



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23567

Hearing Date: 09/12/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

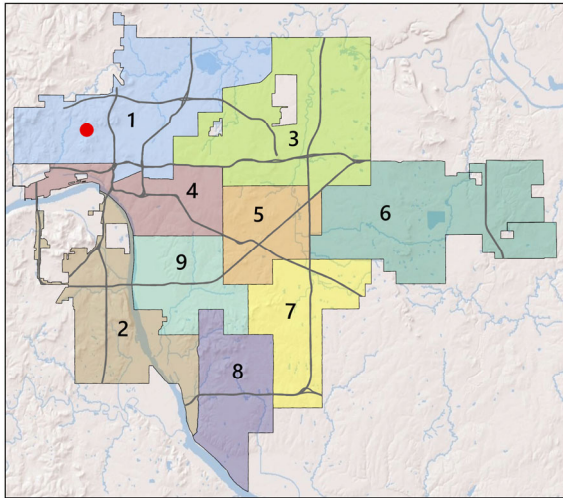
Owner and Applicant Information:

Applicant: Walter Moore

Property Owner: Tulsa Public Schools

Action Requested: Special Exception to permit a Dynamic Display sign in a Residential 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 Map:



Additional Information:

Present Use: School

Location: 1789 W. Seminole St. N.

Present Zoning: RS-3



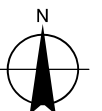
Feet
0 100 200

 Subject Tract

BOA-23567

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

Aerial Photo Date: 2021



7.3

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9202
CD: 1

Case Number: **BOA-23567**

HEARING DATE: 09/12/2023 1:00 PM

APPLICANT: Walter Moore

ACTION REQUESTED: Special Exception to permit a Dynamic Display sign in an Residential 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: 1789 W. Seminole St. N.

ZONED: RS-3

PRESENT USE: School

TRACT SIZE:

LEGAL DESCRIPTION: 27-20-12 PART SE NW-BEG N 89-12-01 W 657.27'-N 0-47-59 E 60' OF CENTER OF SEC-N 0-47-59 E 199' -S 89-12-01 E 309'-S 0-47-51 W 199'-N 89-12-01 W 309' TO POB, BEG 657.27' W & 259' N OF CTR SEC 27-E 34'-N 130.25'-E 1.25' -N 42.25'-W 91.50'-S 172.5'- E 56.25' TO BEG (.36A)

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

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS:

The applicant is requesting Special Exceptions to permit a Dynamic Display sign for the Greenwood Leadership Academy in a Residential District and within 200-feet of Residentially Zoned Lots.

Included in your packet are the standards for Sec. 60.050 and 60.100 for Dynamic Display signs.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) and a **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.

Wall Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

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.

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.

- (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, AG, and AG-R 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](#).

Section 60.060 Signs in Office Zoning Districts

60.060-A Applicability

The regulations of this section apply to signs in all office zoning districts. See also the general regulations of [Section 60.040](#).

60.060-B Signs Allowed

1. In addition to any sign exceptions allowed pursuant to [Section 60.030](#), and any development identification sign allowed pursuant to [§60.060-B2](#), lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts.

2. Nonresidential development areas are subject to the sign regulations that apply to CS districts.

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 off-premise 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 off-premise 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 off-premise 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 off-premise 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.

Section 60.110 Administration

- 60.110-A** 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.
- 60.110-B** Sign permit fees must be paid prior to the issuance of a sign permit.
- 60.110-C** If the work associated with a sign permit has not been completed within 180 days of the date of the issuance of the permit, such permit will lapse and become null and void.

Section 60.120 Nonconforming Signs

See [Section 80.060](#).

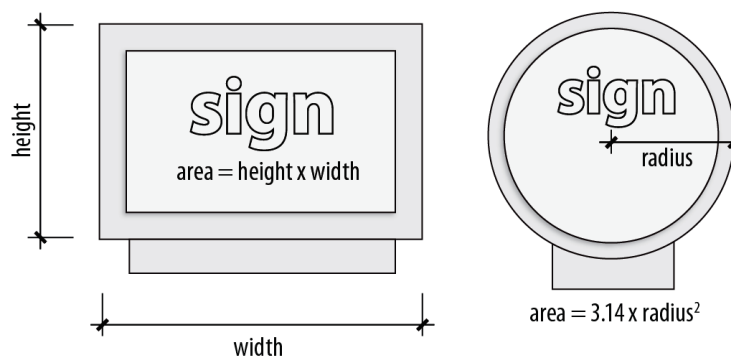
Section 60.130 Rules of Measurement

60.130-A Sign Area

1. Signs Enclosed in Frames or Cabinets

The area of a sign enclosed in a frame or cabinet is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see [Figure 60-2](#)).

Figure 60-2: Sign Area Measurement (Signs in Cabinets or Frames)



2. Channel (individual) Letter Signs

- a. The area of a sign comprised of individual letters or elements attached to a building wall is determined by calculating the area of the smallest

Files

Site Plan

Supported: .pdf

File

Overhead site Plan of Greenwood Learning Academy - 6-1-2023_v1.pdf

Version

1

Resubmit Instructions

Danny Whiteman:

Markups

Text

Added By

Page

Section 60.100-F, Dynamic Displays. 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: There are residential zoned lots within 200' of this proposed dynamic display sign to the southeast. You may request a variance from the Board of Adjustment for a dynamic display sign to be located within 200' of an R district.

DWhiteman

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Section 60.050, Signs in R and AG Zoning Districts. 60.050-B.2.c 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 freestanding sign with a dynamic display is located in a RS-3 zoning district and requires a special exception from the Board of Adjustment prior to issuance of a sign permit.

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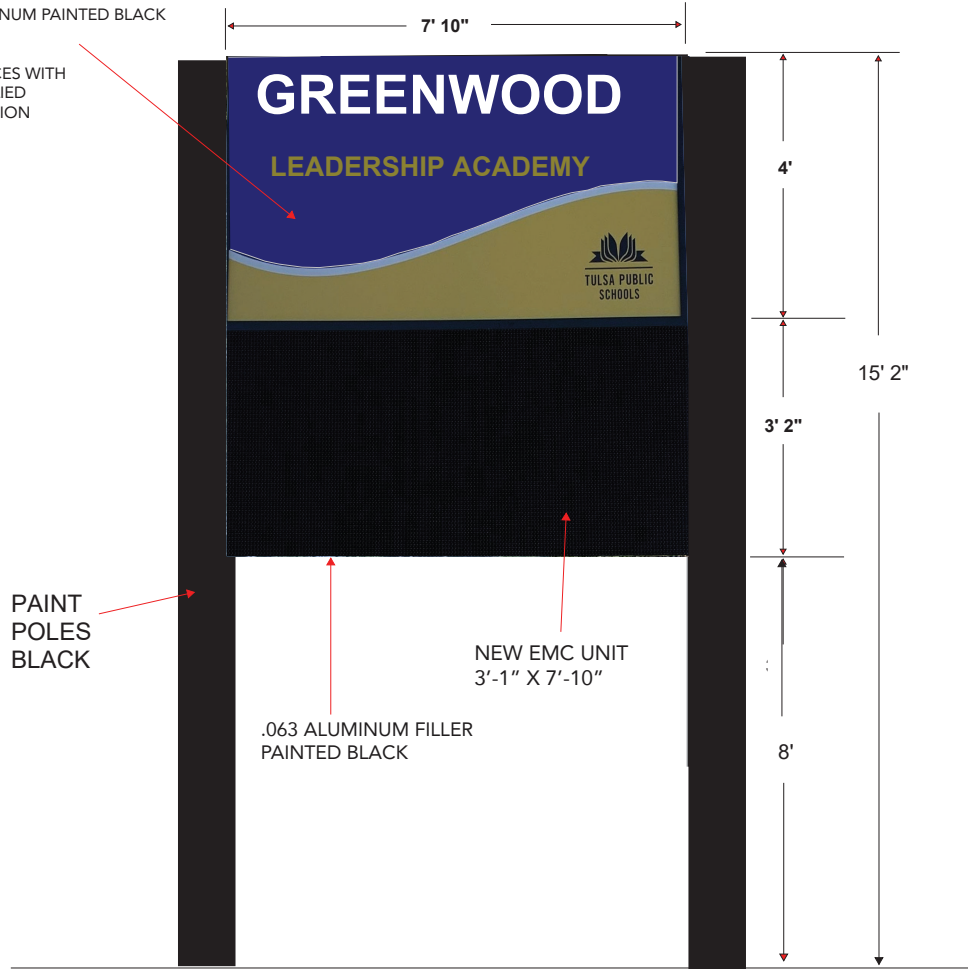


Greenwood Leadership Academy
1789 W Seminole Street North
Tulsa, OK

NEW CABINET
 4' X 7'-10"
 .063 P/F WHITE ALUMINUM PAINTED BLACK
 FILLER TBD
 1 1/2" RETAINERS
 3/16" WHITE PLEX FACES WITH
 VINYL GRAPHICS APPLIED
 WHITE LED ILLUMINATION



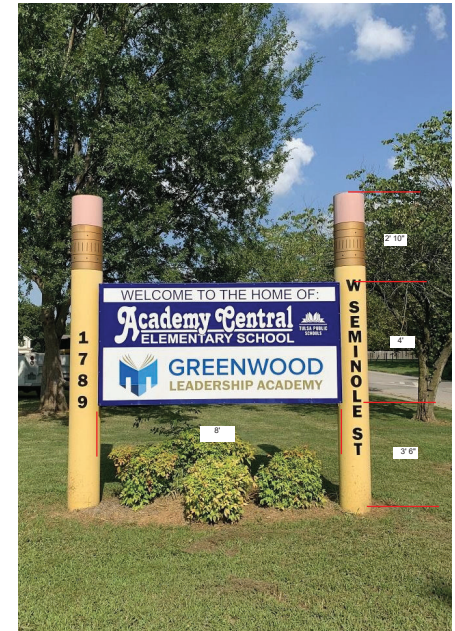
PROPOSED



PAINT
 POLES
 BLACK

NEW EMC UNIT
 3'-1\"/>

.063 ALUMINUM FILLER
 PAINTED BLACK



EXISTING

EXISTING CONDITIONS

A | ELEVATION
 SCALE: 3/8" = 1'-0"
 D/F ILLUMINATED

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APPROVED AS SHOWN APPROVED AS NOTED

X
 CLIENT NAME _____
 DATE _____

PROJECT/CLIENT NAME:
**GREENWOOD
 LEADERSHIP
 ACADEMY**

LOCATION:
 1789 W SEMINOLE ST
 TULSA, 74114

ACCOUNT EXECUTIVE:
 RYAN NEUROHR

DESIGNER:
 BILL SAMPLE

DATE OF ORIGINAL DWG:
 JUNE, 1, 2023

REVISION HISTORY:
 Revision 03
 JUNE, 1, 2023

SIGN TYPE/DESCRIPTION:
 D/F ILLUMINATED

SHEET NAME:
ST-1.0