



Tulsa Metropolitan Area
Planning Commission

Case Number: SA-7

Hearing Date: December 6, 2023
(Continued from November 15, 2023)

Case Report Prepared by:

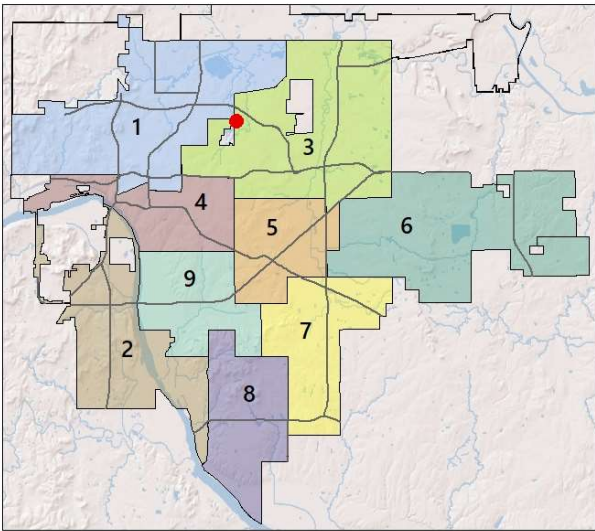
Austin Chapman

Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owner: Multiple owners

Location Map:
(shown with City Council districts)



Proposal:

Apply Neighborhood Infill Overlay- 2 (NIO-2) Zoning

Location: Multiple properties located within the Dawson Neighborhood (bounded by East Apache to the north, East Pine Street on the south, North Yale Avenue on the west and South Sheridan Road on the east), as shown on the attached maps.

Zoning:

Current Zoning: Multiple Districts

Comprehensive Plan:

Land Use Map: Multiple designations

Staff Recommendation:

Approval of proposed Neighborhood Infill Overlay-2 map amendment as shown in Attachment I

City Council Districts: 3

Councilor Names: Crista Patrick

County Commission District: 1

Commissioner Names: Stan Salee

Prepared by Austin Chapman,
achapman@cityoftulsa.org 918-596-7597

Item

Public hearing to provide a recommendation to the City Council regarding an amendment to the zoning map to supplementally rezone various properties bounded by East Apache to the north, East Pine Street on the south, North Yale Avenue on the west and South Sheridan Road on the east, to the Neighborhood Infill Overlay-2 (NIO-2), a Special Overlay Area.

SECTION I:**NIO-2 Purpose and Intent**

The Neighborhood Infill Overlay – 2 (NIO-2) establishes zoning regulations that are intended to promote the development of alternative infill housing in established neighborhoods. The overlay allows for a variety of residential housing types in a manner that is compatible, in mass and scale, with the character of surrounding properties. The regulations are also intended to promote housing types that accommodate households of varying sizes and income levels and provide for a more efficient use of land for residential purposes.

Applicability

Except as otherwise expressly stated, the Neighborhood Infill Overlay regulations of this section apply to RS-3, RS-4, RS-5, RD, RT, RM-0, RM-1, RM-2, RM-3, RMH, OL, OM, OMH, OH, CS, CG, CH, IL, IM, and IH zoning districts only within the boundaries of the Neighborhood Infill Overlay – 2 districts to all new permitted uses and structures and all building alterations and site modifications that require a building permit.

Background

In 2022, the City Council adopted a Neighborhood Infill Overlay for several neighborhoods near downtown to address the need for “Missing Middle” Housing typologies. Missing Middle housing typologies are often similar in size to a detached house but have additional units: duplexes, multi-unit houses, townhouses, and even small-scale apartments. Councilor Patrick expressed the desire for a similar overlay in the Dawson Neighborhood with some modifications, most notably to allow manufactured homes by right and to preserve the current parking requirements of the zoning code and limit the unit count of apartments to four.

City of Tulsa Zoning Code in Section 20.010 states: "As the name implies, overlay districts 'over-lay' applicable base zoning district classifications to alter some or all of the base zoning district regulations that apply to particular sites. Overlay zoning districts work to modify or supplement the regulations imposed by the base zoning district when necessary to address special situations or accomplish specific city goals. Overlay zoning is intended to be used when the base zoning district applied to an area remains generally appropriate, but when an additional, modified or eliminated requirement could help implement the city's planning goals or address an area-specific planning, design, or land use regulations issue."

City Council has approved the text of the Neighborhood Infill Overlay-2 and it was incorporated in the Zoning Code as of 8/28/2023. The next step is to apply those regulations inside the Dawson Neighborhood as identified in Attachment I. The Neighborhood Infill Overlay-2 helps to promote a variety of residential housing types in the established area that are compatible, in mass and scale, with the character of surrounding properties by:

Allowing the following housing types:

- Detached houses,
- Patio houses,
- Townhouses,
- Manufactured homes constructed in 2016 or newer,
- Cottage houses,
- Duplexes,
- Multi-unit houses (3- and 4-plexes),
- Small-scale apartments/condos (limited to 6 units), and
- Accessory Dwelling Units.

Reducing some lot and area requirements to allow development on smaller lots allowing and more efficient use of property including:

- Allowing Home occupations by right.
- Reducing required setbacks for Industrial-light properties.

Parking requirements are not reduced inside the overlay.

Timeline and Public Engagement

February 2023 – City Council initiated text amendment to the City of Tulsa Zoning Code to establish the Neighborhood Infill Overlay and a zoning map amendment to apply the overlay to Dawson Neighborhood.

March 2023 – Concepts and Overlay Draft (ZCA-24) are presented at the regular meeting of the Dawson Neighborhood. Meeting was held at the Dawson Park Community Center.

May 2023 – TMAPC recommends approval of the overlay text amendment (ZCA-24).

September 2023 – City Council approves the Zoning Text of ZCA-24.

August 2023 – ZCA-24 becomes effective.

October 2023 – Notices sent to 800+ property owners within the proposed overlay boundary and within 300-feet of the boundary to describe the proposal and to advertise another community meeting public meeting to be held in October and the public notice of the zoning map amendment SA-7.

October 2023 – Second Community meeting held at the Dawson Community Center.

SECTION II:

Staff Analysis

The proposed overlay boundary is consistent with the purpose and intent of the adopted Neighborhood Infill Overlay- 2. As of the writing of this staff report we have not received any written objections to the proposed overlay boundary. Should we receive objections prior to the TMAPC hearing, staff will supplement their staff report with a map showing on a map objector to the overlay.

Staff Recommends Approval of:

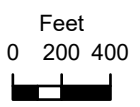
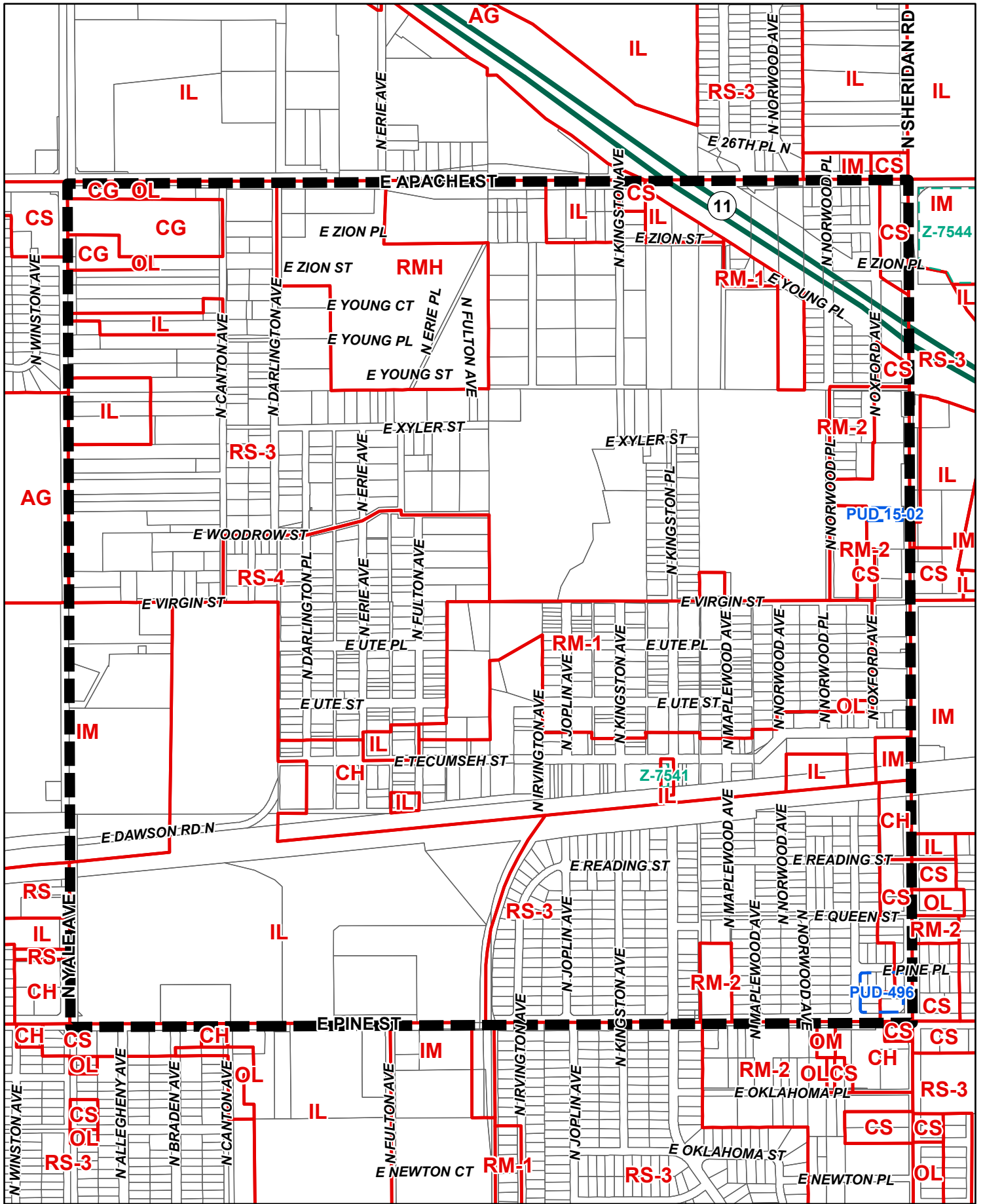
Proposed Neighborhood Character Overlay (NCO) map amendment as shown in Attachment I;

Attachment(s)

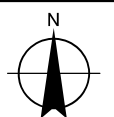
Attachment I: Neighborhood Infill Overlay map

Attachment II: Aerial Map

Attachment III: Land Use Map

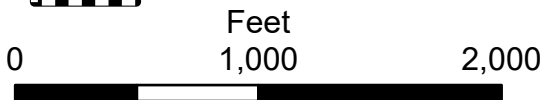


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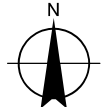
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Tract



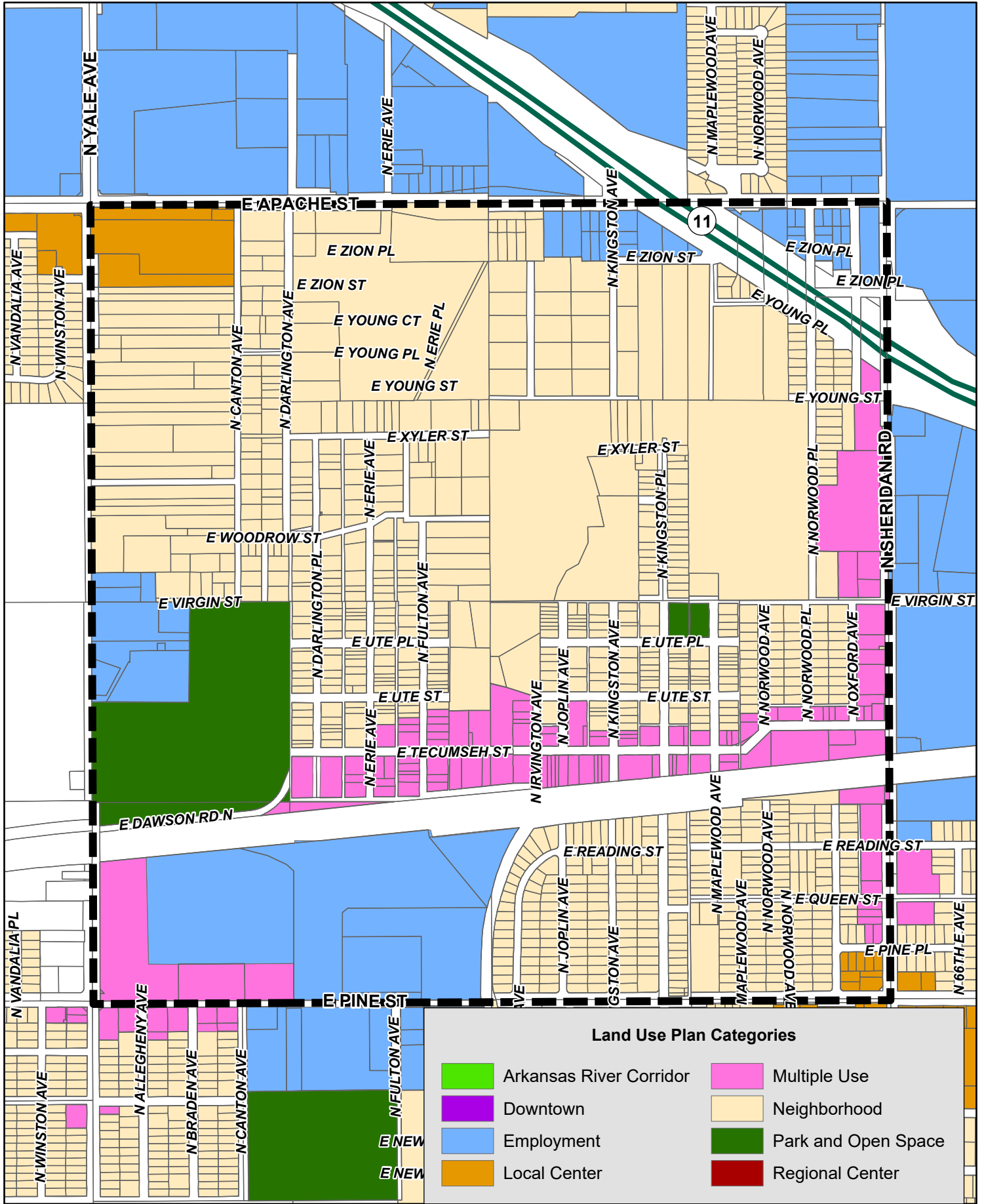
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Note: Graphic overlays may not precisely align with physical features on the ground.









Aerial Photo Date: 2021

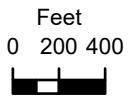


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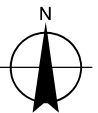


Land Use Plan Categories

- | | | | |
|---|-------------------------|---|---------------------|
|  | Arkansas River Corridor |  | Multiple Use |
|  | Downtown |  | Neighborhood |
|  | Employment |  | Park and Open Space |
|  | Local Center |  | Regional Center |



SA-7



From: [Dirk DeRose](#)
To: [Tulsa Planning Office](#)
Subject: Overlay in Dawson, Case SA-7
Date: Tuesday, November 14, 2023 12:45:51 PM

re: Case SA-7

I am in favor of the proposed overlay.

Fresh investment in Dawson is more likely when there are multiple ways to create new housing. I'd like to see brand new homes of various styles next to 70-year-old homes, enhancing the curb appeal and quality of life for our neighborhoods.

Dirk DeRose
6040 E Tecumseh St
Tulsa OK 74115
918-734-4454

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Zoning Petition

Residents of the Dawson Neighborhood area located between the boundaries of E. Apache St., E. Pine St., N. Yale Ave., and N. Sheridan Road would like to petition against zoning changes to Neighborhood Infill Overlay Zoning.

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Name	Address	Phone Number
<u>Ronald Bennett</u>	<u>6037 E. Tecumseh St</u>	<u>918 313-0105</u>
<u>JERRY HORTON</u>	<u>6033 E TECUMSEH ST</u>	<u>918-260-1957</u>
<u>Buck Gray</u>	<u>2016 N Kingston Pl.</u>	<u>918-814-7148</u>
<u>Karen Gray</u>	<u>2016 N. Kingston Pl.</u>	<u>918-816-8025</u>
<u>Roberta Dunn</u>	<u>2016 N. Kingston Pl.</u>	<u>918-409-7916</u>
<u>Michael Rojas</u>	<u>6040 E. Tecumseh St</u>	<u>918-277-3758</u>
<u>TROY SMITH</u>	<u>5903 E Tecumseh</u>	<u>918-728-5640</u>
<u>Jason Smith</u>	<u>6325^D E Tecumseh St</u>	<u>918 724 4771</u>
<u>Vanessa Jones</u>	<u>1916 N Kingston Ave</u>	<u>918 812-4969</u>
<u>Frank Jones</u>	<u>1916 N Kingston Ave</u>	<u>918 813 5267</u>

Zoning Petition

Residents of the Dawson Neighborhood area located between the boundaries of E. Apache St., E. Pine St., N. Yale Ave., and N. Sheridan Road would like to petition against zoning changes to Neighborhood Infill Overlay Zoning.

Case: SA-7

Name	Address	Phone Number
<u>Mike Maxwell</u>	<u>5213 E. Tecumseh</u>	<u>918-955-5498</u>
<u>Shane Wilson</u>	<u>5519 E. Tecumseh</u>	<u>918-832-0071</u>
<u>Carla</u>	<u>5516 E. TECUMSEH</u>	<u>918 402 3191</u>
<u>James Mattheer</u>	<u>2476 N. Darlington Ave</u>	<u>918-639-9929</u>
<u>Paul Young</u>	<u>1906 N Sheridan Rd</u>	<u>918-708-8541</u>
<u>Larry K Brown</u>	<u>1902 N. Norwood ave</u>	<u>918-835-6860</u>
<u>Oliver Sprenger</u>	<u>6339 E tecumseh st</u>	<u>918-561-6270</u>
<u>Michael Daugherty</u>	<u>1618 N. SHERIDAN</u>	<u>918-838-0713</u>
<u>Ronnie Carpenter</u>	<u>6401 E. Tecumseh</u>	<u>918-346-7269</u>
<u>Ry Mard</u>	<u>6446 E Tecumseh</u>	<u>918-836-6594</u>
<u>Barry W. J. J. J.</u>	<u>6002 E. Tecumseh</u>	
	<u>6407 E. TECUMSEH</u>	<u>918-266-3899</u>

Zoning Petition

Residents of the Dawson Neighborhood area located between the boundaries of E. Apache St., E. Pine St., N. Yale Ave., and N. Sheridan Road would like to petition against zoning changes to Neighborhood Infill Overlay Zoning.

Case: SA-7

Name	Address	Phone Number
<u>Baha Matthews</u>	<u>2476 N. Darlington Ave, Tulsa, OK</u>	<u>918-639-9972</u>
<u>Rebecca Ok</u>	<u>2468 N. Darlington Ave</u>	<u>918-381-1194</u>
<u>Mason Mott</u>	<u>2474 N. Darlington Ave</u>	<u>918-671-7500</u>
<u>PATRICK REWE</u>	<u>2424 N. Canton Ave</u>	<u>918-697-1042</u>
<u>Rhonda Reale</u>	<u>2424 N. Canton Ave</u>	<u>918-697-6431</u>
<u>JRBA</u>	<u>2430 N. Darlington Ave.</u>	<u>918-706-4135</u>
<u>Rebecca Mott</u>	<u>2430 N. Darlington Ave</u>	<u>918-860-3691</u>
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Zoning Petition

Residents of the Dawson Neighborhood area located between the boundaries of E. Apache St., E. Pine St., N. Yale Ave., and N. Sheridan Road would like to petition against zoning changes to Neighborhood Infill Overlay Zoning.

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Name	Address	Phone Number
<u>Robert Utbey</u>	<u>6007 E Tecumseh</u>	<u>918 691 7039</u>
<u>Joe Guiterrez</u>	_____	<u>918 299 2850</u>
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Zoning Petition

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Residents of the Dawson Neighborhood area located between the boundaries of E. Apache St., E. Pine St., N. Yale Ave., and N. Sheridan Road would like to petition against zoning changes to Neighborhood Infill Overlay Zoning.

Case: SA-7

Name	Address	Phone Number
<u>Eric Triplett</u>	<u>1606 N Sheridan Rd</u>	<u>918 835 6500</u>
<u>Toni Langworthy</u>	<u>1702 N. Oxford Ave</u>	<u>918-291-9762</u>
<u>Katherine R McQuis</u>	<u>1412 N. Kingston Ave</u>	<u>918-774-4336</u>
<u>Kentley</u>	<u>2199 H Horwood Pl</u> <u>Mesa 7415 ATD</u>	<u>918 627 0345</u>
<u>Charles R. Zah</u>	<u>1719 N. OXFORD AVE</u>	
<u>Donna Hansen</u>	<u>2039 N ENZE AVE</u>	<u>918-836-8148</u>
<u>Jennifer Duke</u>	<u>2031 N. erie ave</u>	<u>918.857.4772</u>
<u>Chloi Harness</u>	<u>2012 N. Fulton ave</u>	<u>918.853.1650</u>
<u>Karen Harness</u>	<u>2039 N. ERIE AVE</u>	<u>918-812-1993</u>
<u>Sheadon Harness</u>	<u>1921 N. erie ave</u>	<u>918.269.3235</u>
<u>Holly Faulkner</u>	<u>6939 E Marshall St</u>	<u>918-291-6630</u>
<u>Michael Gribby</u>	<u>6939 E Marshall St</u>	<u>918-931-4401</u>
<u>Ray McGehee</u>	<u>2004 N DALLASTON PI</u>	<u>918-697-7411</u>
<u>Kay McGehee</u>	<u>2005 NORTH ERIE AVE</u>	<u>918-636-5816</u>

