified. Shared drives need to be required for commercial properties along hwy 75, possible add a process of requiring existing sites along hwy 75 to consolidate drives.
10288	Dec 04, 2025, 08:52 AM	Again, the regulations are surface level issues and only turns off business developers (the true seeds of community growth) who see city "development" enforcement as innocuous attempts to wield power in fruitless directions.
10296	Dec 04, 2025, 11:34 AM	Please enforce maintenance of existing homes and vacant buildings
10301	Dec 04, 2025, 12:32 PM	

10305	Dec 04, 2025, 01:38 PM	City Development should be required to install SPEED HUMPS by ALL IF THE BARTLESVILLE SCHOOLS
10319	Dec 04, 2025, 07:21 PM	Roads need to be fixed. Not slapped with a bandaid overlay!
10334	Dec 05, 2025, 04:41 AM	
10383	Dec 06, 2025, 12:57 AM	
10396	Dec 06, 2025, 06:21 PM	don't change it
10401	Dec 07, 2025, 10:59 AM	
10445	Dec 08, 2025, 10:52 AM	I really don't keep up with too much. I'm just trying to make myself be more involved when I'm able to be.
10467	Dec 09, 2025, 12:08 AM	
10468	Dec 09, 2025, 08:38 AM	
10474	Dec 09, 2025, 05:24 PM	Too many wayfarer signs--these are overdone and should not be in residential areas. The ultra-large neon billboards coming into City on Hwy 75 are a disgrace and ugly, plus they cast bright lights in neighborhoods. Please do not allow those.
10475	Dec 09, 2025, 05:27 PM	

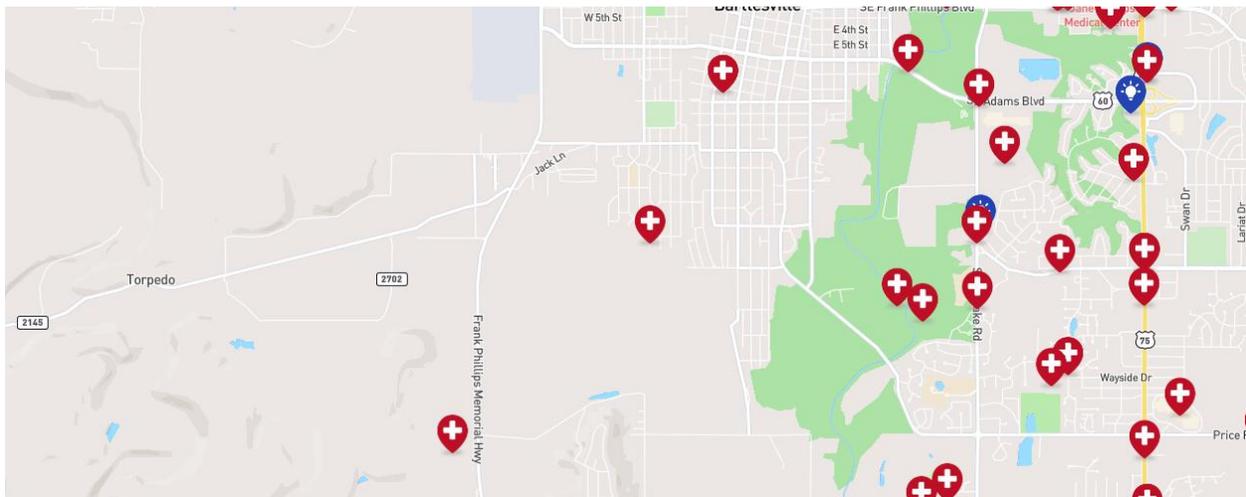
10479	Dec 09, 2025, 09:44 PM	
10492	Dec 11, 2025, 10:47 PM	
10558	Dec 15, 2025, 11:01 AM	The city needs to pick up trash along highway 123, 60, and 75 within its city/county limits. Currently the city/ county appears trashy!
10560	Dec 15, 2025, 11:11 AM	There is trash along the highways coming into and out of town. There is also a lot of trash along the overpass on highway 75 and Adam's. The city could do a much better job of keeping its town clean! Appearance and cleanliness is important for people
10589	Dec 15, 2025, 03:16 PM	Endeavor 2045 plan proposes traffic circle at Madison and Frank Phillips. Please don't do this. Would be traffic nightmare, cause accidents. Need 2 lanes each direction on Madison both N and S of Adams. Area doesn't need more development--nice as is
10609	Dec 15, 2025, 08:51 PM	Too many billboards, too much lighting on buildings and not directed downward on the parking lot. Need aesthetic design standards for commercial buildings on major corridors.
10651	Dec 17, 2025, 12:46 PM	
10654	Dec 17, 2025, 01:13 PM	
10659	Dec 17, 2025, 08:04 PM	Updating will place undue hardship l.

## Interactive Map Responses

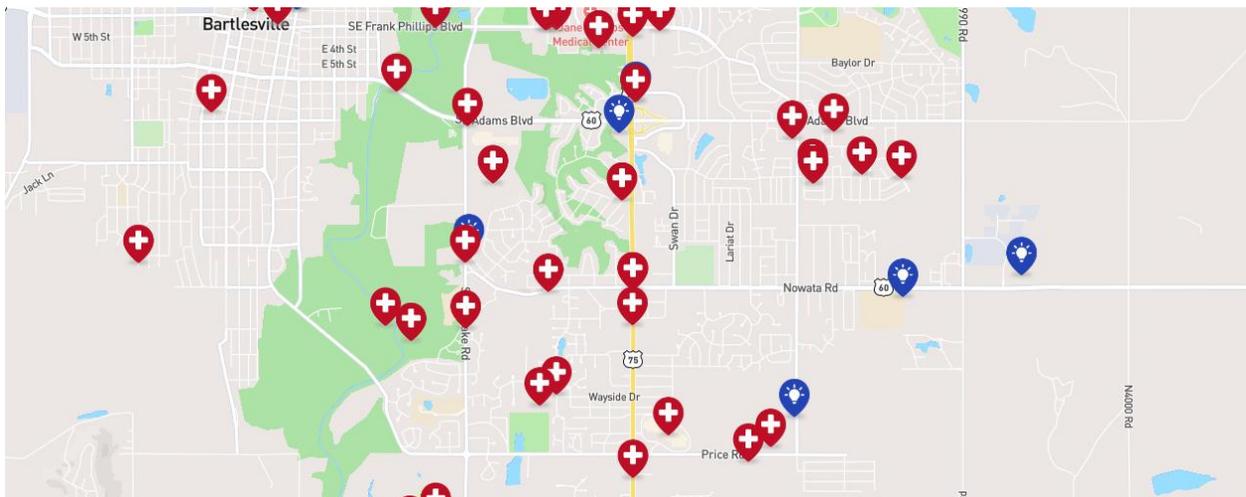
The Interactive Map component of the online engagement opportunities received 72 points of input while the survey was active. Respondents could place a pin on the map coded as “Improvement Area,” (red), “I Have an Idea,” (blue), or “Development I Like,” (green).These are first depicted visually below.



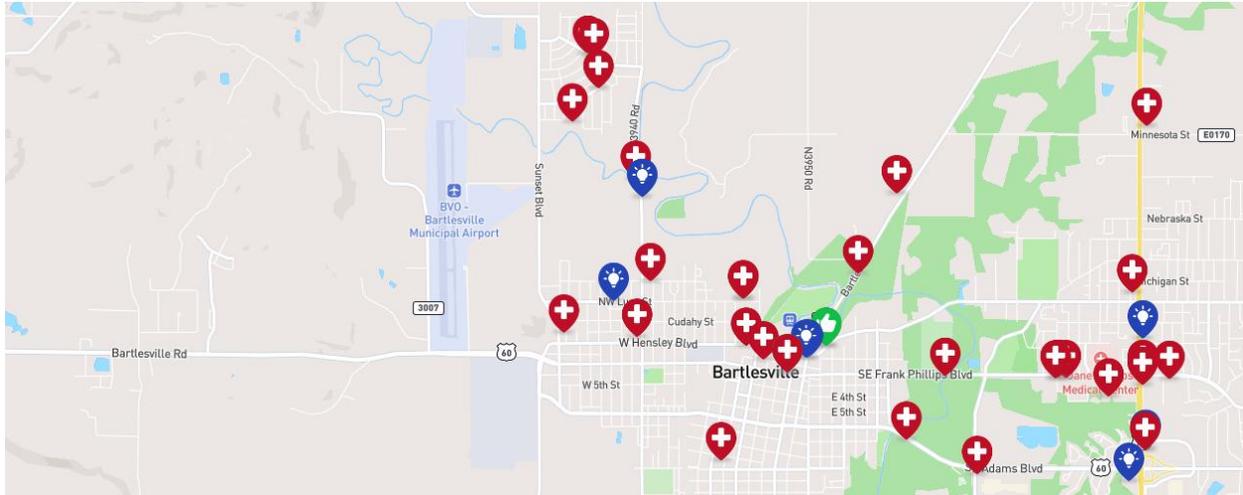
Full City



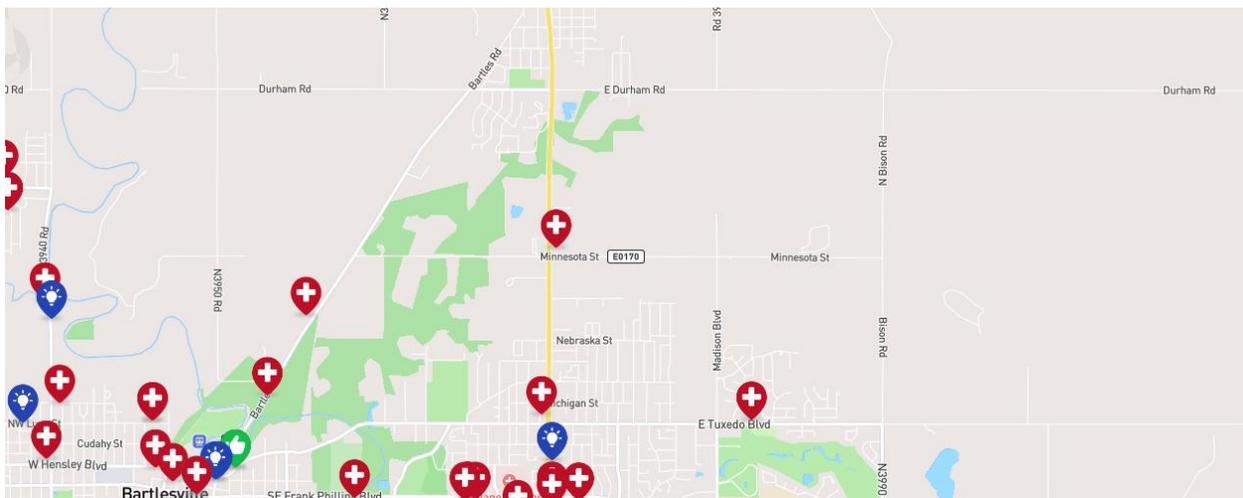
Southwest Quadrant



Southeast Quadrant



Northwest Quadrant



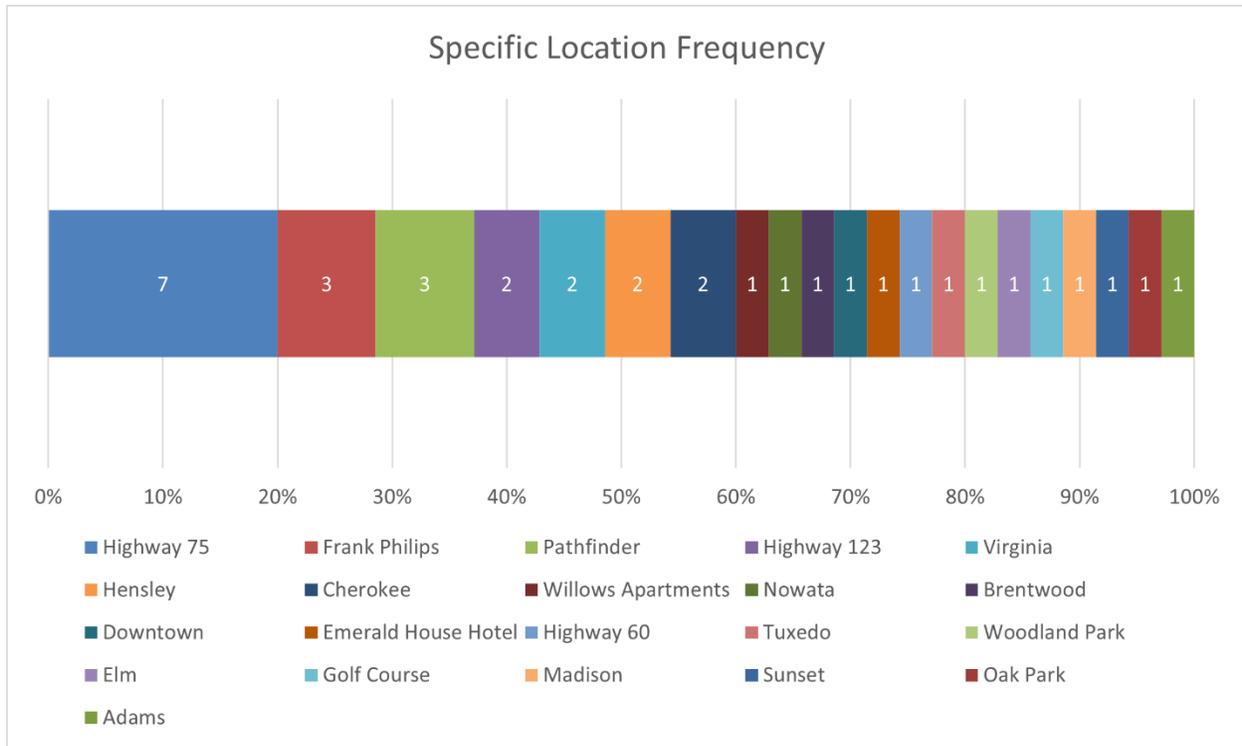
Northeast Quadrant

59 pins (81.9%) indicated Improvement Areas, 11 pins (15.3%) indicated Ideas, and 2 pins (2.8%) indicated Developments respondents Liked. Each pin was associated with a free-form response, which were read and categorized into a few key themes. Each response was assigned a primary theme, revealing the main issue or goal it articulates, and some were assigned a secondary theme in cases where the subject matter of the response also addressed another theme.

Theme	Primary Count	Secondary Count	Primary Percent	Secondary Percent
Crime	2	0	2.78	0.00
Safety	8	2	11.11	9.52
Nuisances/Property Maintenance/Architecture and Design Standards	10	2	13.89	9.52
Civic Services	2	1	2.78	4.76
Walking/Sidewalks/Bikes	10	3	13.89	14.29
Signs	4	5	5.56	23.81
Lighting	5	0	6.94	0.00
Public Facility Maintenance (Roadways, Medians, Trail Clearance, etc.)	7	3	9.72	14.29
Stormwater	6	0	8.33	0.00
Traffic/Access Management	7	4	9.72	19.05
Development Potential/Housing/Local Business/Employment	8	1	11.11	4.76
Property Rights	2	0	2.78	0.00
Other	1	0	1.39	0.00
<b>Total</b>	<b>72</b>	<b>21</b>	<b>100.00</b>	<b>100.00</b>

Responses were also reviewed for mentions of specific locations to understand what locations in Bartlesville received the most focus from respondents, as found in their written map comments – visual review of the map itself also reveals clusters and corridors of particular importance to respondents.

The chart below lists every specific location mentioned in the map responses – the data labels within the chart area list how many individual comments discuss that location, and the indices along the x-axis describe the percentage of responses including a specific location that reference that location – e.g., out of 35 responses mentioning a specific location, 7 mention Highway 75, which is 25% of that total response pool.



Individual Responses

Contribution ID	Date Submitted	Response	Improvement Area	I have an idea	Something I Like
9941	Nov 10, 2025, 02:04 PM	It would be nice to some regulation that prevents property owners from neglecting their buildings for long periods of time when incentives don't work.	1		
9983	Nov 14, 2025, 11:41 AM	Have the sign code allow for public signage in right-of-way or easement, for "gateway" signage, "Welcome to Bartlesville" at this location. The new bridge on Delaware Ave (no longer Cherokee Ave) is a new gateway to the city.		1	
9984	Nov 14, 2025, 11:43 AM	Have the sign code allow for public signage in right-of-way or easement, for "gateway" signage, "Welcome to Bartlesville" at this location. The new bridge on Delaware Ave (no longer Cherokee Ave) is a new gateway to the city.		1	

10017	Nov 17, 2025, 10:30 AM	This property is zoned single-family residential. It's on busy street frontage. Consider a different zoning category here, to allow for possible apartments, condos, office, and/or commercial, or a mix of these.		1	
10042	Nov 18, 2025, 02:24 PM	Put more light over adam Blvd	1		
10044	Nov 18, 2025, 03:33 PM	We need regulation that won't let properties sit neglected as an eyesore for so long.	1		
10046	Nov 18, 2025, 04:33 PM	At least one side of the road to have a bike lane area or walkable shoulder. The avid bicyclist in town go up or down Sunset Ave cross over thru Oak Park to Virginia Ave to come/go their bike path. I understand the city stance on "there is already one area in and out of housing addition that has room for bicyclist/those walking or jogging. But if you look at it, no one goes up Sunset Ave to go back down it. They always cut thru the neighborhood and use Virginia Ave as well. And it's not safe for the community.	1		
10068	Nov 19, 2025, 09:48 AM	zoning in this area should allow tiny homes	1		
10070	Nov 19, 2025, 01:29 PM	Zoning code should clarify that parking lot lighting should shine down directly on the parking lot, and not on the building. Shining light on building creates light pollution, distraction.	1		
10071	Nov 19, 2025, 01:58 PM	The light on the church sign is blinding at night when you are coming down an otherwise dark road. Should be some regulation as to the amount of light from digital signs	1		
10072	Nov 19, 2025, 01:59 PM	Sidewalks along this area of Madison would be phenomenal. There are tons of runners who like to utilize this area.		1	

10088	Nov 22, 2025, 11:08 AM	Really need to add speed bumps in this neighborhood!	1		
10089	Nov 22, 2025, 11:10 AM	The golf course needs to invest in underground drainage for this neighborhood. There are many times that runoff from the course makes it impossible to take walks in our neighborhood for days at a time.	1		
10090	Nov 22, 2025, 11:11 AM	It would be great to widen the pathfinder and have designated bike/pedestrian lanes.	1		
10091	Nov 22, 2025, 11:12 AM	It would really improve the pathfinder to actually remove the dead trees that are cut down or fallen and reduce the fire risk.	1		
10092	Nov 22, 2025, 11:14 AM	It would be great to be able to thumbs up or down each of the submissions.	1		
10111	Nov 24, 2025, 08:59 PM	Lots of mobile homes in what i thought was for single family neighborhoods. How this allowed by the zoning laws? Can we have these areas have more single family homes?	1		
10112	Nov 24, 2025, 09:09 PM	Sidewalk missing here. Does the city do this or developer or home builders? Fix the rules to have sidewalk put in when developed, or provide funds for it to be put in if it's not built on within a certain time limit.	1		
10113	Nov 24, 2025, 09:15 PM	Require new subdivisions to have HOAs, to mow medians and other neighborhood common areas the city doesn't mow.	1		
10114	Nov 24, 2025, 09:26 PM	Traffic jams happen here during school dropoff and pickup times. Provide more alternate streets network in development process to relieve congestion.	1		
10116	Nov 24, 2025, 11:11 PM	this u-haul truck fleet, what is it doing here in the shopping center parking lot, has gotten bigger and bigger, is that allowed?	1		

10117	Nov 24, 2025, 11:14 PM	Outdoor display of merchandise-- granite countertops--is that allowed? Can zoning prevent that?	1		
10118	Nov 24, 2025, 11:18 PM	Outdoor display and storage of merchandise in the spring--mulch, garden supplies etc. unsightly on such a prominent intersection. Add an ordinance to prohibit that.	1		
10119	Nov 24, 2025, 11:29 PM	Earth fill placed here, in flood area. Have city codes protect and enforce flood areas.	1		
10120	Nov 25, 2025, 07:03 AM	If this is in city limits, enforce nuisance code and zoning on scrapyards. If not city, talk to county about nuisance code within certain buffer distance to city limits.	1		
10121	Nov 25, 2025, 02:54 PM	The end of Elm is a sloping street to a natural runoff into Eliza or Sand Creek. Land modification is ongoing affecting the runoff of rainwater causing backup into the street. I believe a culvert should probably be installed.	1		
10138	Nov 30, 2025, 03:14 PM	This road is in need of a shoulder for pedestrians, bicycles, and vehicle problems. I am very concerned for the safety of the pedestrians that I frequently see on this road.	1		
10151	Nov 30, 2025, 11:50 PM	A tornado siren that we can hear in Woodland Park	1		
10161	Dec 01, 2025, 01:48 PM	What happened to the Welcome to Bartlesville Sign?	1		
10168	Dec 02, 2025, 05:43 AM	Hensley from the four way on HWY 60 to where it meets with Tuxedo Blvd including the railroad tracks on Hensley are in desperate need of repair. Would like to see a full redo instead of the patch work that has been happening for years.	1		
10173	Dec 03, 2025, 12:02 PM	No safe way to get from the pathfinder to the park.		1	

10291	Dec 04, 2025, 09:10 AM	Develop this area. It could lead to expand the city off of Hwy 75 and provide more options to residents to keep them local.	1		
10306	Dec 04, 2025, 02:40 PM	Something needs to be done to control the speed on this road. I think a stop sign here would help.	1		
10318	Dec 04, 2025, 07:06 PM	Can we recruit a drone manufacturer or something along a booming industry so we have more job options for growth and not decline with more layoffs each year?		1	
10321	Dec 04, 2025, 08:29 PM	Slower speed	1		
10322	Dec 04, 2025, 08:31 PM	Slower speed	1		
10325	Dec 04, 2025, 08:40 PM	Remove many dead trees and limbs littered all along this area to improve the beauty of Pathfinder once again.	1		
10327	Dec 04, 2025, 09:18 PM	Commercial buildings on major streets should have minimum exterior standards. No metal buildings on major streets.	1		
10328	Dec 04, 2025, 09:32 PM	This was zoned for apartments, but one large home was built. Keep apartment zoning for apartments, not single homes. Apartment zoning is hard to get, and should not be used for single homes.	1		
10336	Dec 05, 2025, 04:45 AM	People should mind their business and not complain about how other's use their own property			1
10338	Dec 05, 2025, 04:47 AM	Zoning should allow tiny homes and more manufactured (not trailer house) home options.		1	
10339	Dec 05, 2025, 04:53 AM	The old "Emerald House" Hotel should be procured or incentivized to be turned into homeless sheltering, or halfway housing.		1	

10340	Dec 05, 2025, 04:57 AM	Lots of bicyclists use the road here rather than the Pathfinder/sidewalk because the pathfinder/sidewalk has been neglected here for long enough its too rough and ugly/unsafe.	1		
10341	Dec 05, 2025, 05:00 AM	Due to the amount of people traveling to the landfill with open air trucks and trailers, the highway between the research center and the dump is absolutely trashed and needs cleaned up.	1		
10342	Dec 05, 2025, 05:02 AM	The giant lit billboard here is very bright and distracting. it needs toned down, especially at night.		1	
10343	Dec 05, 2025, 05:03 AM	The livestock found in this area suggest this is an AG area, not a downtown.	1		
10344	Dec 05, 2025, 05:06 AM	It would be nice if additional funding and partnerships could be found/made to add a "Crime Lab" education path here and an OSBI crime lab so we didn't have to rely on facilities hours away.		1	
10345	Dec 05, 2025, 05:12 AM	The fact that all the homeless shelter and resources have been railroaded into the neighborhood north of Hensley (Lighthouse, City Compassion, B the Light) This feels exceptionally unfair to the residence of this area who are over inundated with the homeless, drug users and other mentally ill individuals raising the crime rates against people and property in this section and lowering these particular property rates vs anywhere else in the city.	1		
10346	Dec 05, 2025, 05:14 AM	Property is essentially a dead mall, would convert easily to a homeless shelter.	1		
10357	Dec 05, 2025, 12:04 PM	Bob05 December, 2025  Your comment People should mind their business			1

		and not complain about how other's use their own property			
10367	Dec 05, 2025, 06:24 PM	Storm Water drainage needs to be upgraded on Brentwood . Water will run a foot deep after a steady rainfall and children have to wade through this getting to and from school and cars drown out because of the depth	1		
10368	Dec 05, 2025, 06:27 PM	Steet flooding when its a steady rain. Water gets into homes in this area and street becomes impassible.	1		
10369	Dec 05, 2025, 06:28 PM	Street flooding when it rains	1		
10370	Dec 05, 2025, 06:31 PM	Stop sign needs to be placed for north and south traffic. This is a blind corner because of the driveway place location of the home on the NE corner. Many T-bone accidents have happened here.	1		
10476	Dec 09, 2025, 08:46 PM	Add median to relieve congestion and accidenta	1		
10477	Dec 09, 2025, 08:47 PM	Median needed due to dangerous area getting in and out of parking lots	1		
10482	Dec 10, 2025, 07:56 AM	All businesses along Frank Phillips Blvd. have an obligation to the residential area on the North side of the street to avoid disruption to those who live in that area. Imagine the neighborhood's surprise when the car was was built and we learned it was a 24 business. That sounds innocent enough, until you realize that every vehicle going through the automatic wash bays is given very loud instructions to "Pull forward", "Stop", or "Back up". EVERY CAR!!! This can be heard inside of the homes going several properties deep to the North of FP. Adding insult to injury, the blow	1		

		<p>dryers are quite loud as well. During the day the noise is somewhat acceptable unless you work a night shift and are a day sleeper. Those who sleep in the dark hours, are often awoke to the announcements and noisy blowers as well. I would like to see noise ordinances set and enforced. The manual wash bays are not at issue. The automatic wash bays are a problem and "quiet hours" need established and enforced.</p> <p>With all of that said, the IQ Car Wash does an excellent job of keeping their property clean and neat. That is much appreciated! The trash from the motel's dumpster blows all along that area of FP. The trash ordinance covering the requirement for trash to be bagged also needs enforced.</p>			
10483	Dec 10, 2025, 08:07 AM	<p>A solution needs developed to control the traffic at the entrance to Starbucks. I feel like the access road entrance at Frank Phillips should be closed to South bound entry of the access road. This would force the cars to line up along the access road, making right turns into the drive through lane versus turning in with a left turn from the North. This would force the incoming traffic to one side of the road leaving the other lane . Traffic turning onto the access road from the West often blocks traffic on FP and it can back up to 75 creating a dangerous situation.</p>	1		
10484	Dec 10, 2025, 08:10 AM	<p>Bright digital billboard create visibility issues, particularly at night, and need to either be much taller or dimmed during the dark hours to reduce the glare.</p>	1		
10485	Dec 10, 2025, 11:23 AM	<p>It would be nice if Virginia had a bike/walking lane</p>		1	

10602	Dec 15, 2025, 07:05 PM	Would be good to have some signs on Nowata east of Hwy 75, westbound, to say that you lose the right-hand lane after you cross Hwy 75.	1		
10603	Dec 15, 2025, 07:12 PM	Saw a thoughtful comment about traffic flow near the Starbucks on Frank Phillips at Hwy 75. Another area nearby that could use something is on Frank Phillips, eastbound, as it leaves the Eastland Shopping area. The road narrows, but the signage is that the left-hand lane ends. But you need to be in the left-hand lane because cars are parked on the right-hand side of the road for an apartment complex that is there. Would be nice if we could do something for that area, don't know what, as the right-hand lane is needed to drive into Eastland Shopping Center!	1		
10604	Dec 15, 2025, 07:20 PM	Would be good if there could be some bright paint (maybe glow-in-the dark?) or something visible at night, to mark where to go if you want to make a left-hand turn onto Hwy 75, such as traveling west on Nowata and making a left-hand turn onto 75. Right now, where you are supposed to go is hard to see in the dark. This could apply to other intersections as well, know it applies to this one in particular!	1		
10610	Dec 15, 2025, 08:55 PM	Sidewalk gap. Need regulations to ensure that sidewalk is fully built after a certain time. When people buy vacant lots next door for more yard space, they don't apply for major building permits, and don't trigger a sidewalk construction requirement, and the sidewalk gap exists forever.	1		
10611	Dec 15, 2025, 08:58 PM	This detention pond is public responsibility, city owned. Should be HOA responsibility.	1		

10613	Dec 15, 2025, 09:00 PM	Willows Apartments somehow got built without having to install sidewalk. Need to require sidewalk for high density residential along collectors and arterials.	1		
10615	Dec 15, 2025, 09:06 PM	Improve building design standards for the north part of U.S. 75 area.	1		
10616	Dec 15, 2025, 09:08 PM	Work with county and ODOT to create and enforce spacing requirements for billboards, to reduce the number and frequency.	1		
10638	Dec 16, 2025, 03:24 PM	From a social media post: "I've been noticing a lot more walking traffic and bicycle traffic on Highway 75 and 123 in between Bartlesville and Dewey. When is the city and or state add a side walk or a bike path so someone doesn't get hurt and killed walking on the high way."	1		
10639	Dec 16, 2025, 03:24 PM	From a social media post: "I've been noticing a lot more walking traffic and bicycle traffic on Highway 75 and 123 in between Bartlesville and Dewey. When is the city and or state add a side walk or a bike path so someone doesn't get hurt and killed walking on the high way."	1		
10649	Dec 17, 2025, 10:30 AM	This place is a mess.....always crime going on there	1		
10650	Dec 17, 2025, 10:32 AM	I cannot believe this is mess is allowed. Not for sure if its county or city but it needs to be addressed. I've seen small children residing here and is not a healthy and is a dangerous atmosphere for them.	1		

## Annex E – Zoning and Uses Approach

After completing this diagnostic process, additional direct review of the Comprehensive Plan and other relevant documents, and considering feedback from stakeholders engaged to date, the Project Team developed an Approach to creating the UDC’s zoning districts and land uses. This began with the following “scenarios” for each of these components, which were presented to and discussed with Staff to assess the benefits and drawbacks of each option before a selection was made.

### Zoning District Scenarios

#### *Scenario 1: Simple Modern Menu*

This scenario proposes the creation of a menu of discrete zoning districts and is therefore structurally most similar to what the City utilizes today. These would, of course, be streamlined, modernized, stripped of redundancies, and more flexible, with greater implementation of development standards, to achieve the desired outcomes. That might look approximately like this:

Existing District	Proposed District
RA	R-R, Rural Residential R-C, Rural Commercial
RE	
RS-12	
RS-10	
RS-7	S-R, Suburban Residential S-N, Suburban Neighborhood
RS-5	
RS-3	
RM-3	T-N, Traditional Neighborhood T-R, Traditional Redevelopment
RM-1.5	

RM-.75	T-D, Traditional Downtown
RT-3	
RT-4	
O	C-N, Neighborhood Commercial C-C, Community Commercial C-R, Regional Commercial
C-2	
C-3	
C-4	
C-5	
C-6	
C-7	
IP	I-L, Light Industrial I-H, Heavy Industrial
M-1	
M-2	
M-3	
PUD	PUD
	Overlays

\* Not all existing districts are mapped 1:1 to a proposed district; for example, “O” likely appears in multiple districts; C-4 fits best in T-C, etc.

*Scenario 2: Context Areas, Non-regulatory*

This scenario follows the structure suggested by Endeavor 2045’s Context Areas more closely – however, it does not propose to make the boundaries of, or similar boundaries to, those mapped therein formally regulatory, and thus does not suggest to limit rezoning potential to the menu provided within a given context (see Scenario 3 for a counterexample). That might look approximately like this:

Comp Plan Context Area	Comp Plan Character Area	Proposed District
------------------------	--------------------------	-------------------

Rural	Parks and Open Space* Rural Residential	R-RE, Rural Residential R-NR, Rural Nonresidential
Suburban	<b>Suburban Neighborhood*</b> Community Commercial* Regional Commercial	S-RE, Suburban Residential  S-NH, Suburban Neighborhood  S-CC, Suburban Community Commercial  S-RC, Suburban Regional Commercial
Traditional	Traditional Neighborhood <b>Downtown*</b>	T-NH, Traditional Neighborhood  T-RD, Traditional Redevelopment  T-DT, Traditional Downtown
Miscellaneous	Industry and Trade Civic and Institutional*	M-LI, Miscellaneous Light Industrial  M-HE, Miscellaneous Heavy Industrial
		PUD
		Overlays

\*~~Strikethrough~~ – A Character Area best achieved through uses, not districts

\***Bold** – A Character Area best achieved via multiple districts

### *Scenario 3: Context Areas, Regulatory*

This scenario follows the structure suggested by Endeavor 2045’s Context Areas more closely, and proposes the formal, regulatory establishment of mapped boundaries that are similar or identical to those of the Context Areas. From this higher-level of land use regulation, zoning districts emerge, and these are tethered to context areas such that rezoning is limited by a property’s context designation – a Suburban property may be any Suburban District, but may not rezone to anything considered Rural or Traditional. This

model also integrates the Miscellaneous Character Areas to promote greater flexibility in the development of employment centers, with reliance on development standards, adjacency requirements, etc., to protect neighborhoods and low-intensity uses from noxious uses. That might look approximately like this:

Comp Plan Context Area	Comp Plan Character Area	Proposed District
Rural	Parks and Open Space* Rural Residential	R-RE, Rural Residential R-NR, Rural Nonresidential
Suburban	<b>Suburban Neighborhood*</b> Community Commercial Regional Commercial	S-RE, Suburban Residential S-NH, Suburban Neighborhood S-CC, Suburban Community Commercial S-RC, Suburban Regional Commercial
Traditional	Traditional Neighborhood <b>Downtown*</b>	T-NH, Traditional Neighborhood T-RD, Traditional Redevelopment T-DT, Traditional Downtown
Miscellaneous	Industry and Trade Civic and Institutional*	M-LP, Miscellaneous Limited Production M-MP, Miscellaneous Major Production
		PUD
		Overlays

## Land Uses

### *Current Uses*

Between Tables 4.2 and 6.2 of the current Zoning Regulations, approximately 80 land uses are established in Residential Areas, and close to 270 uses are established in Nonresidential Areas.

These uses are not wholly consistent in their application, organized in a manner which is not user friendly, not all properly defined, and in many cases redundant and excessively granular – for example, many different uses are established which, in terms of the activity being conducted and the land use impacts of such an activity, should all be considered “Retail Sales,” but are instead listed and permitted differently as computer stores versus sewing machine stores versus gift stores, etc.

As such, we recommend consolidating down to one unified use table with all uses established and defined by the City contained within, providing total clarity on the permission status of every use in every district. This use table should also be significantly smaller than the sum of Tables 4.2 and 6.2 – many uses should be consolidated based on a rationale of land use impacts.

### *Proposed Uses*

We propose the following land use categories and subcategories:

<b>Residential Uses</b>
Low-Density Living
Moderate-Density Living
High-Density Living
Group Living
<b>Commercial Uses</b>
Animal Services
Dining
Entertainment and Recreation
Limited Commercial
Lodging
Medical Facilities
Office and Professional Services
Retail Sales and Service
Vehicle and Equipment Sales and Service
<b>Public and Civic Uses</b>
Afterlife Care
Assembly

Cultural Facilities
Educational Facilities
Government Facilities
Parks and Open Spaces
Industrial Uses
Artisan Production
Heavy Industrial Service
Light Industrial Service
Agricultural Uses
Crop Production
Livestock Production
Miscellaneous Uses
Cannabis Uses
Infrastructure, Utilities, and Technology Uses
Accessory Uses
Residential
Nonresidential

*Land Use Structure Scenarios*

*Scenario 1: Modernized Conventional Use Table*

In this scenario, the above table will be expanded with individual use listings, each defined and allocated permissions and prohibitions in specific districts, and linked to any use-specific standards and parking ratios elsewhere in the code. As suggested above, this use table will be significantly more streamlined despite being unified across all districts and district types, but will still rely on comprehensiveness to ensure functional application processes for all development types.

Commercial Uses
Dining
Restaurant
Bar, Tavern, or Pub

*Scenario 2: Category and Characteristic-based Use Table*

In this scenario, the above table is not expanded with individual use listings in the same way as Scenario 1. Instead, each use subcategory is given a robust definition and set of characteristics, and a non-exhaustive list of examples will be provided, along with any critical exclusions, exceptions, special conditions, or other considerations. An example of this might be:

Commercial Uses
Dining

Characteristics: Establishments where the principal activity is the preparation and sale of food and/or beverages, whether for consumption on or off the premises.
Examples: Restaurants, cafes, delicatessens, tearooms, supper clubs, fast food restaurants, ice cream shops, patisseries, bakeries, bars, taverns, pubs
Use-specific Regulations: Where a Dining use includes alcohol sales, it shall be licensed according to ABLE and other State of Oklahoma requirements. Where a Dining use includes an Outdoor Dining accessory use, such area shall be screened from any abutting Residential properties to mitigate against adverse impacts crossing the property line.

*Scenario Comparison*

	Scenario 1	Scenario 2
Benefits	Familiarity Specificity Reduced Staff Liability	Flexibility Adaptability over Time Increased Staff Agency
Drawbacks	Inflexibility Deterioration over Time Reduced Staff Agency	Generality Increased Staff Liability Unfamiliarity

*Temporary Uses*

We propose to provide standards and procedures for Temporary Uses that empower the City to protect neighbors from adverse impacts and ensure adequate provision of necessary facilities at the location of Temporary Uses, while allowing applicants an intelligible and navigable process for obtaining approval and beginning their activities. We do not propose defining a list of Temporary Uses, instead an applicant may apply for a Temporary Use permit for any established use provided they comply with all applicable standards.

**Other Considerations**

*Implementation of Activity Center and Mixed-Use Corridor Overlays*

The development outcomes targeted by each of these Overlays are similar:

- Mix land uses within parcels and individual buildings
- Upper floor residential over ground-floor flex space
- Transition from higher-density housing down to lower density neighborhoods
- Shallow building setbacks and wide roadside areas
- Mimic historically small lot and block sizes
- Limit curb cuts

- Conceal and minimize parking
- Include dynamic, engaging façades with fenestration, ornamentation, pedestrian access

In each case, the goal is to create a vibrant, walkable environment, and the Mixed-Use Corridor notes that this character area mimics traditional downtowns and neighborhoods.

As such, it may be that a single or very limited set of overlays can set the right conditions for these outcomes everywhere, as designated in Endeavor 2045 – one overlay which facilitates traditional development patterns with high lot coverage, a focus on verticality in tandem with a well-appointed public realm, and a well-rounded mixture of living, working, and shopping options, all with standards to help this development harmonize with less-intense neighboring uses.

### *Treatments for Areas of Special Study*

#### *The Brickyard*

The Brickyard Development Concept emphasizes engagement, storytelling, enhancements to certain rights-of-way and to pedestrian and cyclist access, but comments less directly on land use and built form (some general notes about inclusion of moderate density housing and commercial spaces).

Are there already thoughts on what the regulatory treatment for this area needs to look like?

#### *The Point on Madison*

Like the Brickyard, the focus of the Point on Madison Development Concept is on the area's identity, programming, communication between property owners and other stakeholders, and reinvention of the public realm, with proposals for a mixed-use development and some moderate density residential development.

Are there already thoughts on what the regulatory treatment for this area needs to look like?

### *Sites with Redevelopment Potential*

Four areas are highlighted as having redevelopment potential – one of these is West Frank Philips Boulevard, the redevelopment of which will likely be dictated by the Mixed-Use Corridor Overlay.

The other three include the entire length of the US-75 Corridor, as well as Washington Park Mall and the Oklahoma Wesleyan Acquisition Area.

Many recommendations in the plan highlight opportunities to invest in the infrastructure and roadway design of US-75 itself, but a land use treatment is less clear.

The Plan observes that Oklahoma Wesleyan’s Acquisition Area will require special consideration to ensure that redevelopment activities are ultimately compatible with existing neighborhoods, but does not expound on likely pitfalls or points of conflict, nor on what sort of land use treatment may abate these issues.

Washington Park Mall’s ongoing vacancy issues are noted, and the site is highlighted for additional study for redevelopment potential – the need for a unique or distinct land use treatment is not specified.