



Board of Adjustment

**Staff Report
BOA-23876**

Hearing Date: April 8, 2025
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

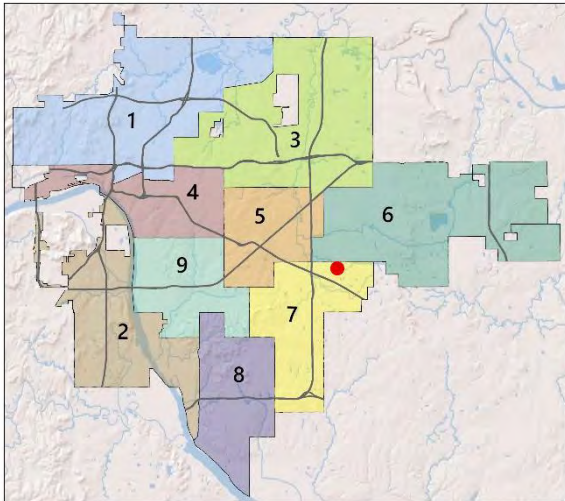
Applicant: Sydney Jackson
Property Owner: First Priority Bank

Property Location

12212 East 41st Street South
Tract Size: ±2.09 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 7, Lori Decker-Wright
County Commission: District 1, Stan Sallee

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 dynamic display sign for a Financial Services use in the SR district (Section 60.070-E).

Zoning

Zoning District: SR
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment
Small Area Plans: N/A
Development Era: Late Automobile Era

Transportation

Major Street & Highway Plan: Secondary Arterial
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: FEMA 500-Year Floodplain
Tree Canopy Coverage: 0-9%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a variance to permit a dynamic display sign for a Financial Services use in the SR district (Section 60.070-E). A new bank is proposed on the site. The dynamic display would be incorporated into a freestanding sign placed along 41st Street South.

Section 60.070 Signs in SR Zoning Districts

60.070-E Dynamic Displays

Dynamic displays are prohibited in SR districts except that on a lot occupied by an allowed public, civic or institutional use, either the allowed wall sign or the allowed freestanding sign may include a dynamic display. 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. 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. Dynamic displays are subject to the dynamic display regulations of [Section 60.100](#).

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

Employment is intended to accommodate offices, warehousing and storage, manufacturing and assembly, and industrial processes. The Industrial Site Suitability map corresponds to the Employment land use designation and indicates where uses that are potentially incompatible with sensitive land uses are best suited to locate. This directs industrial uses to particular areas of the city while discouraging industrial in close proximity to Neighborhood areas.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	RS-3	Neighborhood	Residential
East	SR	Employment	Vacant
South	SR	Employment	Office
West	SR	Employment	Vacant

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 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: East 41st Street South runs parallel to the north side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: East 41st Street South has an average annual daily traffic (AADT) of 7,079 vehicles per lane.

Environmental Considerations

Flood Area: The subject property is located within the FEMA 500-year floodplain.

Tree Canopy Coverage: Tree canopy in the area is 9%. 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 dynamic display sign for a Financial Services use in the SR district (Section 60.070-E),

- 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:

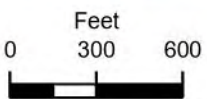
- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal 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 170E NWC NE TH S350 E260 N350 W260 POB SEC 29 19 14 2.089ACS, UNPLATTED, 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-23876

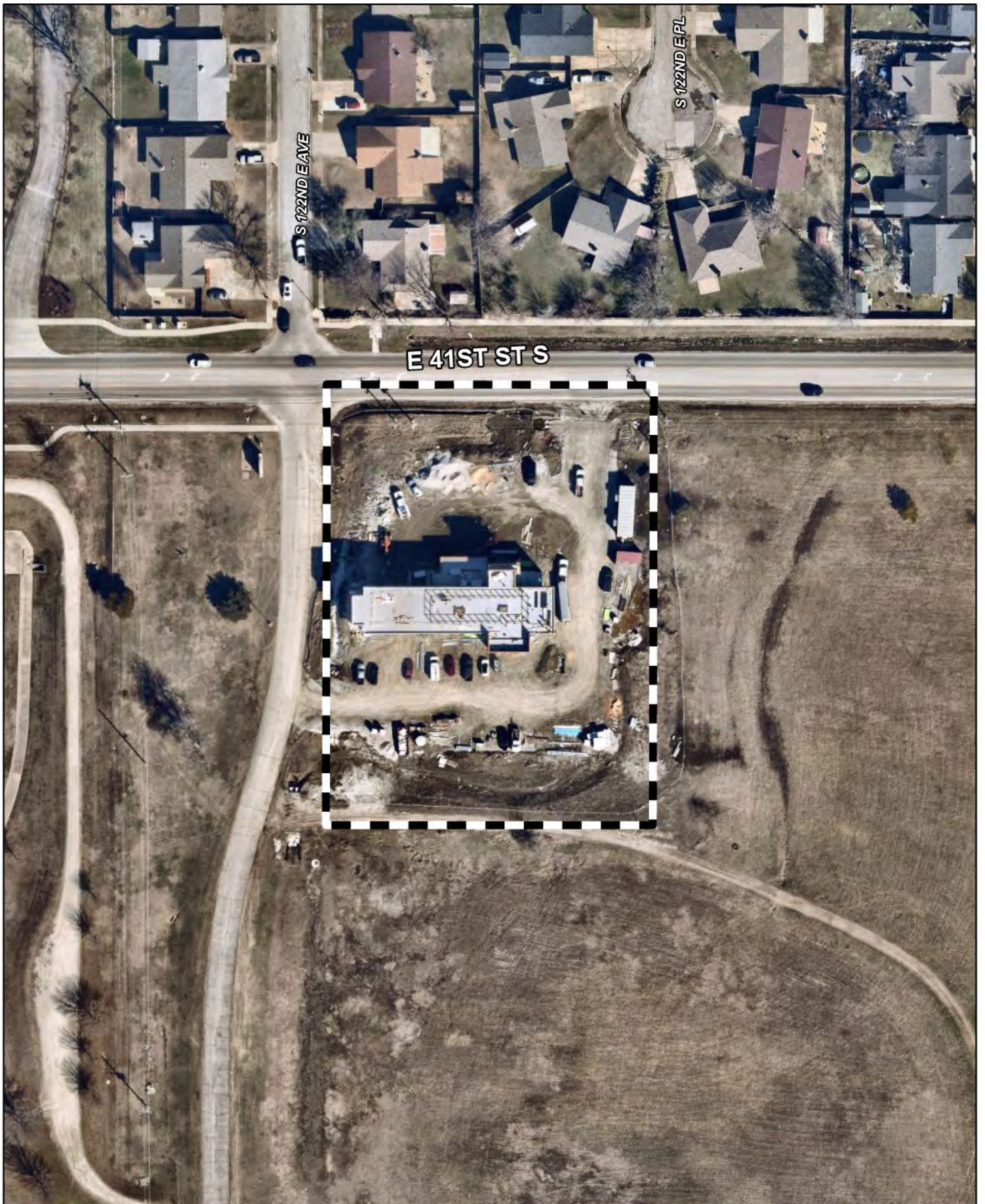
19-14 29

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

Aerial Photo Date: 2025



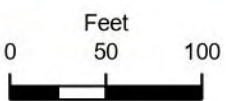
10.5



E 41ST ST S

S 122ND E PL

S 122ND E AVE



Subject Tract

BOA-23876

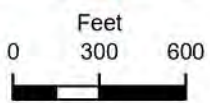
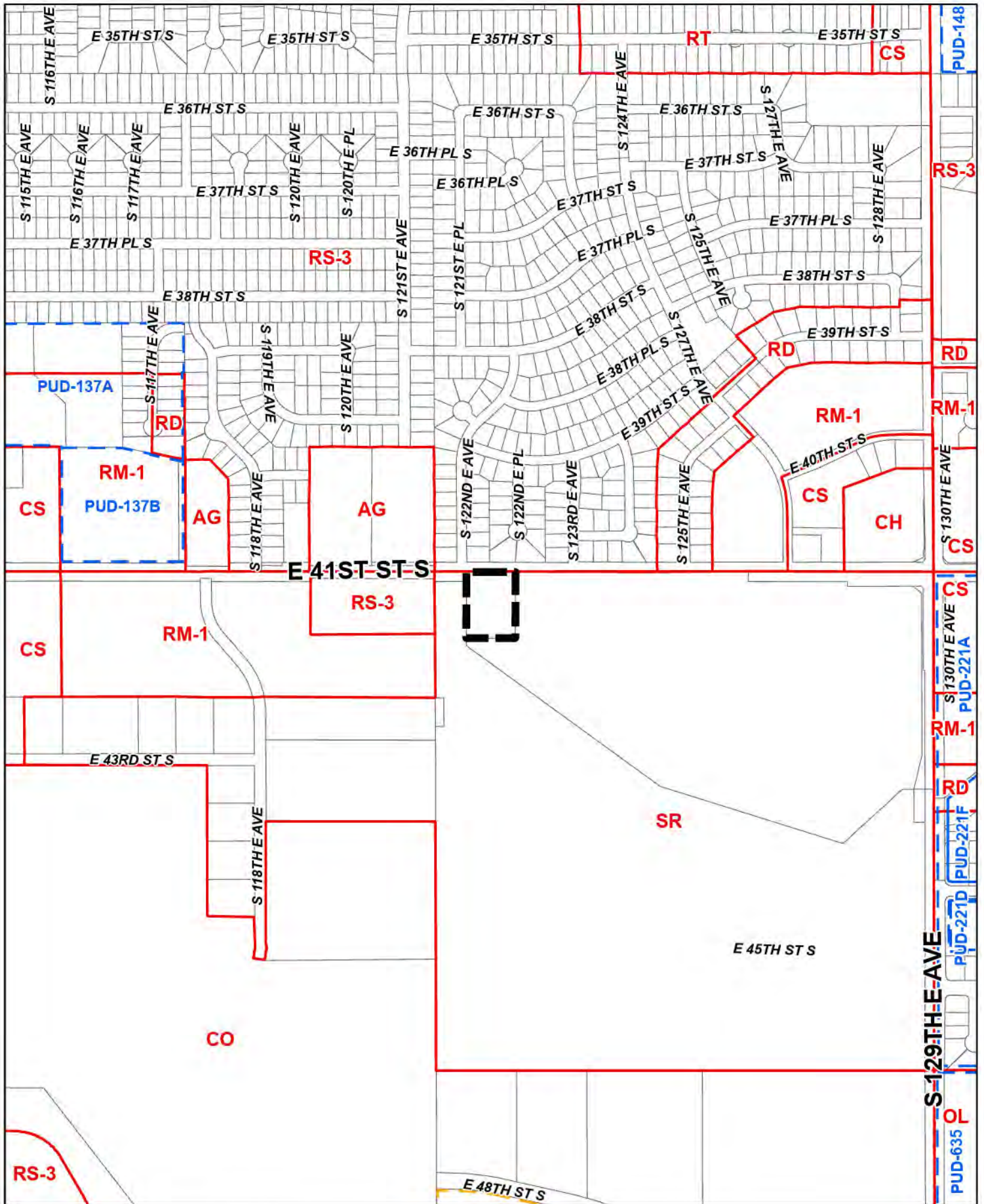
19-14 29

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Aerial Photo Date: 2025



10.6



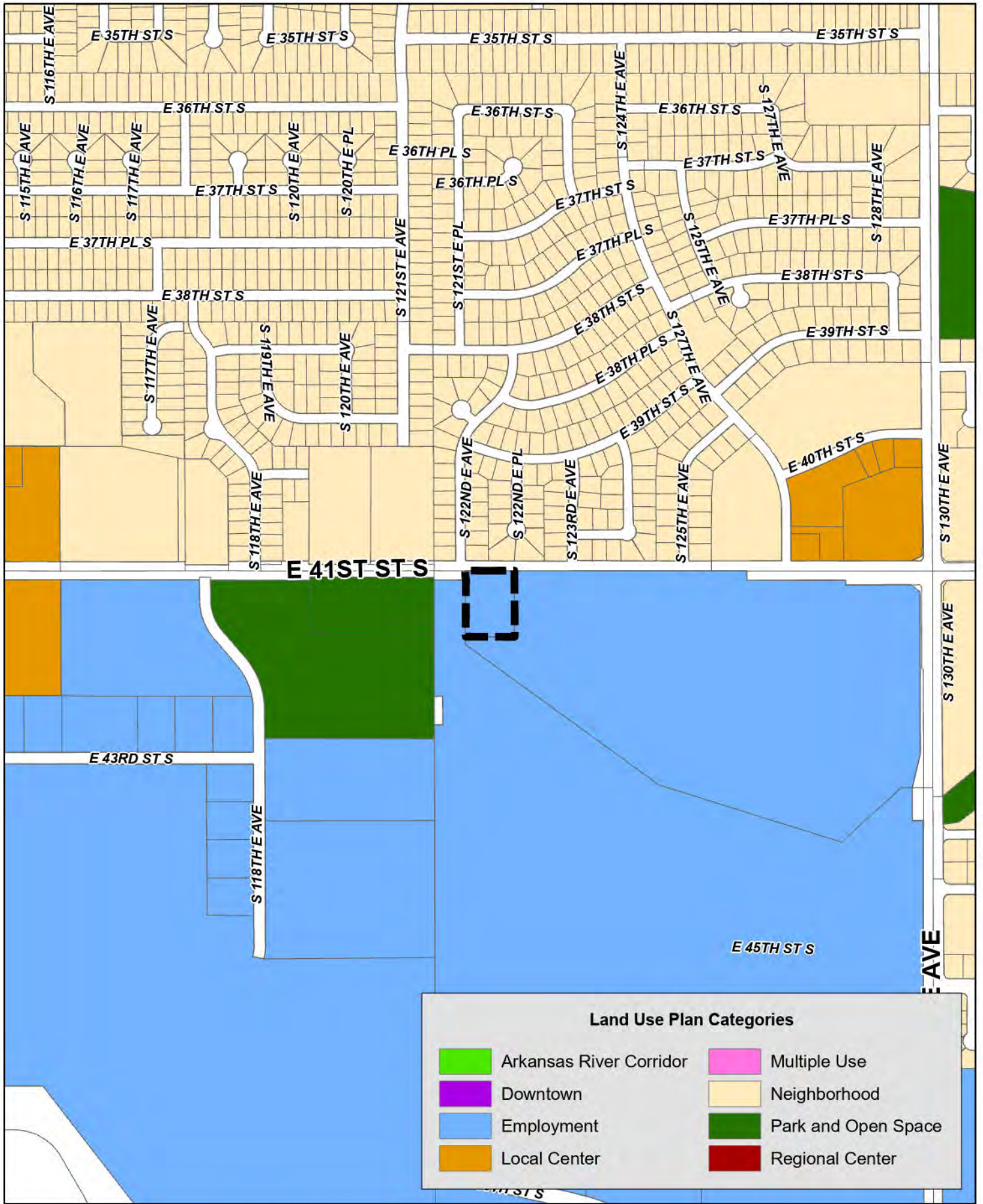
 Subject Tract

BOA-23876









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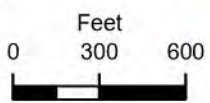


10.7



Land Use Plan Categories

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



 Subject Tract

BOA-23876

19-14 29



Variances

Proof of Hardship

The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Below, describe how your request satisfies **each** of these conditions.

1. That the physical surroundings, shape, or topographic 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;

Zoning regulations of the subject property would result in practical difficulties for the property owner by not allowing a dynamic display for advertising essential information for the underserved community, for the mere fact of being labeled as commercial instead of the allowed public, civic or institutional use.

2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

Being classified as a commercial business in a SR zoning district has resulted in the need for a variance request. Our message boards have proven to be vital to our business, and to communicate essential information to our customers.

3. 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;

First Priority Bank's other locations have similar signage and the subject property will be the home location/ flagship branch resulting in a unique condition not applicable by others in the same zoning classification.

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

This is a new, ground-up project, not existing previously.

5. That the variance to be granted is the *minimum* variance that will afford relief;

The display board is less than 32 sq ft, meeting zoning requirements.

6. 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

The double sided display will only be visible from east/west bound traffic. Sign is perpendicular to housing tract. Display will be set to a lower lumen at night.

7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the zoning code or the comprehensive plan.

We feel that the message board being less than 32 sq ft, it is relatively smaller compared to most, and at night it will be set to a lower lumen, resulting in less light output.



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

SIGN-206252-2025 (12212 E 41ST ST S Tulsa, OK 74146) Markup Summary #1

Sign Review (1)



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 3/6/2025 1:30:02 PM
Status:
Color: ■
Layer:
Space:

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REVIEW COMMENT: Dynamic displays are prohibited in SR zoning districts for commercial uses. You may request a variance to install a dynamic display sign in an SR zoning district with a commercial use on the lot.

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

CUSTOMER:
 First Priority Bank

CITY AND STATE:
 12212 E. 41st St | Tulsa, OK 74148
 United States

DATE:
 02/20/2025

DRAWING NUMBER:
 240713

SCALE:
 3/8" = 1'

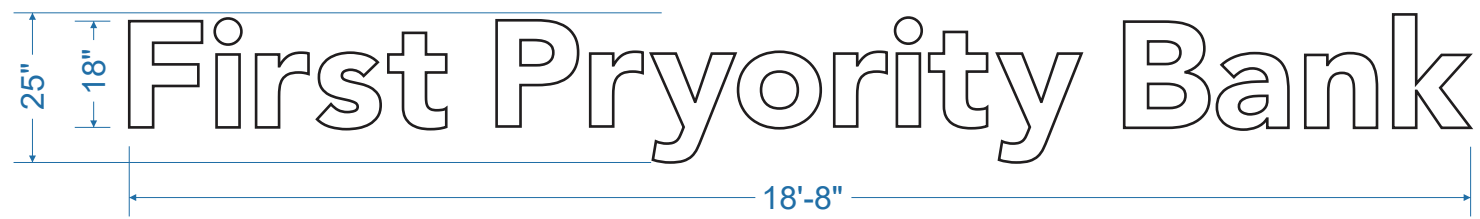
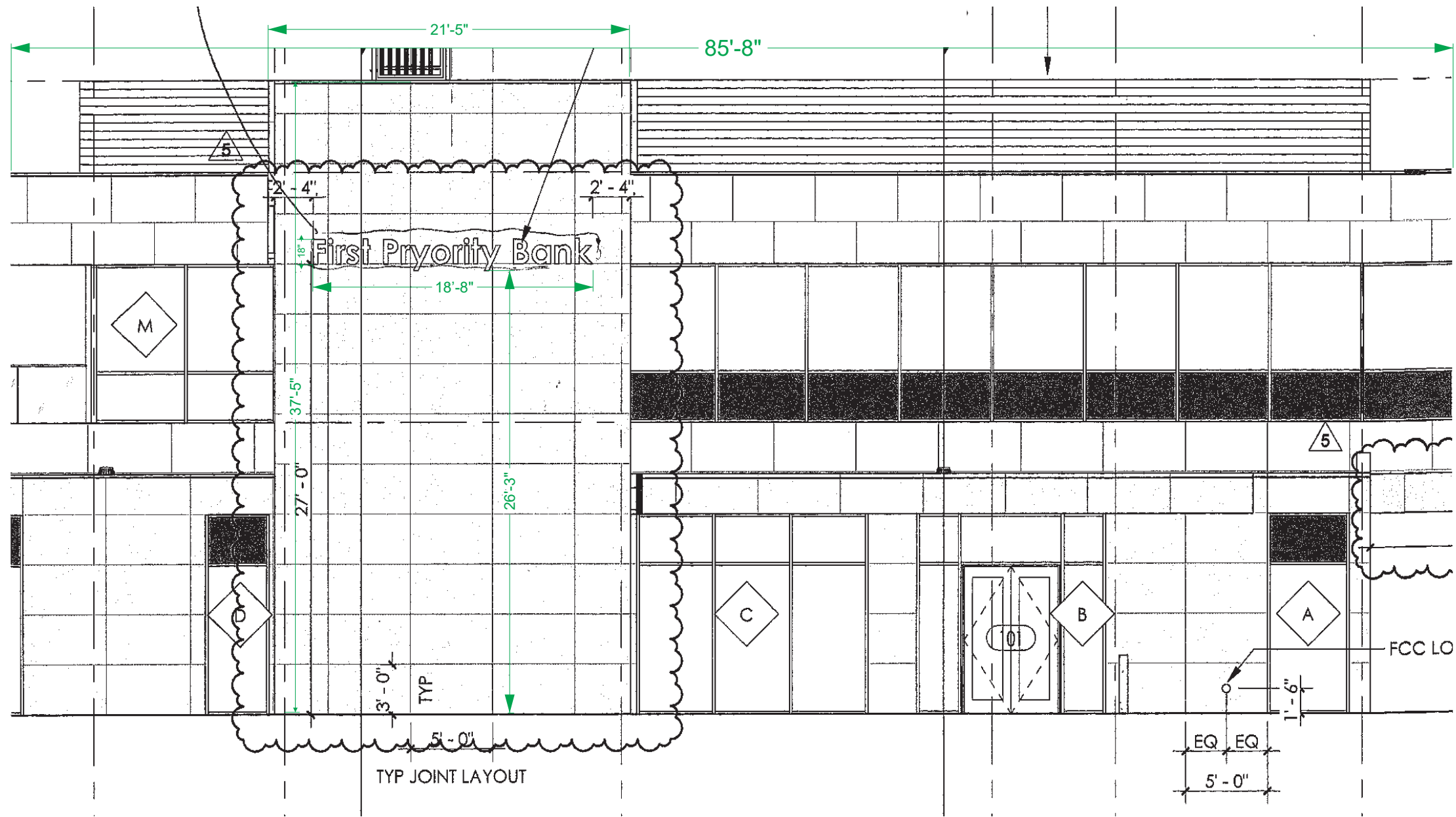
PAGE NO.:
 1-3

PROJECT MANAGER:
 Jesus Ortiz

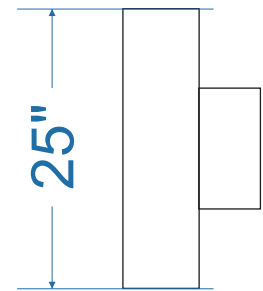
DESIGNER:
 Mariana Carrizalez

SOLD BY:
 Jesus Ortiz

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.



side view



10.11

SURVEY BEFORE ENTERING PRODUCTION

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





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(918) 286 8535
www.encinos3d.com

CUSTOMER:

First Priority Bank

CITY AND STATE:

12212 E. 41st St | Tulsa, OK 74148
United States

DATE:

02/20/2025

DRAWING NUMBER:

240713

SCALE:

3/8" = 1'

PAGE NO.:

2-3

PROJECT MANAGER:

Jesus Ortiz

DESIGNER:

Mariana Carrizalez

SOLD BY:

Jesus Ortiz

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.

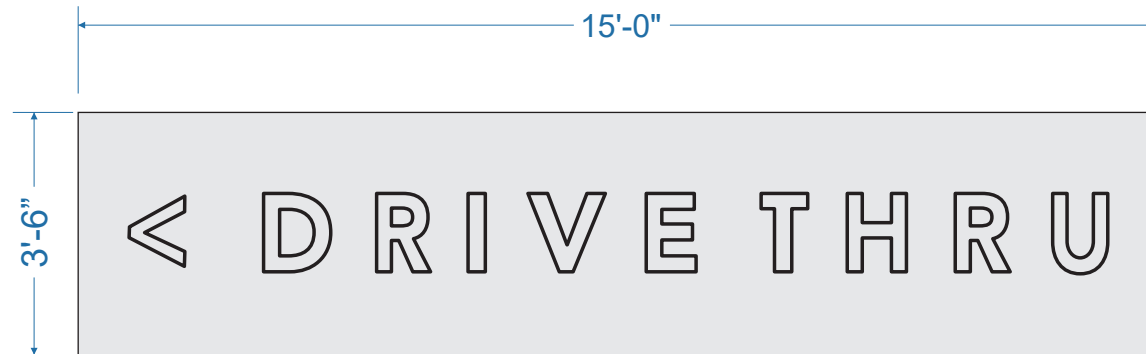
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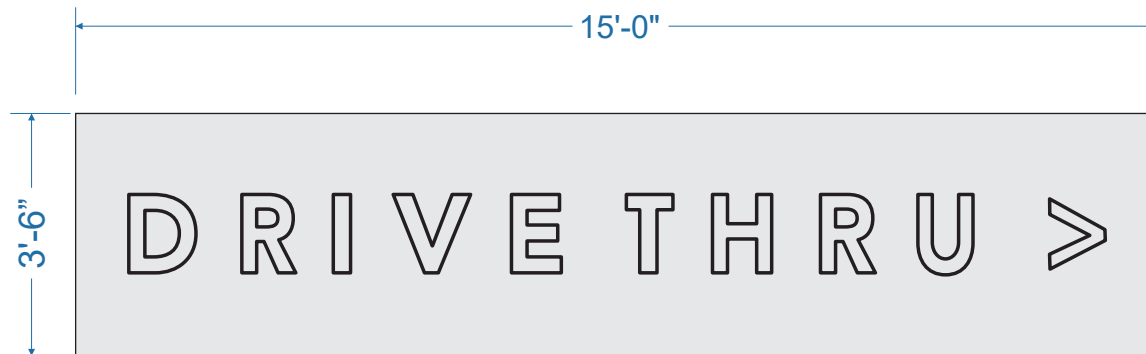
B LANDSCAPE

Elevation varies



C LANDSCAPE

Elevation varies



10.12

SURVEY BEFORE ENTERING PRODUCTION

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

CUSTOMER:
 First Priority Bank

CITY AND STATE:
 12212 E. 41st St | Tulsa, OK 74148
 United States

DATE:
 02/20/2025

DRAWING NUMBER:
 240713

SCALE:
 3/8" = 1'

PAGE NO.:
 3-3

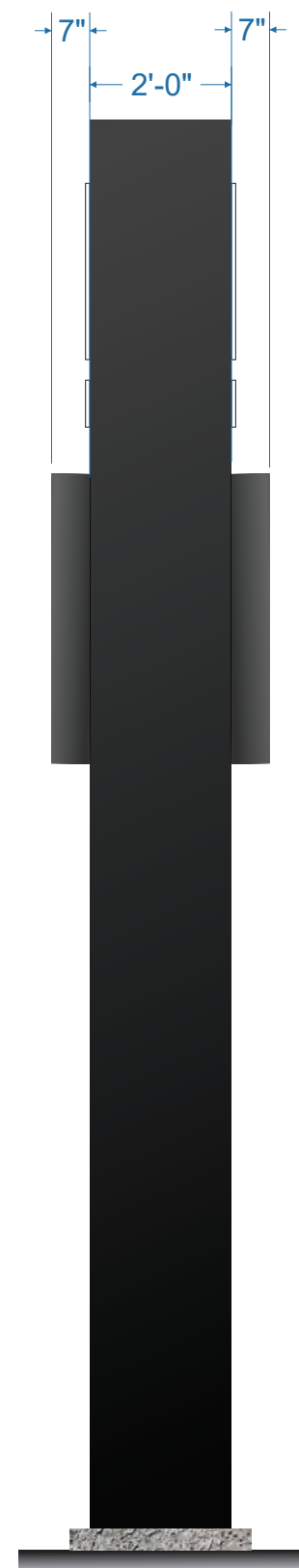
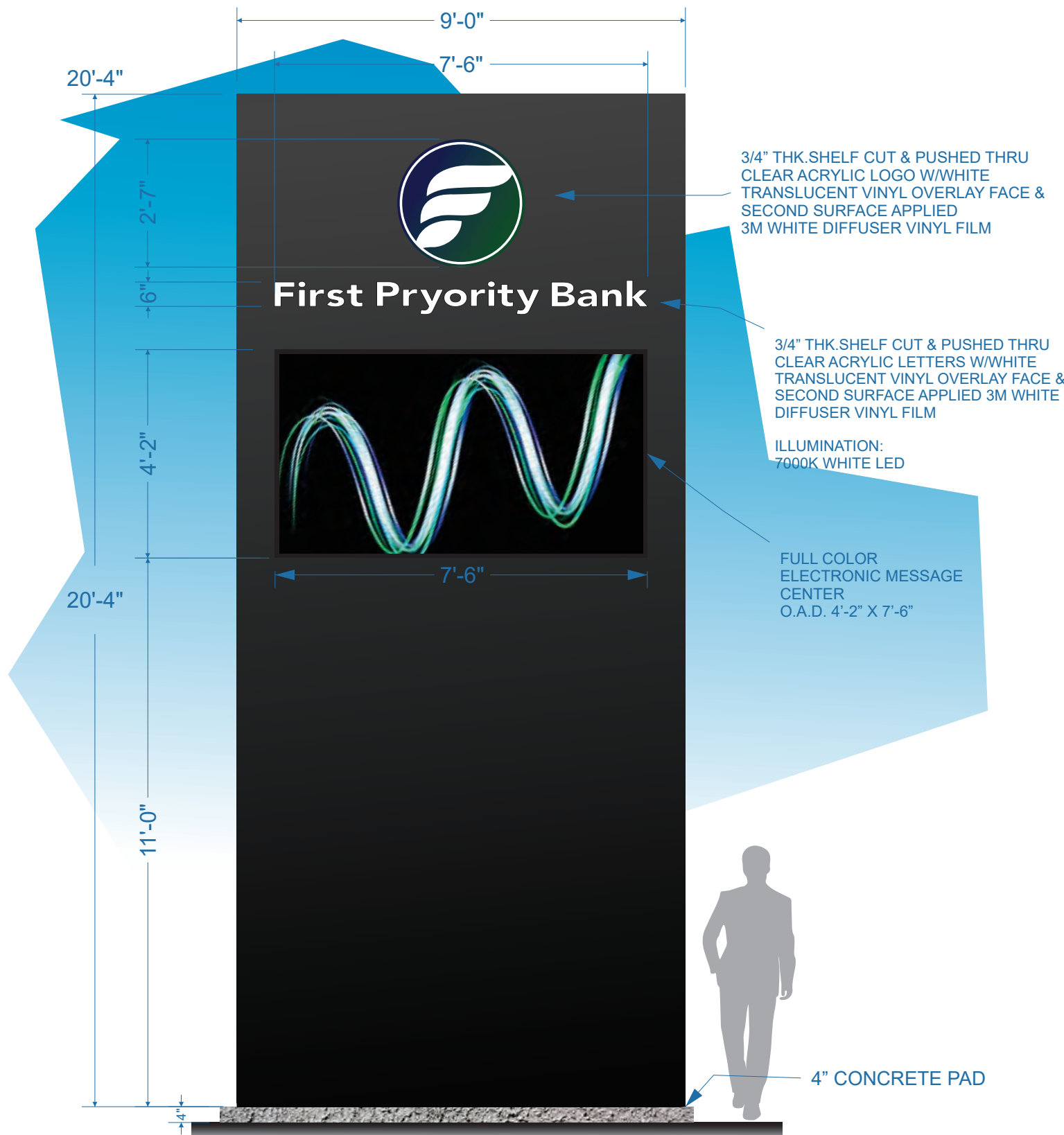
PROJECT MANAGER:
 Jesus Ortiz

DESIGNER:
 Mariana Carrizalez

SOLD BY:
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10.13

SURVEY BEFORE ENTERING PRODUCTION

