



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23589

Hearing Date: 10/24/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

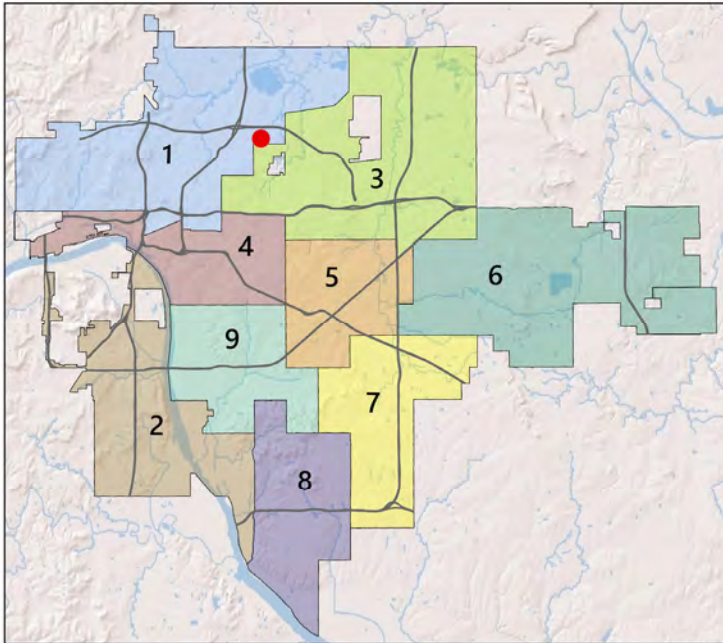
Owner and Applicant Information:

Applicant: Acura Neon

Property Owner: Tulsa Community College - Northeast

Action Requested: Variance to increase the allowed sign area of 32 square feet for a wall sign in the AG District (Sec. 60.050.a)

Location Map:



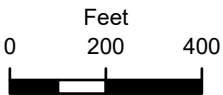
Additional Information:

Present Use: Higher Education

Tract Size: 69.84 acres

Location: 3727 E. Apache St. N

Present Zoning: AG

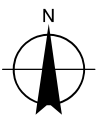


 Subject Tract

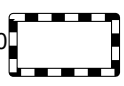
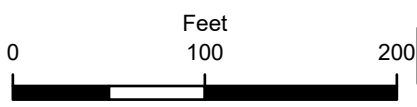
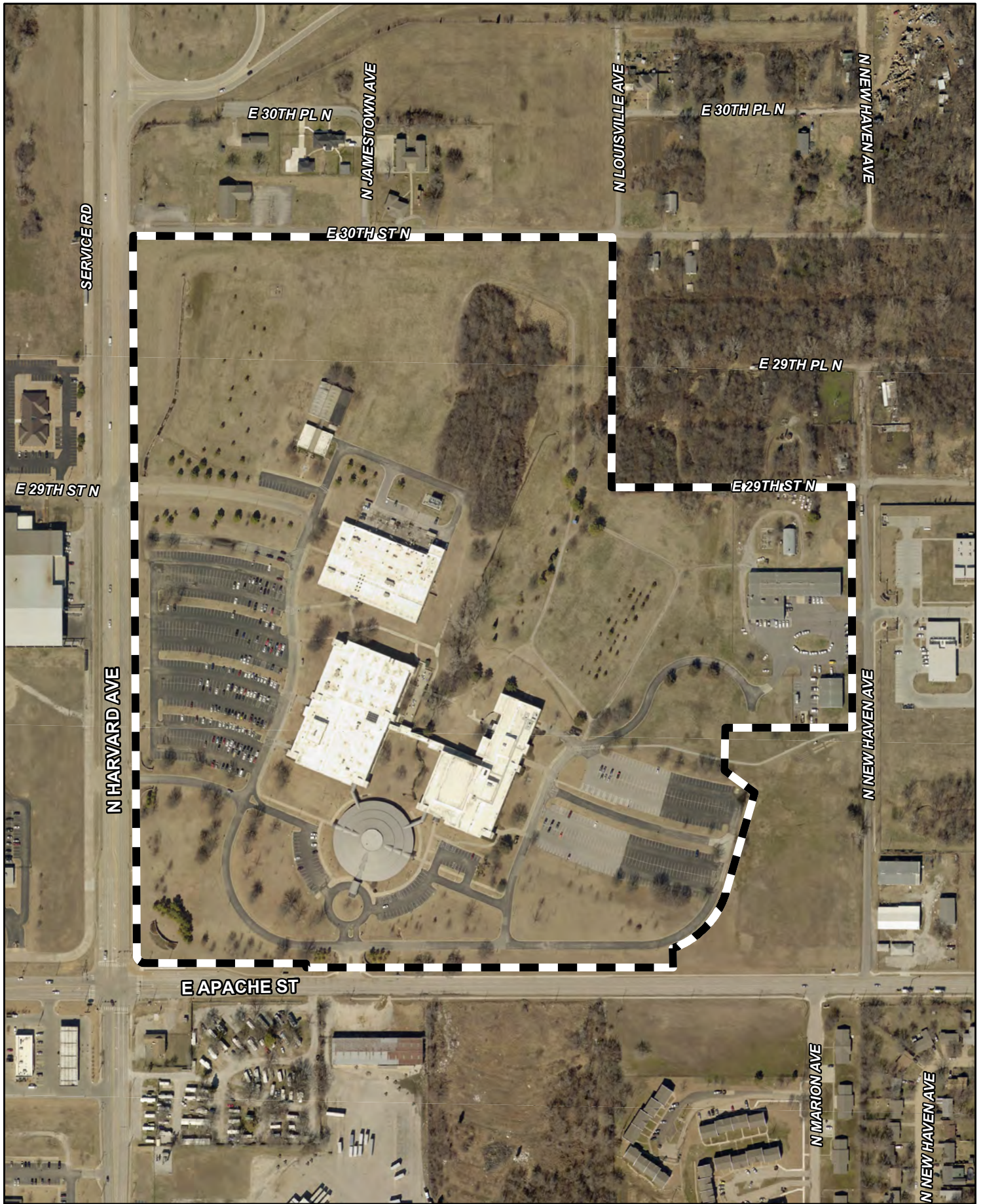
BOA-23589

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

Aerial Photo Date: 2021



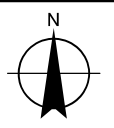
9.2



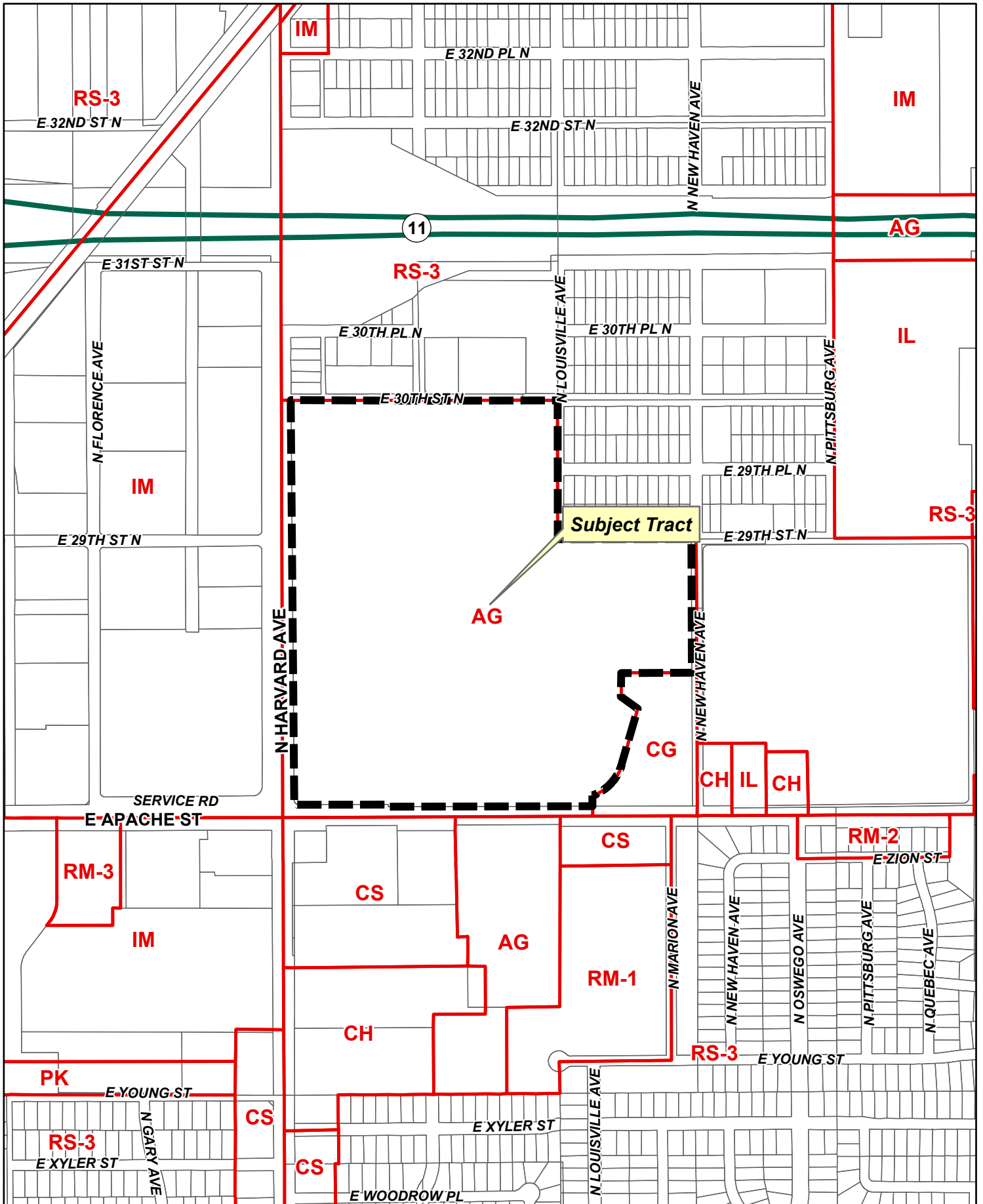
Subject **BOA-23589**
Tract

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

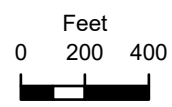
Aerial Photo Date: 2021



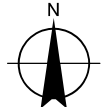
9.3



Subject Tract



BOA-23589



9.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 209
CD: 1

Case Number: BOA-23589

HEARING DATE: 10/24/2023 1:00 PM

APPLICANT: Acura Neon

ACTION REQUESTED: Variance to increase the allowed sign area of 32 square feet for a wall sign in the AG District (Sec. 60.050.a).

LOCATION: 3727 E. Apache St. N

ZONED: AG

PRESENT USE: Higher Education

TRACT SIZE: 3042198.47 SQ FT

LEGAL DESCRIPTION: SW SW & S/2 NW SW & W/2 SE SW LESS BEG 1951.92E & 50N SWC SW TH W475 N50.98 CRV LF 213.52 NELY 273.96 NW99.37 N112.16 E347 S635.58 POB & LESS 5.33ACS FOR RDS SEC 21 20 13 69.83ACS, MOHAWK HARVARD, MOHAWK HGTS SECOND CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

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

Existing regional trip generators define the Regional Centers in contrast to Local Centers. These centers should be the most connected land use pockets outside of downtown for public transit access and high-capacity arterial streets. New regional trip generators should be permitted in the area with special consideration given to transportation access and circulation. Regional trip generators include universities, malls, large medical campuses, casinos, big-box shopping centers, and very large churches.

STATEMENT OF HARDSHIP: Applicant has included a hardship letter which is included in this packet.

STAFF ANALYSIS: Applicant is requesting a variance to increase the allowed sign area of 32 square feet for a wall sign in the AG District (Sec.60.050.a). Proposed sign is 49 square feet.

Chapter 60 | Signs
Section 60.060 | Signs in Office Zoning Districts

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.

Facts staff finds favorable for variance request:

- None.

Facts Staff find unfavorable for the variance request:

- The stated hardship of the building placement is self-imposed based on the location of the building.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Variance** to increase the allowed sign area of 32 square feet for a wall sign in the _____ in the AG District (Sec. 60.050.a).

- 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

Hardship

To whom it may concern,

We wish to express our request for a variance to allow new signage at the Tulsa Community College Northeast Campus entry located at 3727 E Apache St to be greater than the 32 square feet outlined in the zoning regulations to a proposed 49 square feet. We understand the regulations in place but believe that the proposed signage warrants review for the following reasons as outlined in the City of Tulsa Board of Adjustment application.

- 1) The location of the of the entry façade and proposed signage sits back to the east nearly 450 feet from N. Harvard Ave. The sign is a part of the school's branding and wayfinding to help direct visitors to the main entry of the northeast campus Academic Building. If the sign were at the regulated size, it may be more difficult to clearly see the TCC logo as you are passing or entering the site.
- 2) The site is currently zoned agricultural, which does not match the current use of the property, which is an institute of higher education. The Tulsa Community College, also known as Tulsa Junior College, has occupied this site for several decades and the zoning classification, which is a remnant of the previous land use, has not been updated to reflect the current use. However, given the current classification, a variance is necessary to provide adequate building wall signage at the building entry.
- 3) The variance is unique to this property due to the fact that the site is zoned agricultural which does not match the current use of the site by Tulsa Community College.
- 4) The issue under consideration with this variance request was not self-imposed. The new signage proposed is in proportion to the existing facilities and new work that is being undertaken. The existing building is one of many on the TCC campus, and the size of the proposed signage is in line with the rest of the signage found on campus.
- 5) The variance that is being requested is the minimum size needed to provide adequate signage for the new building's entry. The signage, as proposed, is proportional to the new work and should provide adequate visibility to the main streets adjacent to the site.
- 6) The requested variance will not alter the current character of the neighborhood. The current area is a mix of commercial and industrial. The nearest neighbors are a gas station, an industrial metal fabrication facility, a small office building, and industrial parks. Due to the size of the site at just over 69 acres, the neighboring property closest to the area of work are over 500 feet away on the east side of N. Harvard Ave. We do not believe that the proposed sign would alter the area in a way that impairs or deters development on adjacent property.
- 7) We do not believe that the proposed sign will impair the intent of the current zoning code or comprehensive plan but will allow the site to be used in a way that is more appropriate to the current use of the site and not the current zoning classification.



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

CITY OF TULSA

CORRECTIONS SUMMARY

SIGN-159537-2023 (3727 E APACHE ST N Tulsa, OK 74115).pdf Markup Summary #1

Sign Review (1)



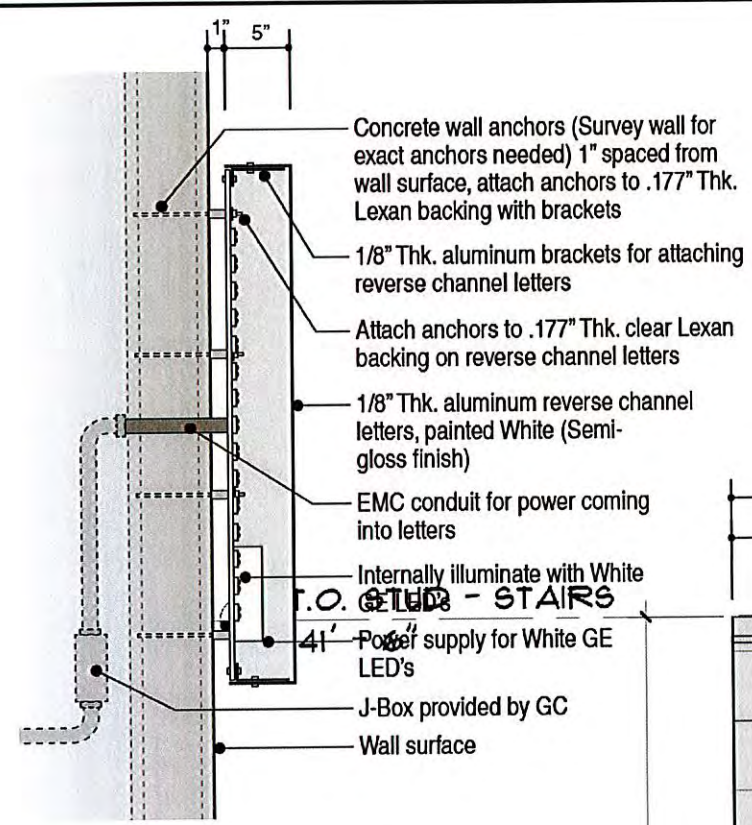
Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 9/14/2023 2:12:32 PM
Status:
Color: ■
Layer:
Space:

Section 60.050.a, Signs in R and AG Zoning Districts -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.

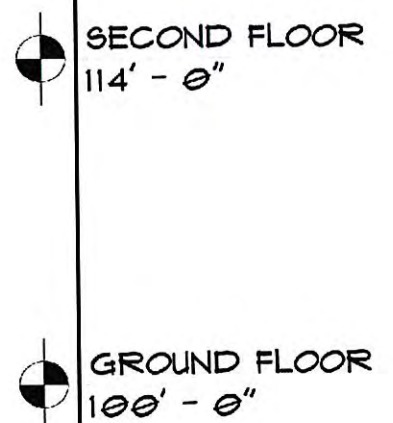
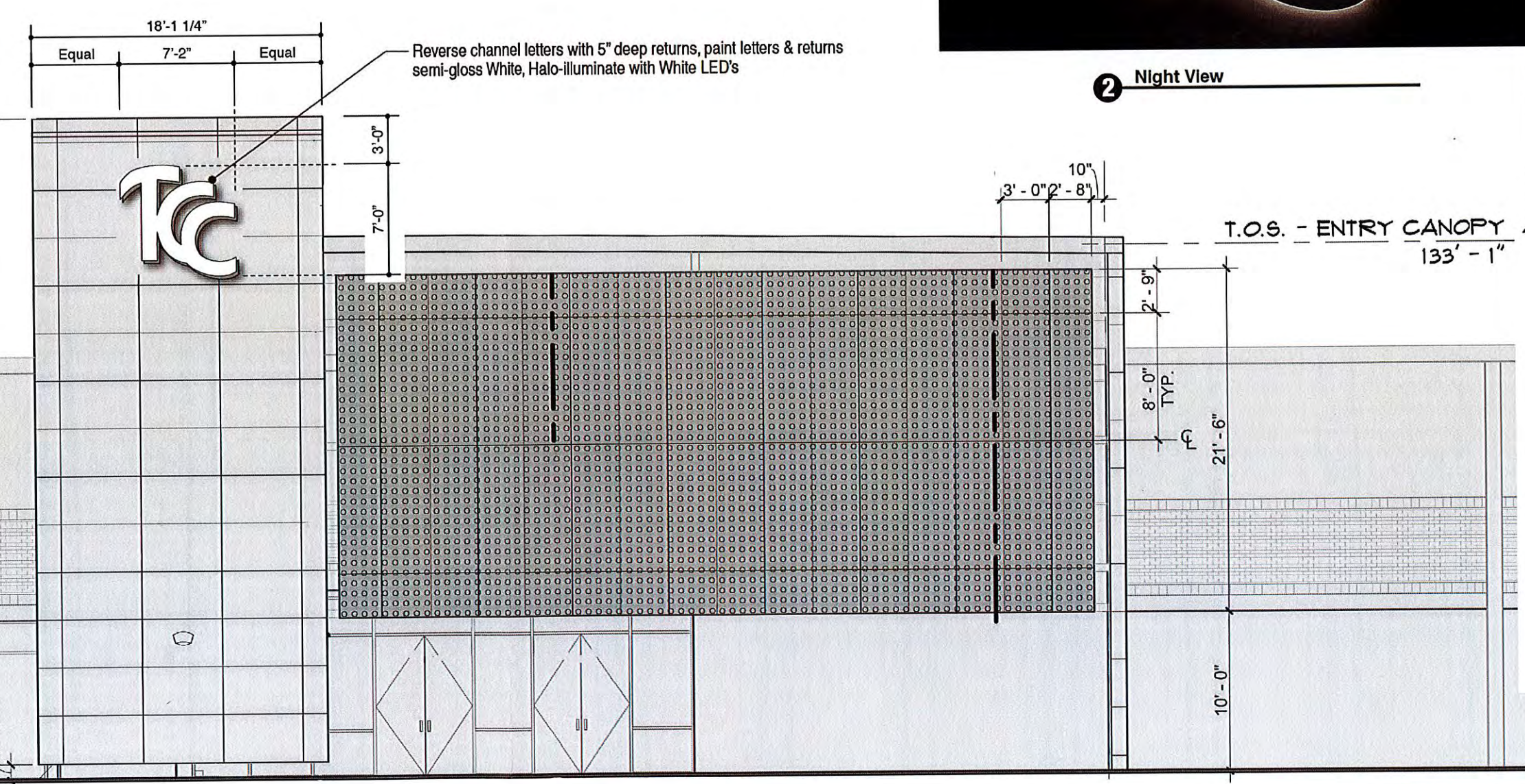
Review Comment: This location is zoned AG which is only allowed a maximum wall sign area of 32 square feet per entrance, and a maximum 32 square feet of wall sign area per building. Please revise the sign display area to be 32 square feet or less.



2 Night View



3 Section View
-Installation of letters on building



1 East Elevation
-Location of letters on building
Scale : 1/8" = 1'-0"

ACURANEON INC.
WE PUT YOUR NAME IN LIGHTS!

1801 N. WILLOW AVE. BROKEN ARROW, OK 74012
PHONE : (918) 252-2258 FAX : 918.252.3738
www.acuraneon.com

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ACURANEON, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY MANNER WHATSOEVER. ALL OR ANY PART OF THE DESIGN (EXCEPTING REGISTERED TRADE MARKS), REMAIN THE PROPERTY OF ACURANEON, INC. THE RIGHTS THEREOF ARE COPYRIGHTED BY ANI.

Client : <i>Tulsa Community College</i>		Approved By :
Job Location : <i>3727 E. Apache St. - Tulsa, OK</i>		Date :
Rep : <i>Yoko Elizondo</i>	Dwn : <i>Jeff Harley</i>	File : <i>TCC-03A</i>
Dwg No : <i>061523-01</i>	Scale : <i>Noted</i>	Date : <i>6-15-2023</i>

INTERIM REVIEW ONLY

THESE DOCUMENTS ARE INCOMPLETE
THEY ARE NOT INTENDED TO BE USED
FOR PERMIT, BIDDING, OR
CONSTRUCTION
9/20/2023 9:17:24 AM

TCC SSC NE

3727 E APACHE ST, TULSA, OK 74115

A202
EXTERIOR ELEVATION COMPARISON

GH2 ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER:

20170109.02

ISSUE DATE:

09/20/23

ISSUE:

VARIANCE EXHIBIT

OTHER ISSUE DATES:

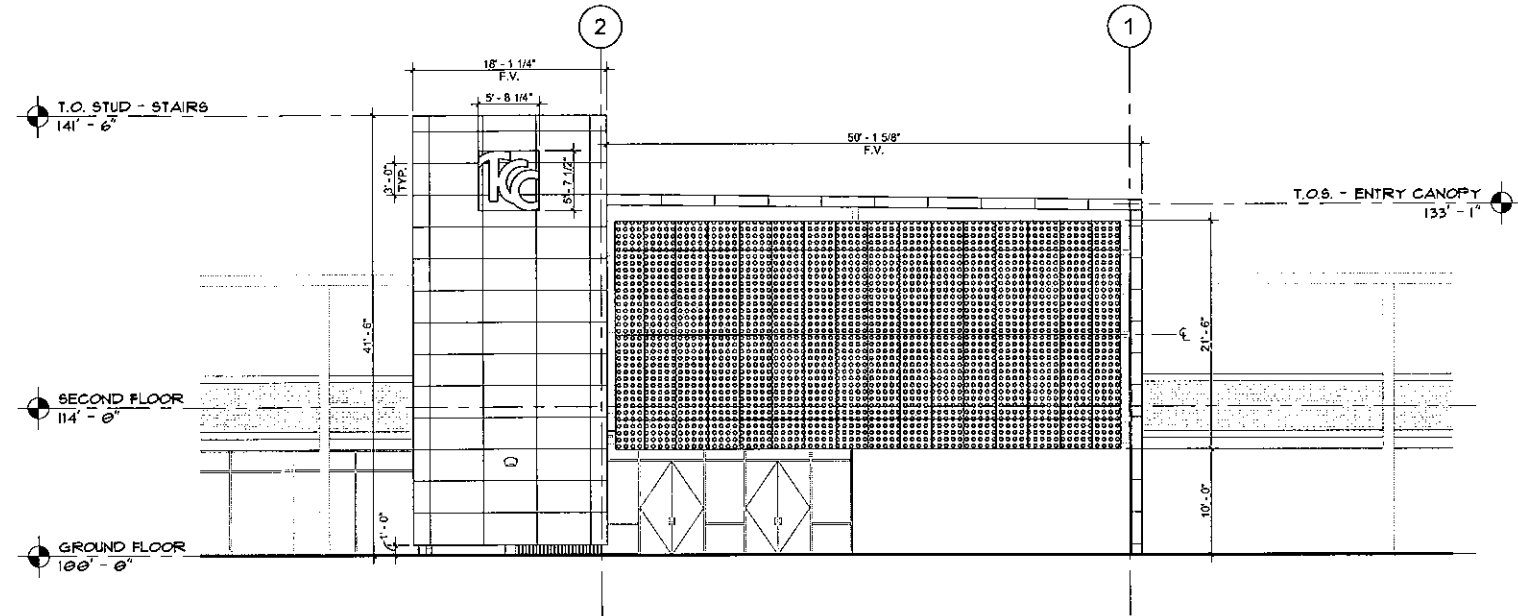
NO.	DESCRIPTION	DATE
1	Addendum 01	03.08.2023

SHEET NAME:
**EXTERIOR
ELEVATION
COMPARISON**

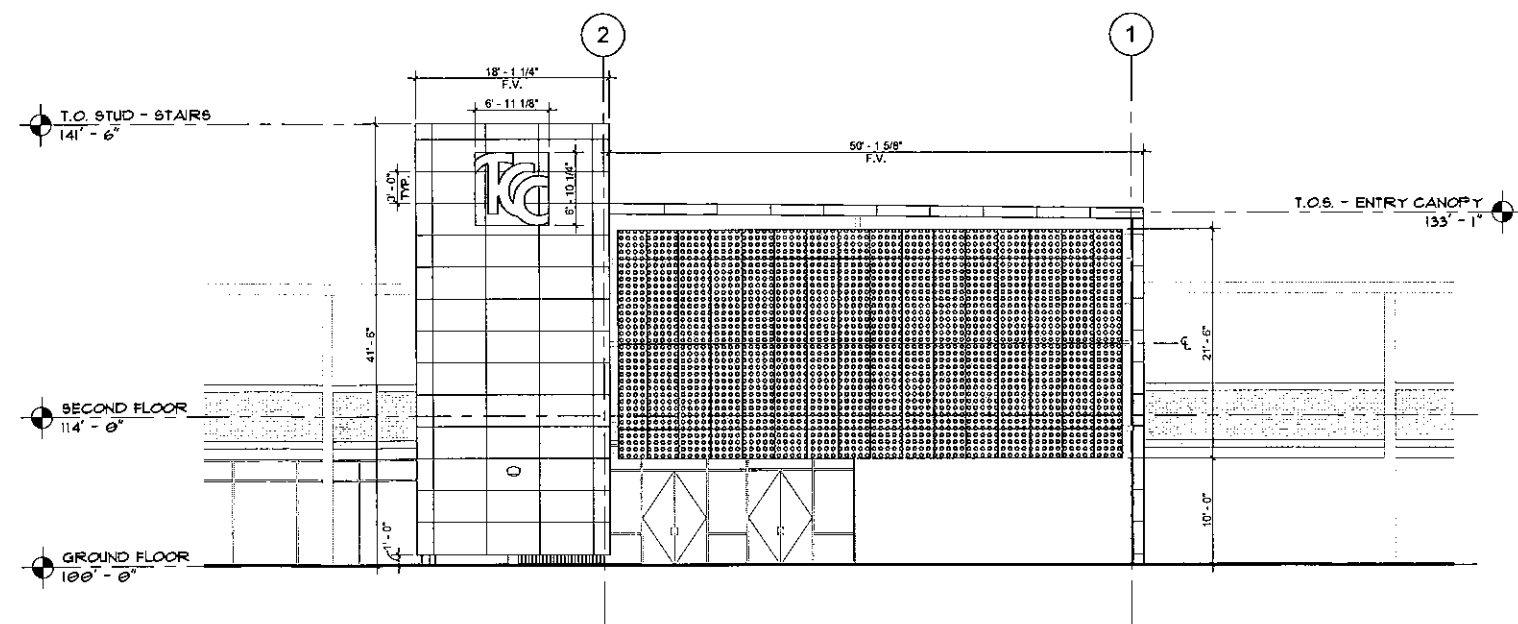
SHEET NUMBER:

A202

© 2021 COPYRIGHT GH2 ARCHITECTS, LLC

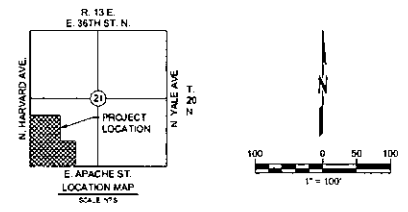
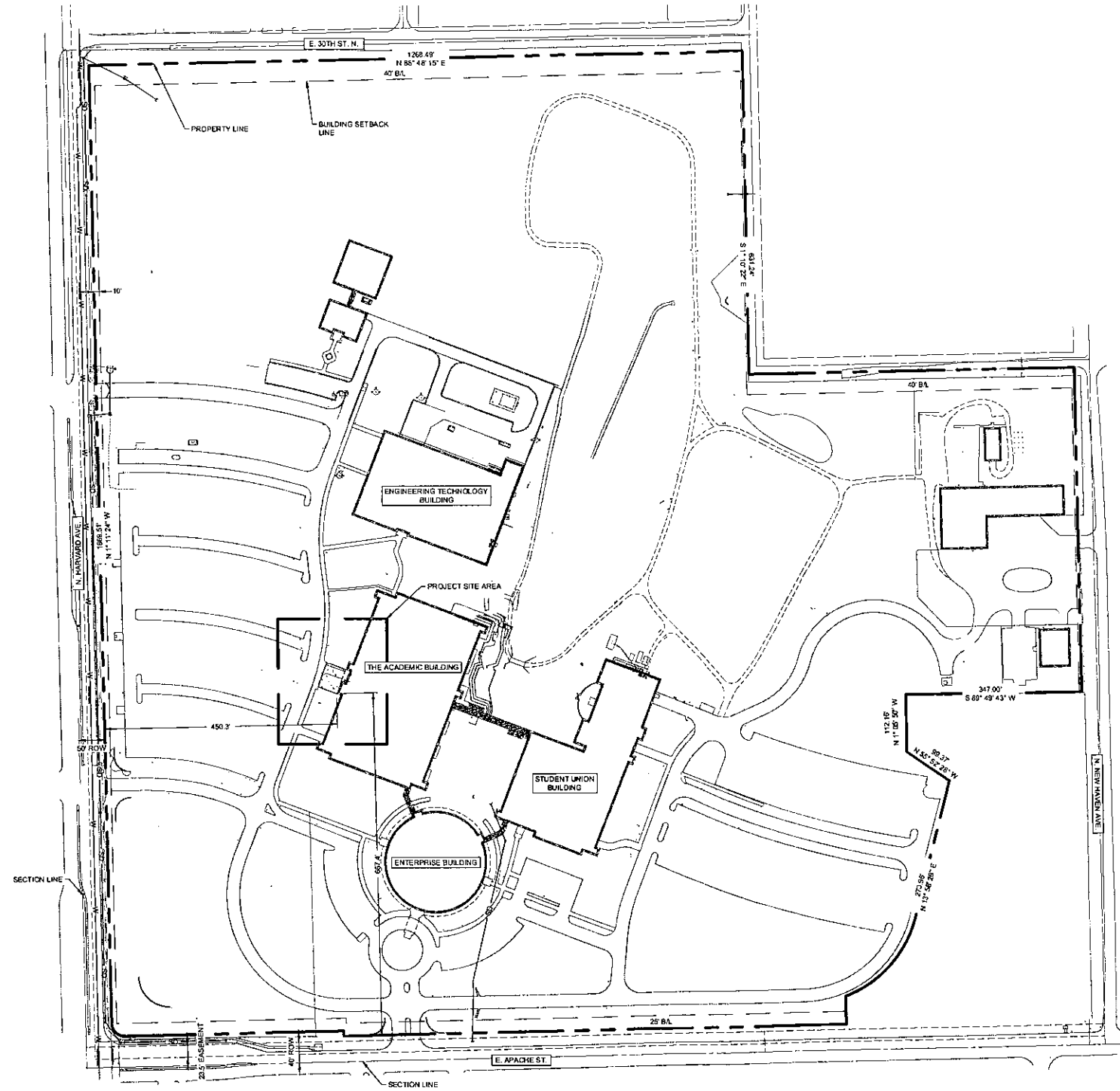


B BUILDING ELEVATION - ALLOWABLE SIGN AT 32 SF
1/8" = 1'-0"



A BUILDING ELEVATION - PROPOSED SIGN AT 48 SF
1/8" = 1'-0"

9.10



- 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. ALL DIMENSIONS AND COORDINATES ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.

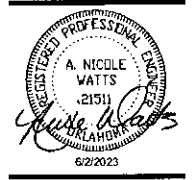
SITE DATA:

LAND AREA SUMMARY	
NET LAND AREA	3,042,186 SF (69.84 AC)
SITE DATA	
ZONING	AG
IMPERVIOUS AREA	
TOTAL SITE AREA	3,042,186 SF (69.84 AC)
TOTAL DISTURBED AREA	2,318 SF (0.05 AC)
EXISTING IMPERVIOUS AREA	774,082 SF (17.77 AC)
PROPOSED IMPERVIOUS AREA	775,371 SF (17.80 AC)
NET CHANGE	+1,289 SF

*CHANGE IN RUNOFF IS NEGLIGIBLE.

PROPERTY DESCRIPTION
 SW 1/4 & S2 1/4 SW 1/4 & W2 SE SW 1/4 LESS BEG 1951 S2E & S2W SW 1/4 W475 N30.98 CRV LF 213.52 NELY 273.95 NW99.37 N112.16 E347.56 S55.58 POB & LESS 5.33ACCS FOR RDS SEC 21 20 13 69.83ACS

GH2 ARCHITECTS



**TULSA COMMUNITY COLLEGE
 NE CAMPUS ENTRANCE**
 3727 E APACHE ST. TULSA, OK 74115
C-400
 OVERALL SITE PLAN



GH2 PROJECT NUMBER
20170109.02
 ISSUE DATE
01.31.2023
 DRAWING
CONSTRUCTION DOCUMENTS
 OTHER ISSUE DATES
 NO. DESCRIPTION DATE
 1 CITY LOD 6/29/23

SHEET NAME
OVERALL CAMPUS SITE PLAN

SHEET NUMBER
C400
 6/22/2023 09:04 AM RCTH LLE

811
 Know what's below.
 Call before you dig.

**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.