<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin Chapman</td>
<td>Applicant: Acura Neon</td>
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<td>Property Owner: ORAL ROBERTS UNIVERSITY</td>
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</tbody>
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**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:**
![Location Map Image](image-url)

**Additional Information:**
- **Present Use:** Oral Roberts University
- **Tract Size:** 149.86 acres
- **Location:** 7777 S. Lewis Ave. E.
- **Present Zoning:** RS-1, RS-3
BOA-23442
18-13 08
3.3
HEARING DATE: 12/13/2022 (Con. from 10/11/2022). 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.”
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.

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.

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).
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.

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

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

NOTES:
- FONT TO BE MYRIAD PRO BOLD.

3.50 Sq. Ft.

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

#5 @ 12" O.C.

#6 @ 12" O.C.

(4) #6 Cont.
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.

-Elevation View - Scale: 3/4" = 1'-0"
-Manufacture and install (1x) single sided monument sign.

NOTE:
-Font to be Myriad Pro Bold.