### Owner and Applicant Information
Applicant: James Griffin  
Property Owner: Zainul Qureshi

### Property Location
3407 N. Lewis Ave.  
Tract Size: ±1.2 acres

### Location within the City of Tulsa
(Shown with City Council districts)

### Elected Representatives
City Council: District 1, Vanessa Hall-Harper  
County Commission: District 1, Stan Sallee

### Request Summary
Variance to permit a dynamic display sign within 200 feet of a Residential zoning district (Sec. 6.100-F).

### Zoning
Zoning District: CS  
Zoning Overlays: None

### Comprehensive Plan Considerations

#### Land Use
- **Land Use Plan:** Multiple Use  
- **Small Area Plans:** None  
- **Development Era:** Early Automobile

#### Transportation
- **Major Street & Highway Plan:** Multi-Modal Corridor, Secondary Arterial, Residential Collector  
- **planitulsa Street Type:** Multi-Modal Corridor  
- **Transit:** Regular Route  
- **Existing Bike/Ped Facilities:** Sidewalks/Mohawk Bike Lane  
- **Planned Bike/Ped Facilities:** On-street bike lane on Lewis Ave. is recommended in the Tulsa Go Plan.

#### Environment
- **Flood Area:** N/A  
- **Tree Canopy Coverage:** 10-20%  
- **Parks & Open Space:** Lots of natural/undeveloped land in the area.
**Staff Analysis**

The applicant is requesting a Variance for a dynamic display sign within 200 feet of a residential zoning district. The neighborhood/residential properties to the southeast of the gas price sign are measured at a 173’ distance.

**Relevant Case History**

- None

**Comprehensive Plan Considerations**

**Land Use Plan**

The subject property is designated as multiple use. **Multiple Use** areas are mostly commercial or retail uses, which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning/Overlay</th>
<th>Existing Land Use Designation</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CS</td>
<td>Employment</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>CS</td>
<td>Multiple Use</td>
<td>Rehabilitation Center</td>
</tr>
<tr>
<td>South</td>
<td>CS</td>
<td>Multiple Use</td>
<td>Used car sales</td>
</tr>
<tr>
<td>West</td>
<td>IL/PUD/HNO</td>
<td>Multiple Use</td>
<td>Truck repair</td>
</tr>
</tbody>
</table>

**Small Area Plans**

The subject property is not in 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:** Lewis Avenue is classified as a Secondary Arterial and Multi-Modal Corridor. Mohawk Boulevard is classified as a Residential Collector.

**Comprehensive Plan Street Designation:** Lewis Avenue and Mohawk Boulevard adjacent to the subject property are classified as Multi-Modal Corridors.

**Transit:** Regular Route 112 runs along Lewis Avenue.

**Existing Bike/Ped Facilities:** Sidewalks and the Mohawk Bike Lane run along Mohawk Boulevard.

**Planned Bike/Ped Facilities:** On-street bike lane on Lewis Avenue is recommended in the Tulsa Go Plan.
Arterial Traffic per Lane: 1,836 vehicles per lane per day on N. Lewis Ave.

Environmental Considerations
Flood Area: The subject property is not in a flood area.

Tree Canopy Coverage: Tree canopy in the area is 11%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: There is substantial natural/undeveloped property in the area.

Sample Motion
I move to approve or deny a Variance to permit a dynamic display sign within 200 feet of a Residential zoning 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 the hardship to be ________________________________.

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.

Property Description
BEG AT INTERSECTION OF THE E R/W LN LEWIS AVE & THE SLY R/W LN MOHAWK BLVD TH NE205.24 SE140 S134.67 TO N LN ALANTA CIRCLE ADD W67.03 S14.80 W178.62 N150.30 POB SEC 20 20 13 1.16ACS, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits
Case map
Aerial (small scale)
Aerial (large scale)
Photos

Tulsa Comprehensive Plan Land Use Map

(Subject property looking south on N Lewis Ave (image used from Google street view))
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2021
Subject Tract
BOA-23710
6.6
6.10

**Typical Requests and Existing Condition:**

- Diesel
  - Darktronics Digis
  - Regular E10
  - Price Sign with 12" Red / Green
  - Internal LED: New 2-Product LED
  - Mount to Cabinet / Faces with New Side by Side Center Pole

- Lighting to LED
  - Available for Gas & Update Internal
  - Replace CC Faces with 100% Gas

**Not to Scale:**

- 3" x 3"
- 12" x 12"
- 18 3/8" x 18 3/8" Base Plate Detail
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. Review Comment: Your proposed dynamic display appears to be within 200' of an R-zoned district. Please provide the distance from your proposed sign to the nearest R-zoned lot. If you wish to seek a special exception to reduce this distance requirement contact the Tulsa Planning Office for further instructions at 918-596-7526 or Planning@cityoftulsa.org

Added By Jeff Bush