



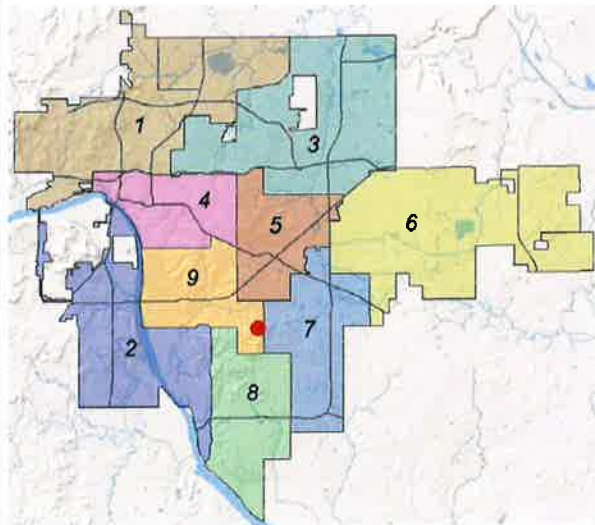
Case Number: PUD-198-A-4
Minor Amendment

Hearing Date: June 16, 2021
 (Continued from June 2, 2021)

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Crown Neon Signs
 Property Owner: Dave Foley

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase the allowable size of the ground sign.

Gross Land Area: 1.5 Acres

Location: West of SW/c E 61st St S & S Sheridan Rd

Lots 1-9, Block 1 South Tulsa Office Park

Development Area B & C

Zoning:
 Existing Zoning: RM-1/PUD-198-A
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Mixed-Use Corridor
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends approval.

Staff Data:
 TRS: 8303

City Council District: 9
Councilor Name: Jayme Fowler
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-198-A-4 Minor Amendment

Amendment Request: Revise the PUD Development Standards to increase the allowable size of the ground sign.

The current development standard allow a ground sign of 32 sf in area and 10 ft in height for the existing office park. The office park desires to construct a tenant ID sign that would provide small panels for each tenant. The applicant is proposing to construct a sign 18'-6" in height and with a signage area of approximately 85 sf.

The uses allowed in Development Area B & C are those allowed in an OL district. The zoning code would allow signage in an OL zone to be 20 ft in height and 0.3 sf per linear foot of street frontage up to 150 sf. Based on the street frontage of the office park, the sign would be allowed approximately 120 sf in an OL zone.

This request would be limited to a ground sign located along 61st St S.

Staff Comment: *This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.*

"Modifications to approved signage, provided the size, location, number and character (type) of signs are not substantially altered."

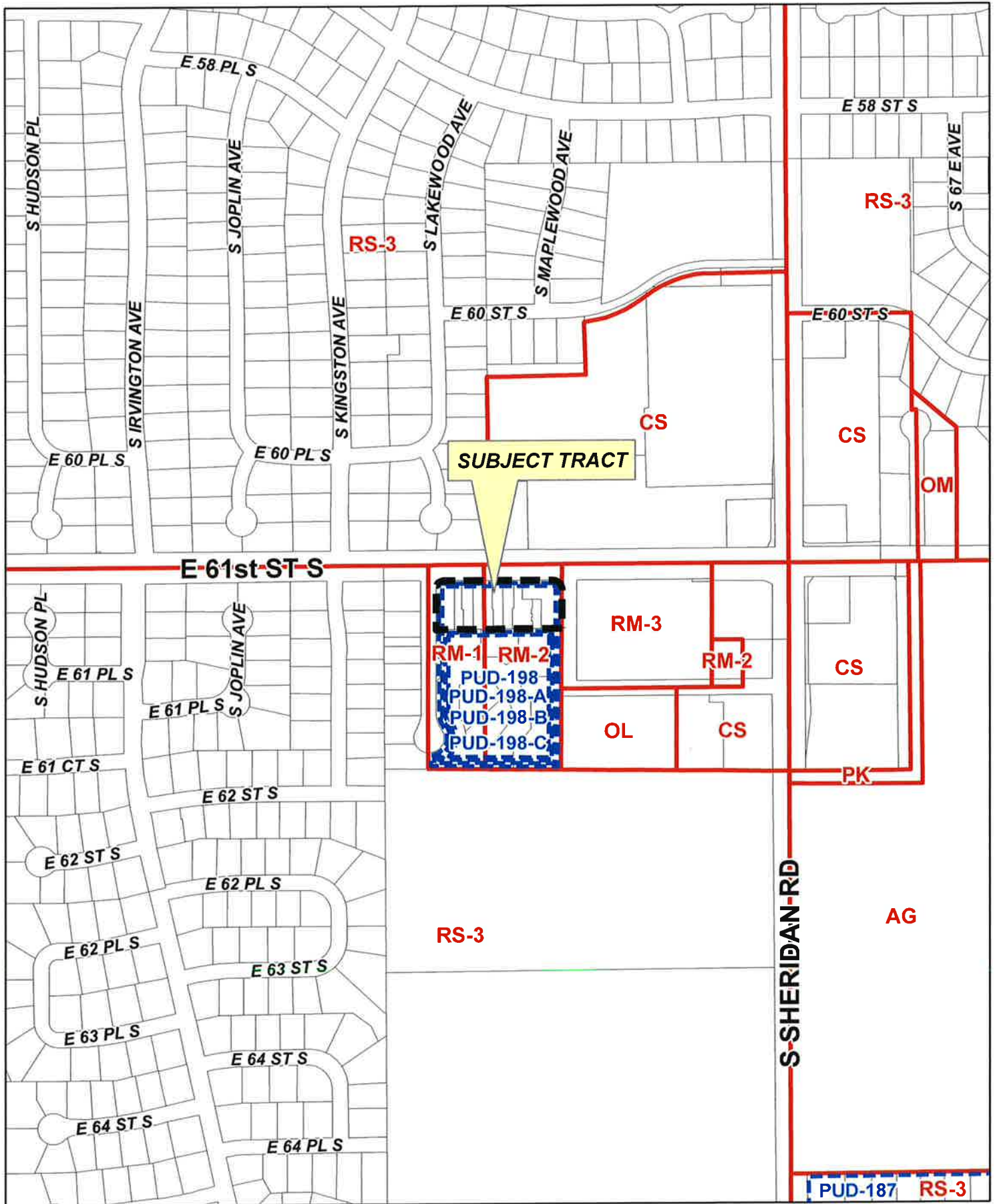
Staff has reviewed the request and determined:

- 1) PUD-198-A-4 does not represent a significant departure from the approved development standards in the PUD and is considered a minor amendment to PUD-198-A.
- 2) The requested amendment would only to a ground sign along 61st St S.
- 3) All remaining development standards defined in PUD-198-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Proposed Signage

With considerations listed above, staff recommends **approval** of the minor amendment to increase the allowable size of the ground sign along 61st St S to 18'-6" in height and 85 sf in signage area.



SUBJECT TRACT

RM-1 RM-2
 PUD-198
 PUD-198-A
 PUD-198-B
 PUD-198-C

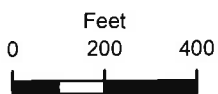
PUD-198-A-4



18-13 03

2.3





 Subject Tract

PUD-198-A-4

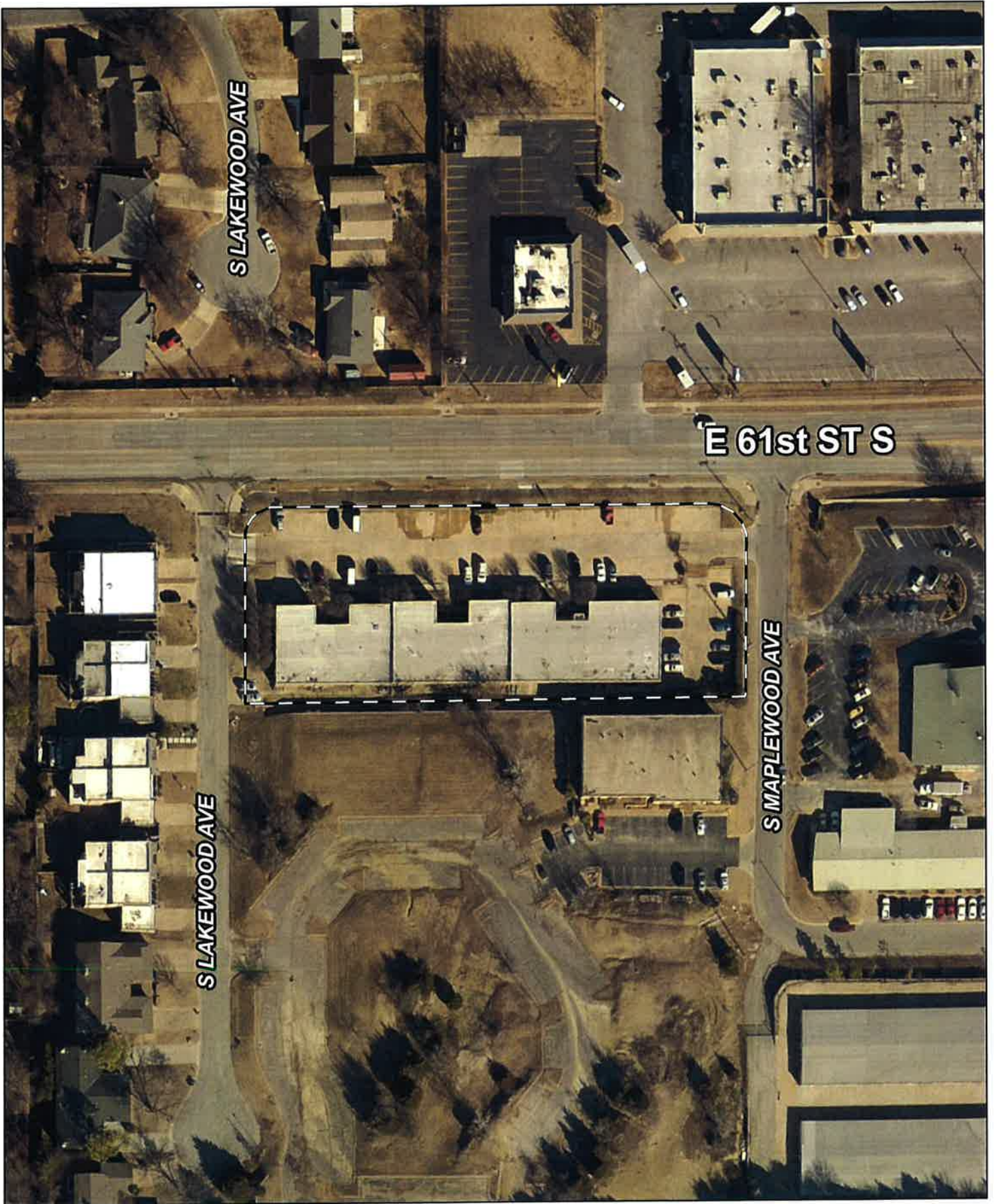
18-13 03

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

Aerial Photo Date: February 2018



2.4

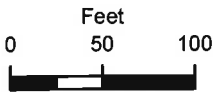


S LAKEWOOD AVE

E 61st ST S

S LAKEWOOD AVE

S MAPLEWOOD AVE



Subject Tract

PUD-198-A-4

18-13 03

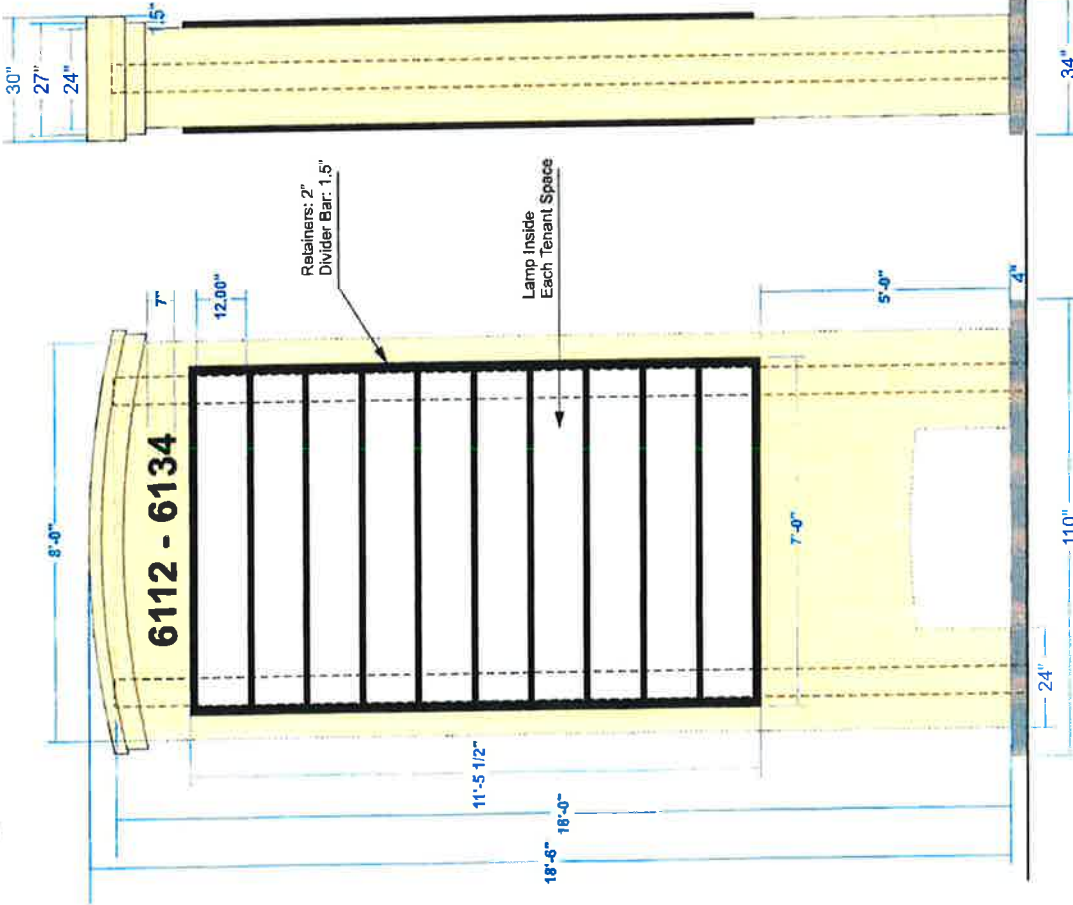
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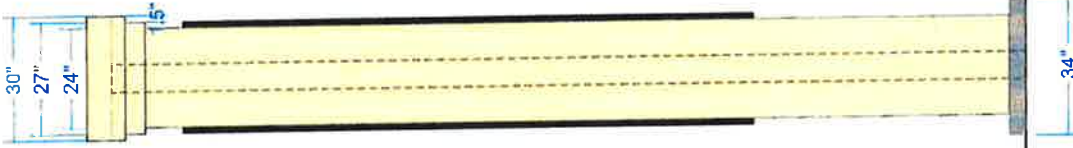


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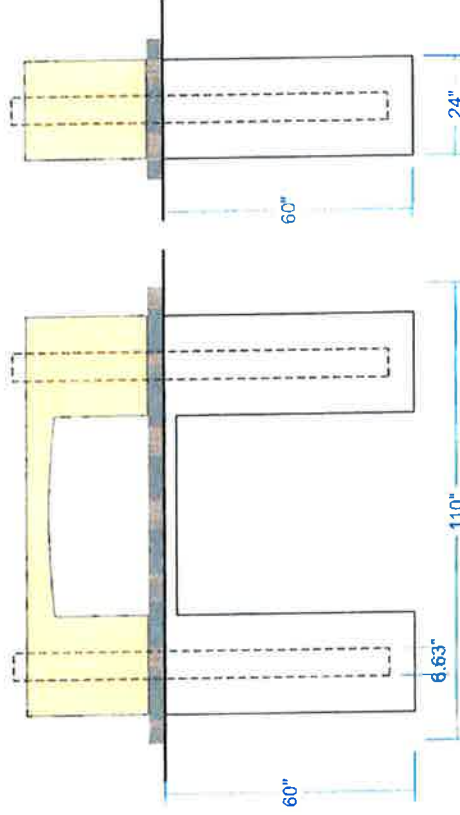
A/ FRONT VIEW
SCALE 1" = 5"



A/ SIDE VIEW
SCALE 1" = 5"



A/ FOUNDATION
SCALE 1" = 5"



2.6

CLIENT
South Tulsa Office Park

DATE
04/28/2021

LOCATION
6112 E. 61st
Tulsa, OK 74136

DESIGN NO.
042821-3

DESIGNER
Oleg Ov.

NOTES

APPROVAL

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APPROVED
Signature



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