



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23608

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

Case Report Prepared by:

Dylan Siers

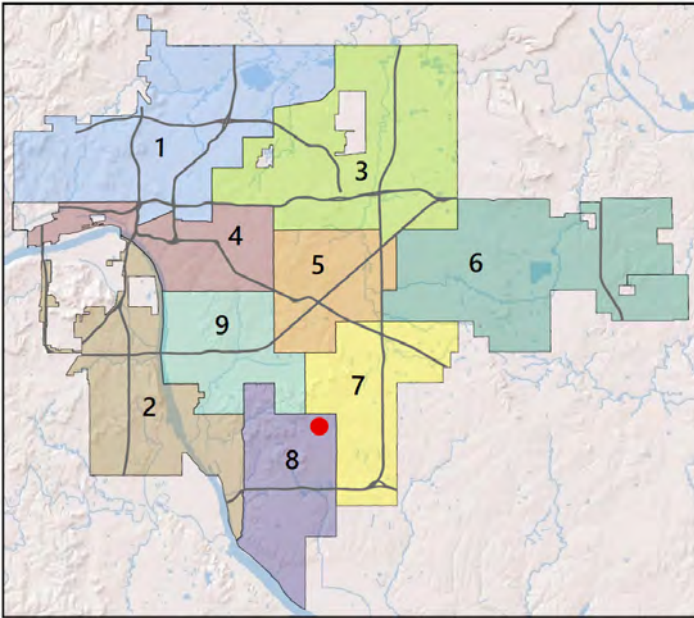
Owner and Applicant Information:

Applicant: SBWG LLC

Property Owner: SBWG LLC

Action Requested: Variance to permit a dynamic display sign in the OL District (Sec. 60.060-E); Variance to allow a dynamic display sign within 20-feet of the driving surface (Sec. 60.100-D); Variance to permit a dynamic display sign within 200-feet of an R district (Sec. 60.100-F)

Location Map:



Additional Information:

Present Use: Office

Tract Size: 0.55 acres

Location: 7318 S YALE AV E

Present Zoning: OL

BOARD OF ADJUSTMENT
CASE REPORT

STR: 8309
CD: 8

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LOCATION: 7318 S YALE AV E

ZONED: OL

PRESENT USE: Office

TRACT SIZE: 24058.29 SQ FT

LEGAL DESCRIPTION: S159.70 E147 & S5 W122.68 LT 1 BLK 1, STACY PARK, SILVER RIDGE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

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

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

STATEMENT OF HARDSHIP:

1. That the physical surroundings, shape, or topographic 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;
 - a. The north side of the property has a thick section of trees, which hide our building from all who are driving south on Yale. Central States Research is often hard for patients to find when coming in for a visit.
2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
 - a. Section 60.100-F: Dynamic displays may not be located within 200 feet of certain zones, including residential (R) districts.
 - i. The dynamic display will not cause any significant disturbance to the nearby residential district. To minimize any potential impact on the neighboring residential area, the dynamic display will not have any flashing or strobe lights.
 - b. Section 60.100-E: Dynamic displays may not be located within 20 feet of the street curb.
 - i. The dynamic display will be 14 feet from the street curb, which will be in place of an existing monument sign. This will be located as far from the curb as possible in that area without compromising safety, aesthetics, or traffic considerations. The existing sign has had no trouble in the years that it has been there, and the dynamic sign would not feature any distracting elements such as flashing or strobe lights.
 - c. Section 60.060-E: Dynamic displays are prohibited in Office (O) districts except for certain cases.
 - i. In an effort to maintain the professional and non-commercial feel of our office district, the sign will have a similar look aesthetically as other existing signs nearby. Central States Research conducts clinical trials and serves a crucial role in public health and medical research. This display will support

patient recruitment, which in turn helps achieve business objectives without causing undue harm to the community or office district.

3. 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;
 - a. Section 60.100-F: Dynamic displays may not be located within 200 feet of certain zones, including residential (R) districts. Central States Research conducts clinical trials, and patient recruitment directly correlates to the success of the business. Advertising through a dynamic display in front of the building will be used primarily to provide important information related to clinical trials and to show which types of trials are being offered at a given time. Due to the nature of this business, the available clinical trials are changing often. Each study has different criteria and there are always new studies starting and others closing enrollment. Having the ability to change the verbiage on the dynamic display to fit current needs will help tremendously. The need for a dynamic display is unique to this property because it is essential for effectively reaching potential patients and participants in clinical trials. Central States Research is often the only research site conducting these trials in the entire state, and even sometimes the entire region, so a dynamic display is a vital means of communication to inform the public. The trials offered are oftentimes the last options for those who have tried everything else that they could think of, but many aren't aware of Central States Research or what they do. The familiarity that this dynamic display would bring could help tremendously. Without these participants, new drug development or new indications for existing drugs would not be possible.
3. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
 - a. The need for advertising arises from the unique characteristics and requirements of conducting clinical trials. This is not a choice made by the property owner or Central States Research, but a necessity to effectively operate a business for clinical trials. The physical hardship of the trees on the north side of the property was not created or self-imposed by the current property owner, as they are large and have likely been there for several decades.
4. That the variance to be granted is the minimum variance that will afford relief;
 - a. Central States Research is not requesting any more variances than those that are required. The dynamic display will serve as an advertising tool that will draw in more participants, which in turn will be a benefit to the entire community, as our services are completely free.
5. 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
 - a. The design of the dynamic sign (and all other parts of the sign) will be cohesive with the rest of the office park. The look and feel of the sign will not stand out and will match nearby signs well. The existing sign that it would replace matches the other signs in our area, and the new one would as well. If anything, this dynamic sign would add value to the properties around Central States Research due to an increase in traffic in and around the office park. With each person that this dynamic sign brings in, the neighboring properties have greater recognition. It will also help to differentiate between businesses. Central States Research has people come in extremely often asking for directions for other buildings in our area. The building just to the south looks very similar, so this sign is very important. Also, just across South Yale Avenue there is a business that has a dynamic display sign by the road, which is much larger than what we are requesting.
6. 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.
 - a. This dynamic display serves a legitimate and important purpose without unduly burdening the community. The dynamic display will not have any flashing or strobe lights, so it will not disturb the community (office, residential, and those in traffic). Being less than 200 feet from a residential district and less than 20 from a street curb, it is important that the dynamic sign does not feature abrupt flashes of light. Before changing or updating the dynamic sign, it would be required that the marketing staff of Central States Research consult the manager and owner. By doing so, the dynamic sign would always abide by these rules.

STAFF ANALYSIS: The applicant is requesting a variance to permit a dynamic display sign in the OL District (Sec. 60.060-E); Variance to allow a dynamic display sign within 20-feet of the driving surface (Sec. 60.100-D); Variance to permit a dynamic display sign within 200-feet of an R district (Sec. 60.100-F)

Facts staff finds favorable for variance request:

- Existing screening from residential zoned property will help with light pollution to those areas.

Facts Staff find unfavorable for the variance request:

- None.

SAMPLE MOTION:

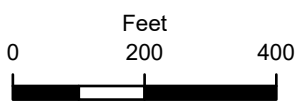
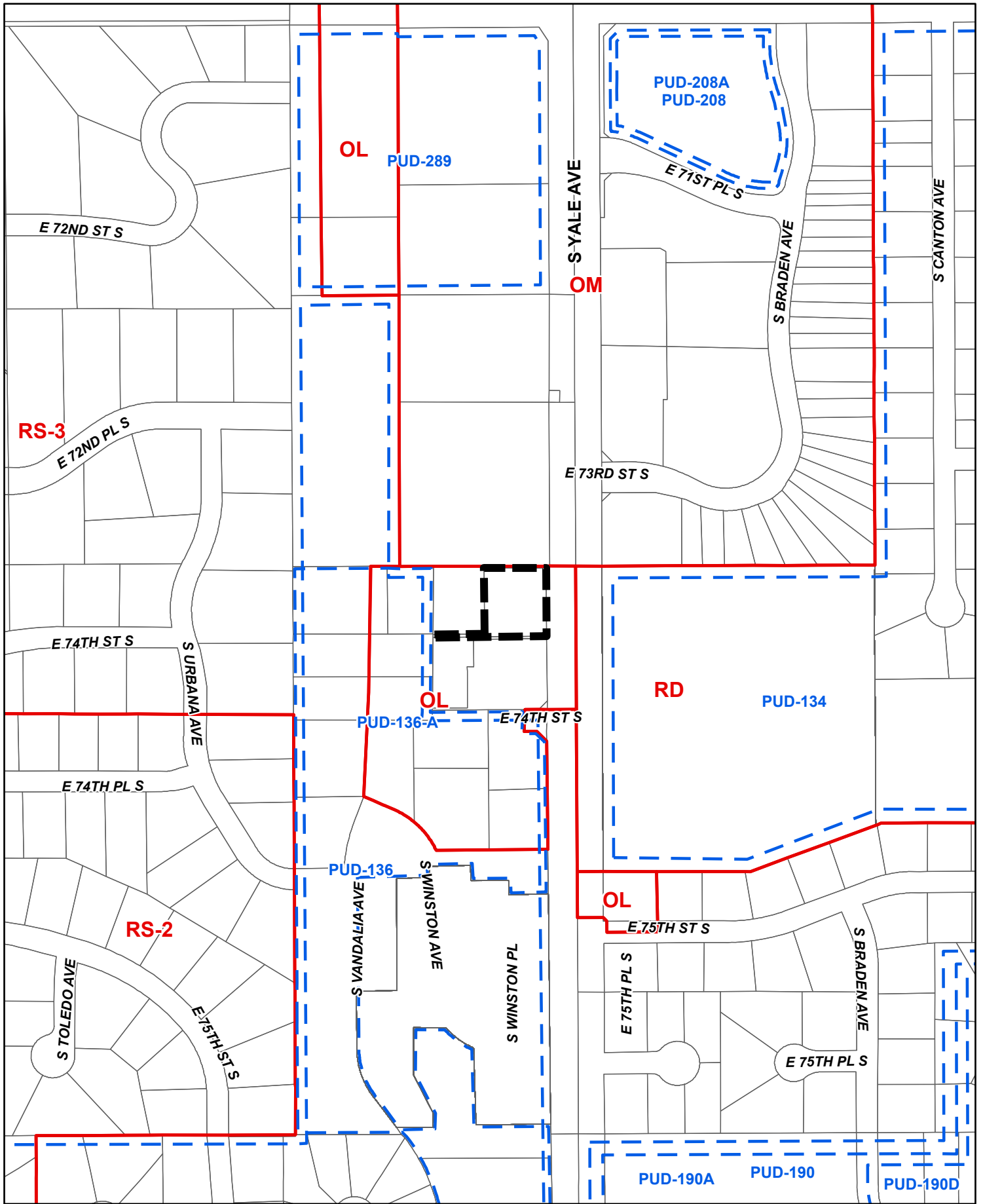
Move to _____ (approve/deny) a Variance to permit a dynamic display sign in the OL District (Sec. 60.060-E); Variance to allow a dynamic display sign within 20-feet of the driving surface (Sec. 60.100-D); Variance to permit a dynamic display sign within 200-feet of an R district (Sec. 60.100-F)

Per the Conceptual Plan(s) shown on page(s) _____ of the agenda packet

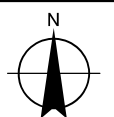
- Subject to the following conditions (including time limitation, if any):

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.

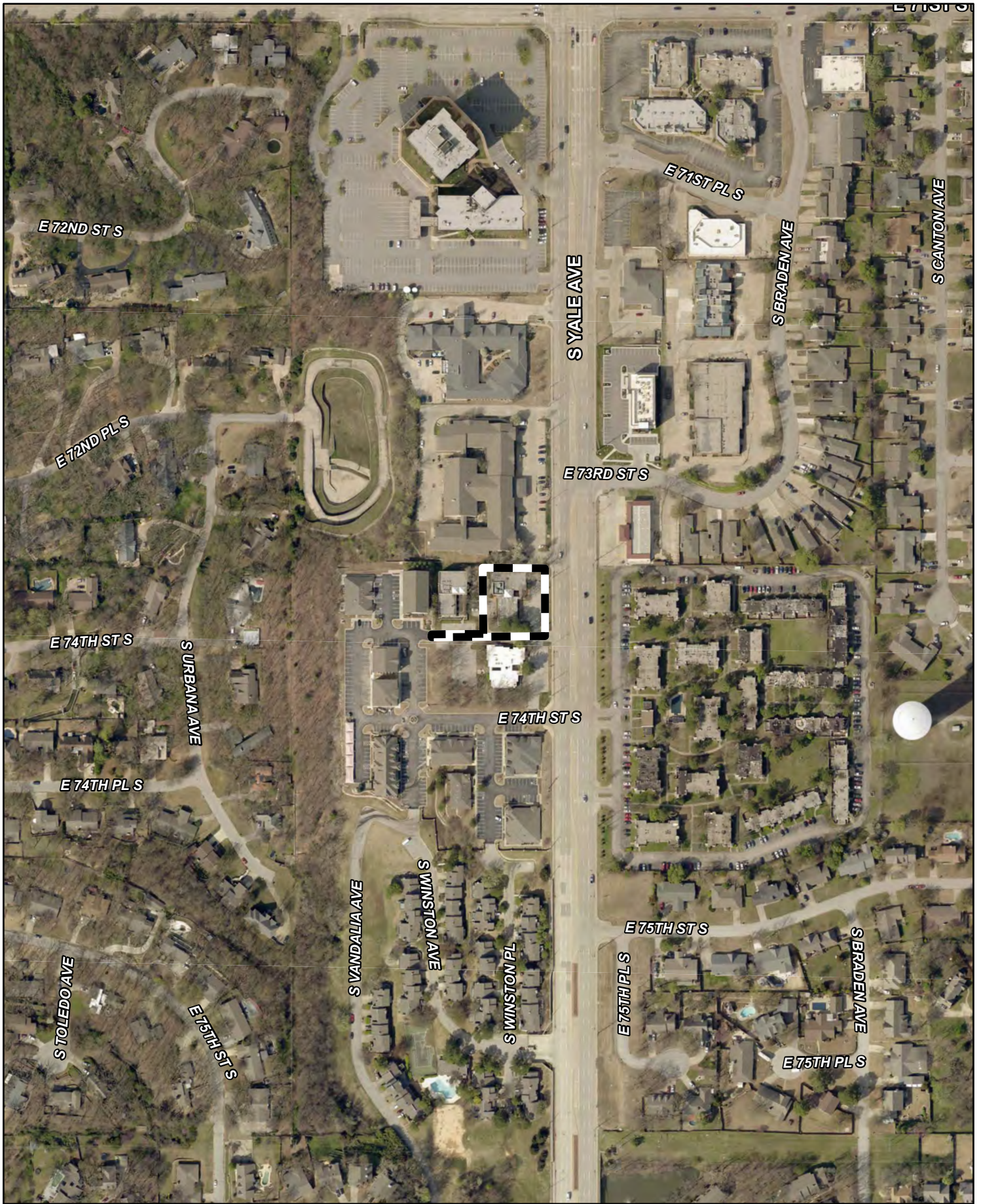




BOA-23606



14.5



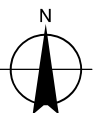
 Subject Tract

Feet
0 200 400

BOA-23606

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

Aerial Photo Date: 2021



14.6



E 73RD STS

S YALE AVE

E 74TH STS

S WINSTON PL



Subject Tract

BOA-23606

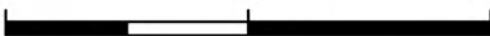
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Aerial Photo Date: 2021

14.7



0 Feet 100 200



VARIANCES: The applicant must prove a hardship to the Board. The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Please describe how your request satisfies each of these conditions at the hearing, (You may include a separate page)

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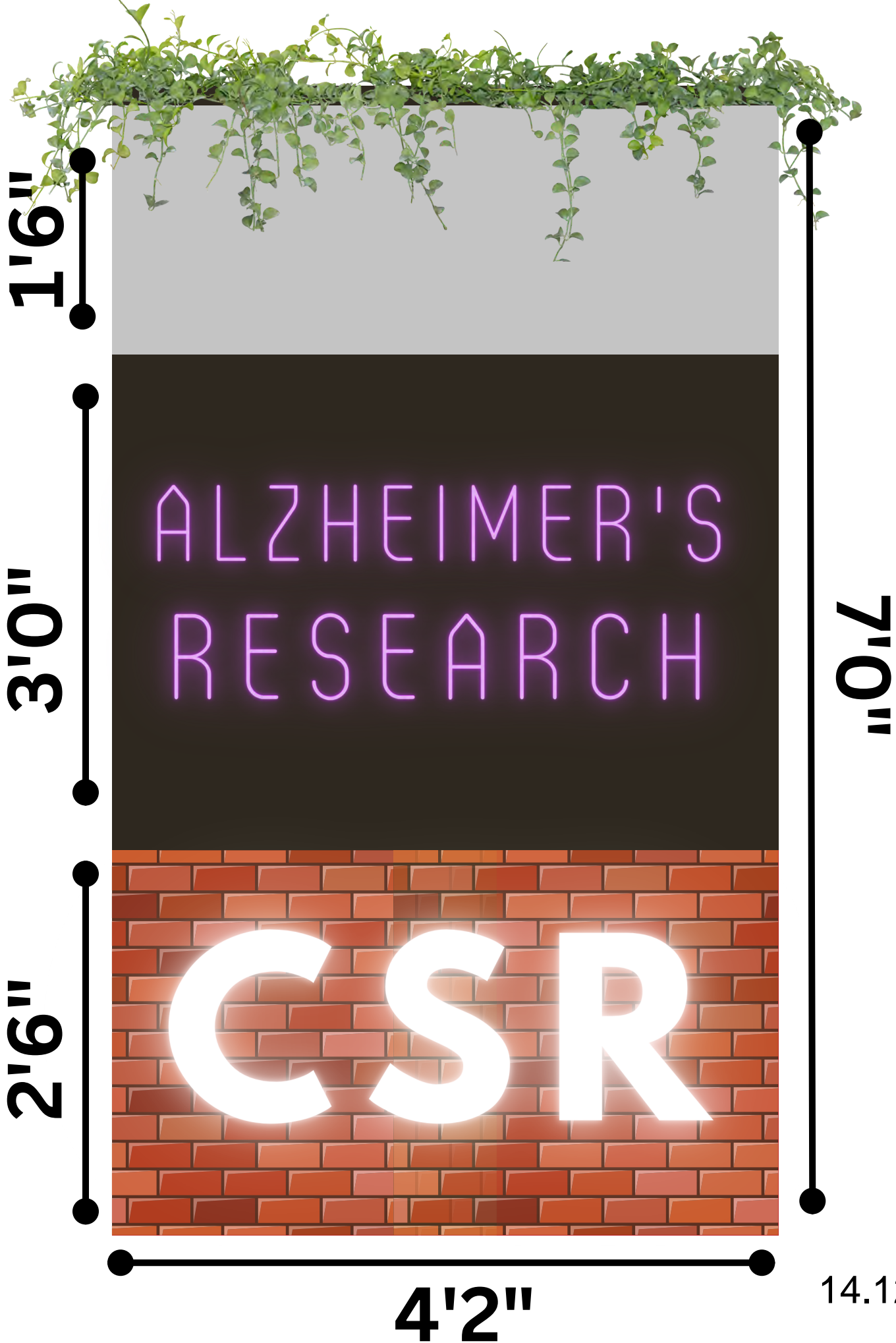
changing or updating the dynamic sign, it would be required that the marketing staff of Central States Research consult the manager and owner. By doing so, the dynamic sign would always abide by these rules.

CENTRAL STATES
RESEARCH



(918) 645-5400

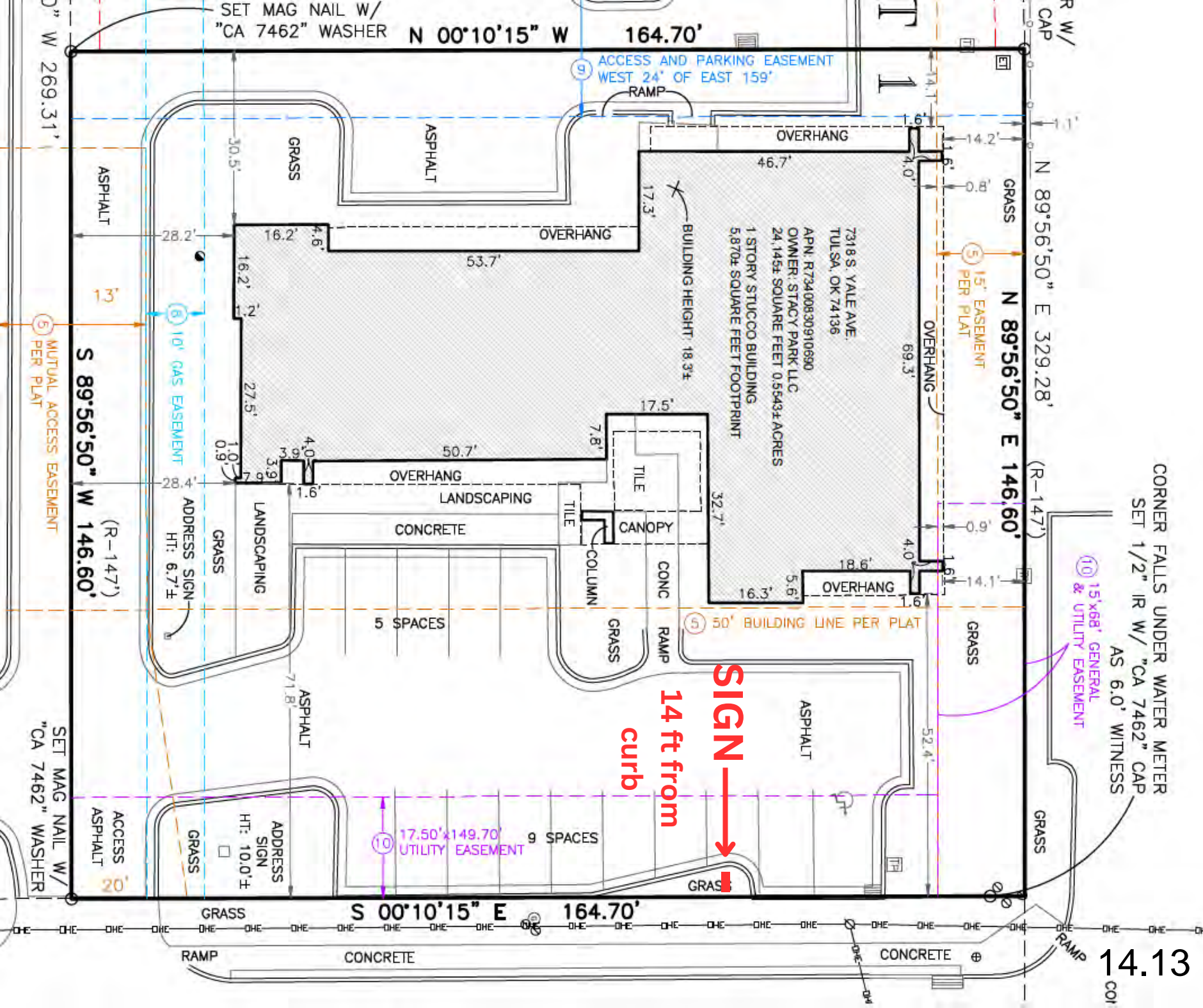




ALZHEIMER'S
RESEARCH

CSR

*Sign will be 18" deep



SET MAG NAIL W/
"CA 7462" WASHER

N 00°10'15" W

164.70'

ACCESS AND PARKING EASEMENT
WEST 24' OF EAST 159'

R/W/
CAP

N 89°56'50" E 329.28'

N 89°56'50" E 146.60'

(R-147')

CORNER FALLS UNDER WATER METER
SET 1/2" IR W/"CA 7462" CAP
AS 6.0" WITNESS

10' 15'x68' GENERAL
& UTILITY EASEMENT

50' BUILDING LINE PER PLAT

SIGN
14 ft from
curb

17.50'x149.70'
UTILITY EASEMENT

14.13

W 269.31'

S 89°56'50" W 146.60'

SET MAG NAIL W/
"CA 7462" WASHER

S 00°10'15" E

164.70'

ACCESS
ASPHALT

RAMP

CONCRETE

CONCRETE

RAMP

COI

ASPHALT

GRASS

ASPHALT

OVERHANG

OVERHANG

GRASS

13'

10' GAS EASEMENT

5' MUTUAL ACCESS EASEMENT
PER PLAT

ADDRESS SIGN
HT: 6.7'±

LANDSCAPING

GRASS

CONCRETE

5 SPACES

ASPHALT

GRASS

ADDRESS
SIGN
HT: 10.0'±

9 SPACES

GRASS

ASPHALT

GRASS

GRASS

ADDRESS
SIGN
HT: 10.0'±

ASPHALT

GRASS

CONCRETE

CONCRETE

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