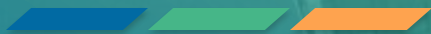




TULSA
PLANNING OFFICE

Housing Zoning Code Updates



May 6, 2021

Introductions

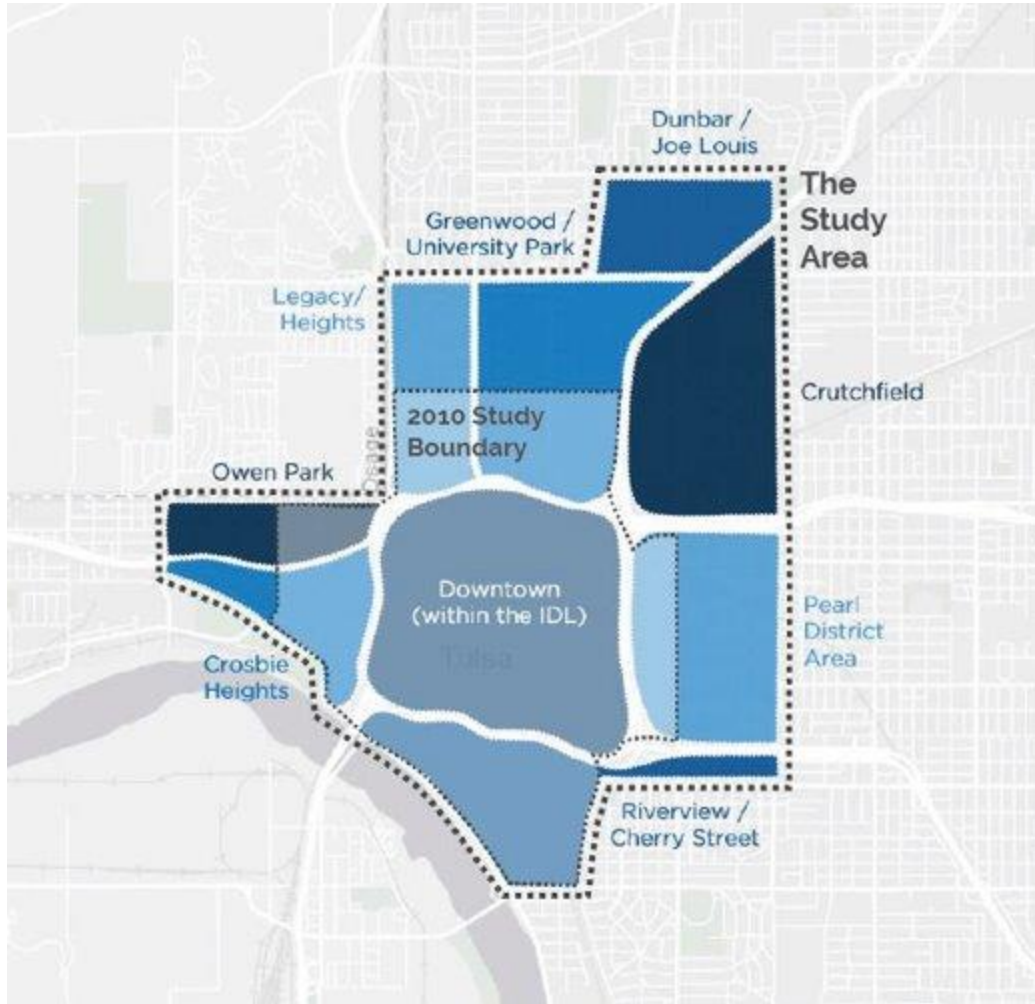


- **Susan Miller, AICP**
Director
- **Travis Hulse, AICP, CFM**
Principal Planner, Planning & Design
- **Nathan Foster**
Senior Planner, Current Planning
- **Amy Ulmer**
Planner, Planning & Design

Agenda

- Welcome – **Susan Miller**
- Understanding Missing Middle housing – **Travis Hulse**
- Overview of Proposed Updates – **Nathan Foster**
- Brief description of Neighborhood Overlay for near Downtown neighborhoods – **Nathan Foster**
- Next steps of review and approval process – **Susan Miller**

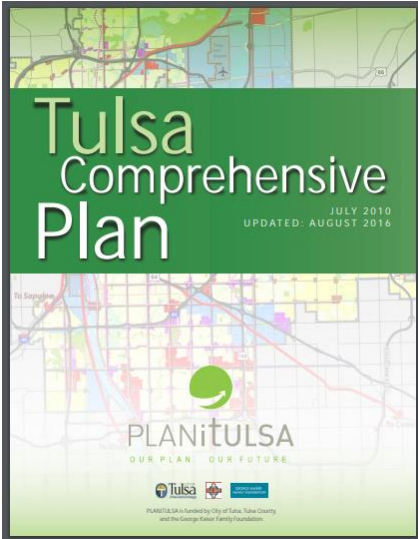
Housing Study



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

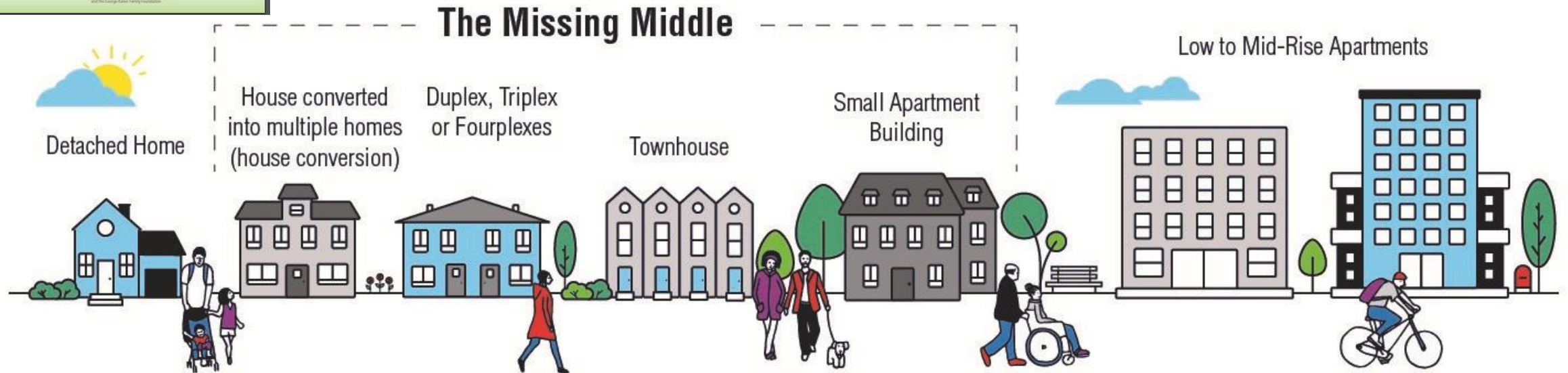
- **Examine existing regulations** to determine if they support infill development that is similar in design to existing housing
- Create one or more policies that **encourage the development of Missing Middle housing** in the Study Area
- Consider **an infill development overlay** that allows for reduced setbacks, additional building types, accessory dwelling units, etc.

Relationship to Plans



planitulsa (2010) Housing Goals

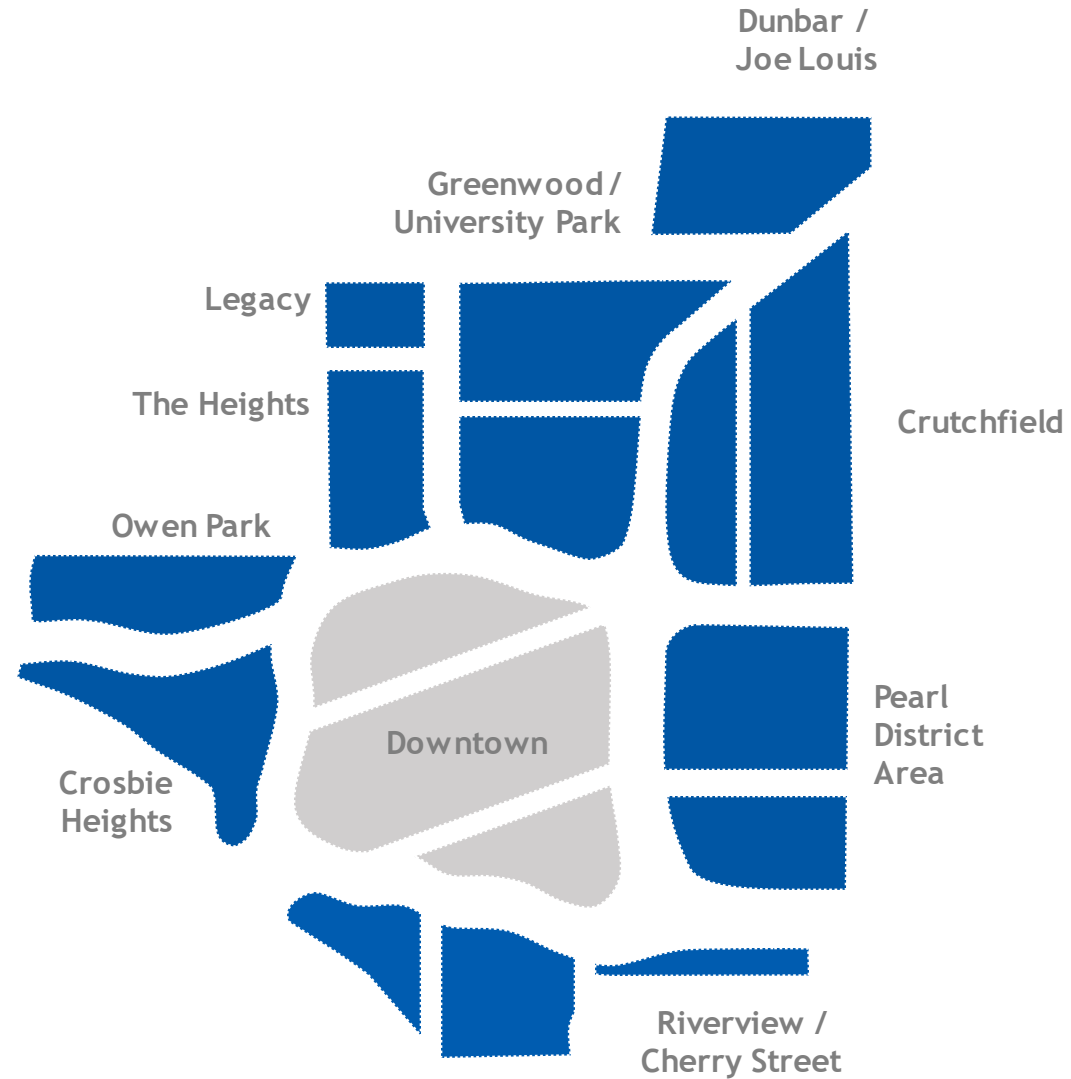
- **Goal #1:** A robust mix of housing types and sizes are developed and provided in all parts of the city
- **Goal #7:** Low-income and workforce affordable housing is available in neighborhoods across the city



Citywide Zoning Updates

- **No changes** to permitted uses in underlying zoning districts
- **Reduce** minimum lot & building regulations for **Duplexes** to align with single-family homes
- Requiring an **additional** setback only when an adjacent *non-residential* use is considered.
- **Reduce** lot area requirements for cottage house developments where permitted
- **Reduces** the minimum **street** setback in **RM-0, RM-1, RM-2, and RM-3** to allow more flexibility in building placement
- **Minor reduction** to minimum lot widths for townhouses in RS-4 districts.

Neighborhood Infill 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



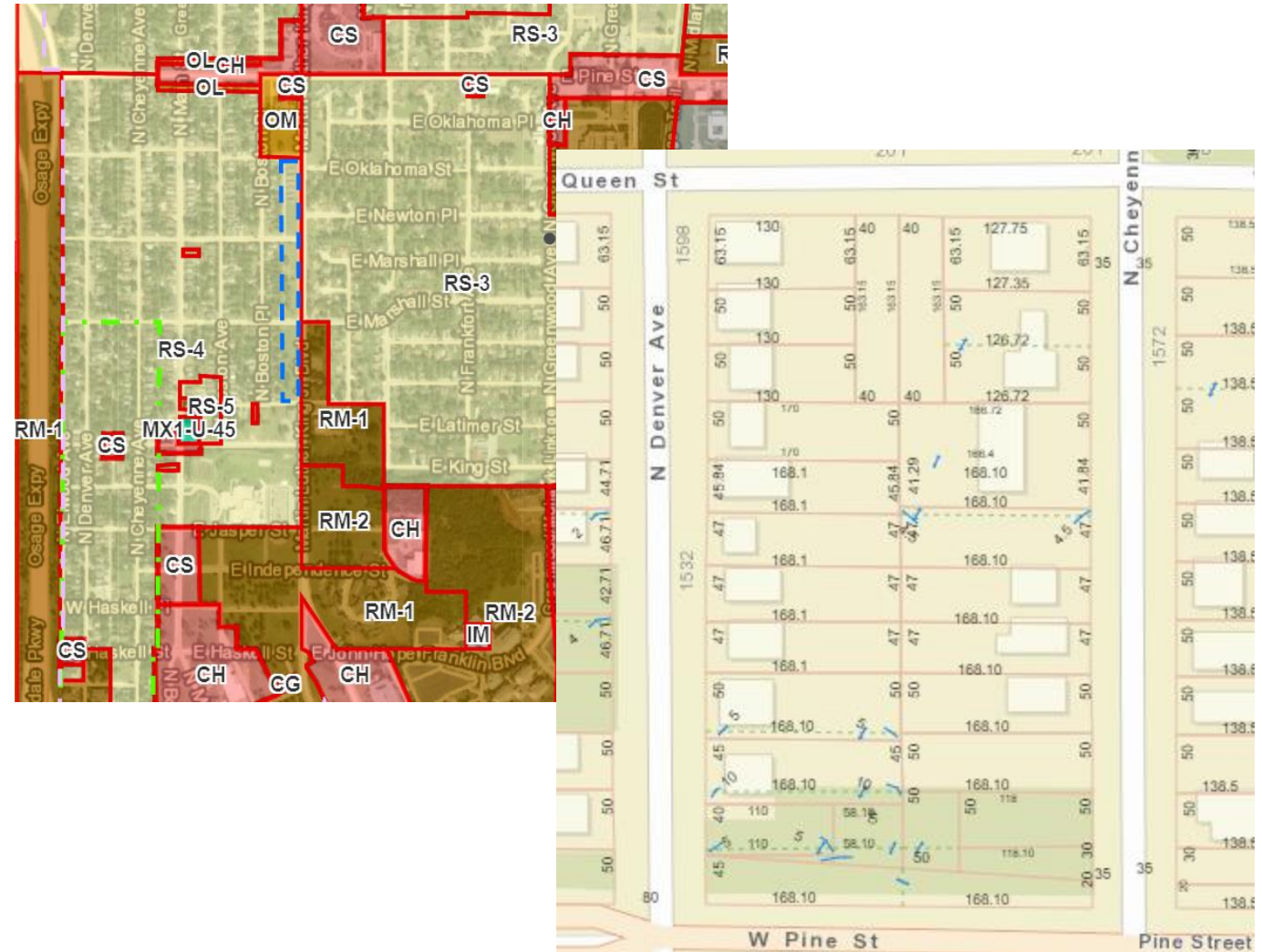
Duplex



Multi-Unit House

Neighborhood Infill Overlay: Goals

- 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



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
- **Aug - Oct:** Discussions with local home builders
- **September:** City Council initiates Zoning Code amendments

2021:

- **Jan-Feb:** Planuary
- **January:** Neighborhood meetings with residents living in areas surrounding downtown
- **Feb - Apr:** Planning staff develop final amendments

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

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View the Proposal, answers to frequently asked questions, and more:
tulsaplanning.org/housing