



Board of Adjustment

**Staff Report
BOA-23863**

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

Owner and Applicant Information

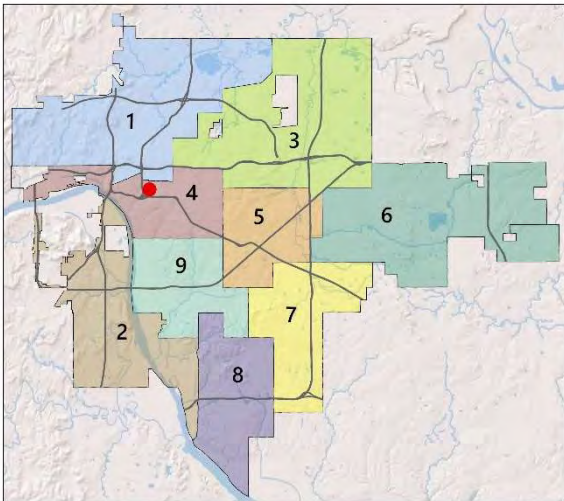
Applicant: Peter Janzen, Encinos Signs
Property Owner: Group M Investment Inc.

Property Location

1317 East 11th Street South
Tract Size: ±0.11 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 increase the maximum number of projecting signs allowed on a lot in the CH district (Section 60.080-C.2; Table 60-2); Variance to allow projecting signs within 30 feet of other projecting signs (Section 60.040-B.2).

Zoning

Zoning District: CH
Zoning Overlays: RT 66, NIO

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use
Small Area Plans: Pearl District
Development Era: Streetcar Era

Transportation

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

Environment

Flood Area: Regulatory
Tree Canopy Coverage: 0-9%
Parks & Open Space: Oaklawn Cemetery, Tracy Park

Staff Analysis

The applicant is requesting a variance to increase the maximum number of projecting signs allowed on a lot in the CH district from *one to seven* (Section 60.080-C.2; Table 60-2) and a variance of the minimum distance between projecting signs from *30 feet to 15 feet* (Section 60.040-B.2). The proposal is to install 7 projecting signs on the multi-tenant building. Each sign would be 42 inches (3'-6") tall and wide and would be spaced between 15 feet and 23 feet, 2 inches apart.

Section 60.080 Signs in Mixed-use, Commercial and Industrial Zoning Districts

60.080-C Sign Budget

2. Maximum Number

Lots with Frontage on Only Minor Streets

Lots with frontage on only minor streets are allowed a maximum of one freestanding or projecting sign per lot.

Lots with Frontage on Major Streets

The maximum aggregate number of projecting, freestanding and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in Table 60-2.

Table 60-2: Maximum Aggregate Number of Signs

Zoning District	Maximum Aggregate Number of Signs Allowed
CG, CH, and CBD	1 per 100 feet of major street frontage or fraction thereof
CO, CS, MX and IL	1 per 150 feet of major street frontage or fraction thereof
IM and IH	1 per 200 feet of major street frontage or fraction thereof

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-F.5).

Relevant Case History

- None found.

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, RT66, NIO	Multiple Use	Warehouse
East	CH, RT66, NIO	Multiple Use	Commercial Retail
South	CH, MX1-P-U, RT66, NIO	Multiple Use	Commercial Retail
West	CH, RT66, NIO	Multiple Use	Vacant

Small Area Plans

The subject property is located within the Pearl District 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 south side of the subject property and is classified as a Urban Arterial, which has a planned minimum right-of-way width of 70 feet.

Comprehensive Plan Street Designation: East 11th Street South is designated as a 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: Regular Route 140 runs along East 11th Street South. The property is located in a Transit-Oriented Development area where bus rapid transit is planned.

Existing Bike/Ped Facilities: A Buffered Bike Lane runs along East 11th Street South. Sidewalks are present along street frontages.

Planned Bike/Ped Facilities: The 2015 GOPlan recommends a Cycle Track along East 11th Street South.

Arterial Traffic per Lane: East 11th Street South has an average annual daily traffic (AADT) of 6,792 vehicles per lane.

Environmental Considerations

Flood Area: The subject property is partially located in the Tulsa Regulatory Floodplain.

Tree Canopy Coverage: Tree canopy in the area is 4%. 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: Oaklawn Cemetery is located nearby to the west of the subject property. Tracy Park is located nearby to the west of the subject property.

Sample Motion

I move to approve or deny a variance to increase the maximum number of projecting signs allowed on a lot in the CH district from one to seven (Section 60.080-C.2; Table 60-2) and a variance of the minimum distance between projecting signs from 30 feet to 15 feet (Section 60.040-B.2),

- 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:

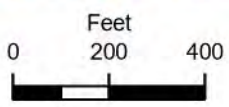
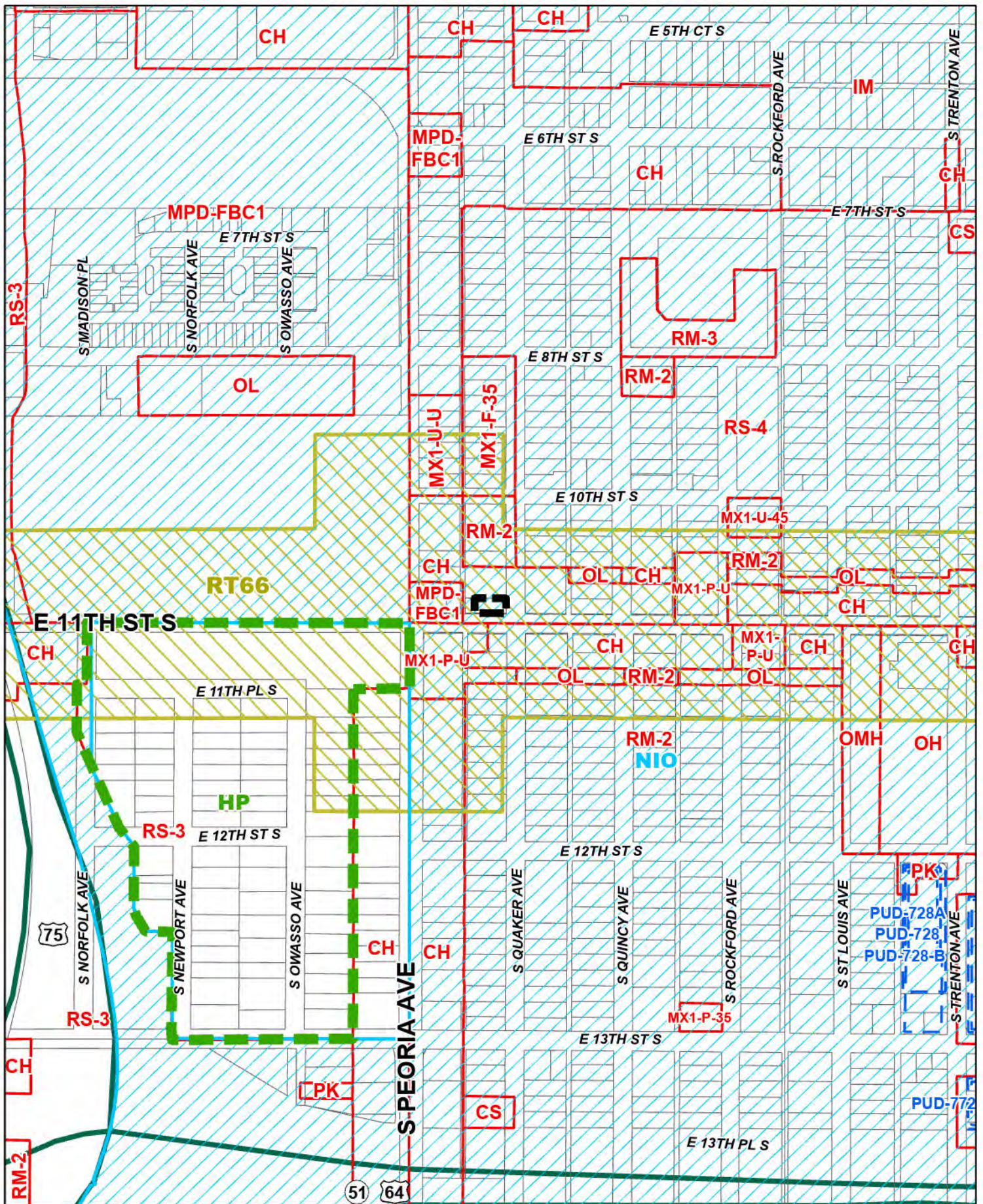
- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- 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;
- That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- That the variance to be granted is the minimum variance that will afford relief;
- 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
- 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

N 47 1/2 FT E 100 FT OF LT 7 BLK 10, EAST LYNN ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

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

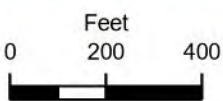


 Subject Tract

BOA-23863

19-13 06





 Subject Tract

BOA-23863

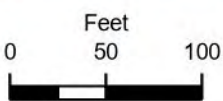
19-13 06

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

Aerial Photo Date: 2024



4.7



Subject
Tract

BOA-23863

19-13 06

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









Aerial Photo Date: 2024

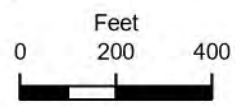


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Land Use Plan Categories

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



 Subject Tract

BOA-23863
19-13 06



Buck's Vintage LOD Notes

1) Section 60.080-C.2, Sign Budget, Lots with Frontage on Major Streets. The maximum aggregate number of projecting, freestanding and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in Table 60-2.

REVIEW COMMENT: This lot has 100' of frontage on 11th St, and per Table 60-2, one projecting sign is allowed per 100' of major street frontage. There is an existing projecting sign permitted for this building and a total of 7 signs are proposed. You may contact the Planning Office at 918-596-7526 to request a variance from the Board of Adjustment for 7 projecting signs on this CH zoned lot.

2) Note: This lot has 100' of street frontage. The Route 66 standards allow up to 50% greater sign area than the underlying zoning limits for qualifying neon signs. With this increase, this lot would be allowed a total 150 square feet display area for all freestanding and projecting signs combined.

3) Section 60.040-B-2, Required Setbacks, Spacing and Separations. 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).

REVIEW COMMENT: Please request a variance from the Board of Adjustment for 7 projecting signs to be located less than 30' apart from one another. Contact the Planning Office at 918-596-7526 for Board of Adjustment procedures.

LEGAL DESCRIPTION:

Subdivision: EAST LYNN ADDN (12025)
Legal: N 47 1/2 FT E 100 FT OF LT 7 BLK 10
Section: 06 Township: 19 Range: 13



■ 9810 E 58th St, Tulsa, OK 74146
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CUSTOMER:
Route 66 Art Collective

CITY AND STATE:
1317 e 11th St Suite A
Tulsa, OK 74120

DATE:
10-10-2024

DRAWING NUMBER:
240615

SCALE:
3/8" = 1'

PAGE NO.:
1-10

PROJECT MANAGER:
Peter Janzen

DESIGNER:
Mariana Moran

SOLD BY:
Peter Janzen

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.

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POST & PANEL
LEDDISPLAY
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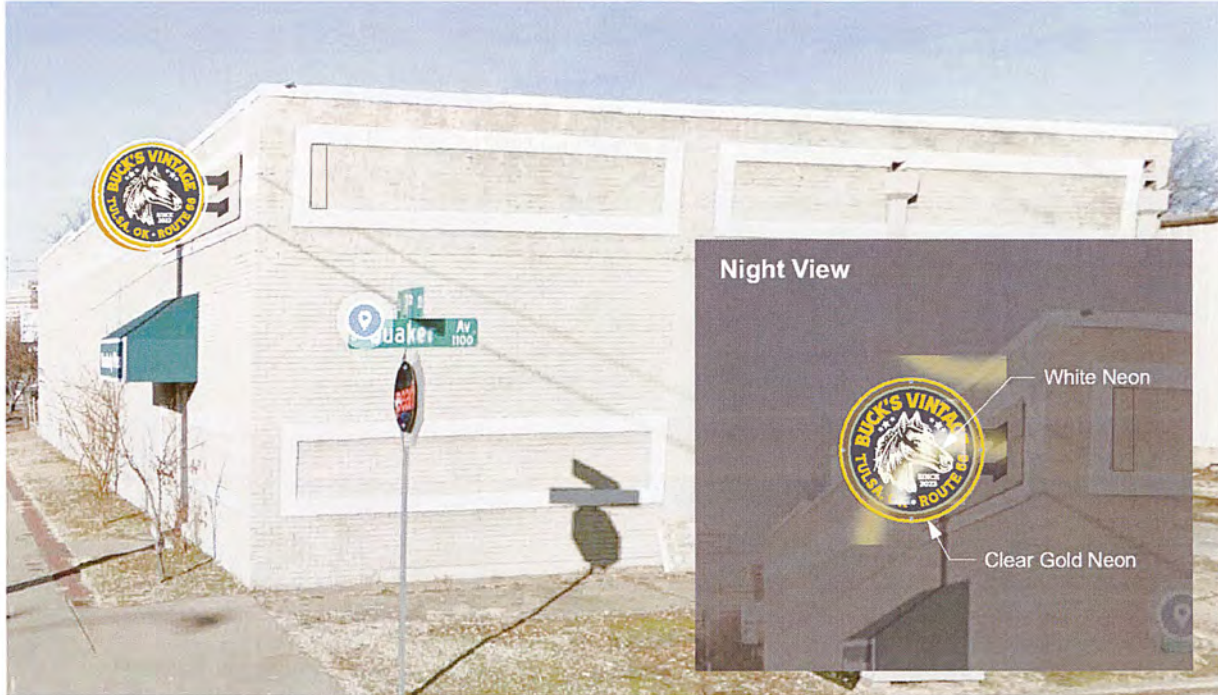
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Neon Sign



Front View



Side View



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CUSTOMER:
Buck's Vintage
CITY AND STATE:
Tulsa, Ok.

JOB LOCATION:
1317 e 11th st Suite F

DRAWN BY:
Luis Fonseca
SOLD BY:
Peter Ortiz

DRAWING NUMBER:
240689
SCALE:

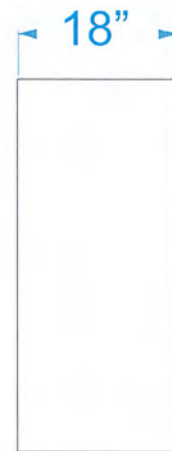
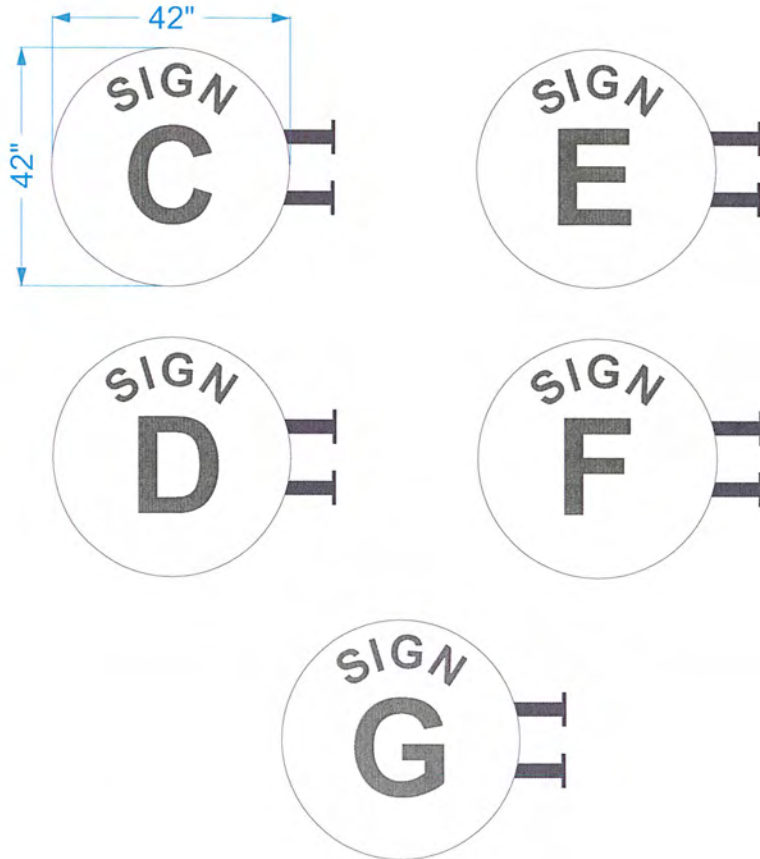
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Flag Sign

Front View

Side View




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 Interior Signs - Way finding Signs - Post & Panel - LED Display - Commercial & Architectural Signs

CUSTOMER: Buck's Vintage	JOB LOCATION: 1317 e 11th st Suite F	DRAWN BY: Luis Fonseca	DRAWING NUMBER: 240689	APPROVED BY:
CITY AND STATE: Tulsa, Ok.		SOLD BY: Peter Ortiz	SCALE:	DATE APPROVED:

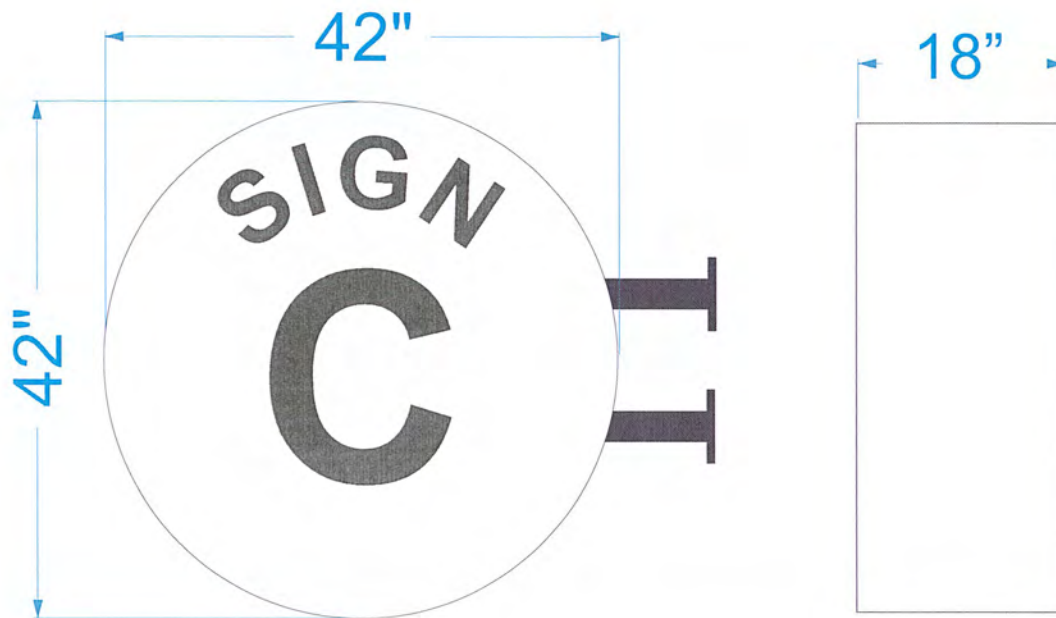
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Flag Sign

Illuminated

Front View

Side View



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CITY AND STATE:
Tulsa, Ok.

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DRAWN BY:
Luis Fonseca
SOLD BY:
Peter Ortiz

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240689
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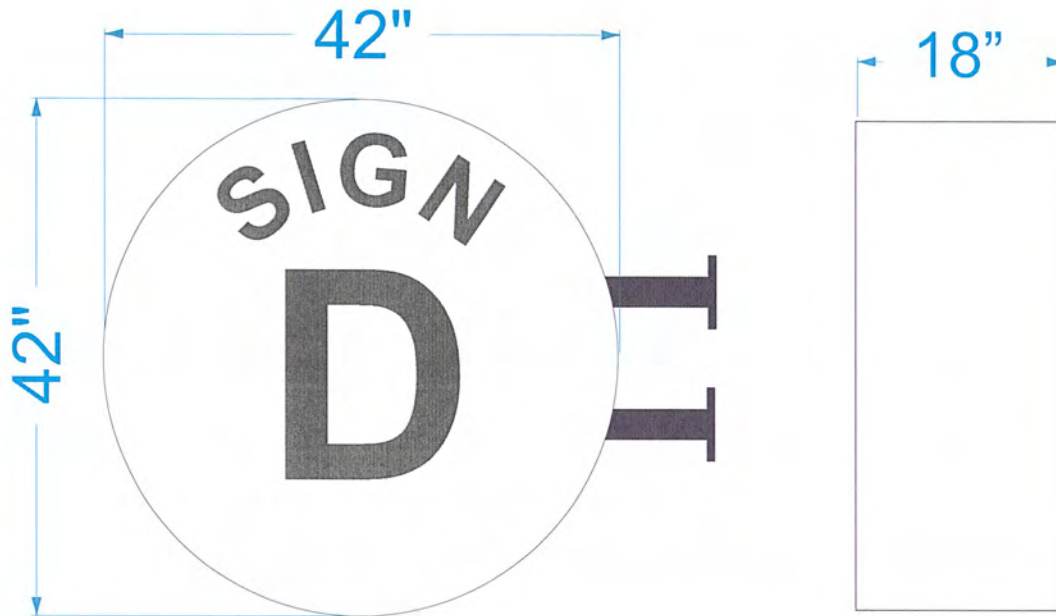
4.15

Flag Sign

Illuminated

Front View

Side View



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CITY AND STATE:
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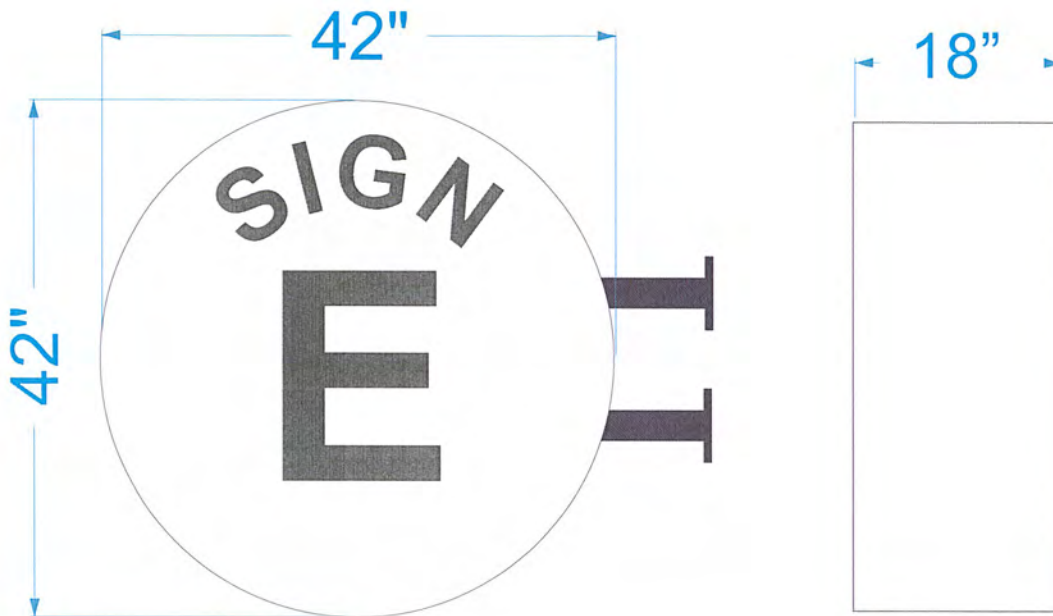
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Flag Sign

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Front View

Side View



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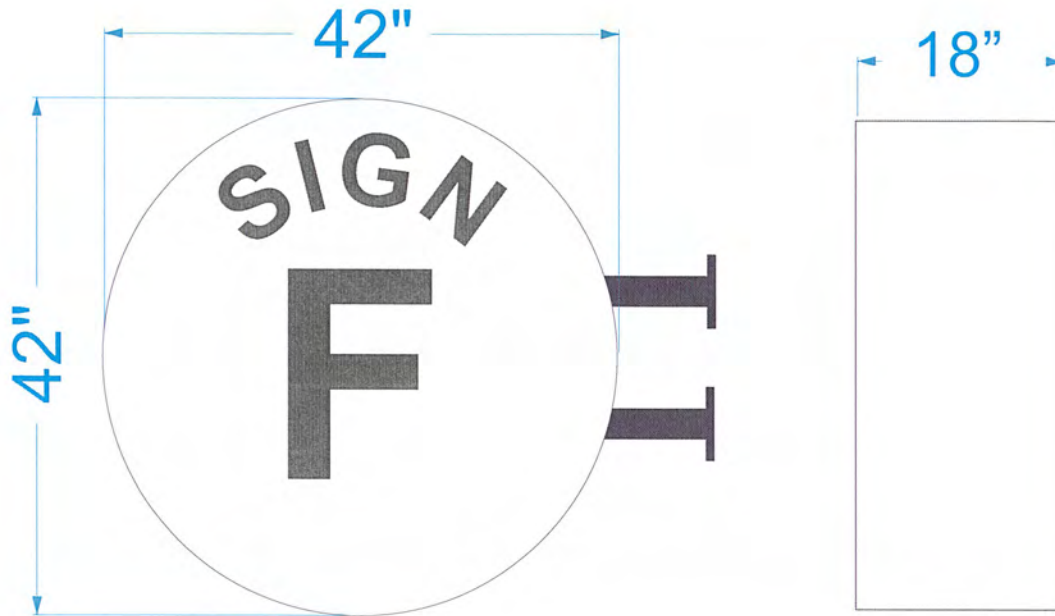
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Flag Sign

Illuminated

Front View

Side View



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4.18

Flag Sign

Illuminated

Front View

Side View



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