



**Board of Adjustment**

**Staff Report  
Special Exception BOA-23672**

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

**Owner and Applicant Information**

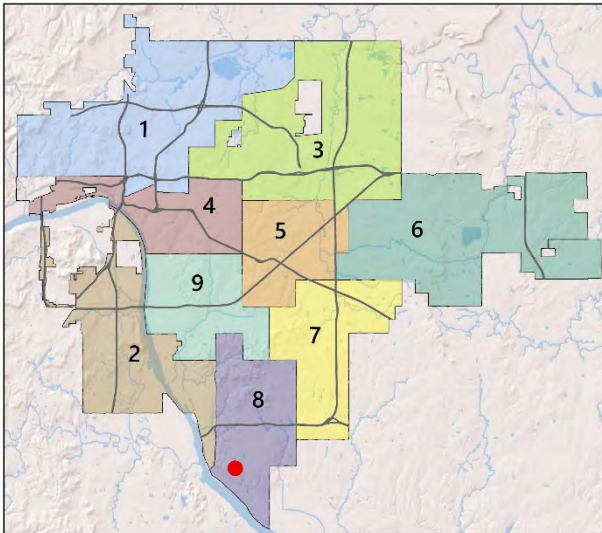
Applicant: Lori Worthington  
Property Owner: South Tulsa Baptist Church

**Property Location**

10310 S Sheridan RD E

**Location within the City of Tulsa**

*(shown with City Council districts)*



**Elected Representatives**

City Council: District 8, Phil Lakin Jr.  
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: RS-3/RM-1  
Zoning Overlays: PUD-431-A

**Comprehensive Plan Considerations**

**Land Use**

Land Use Plan: Neighborhood  
Small Area Plans: None  
Development Era: Late 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)

**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](#).

**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.

The proposed dynamic display sign is greater than the allowed 32 square feet of display area for a dynamic display sign in a Residential District. The applicant will need to apply for an amendment to PUD-431-A to accommodate the additional display area that will need to be approved by the Planning Commission.

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	RM-1/PUD-431-C	Local Center	Office/Commercial

East	RS-3	Neighborhood	Residential
South	RS-2	Neighborhood	Residential
West	RS-1/PUD-337	Neighborhood	Residential

**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 Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

**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: N/A

**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**

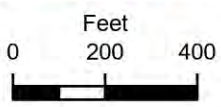
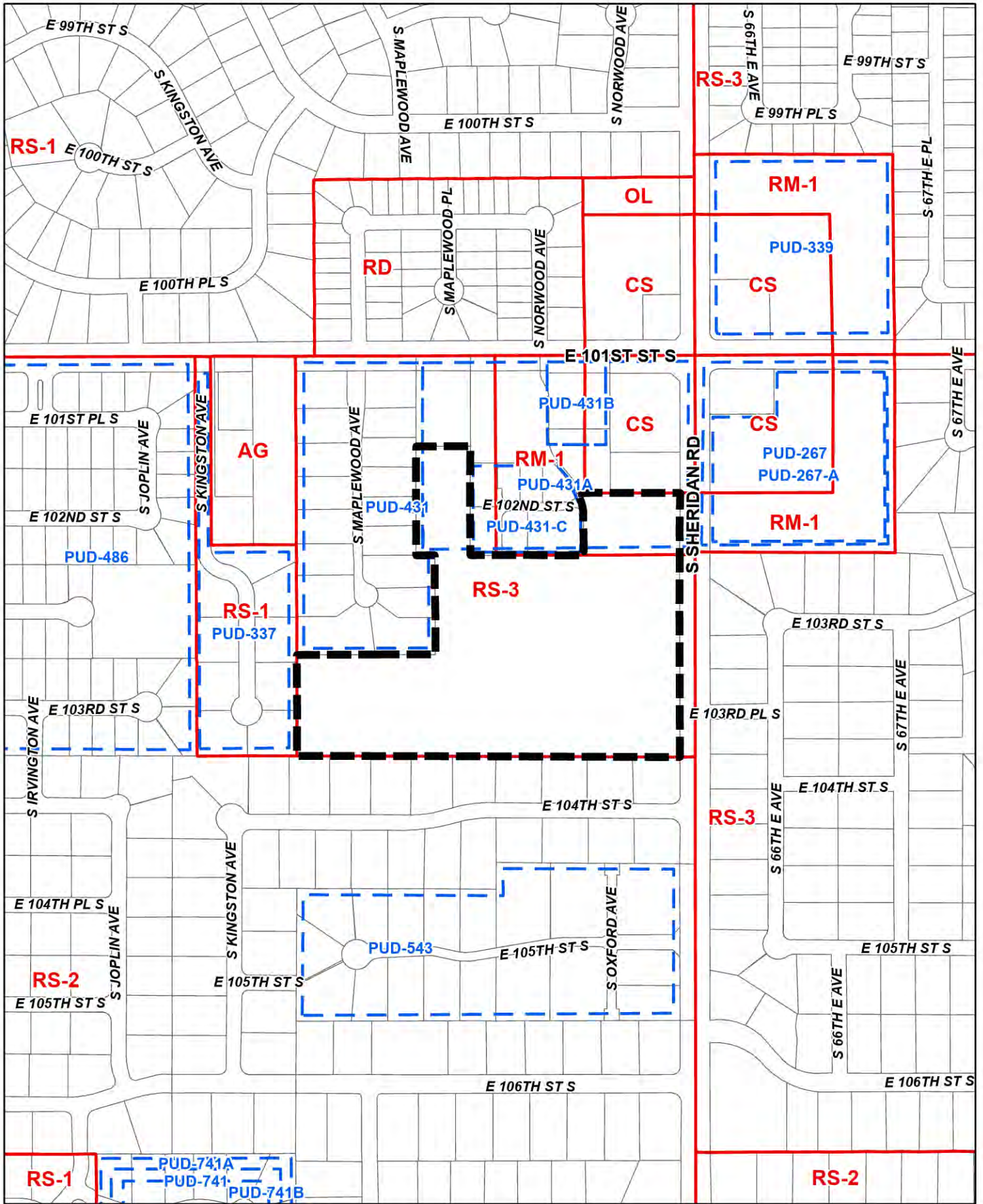
RES A, B, C SOUTH TULSA BAPTIST CHURCH EXT & RES A & LT 1 BLK 1,SOUTH TULSA BAPTIST CHURCH, , CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



*Subject property in BOA-23672 (Image used from Google Street view)*

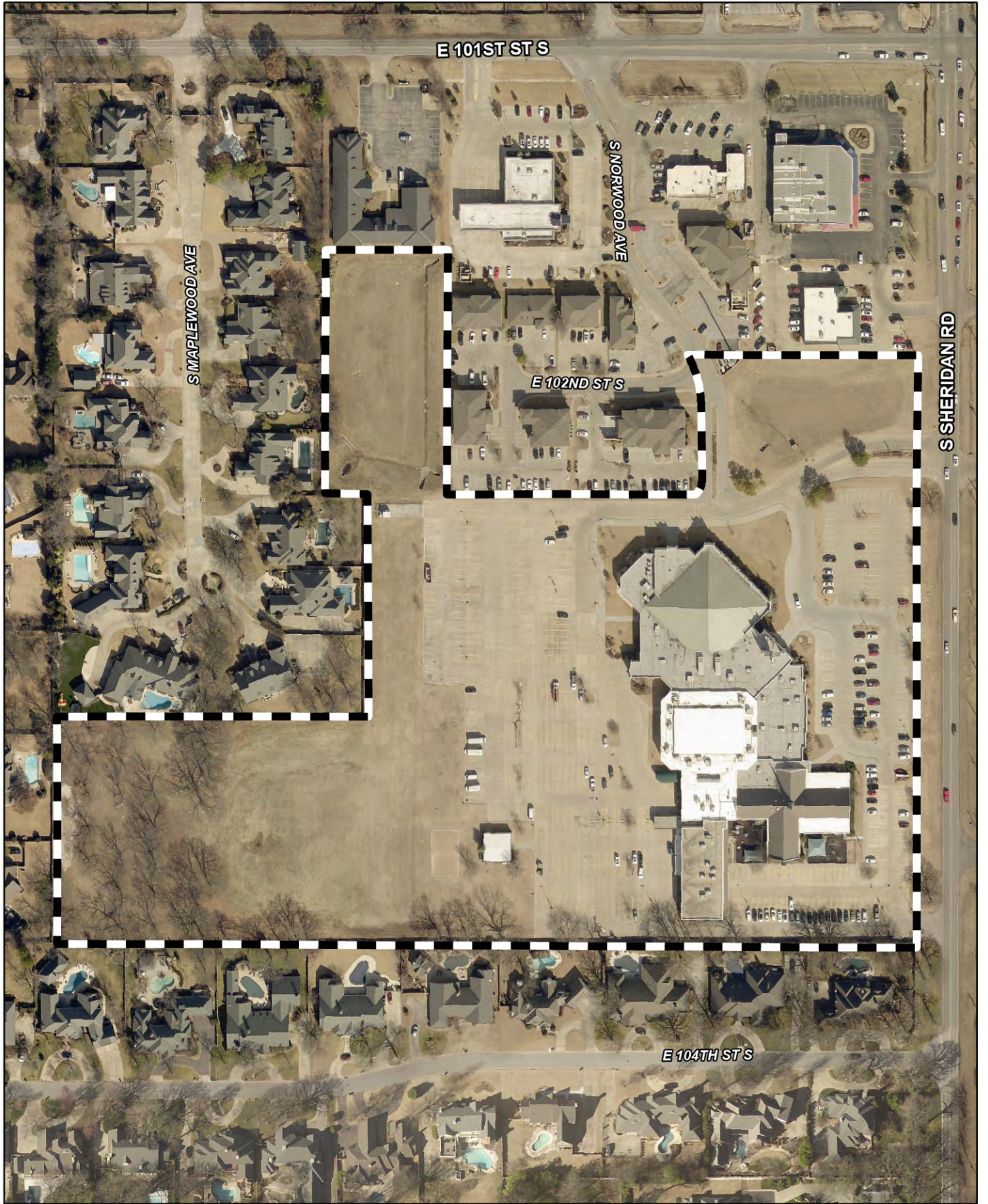
**Exhibits**

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



**BOA-23672**





E 101ST ST S

S MAPLEWOOD AVE

S NORWOOD AVE

S SHERIDAN RD

E 102ND ST S

E 104TH ST S

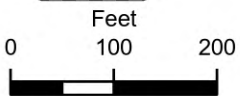


Subject  
Tract

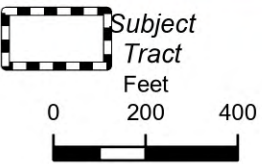
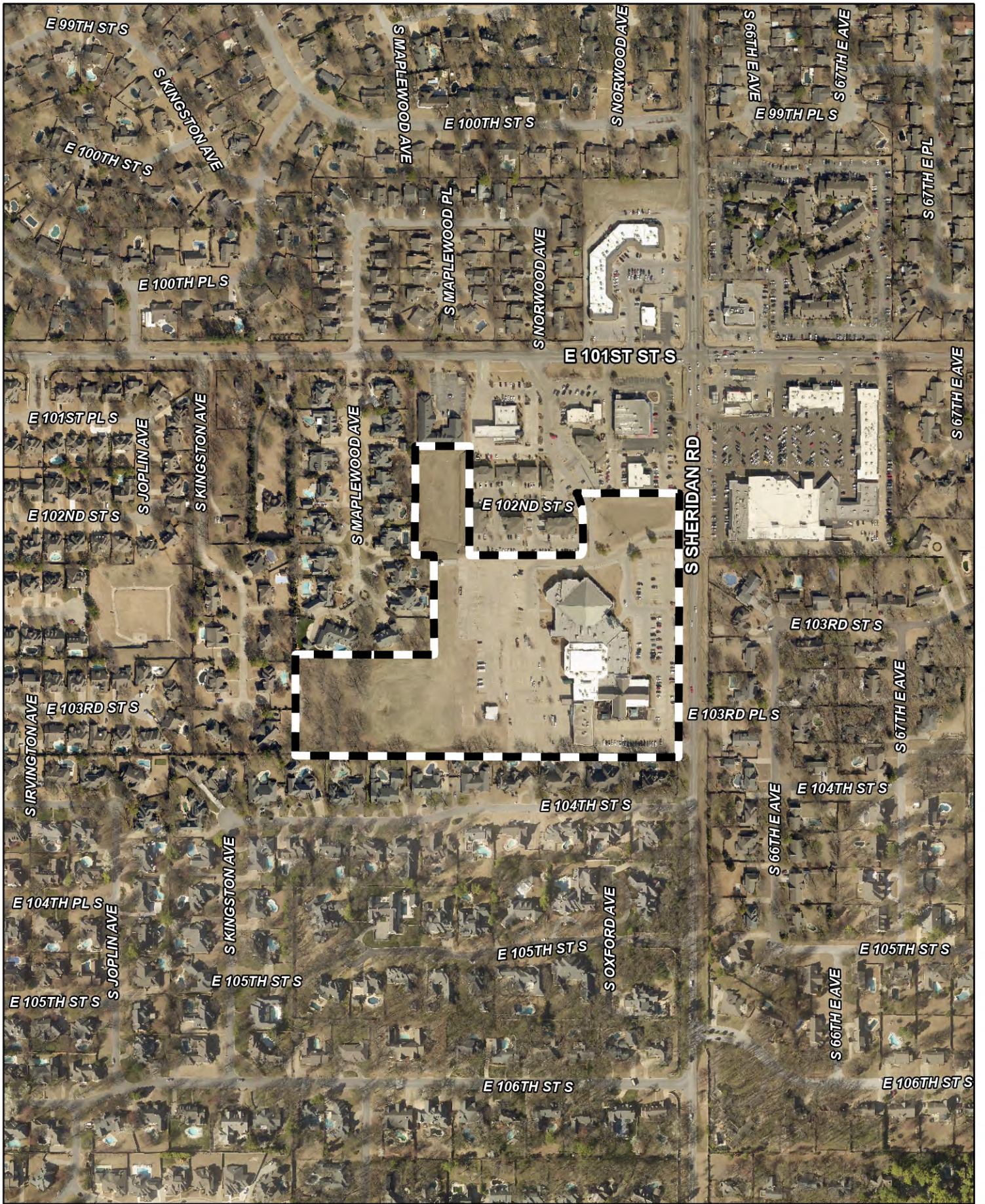
**BOA-23672**

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

Aerial Photo Date: 2021



16.6



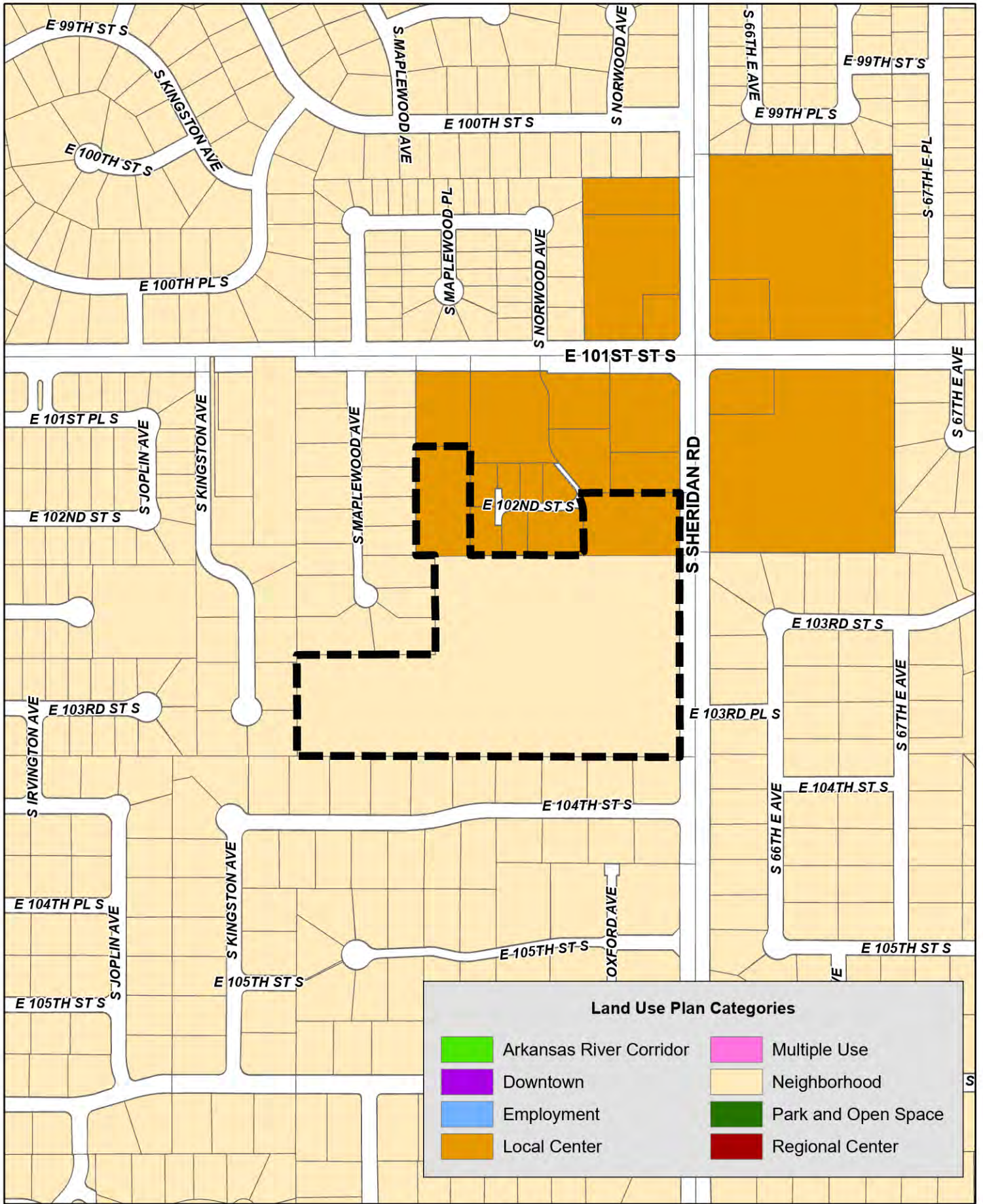
**BOA-23672**

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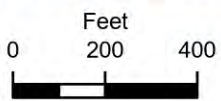
Aerial Photo Date: 2021

16.7

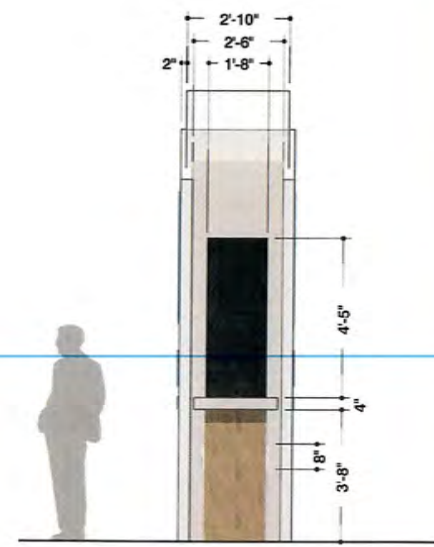
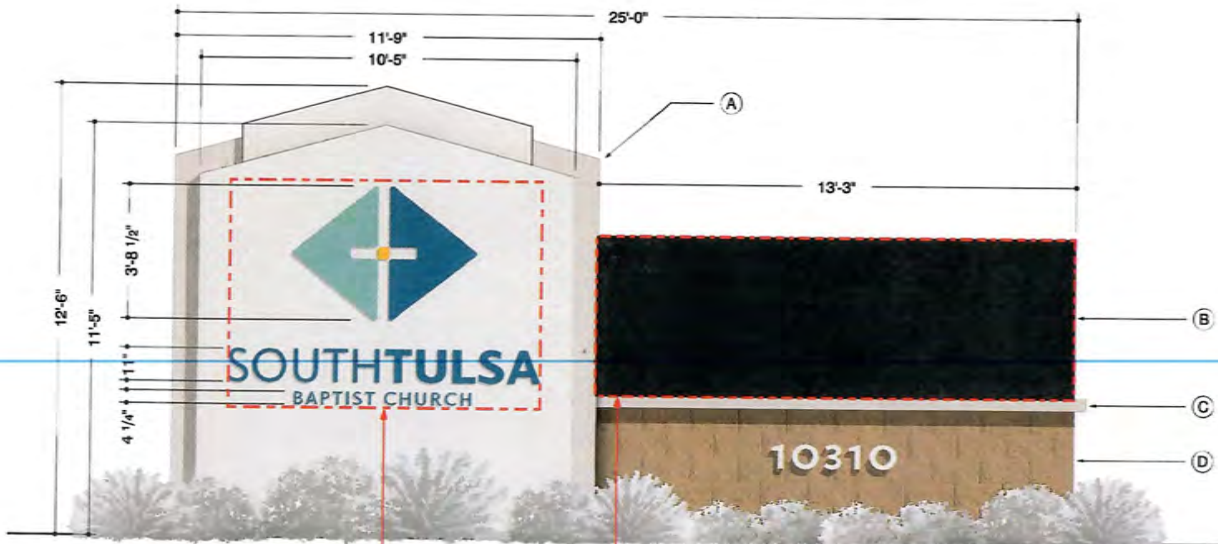




**BOA-23672**







**1.1 D/F Main ID**  
SCALE: 1:40

- (A) Fabricated aluminum cabinet. Painted 2-tone finish to match building fascia. Push thru acrylic GFX for 1/2" projection. Digital print vinyl overlays w/ Internal White LED Illumination.
- (B) 10mm RGB LED display boards (X2). Aluminum filler panels on top and end section. Paint Black to match.
- (C) Fabricated aluminum accent bar. Paint to match building fascia.
- (D) Textured stone block base to match existing building (by others). 1" deep fabricated aluminum address numerals. Paint Off-White to match sign cabinet.
- (E) Ground mounted flood lights to uplight sign base at night.

53" x 159"  
DIGITAL DISPLAY = 58.5 sq ft  
75" x 104"  
LIGHTED GRAPHICS = 54.2 sq ft  
**TOTAL SIGN SIZE = 112 sq ft**

**NOTE:**  
S SHERIDAN RD STREET FRONTAGE = 883'. RS-3 SQ FT ALLOWANCE = .2 PER FT / MAX OF 150 sq ft

Existing landscaping to be temporarily removed prior to installation (by others).

Side View



Perspective View



Night view

SCALE: 1/8"



Proposed - North Elevation

SCALE: 1/8"

**a-max**  
SIGN COMPANY, INC.  
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9520 E. 55th Place  
Tulsa, Oklahoma 74145  
ph. (918)622-0651 ... fax. (918)622-0659

QUALITY | VALUE | ASSURANCE

SCALE: As Shown UNLESS NOTED BY A NOTE

DATE: 8-21-23

FILE: Main ID

SALES REP: Chris Krohn

DRAWN BY: Jonathan Buck

PROJECT: South Tulsa Baptist Church

LOCATION: Tulsa, OK

ADDRESS: 10310 S Sheridan Rd

CLIENT APPROVAL SIGNATURE & DATE:

**UL LISTED** Signs will be built to meet UL specifications as required.  
All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:

1.	1
2.	2
3.	3
4.	4
5.	5

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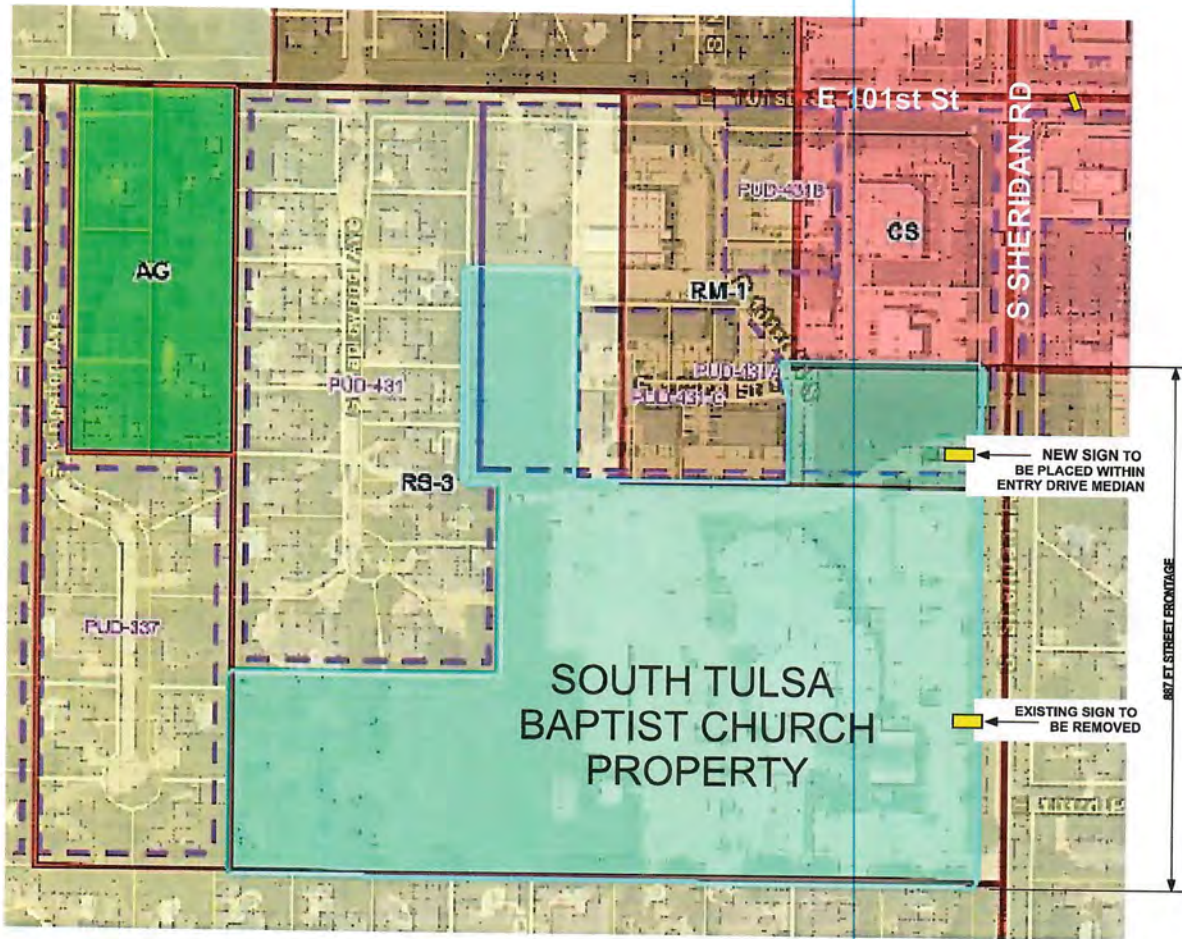
FOR APPROVAL FOR PRODUCTION

Project Manager:

SHEET NUMBER

1.1

**DWG**  
**082123-01**



EXISTING MONUMENT SIGN TO BE REMOVED.



NEW SIGN PLACEMENT DETAIL

# SITE PLAN

10310 S SHERIDAN RD

