



Board of Adjustment

Staff Report BOA-23781

Hearing Date: November 12, 2024 (continued from October 8, 2024)

Prepared by: Felicity Good
fgood@cityoftulsa.org
918-596-7602

Owner and Applicant Information

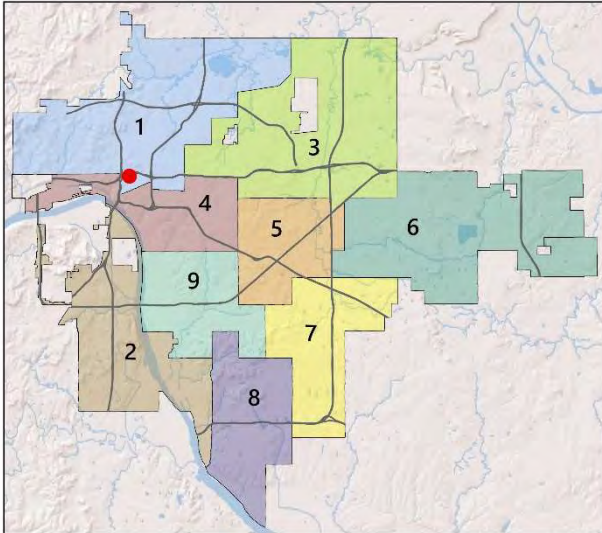
Applicant: Claude Neon Federal Signs
Property Owner: Western Supply LLC

Property Location

424 North Boulder Avenue
Tract Size: ±2.27 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 1, Vanessa Hall-Harper
County Commission: District 2, Karen Keith

Public Notice Required

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

Request Summary

Variance to permit roof signs in the CBD District (Section 60.080-B.5).

Zoning

Zoning District: CBD
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Downtown
Small Area Plans: Downtown, Brady Arts District
Development Era: Downtown

Transportation

Major Street & Highway Plan: Commercial/CBD/Industrial Collector
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: Buffered bike lane, sharrows
Planned Bike/Ped Facilities: On-street bike lane, signed route

Environment

Flood Area: N/A
Tree Canopy Coverage: 0-10%
Parks & Open Space: Guthrie Green

Staff Analysis

On October 8, 2024, the board of adjustment continued the application to November 12, 2024.

The applicant requests a variance to permit roof signs in the CBD district (Section 60.080-B.5). The applicant intends to install 2 roof signs on the apartment building. As proposed, each sign would be 4 feet tall and 75 feet long, a total of 300 square feet per sign. Roof signs are prohibited in commercial districts outside of the downtown entertainment district.

60.080-B Signs Allowed

In addition to any sign exceptions allowed pursuant to [Section 60.030](#), the following signs are the only signs allowed in all mixed-use, commercial and industrial zoning districts:

5. Roof Signs

- a. Roof signs are prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District and the Route 66 Overlay, provided that:
 - (1) The sign does not include any dynamic display; and
 - (2) They do not extend more than 25 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.
- b. Roof signs are counted against a lot's allowed sign budget, pursuant to [60.080-C](#), and no individual roof sign may exceed 500 square feet in area.
- c. Only major street frontage along that portion of the subject lot that is occupied by the business displaying the sign may be counted in determining the maximum sign area of a roof sign allowed under this section.

Relevant Case History

- BOA-21694, April 8, 2014; the board of adjustment accepted the verification of the spacing requirement of 300 feet from a public park, school, or church for the proposed adult entertainment establishment (bar), subject to the action being void should another conflicting use be established prior to this adult entertainment establishment, subject to Exhibit 4.15 showing the bar area with the address of 402 North Boulder, and subject to the condition that the entrance shown on the north side of the covered parking in Exhibit 4.15 not be a public entrance.

Statement of Hardship

The applicant's statement of hardship is attached as a separate exhibit.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Downtown. Downtown is generally understood to be the area within the Inner Dispersal Loop (IDL) highway. This area has fewer development limitations than most areas of the city, and a high density of employment, residential, mixed-use, commercial, retail, and institutional uses. Land uses and transportation

infrastructure in this area should be primarily pedestrian-oriented, with parking either on the street, behind buildings, or in structured parking garages.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CBD	Downtown	Commercial/Industrial
East	CBD	Downtown	Industrial/Vacant
South	IL	Downtown	Office/Industrial
West	IL/CBD	Downtown	Industrial

Small Area Plans

The subject property is included in the Brady Arts District Small Area Plan and the Downtown Area Master Plan.

Development Era

The subject property is in the Downtown Development Era (late 1800s-1910s), which was developed prior to streetcars and automobiles. Land uses are fully integrated and include a vertical mix of uses among high-density residential development, with major employers and destinations drawing large numbers of visitors. Priorities in these areas include walkability, urban design, revitalization of historic properties, housing type variety, mixed-use and high-rise development, major employment and headquarters uses, parking lot infill, and parking strategies.

Transportation

Major Street & Highway Plan: North Cheyenne Avenue and North Boulder Avenue are classified as Commercial/CBD/Industrial Collectors, which call for a total right-of-way width of 80 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: A buffered bike lane and sharrows are present on Boulder Avenue.

Planned Bike/Ped Facilities: The GO Plan recommends on-street bike lanes on Boulder Avenue and Cheyenne Avenue, and a signed route on Easton Street.

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is not located within a designated flood area.

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

Parks & Open Space: The Guthrie Green is nearby to the east of the subject property.

Sample Motion

I move to approve or deny a Variance to permit roof signs in the CBD District (Section 60.080-B.5),

- 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:

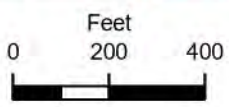
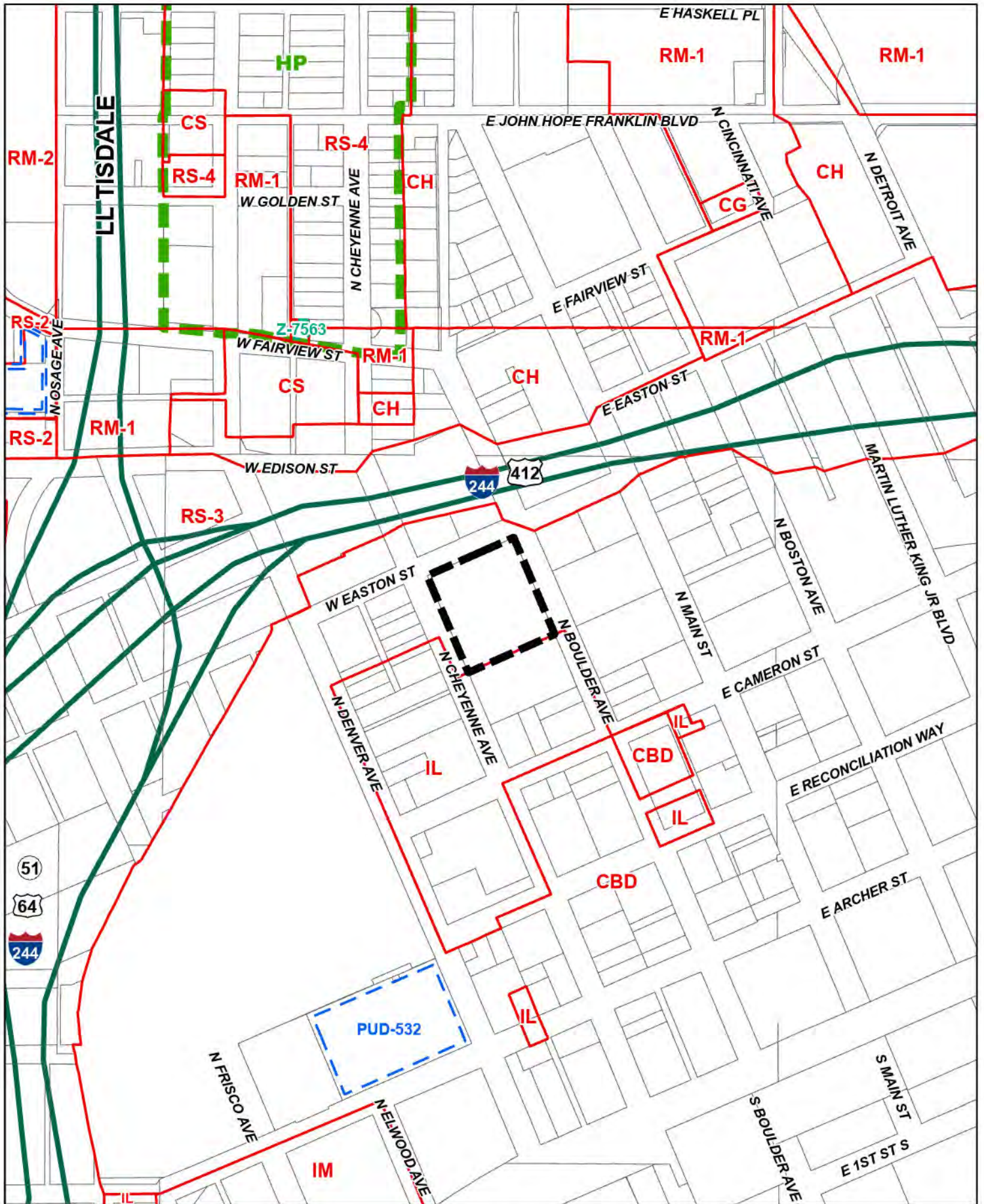
- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal 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

LTS 1 THRU 8 & 20 VAC ALLEY ADJ THEREOF & N30 VAC STREET ADJ ON S BLK 9, Tulsa – Original Town, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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

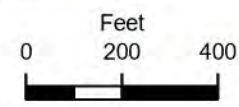
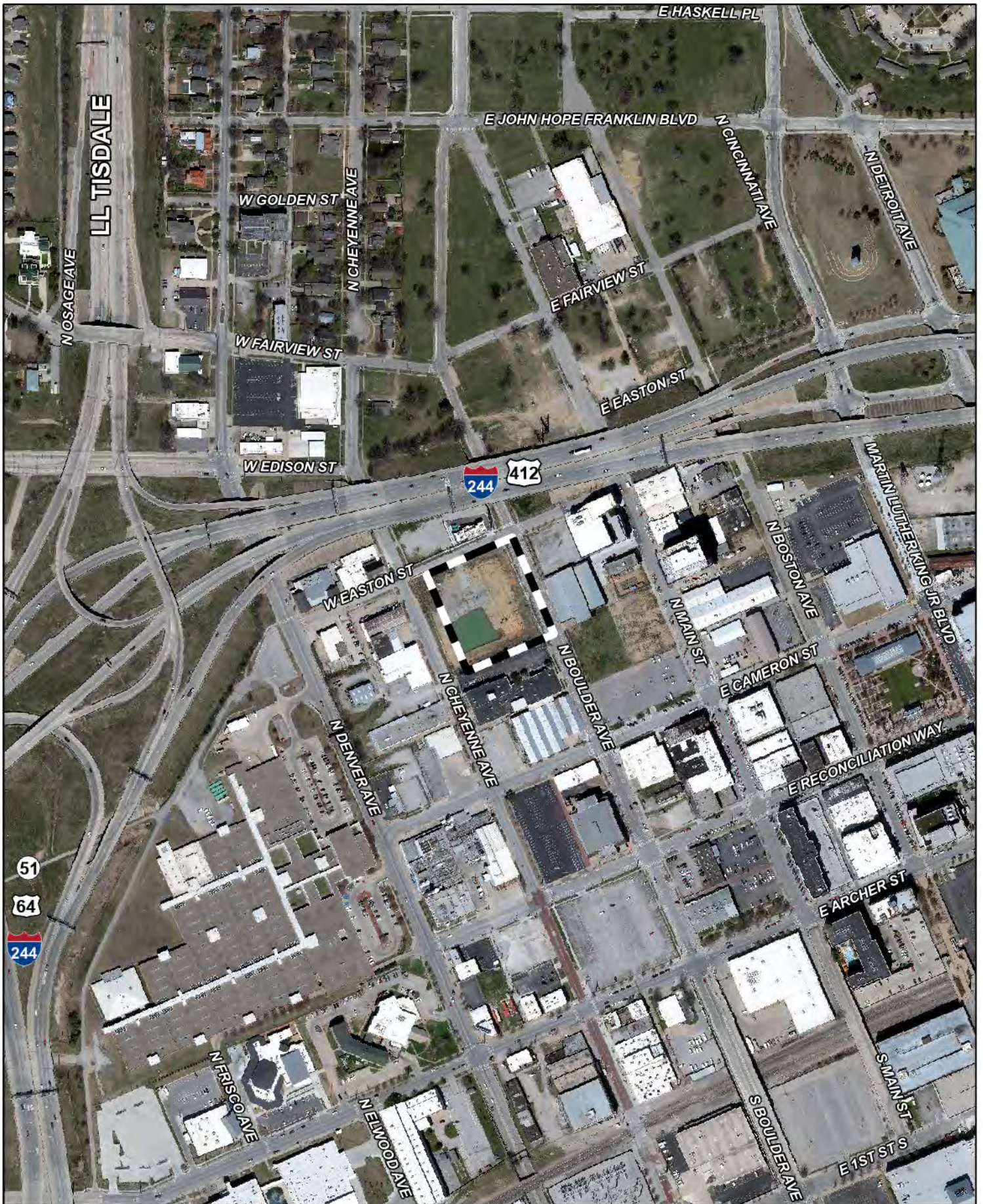


 Subject Tract

BOA-23781

19-12 02





 Subject Tract

BOA-23781

19-12 02

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

Aerial Photo Date: 2022



2.6



244

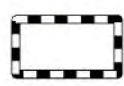
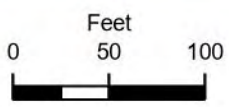
412

WEASTON ST

N CHEYENNE AVE

N BOULDER AVE

W CAMERON ST



Subject Tract

BOA-23781

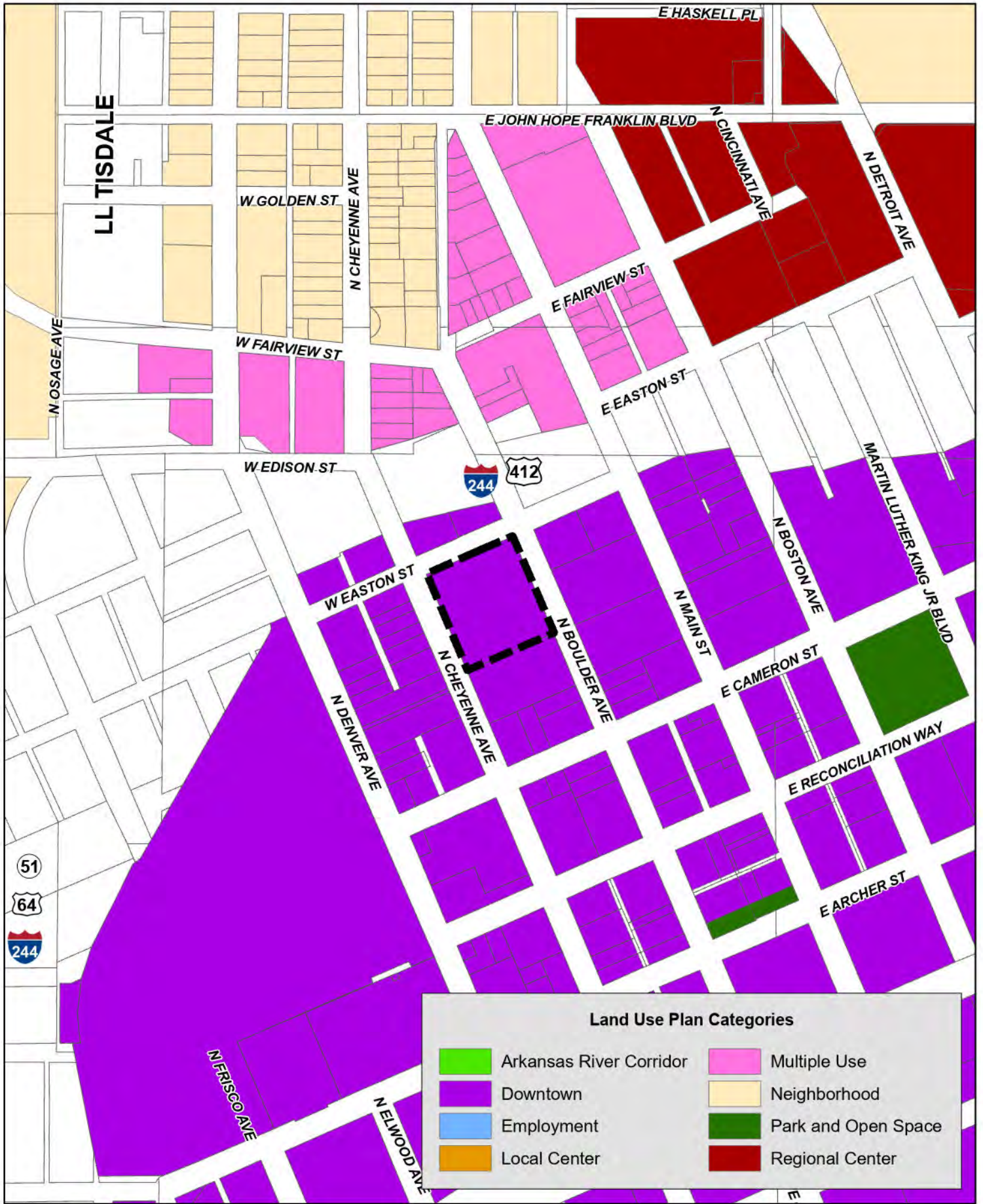
19-12 02

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

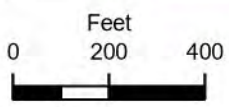
Aerial Photo Date: 2022



2.7



Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



Subject Tract

BOA-23781
19-12 02



BOA-23781

Hardship Letter

Western Supply., is seeking a variance to receive (2) roof signs. Due to the topographical location and future development around our building, the additional sign height offered by the roof sign is needed for highway visibility.

It is also the intention of Western Supply to have a sign that adds a retro, and artistic feature to the Tulsa skyline. Utilizing construction methods of other iconic signs in the Tulsa area (Mayo, Yokozuna, etc.)

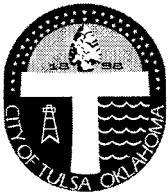
Thank you,

Pete Webb

Claude Neon Federal Signs

Cell: 918-277-5719

Office: 918-587-7171



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

CITY OF TULSA

CORRECTIONS SUMMARY

SIGN-186541-2024 (424 N BOULDER AVE W Tulsa, OK 74103) Markup Summary #1

Zoning SIGN-186541-2024 (1)



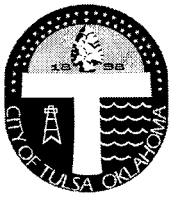
Subject: Zoning SIGN-186541-2024
Page Label: 1
Author: Jeffrey Bush
Date: 7/29/2024 11:11:59 AM
Status:
Color: ■
Layer:
Space:

Roof Signs

- a. Roof signs are prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District and the Route 66 Overlay, provided that:
- (1) The sign does not include any dynamic display; and
 - (2) They do not extend more than 25 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.
- b. Roof signs are counted against a lot's allowed sign budget, pursuant to 60.080-C, and no individual roof sign may exceed 500 square feet in area.
- c. Only major street frontage along that portion of the subject lot that is occupied by the business displaying the sign may be counted in determining the maximum sign area of a roof sign allowed under this section.

Review Comment: Your proposed does not meet the requirements in the above code section. Roof signs are prohibited outside of the downtown entertainment district. You may wish to seek a variance to allow a roof sign outside of the downtown entertainment district. If so review section 70.130 of the Tulsa Zoning Code and contact the Tulsa Planning Office for further instructions at 918-596-7526 or Panning@cityoftulsa.org

2-10



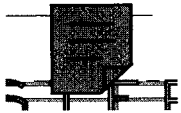
DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

CORRECTIONS SUMMARY

SIGN-186537-2024 (424 N BOULDER AVE W Tulsa, OK 74103) Markup Summary #1

Zoning SIGN-186537-2024 (1)

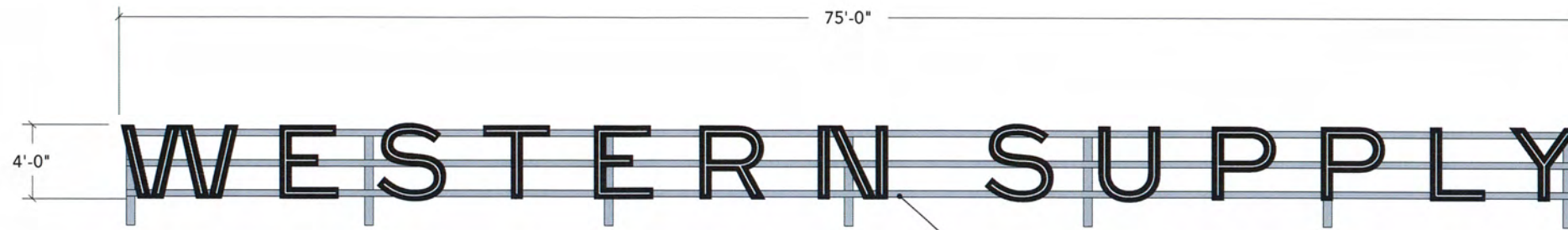


Subject: Zoning SIGN-186537-2024
Page Label: 2
Author: Jeffrey Bush
Date: 7/26/2024 1:36:08 PM
Status:
Color: ■
Layer:
Space:

Roof Signs

- a. Roof signs are prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District and the Route 66 Overlay, provided that:
- (1) The sign does not include any dynamic display; and
 - (2) They do not extend more than 25 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.
- b. Roof signs are counted against a lot's allowed sign budget, pursuant to 60.080-C, and no individual roof sign may exceed 500 square feet in area.
- c. Only major street frontage along that portion of the subject lot that is occupied by the business displaying the sign may be counted in determining the maximum sign area of a roof sign allowed under this section.

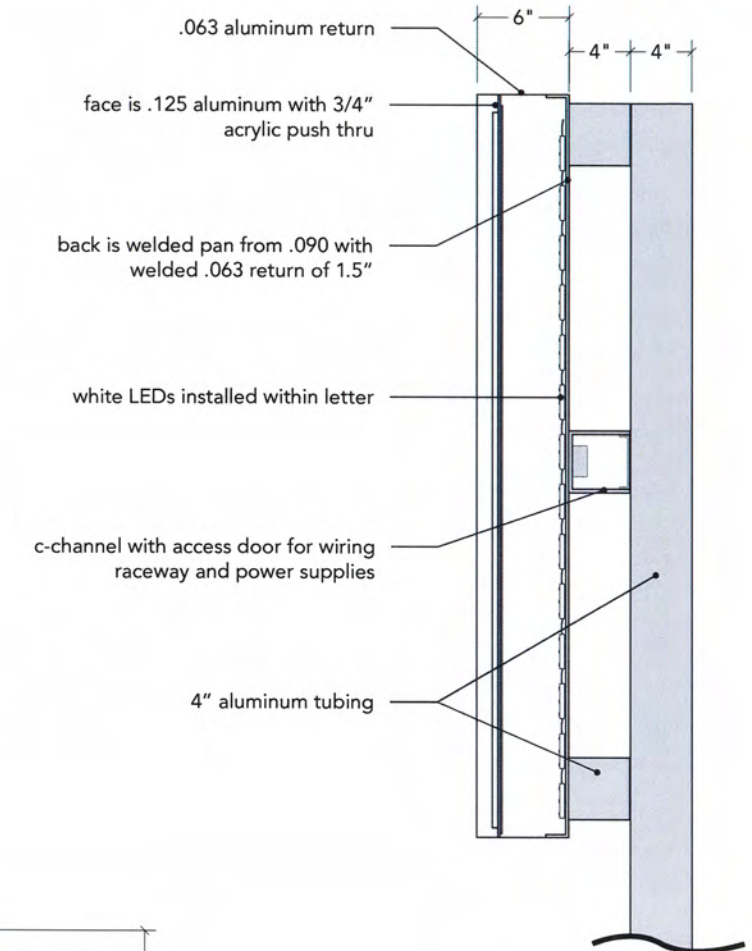
Review Comment: Your proposed does not meet the requirements in the above code section. Roof signs are prohibited outside of the downtown entertainment district. You may wish to seek a variance to allow a roof sign outside of the downtown entertainment district. If so review section 70.130 of the Tulsa Zoning Code and contact the Tulsa Planning Office for further instructions at 918-596-7526 or Panning@cityoftulsa.org



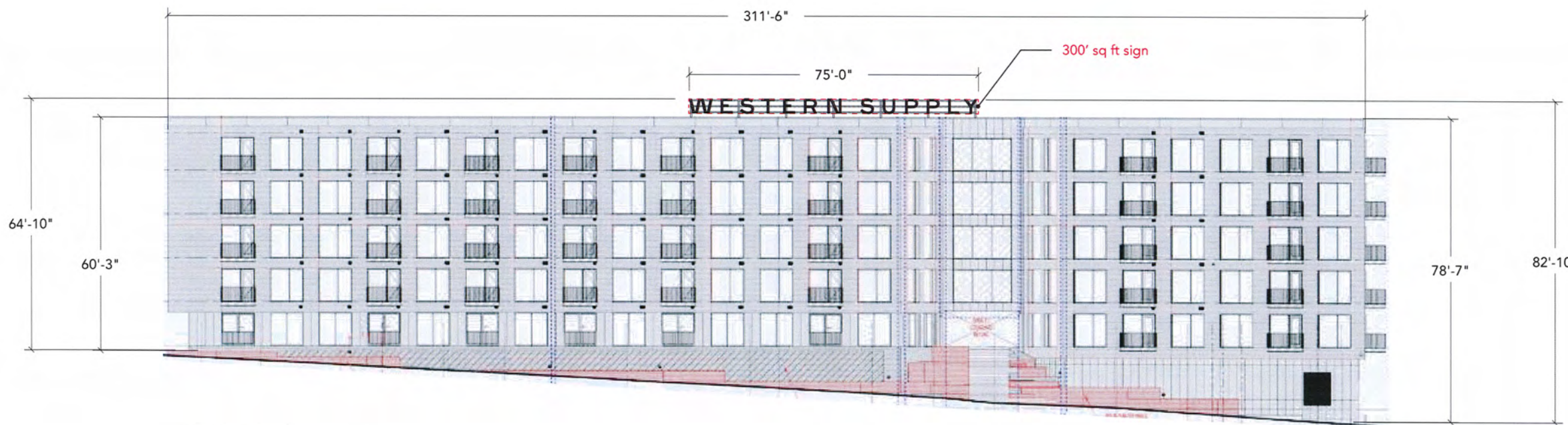
A1 | 4" LETTERS-CONCEPT
SCALE: 1/8"=1'-0"

Letters fabricated from .125 aluminum faces welded to 6" deep returns from .063 aluminum. Neon look lighting is 3/4" clear acrylic routed and pushed through openings in the face of the letter. 3M translucent white film is applied to push thru and backlit by white LED modules within the letters. Letters are painted gloss black with clear coat for added UV protection from fading.

Frame for installation is made from heavy wall 4" aluminum tubing and bolted to roof trusses then sealed during roof installation. Center bar is 4" c-channel and is used as a raceway to house wiring jumps between letters and power supplies for LEDs. Final install method for framing TBD with architects and Crossland before roof is closed up. Structure will paint to match Matthews Brushed Aluminum



B | LETTER SECTION
SCALE: 1"=1'-0"



A | EAST ELEVATION
SCALE: 1/32"=1'-0"

WEST ELEVATION- 4FT LETTERS

1225 NORTH LANING AVENUE TULSA, OKLAHOMA 74106 PH: 918.587.7171 FAX: 918.587.7176 WEB: CNFSIGNS.COM	CLIENT: CROSSLAND	PROJECT NAME: WESTERN SUPPLY	LOCATION: 424 N. BOULDER AVE. TULSA, OK 74103	SALES: PETE WEBB	DATE OF ORIGINAL DWG: 01.05.2024	REVISION HISTORY: V1- 01.05.24 V4- 00.00.00 V2- 06.26.24 V5- 00.00.00 V3- 00.00.00 V6- 00.00.00	JOB ORDER # 00000	SIGN TYPE DESCRIPTION: MAIN BLDG ID SIGN-ID.W2	DRAWING # 06262402	SIGN TYPE: ID.W2
	<small>THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CLAUDE NEON FEDERAL SIGNS, INC. AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM CNF. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2024 CNF SIGNS</small>									

Illuminated, face lit channel letters.
 Black returns with white acrylic faces
 and internally illuminated by white LEDs.

If letters are to be mounted individually
 to the wall, it will require access behind the wall
 for each letter to be wired. If access is not
 available, a raceway of some sort will need
 to be implemented on the exterior of the building
 to allow wiring jumps


1'-6"
 WESTERN SUPPLY
 28'-10"
 70'-5"
 66'-9"

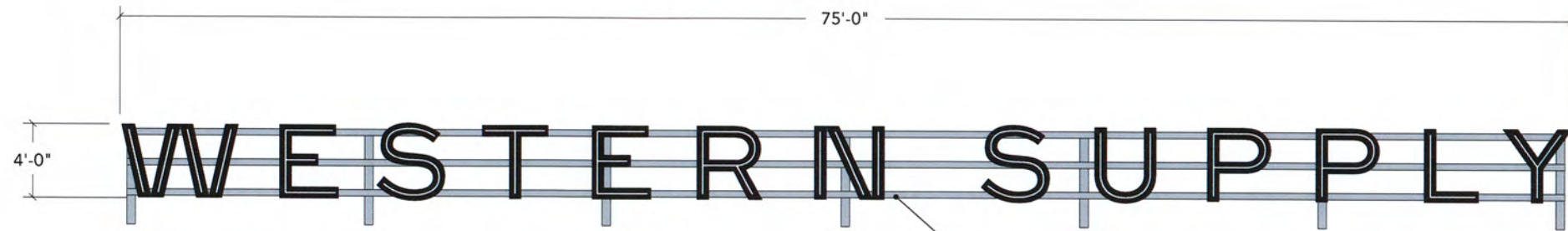


A1 4" LETTERS-CONCEPT
 SCALE: 3/16"=1'-0"

A SOUTH ELEVATION
 SCALE: 1/16"=1'-0"

SOUTH ELEVATION- 18INCH VERTICAL LETTERS

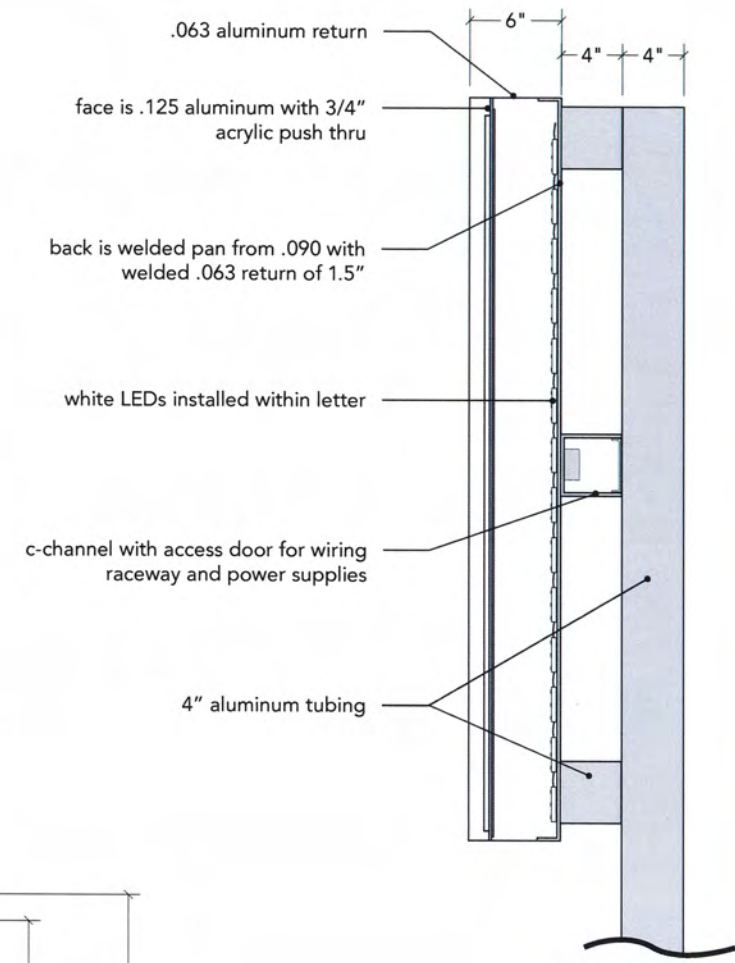
 1225 NORTH LANSING AVENUE TULSA, OKLAHOMA 74106 PH: 918.587.7171 FAX: 918.587.7176 WEB: CNFSIGNS.COM	CLIENT: CROSSLAND	PROJECT NAME: WESTERN SUPPLY	LOCATION: 424 N. BOULDER AVE. TULSA, OK 74103	SALES: PETE WEBB	DATE OF ORIGINAL DWG: 01.05.2024	REVISION HISTORY: V1- 01.05.24 V4- 00.00.00 V2- 06.26.24 V5- 00.00.00 V3- 00.00.00 V6- 00.00.00	JOB ORDER # 00000	SIGN TYPE DESCRIPTION: SECONDARY BLDG ID SIGN VERTICAL LETTERS-ID.S3	DRAWING # 06262403	SIGN TYPE: ID.S3
	THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CLAUDE NEON FEDERAL SIGNS, INC. AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM CNF. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2024 CNF SIGNS									



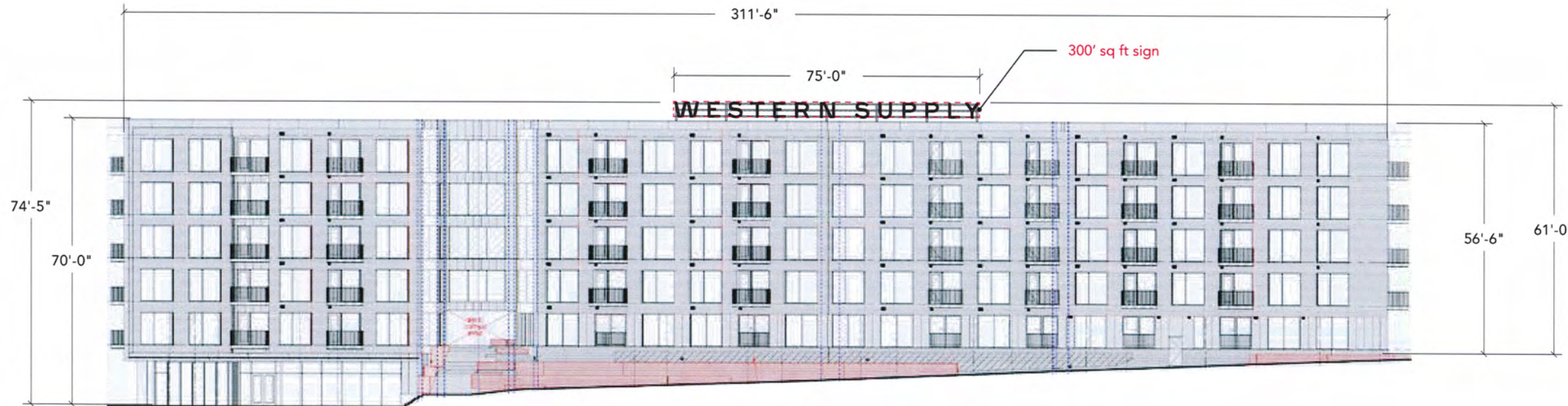
A1 4' LETTERS-CONCEPT
SCALE: 1/8"=1'-0"

Letters fabricated from .125 aluminum faces welded to 6" deep returns from .063 aluminum. Neon look lighting is 3/4" clear acrylic routed and pushed through openings in the face of the letter. 3M translucent white film is applied to push thru and backlit by white LED modules within the letters. Letters are painted gloss black with clear coat for added UV protection from fading.

Frame for installation is made from heavy wall 4" aluminum tubing and bolted to roof trusses then sealed during roof installation. Center bar is 4" c-channel and is used as a raceway to house wiring jumps between letters and power supplies for LEDs. Final install method for framing TBD with architects and Crossland before roof is closed up. Structure will paint to match Matthews Brushed Aluminum



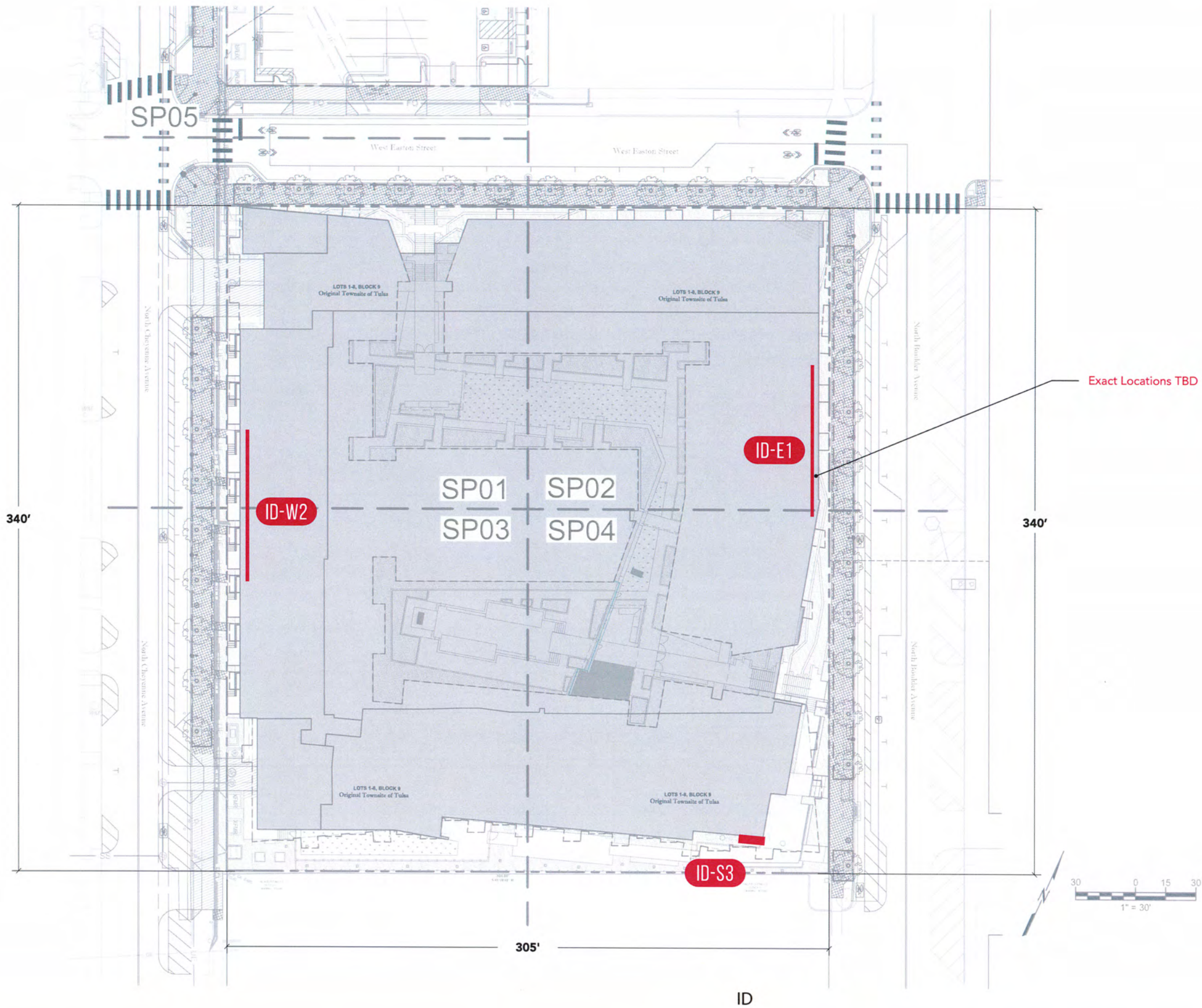
B LETTER SECTION
SCALE: 1"=1'-0"



A EAST ELEVATION
SCALE: 1/32"=1'-0"

EAST ELEVATION- 4FT LETTERS

1225 NORTH LANSING AVENUE TULSA, OKLAHOMA 74106 PH: 918.587.7171 FAX: 918.587.7176 WEB: CNFSIGNS.COM	CLIENT: CROSSLAND	PROJECT NAME: WESTERN SUPPLY	LOCATION: 424 N. BOULDER AVE. TULSA, OK 74103	SALES: PETE WEBB	DATE OF ORIGINAL DWG: 01.05.2024	REVISION HISTORY: V1- 01.05.24 V4- 00.00.00 V2- 06.26.24 V5- 00.00.00 V3- 00.00.00 V6- 00.00.00	JOB ORDER # 00000	SIGN TYPE DESCRIPTION: MAIN BLDG ID SIGN-ID.E1	DRAWING # 06262401	SIGN TYPE: ID.E1
	<small>THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CLAUDE NEON FEDERAL SIGNS, INC. AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM CNF. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2024 CNF SIGNS</small>									



1225 NORTH LANSING AVENUE
TULSA, OKLAHOMA 74106
PH: 918.587.7171
FAX: 918.587.7176
WEB: CNFSIGNS.COM

CLIENT: **CROSSLAND**
PROJECT NAME: **WESTERN SUPPLY**

LOCATION: **424 N. BOULDER AVE.
TULSA, OK 74103**

SALES: **PETE WEBB**
DESIGNER: **JOE KESTERSON**

DATE OF ORIGINAL DWG: **01.05.2024**

REVISION HISTORY:
V1- 01.05.24 V4- 00.00.00
V2- 06.26.24 V5- 00.00.00
V3- 00.00.00 V6- 00.00.00

JOB ORDER # **00000**

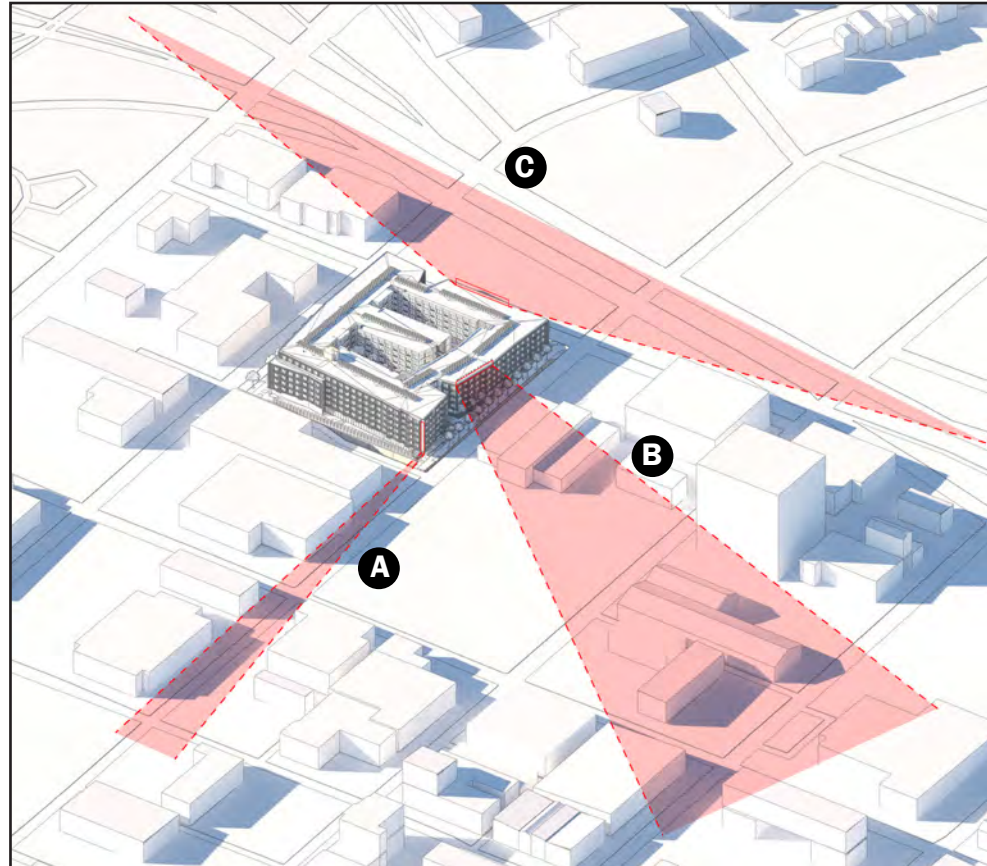
SIGN TYPE DESCRIPTION:
SIGN LOCATION PLAN

DRAWING # **06262403**

SIGN TYPE: **SLP**

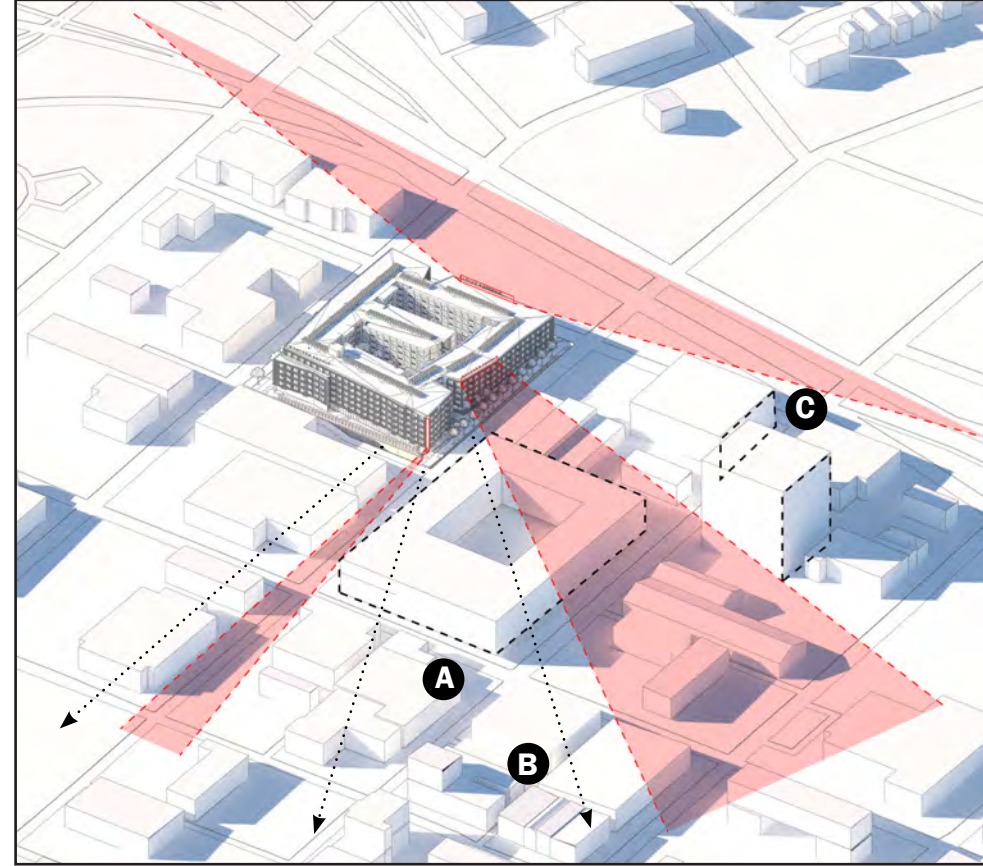
THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF CLAUDE NEON FEDERAL SIGNS, INC. AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM CNF. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2024 CNF SIGNS

Signage Locations + Focus Points



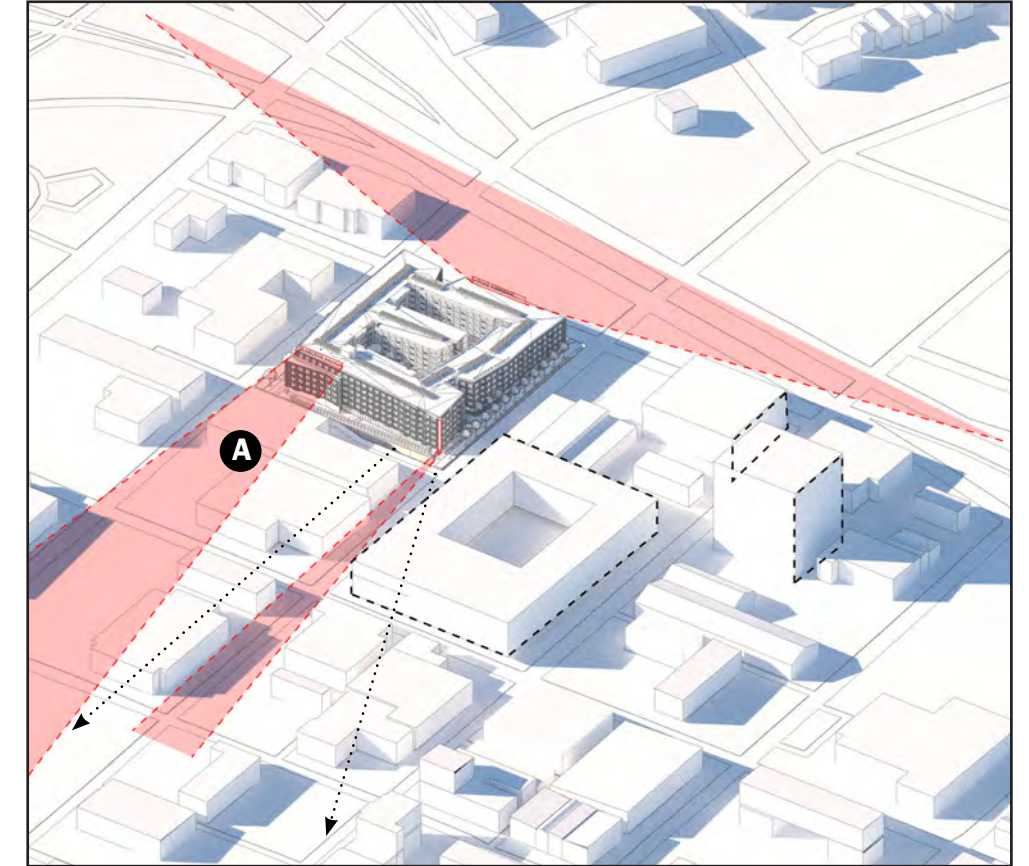
- A** Vertical blade sign that responds to the pedestrian approach along Boulder. The vertical blade sign on Boulder becomes a key communication with the neighborhood.
- B** Horizontal, roof edge mounted sign that communicates with the Tulsa Arts District. The focus of this sign will be toward the Tulsa Arts District, visually standing proud of the lower density.
- C** Horizontal, roof edge mounted sign that communicates with the 244 traffic corridor. The linear approach to the sign responds to the speed of travel along 244.

Visual Impediments



- A** The TPA redevelopment will add density that makes the signage placement toward the Arts District a critical need.
- B** The drop in topography further emphasizes a need as the building drops below the near horizon. Furthermore, this longer perspective warrants the signage as a draw toward what is currently a deep corner of the Arts District.
- C** Between the OKPop and The Davenport, this density blocks a critical visual pathway for the project to communication with the Arts District and Greenwood District.

Southern Orientation



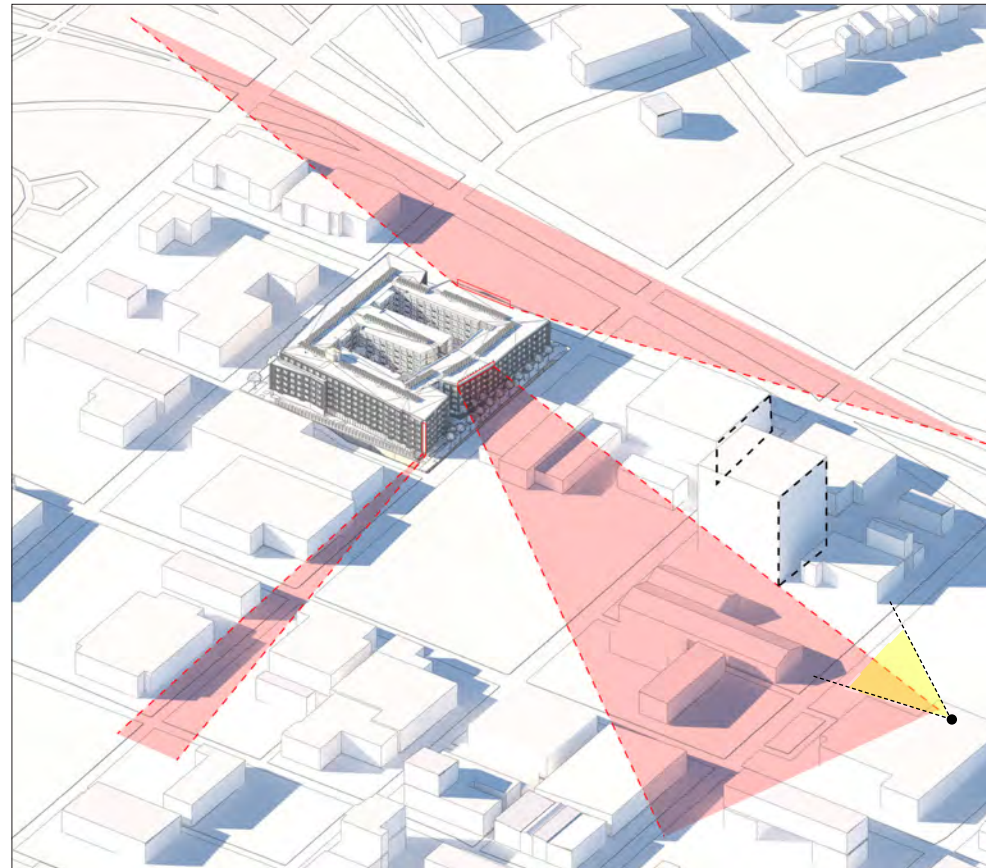
- A** Shift the eastern signage location to a south-facing orientation. This move would maintain the desired visual connection toward the project from the Arts District.

Viewpoint from the Arts District core.

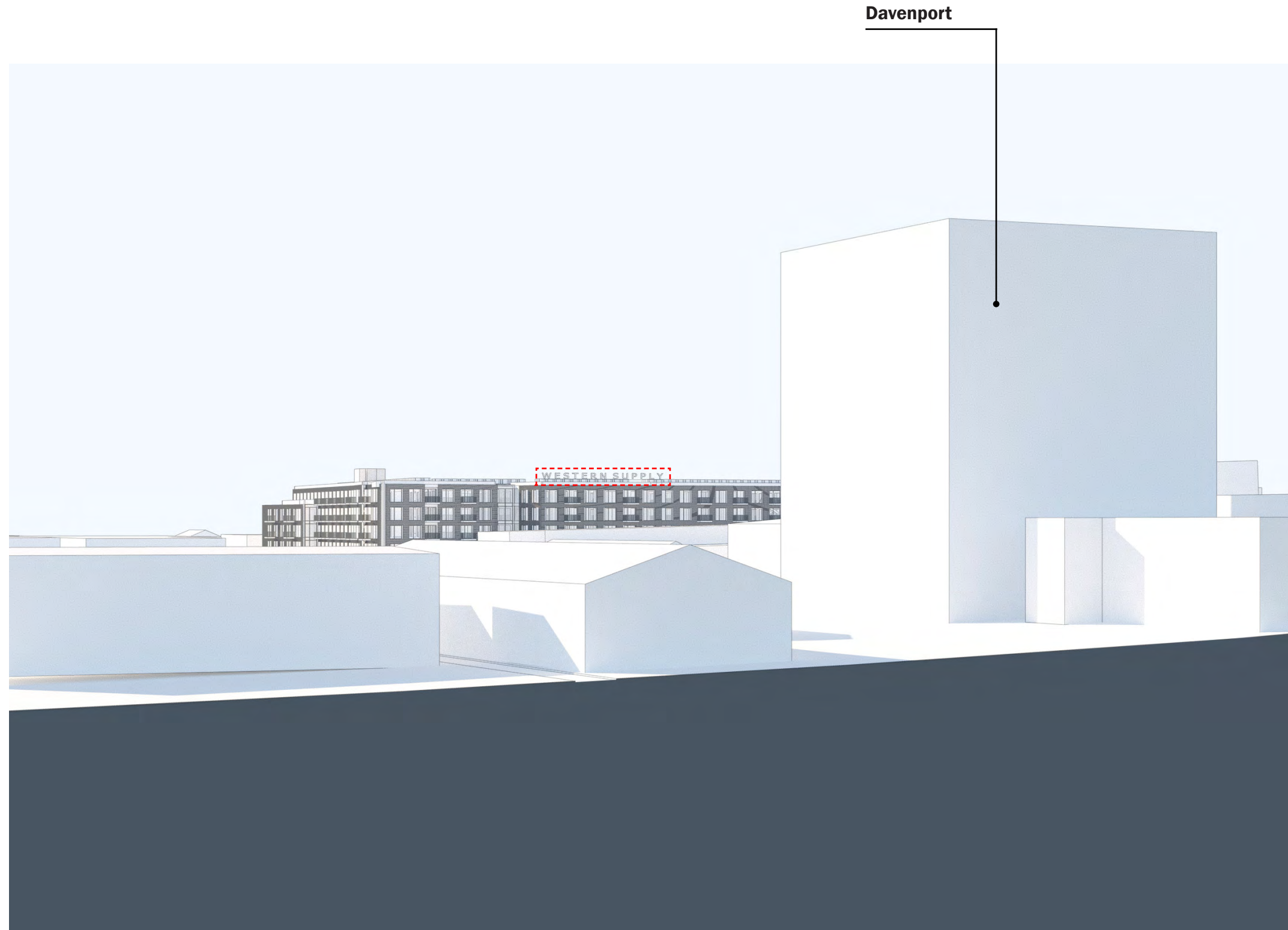


2.17

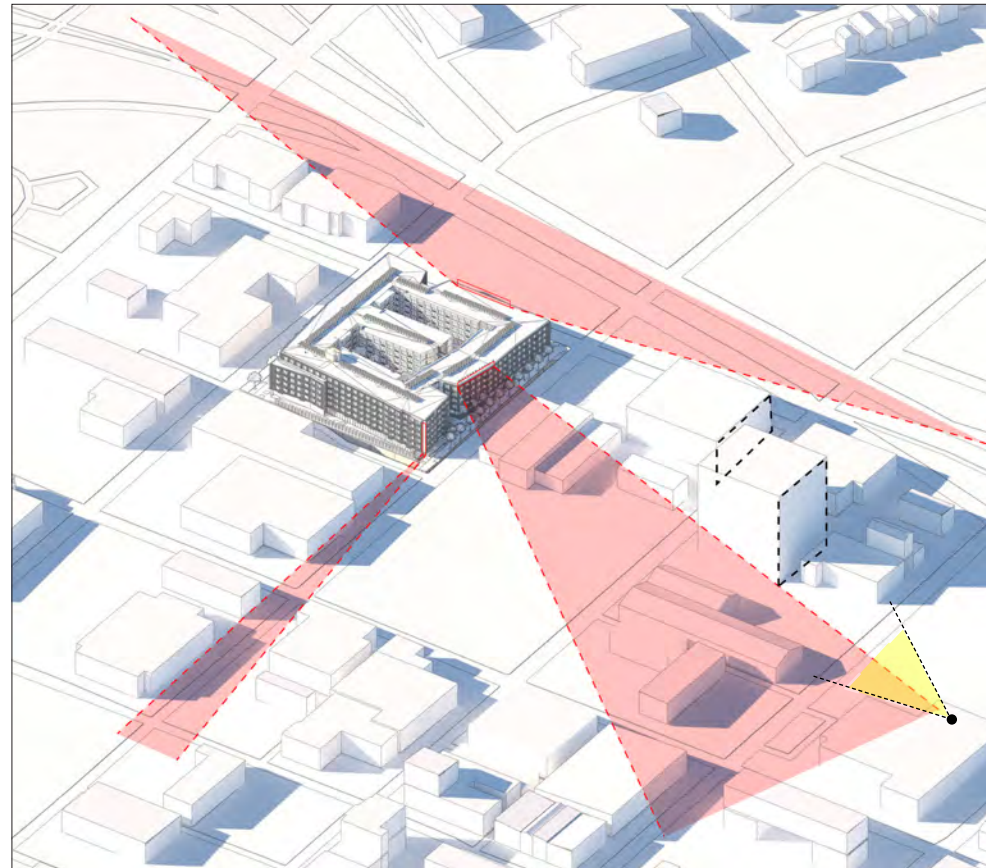
Viewpoint from the eastern portion of the Arts District.



Between the OKPop and The Davenport, this density blocks a critical visual pathway for the project to communication with the Arts District and Greenwood District.

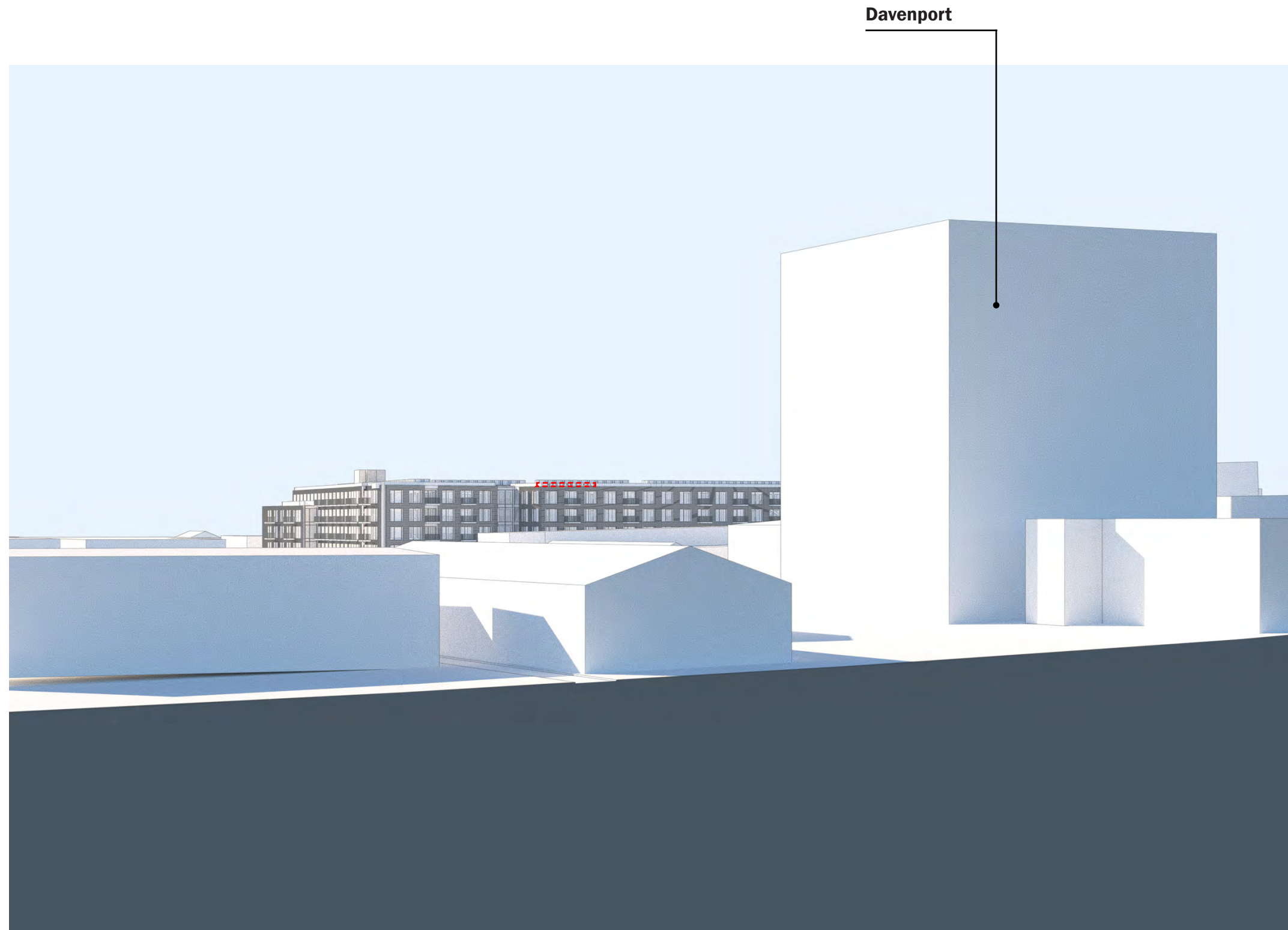


Viewpoint from the eastern portion of the Arts District.

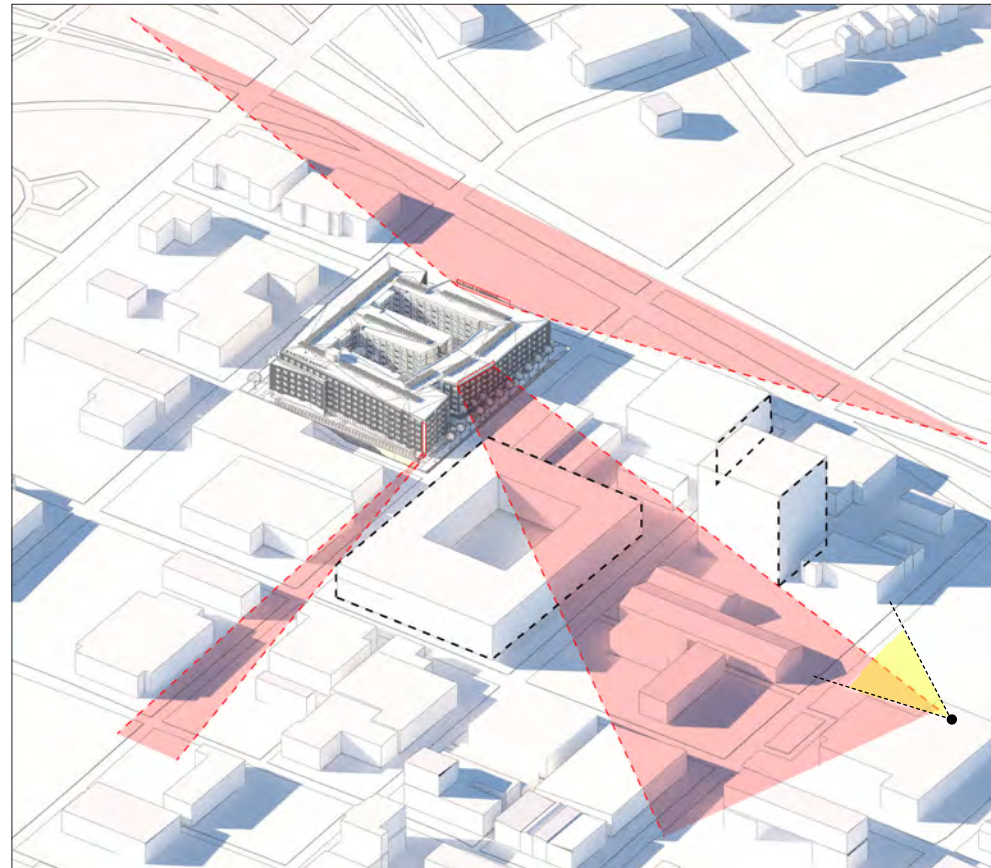


Between the OKPop and The Davenport, this density blocks a critical visual pathway for the project to communication with the Arts District and Greenwood District.

A smaller sign is an option, shown on the right. This approach would be imperceptible to the Arts District when set against the building facade.



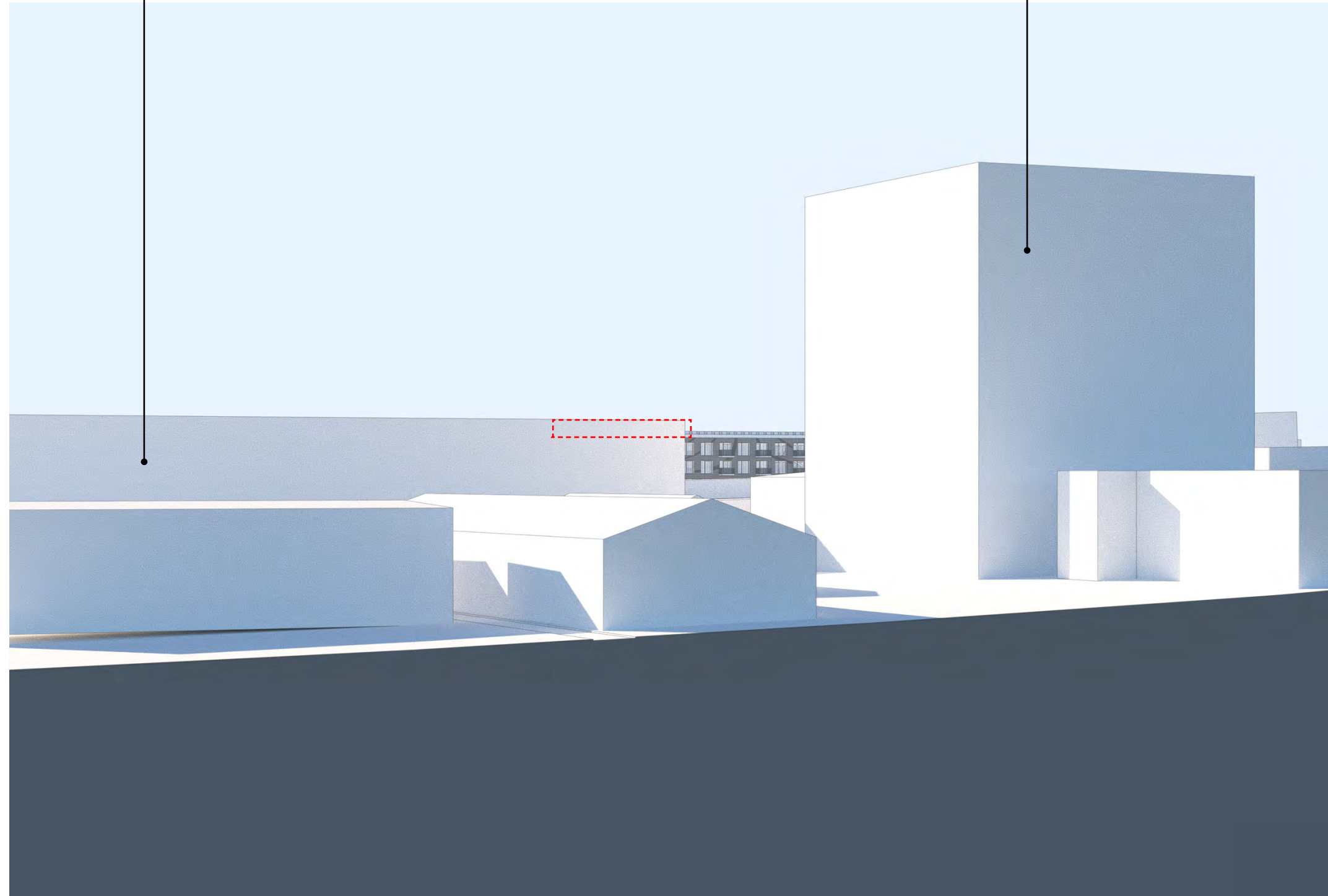
Viewpoint from the eastern portion of the Arts District.



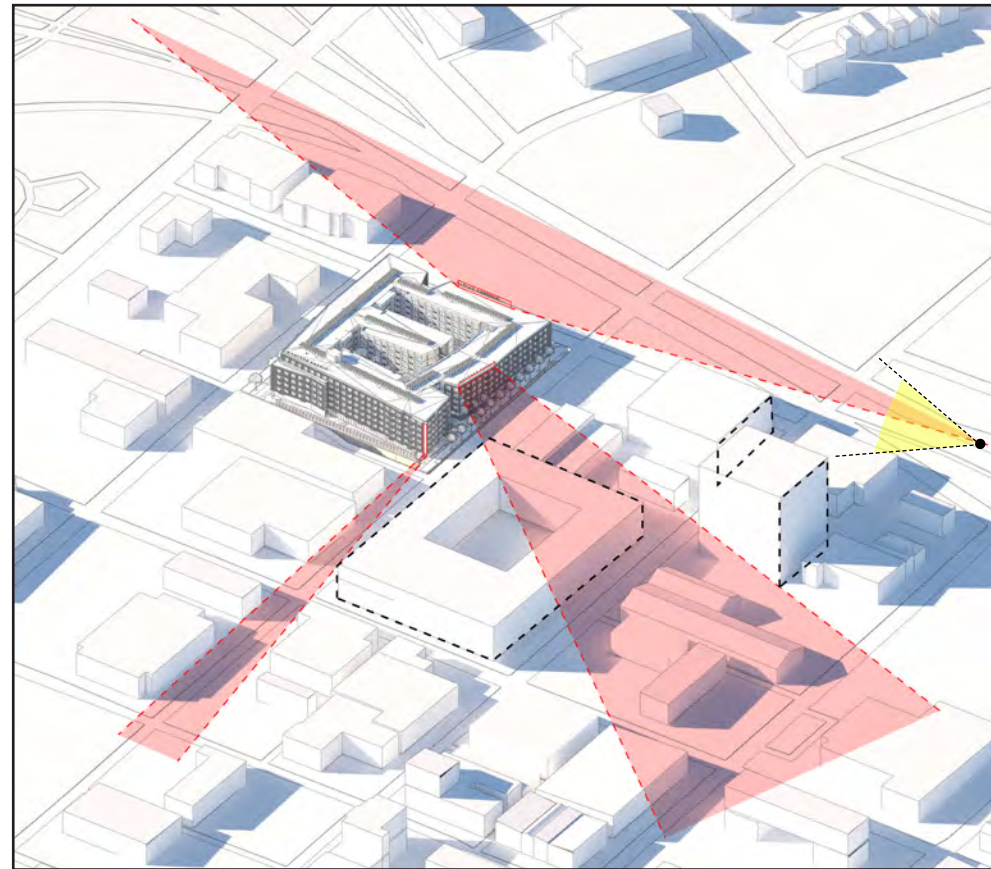
Between the OKPop and The Davenport, this density blocks a critical visual pathway for the project to communication with the Arts District and Greenwood District.

TPA Project

Davenport

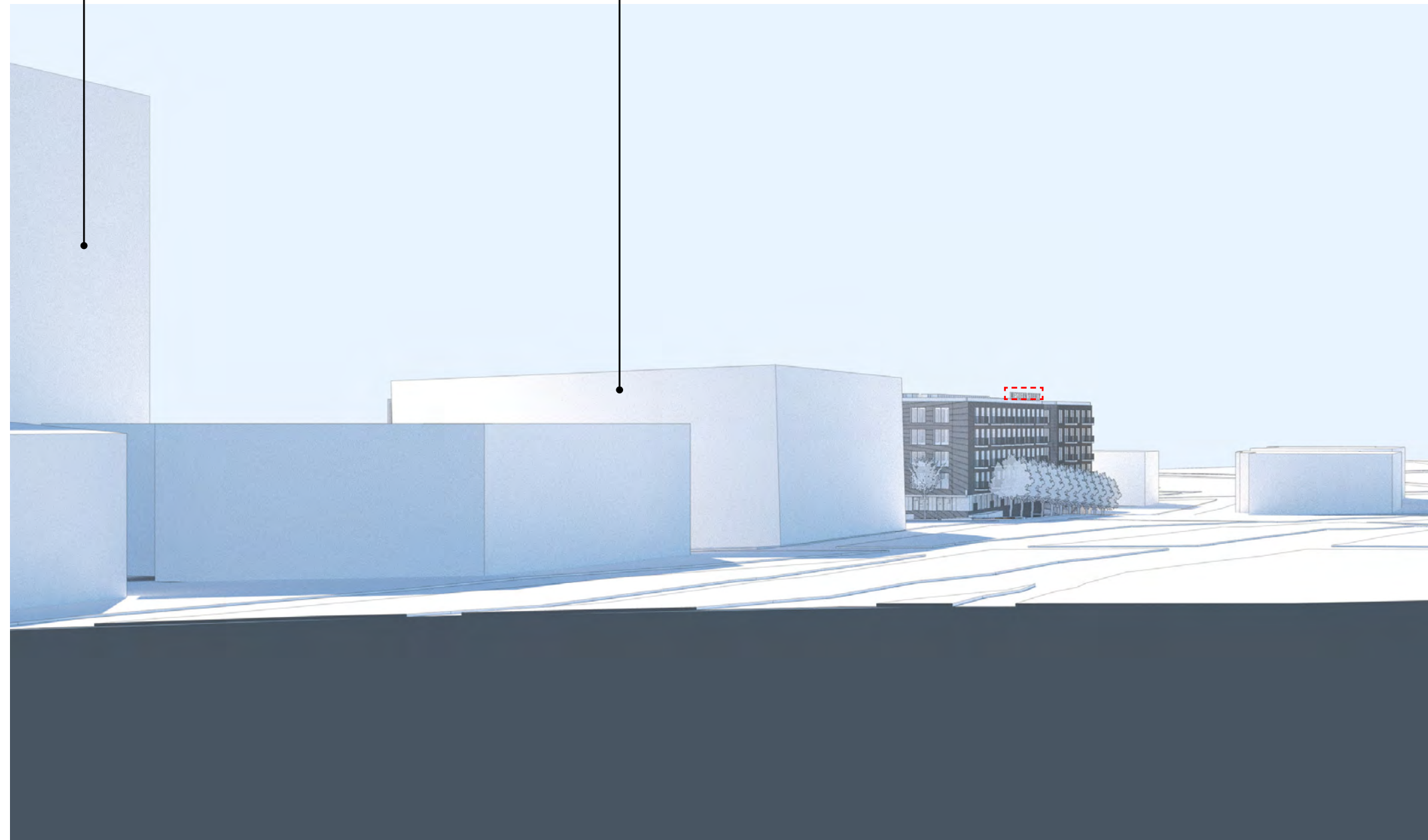


Viewpoint looking west along 244.



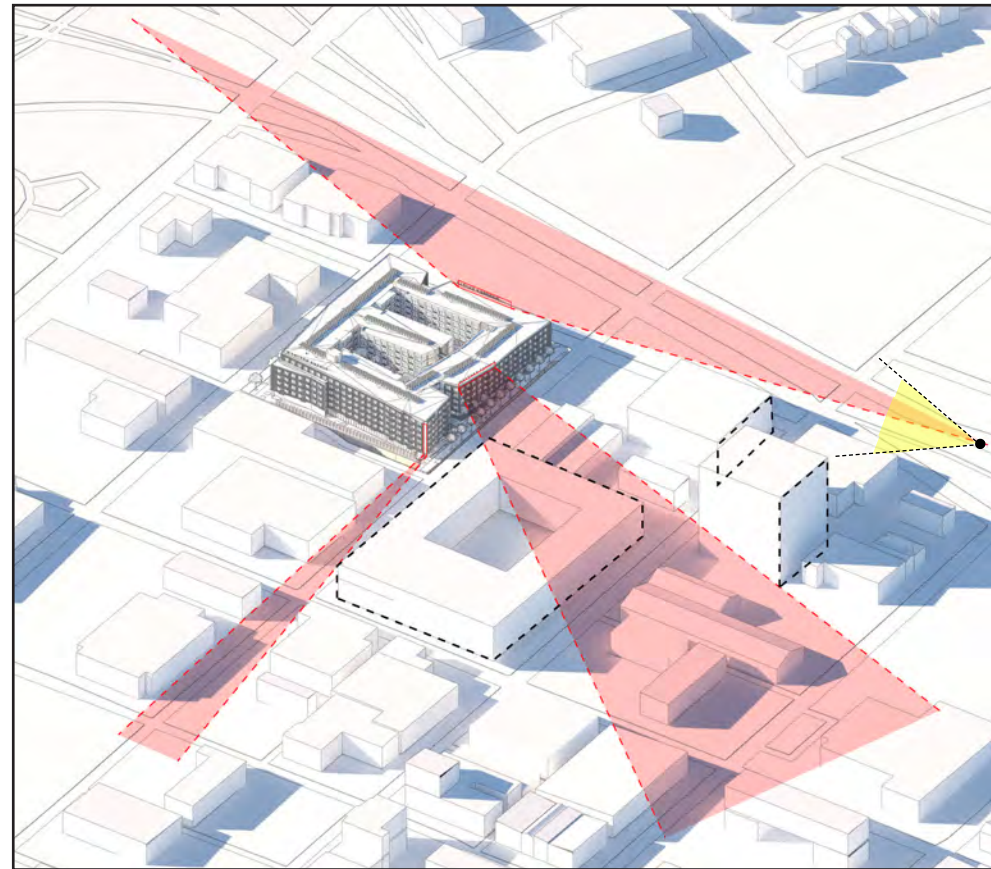
Davenport

OKPop



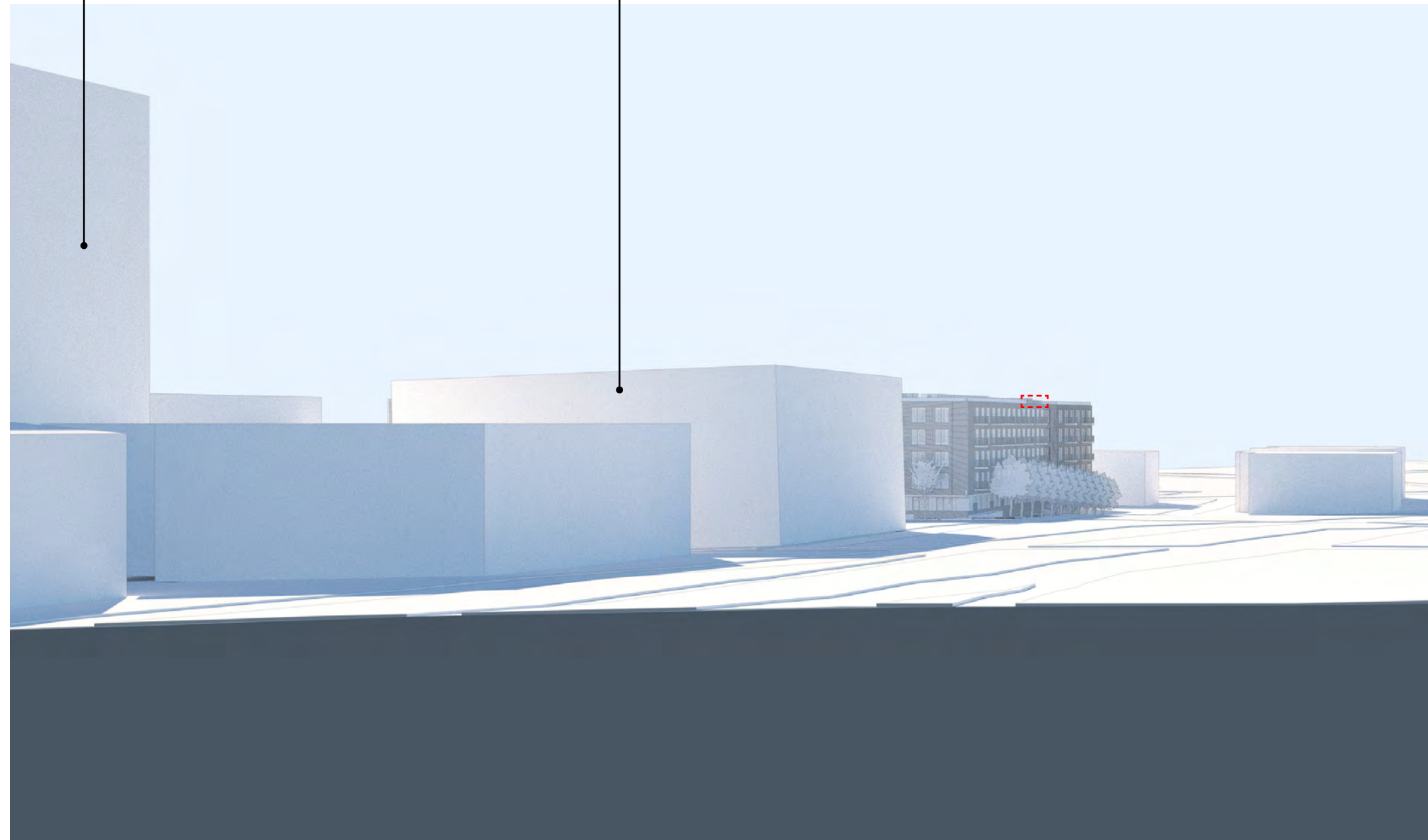
Between the OKPop and The Davenport, this density blocks a critical visual pathway for the project to communication with the Arts District and Greenwood District.

Viewpoint looking west along 244.



Davenport

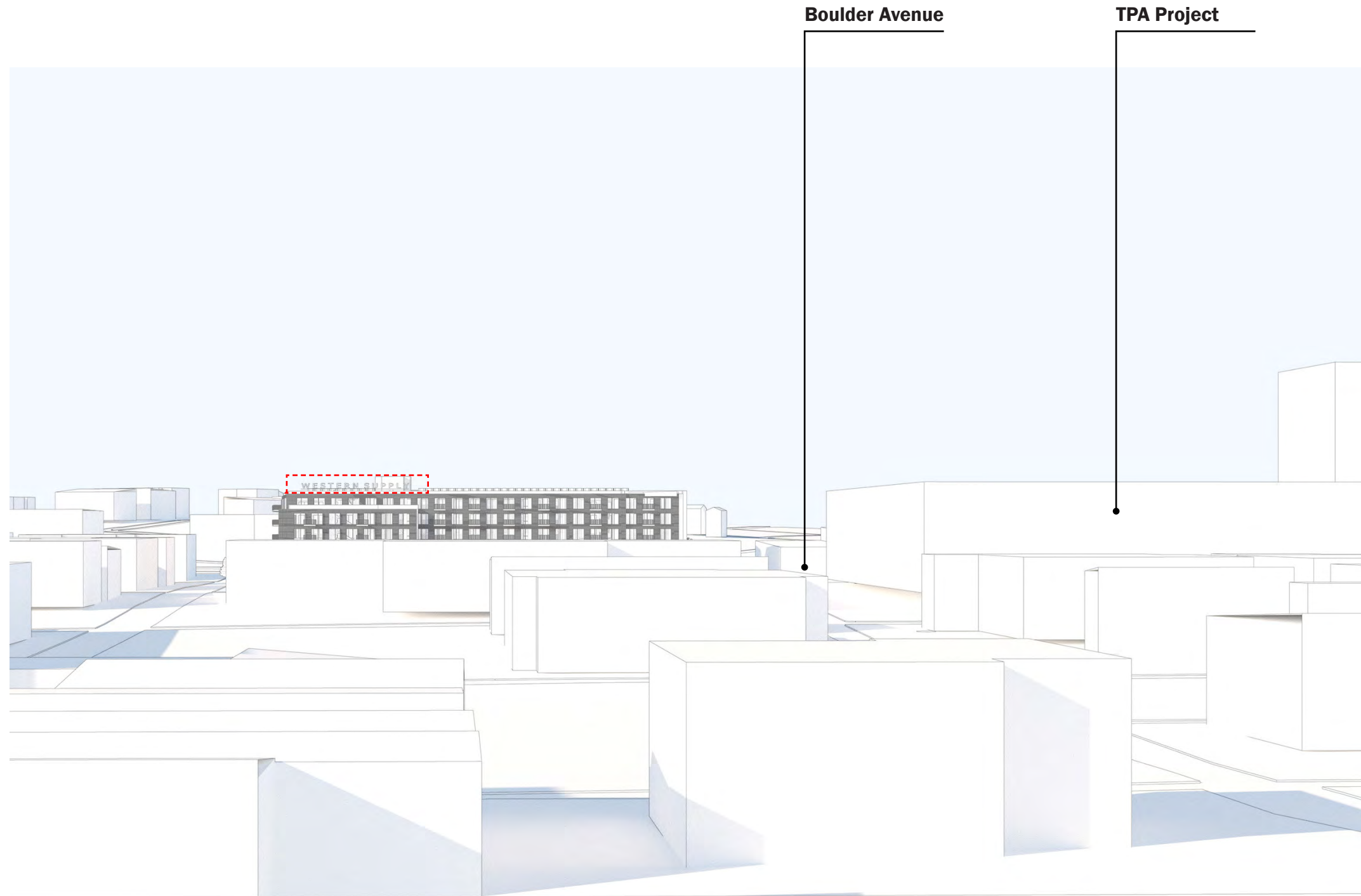
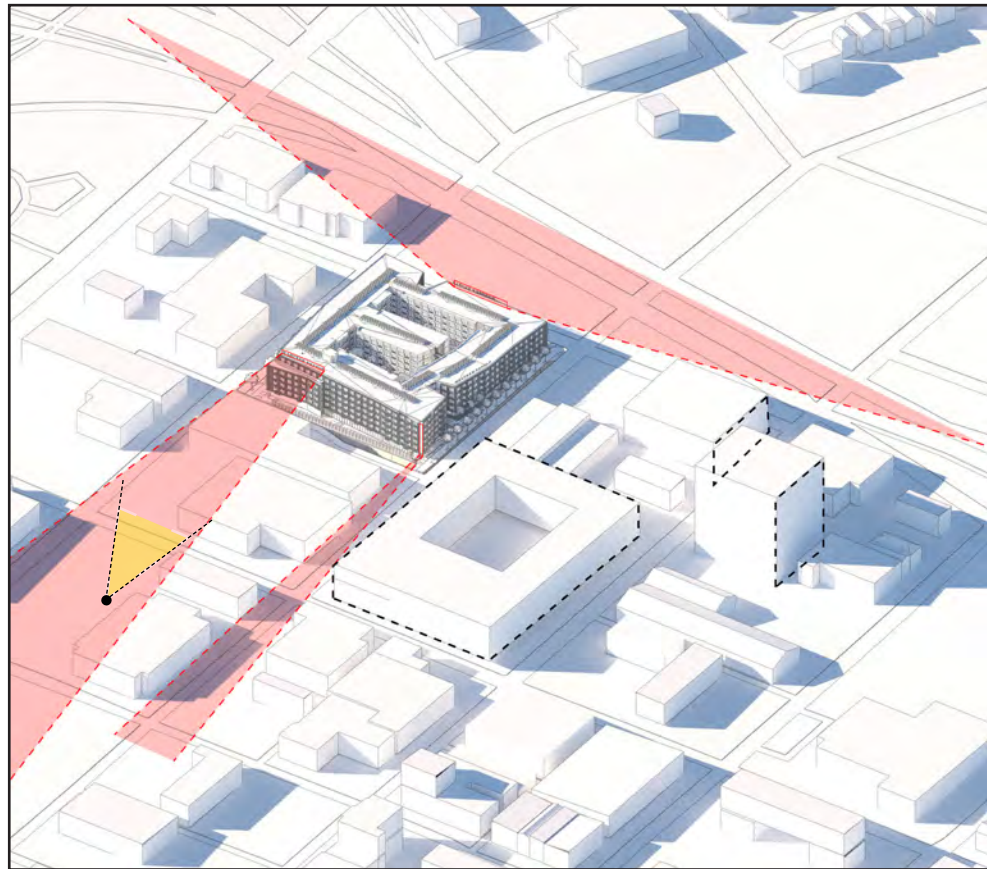
OKPop



Between the OKPop and The Davenport, this density blocks a critical visual pathway for the project to communication with the Arts District and Greenwood District.

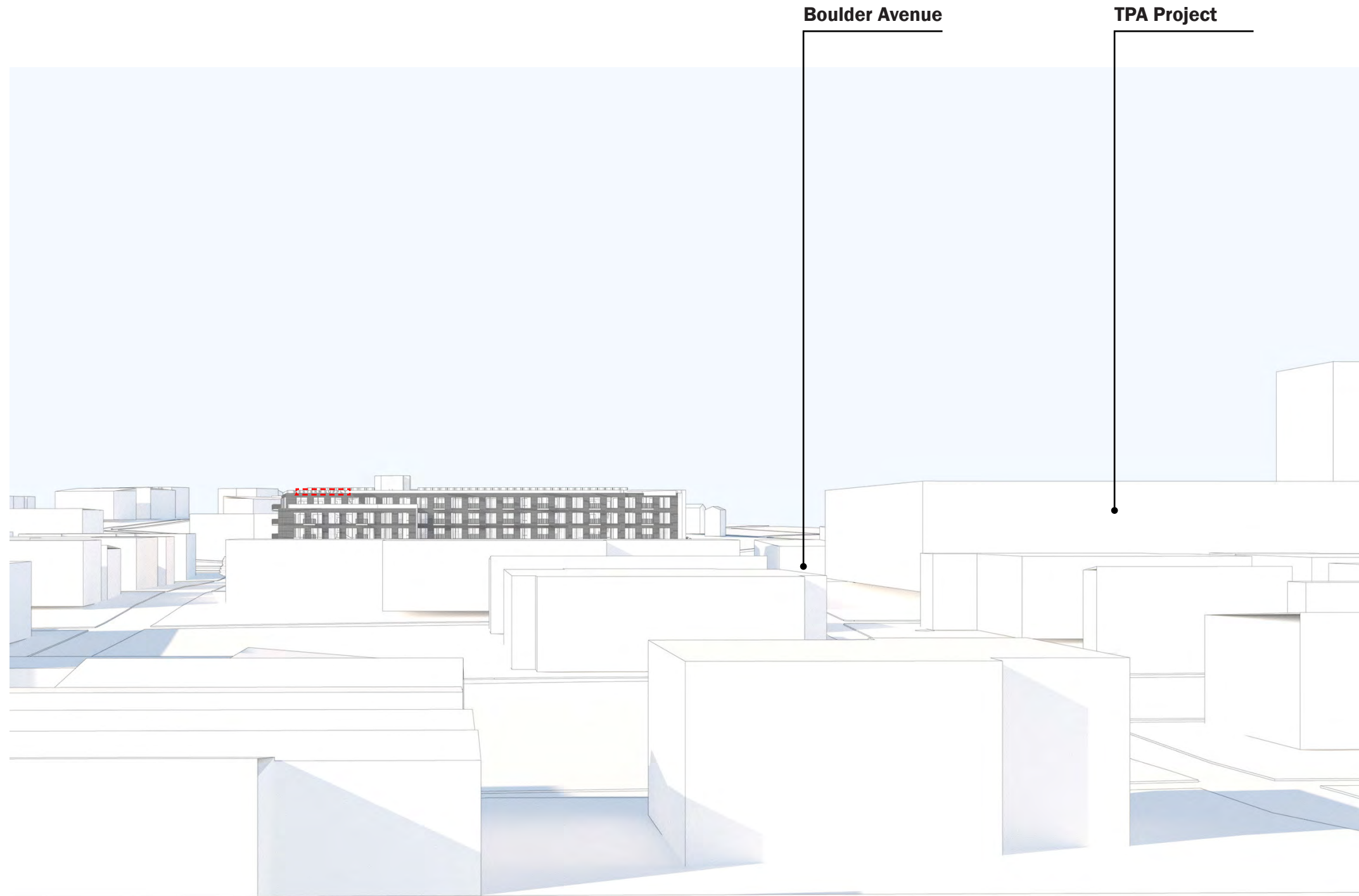
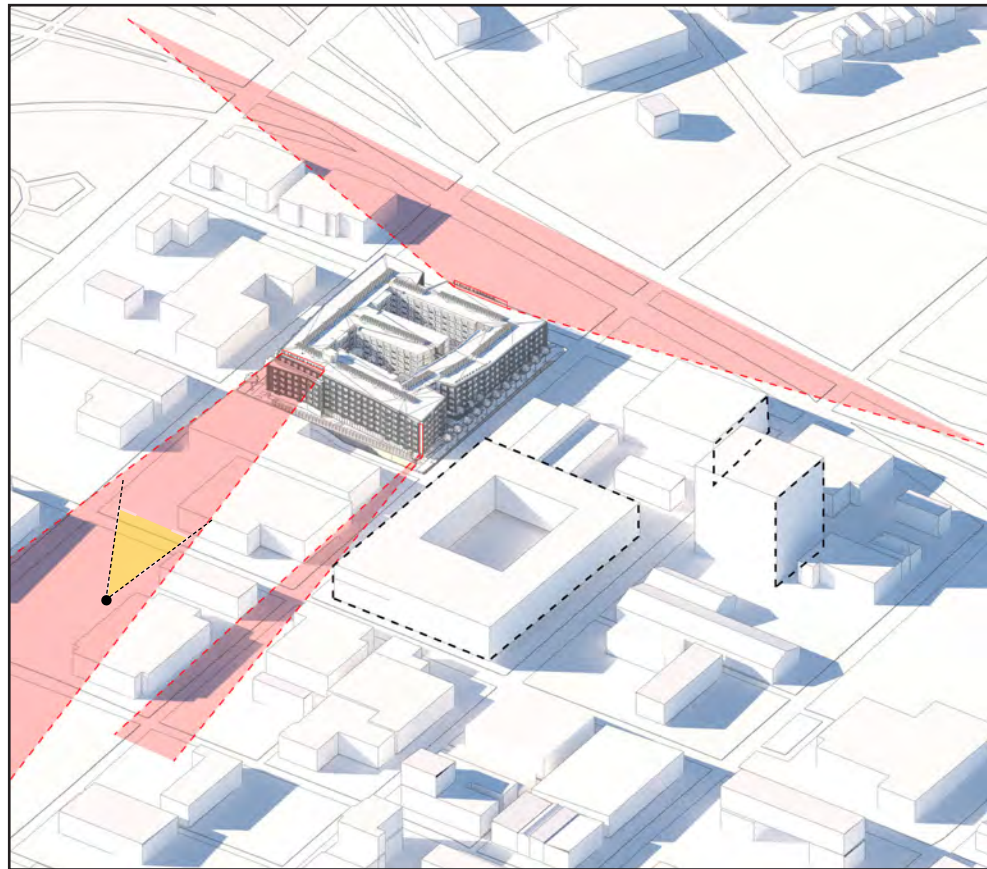
A smaller sign is an option, shown on the right. This approach would be imperceptible when set against the building facade.

Viewpoint looking from Downtown Tulsa.



Following the potential impact of the TPA site's redevelopment, a switching the roof mounted sign to a south orientation would be more impactful.

Viewpoint looking from Downtown Tulsa.



Following the potential impact of the TPA site's redevelopment, a switching the roof mounted sign to a south orientation would be more impactful.

A smaller sign is an option, shown on the right. This approach would be imperceptible when set against the building facade.