



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23553

Hearing Date: 8/22/2023 (Cont.
from 8/08/23)

Case Report Prepared by:

Austin Chapman

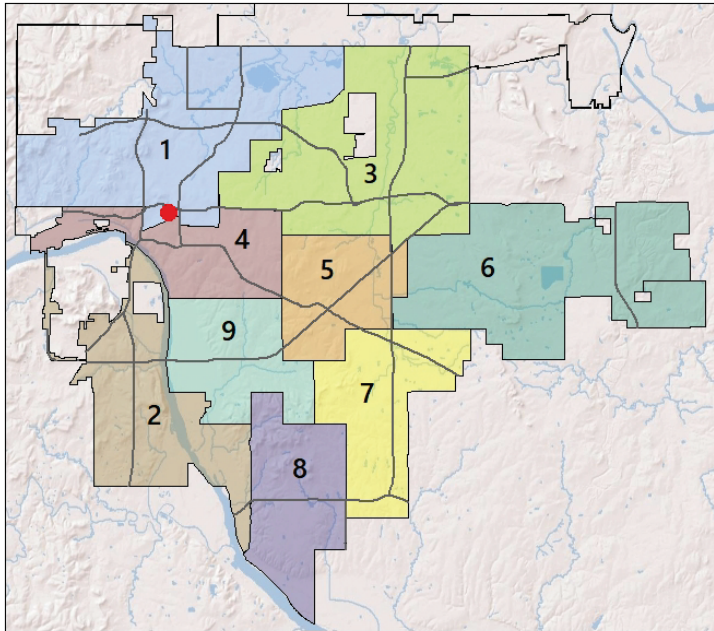
Owner and Applicant Information:

Applicant: Joe Kesterson

Property Owner: SANTA FE CROSSINGS
MULTIFAMILY LLC

Action Requested: Variance to allow a roof sign to exceed 500 square feet in area (Sec. 60.080-B.5b)

Location Map:



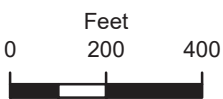
Additional Information:

Present Use: Mixed-use development

Tract Size: 2.38 acres

Location: 505 E. 2nd St. S.

Present Zoning: CBD



 Subject Tract

BOA-23553

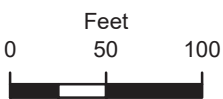
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021

19-12 01



4.2



Subject Tract

BOA-23553

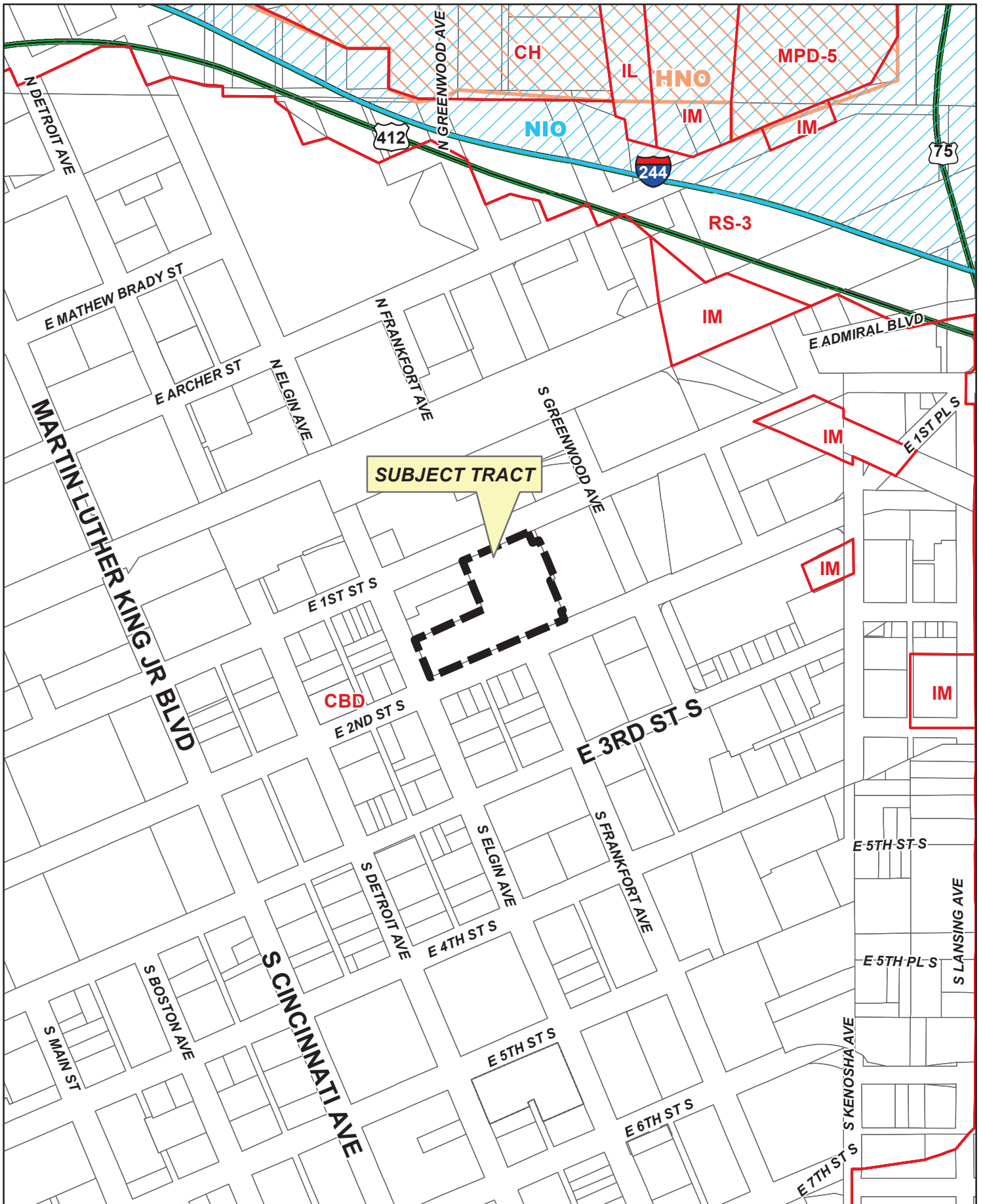
19-12 01

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

Aerial Photo Date: 2021

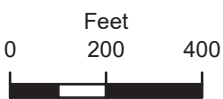


4.3



SUBJECT TRACT

BOA-23553



19-12 01



4.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9201

Case Number: **BOA-23553**

CD: 1

HEARING DATE: 08/22/2023 (Continued from 8/08/2023)

APPLICANT: Joe Kesterson

ACTION REQUESTED: Variance to allow a roof sign to exceed 500 square feet in area (Sec. 60.080-B.5b)

LOCATION: 505 E. 2nd St. S.

ZONED: CBD

PRESENT USE: Mixed-use development

TRACT SIZE: 103673.44 SQ FT

LEGAL DESCRIPTION: ALL BLKS 84 & 85 & ALL VAC ALLEYS THEREIN & ALL ST ROW OF FRANKLIN AVE THEREIN LESS LTS 6 & 7 & N20 LT 5 & LESS W80 LT 1 & W80 N70 LT 2 BLK 85 & LESS ALL LTS 1 -3 & 8 & VAC ALLEY THEREIN & PRT LTS 4 - 7 BEG NEC LT 1 TH SE300 SW211.39 NW29.34 NE5.80 N, TULSA- ORIGINAL TOWN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

Subject Property:

Surrounding Properties:

BOA-22477; On 7.10.18 the Board approved a Variance to permit a projecting sign to exceed the maximum permitted height of 35-feet to be installed at 79.16-feet. Property located 121 S. Elgin (Hotel Indigo).

BOA-22830; On 1.28.20 the Board approved a Variance to allow two roof signs to be located on a building outside the Downtown Entertainment District.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Downtown" Land Use Designation.

The area within the Inner Dispersal Loop (IDL) highway is generally understood to be the downtown area of Tulsa. This area has fewer development limitations than most areas of the city, and a high density of employment, residential, mixed-use, commercial, retail, and institutional uses. Land uses and transportation infrastructure in this area should be primarily pedestrian-oriented, with parking either on street, behind buildings, or in structured parking garages.

STATEMENT OF HARDSHIP: Please see attached exhibit provided by the applicant.

STAFF ANALYSIS: The applicant is requesting a Variance to allow a roof sign to exceed 500 square feet in area (Sec. 60.080-B.5b)

5. Roof Signs

- a. Roof signs are prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District and the Route 66 Overlay, provided that:
- (1) The sign does not include any dynamic display; and
 - (2) They do not extend more than 25 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.

The subject property is located in the Downtown Entertainment District and the proposed sign is 643 square feet.



Facts staff finds favorable for variance request:

- Property the sign is serving is a large property that serves a large city block.

Facts Staff find unfavorable for the variance request:

- It is not clear what difference the additional square footage would make for visibility of the sign.

SAMPLE MOTION:

Move to _____ (approve/deny) a Variance to allow a roof sign to exceed 500 square feet in area (Sec. 60.080-B.5b)

- 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."*



Subject property

Santa Fe Square is a development that stretches from Elgin on the West to Greenwood on the East and from 1st St. on the North to 2nd St. on the South of the property. It is a mixed use property consisting of 3 buildings on separate lots (See Map Exhibit A). The East most building (BLDG 3) is office space and a public parking garage. The Center building (BLDG 1) is residential with retail on the first floor and is where the sign in question is proposed. The building at the SW corner of the property (2nd and Elgin- BLDG 2) is also residential on upper floors with leasing office and retail on the street level.

The development falls within the downtown entertainment district and the Blue Dome district. Code allows each building 500 square feet of roof top, double-face monument, and/or flag mount building signage.

The proposed sign display has been situated on the central most building to identify the entire property, all 3 buildings, taking up most of a city block. BLDG 1 (See map exhibit A) is set back 107 feet from 2nd Street. This is a unique situation to this property and not generally applicable to other properties in the surrounding district. The setback creates a public "square" that is being built by the property owner for the use of all citizens in the area and will be open to all. This means the sign will not be easily seen from drivable surfaces downtown and will be located on a low rise building that is much smaller than the surrounding buildings.

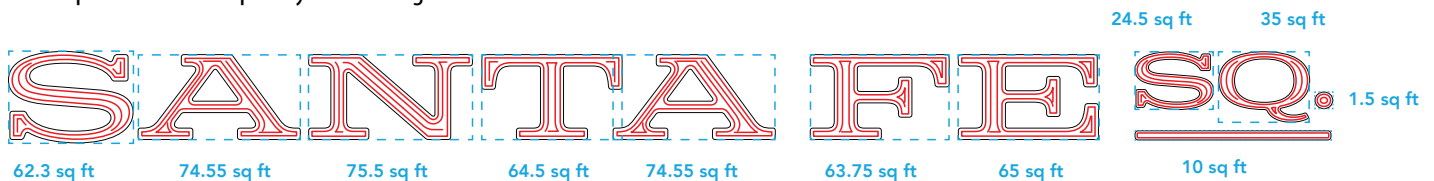
The proposed sign is 643 Square feet. 143 square feet over the allowed budget for rooftop signs. The letters will be mounted on a decorative frame structure that is designed to mimic the style of historic Tulsa in the era of industrial train bridges. The sign has been designed to be an aesthetically pleasing addition to the entertainment district and the Tulsa skyline, while not being overpowering. The owner acknowledges that code allows for 3 separate roof top signs at 500 square feet, one on each of the 3 buildings in the development, but has chosen to ask to be allowed one ID sign, that is only 143 square foot over the allowed amount for a single building.

We believe if granted, that the variance will not alter the character of the neighborhood and will instead enhance it by creating a property ID that is respectful to neighbors and is an enhancement of the skyline and the sense of place created with the public square.



643 sq ft of total signage

The sign letterforms and frame they install to, is mostly open area which makes it appear much smaller than a "box style" sign which would be 500 square feet of completely filled background and letters.



551.05 sq ft of total signage when figured by boxes drawn around each letter



251.11 sq ft of total signage. When figured by actual area of each letter, the sign does not exceed



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

SIGN-144402-2023 (505 E 2ND ST S Tulsa, OK 74120) Markup Summary #1

Zoning Review (3)



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 4/6/2023 10:57:54 AM
Color: ■

Section 60.080-B.5.b. Roof signs are counted against a lot's allowed sign budget, pursuant to 60.080-C, and no individual roof sign may exceed 500 square feet in area.

REVIEW COMMENT: Roof signs are allowed in the Downtown Entertainment District; however, the maximum roof sign area allowed is 500 square feet for an individual roof sign.



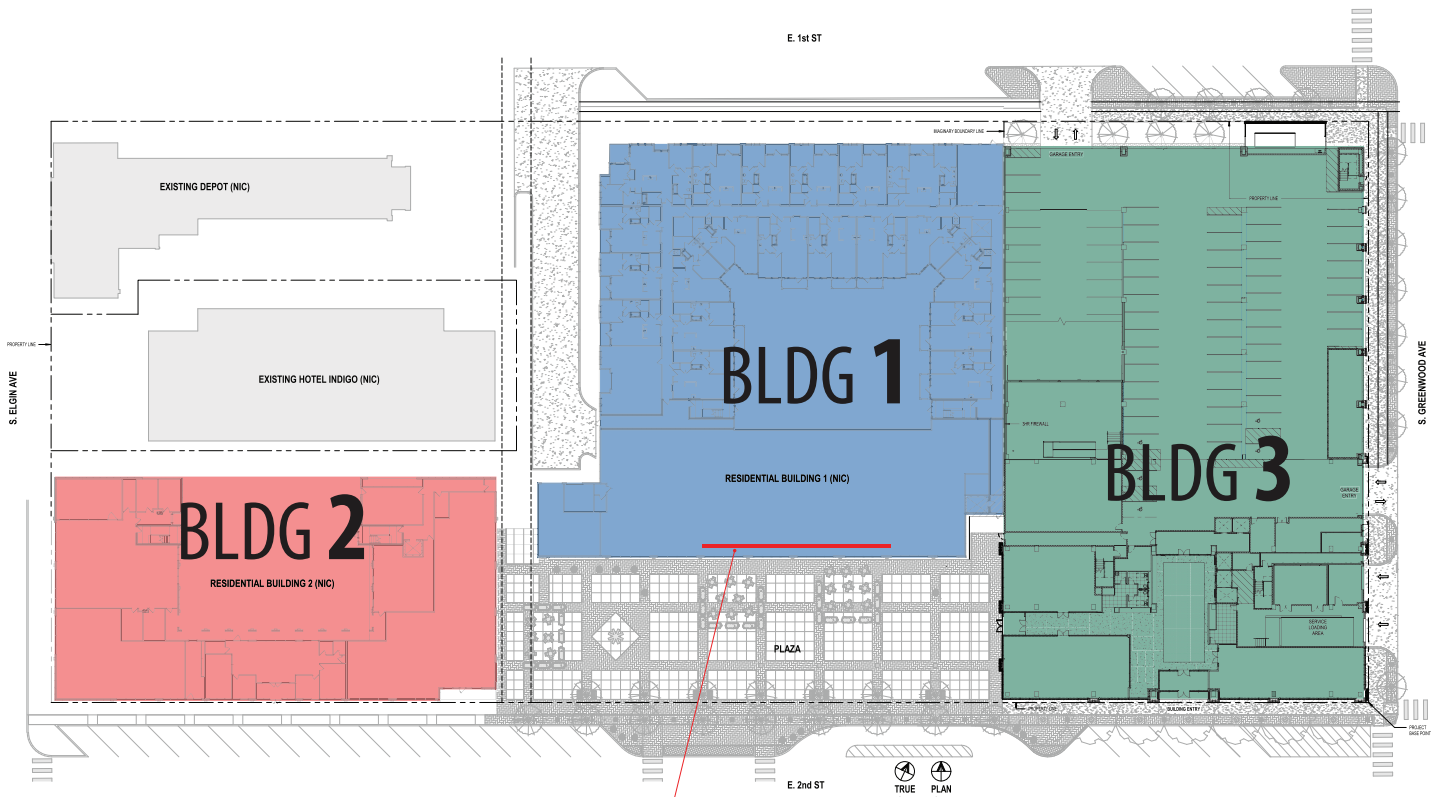
Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 4/6/2023 10:52:48 AM
Color: ■

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 Comments: Please provide a site plan indicating where this sign will be located on this lot.



Subject: Zoning Review
Page Label: 1
Author: DWhiteman
Date: 4/6/2023 10:57:41 AM
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Note: with one sign, the total aggregate sign area on this lot for freestanding and projecting signs is not exceed per Table 60-3. Any future freestanding or projecting signs on this lot will exceed the aggregate sign area allowed.



ROOFTOP SIGN REFERENCED FOR THIS VARIANCE

Map: Exhibit A



3D Rendering: Exhibit A



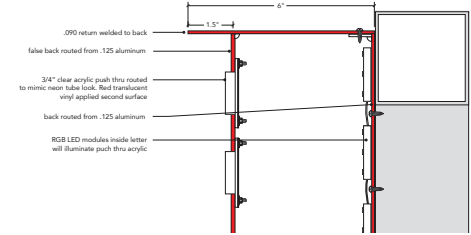
A SOUTH ELEVATION
SCALE: 1/16"=1'-0"

If City of Tulsa Neon Grant is awarded a maintenance warranty will be included and will last 3 years from date of install. Maintenance warranty will not cover storm damage or vandalism

505 E 2nd St S, Tulsa 74120
Santa Fe Crossings Multifamily LLC
2624 E 21st St Tulsa, 74114
Robert Leikam
918-748-8636

BUILDING ELEVATION-PERMIT

| | | | | | | | | | | |
|---|---|---|--|---|---------------------------------------|-----------------------------------|--|--|--|--------------------------------|
|  1225 NORTH LANDING AVENUE TULSA, OKLAHOMA 74106 PH: 918.587.7171 FAX: 918.587.7170 WEB: CNFSIGNS.COM | I HEREBY GIVE MY APPROVAL TO PROCEED WITH FABRICATION OF THE SIGNAGE DEPICTED IN THESE DRAWINGS IN ORDER TO MEET THE PROJECT DEADLINE. I UNDERSTAND THAT ANY CHANGES (ADDITIONS, DELETIONS, OR MODIFICATIONS) TO THE FUNDAMENTAL STRUCTURE, UNDERLYING DESIGN, OR THE SPECIFIC FEATURES OF THIS SIGNAGE MAY RESULT IN SLIPPAGE OF THE COMPLETION DATE, ADDITIONAL RESOURCE REQUIREMENTS OR ADDITIONAL COST. | <input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED | PROJECT/CLIENT NAME: SANTA FE SQUARE | LOCATION: 505 E. 2ND ST S TULSA, OK | ACCOUNT EXEC: JOE KESTERSON | DESIGNER: JOE KESTERSON | DATE OF ORIGINAL DWG: MARCH 25, 2023 | REVISION HISTORY: 03.25.23 V 1.0 | SIGN TYPE/DESCRIPTION: ROOFTOP ID SIGN | SHEET NUMBER: ST-1.0 |
| | | X CLIENT NAME _____ DATE _____ | THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CLAUDE NEON FEDERAL SIGNS, INC. AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM CNF. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2023 CNF SIGNS | | | | | | | |

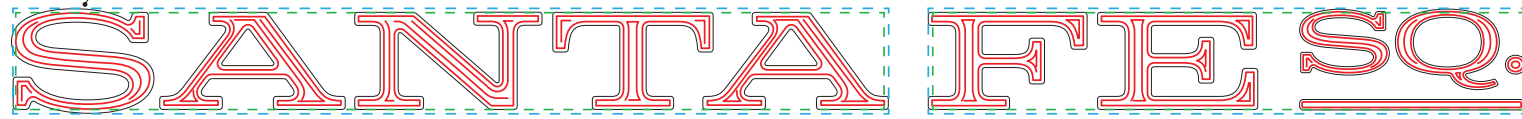


C LETTER SECTION
SCALE: 3\"/>

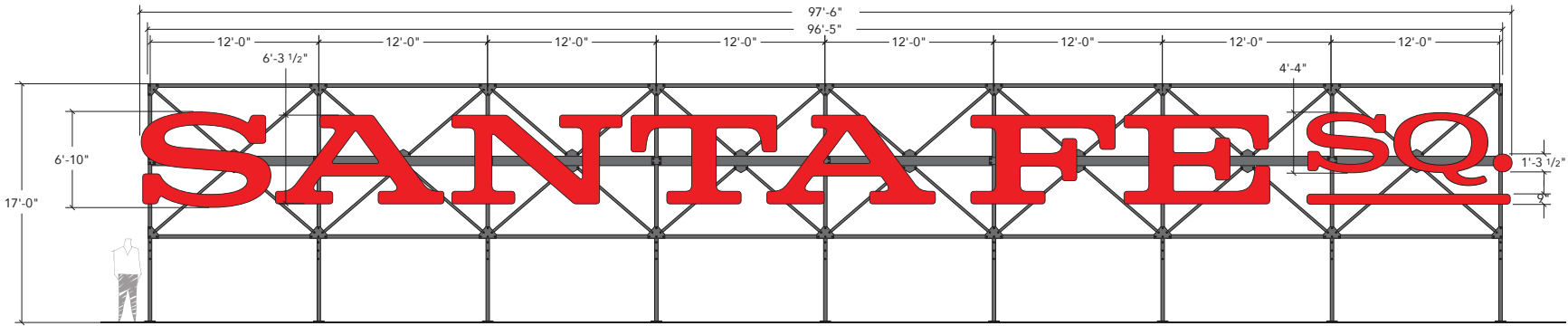
440' of RGB LED modules to backlight acrylic with red translucent overlay
 10- self adjusting power supplies- 10amp draw
 Requires 1-20 AMP curcuit to power sign
 Controller to allow entire set of letters to change between colors

6.75'x 56.5' = 381 sq ft of signage
 6.75'x 38.75' = 262 sq ft of signage
643 sq ft of total signage

6.25'x 56' = 350 sq ft of lighting
 6.25'x 38' = 237.5 sq ft of lighting
587.5 sq ft of total lighting
91.5% of sign is lighted



A ELEVATION
SCALE: 1/8\"/>



B ELEVATION
SCALE: 1/8\"/>

LETTER STRUCTURE



I HEREBY GIVE MY APPROVAL TO PROCEED WITH FABRICATION OF THE SIGNAGE DEPICTED IN THESE DRAWINGS IN ORDER TO MEET THE PROJECT DEADLINE IN A TIMELY FASHION. I UNDERSTAND THAT ANY CHANGES, ADDITIONS, DELETIONS, OR MODIFICATIONS TO THE FUNDAMENTAL STRUCTURE, UNDERLYING DESIGN, OR THE SPECIFIC FEATURES OF THIS SIGNAGE MAY RESULT IN SLIPPAGE OF THE COMPLETION DATE, ADDITIONAL RESOURCE REQUIREMENTS OR ADDITIONAL COST.

APPROVED AS SHOWN APPROVED AS NOTED

X _____

CLIENT NAME _____ DATE _____

PROJECT/CLIENT NAME:
SANTA FE SQUARE

LOCATION:
TULSA, OK

ACCOUNT EXEC:
JOE KESTERSON

DESIGNER:
JOE KESTERSON

DATE OF ORIGINAL DWG:
MARCH 25, 2023

REVISION HISTORY:
03.25.23 V 1.0

SIGN TYPE/DESCRIPTION:
ROOFTOP ID SIGN

SHEET NAME:
ST-1.1

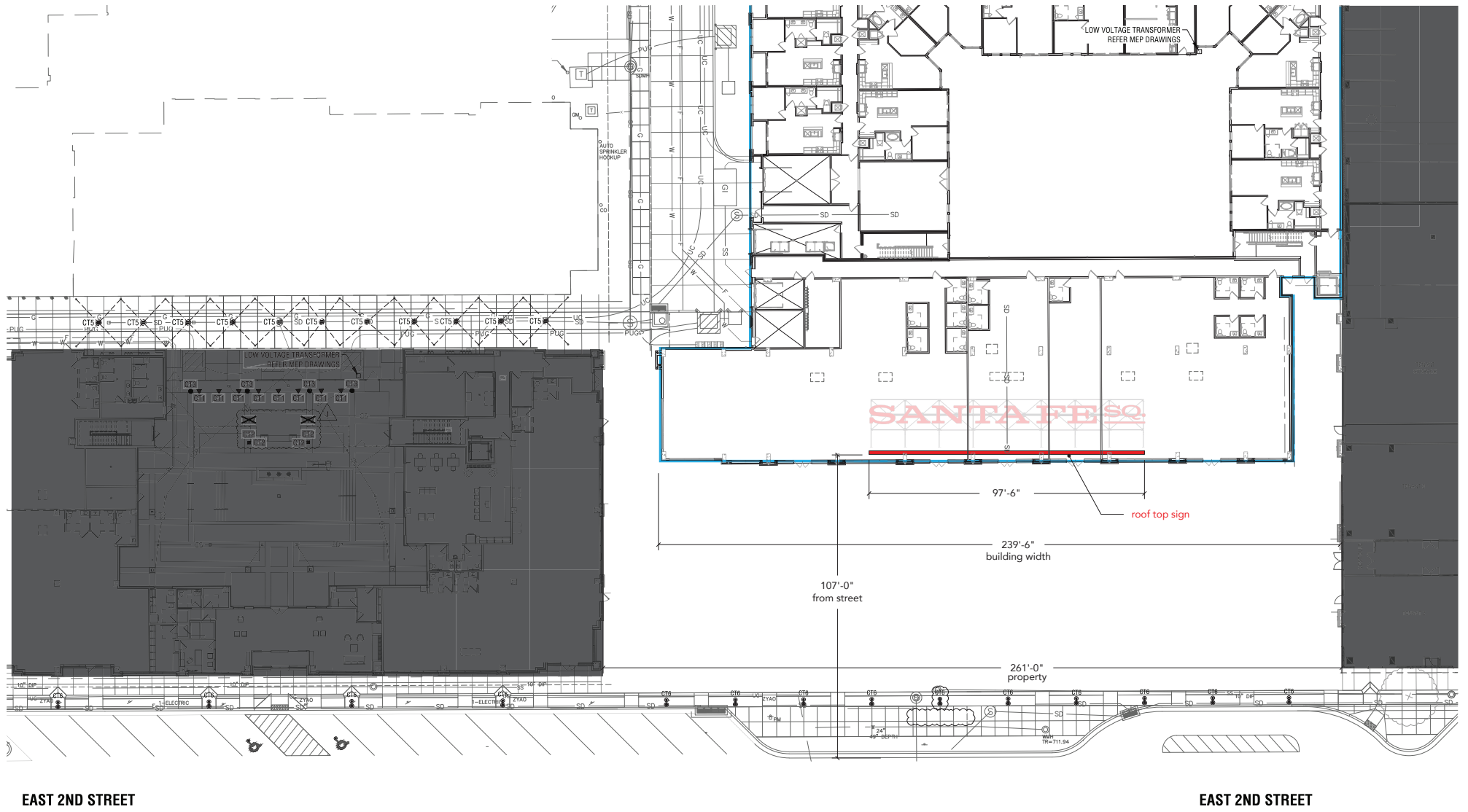
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A | NIGHTTIME ILLUMINATION
SCALE: NTS

LETTER STRUCTURE

| | | | | | | | | | | | |
|---|---|---|--|--|-------------------------------|---------------------------------------|-----------------------------------|--|---|--|------------------------------|
|  3225 NORTH LANDING AVENUE TULSA, OKLAHOMA 74106 PH: 918.587.7171 FAX: 918.587.7176 WEB: CNFSIGNS.COM | I HEREBY GIVE MY APPROVAL TO PROCEED WITH FABRICATION OF THE SIGNAGE DEPICTED IN THESE DRAWINGS IN ORDER TO MEET THE PROJECT DEADLINE IN A TIMELY FASHION. I UNDERSTAND THAT ANY CHANGES (ADDITIONS, DELETIONS, OR MODIFICATIONS) TO THE FUNDAMENTAL STRUCTURE, UNDERLYING DESIGN, OR THE SPECIFIC FEATURES OF THIS SIGNAGE MAY RESULT IN SLIPPAGE OF THE COMPLETION DATE, ADDITIONAL RESOURCE REQUIREMENTS OR ADDITIONAL COST. | <input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED | | PROJECT/CLIENT NAME: SANTA FE SQUARE | LOCATION: TULSA, OK | ACCOUNT EXEC: JOE KESTERSON | DESIGNER: JOE KESTERSON | DATE OF ORIGINAL DWG: MARCH 25, 2023 | REVISION HISTORY: 03.25.23 V 1.0 | SIGN TYPE/DESCRIPTION: ROOFTOP ID SIGN | SHEET NAME: ST-1.1 |
| | | CLIENT NAME _____ DATE _____ | THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CLAUDE NEON FEDERAL SIGNS, INC. AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM CNF. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2023 CNF SIGNS | | | | | | | | |



CNF
CLAUDE NEON FEDERAL SIGNS

2235 NORTH LANSING AVENUE
TULSA, OKLAHOMA 74109
PH: 918.587.7177
FAX: 918.587.7176
WEB: CNFSIGNS.COM

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APPROVED AS SHOWN APPROVED AS NOTED
X
CLIENT NAME _____ DATE _____

PROJECT/CLIENT NAME:
SANTA FE SQUARE

LOCATION:
TULSA, OK

ACCOUNT EXEC:
JOE KESTERSON

DESIGNER:
JOE KESTERSON

DATE OF ORIGINAL DWG:
JUNE 6, 2023

REVISION HISTORY:
06.06.23 V 1.0

SIGN TYPE/DESCRIPTION:
**ROOFTOP ID SIGN
SITE PLAN**

SHEET NAME
ST-1.2

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