



Board of Adjustment

**Staff Report
Special Exception BOA-23671**

Hearing Date: April 9, 2024
Prepared by: Dylan Siers
dsiers@cityoftulsa.org
918-596-7584

Owner and Applicant Information

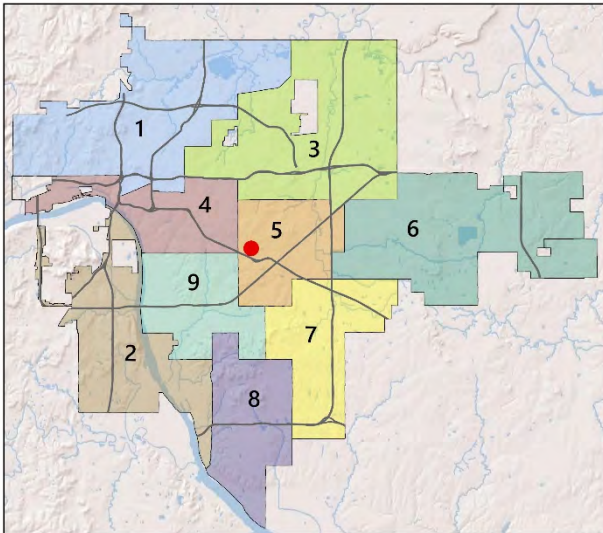
Applicant: Lori Worthington
Property Owner: Church of Christ

Property Location

2901 S Yale Ave

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 5, Grant Miller
County Commission: District 3, Kelly Dunkerley

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300’ radius – min. 10 days in advance

Request Summary

Special Exception to permit a Dynamic Display sign in a Residential District containing a Religious Assembly Use (Sec. 60.050-B.2); Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

Zoning

Zoning District: OL and RS-3
Zoning Overlays: None

Comprehensive Plan Considerations

Land Use

Land Use Plan: Neighborhood
Small Area Plans: None
Development Era: Early Automobile

Transportation

Major Street & Highway Plan: Secondary Arterial
planitulsa Street Type: None
Transit: None
Existing Bike/Ped Facilities: None
Planned Bike/Ped Facilities: None

Environment

Flood Area: None
Tree Canopy Coverage: 0-10%
Parks & Open Space: None

Staff Analysis

The applicant is proposing a Special Exception to permit a Dynamic Display sign in a Residential District containing a Religious Assembly Use (Sec. 60.050-B.2); and Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

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.

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](#).

Relevant Case History

- None

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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 from a lower-order street separated from the arterial, then it would be considered Neighborhood.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	RS-3	Neighborhood	Residential
South	CS	Neighborhood	Highway
West	CH	Multiple Use	Commercial

Small Area Plans

The subject properties are not within a small area plan.

Development Era

The subject property is in an area developed during the Early Automobile Era (1930s-50s), which retained a high degree of the connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: Secondary Arterial

Comprehensive Plan Street Designation: None

Transit: None

Existing Bike/Ped Facilities: None

Planned Bike/Ped Facilities: None

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property not within a flood area

Tree Canopy Coverage: Tree canopy in the area is 0-10%. The area would benefit from additional trees, which also capture and treat runoff before it enters the river.

Parks & Open Space:

Sample Motion

I move to *approve or deny* a Special Exception to permit a Dynamic Display sign in a Residential District containing a Religious Assembly Use (Sec. 60.050-B.2); 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.

Property Description

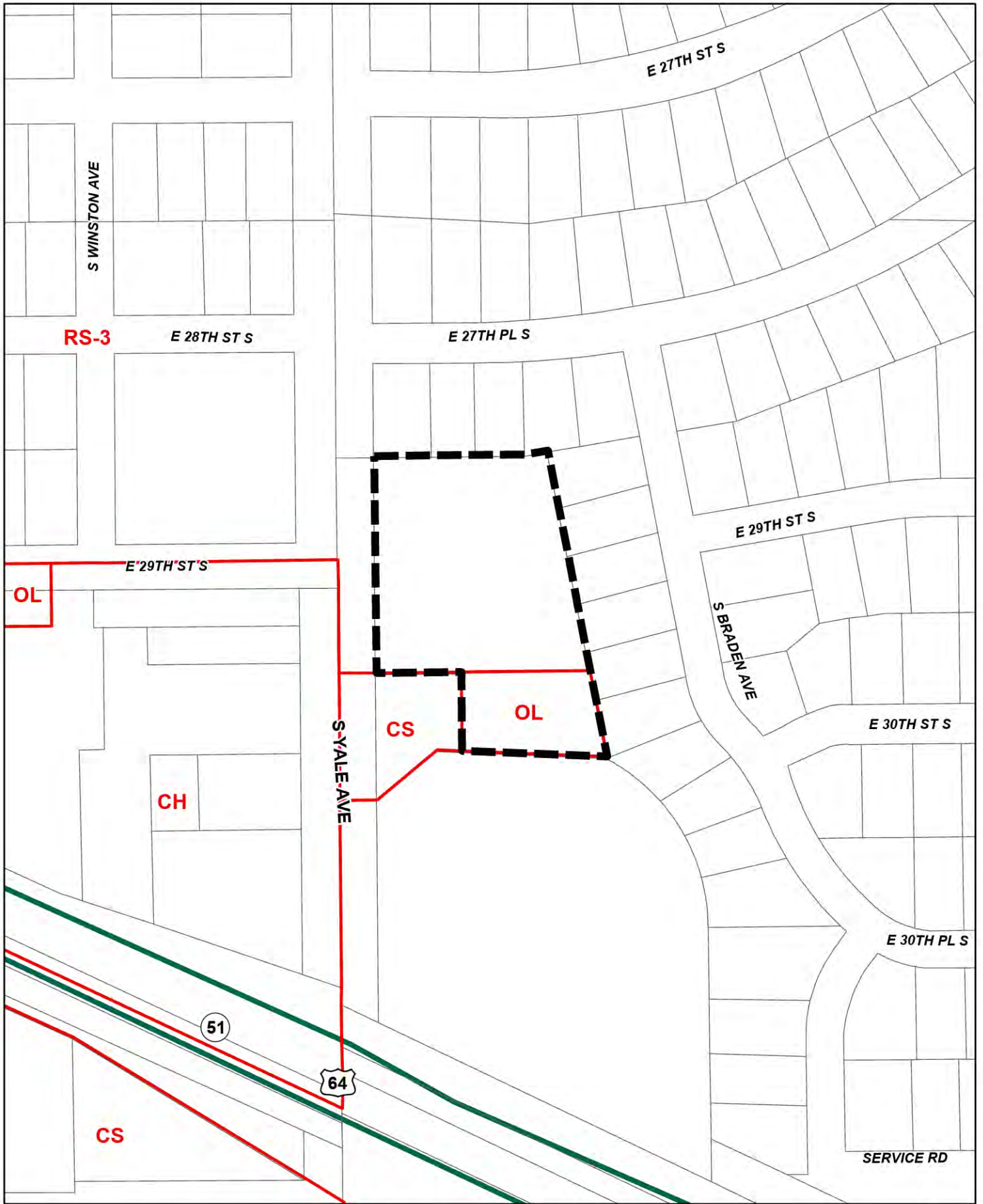
BEG 50E & 310S NWC SW SW TH E209.99 ELY31.46 SLY435.85 W211.1 N104 W114 N319.5 TO POB SEC 15 19 13, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



Subject property in BOA-23671 (Image used from Google Street view)

Exhibits

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



RS-3

E 28TH ST S

E 27TH PL S

E 27TH ST S

S WINSTON AVE

OL

E 29TH ST S

S YALE AVE

CS

OL

CH

S BRADEN AVE

E 29TH ST S

E 30TH ST S

E 30TH PL S

51

64

CS

SERVICE RD

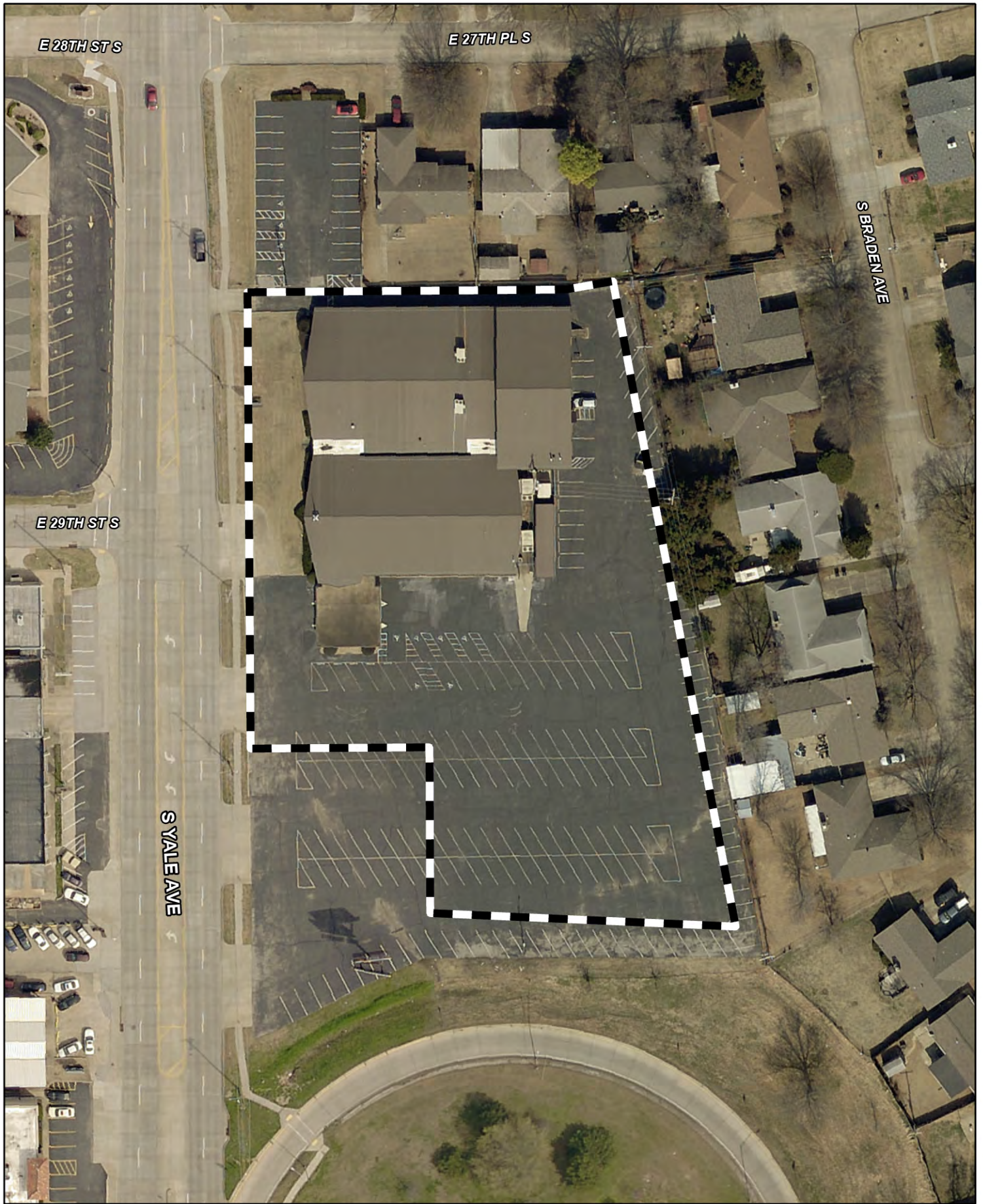
Feet
200

400

BOA-23671



15.5



E 28TH ST S

E 27TH PL S

S RADEN AVE

E 29TH ST S

S YALE AVE

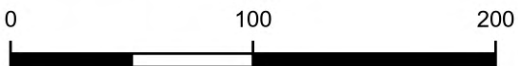


Subject
Tract

BOA-23671

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

Aerial Photo Date: 2021



15.6



S WINSTON AVE

E 27TH ST S

E 28TH ST S

E 27TH PL S

E 29TH ST S

E 29TH ST S

S YALE AVE

S BRIDEN AVE

E 30TH ST S

E 30TH PL S

51

64

SERVICE RD

E 31ST ST S



Subject Tract

Feet

0

200

400

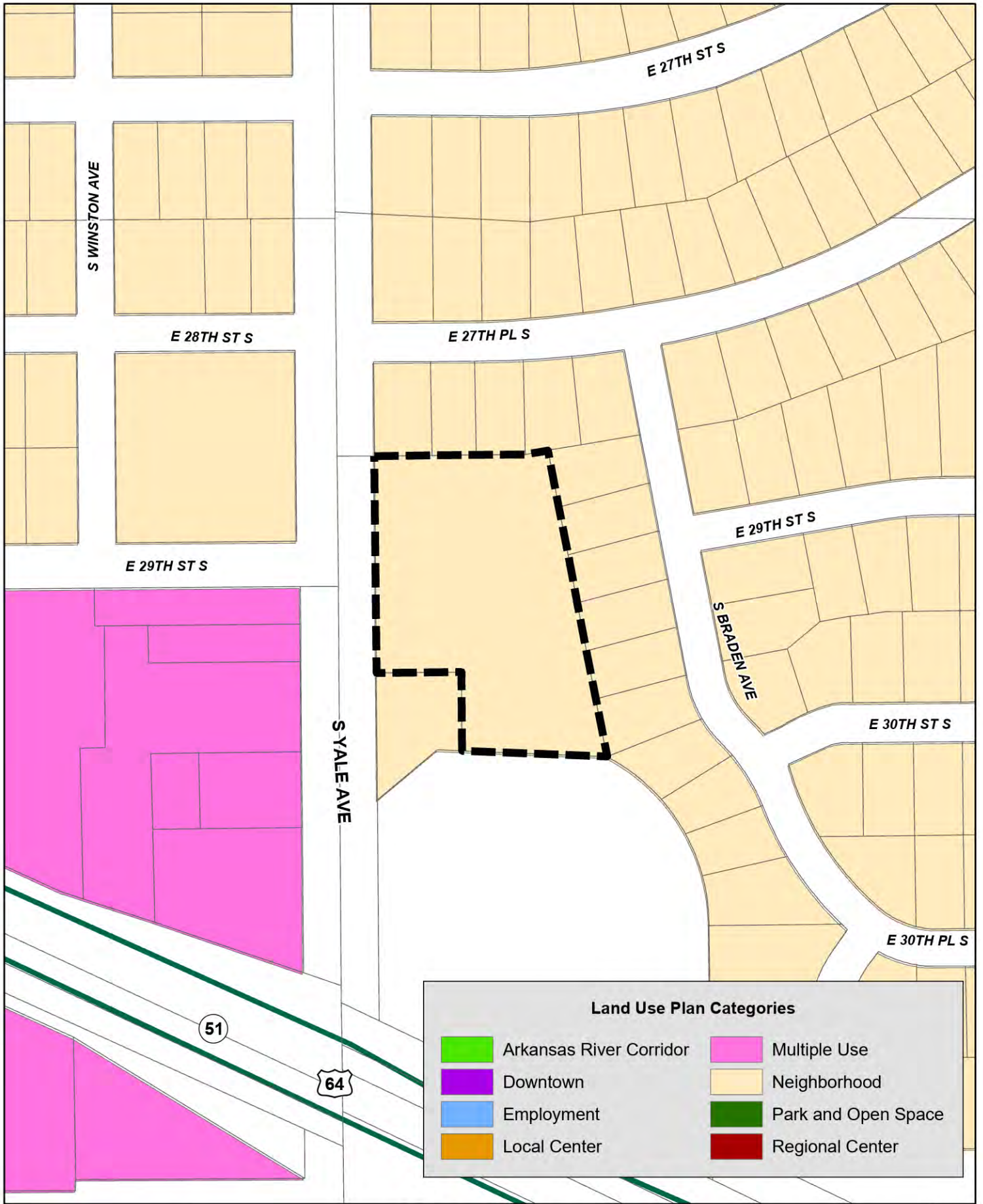
BOA-23671

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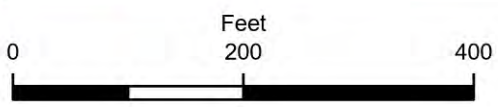


Aerial Photo Date: 2021

15.7



BOA-23671





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

CITY OF TULSA

CORRECTIONS SUMMARY

SIGN-172721-2024 (2901 S YALE AVE E Tulsa Tulsa, OK 74114)
Markup Summary #1

Sign Review (3)



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 2/23/2024 1:00:46 PM
Status:
Color: ■
Layer:
Space:

Section 60.050-B.2; Nonresidential uses: 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.

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- (4) Dynamic displays are subject to the dynamic display regulations of Section 60.100.

REVIEW COMMENT: The proposed freestanding sign with a dynamic display is located in an RS-3 zoning district and requires a special exception from the Board of Adjustment prior to issuance of a sign permit.



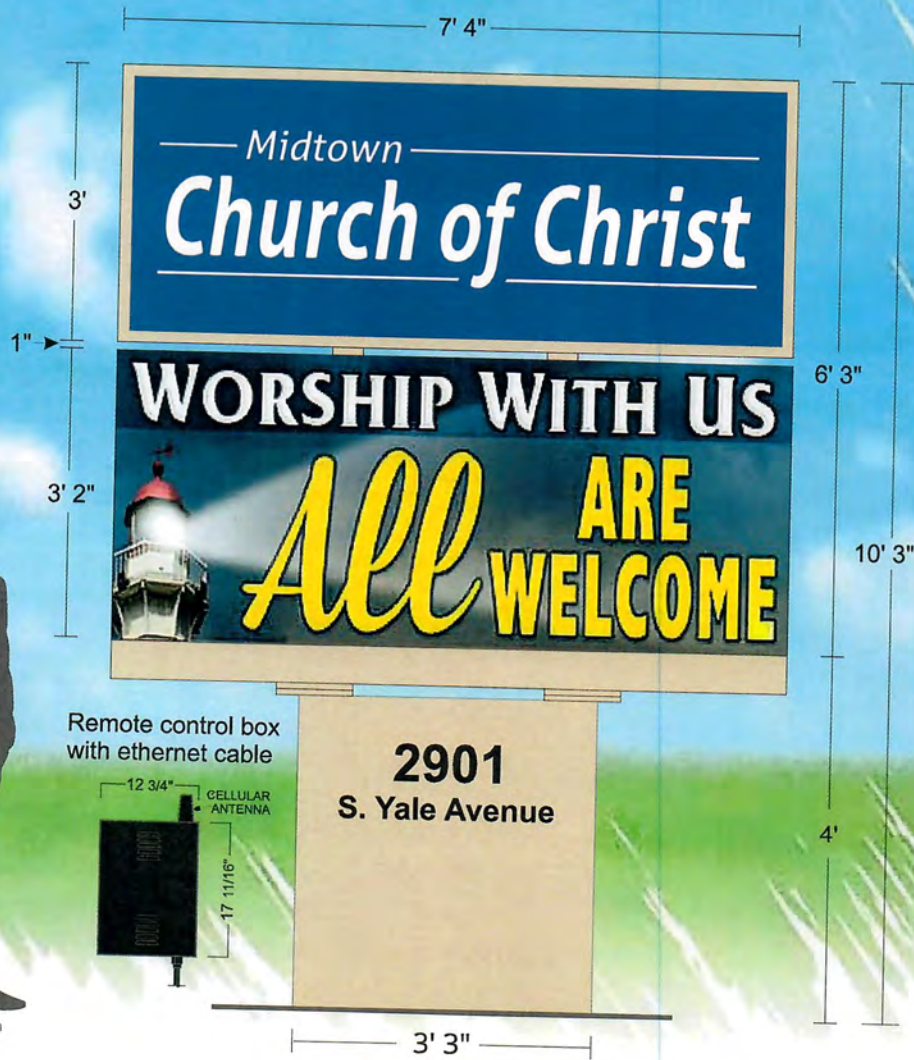
Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 2/23/2024 11:17:23 AM
Status:
Color: ■
Layer:
Space:

If you are removing the existing sign, please note that on the site plan. In R districts no more than one freestanding sign is allowed per street frontage for non-residential uses.

Sign Will be Removed.



5.25' X 7.33' = 38.48 SQFT



MIDTOWN CHURCH OF CHRIST
2901 S YALE AVE

