



Board of Adjustment

**Staff Report
BOA-23852**

Hearing Date: February 25, 2025
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

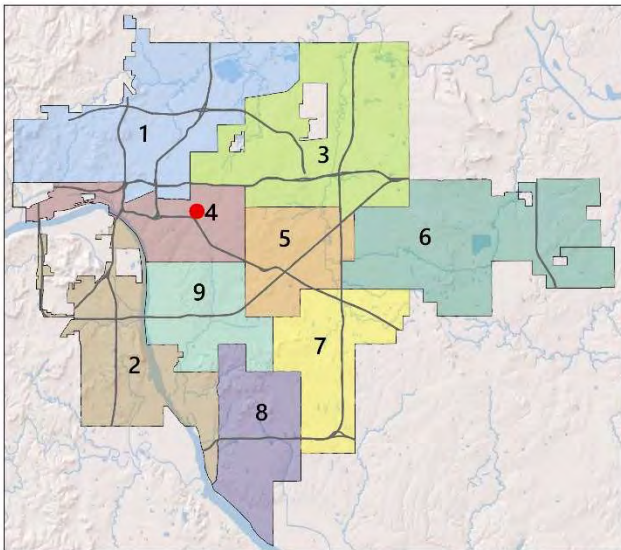
Applicant: Encinos 3D Custom Products
Property Owner: Group M Investment Inc

Property Location

South of the southwest corner of East 11th Street
South and South Birmingham Place
Tract Size: ±0.17 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
County Commission: District 2, Lonnie Sims

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 a projecting sign within 50 feet of a residential zoning district (Section 60.040-B.3).

Zoning

Zoning District: CH
Zoning Overlays: Route 66

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use
Small Area Plans: N/A
Development Era: Streetcar Era

Transportation

Major Street & Highway Plan: Urban Arterial
planitulsa Street Type: Main Street
Transit: Regular Route
Existing Bike/Ped Facilities: Sidewalks, Bike Lane
Planned Bike/Ped Facilities: Cycle Track

Environment

Flood Area: N/A
Tree Canopy Coverage: 10-19%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a variance to permit a projecting sign within 50 feet of a residential zoning district (Section 60.040-B.3). The proposed sign is adjacent to the RS-4 zoned properties to the south.

Section 60.040 Sign Regulations of General Applicability

60.040-B Required Setbacks, Spacing and Separations

1. All parts of a sign must be set back at least 10 feet of a freeway planned right-of-way.
2. All on-premise projecting signs, roof signs and freestanding signs and all off-premise outdoor advertising signs must be separated from all other roof signs, projecting signs, freestanding signs and off-premise outdoor advertising signs by a minimum distance of 30 feet. Additional spacing requirements apply between off-premise outdoor advertising signs (See 60.080-F5).
3. Signs that are visible from an R or AG-R district (other than street, highway or freeway right-of-way) or from a designated residential development area must be separated from the R or AG-R district or residential development area by a minimum distance of 50 feet.

Relevant Case History

- BOA-02448, September 23, 1953; The board of adjustment voted to permit off-street parking in conjunction with business on the adjacent property, on the conditions that the parking is to only be used by customers and employees, and that landscape and screening be in place to protect the adjacent residential properties.
- BOA-11745, January 21, 1982; The board of adjustment voted to approve a variance to permit an existing paint shop to remain in an R-district.

Statement of Hardship

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

Comprehensive Plan Considerations

Land Use Plan

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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CH, Route 66	Multiple Use	Commercial Retail, Restaurant
East	CH, Route 66	Multiple Use	Indoor Assembly, Hotel
South	RS-4, Route-66, NCO	Neighborhood	Commercial/Storage
West	CH, Route 66	Neighborhood	Vacant/Parking

Small Area Plans

The subject property is not within a small area plan.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: East 11th Street South runs parallel to the subject property on the north and is classified as an Urban Arterial, which has a planned minimum right-of-way width of 70 feet.

Comprehensive Plan Street Designation: 11th Street is designated Main Street. Main Streets are the streets whose land uses have maintained their historic or urban characteristics. Buildings have minimal setbacks, pedestrian infrastructure is safe and comfortable, and many buildings have a mix of uses, whether multiple storefronts, or a combination of retail and residential on different floors of the building. On-street parking, bicycle lanes, pedestrian islands, and curb extensions are used to slow traffic to a speed that is safe for pedestrians and cyclists. These streets are prime candidates for economic development and community development investment efforts.

New construction and renovations of existing properties should be consistent with the existing character of the Main Street, and maintain a high degree of pedestrian accessibility. Setbacks should be minimal, and parking should be located on the street, on the side of a building, or behind the building. Uses should be predominantly mixed-use, commercial, or higher density residential. Connectivity should be maintained to surrounding neighborhoods, but transitions between Main Street and Neighborhood areas should be considerate of potential compatibility issues, such as noise, light, and parking. Interactions between Main Streets and neighborhoods should be identified and mitigated, but should not cause a decrease in quality of either environment.

Transit: Bus route 140 runs along 11th Street. The planned 11th Street BRT alignment also runs along the north side of the subject property.

Existing Bike/Ped Facilities: Sidewalks are present along street frontages. A buffered bike lane is present along 11th Street.

Planned Bike/Ped Facilities: The 2015 GO Plan recommends a cycle track along 11th Street.

Arterial Traffic per Lane: 11th Street has an average annual daily traffic (AADT) count of 7,597 vehicles per lane.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy on the subject property is 10%. 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: N/A

Sample Motion

I move to approve or deny a variance to permit a projecting sign within 50 feet of a residential zoning district (Section 60.040-B.3),

- 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:

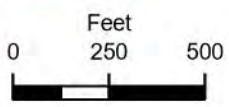
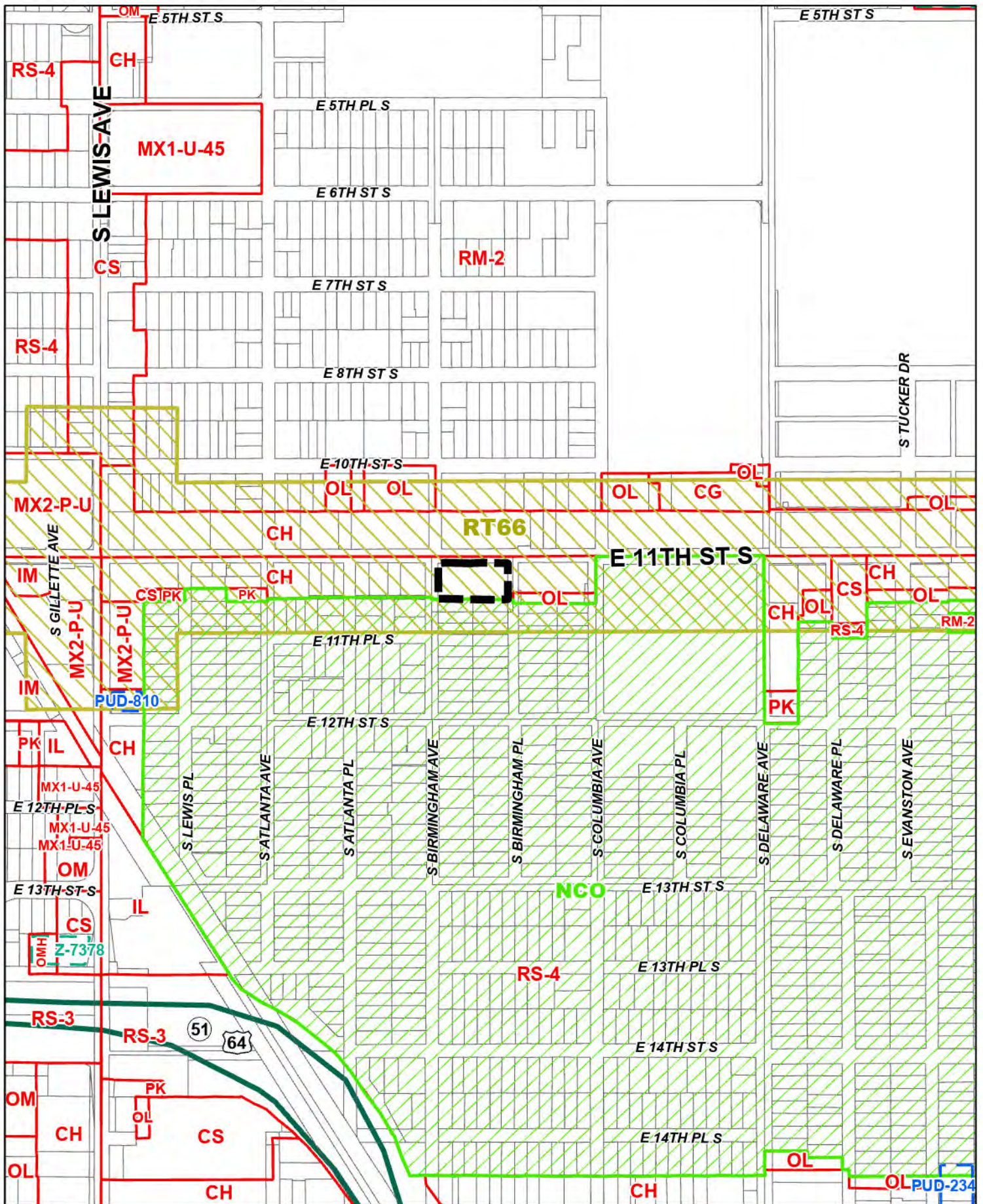
- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal 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 5 BLK 1, FLANAGAN ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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



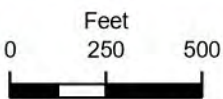
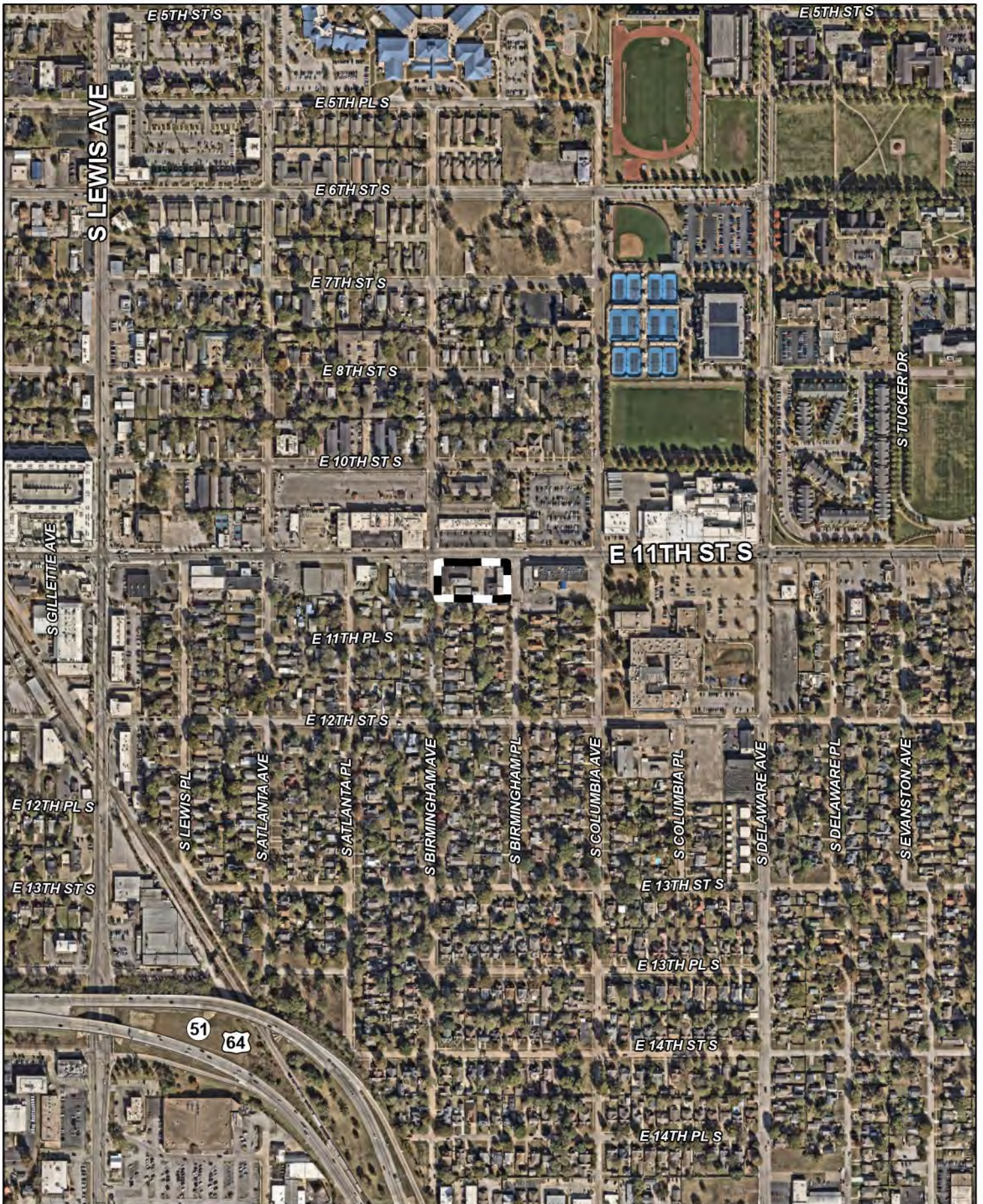
 Subject Tract

BOA-23852

19-13 08



11.5



Subject Tract

BOA-23852

19-13 08

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

Aerial Photo Date: 2024



11.6



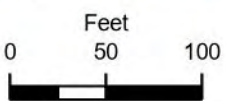
E 10TH ST S

E 11TH ST S

S BIRMINGHAM AVE

S BIRMINGHAM PL

E 11TH PLS



Subject Tract

BOA-23852

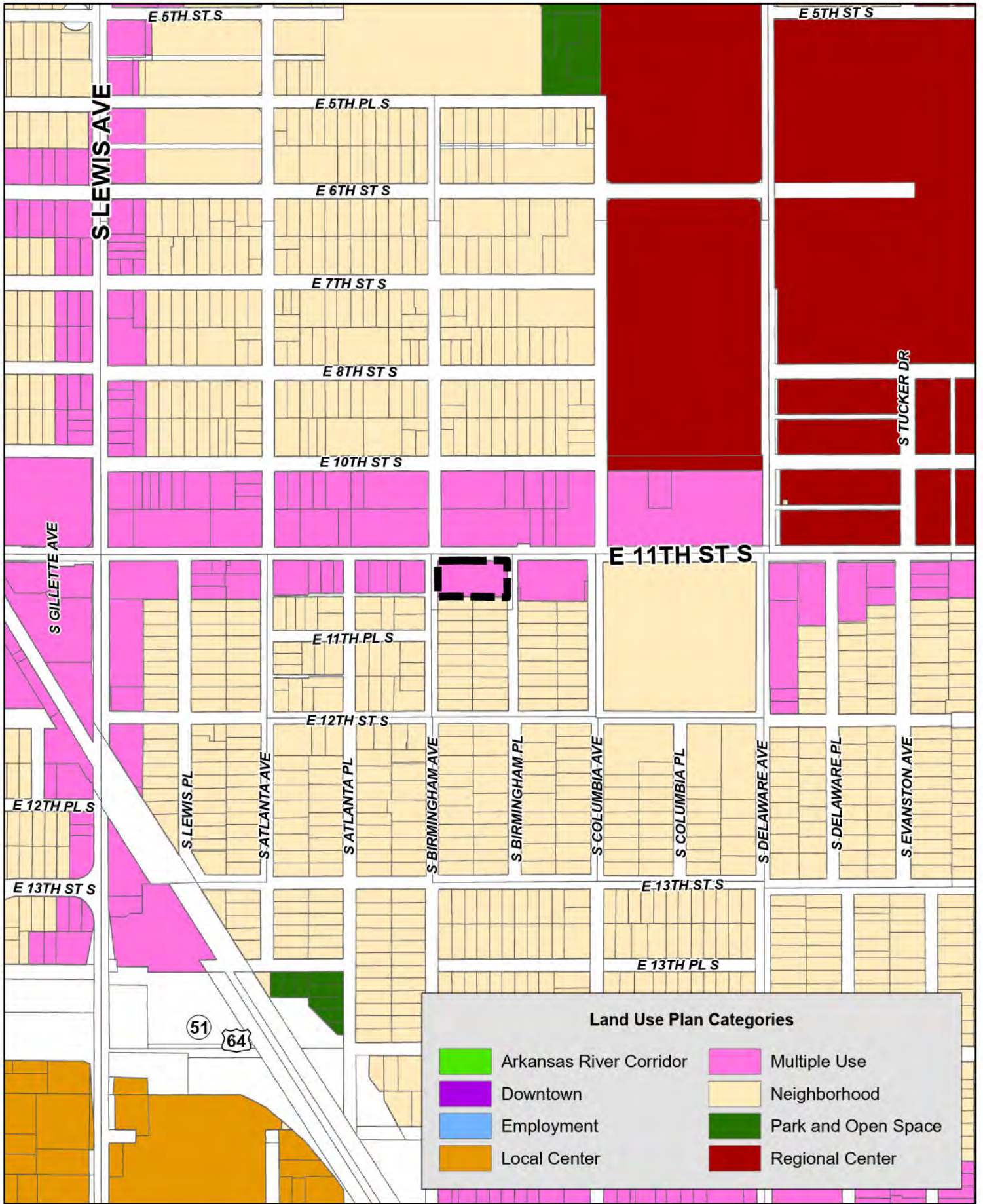
19-13 08

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





Aerial Photo Date: 2024

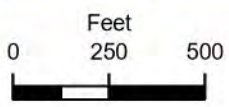


11.7



Land Use Plan Categories

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



 Subject Tract

BOA-23852
19-13 08





DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

SIGN-180414-2024 (2620 E 11TH ST S Tulsa Tulsa, OK 74104) Markup Summary #2

Zoning SIGN-180414-2024 (1)



Subject: Zoning SIGN-180414-2024
Page Label: 1
Author: Jeffrey Bush
Date: 1/8/2025 2:57:25 PM
Status:
Color: ■
Layer:
Space:

UNRESOLVED

60.040-B Required Setbacks, Spacing and Separations

3. Signs that are visible from an R district (other than street, highway or freeway right-of-way) or from a designated residential development area must be separated from the R district or residential development area by a minimum distance of 50 feet.

Review Comment: Your proposed sign is within 50' of an R zoned district. Please move sign a minimum of 50' from the adjacent R-Zoned district. You may also wish to seek a variance. If so contact the Tulsa Planning Office at 918-596-7526 or Planning@cityoftulsa.org

SITE MAP

9810 E 58th St, Tulsa, OK 74146
 (918) 286 8535
 www.encinos3d.com

CUSTOMER:
 Oklahoma Route 66 Association
CITY AND STATE:
 2620 E 11th St | Tulsa, OK
 74104 United States

DATE:
 05-03-2024

DRAWING NUMBER:
 240143

SCALE:
 3/8" = 1'

PAGE NO.:
 1-1

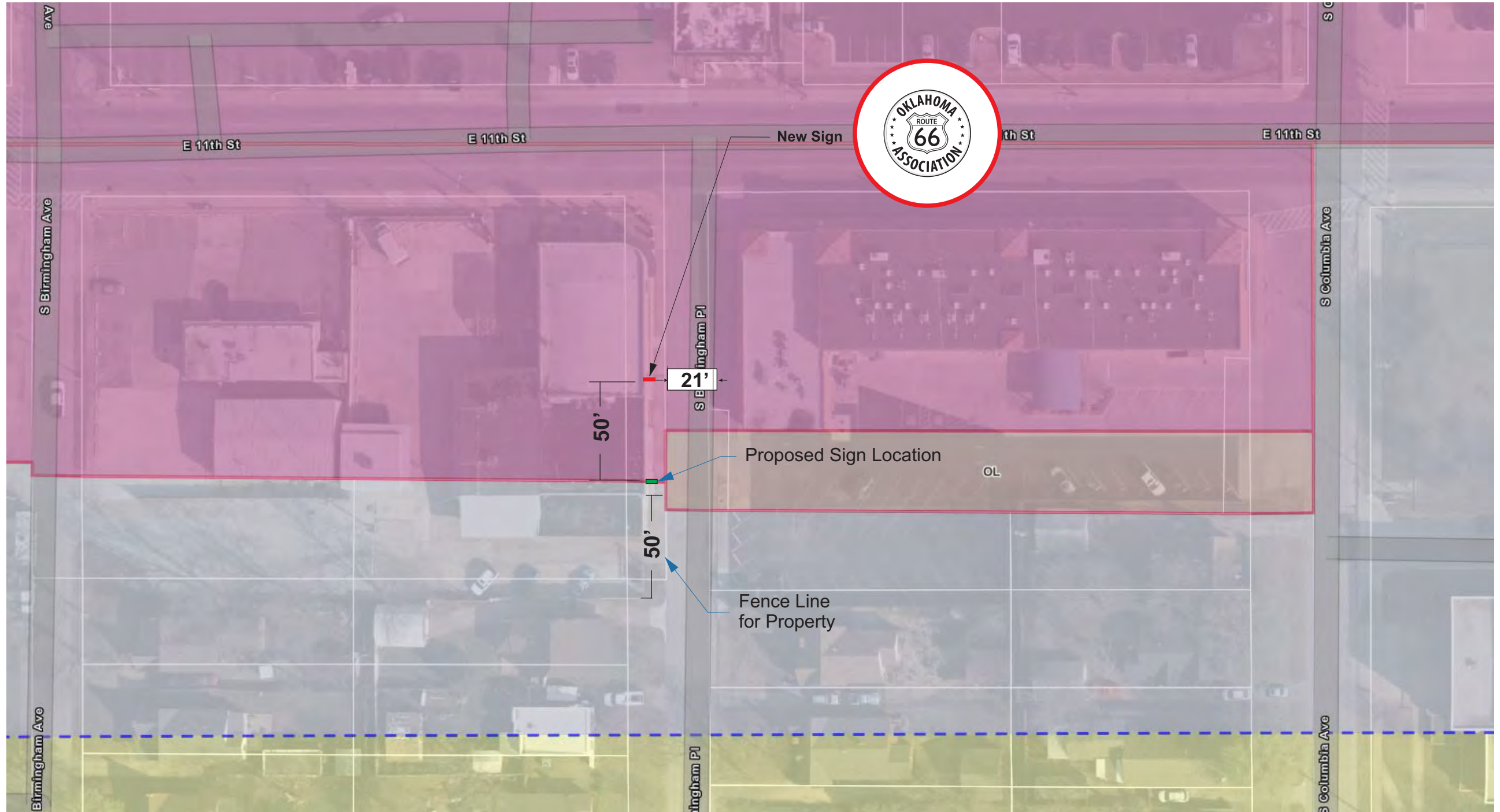
PROJECT MANAGER:
 Jesus Ortiz

DESIGNER:
 Mariana Moran

SOLD BY:
 Chad Plaster

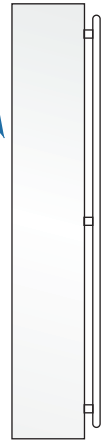
Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly. Any typographical and or layout errors not found now will be the customers responsibility.

- PYLON SIGNS
- CASINO SIGNS
- MONUMENT SIGNS
- NEON SIGNS
- BLADE SIGNS
- WALL SIGNS
- CHANNEL LETTERS
- INTERIOR SIGNS
- WAY FINDING SIGNS
- POST & PANEL
- LED DISPLAY
- COMMERCIAL & ARCHITECTURAL SIGNS

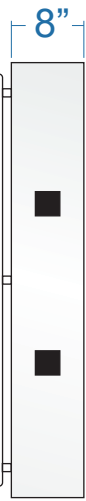


Side View

Side Non-Illuminated



Side Illuminated

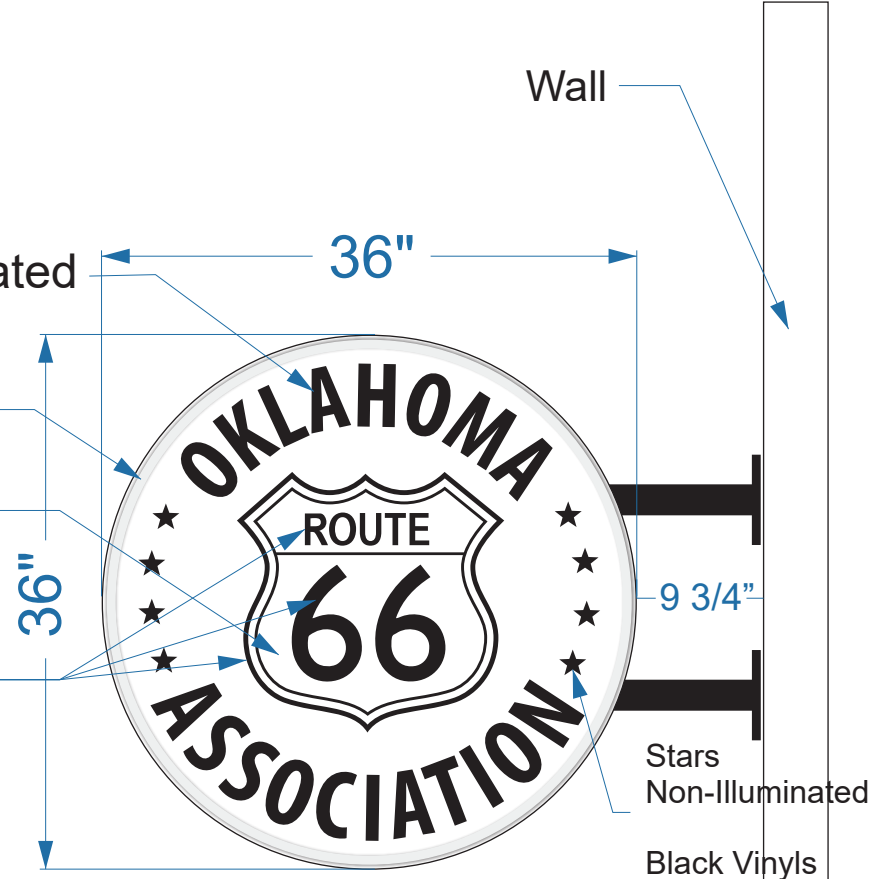


Push Thru with Perforated Black Vinyl

White Neon

Aluminum Painted White

White Neon



3D View

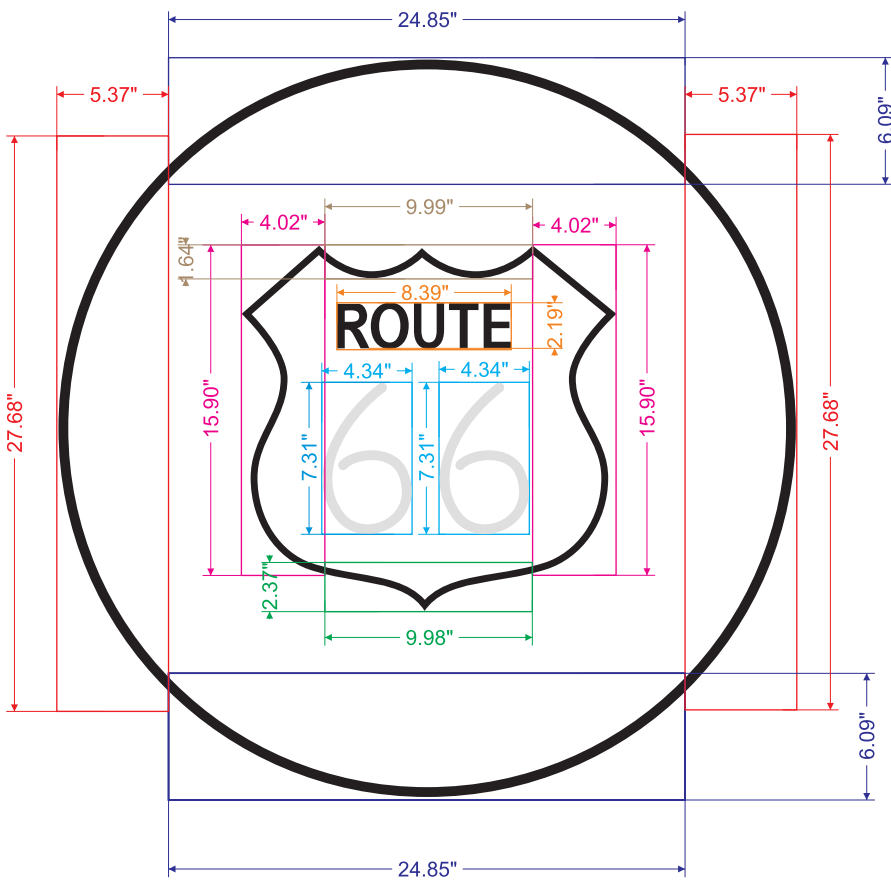
Side Illuminated



Side Non-Illuminated



Night View



- SQTF: 1.03
- SQTF: 1.03
- SQTF: 1.01
- SQTF: 1.01
- SQTF: 0.43
- SQTF: 0.43
- SQTF: 0.21
- SQTF: 0.21
- SQTF: 0.15
- SQTF: 0.12
- SQTF: 0.10
- Total neon area SQFT: 5.7
- Total sign area: 9
- Neon coverage total: 63%

ENCINOS
3D CUSTOM PRODUCTS, LLC
TULSA, OK
(918) 286 8535
9810 E 58th St, Tulsa, OK 74146
This design is solely for reference only and become property of customer until agreement has been reached between the client and Encinos 3D Custom Products, LLC.
www.encinos3d.com

Pylon Signs - Casino Signs - Monument Signs - Neon Signs - Blade Signs - Wall Signs - Channel Letters
Interior Signs - Way finding Signs - Post & Panel - LED Display - Commercial & Architectural Signs

CUSTOMER:
Oklahoma Association Route 66
CITY AND STATE:
Tulsa, Ok.

JOB LOCATION:
2620 E 11th St, 74104

DRAWN BY:
Luis Fonseca
SOLD BY:
Chad Plaster

DRAWING NUMBER:
240143
SCALE:

APPROVED BY:
DATE APPROVED:

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