Neighborhood Infill Amendments

May 3, 2021
Introductions

• Susan Miller, AICP  
  Director

• Travis Hulse, AICP, CFM  
  Principal Planner, Planning & Design

• Nathan Foster  
  Senior Planner, Current Planning

• Amy Ulmer  
  Planner, Planning & Design
• Welcome & overview of discussion – Susan Miller
• Development of the Neighborhood Infill Overlay – Travis Hulse
• Overview of proposed Overlay standards and application – Nathan Foster
• Next steps of review and approval process – Susan Miller
Priority Action #3.2: Remove barriers to Missing Middle infill development

- Examine existing regulations to determine if they support infill development that is similar in design to existing housing

- Create one or more policies that encourage the development of Missing Middle housing in the Study Area

- Consider an infill development overlay that allows for reduced setbacks, additional building types, accessory dwelling units, etc.
Relationship to Plans
Neighborhood Housing

Abandoned homes

Vacant lots near existing homes

New homes recently built
Neighborhood Infill
Community Input

2020:
- **May**: Housing Study released
- **July**: Housing & Neighborhoods survey launched
- **July**: Small group meeting w/ City Councilors
- **August**: TMAPC Work Session to discuss Housing Study findings
- **August - October**: Discussions with local home builders
- **September**: City Council initiates Zoning Code amendments

2021:
- **January**: Citywide meeting to discuss survey results and infill concepts
- **January**: Neighborhood meetings with residents living in areas surrounding downtown
- **February - April**: Planning staff develop final amendments
Neighborhood Areas of Focus

- Greenwood / University Park
- Dunbar / Joe Louis
- Legacy
- The Heights
- Owen Park
- Crosbie Heights
- Downtown
- Pearl District Area
- Crutchfield
- Riverview / Cherry Street
What is a Zoning Overlay?
Neighborhood Infill Overlay: Purpose

- Remove regulations to allow more housing types for:
  - **Greater affordability** in communities struggling with growing housing cost burdens
  - **Expanded choices** for changing families and lifestyles
  - More **efficient use of public infrastructure** including utilities, transportation, fire and safety

- Policy Implementation
  - Housing Study
  - Small Area Plans
  - planitulsa
  - Housing & Neighborhoods Survey
• Allow the following housing types in RS-3 thru RM-3 Districts
  • Townhouse (2-unit & 3+-unit)
  • Duplex (2 unit)
  • Cottage House Development
  • Multi-unit House (3 unit)
  • Apartment/Condo (no more than 8 units)

• Reduce lot & building regulations to allow those building types without rezoning due to small lots sizes

• Reduce minimum parking requirements
Allowed Housing Types: Townhouse

- A townhouse is occupied by multiple dwelling units, each located on its own lot with a common or abutting wall along the dwelling units’ shared lot lines. Each dwelling unit has its own external entrance.
Allowed Housing Types: Duplex

- A duplex is a building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings.
A cottage house development is a grouping of small detached houses around a common open space or shared courtyard.

Courtesy, Opticos Design
Allowed Housing Types: Multi-Unit House

- Residential building that contains 3 or 4 dwelling units.
- Has the appearance of large detached houses and only one entrance visible from the street.

2 multi-unit houses located East of the SE/c of 17th & Quincy Ave.
Allowed Housing Types: Apartment/Condos

- An apartment/condo building is a building on a single lot that is occupied by 3 or more dwelling units.

- The overlay would only allow for a maximum of 8 units.
• **May:** Reengage with neighborhoods and present final draft of text amendments

• **June:** TMAPC public hearing to provide recommendation on proposed text amendments

• **August:** City Council initiation of map amendments to apply the new Overlay text

• **September:** Engage with residents & property-owners of area to be affected by Overlay

• **October:** TMAPC public hearing to provide recommendation on proposed map amendments
Questions & Comments

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For more project information and upcoming meeting dates, visit: [tulsaplanning.org/housing](tulsaplanning.org/housing)