



**TULSA**  
PLANNING OFFICE

## Neighborhood Infill Amendments



May 3, 2021



# Introductions

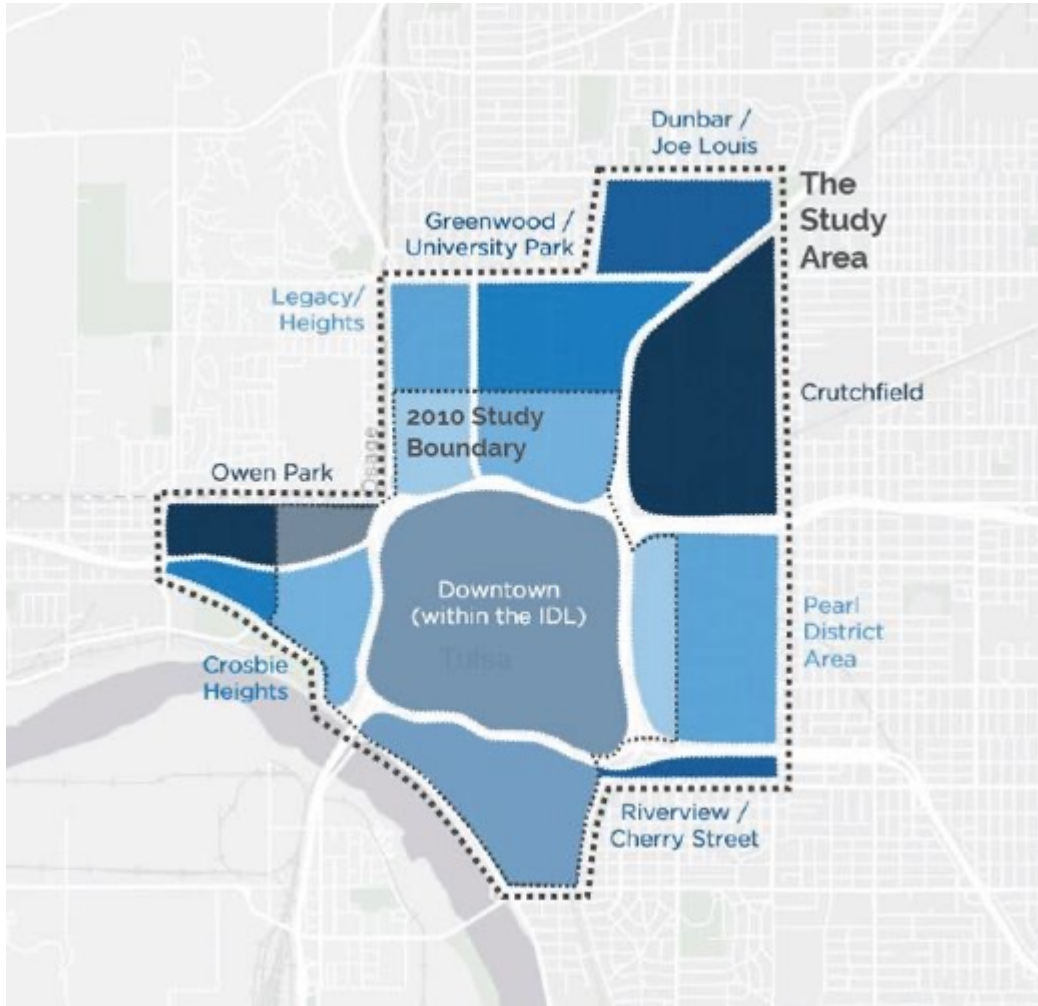


- **Susan Miller, AICP**  
Director
- **Travis Hulse, AICP, CFM**  
Principal Planner, Planning & Design
- **Nathan Foster**  
Senior Planner, Current Planning
- **Amy Ulmer**  
Planner, Planning & Design

# Agenda

- 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**

# Housing Study

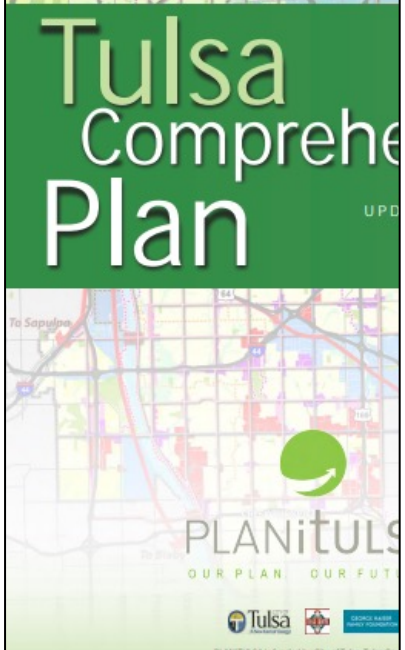


## Priority Action #3.2: Remove barriers to **Missing Middle** infill development

- **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



## Crutchfield Small Area Plan

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## UNITY HERITAGE NEIGHBORHOODS PLAN

City of Tulsa • Tulsa Development Authority  
prepared by Houseal Lavigne Associates

NOVEMBER 2016

## Pearl District Small Area Plan

CITY OF TULSA



## Crosbie Heights Small Area Plan

CITY OF TULSA





# Neighborhood Housing



Abandoned homes



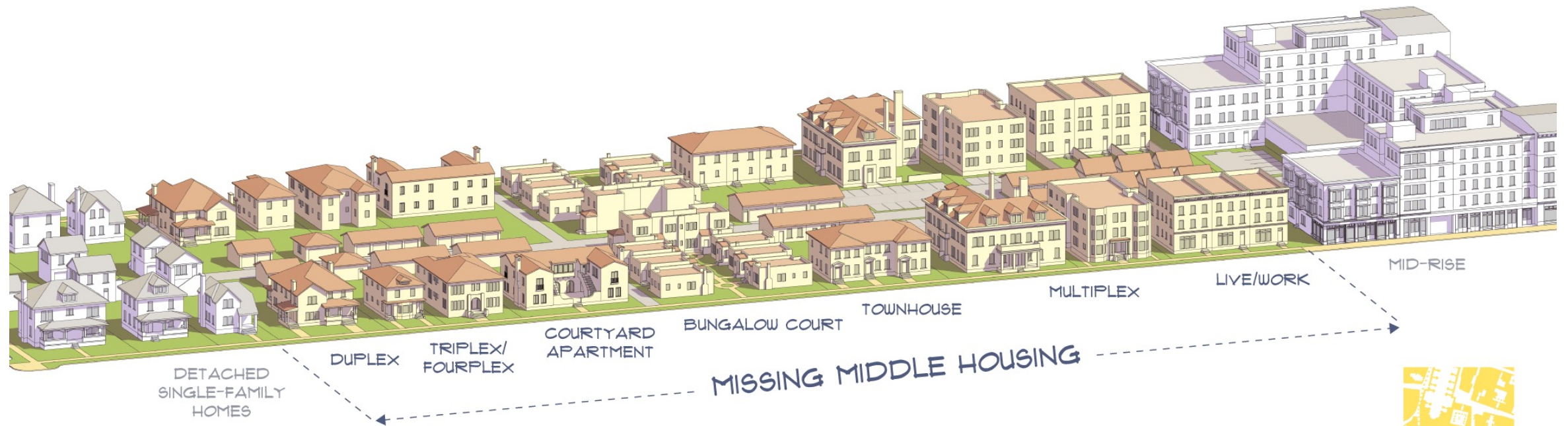
Vacant lots near existing homes



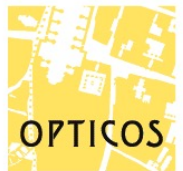
New homes recently built



# Neighborhood Infill



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# Community Input

## 2020:

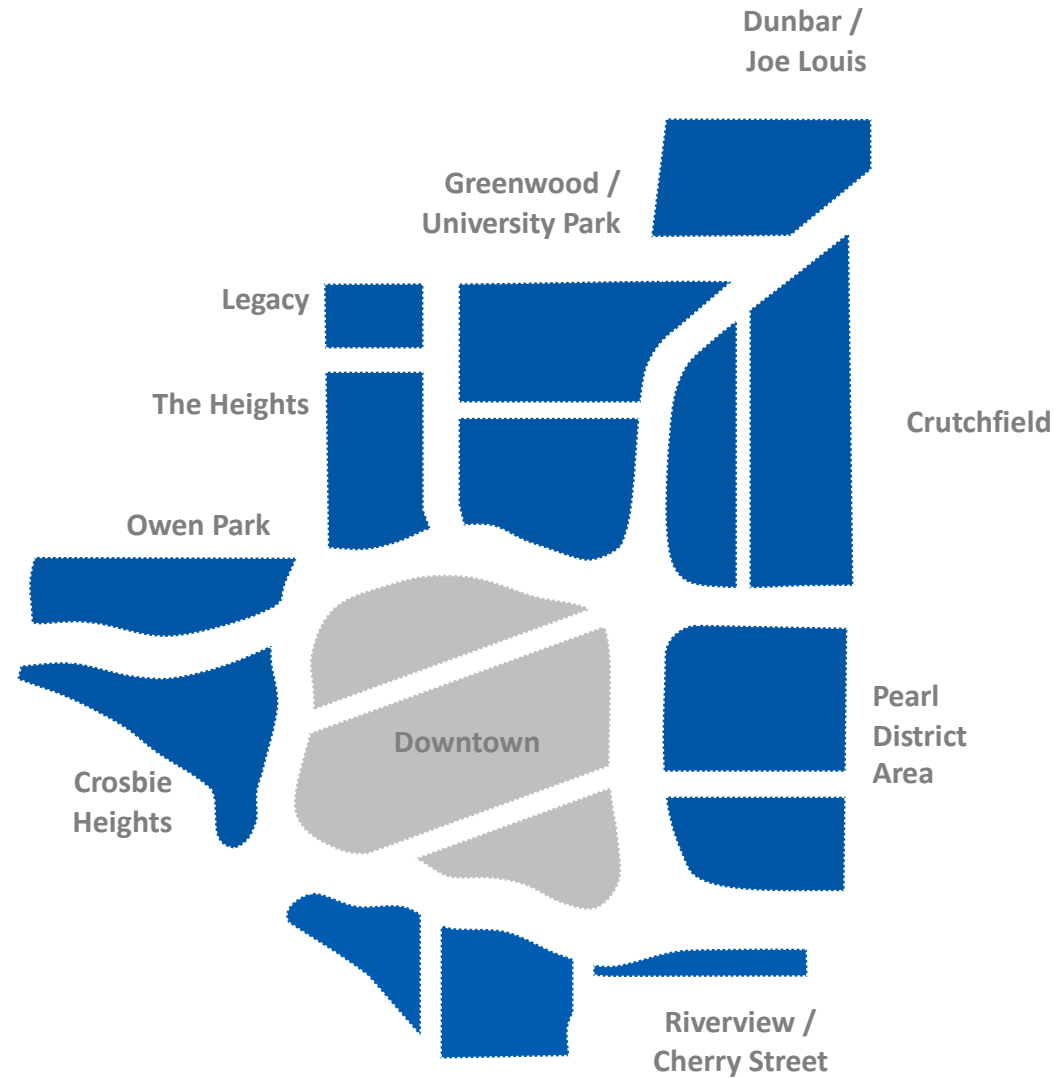
- **May :** Housing Study released
- **July:** Housing & Neighborhoods survey launched
- **July:** Small group meeting w/ City Councilors
- **August:** TMAPC Work Session to discuss Housing Study findings
- **August - October:** Discussions with local home builders
- **September:** City Council initiates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

## 2021:

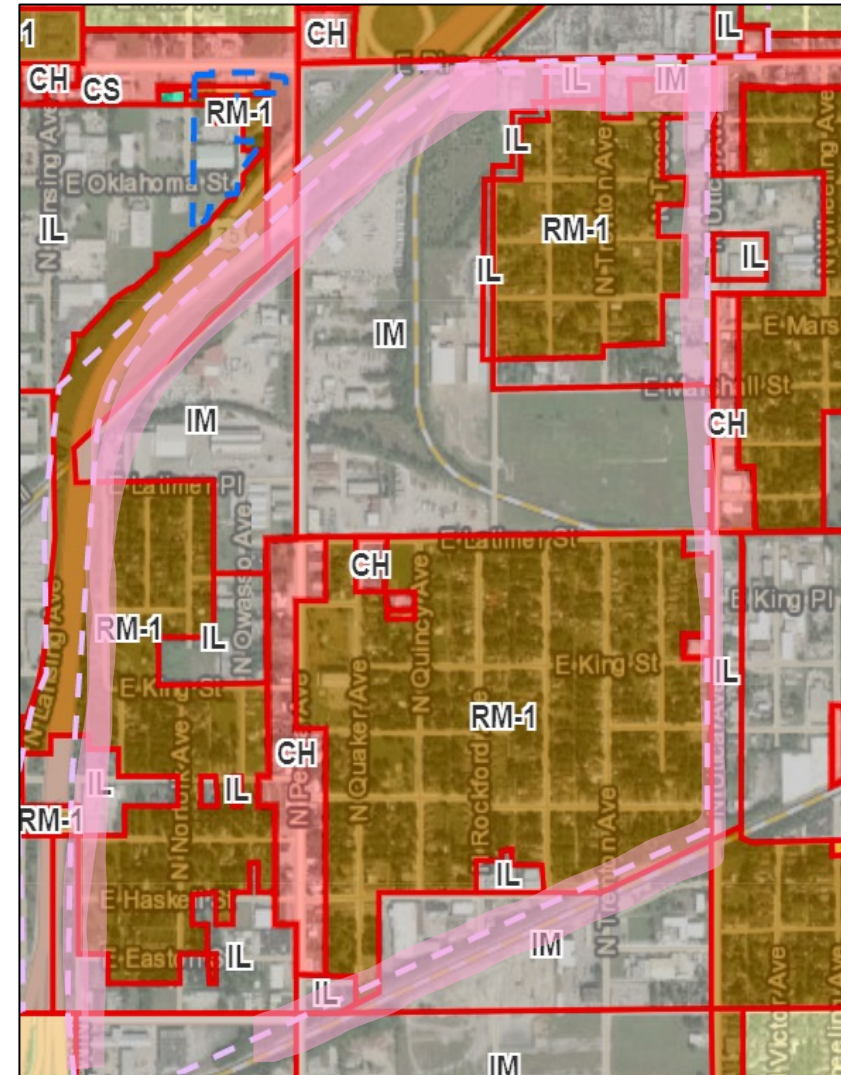
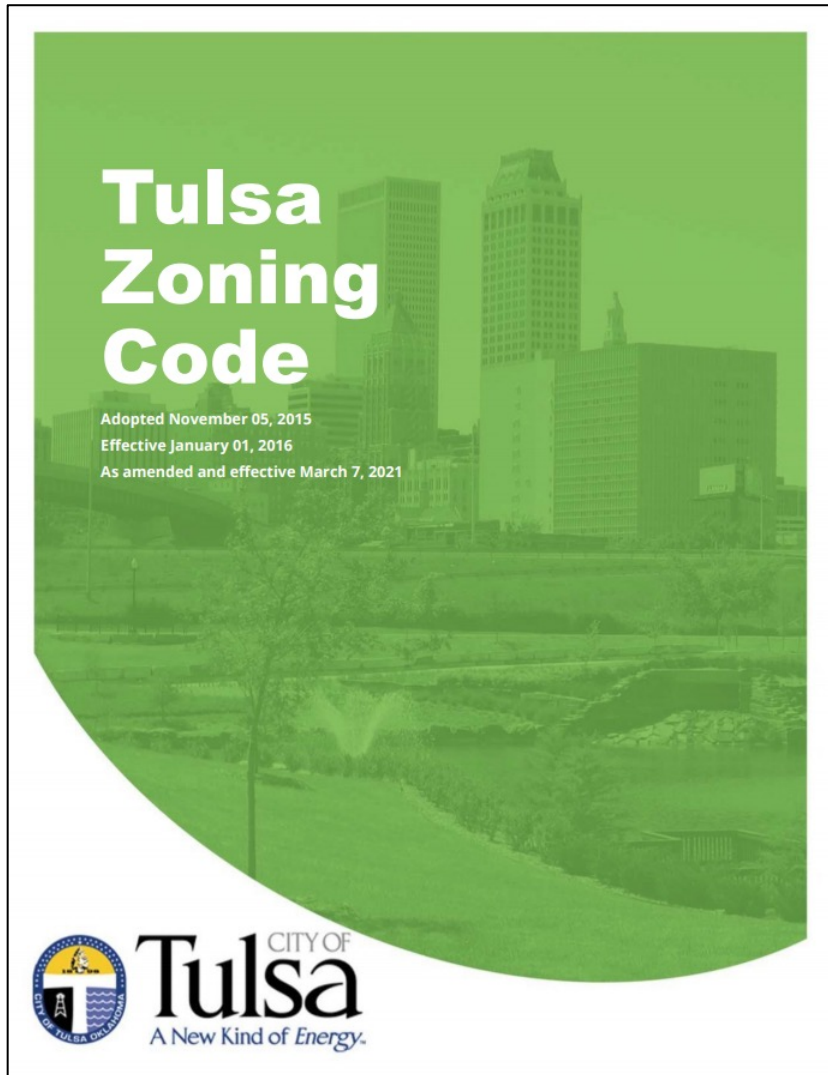
- **January:** Citywide meeting to discuss survey results and infill concepts
- **January:** Neighborhood meetings with residents living in areas surrounding downtown
- **February - April:** Planning staff develop final amendments



# Neighborhood Areas of Focus



# 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



Apartments (up to 8 units)



Cottage House Development



Townhomes/Condos



Triplex/Quadplex



Duplex



Multi-Unit House



# Neighborhood Infill Overlay: Goals

- 

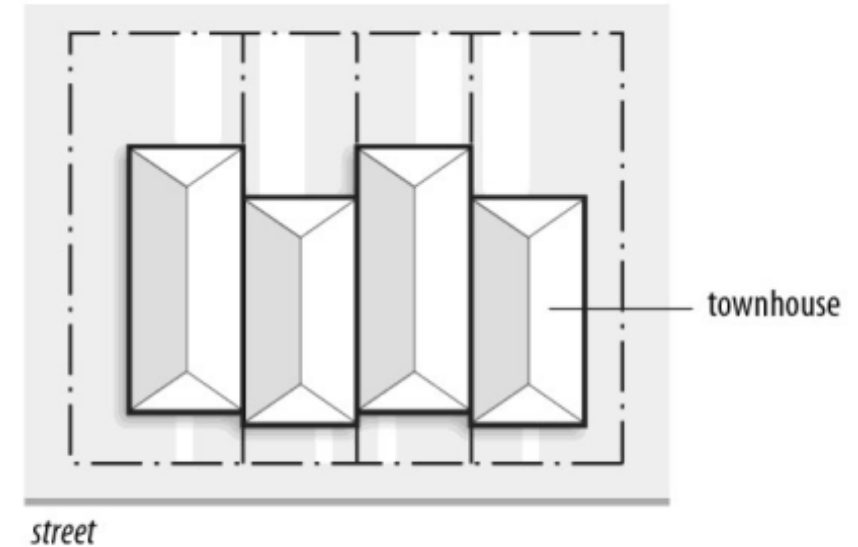




# Allowed Housing Types: Townhouse



West Park Townhomes located at East of the NE/c of E. 6th St. & S. Lewis Ave.

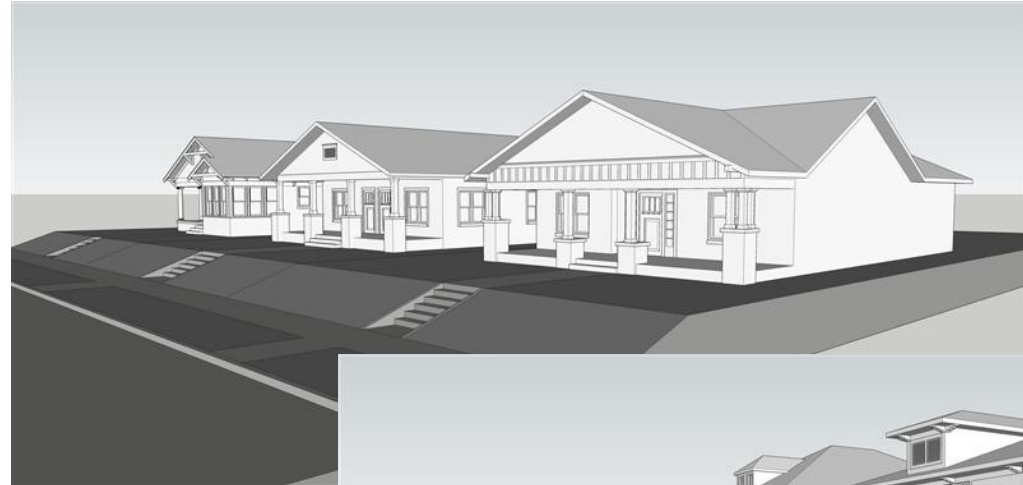


- A townhouse is occupied by multiple dwelling units, each located on its own lot with a common or abutting wall along the dwelling units' shared lot lines. Each dwelling unit has its own external entrance.

# Allowed Housing Types: Duplex



Stacked Duplex located west of the NW/c of E. 19th St. & S. Cincinnati Ave.



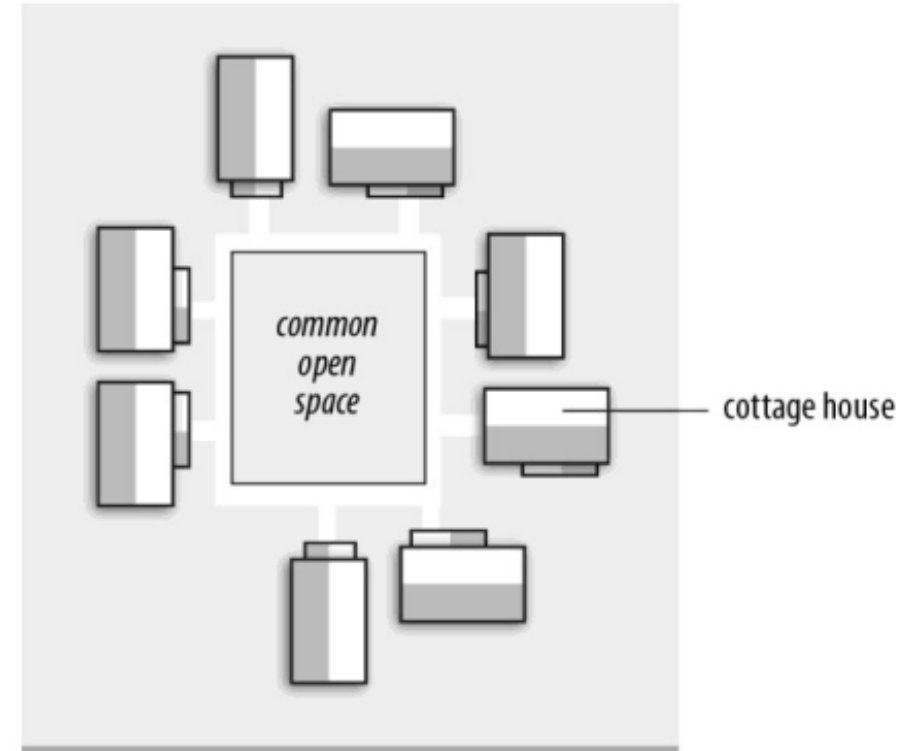
- A duplex is a building occupied by 2 dwelling units, both of which are located on a single lot that is not occupied by other principal residential buildings.



# Allowed Housing Types: Cottage House Development



Courtesy, Opticos Design

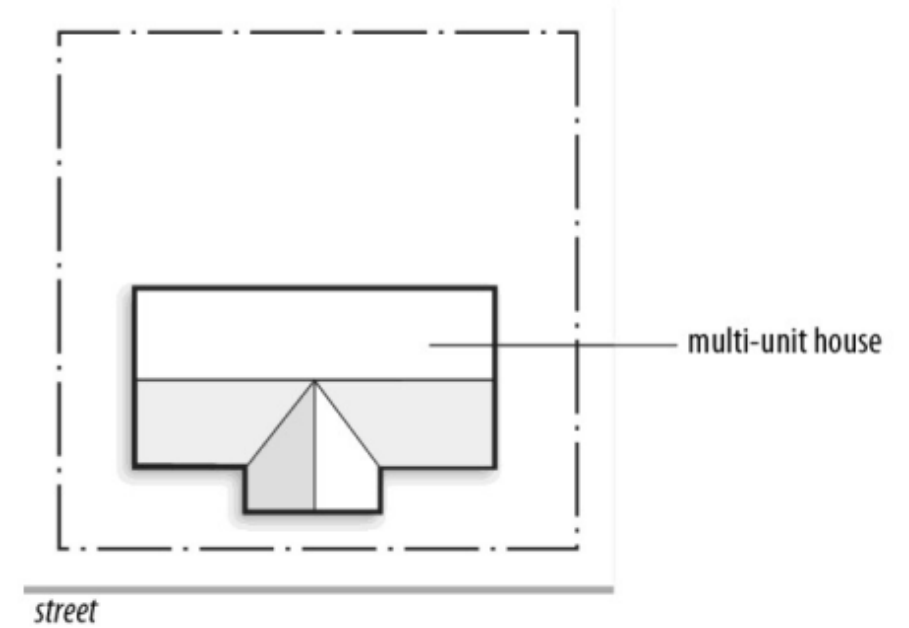


- A cottage house development is a grouping of small detached houses around a common open space or shared courtyard.

# Allowed Housing Types: Multi-Unit House



2 multi-unit houses located East of the SE/c of 17th & Quincy Ave.



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



# Allowed Housing Types: Apartment/Condos



6-plex located at 19th & Riverside



Orcutt Apartment Building (center) is a 2-story six-plex located at 1617 S Quaker Ave, off Cherry Street.

- 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**.

# Process & Next Steps

- **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](http://tulsaplanning.org/housing)