



PLANNING OFFICE

**Neighborhood
Infill Overlay
Community Meeting**

March 23, 2026

Agenda



- **Why are we here/what is the purpose?**
- **What is the NIO?**
- **What is the proposed boundary?**
- **How do I provide feedback, and what are the next steps?**



Duplex: 238 E. Young Pl., Tulsa

What is the purpose?



- **The City is not taking anyone's land**
- **Make it easier for property owners to build housing**
- **Expanded housing choices**
- **Filling in vacant lots**



Duplex: 1435 N. Main St., Tulsa

What does the NIO do?



- **Allows more housing types**

- Townhouses
- Duplexes, 3-plexes, 4-plexes
- Cottage Houses
- Apartments up to 6 units
- Accessory Dwelling Units (aka back houses, garage apartments, backyard cottages)

- **Reduces regulations to make it easier to build houses**

- Min. Lot Size
- Min. Lot Width
- Min. Street Frontage
- Min. Setbacks



Townhouses: 1448 N. Main St., Tulsa

What has the NIO done already?



The NIO was approved in 2021 for neighborhoods closest to downtown.

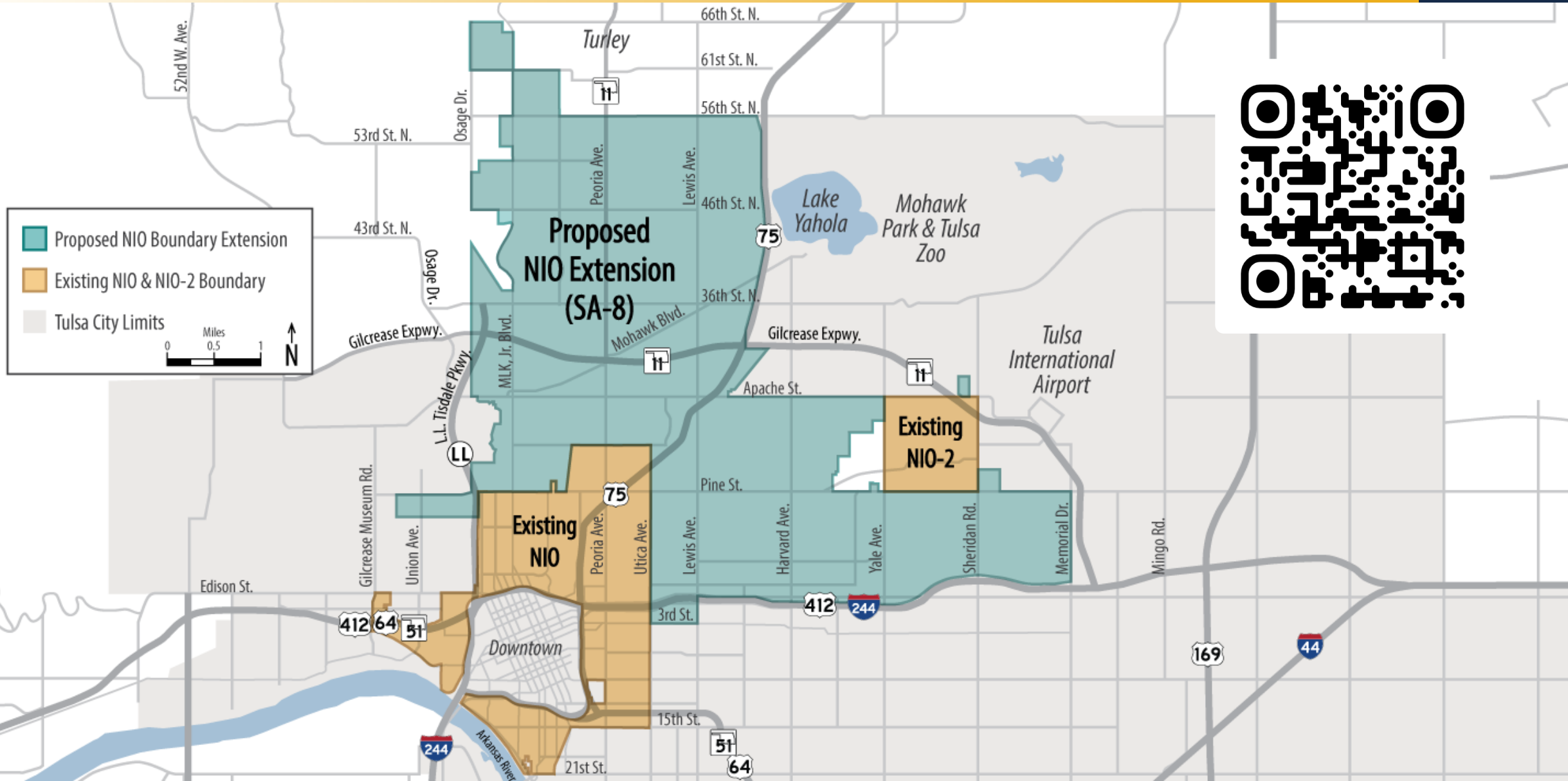
Where the NIO is already in effect, **new housing has been built on empty lots:**

- Mostly duplexes & detached houses
- Some 4-plexes
- Some townhouses



4-Plex: 1111 S. Quincy Ave., Tulsa

What are the proposed boundaries?



What happens next?



- **Another community meeting next Tuesday, March 31.**
 - Maxwell Park Library, 5:30 p.m.
- **Planning Commission vote on May 6**
 - City Council Chamber at City Hall, 1:00 p.m.
- **City Council vote in late May or early June**
- **Repeat the process for other interested neighborhoods**

How may I comment?



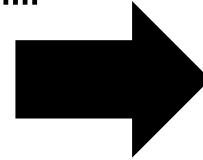
- **Send an email to planning@cityoftulsa.org**
- **Speak at the Planning Commission meeting**
May 6 at 1:00 p.m. in the City Council Chamber at City Hall
- **Write to your city councilor before the City Council votes**
 - **Vanessa Hall-Harper (District 1):**
dist1@tulsacouncil.org
 - **Jackie Dutton (District 3):**
dist3@tulsacouncil.org

Where can I find more information?



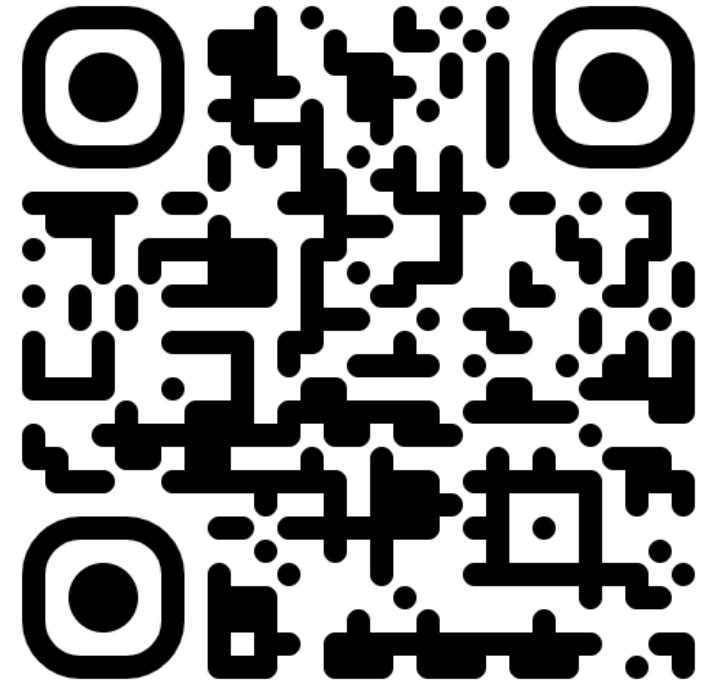
- Visit TulsaPlanning.org/nio26

Includes an interactive map



- Send an email to planning@cityoftulsa.org

- Call 918-596-7526
to speak with a planner





THANK YOU.