



**Tulsa Metropolitan Area
Planning Commission**

Z-5637-SP-1b Staff Report

Hearing Date: May 6, 2026
Prepared by: Austin Chapman
achapman@cityoftulsa.org
918-596-7597

Owner and Applicant Information

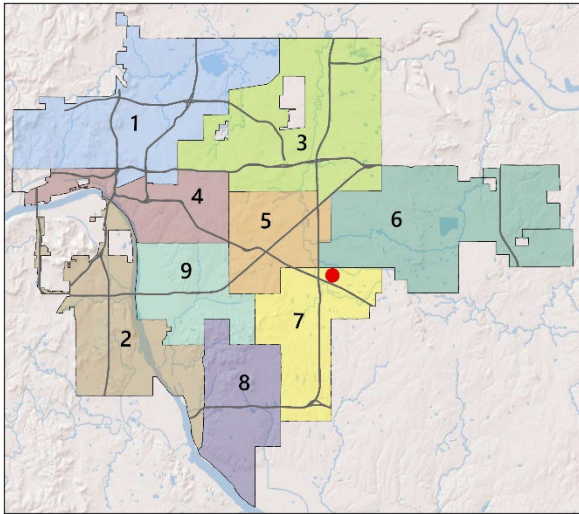
Applicant: Acura Neon, Inc. c/o Kelly Roberts
Property Owner: Arvest Banks C/o Travis B. Mauldin

Property Location

Southeast corner of S. Garnett Rd. and E. 43rd St. S.
Tract Size: ±1.72 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

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

Public Notice Required

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

Staff Recommendation

Staff recommends approval.

Request Summary

Minor Amendment to reduce setback for dynamic display sign.

Zoning

Existing Zoning: Corridor (CO)/ Z-5637-SP-1

Existing Overlays: None.

Proposed Zoning: No Change

Use

Current Use: Vacant

Proposed Use: Mixed-Use/Commercial

Comprehensive Plan Considerations

Land Use

Land Use Plan: Employment

Small Area Plans: None

Development Era: Late Automobile

Transportation

Major Street & Highway Plan: South Garnett Road:
Secondary Arterial

planitulsa Street Type: None.

Transit: Regular Route

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

Detailed Staff Recommendation

The applicant is proposing a dynamic display sign at the bank facility located on the Southeast corner of East 46th street and S. Garnett Road. Nothing in the Corridor district prohibits a dynamic display sign, but sec. 60.100-F of the zoning code prohibits signs within 200-foot residential development area. The property across Garnett is an apartment complex inside of a Corridor District, the property line for the apartment begins approximately 100 feet from the proposed sign. The parking lot serving the apartment complex is within 200 feet of the proposed sign, but no residential building, accessory building or recreation area is located within 200 feet of the proposed sign.

With consideration given to the factors listed herein, staff recommend **approval** of the application per the attached conceptual sign plan.

Staff has reviewed the request and determined:

- 1) Z-5637-SP-1b is consistent with the provisions for administration and procedures of a Corridor District in section 70.040-I.
- 2) Z-5637-SP-1b does not represent a significant departure from the approved development standards in the Corridor District and is considered a minor amendment to Z-5637.
- 3) All remaining development standards defined in Z-5637 and subsequent amendments shall remain in effect.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as Employment. **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	CS	Employment	Office
East	CO	Employment	Vacant
South	CO	Employment	Vacant
West	CO	Neighborhood	Residential

Small Area Plans

The subject properties are not in 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: South Garnett Road: Secondary Arterial

Comprehensive Plan Street Designation: None.

Transit: Regular Service.

Existing Bike/Ped Facilities: None.

Planned Bike/Ped Facilities: None.

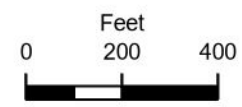
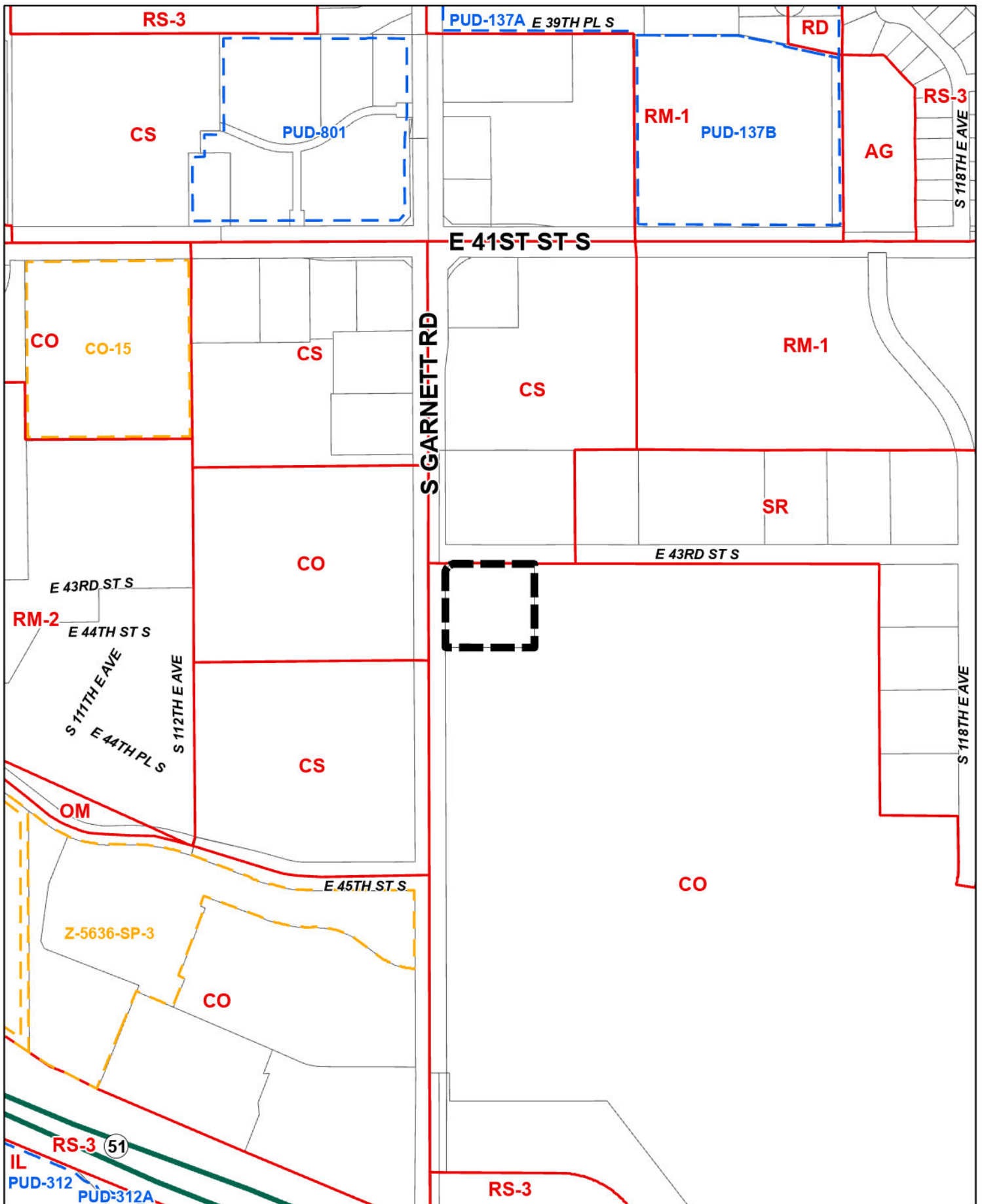
Exhibits

Case map

Aerial (small scale)

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

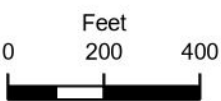


 Subject Tract

Z-5637-SP-1b

19-14 29





Subject Tract

Z-5637-SP-1b

19-14 29

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

Aerial Photo Date: 2025

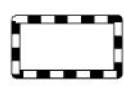
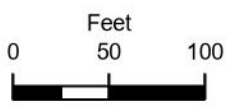


3.5



E 43RD STS

S GARNETT RD



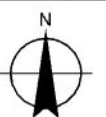
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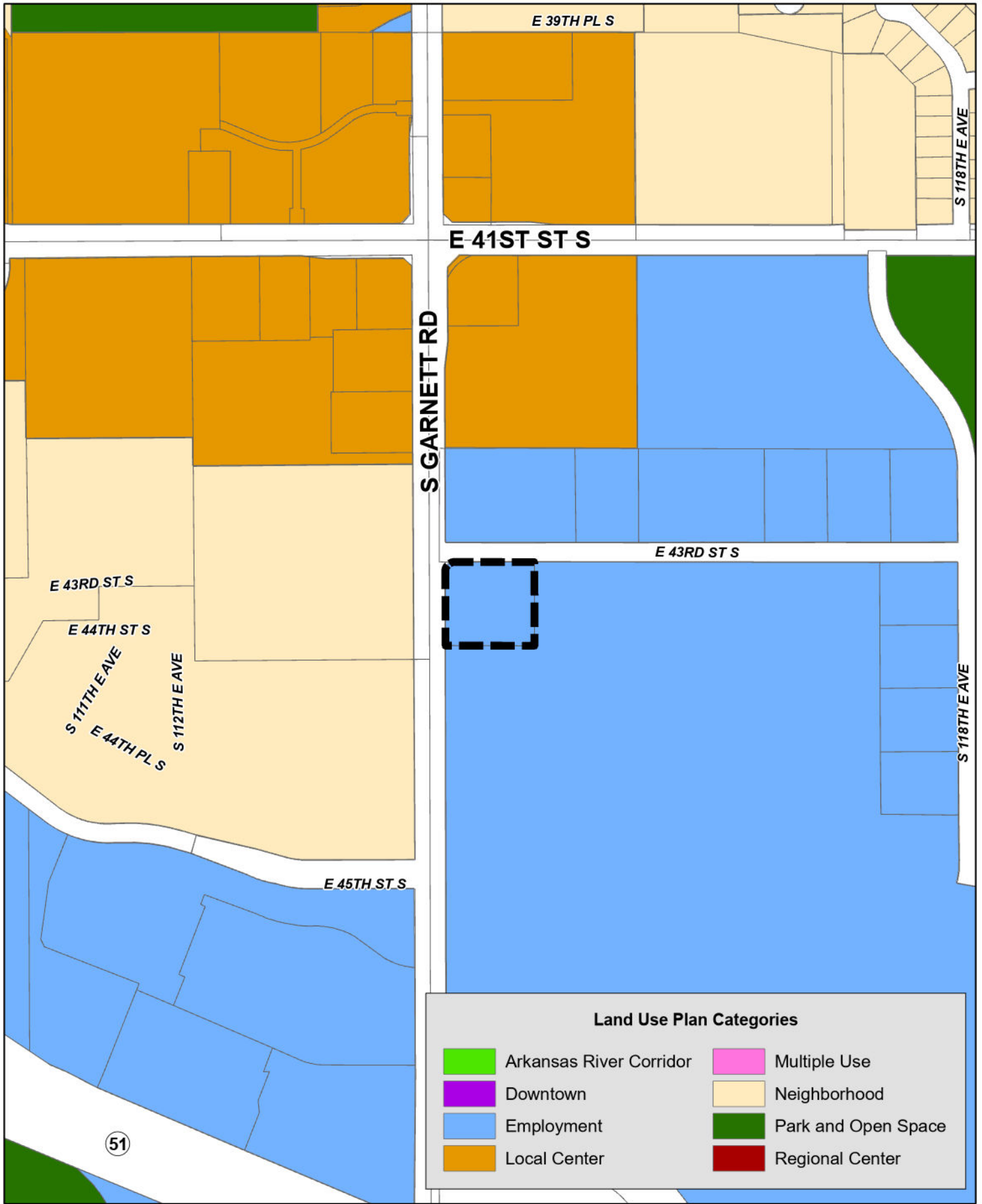
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





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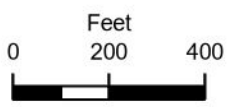
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Aerial Photo Date: 2025





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



 Subject Tract

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1 D/F IDENTIFICATION SIGN Scale : 3/8" = 1'-0"
 -Manufacture shorter pole cover by 8" to allow room for larger LED display
 -Remove existing Marquee sign & install new Daktronics LED display

 <p>ACURANEON INC. WE PUT YOUR NAME IN LIGHTS! 1801 N. WILLOW AVE. BROKEN ARROW, OK 74012 PHONE : (918) 252-2258 FAX : 918.252.3738 www.acuraneon.com</p> <p><small>THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY ACURA NEON, INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THE DESIGN (EXCEPTING REGISTERED TRADE MARKS) REMAIN THE PROPERTY OF ACURA NEON, INC. THE RIGHTS THEREOF ARE COPYRIGHTED BY ANI.</small></p>	Client : <i>Arvest Bank</i>	Approved By :	
	Job Location : <i>4301 South Garnett Road - Tulsa, OK</i>	Date :	
	Rep : <i>Mir Khezri</i>	Dwn : <i>J. Harley</i>	File : <i>ARVGAR-02</i>
	Dwg No : <i>030926-02</i>	Scale : <i>3/8" = 1'-0"</i>	Date : <i>3-9-2026</i>

