



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23442

Hearing Date: 1/24/2022 (Con. from 1/10/2022)

Case Report Prepared by:

Austin Chapman

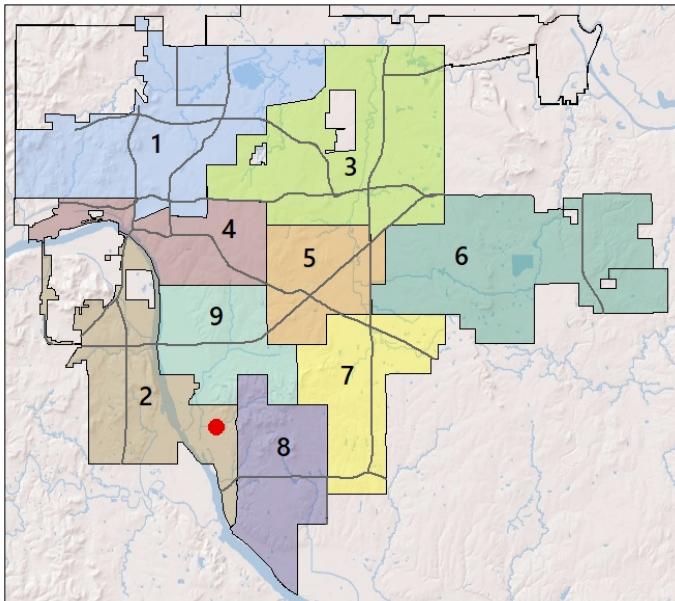
Owner and Applicant Information:

Applicant: Acura Neon

Property Owner: ORAL ROBERTS UNIVERSITY

Action Requested: Variance to permit more than one freestanding sign per street frontage in an R District for a non-residential use (Sec. 60.050-B.2.b)

Location Map:



Additional Information:

Present Use: Oral Roberts University

Tract Size: 149.86 acres

Location: 7777 S. Lewis Ave. E.

Present Zoning: RS-1,RS-3



S LEWIS AVE

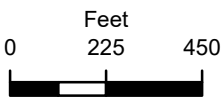
E 75TH ST S

S EVANSTON AVE

E 81ST ST S

S DELAWARE AVE

E 81ST PL S



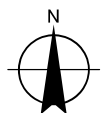
Subject Tract

BOA-23442

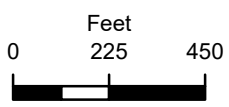
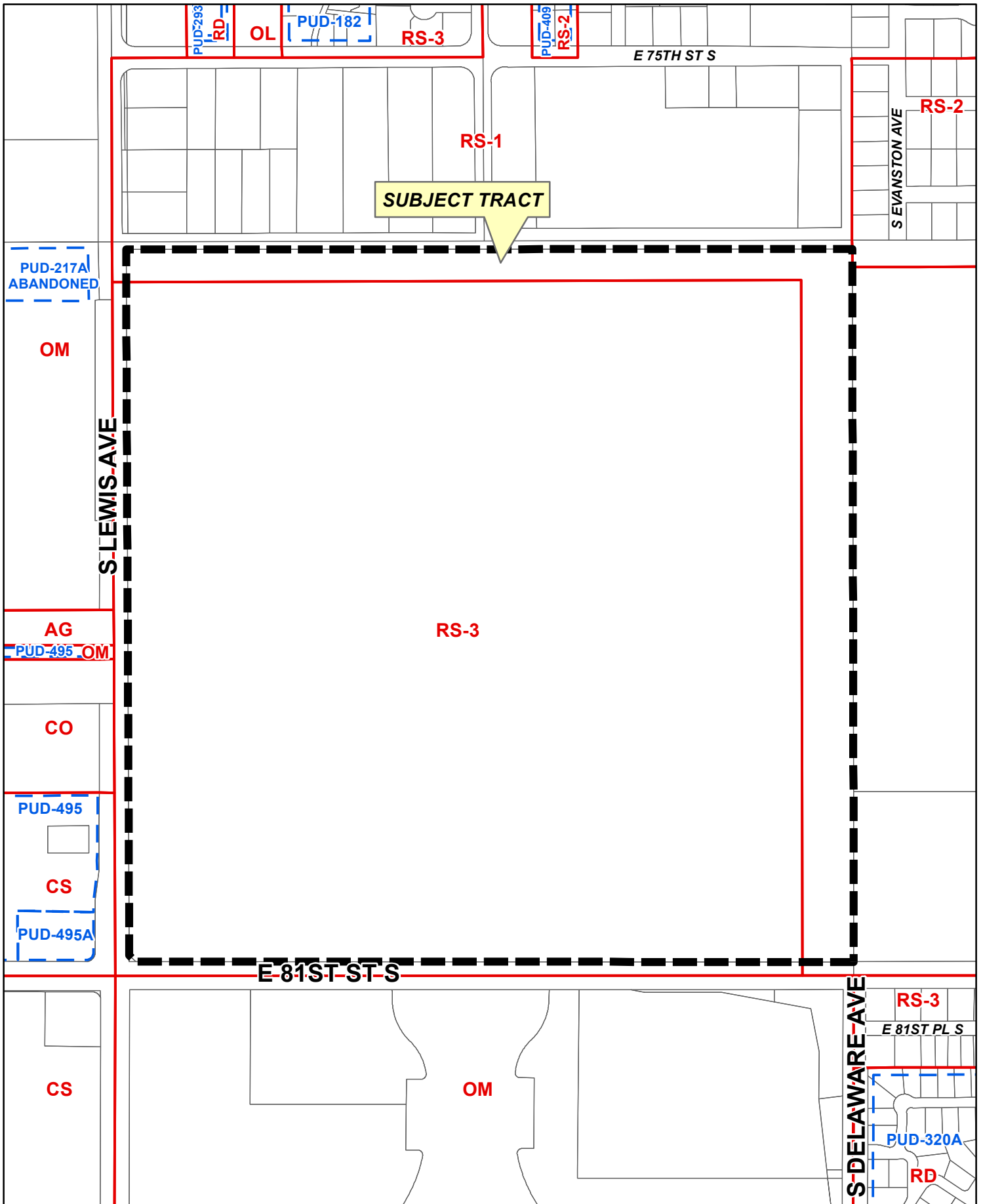
18-13 08

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

Aerial Photo Date: 2020/2021

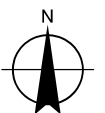


2.2



BOA-23442

18-13 08



2.3

BOARD OF ADJUSTMENT CASE REPORT

STR: 8308

Case Number: BOA-23442

CD: 2

HEARING DATE: 1/24/2022 (Con. from 1/10/2022). Case was continued to hear the results of a filed Master Planned Development on the Subject property which if approve would negate the need for the requested relief. The re-zoning case MPD-4 is on the 12/07/2022 TMAPC Hearing Agenda. Staff will provide update after that hearing to the Board.

APPLICANT: Acura Neon

ACTION REQUESTED: Variance to permit more than one freestanding sign per street frontage in an R District for a non-residential use (Sec. 60.050-B.2.b)

LOCATION: 7777 S LEWIS AV E

ZONED: RS-1,RS-3

PRESENT USE: Oral Roberts University

TRACT SIZE: 6,527,954.47 SQ FT

LEGAL DESCRIPTION: BLK 1 LESS BEG SWC TH N22 SE31.19 W22 POB, ORAL ROBERTS UNIVERSITY HGTS CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject property:

MPD-4: To be heard on 11.02.22 by the TMAPC. The proposed Master Planned Development incorporates development standards are proposed to incorporate land use regulations that are consistent with a university use including signage.

BOA-17831-A; On 12.08.2015 the board **approved** a modification to a previously approved plan for a digital sign.

BOA-21495; On 11.13.12 the Board **approved** a variance to allow 2 wall signs in an R district.

BOA-21488; On 10.23.2012 the Board **approved** a variance to allow a wall sign in an R district.

BOA-17831; On 09.23.97 the Board **approved** an amendment to a previously approved exception for a sponsor sign and a variance of the maximum square feet for a sponsor sign.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Regional Center "and an "Area of Growth".

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

STATEMENT OF HARDSHIP: ORU would like to have a monument sign for their new welcome center. This sign will provide identifications to visitor/students visiting their facility.

STAFF ANALYSIS: The applicant is requesting **Variance** to permit more than one freestanding sign per street frontage in an R District for a non-residential use (Sec. 60.050-B.2.b)

b. **Freestanding Signs**

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

Facts staff finds favorable for variance request:

- None.

Facts Staff find unfavorable for the variance request:

- The applicant did not provide any unique circumstances related to the physical surroundings, shape, or topographical conditions of the subject property.
- Applicant has not provided an inventory of the current signs along the street frontage.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to permit more than one freestanding sign per street frontage in an R District for a non-residential use (Sec. 60.050-B.2.b)

- Finding the hardship(s) to be _____.
- Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet.
- Subject to the following conditions _____.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*

g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan.”

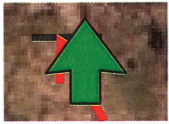
SIGN-123757 7777 S LEWIS AVE E Site Plan_v1.pdf Markup Summary

Arrow (1)



Subject: Arrow
Page Label: 1
Status:
Author: Mike Henley
Date: 8/3/2022 2:05:49 PM
Color: ■

Note (2)



Subject: Note
Page Label: 1
Status:
Author: DWhiteman
Date: 8/3/2022 11:14:32 AM
Color: ■

Section 60.110-A Administration: Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the development administrator. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the development administrator to determine compliance with applicable regulations.

Review comment: Please provide a distance from the center of Lewis Ave. to this sign.



Subject: Note
Page Label: 1
Status:
Author: DWhiteman
Date: 8/3/2022 11:24:28 AM
Color: ■

60.050-B.2.b Freestanding Signs: Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

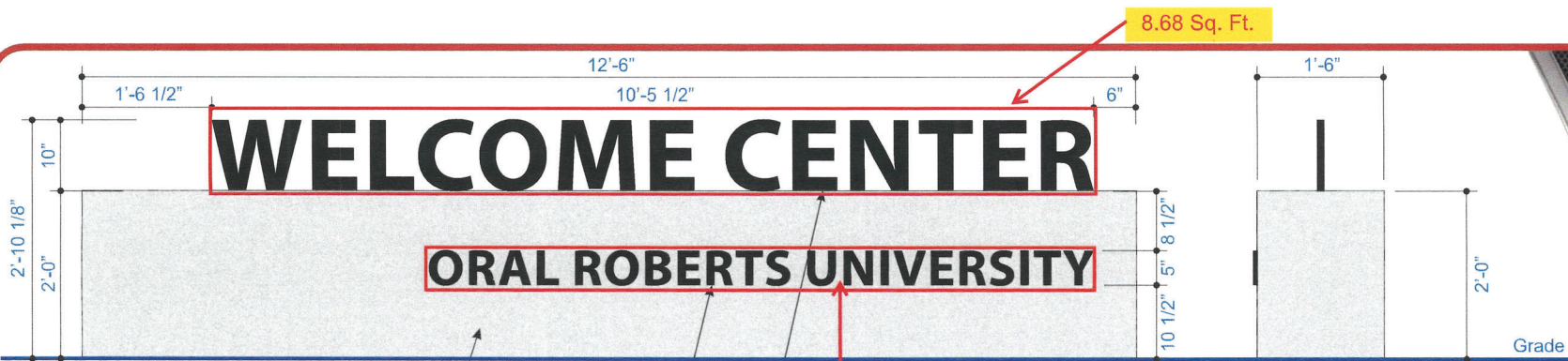
Review comment: Review comment: This lot is a residential zoned lot and there are already existing freestanding signs on the Lewis Ave. frontage. You may request a variance from the Board of Adjustment to exceed more than one freestanding per street frontage in the RS-3 district.

WSD Comment (1)



Subject: WSD Comment
Page Label: 1
Status:
Author: Mike Henley
Date: 8/3/2022 2:09:22 PM
Color: ■

Site plan is missing measurement from the leading edge (nearest Lewis) of the proposed sign to the centerline of Lewis. Revise site plan to show measurement. Note: Minimum setback for the leading edge of the sign is 80' from the centerline of Lewis (50' ROW + 30' Easement).



8.68 Sq. Ft.

3.50 Sq. Ft.

Client:
ORU
Welcome Center

Job Location:
7777 S. Lewis Ave.
Tulsa, OK 74171

Sales Rep:
Yoko Elizondo

Designer:
Dallas Brewer

Drawing No:
071222-02

File Name:
ORUWC-
MON-01B.cdr

Date:
8-2-2022
Revised

Scale:
Noted

Approved By:

Date Approved:

Color Swatches
May vary from actual color
Verify with customer

Concrete wall and footing by others.

5/8" Thick Cast Aluminum letters painted Black (semi-gloss) and installed flush to concrete wall with aluminum studs.

1" Thick Cast Aluminum letters painted Black (semi-gloss) and rail mounted to 1 1/2 square aluminum tubing.

NOTES:
-FONT TO BE MYRIAD PRO BOLD.

Elevation View - Scale: 3/4" = 1'-0"

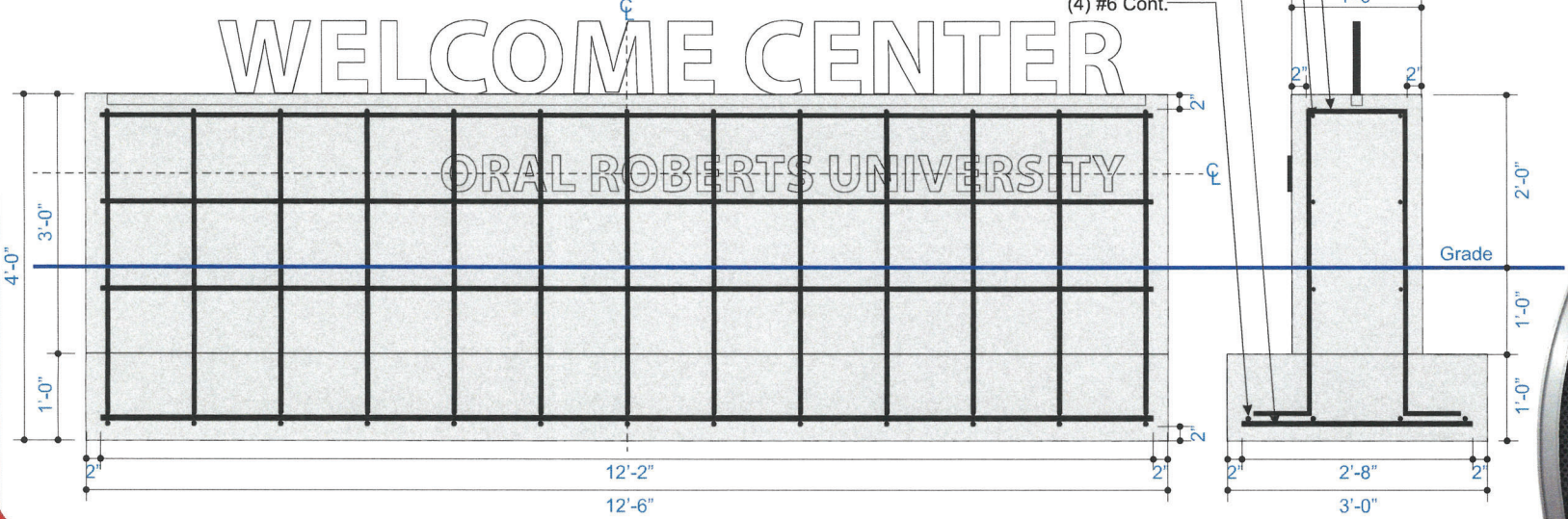
-Manufacture and install (1x) single sided monument sign.

#5 @ 12" O.C. with ACI Std. hook into footing.

#5 @ 12" O.C.

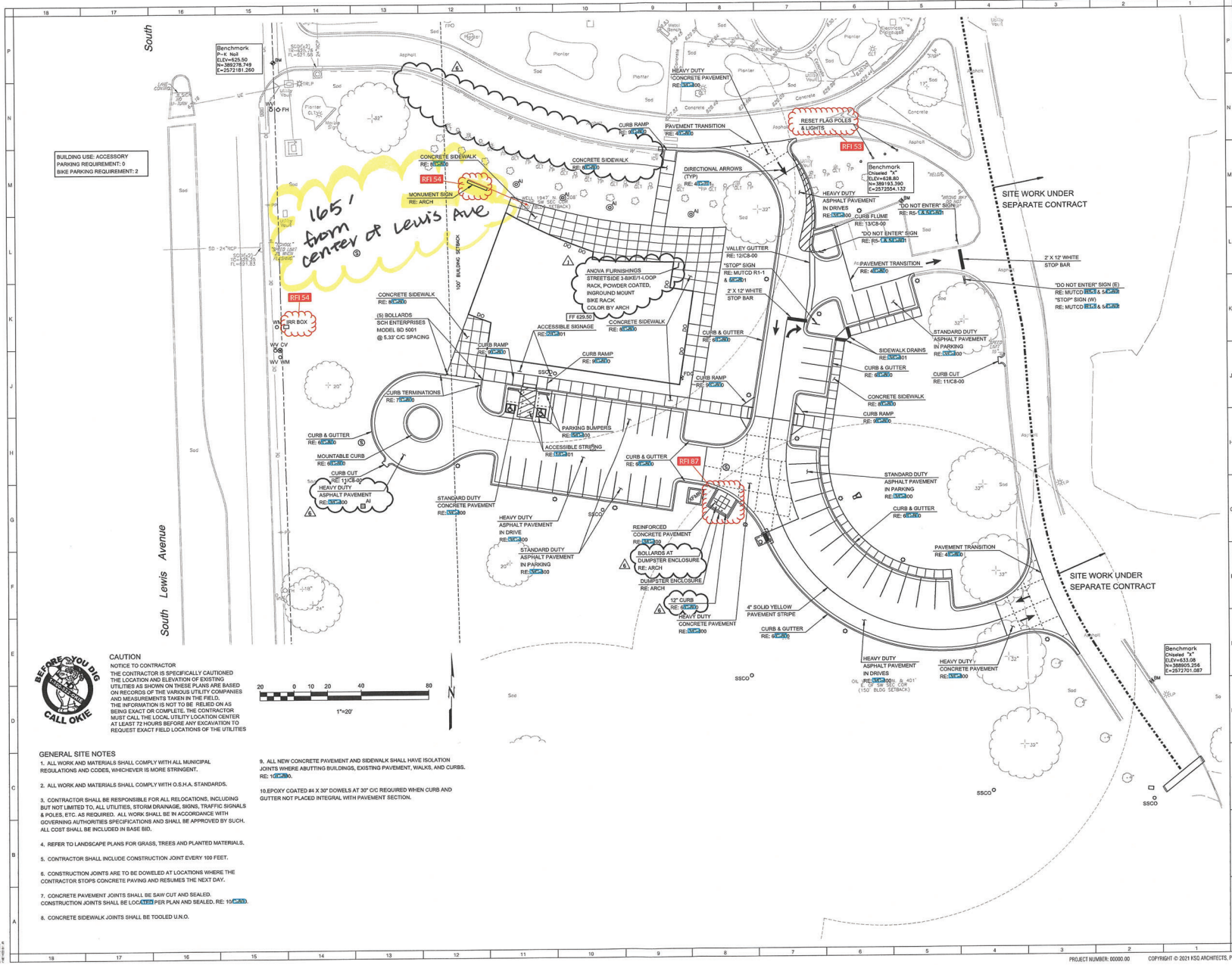
#6 @ 12" O.C.

(4) #6 Cont.



ACURAREON
WE PUT YOUR NAME IN LIGHTS!
1801 N. WILLOW AVE. - BROKEN ARROW, OK - 74012
PHONE: (918) 252-2258 FAX: 918 262 3738

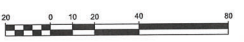
www.acurareon.com



BUILDING USE: ACCESSORY PARKING REQUIREMENT: 0
 BUS PARKING REQUIREMENT: 2



CAUTION
 NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



- GENERAL SITE NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
 2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 4. REFER TO LANDSCAPE PLANS FOR GRASS, TREES AND PLANTED MATERIALS.
 5. CONTRACTOR SHALL INCLUDE CONSTRUCTION JOINT EVERY 100 FEET.
 6. CONSTRUCTION JOINTS ARE TO BE DOWELED AT LOCATIONS WHERE THE CONTRACTOR STOPS CONCRETE PAVING AND RESUMES THE NEXT DAY.
 7. CONCRETE PAVEMENT JOINTS SHALL BE SAW CUT AND SEALED. CONSTRUCTION JOINTS SHALL BE LOCATED PER PLAN AND SEALED. RE: 100000.
 8. CONCRETE SIDEWALK JOINTS SHALL BE TOOLED U.N.O.

9. ALL NEW CONCRETE PAVEMENT AND SIDEWALK SHALL HAVE ISOLATION JOINTS WHERE ABUTTING BUILDINGS, EXISTING PAVEMENT, WALKS, AND CURBS. RE: 100000.
10. EPPOXY COATED #4 X 36" DOWELS AT 30" O.C. REQUIRED WHEN CURBS AND GUTTER NOT PLACED INTEGRAL WITH PAVEMENT SECTION.

ARCHITECT
ksqdesign

KSQ Architects PC, One KSQ Drive
 801 E Lewis Ave
 Tulsa, OK 74114
 918.582.8822 office
 918.582.8823 fax

OWNER
 ORU ROBERTS UNIVERSITY
 1777 South Lewis Ave
 Tulsa, Oklahoma 74111
 918.582.8855 office
 918.582.8856 fax

CONSULTANTS
CHL Engineer
 WALLACE DESIGN COLLECTIVE
 121 North Main Street, Ste 400
 Tulsa, Oklahoma 74103
 918.584.3100 office
 918.584.3101 fax
 wallace_design.com

Structural Engineer
 WALLACE DESIGN COLLECTIVE
 121 North Main Street, Ste 400
 Tulsa, Oklahoma 74103
 918.584.3100 office
 918.584.3101 fax
 wallace_design.com

MEP Engineer
 PHELPS + CORNELL
 1100 E. 15th Street
 Tulsa, Oklahoma 74119
 918.584.3100 office
 918.584.3101 fax
 phelpsandcornell.com

Landscape Architect
 WALLACE DESIGN COLLECTIVE
 121 North Main Street, Ste 400
 Tulsa, Oklahoma 74103
 918.584.3100 office
 918.584.3101 fax
 wallace_design.com



ORU WELCOME CENTER

7777 South Lewis Ave
 Tulsa, Oklahoma 74171

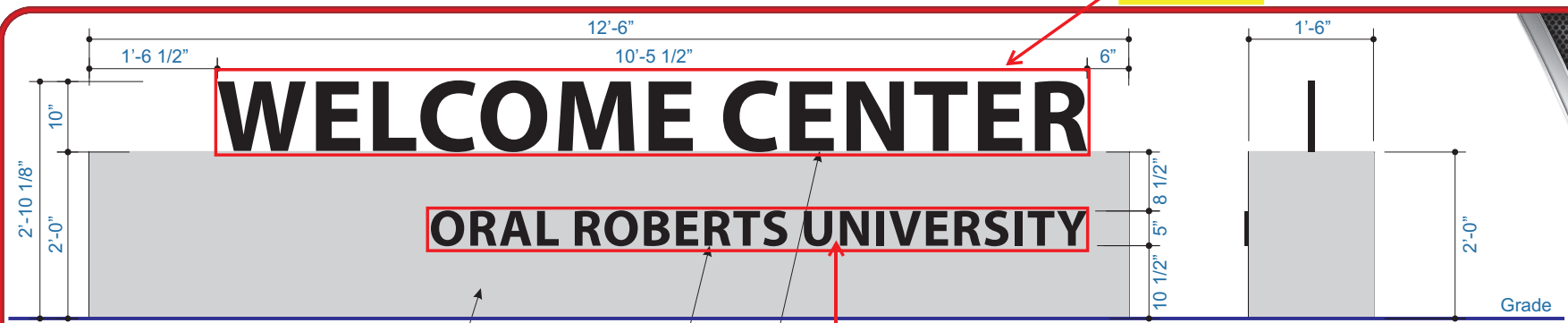
REVISIONS

No.	Description	Date
1	100 Revision	08/10/2021
2	200	08/10/2021
3	300	08/10/2021
4	400	08/10/2021
5	500	08/10/2021
6	600	08/10/2021
7	700	08/10/2021
8	800	08/10/2021
9	900	08/10/2021
10	1000	08/10/2021
11	1100	08/10/2021
12	1200	08/10/2021
13	1300	08/10/2021
14	1400	08/10/2021
15	1500	08/10/2021
16	1600	08/10/2021
17	1700	08/10/2021
18	1800	08/10/2021
19	1900	08/10/2021
20	2000	08/10/2021

ISSUED: Construction Set
DATE: 08/02/2021
SCALE: As Indicated
SHEET NAME: SITE PLAN

SHEET NUMBER:
 C-400

8/10/2021 4:13:33 PM \\sds-dc01\projects\202008\ORU\Welcome_Ctr\CAD\DWG\C400.dwg



8.68 Sq. Ft.

3.50 Sq. Ft.

NOTES:
-FONT TO BE MYRIAD PRO BOLD.

Concrete wall and footing by others.

5/8" Thick Cast Aluminum letters painted Black (semi-gloss) and installed flush to concrete wall with aluminum studs.

1" Thick Cast Aluminum letters painted Black (semi-gloss) and rail mounted to 1 1/2 square aluminum tubing.

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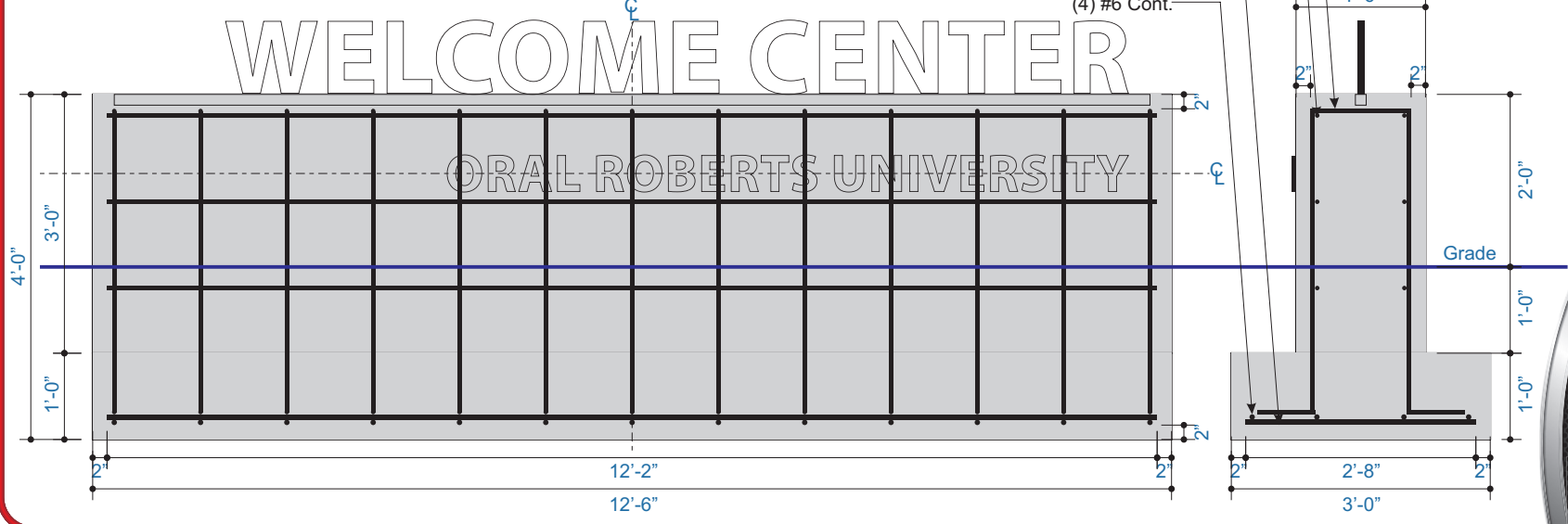
#5 @ 12" O.C.

#6 @ 12" O.C.

(4) #6 Cont.

Elevation View - Scale: 3/4" = 1'-0"

-Manufacture and install (1x) single sided monument sign.



3.50 Sq. Ft.

Client:
ORU
Welcome Center

Job Location:
7777 S. Lewis Ave.
Tulsa, OK 74171

Sales Rep:
Yoko Elizondo

Designer:
Dallas Brewer

Drawing No:
071222-02

File Name:
ORUWC-
MON-01B.cdr

Date:
8-2-2022
Revised

Scale:
Noted

Approved By:

Date Approved:

Color Swatches
May vary from actual color
Verify with customer



ACURA NEON
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PHONE: 918.252.2255 | FAX: 918.252.3738
www.acuraneon.com

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