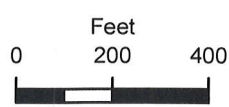


SUBJECT TRACT

BOA-23110

5.1



19-13 05



BOARD OF ADJUSTMENT CASE REPORT

STR: 9305

Case Number: BOA-23110

CZM: 37

CD: 4

HEARING DATE: 04/27/2021 1:00 PM

APPLICANT: Ryan Neurohr

ACTION REQUESTED: Special Exception to permit a Dynamic Display sign in an RM-2 District containing a School Use(Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 2601 E 5 PL S

ZONED: RM-2

PRESENT USE: Elementary School

TRACT SIZE: 440933.55 SQ FT

LEGAL DESCRIPTION: ALLLTS1-8&17-24BLK3ALLLTS20-24&PRTLTS1- 5&17-19BLK4HIGHLANDS2ND&ALLLTS21-245758 &PRTLTS25-321545556BLK4&ALLLTS678&23-34 &47-58BLK5COLLEGEVIEWAMD&VACSTS&ALLEYST
HEREOFBEGSECRLT17BLK3HIGHLAND2NDTHW855.
8N300E75N130NE109.94SWCLT32BLK4COLLEGEV IEWNE275.2, HIGHLANDS 2ND ADDN, COLLEGE VIEW ADDN AMD

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Stability".

ANALYSIS OF SURROUNDING AREA: The subject tract is Located North of E. 5th Pl. Between S. Columbia Ave. and S. Atlanta Ave.

STAFF COMMENTS: The applicant is requesting **Special Exception** to permit a Dynamic Display sign in an RM-2 District containing a School Use(Sec. 60.050-B.2.c)

c. Dynamic Displays

Dynamic displays are prohibited in R, AG, and AG-R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

Section 60.100 Dynamic Displays

The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these regulations apply whether incorporated into off-premise outdoor advertising signs or on-premise signs that are allowed to include a dynamic display.

- 60.100-A The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics or other special effects.
- 60.100-B The transition or change from one message to another must occur in one second or less and involve no animation or special effects.
- 60.100-C The images and messages displayed must be complete in and of themselves within the required dwell time.
- 60.100-D Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.
- 60.100-E Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.
- 60.100-F** Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.
- 60.100-G Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.
- 60.100-H Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 60.100-I The maximum brightness level of a dynamic display may not exceed 6,500 nits (candelas per square meter) during daylight hours or 500 nits between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service (Actual Time). Brightness must be measured from the brightest element of the sign's face.
- 60.100-J Any outdoor advertising sign that includes a dynamic display that was lawfully established before January 1, 2010, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.
- 60.100-K Except as provided in §60.100-J, any outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to permit a Dynamic Display sign in an RM-2 District containing a School Use(Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):
_____.

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



Facing West on 5th Pl.



Facing South down Birmingham



Subject Property with existing sign

DANNY WHITEMAN
SIGN PLANS EXAMINER
TEL (918)596-9664
EMAIL dwhiteman@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

March 16, 2021

LOD Number: 1

Phone: 918-371-0887

Ryan Neurohr
204 E. 5th Ave.
Owasso, OK 74055

APPLICATION NO: SIGN-084027-2021 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 2601 E. 5th Pl.
Description: Freestanding sign

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A \$55 RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, THE INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH FLOOR, TULSA, OK, 74103 OR TELEPHONE (918) 584-7526.
3. PRESENT THIS LETTER TO INCOG WHEN APPLYING FOR BOARD OF ADJUSTMENT OR PLANNING COMMISSION ACTION.

(Continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.INCOG.ORG

Application No. SIGN-084027-2021

2601 E. 5th Pl.

March 16, 2021

This letter of deficiencies covers Sign Plan Review items only.

For ground, monument, pole & outdoor advertising structure sign applications only, you may receive additional letters from other disciplines such as Water/Sewer/Drainage for additional deficiencies regarding Utility Easement placement which are not addressed in this letter.

1. Section 60.050-B.2.c Dynamic Displays

Dynamic displays are prohibited in R districts and AG districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

(1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.

(2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.

(3) Dynamic displays in R districts and in AG districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.

(4) Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review Comments: The proposed dynamic display sign appears to be located on an RM-2 Residential zoned lot. You may change the sign type to a non-dynamic display, or you may pursue a special exception from the Board of Adjustment (BOA) to permit a dynamic display sign to be located on a residential RM-2 zoned lot.

2. Section 60.100-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.

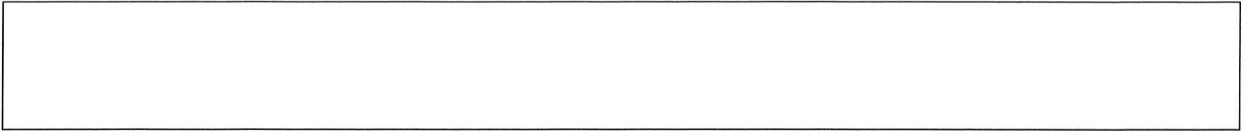
Review Comments: The proposed dynamic display sign appears to be within 200 feet of the residential zoned lots across the street to the south. You may change the sign type to a non-dynamic display, relocate the sign to be a minimum of 200 feet from all residential zoned lots, or you may seek a special exception from the BOA to permit a sign with a dynamic display to be within 200 feet of a residential zoned lot.

NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to send the decision of any actions by the BOA or TMAPC affecting the status of your application for a Sign Permit to our office so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf.

END – ZONING CLEARANCE AND SIGN CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A CITY OF TULSA SIGN PERMIT.

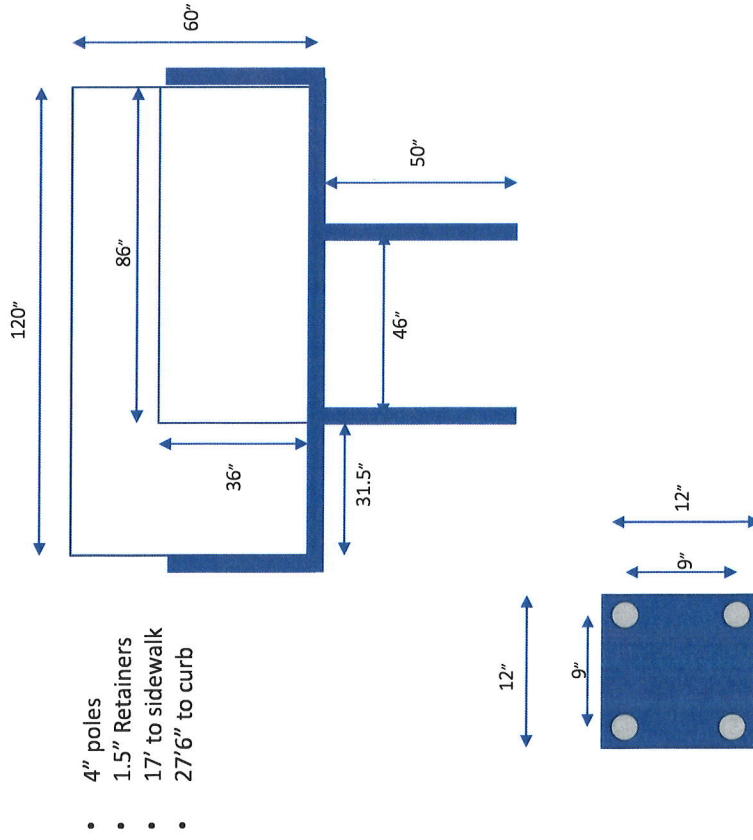


Kendall Whittier Elementary
2601 E 5th PL
Tulsa, OK 74104



Location of Sign

Kendall Whittier Elementary
 2601 E 5th PL
 Tulsa, OK 74104



- 4" poles
- 1.5" Retainers
- 17' to sidewalk
- 27'6" to curb

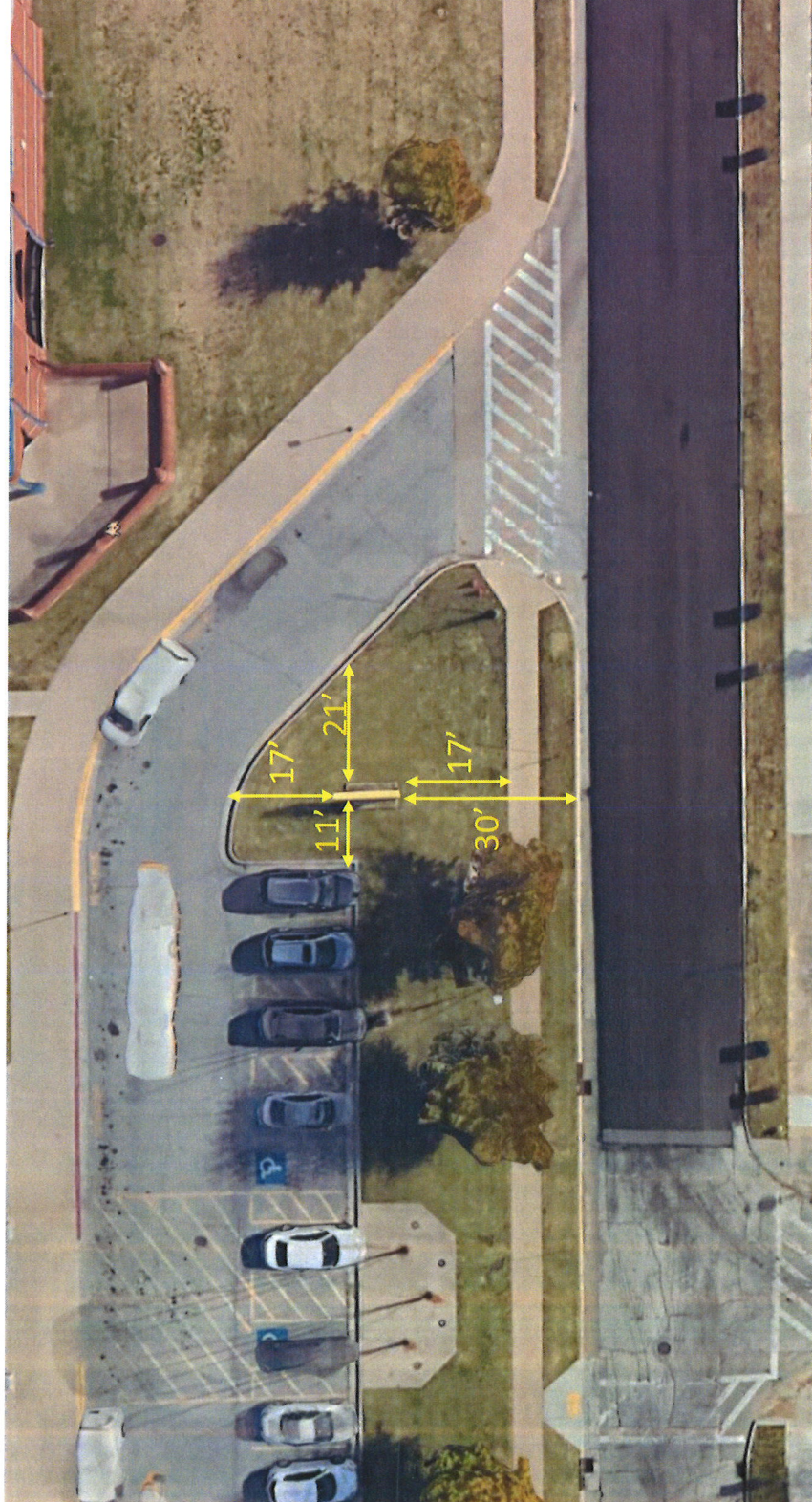


Kendall Whittier Elementary
2601 E 5th PL
Tulsa, OK 74104



PO Box 1602 – Owasso, OK 74055
918-371-0887 – imagebuildersok@gmail.com

Kendall Whittier Elementary
 2601 E 5th PL
 Tulsa, OK 74104





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Kendall Whittier Elementary
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Tulsa, OK 74104

Optec LED Digital Display INF-MOD-16-RGB-Z-P-QR

Display Specifications

- LED Pixel Pitch: 16.0mm ; Matrix Size: 60 x 135 ;
- Viewing Area: 3' 1 13/16" x 9' 5 3/8" ; Cabinet Size: 3' 1 13/16" x 9' 5 3/8" x 6 1/2"
- Color: RGB Color Processing: RGB 281 Trillion Levels-M
- LED's per pixel: Red: 1 Green: 1 Blue: 1 ; Total # of LED's: 64800
- Character Size: 4.4 Inches ; # of Lines/Char. Line: 8 line(s), 30 characters
- Brightness: 10000 NIT's (+/-5%) ; Viewing Angle: 140 Degrees Horizontal
- Display Configuration: Double Face (2 Cabinets-Primary/Secondary)
- Maintenance Door: Front ; Cabinet Design: Module
- Display Net Weight: 367.22 lbs. per face (+/-10%)
- Ventilation: Rear Vent

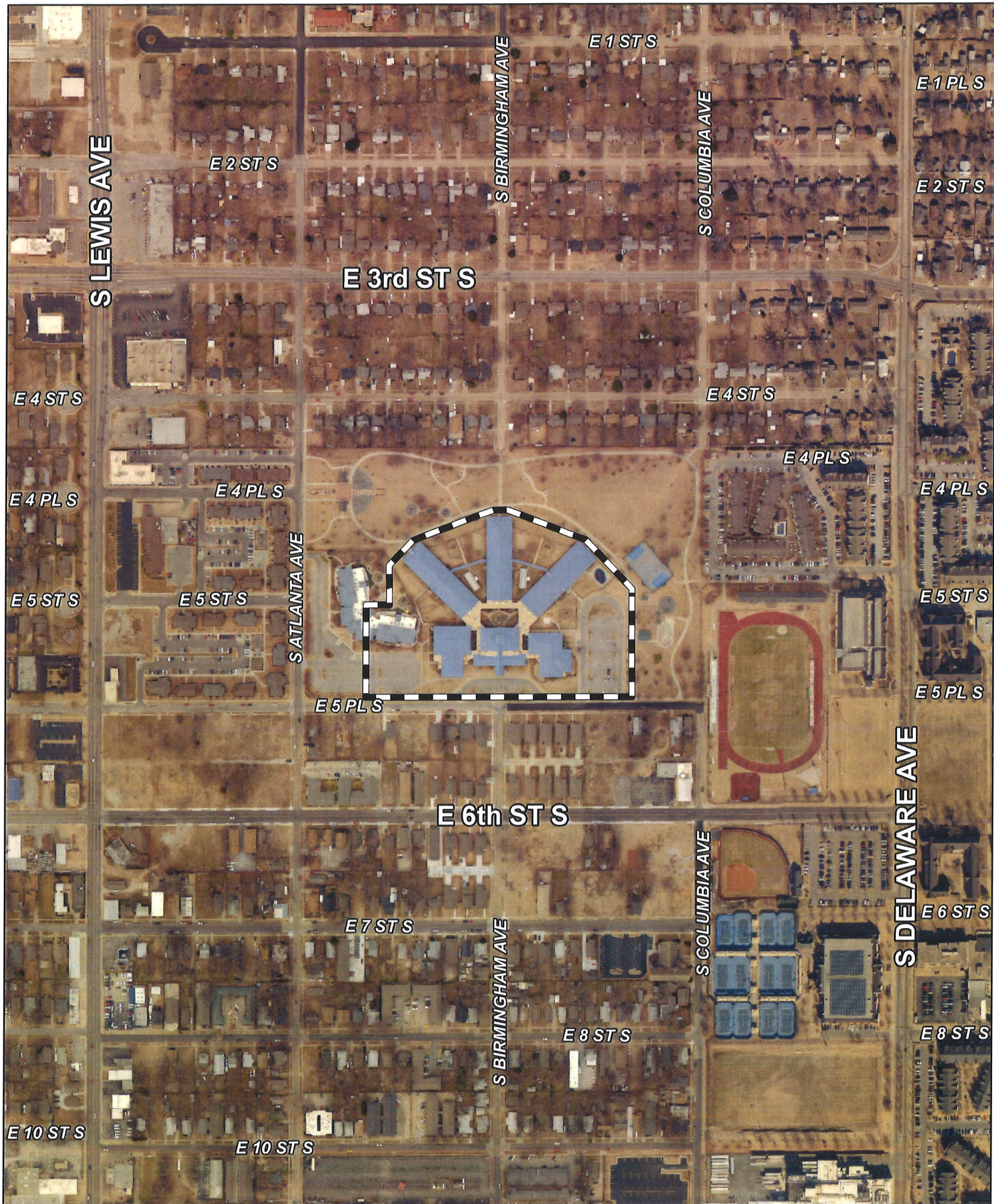
Standard Features

- Dimming Levels: 100 - Auto & Manual ;
- Dimming/Temp. Sensor: Included
- Software: ME Pro Plus ; Software Upgrade: 5 Years ; Software Training: Webinar

Electrical & Venting Requirements

- AC Power Required: Single Phase 120V or 240V 50/60Hz
- Total Boot Up Amps* (120V): 21.8 ; Regular Operating Amps* (120V): 6.32
- Example Electrical Cost* (120V): US\$0.99/Day ; Venting Requirement*: 416.87 CFM

CELL MODEM COMMUNICATION INCLUDING LIFETIME DATA



0 200 400
Feet



Subject
Tract

BOA-23110

19-13 05

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

Aerial Photo Date: February 2018



5.15

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